Town of Ovid
Developing a Comprehensive Plan

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Agenda

Presentation for Community Meeting #2

1. Overview of the purpose and benefits of comprehensive planning
2. Status of Ovid's comprehensive plan and where we are in the process
3. Overview of interactive boards

Why Develop a Comprehensive Plan?

Assess **current conditions**

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Develop a **community-wide vision**
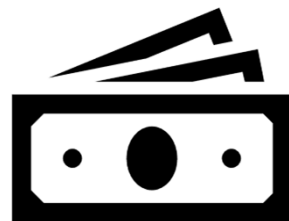
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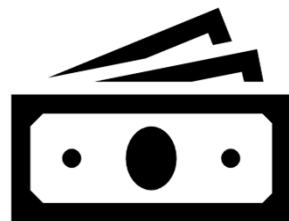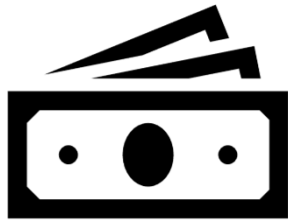Develop **action steps** for achieving that vision

Why Develop a Comprehensive Plan?

- To leverage funding

- Improves chances for grants & loans

- Illustrates "Project Readiness"

- More predictability and transparency around community supported economic growth

Funding Sources
- ➢Federal & NYS grant programs
- ➢Gifts
- ➢Corporations
- ➢Not-for-Profits
- ➢Tax revenues
- ➢Bonding

Why Develop a Comprehensive Plan?

- Provide **sound basis for town-wide policies**
  - Sustainable economic growth and development
  - Preservation of open space
  - Protection of agricultural land
  - Capital improvements
  - Local land use laws
  - Mixed-use development
- **Blue print:** Outline for orderly growth, providing continued guidance for decision-making

How do you Develop a Comprehensive Plan?

Assess **current conditions**

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Develop a **community-wide vision**

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Develop **action steps** for achieving that vision

Typical Plan Structure

- **Inventory & assessment:** Collection and assessment of relevant environmental, historic, economic, cultural, and fiscal resources

- **Vision & Goals:** Expression of goals and recommended actions to achieve those goals

- **Recommendations:** Immediate and long range protection, enhancement, growth, and development

Typical Plan Structure

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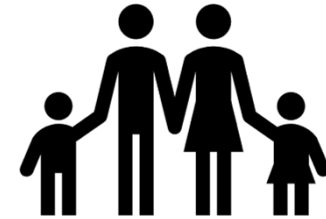
Typical Plan Structure

- **Vision & Goals:** Expression of goals and recommended actions to achieve those goals

    - **Goals** should represent the policies you want to embrace

    - **Vision** is what you want to be…it is future oriented

        The Town of Ovid, nestled between Cayuga and Seneca Lakes, strives to maintain its small-town character; a safe, friendly, and quiet community; attractive and healthy environment; and a place where people want to live, work and play. We encourage all citizens to be active in all aspects of community life.

Typical Plan Structure

- **Recommendations:** Immediate and long range protection, enhancement, growth, and development

  - **Game plan:** What you need to do to achieve your vision

  - **Measurable:** Action step that can be measured to determine progress

  - **Accountability:** Bite size, achievable steps that lead to the end result

Topics Considered

Past | Present | Future

Town of Ovid Comprehensive Planning Process

1. Project schedule and public involvement process
2. Inventory and analysis
   - Focus groups/community survey
   - Geographic/sociodemographic data
3. Vision and goals
   - Community workshops
4. Development of policies, recommendations, and action steps (the "Plan")
5. Plan adoption
   - Public hearing
   - Final approval by Town Council
6. Implementation & evaluation

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Ovid Comprehensive Plan
Step 1: Project Schedule & Public Involvement Process

- Steering Committee established in 2016

- Project schedule established

- Project website established

- Public involvement process/schedule prepared in 2016

Ovid Comprehensive Plan
Step 2: Inventory and Analysis

- Focus Group meetings: Winter 2017

- Implemented survey (mail and online): Winter 2017

- Collected geographic and sociodemographic data: 2016/2017

- Analyzed results with Steering Committee: Spring 2017

Ovid Comprehensive Plan
## *Step 3: Vision, Goals and Objectives*

1. Preparation/Focusing

2. Survey & Analysis (Inventory)

3. Identifying Vision, Goals & Objectives

4. Development of Plan and Policy Recommendations (the "Plan")

5. Review and Adopt Plan

6. Implementation & Evaluation

Ovid Comprehensive Plan
Steps 3 & 4: Vision and Goals; Development of the Plan

- Public workshops: Fall/Winter 2017

- Development of the Plan: Winter 2017/2018
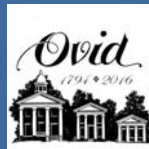
Ovid Comprehensive Plan
Step 5: Review and Adopt Plan

- Environmental Review (SEQR)
  - Public hearing, assessment of environmental impact

- Agricultural Review
  - Review by Seneca County Agricultural Enhancement Board, per AML §25-AA

- County Review
  - Review by Seneca County Planning Board, per GMU §239(m)

Plan Adoption is the Responsibility of the Town Board

- The Town Board has full discretion *(may or may not)* whether to adopt the comprehensive plan

- It must do so by Town Board resolution after a public hearing on the *Final Draft Comprehensive Plan*

What is the connection between a local comprehensive plan and local land use regulations?

- Must every community adopt a comprehensive plan?
    - ➢No
- If we adopt a plan, must we adopt zoning?
    - ➢No
- Should local land use regulations align with your community comprehensive plan?
    - ➢Yes

GOOD COMMUNITY PLANNING

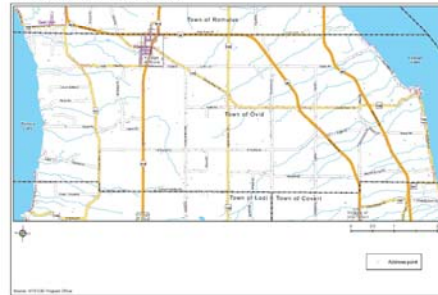# Town of Ovid Comprehensive Plan: Planning Process

Town of Ovid
Land uses
Elevation
Address Points
Selected Places

Town of Ovid Vision Statement

Town of Ovid Comprehensive Plan: Proposed Vision Statement

The Steering Committee for Town of Ovid has developed the following vision statement to guide both the development of the Comprehensive Plan and the implementation of its recommendations:

The Town of Ovid, nestled between Cayuga and Seneca Lakes, strives to maintain its small-town character; a safe, friendly, and quiet community; attractive and healthy environment; and a place where people want to live, work and play. We encourage all citizens to be active in all aspects of community life.

Please leave your comments and reactions on the sticky notes provided.

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Town of Ovid
Character Areas

Town of Ovid Comprehensive Plan: Proposed Character Area Map

This character area map illustrates different sections in Ovid. These character areas are informed by natural resources, land uses, and other relevant attributes. Do these character areas represent the different characteristics within the Town of Ovid? What kinds of land use changes do each of these areas face over upcoming years? Please note your comments using the markers and sticky notes provided. Also, please note that this should not be confused with a proposed land use or zoning map.

Renewable Resources in the Town of Ovid

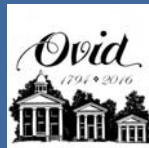Town of Ovid Comprehensive Plan: Renewable Energy Potential

The Town of Ovid features a wealth of renewable energy resources. Commercial renewable energy facilities (e.g. solar or wind farms) can provide a steady stream of local revenues in the form of PILOT payments, Host Commuity Agreements and land leases. See maps for how Ovid compares to other areas in New York in wind and solar resources.

Should Ovid consider renewable energy development, and if so, which concerns should be addressed? Please list your thoughts with sticky notes provided.
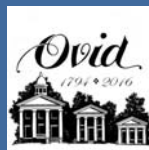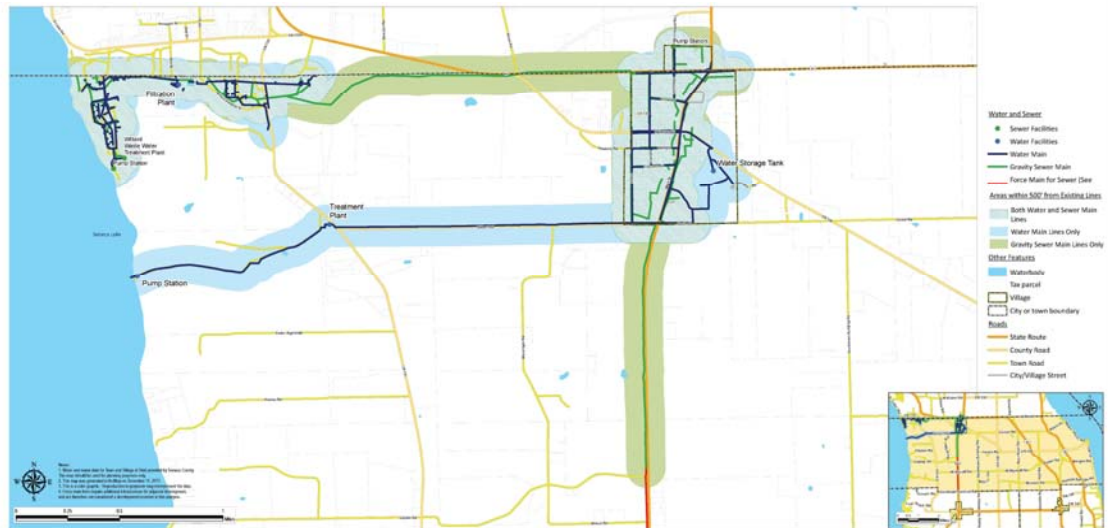
Solar Resources of New York
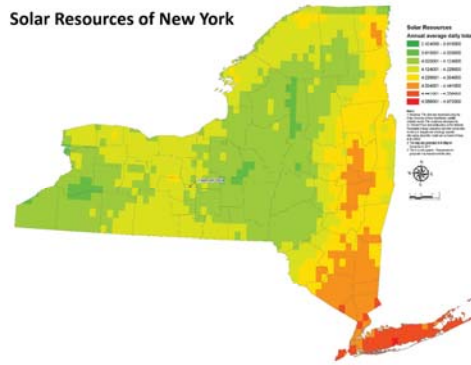
Wind Speed of New York at 100 Meters

Cycling or walking across the Town of Ovid

Existing Sewer and Water Infrastructure

What is the connection between a local comprehensive plan and local land use regulations?

Zoning as a Local Land Use Regulation: What is it?

- Zoning is discretionary and **NOT REQUIRED**. However, *if undertaken*, zoning has to be in accord with a well considered comprehensive plan.

- Zoning is one of many tools used to plan for the future of the community

- "Zoning offers community residents an entitlement to seek measures of control to what happens in their environs." – William Fischel in Zoning Rules: The Economics of Land Use Regulation

Zoning as a Local Land Use Regulation

- Local zoning laws establish in the community **zoning "districts"** and specify the land uses, density, and building dimensions permitted in each zone.

- Typical "use-based" zoning regulations are primarily focused on "uses" allowed in each zoning district.

- Contemporary "form-based" zoning regulations are primarily focused on the "forms" allowed and places much more emphasis on "character of place".
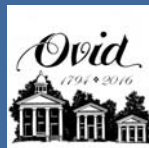
Examples of Typical Zoning Districts

A few common examples of "zoning districts and allowed land uses" under a use-based zoning regulation:

- *Agricultural District:* allowed uses associated with farming with no minimum lot sizes

- *Residential District:* single family, two-family residential with a specified minimum area per lot size

- *Commercial District:* retail businesses, restaurants and taverns

- *Industrial District:* manufacturing (light and/or heavy)
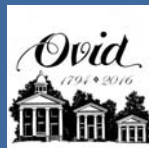
Possible Zoning Benefits and Detriments

- ***Predictability:*** Zoning can provide predictability for developers, protect natural resources and stabilize property values overall.
- ***Protect preferred status:*** In its conventional use, zoning can be limited to protecting what's currently in place and preferred and to prevent nuisances.
- ***Protect property values:*** In its conventional use, zoning effectively can protect property values by identifying neighboring land uses.
- ***Causes administrative delays in property development:*** if not administered efficiently, the process of obtaining zoning approvals can cause delays in the development process.
- ***Regulates land uses on private property***

Other Tools for Managing Local Land Development

Land development regulations are not confined to zoning provisions.

They may also include regulations that protect trees, slopes, wetlands, historic districts, and viewsheds. In addition, they may include regulations that govern the subdivision of land and development of individual sites.

Other commonly used land development regulations which can be enacted with or without zoning regulations:

- **Site plan**
- Subdivision
- **Design guidelines**

- **Agricultural/open space protection**
- Stormwater management

Land Development Tool: Site Plan Approval

Site plan review is a tool for reviewing proposed development of private lands and is usually used in conjunction with zoning regulations, **but can be used without zoning regulations**. It does not specify what uses are allowed on any parcel. Typically used for nonresidential development. Site plan review essentially provides three functions:

1. **Requires an assessment** of the existing environmental, historic, and cultural characteristics of the particular parcel of land.

2. **Requires an illustration (plan)** of the uses arranged on the site and intended design of structures, etc.

3. **Requires a description of the physical, social, and economic effects** of the proposed development and activities.

Farm Friendly Zoning

- Right to Farm local law Town of Ovid

  - Protects farming-related activities

  - Requires notification to prospective buyers/occupants that property lies within an Ag District

- Future conflicts between farmers and non-farmers can be avoided through growth management tools such as zoning

- Zoning can prevent conversion and division of productive farmlands
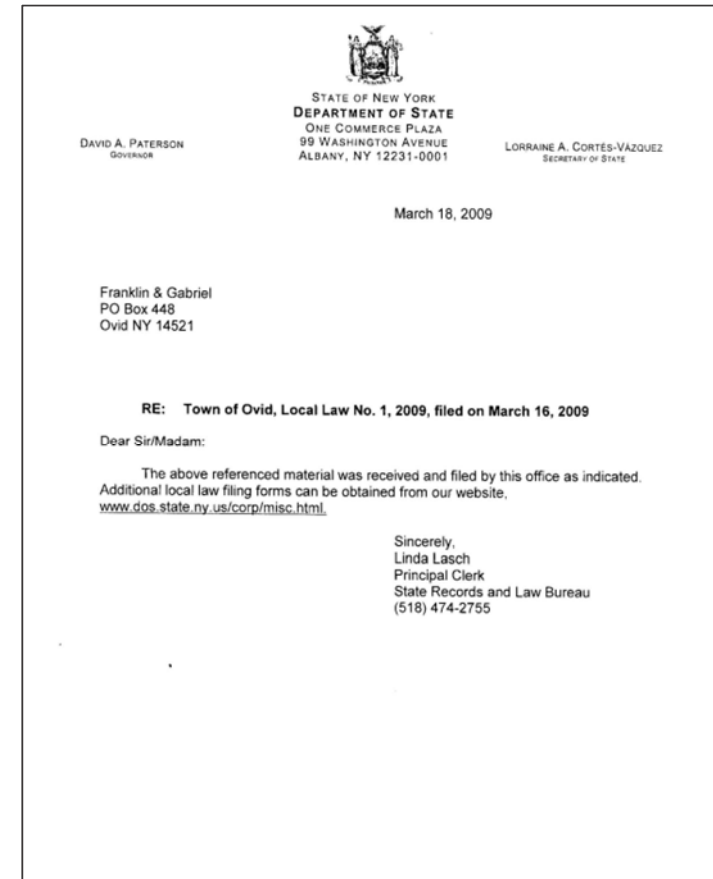
Ovid Comprehensive Plan
Step 3: Vision, Goals and Objectives

1. Preparation/Focusing
2. Survey & Analysis (Inventory)
3. Identifying Vision, Goals & Objectives ← We need your help to define the vision for Ovid
4. Development of Plan and Policy Recommendations (the "Plan")
5. Review and Adopt Plan
6. Implementation & Evaluation

Questions?

Let us know your thoughts, and keep in touch!

1. Leave your comments at workshop stations following this presentation.
2. Sign up to be notified of the second public meeting. Date TBD.
3. Visit our website: www.TownOfOvidComprehensivePlan.org