

Town of Ovid

Developing a Comprehensive Plan

Jane Rice, Environmental Design and Research



Agenda

Presentation

1. The purpose and benefits of comprehensive planning
2. Comprehensive planning in Ovid
3. Comprehensive planning and local land use regulations

Open House

Display Boards and interactive stations



Why Develop a Comprehensive Plan?

Assess **current conditions**

+

Develop a **community-wide vision**

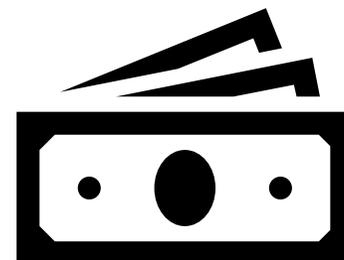
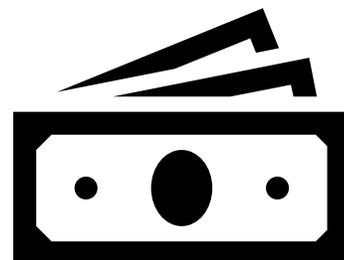
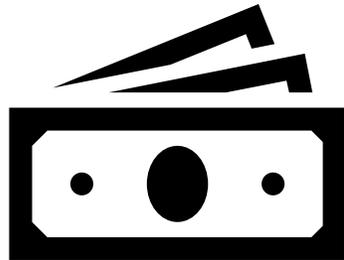
+

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**

+

Develop a **community-wide vision**

+

Develop **action steps** for achieving that vision



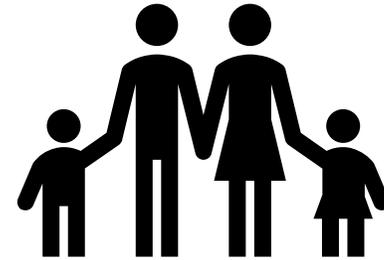
Typical Plan Structure

- **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

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



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

Example Vision Statement:

Have high-quality commercial development compatible with our low density agrarian characteristics.



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

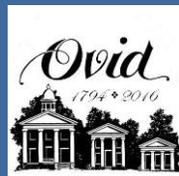
6. Implementation & evaluation



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 2017
- Development of the Plan: Fall/Winter 2017



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**



MRB | *group*



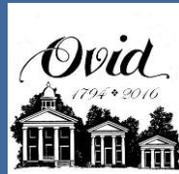
Zoning as a Local Land Use Regulation: What is it?

- 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

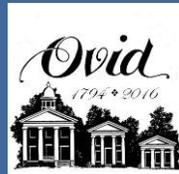
- Local zoning laws establish in the community **zoning “districts”** and specify the land uses, density, and building dimensions permitted in each zone.
- Typical “use-based” zoning regulations are primarily focused on “uses” allowed in each zoning district.
- Contemporary “form-based” zoning regulations are primarily focused on the “forms” allowed and places much more emphasis on “character of place”.



Examples of Typical Zoning Districts

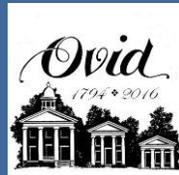
A few common examples of “zoning districts and allowed land uses” under a use-based zoning regulation:

- *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:

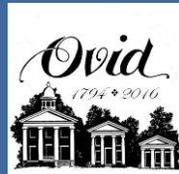
- **Site plan**
- Subdivision
- **Design guidelines**
- **Agricultural/open space protection**
- Stormwater management



Land Development Tool: Site Plan Approval

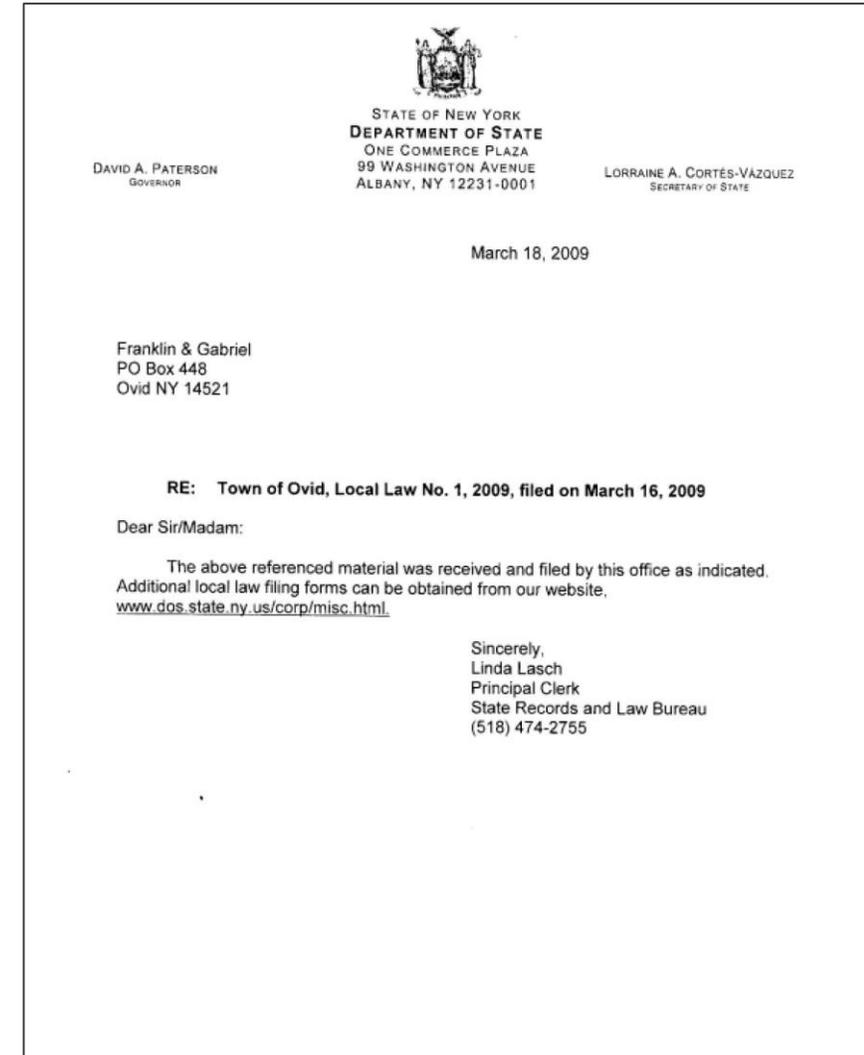
Site plan review is a tool for reviewing proposed development of private lands and is usually used in conjunction with zoning regulations, **but can be used without zoning regulations**. It does not specify what uses are allowed on any parcel. Typically used for nonresidential development. Site plan 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
4. Development of Plan and Policy Recommendations (the “Plan”)
5. Review and Adopt Plan
6. Implementation & Evaluation

We need your help to
define the vision for Ovid



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

