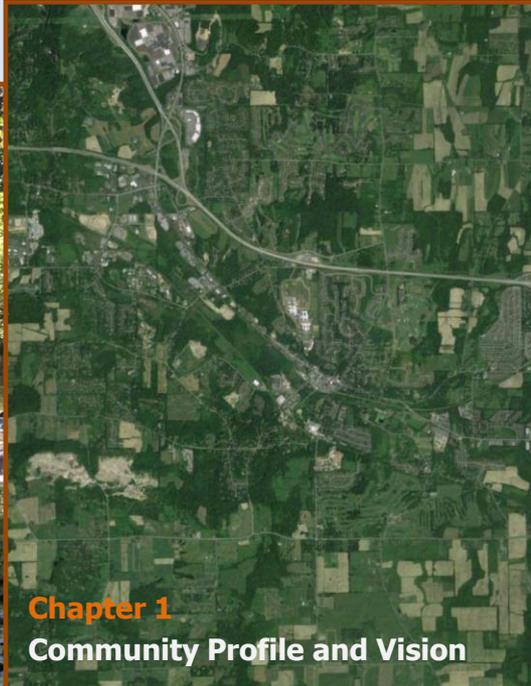


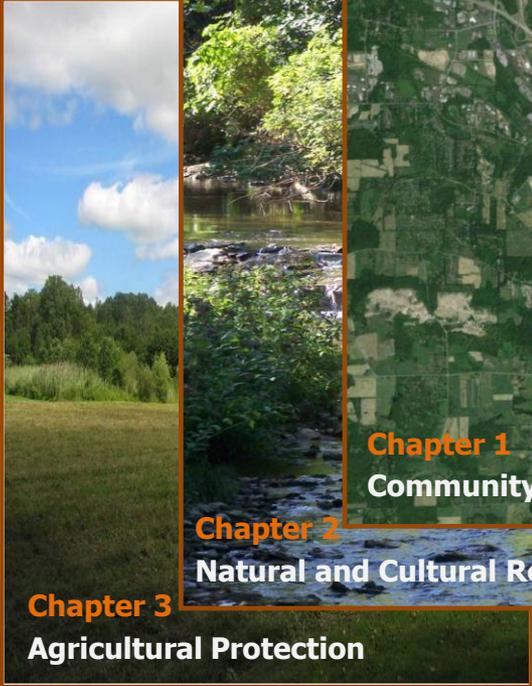
# SUSTAINABLE VICTOR Draft Comprehensive Plan



**Chapter 1**  
Community Profile and Vision



**Chapter 2**  
Natural and Cultural Resources



**Chapter 3**  
Agricultural Protection



**Chapter 4**  
Growth Management  
& Community Character



**Chapter 5**  
Community Development



**Chapter 6**  
Economic Development



**Chapter 7**  
Transportation



**Chapter 8**  
Future Land Use



**Chapter 9**  
Implementation Plan

**VICTOR, NY**  
**DECEMBER 8, 2014**

## TOPICS

COMPREHENSIVE PLANNING PRINCIPLES

PLAN INPUT

EVOLUTION OF THIS PLAN

PROCESS: DEVELOP, ADOPT, IMPLEMENT

STRUCTURE OF THIS PLAN

THEMES & COMPETING INTERESTS

PLAN OVERVIEW

REVISIONS - HIGH LEVEL OVERVIEW

OVERVIEW OF INDIVIDUAL CHAPTERS

LIST OF APPENDICES

QUESTIONS AND DISCUSSION

# COMPREHENSIVE PLANNING

- **Policy Level - Adopted by Town and/or Village Board**
  - Not a zoning ordinance
- **Purpose**
  - Among the most important powers and duties granted by the legislature to a local government is the authority and responsibility *to undertake comprehensive planning and to regulate land use* for the purpose of protecting the public health, safety and general welfare of its citizens.
- **Definition**
  - Describe the vision for future growth and development: Identify the *goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the municipality.*
- **Progression/Hierarchy: Vision – Goal - Strategy**
- **Three ways to prepare prior to adoption**
  - Town Board directly
  - Planning Board
  - Special Committee

# PLAN INPUT

## COMMITTEE DRAFT

### Comp. Plan Committee

Dan Benulis	Bill Glasner
Meg Chaides	Mike Guinan
Phil Clark	Kris Hughes
Donna Clements	Tim Maher *
Jerry Colyer	Tom Pike
Jack Dianetti *	Ernie Santoro
John Francis	Past Committee Chair:
Jonathan Friedlander	Lynne Wiley

### Consultants

LaBella Associates, DPC  
Paul Lytle, Facilitator  
Saratoga Associates

\* Liaison

## REVISIONS TO THE DRAFT

### Town Board

- Jack Marren
- Dave Tantillo
- Silvio Palermo
- Carl Herke
- Dan Crowley
- Jack Dianetti \*
- Jeff Cody \*

### Comments

- Public Hearing
- Informal Input
- Research & Report

\* Former member

### Focus Groups

- Transportation
- Land Use
- Economic Development
- LaBella Associates, DPC
- Paul Lytle, Facilitator

### Staff

- Katie Evans  
Director of Dev.
- Kathy Rayburn  
Director of Econ. Dev.

**Comp. Plan Committee  
Saratoga Associates**

**Saratoga Associates  
Consultant's Draft**

## EVOLUTION OF THIS PLAN

**Comp. Plan Committee  
LaBella Associates**

**Committee  
Hearing**

**Committee Draft  
July 2012**

**Town Board  
Hearing & Comment**

**Further Study &  
Reporting**

**Task Force /  
Focus Groups**

**Interim Draft**

**Director of  
Development Review**

**Revised Draft  
December 2014**

## AUTHORS REPRESENTED

**Comprehensive Planning Committee  
Town Board  
Task Force / Focus Groups**

- Traffic
- Land Use
- Economic Development

**Staff**

- Director of Development
- Director of Econ. Development

# COMPREHENSIVE PLANNING PROCESS

## COMPREHENSIVE PLAN COMMITTEE

Develop Draft  
Plan

Informational  
Meeting

Public Hearing

Revisions in  
Response to  
Public  
Comments

Present Final  
Committee  
Draft to Town  
& Village  
Board

## TOWN AND/OR VILLAGE BOARD

Review  
Committee's  
Draft Plan

Potential  
Revisions

Public Hearing

Revisions in  
Response to  
Public  
Comments

SEQR  
&  
Plan Adoption

## IMPLEMENTATION TEAM(S)

Review Plan  
& Included  
Strategies

Develop and  
propose  
policies,  
programs &  
laws for  
adoption

## TOWN AND/OR VILLAGE BOARD

Adopt  
Implementing  
Measures



# COMPREHENSIVE PLAN CHAPTERS

- Community Profile and Vision
- Natural and Cultural Resources <sup>1</sup>
- Agricultural Protection <sup>1</sup>
- Growth Management & Community Character <sup>1</sup>
- Community Development <sup>1</sup>
- Economic Development
- Transportation <sup>2</sup>
- Future Land Use <sup>1</sup>
- Implementation Plan

**1. To be submitted to NYS Dept. of Ag. & Markets as the community Agricultural Protection Plan.**

**2. Previously submitted to and accepted by Genesee Transportation Council.**

## Chapter Topics

Summary of Goals

Introduction

Existing Conditions

Existing Plans & Activities

Key Findings

Goals and Strategies

# COMPETING INTERESTS

## Prominent Themes

- Dramatic rate of growth and change
- Wide distribution of natural resources
- Desire to retain community character & identity
- Need for long term sustainability
- Fairness to property owners
- Shrinking window of opportunity

**MAINTAIN, OPEN SPACE, RURAL CHARACTER, LOW DENSITY IN OUTLYING AREAS**

**ANTI-SPRAWL – FOCUS MORE DEVELOPMENT WITHIN CORE**

**DESIRE TO PROVIDE UTILITY SERVICES THROUGHOUT COMMUNITY**

**EMERGENCE AS REGIONAL DESTINATION, INCREASED TAX BASE AND SALES TAX**

**NEED BETTER IMPACT RECOGNITION & FOR DEVELOPMENTS TO FIT THE SITE**

**EFFECT ON PROPERTY VALUES & ECONOMIC BURDEN OF PRESERVING OPEN SPACE**

**TRAFFIC CONGESTION WITHIN CORE ALREADY A CHALLENGE**

**GROWTH-INDUCING EFFECT OF SEWER & HIGHER LONG TERM MAINTENANCE COST**

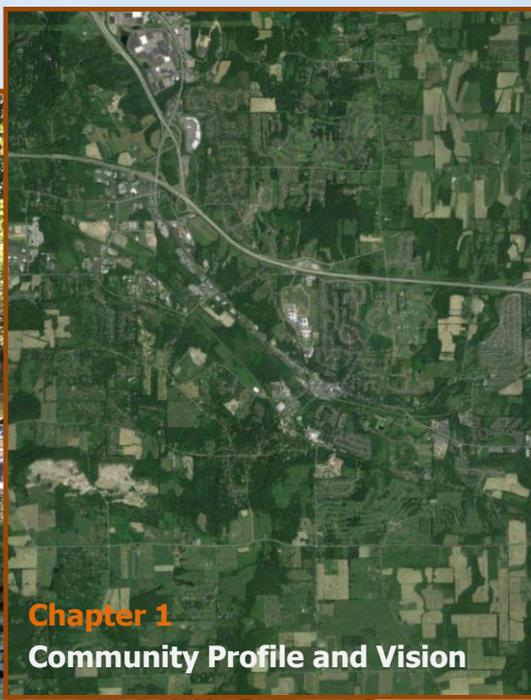
**TRAFFIC VOLUME & DEMAND FOR LAND DEVELOPMENT ALREADY HIGH**

**REVIEW & APPROVAL PROCESS ALREADY LONG, COMPLEX, SOMETIMES UNPREDICTABLE**

# PLAN OVERVIEW

## NEW INPUT

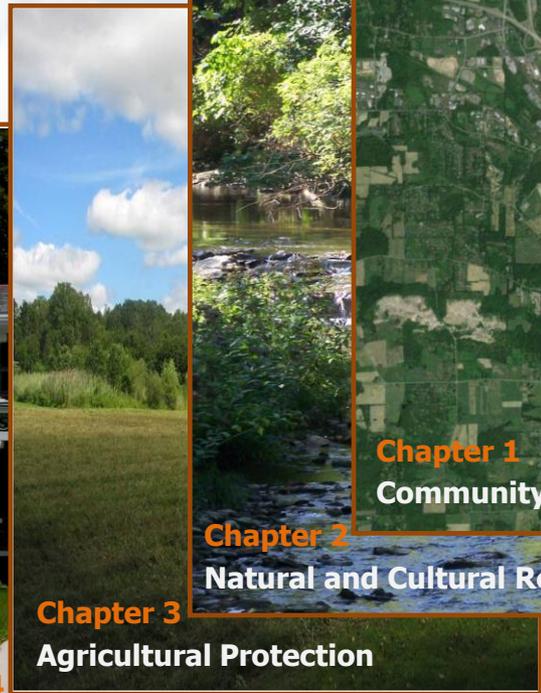
- Public Comments
- Town Board
- Task Force
  - Economic Dev.
  - Land Use
  - Traffic
- Staff



**Chapter 1**  
Community Profile and Vision



**Chapter 2**  
Natural and Cultural Resources



**Chapter 3**  
Agricultural Protection



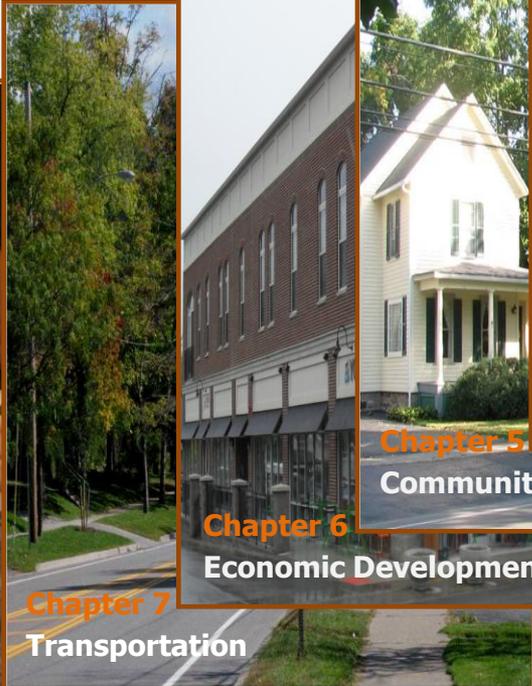
**Chapter 4**  
Growth Management  
& Community Character



**Chapter 5**  
Community Development



**Chapter 6**  
Economic Development



**Chapter 7**  
Transportation



**Chapter 8**  
Future Land Use



**Chapter 9**  
Implementation Plan

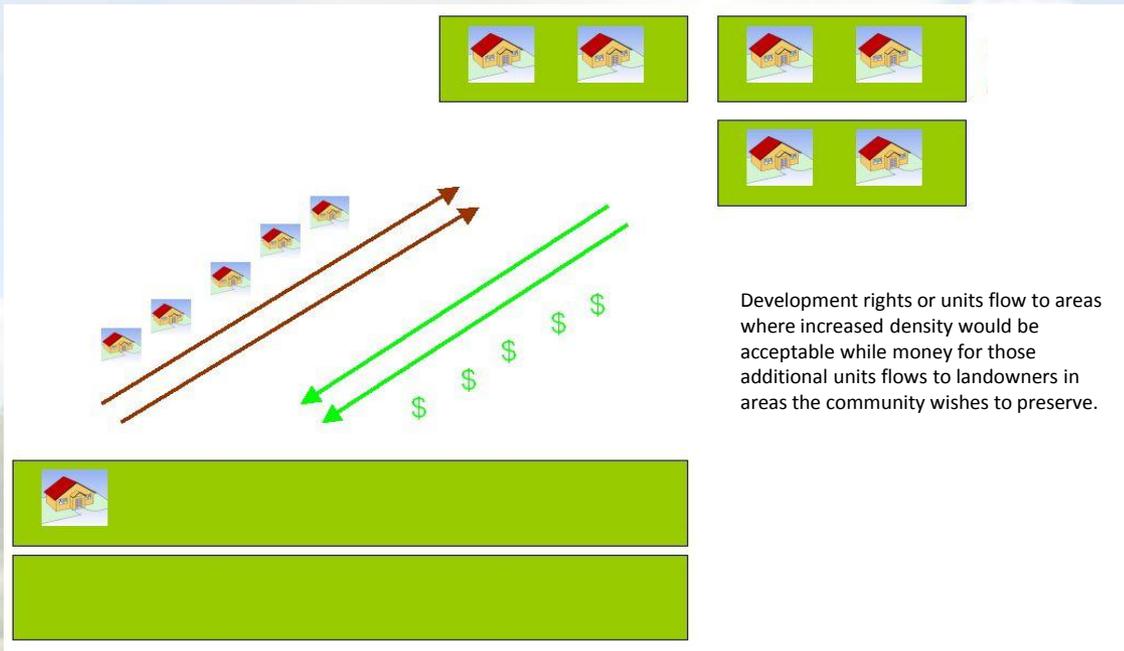
## REVISED CONTENT

- Community Profile
- Cultural Resources
- Ag Updates
- Community Character
- Community Development
- Transportation
- Implementation

# REVISION OUTCOME - HIGH LEVEL OVERVIEW

- STRUCTURAL CHANGES TO DOCUMENT, ELIMINATION OF SOME REDUNDANCY, APPENDICES
- STRONG FOCUS ON COMMUNITY CHARACTER, OPEN SPACE, NATURAL RESOURCES RETAINED
- NATURAL RESOURCES, CULTURAL RESOURCES & GREEN INFRASTRUCTURE – CHAPTER TITLE CHANGED, BUT GREEN INFRASTRUCTURE STILL A HIGH PRIORITY
- NRI INCORPORATED BY REFERENCE; CALL FOR CULTURAL RESOURCE INVENTORY INCLUDED
- APPLICATION PROCESS – CALL FOR DEVELOPMENT OF A MORE EFFECTIVE, MORE EFFICIENT PROCESS WHERE IMPACTS ARE IDENTIFIED AS EARLY AS POSSIBLE – MORE COLLABORATIVE
- TASKS FROM TRAFFIC TASK FORCE INCORPORATED INTO TRANSPORTATION CHAPTER
- CALL FOR ADDITIONAL PLANS, E.G., INFRASTRUCTURE, I.T., EMERGENCY SERVICES, ETC.
- INCENTIVE ZONING – REPLACES TDR AS MECHANISM FOR MOVING DEVELOPMENT UNITS
- DENSITY OFFSETS REQUIRED FOR APPROVALS THAT WOULD INCREASE ANTICIPATED BUILD-OUT
- PDR – REMAINS IN THE PLAN – AN OUTRIGHT PURCHASE, FOR KEY PARCELS

# MOVEMENT OF DEVELOPMENT RIGHTS



## TDR: DEVELOPMENT RIGHT TRANSFERS

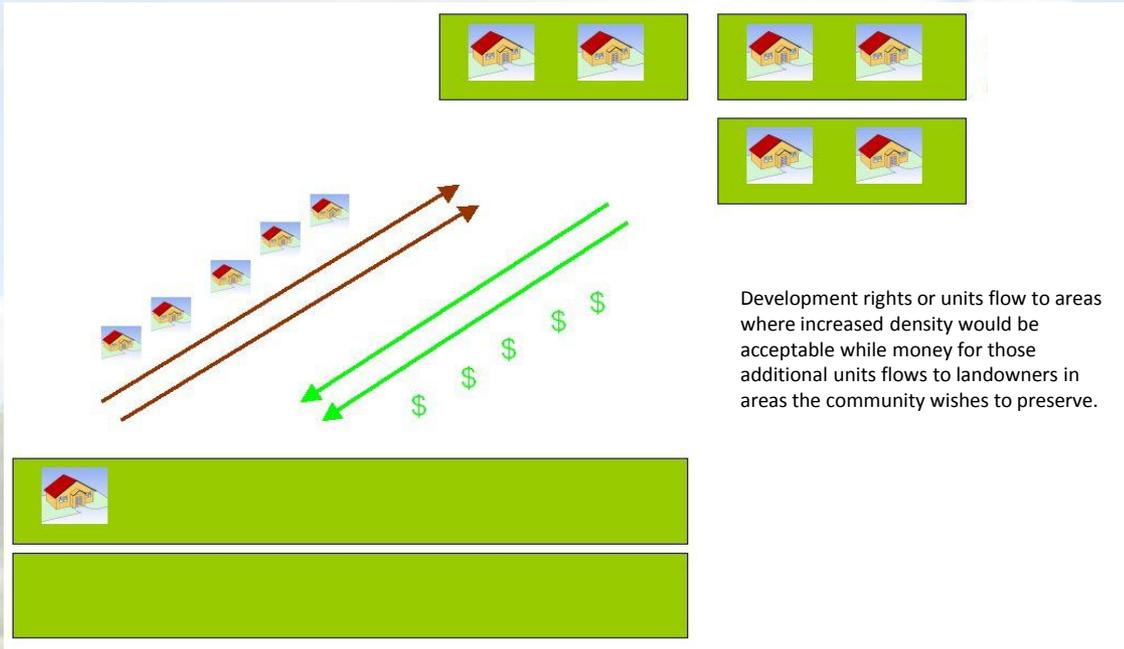
- DEVELOPER PURCHASES RIGHTS FROM OWNER OF RURAL PARCEL
- TOWN ALLOWS DEVELOPER TO TRANSFER RIGHTS TO INCREASE DENSITY OF DEVELOPMENT SOMEWHERE ELSE
- TRANSFERS ARE ALLOWED FROM “SENDING AREAS” AND TO “RECEIVING AREAS”
- AN OFFSET – NO NET INCREASE IN BUILD-OUT

• INCENTIVE ZONING – REPLACES TDR AS MECHANISM FOR MOVING DEVELOPMENT UNITS

• DENSITY OFFSETS REQUIRED FOR APPROVALS THAT WOULD INCREASE ANTICIPATED BUILD-OUT

• PDR – REMAINS IN THE PLAN – AN OUTRIGHT PURCHASE, FOR KEY PARCELS

# MOVEMENT OF DEVELOPMENT RIGHTS



## INCENTIVE ZONING: DEVELOPMENT RIGHT DEDICATION

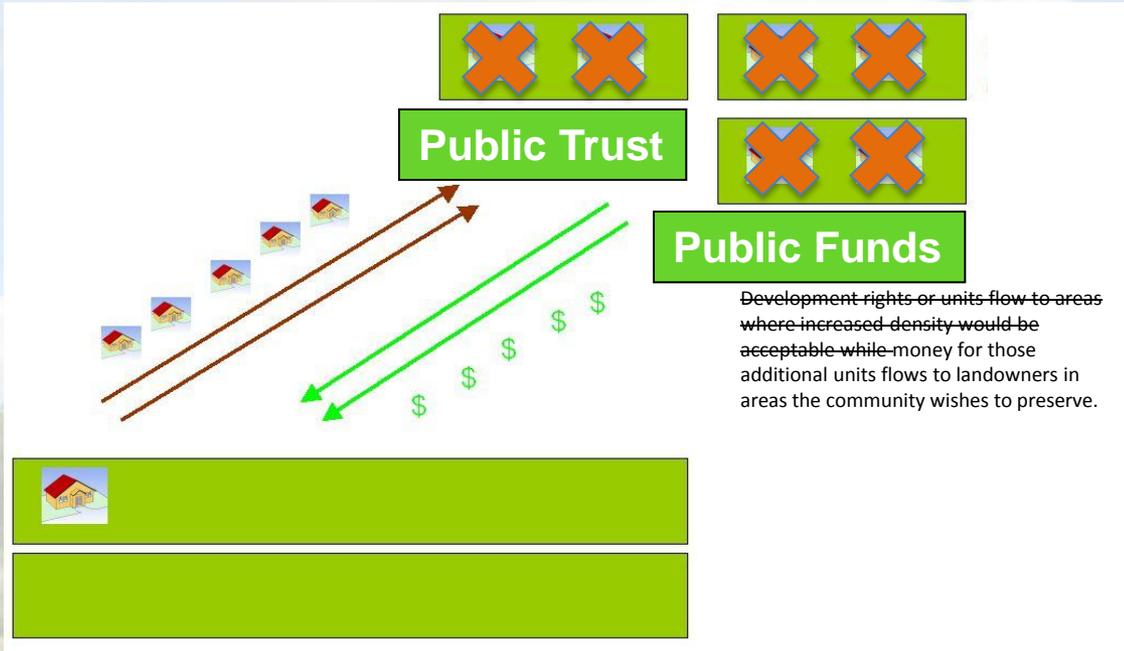
- DEVELOPER PURCHASES RIGHTS FROM OWNER OF RURAL PARCEL
- TOWN ACCEPTS DEVELOPER'S DEDICATION OF RIGHTS AS A PUBLIC AMENITY
- TOWN AWARDS A DENSITY BONUS ELSEWHERE IN EXCHANGE
- NO "SENDING AREAS" OR "RECEIVING AREAS" PER SE
- AN OFFSET – NO NET INCREASE IN BUILD-OUT

• INCENTIVE ZONING – REPLACES TDR AS MECHANISM FOR MOVING DEVELOPMENT UNITS

• DENSITY OFFSETS REQUIRED FOR APPROVALS THAT WOULD INCREASE ANTICIPATED BUILD-OUT

• PDR – REMAINS IN THE PLAN – AN OUTRIGHT PURCHASE, FOR KEY PARCELS

# MOVEMENT OF DEVELOPMENT RIGHTS



## PDR: DEVELOPMENT RIGHT PURCHASES

- MUNICIPAL PURCHASE OF RIGHTS FROM OWNER OF RURAL PARCEL
- TOWN HOLDS DEVELOPMENT RIGHTS IN TRUST OR CONVEYS
- DEVELOPMENT RIGHTS ARE NOT EXERCISED ELSEWHERE
- NOT AN OFFSET – THERE IS A NET INCREASE IN THE BUILD-OUT
- MUNICIPAL FUNDING REQUIRED – SO FOCUSED ON FEWER, MORE STRATEGIC PARCELS

• INCENTIVE ZONING – REPLACES TDR AS MECHANISM FOR MOVING DEVELOPMENT UNITS

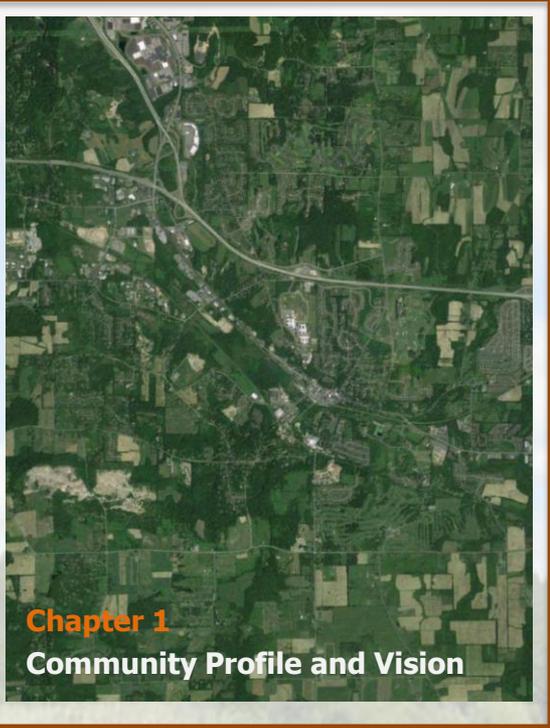
• DENSITY OFFSETS REQUIRED FOR APPROVALS THAT WOULD INCREASE ANTICIPATED BUILD-OUT

• PDR – REMAINS IN THE PLAN – AN OUTRIGHT PURCHASE, FOR KEY PARCELS

# COMMUNITY PROFILE AND VISION

## COMMUNITY PROFILE

- **NATURAL RESOURCES - WIDELY DISPERSED THROUGHOUT TOWN**
- **UNIQUE TOPOGRAPHY & AESTHETIC RESOURCES**
- **GOOD SCHOOLS**
- **GROWTH RATE – MOST RAPID IN THE REGION**
- **AGRICULTURAL AND HISTORICAL LEGACIES**
- **DISTINCT COMMUNITY CHARACTER AND IDENTITY**
- **ONGOING OPEN SPACE PRESERVATION PRIORITIES**
- **CONCERNS VOICED BY PROPERTY OWNERS AND FAIRNESS**
- **UNIQUE LOCATION RELATIVE TO TRANSPORTATION NETWORK**
- **TRAFFIC CONGESTION**
- **EASTVIEW MALL AREA AND ECONOMIC DEVELOPMENT**
- **DIVERSIFIED GROWTH – RESIDENTIAL/COMMERCIAL/INDUSTRIAL**
- **EMERGENCE AS A REGIONAL DESTINATION**

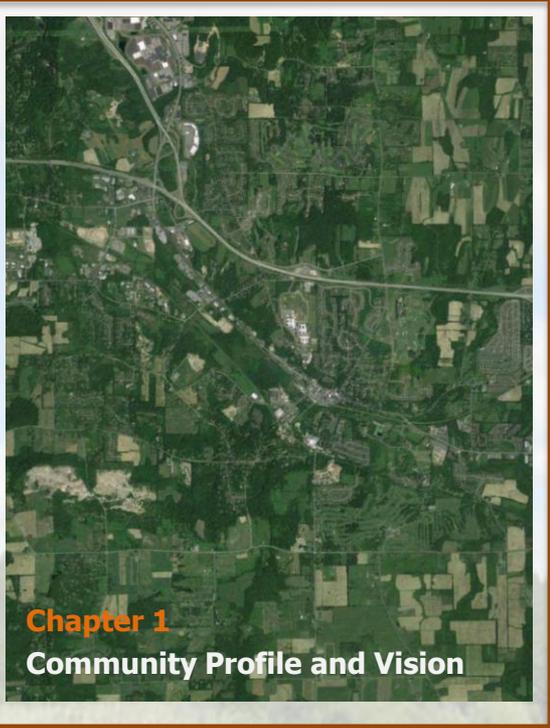


**Chapter 1**  
**Community Profile and Vision**

# COMMUNITY PROFILE AND VISION

## VISION STATEMENT

- **TOGETHER, THE TOWN OF VICTOR AND THE VILLAGE OF VICTOR WILL PRESERVE AND ENHANCE THE COMMUNITY'S HIGH QUALITY OF LIFE, ECONOMIC VITALITY AND NATURAL RESOURCES.**
- **TOWN POLICIES WILL PROMOTE A SMALL TOWN ATMOSPHERE. THE WALKABLE VILLAGE CORE WILL SERVE AS A CENTRAL FOCUS SUPPORTING VICTOR'S COHESIVE, AFFORDABLE AND HEALTHY NETWORK OF NEIGHBORHOODS.**
- **WE WILL PROTECT AND ENHANCE OUR EXTENSIVE NATURAL RESOURCES AND THEIR SUPPORTING LANDSCAPES, WHICH WEAVE THROUGHOUT THE TOWN AND VILLAGE. AT THE SAME TIME, WE WILL MAINTAIN OUR ROLE AS A REGIONAL CROSSROADS OF COMMERCE BY EMBRACING MODELS OF ECONOMIC ACTIVITY THAT ARE SUSTAINABLE OVER THE LONG TERM.**
- **WE WILL HONOR OUR AGRICULTURAL HERITAGE AND FOSTER OPPORTUNITIES FOR THE SUCCESSFUL GROWTH OF TRADITIONAL AND NEW FARMING MODELS. WE WILL CONSERVE PRIME SOILS FOR AGRICULTURAL USE, NOW AND FOR THE FUTURE.**
- **ECONOMIC GROWTH AND CONTINUED SUCCESS MUST WALK HAND-IN-HAND WITH RESPONSIBLE ENVIRONMENTAL STEWARDSHIP IN ORDER TO ACHIEVE COMMUNITY SUSTAINABILITY. WE PLEDGE TO WORK TO MAXIMIZE BOTH IN ALL ASPECTS OF COMMUNITY LIFE..**

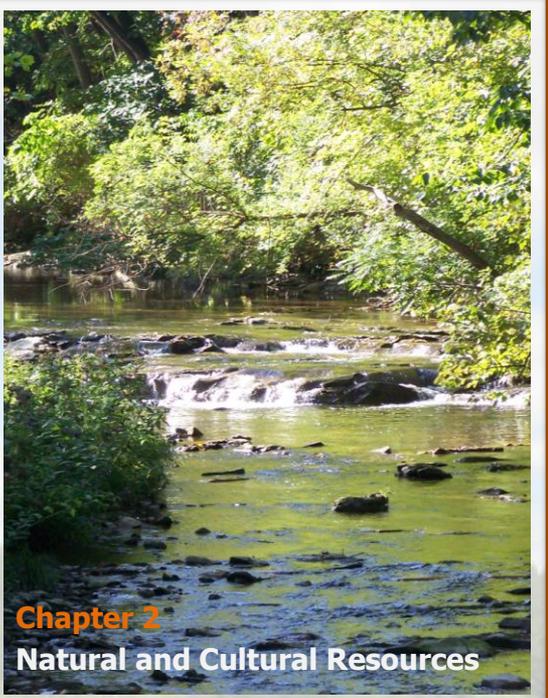


**Chapter 1**  
**Community Profile and Vision**

# NATURAL & CULTURAL RESOURCES

## GOALS

- **FOSTER A REGIONAL, LANDSCAPE-SCALE APPROACH TO NATURAL RESOURCE CONSERVATION.**
- **RESPECT NATURAL TOPOGRAPHY.**
- **PRESERVE GREEN INFRASTRUCTURE HUBS AND LINKS**
- **INTEGRATE GREEN INFRASTRUCTURE INTO PLANNING AND REVIEW.**
- **PROVIDE INTERCONNECTED NETWORK OF GREEN SPACE.**
- **PROTECT WATER QUALITY OF SURFACE AND GROUNDWATER.**
- **PROTECT ECOSYSTEM FUNCTION, DIVERSITY AND HABITATS.**
- **PRESERVE IMPORTANT CULTURAL RESOURCES.**

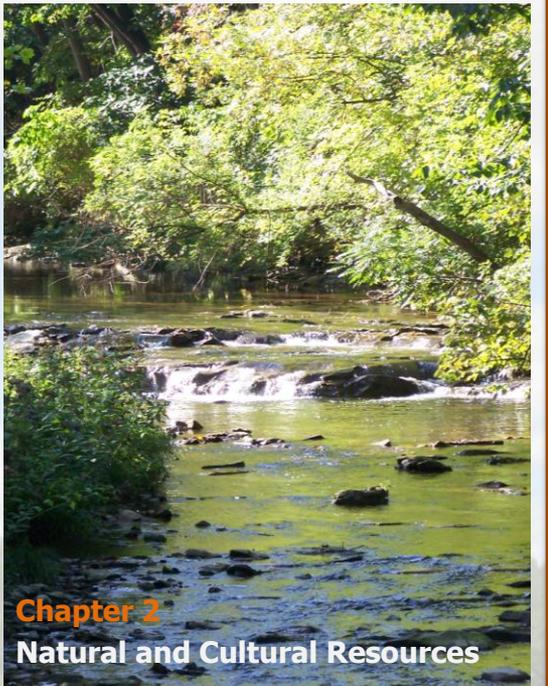


**Chapter 2**  
**Natural and Cultural Resources**

# NATURAL & CULTURAL RESOURCES

## STRATEGIES

- Add sustainable design and siting standards.
- Strengthen site plan, subdivision and PDD standards and criteria related to natural resources and green infrastructure.
- Establish a formal green infrastructure review process.
- Train municipal staff in environmental stewardship, conservation and care for sensitive resources.
- Provide incentives for protection and enhancement of green infrastructure.
- Establish stream corridor standards.
- Encourage protection and replanting of trees.
- Encourage use of native plants.
- Develop an inventory of cultural (historic) resources.

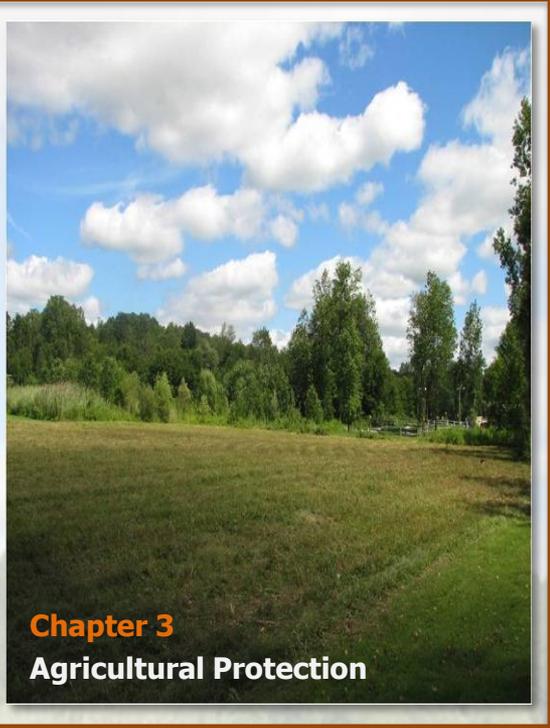


**Chapter 2**  
Natural and Cultural Resources

# AGRICULTURAL PROTECTION

## GOALS

- **PROTECT AND ENHANCE AGRICULTURAL LANDS AND OTHER WORKING LANDSCAPES AS VITAL COMPONENTS OF OUR GREEN INFRASTRUCTURE AND COMMUNITY CHARACTER.**

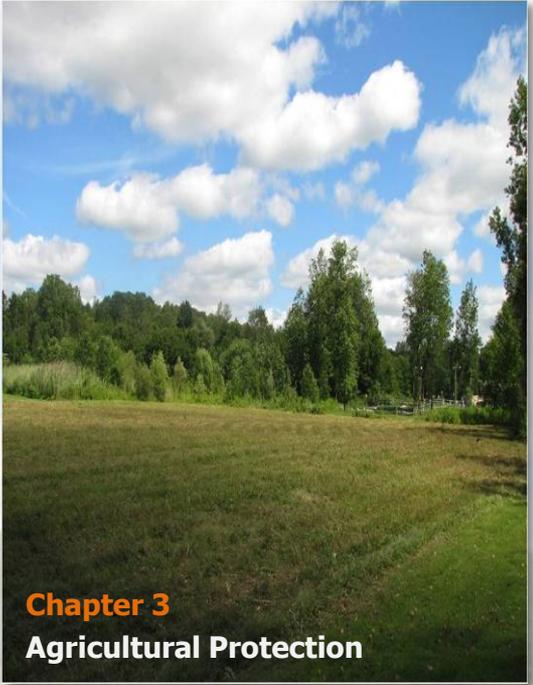


**Chapter 3**  
**Agricultural Protection**

# AGRICULTURAL PROTECTION

## STRATEGIES

- **Keep agriculture visible to the public.**
- **Promote educational programs about farming practices.**
- **Incorporate state requirements regarding notifications in Agricultural Districts.**
- **Enhance planning board review of impacts to farms.**
- **Promote participation in NYS Agricultural Assessment programs.**
- **Establish and Agricultural Advisory Committee.**
- **Enact a Right to Farm Law.**
- **Adopt a policy for Purchase of Development Rights (PDR) on priority parcels.**



### Chapter 3

### Agricultural Protection

# GROWTH MANAGEMENT & COMMUNITY CHARACTER

## GOALS

- **MONITOR AND MANAGE GROWTH INCLUDING ITS IMPACTS ON KEY SYSTEMS SUCH AS SEWER AND STORMWATER INFRASTRUCTURE.**
- **ENSURE ELEMENTS OF COMMUNITY CHARACTER VALUED BY RESIDENTS ARE PRESERVED.**
- **ADOPT A CONSERVATION BASED APPROACH THAT ADDRESSES ECOLOGICAL AND SOCIAL IMPACTS OF SPRAWL & FRAGMENTATION OF AGRICULTURAL AND OPEN LAND.**
- **FOSTER A REGIONAL, LANDSCAPE-SCALE APPROACH TO OPEN SPACE PRESERVATION.**

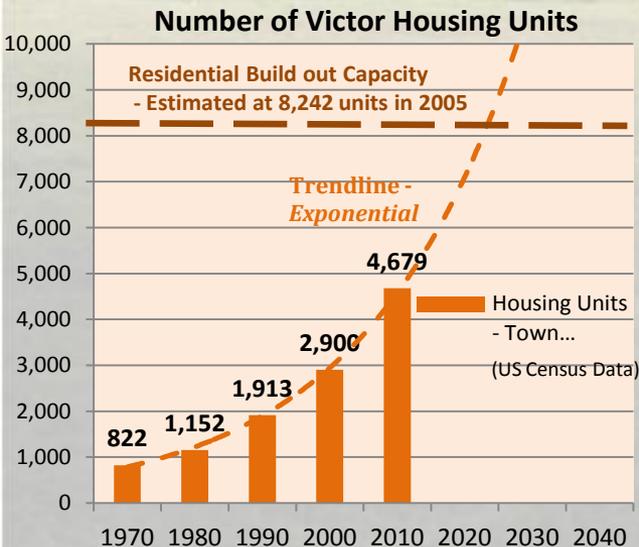
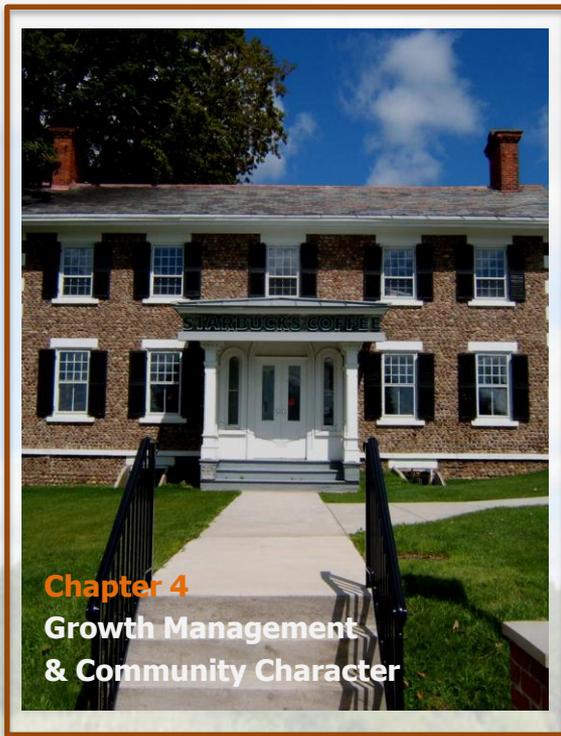


**Chapter 4**  
**Growth Management  
& Community Character**

# GROWTH MANAGEMENT & COMMUNITY CHARACTER

## STRATEGIES

- Create a water & sewer master plan and develop policy for maintenance of stormwater ponds.
- Institute a growth management program.
- Modify present requirements for set-aside of open space.
- Include standards for acreage, open space and siting in PDD requirements.
- Unify present use and density overlay districts.
- Adopt an incentive zoning program allowing for effective movement of development rights from areas where open space would be preferred to areas where additional density would be appropriate.
- Require approvals increasing a parcel's maximum development density to be accompanied by offsetting reductions in density elsewhere in the community where open space would be preferred.



# COMMUNITY DEVELOPMENT

## GOALS

- **PROMOTE WALKABILITY.**
- **PROMOTE LOW-IMPACT DEVELOPMENT THAT MAINTAINS CHARACTER.**
- **PRESERVE EXISTING TREES AND NATURAL FEATURES IN DEVELOPMENTS.**
- **PROTECT NIGHT SKY, REDUCE LIGHT TRESPASS, PROTECT RURAL QUIET.**
- **PROVIDE HOUSING FOR DIVERSE SOCIO-ECONOMIC BACKGROUNDS.**
- **ENCOURAGE USE OF LEED RATING SYSTEM FOR GREENER HOUSING PRACTICES.**
- **PROVIDE BASIS FOR INFORMED DECISION-MAKING RELATIVE TO CRITICAL INFRASTRUCTURE; HIGHWAY DEPT & RECYCLING CENTER; FIRE DEPT. & EMS; PUBLIC LIBRARY; PEDESTRIAN/BIKE; INFORMATION TECHNOLOGY.**



**Chapter 5**

**Community Development**

# COMMUNITY DEVELOPMENT

## STRATEGIES

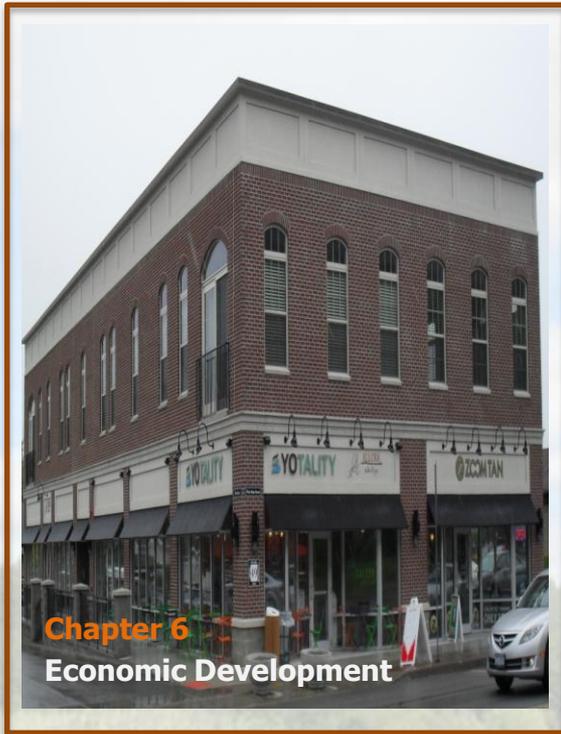
- **Strengthen non-rural sidewalk requirements. Develop pedestrian/bike plan.**
- **Reduce cul-de-sacs and promote connectivity.**
- **Require low-impact development and use of conservation subdivision principles. Implement building envelope rules for construction sites.**
- **Maintain dark sky standards. Investigate measure to reduce noise impact on residences.**
- **Allow for greater density and diversity of housing around village and in hamlet areas. Craft zoning incentives to increase availability of rentals and workforce housing. Change zoning to allow accessory units & encourage mixed use buildings.**
- **Devise “green” standards for roads and encourage use of alternative energy.**
- **Develop and maintain various community development plans to support decision-making.**



# ECONOMIC DEVELOPMENT

## GOALS

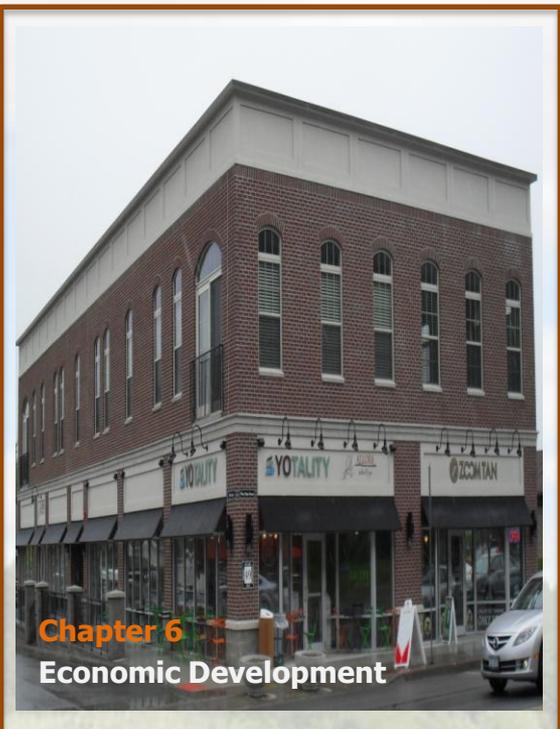
- **FACILITATE THE RETENTION AND EXPANSION OF LOCAL BUSINESSES AND INDUSTRY.**
- **DIVERSIFY THE TOWN BY ATTRACTING NEW BUSINESSES AND INDUSTRY .**
- **MAKE THE DEVELOPMENT PROCESS BUSINESS FRIENDLY.**
- **EXPAND EFFORTS TO ATTRACT AND RETAIN YOUNG PROFESSIONALS (AGES 24-40).**
- **CONTINUE REVITALIZATION AND BEAUTIFICATION OF THE VILLAGE AND HAMLET BUSINESS DISTRICTS.**
- **PROMOTE AMENITIES IN COMMERCIAL DISTRICTS.**
- **PROMOTE TOURISM IN VICTOR.**
- **ENGAGE MUNICIPAL EMPLOYEES TO UNDERSTAND ECONOMIC DEVELOPMENT.**



# ECONOMIC DEVELOPMENT

## STRATEGIES

- Promote partnerships with Local Economic Development and business support organizations to expand and strengthen outreach efforts to existing businesses. Develop a marketing and communications program to increase awareness of existing business retention and expansion services Market Victor for Business Attraction.
- Streamline re/development application process.
- Expand efforts to attract/retain young professionals.



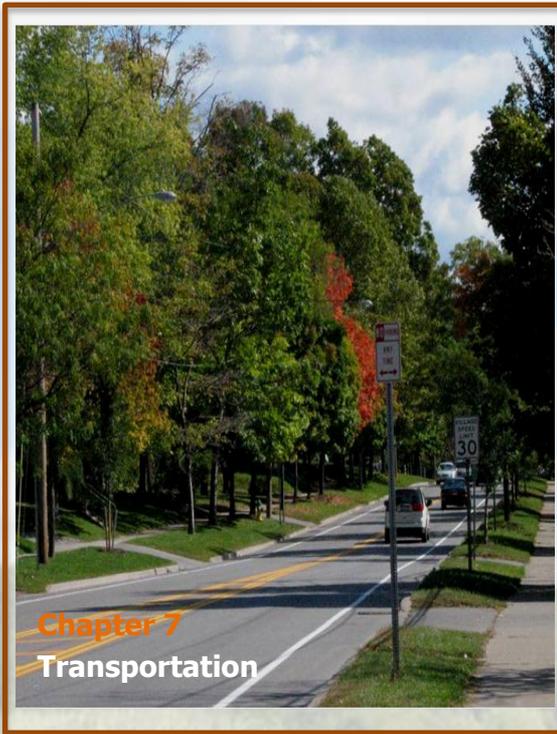
**Chapter 6**  
**Economic Development**

- Conduct a business incubator feasibility study. Promote existing vacancies and developable land for commercial use with a concentration on high tech and professional firms. Identify and attract “target” high tech and professional businesses.
- Continue district design program for the Village Business District to encourage appropriate improvements, maintenance and new development. Encourage residential units above retail in the Village Business District. Façade improvement program. Continue to prioritize pedestrians, not Parking.
- Promote landscaping projects in commercial areas. Pursue public arts opportunities throughout the commercial centers. Promote tourism. Promote agri-tourism, eco-tourism and niche farming opportunities to enhance the economic vitality of agriculture in Victor.
- Provide economic development training for employees and boards.

# TRANSPORTATION

## GOALS

- **PROVIDE A NETWORK THAT ALLOWS FOR THE SAFE AND EFFICIENT MOVEMENT OF PEOPLE AND GOODS WITHIN AND THROUGH THE TOWN.**
- **ANALYZE IMPROVEMENTS AVAILABLE TO SUPPORT SAFE, RELIABLE, TIMELY, AND EFFICIENT MOVEMENT IN VICTOR.**
- **UNDERSTAND WHAT FUTURE DEVELOPMENT WILL MEAN FOR TRAFFIC.**
- **IDENTIFY OPPORTUNITIES AND DETERMINE WHAT CAN BE DONE TO ELIMINATE OR MODERATE CONGESTION.**
- **ENSURE THAT FUTURE DEVELOPMENT AND LAND USE IS COMPATIBLE WITH ADJACENT ROADWAYS.**
- **REDUCE USAGE OF AND RELIANCE ON PRIVATE MOTOR VEHICLES.**

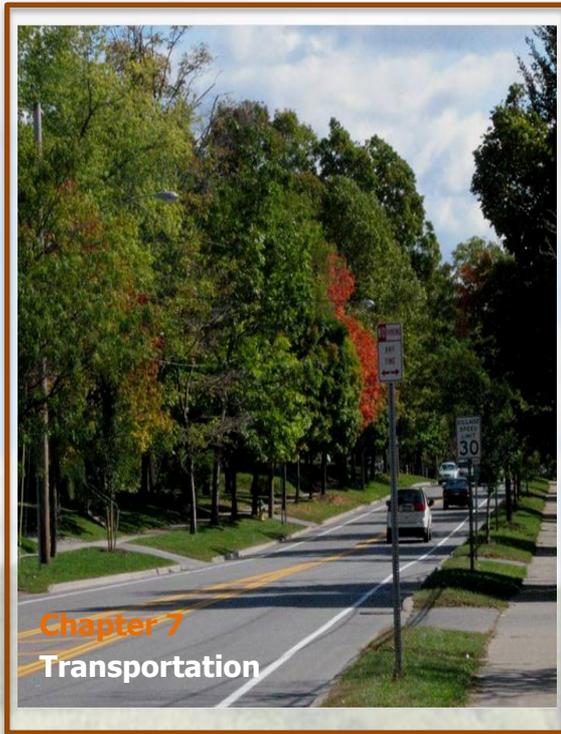


**Chapter 7**  
**Transportation**

# TRANSPORTATION

## STRATEGIES

- **Continue preventive maintenance. Monitor deficient bridges & intersection.**
- **Install Phillips Road speed limit signs between SR 251 & CR 42.**
- **Implement Transportation Systems Management Program and Transportation Demand Management Strategies.**
- **Consider implementation of 4 alternative scenarios for improvement.**
- **Implement recommendations of the Victor Traffic Task Force and identify alternative funding streams.**
- **Amend zoning to ensure permitted uses are consistent with adjoining highways.**
- **Encourage CATS to implement CATS Route Analysis and Service Improvement Plan.**
- **Support Victor Hiking Trails, Walkable Communities Committee and GTC walkability/connectivity efforts.**

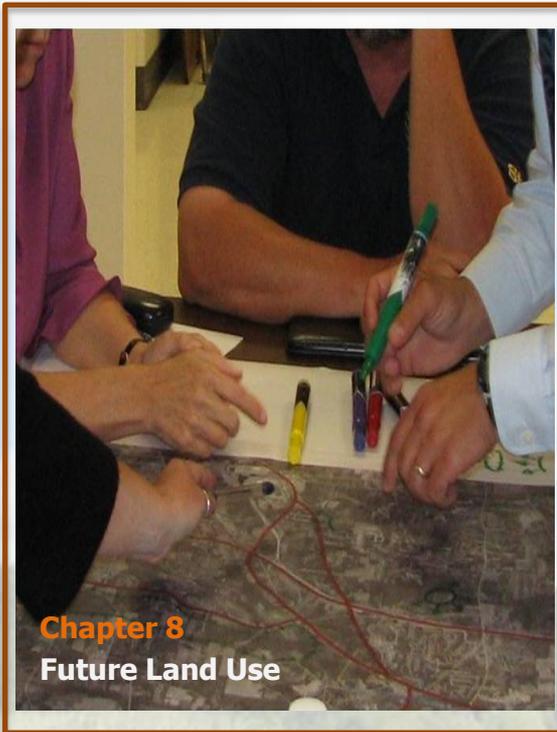


**Chapter 7**  
**Transportation**

# FUTURE LAND USE

## GOALS

- **PROVIDE A GENERAL PATTERN FOR THE LOCATION, DISTRIBUTION AND CHARACTER OF THE FUTURE LAND USES WITHIN THE TOWN OF VICTOR.**
- **GUIDE DEVELOPMENT OVER A LONG PERIOD OF TIME AND PROVIDE FOR THE VICTOR'S LONG RANGE, EFFICIENT & ECONOMIC GROWTH.**
- **PROPOSE A SYSTEM OF FUTURE LAND USES INCLUDING MAXIMUM DEVELOPMENT DENSITIES.**
- **INDICATE PARTICULAR TYPES OF USES THE TOWN EXPECTS AND DESIRES TO SEE IN FUTURE DEVELOPMENT TAKING INTO ACCOUNT EXISTING INFRASTRUCTURE AS WELL AS OTHER RECOMMENDATIONS INCLUDED IN THIS COMPREHENSIVE PLAN.**

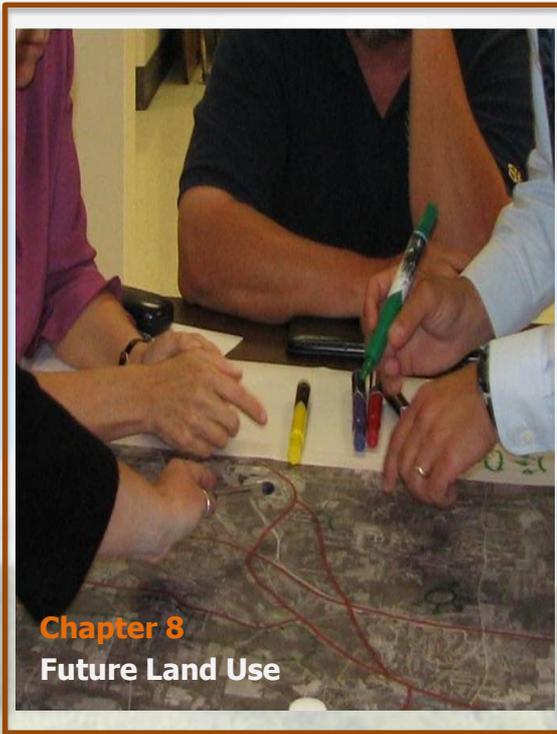


**Chapter 8**  
**Future Land Use**

# FUTURE LAND USE

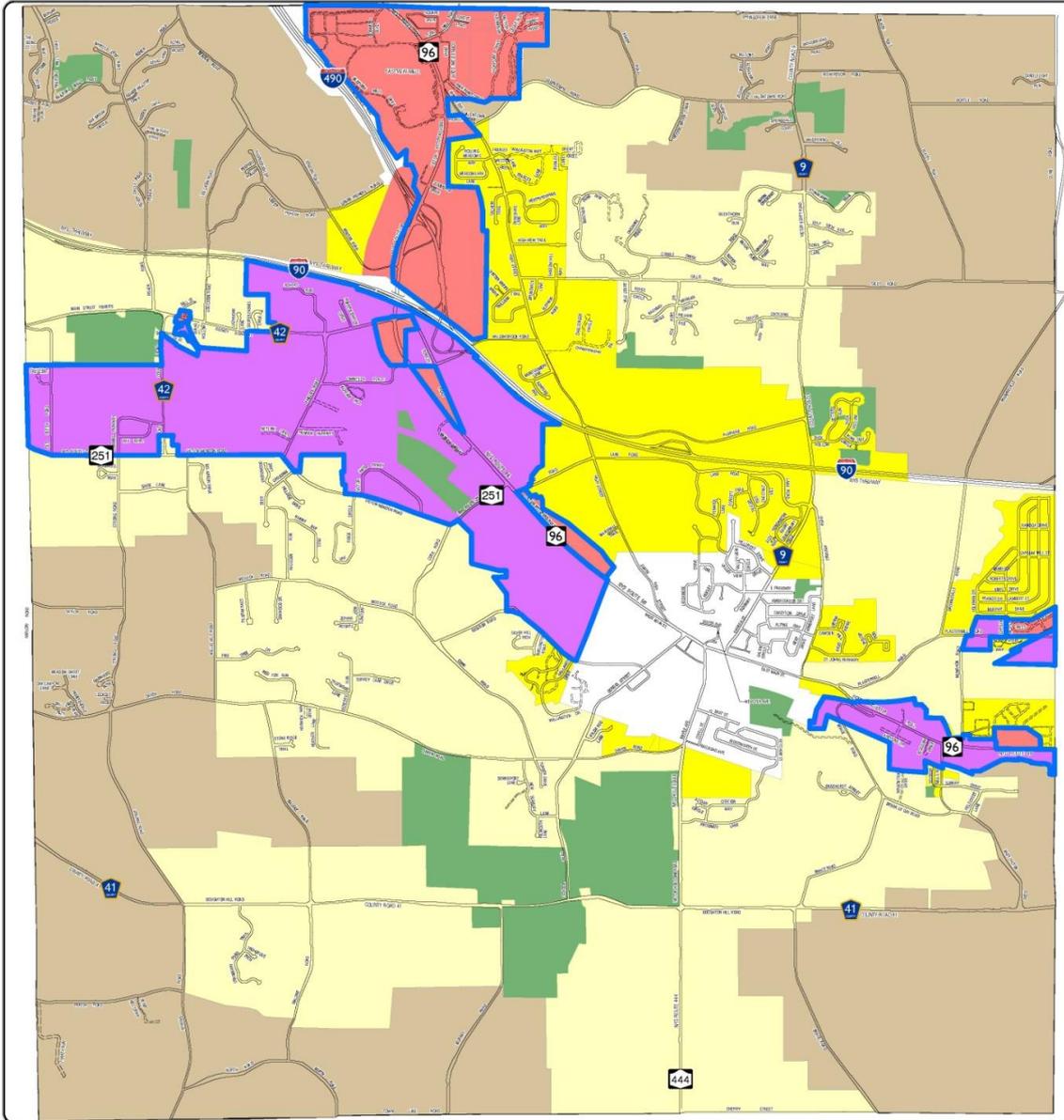
## STRATEGIES

- Amend zoning to implement the Plan for Future Land Use.
- Authorize mixed use development and neighborhood scale commercial development.
- Amend process for approval of multiple dwelling residential developments.
- Separate the classification of institutional uses.
- Update the zoning code relying upon the zoning audit included in this plan.



**Chapter 8**  
**Future Land Use**

# LAND USE - EXISTING



## EXISTING TOWN LAND USE AND RESIDENTIAL DENSITY DESIGNATIONS

### Legend

- Commercial
- Commercial / Light Industrial
- Greatest Density
- Intermediate Density
- Least Density
- Public Parks
- Non-Residential District Boundary



0 1,500 3,000 6,000 Feet



Aerial photography and shapes courtesy of Ontario County Planning Department, 2011

**LABELLA** Associates, P.C.  
Engineering  
Architecture  
Environmental  
Planning

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# LAND USE – PROPOSED



## CONCEPT LEVEL FUTURE LAND USE

June 19, 2012

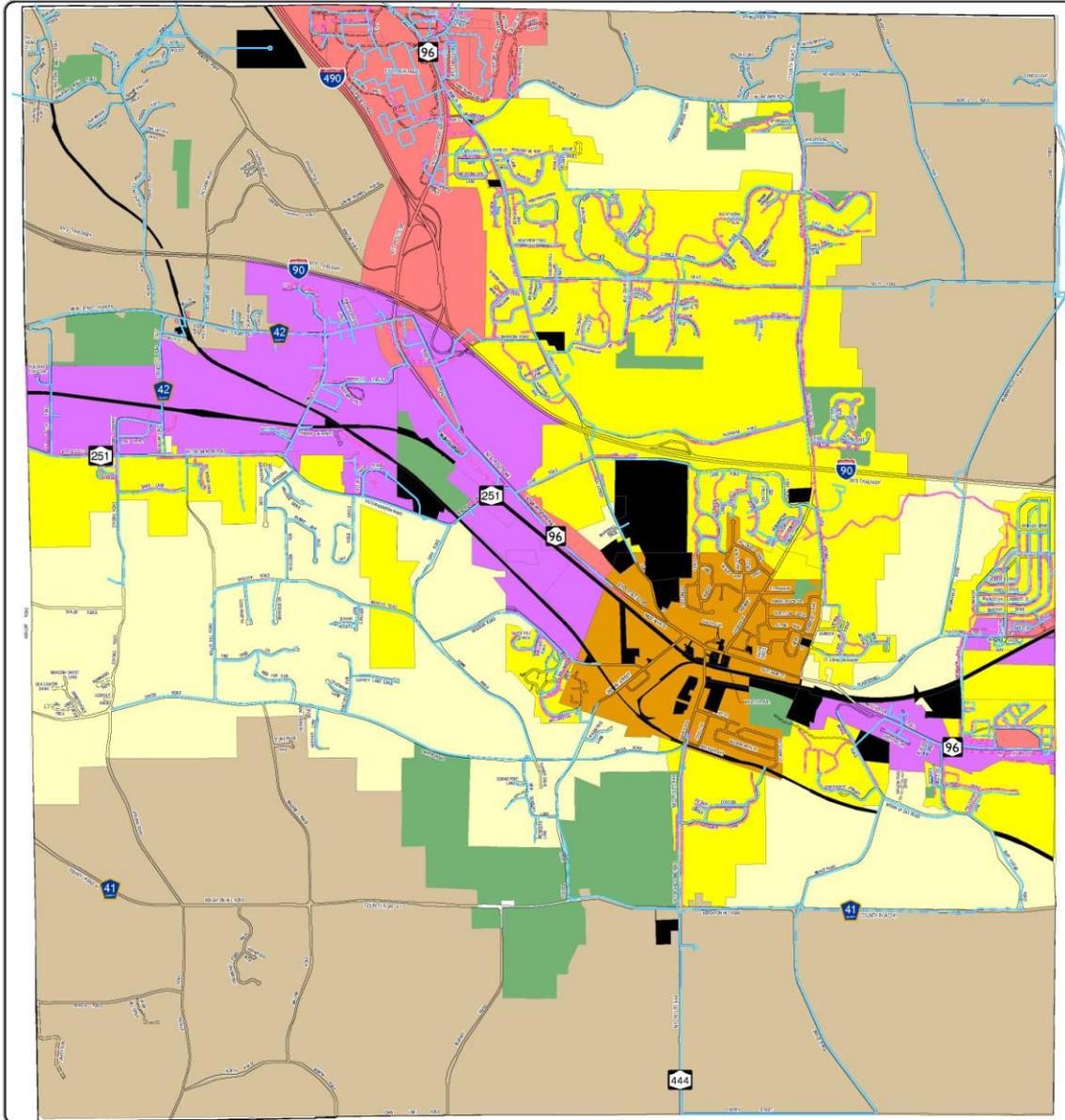
### Legend

- Commercial High Intensity
- Commercial / Light Industrial
- Neighborhood Density
- Medium Density Residential
- Rural Conservation Density
- Village Residential Core Density
- Institutional / Public Service
- Public Parks
- ~ Watermain
- ~ Sewer

N



0 1,500 3,000 6,000 Feet



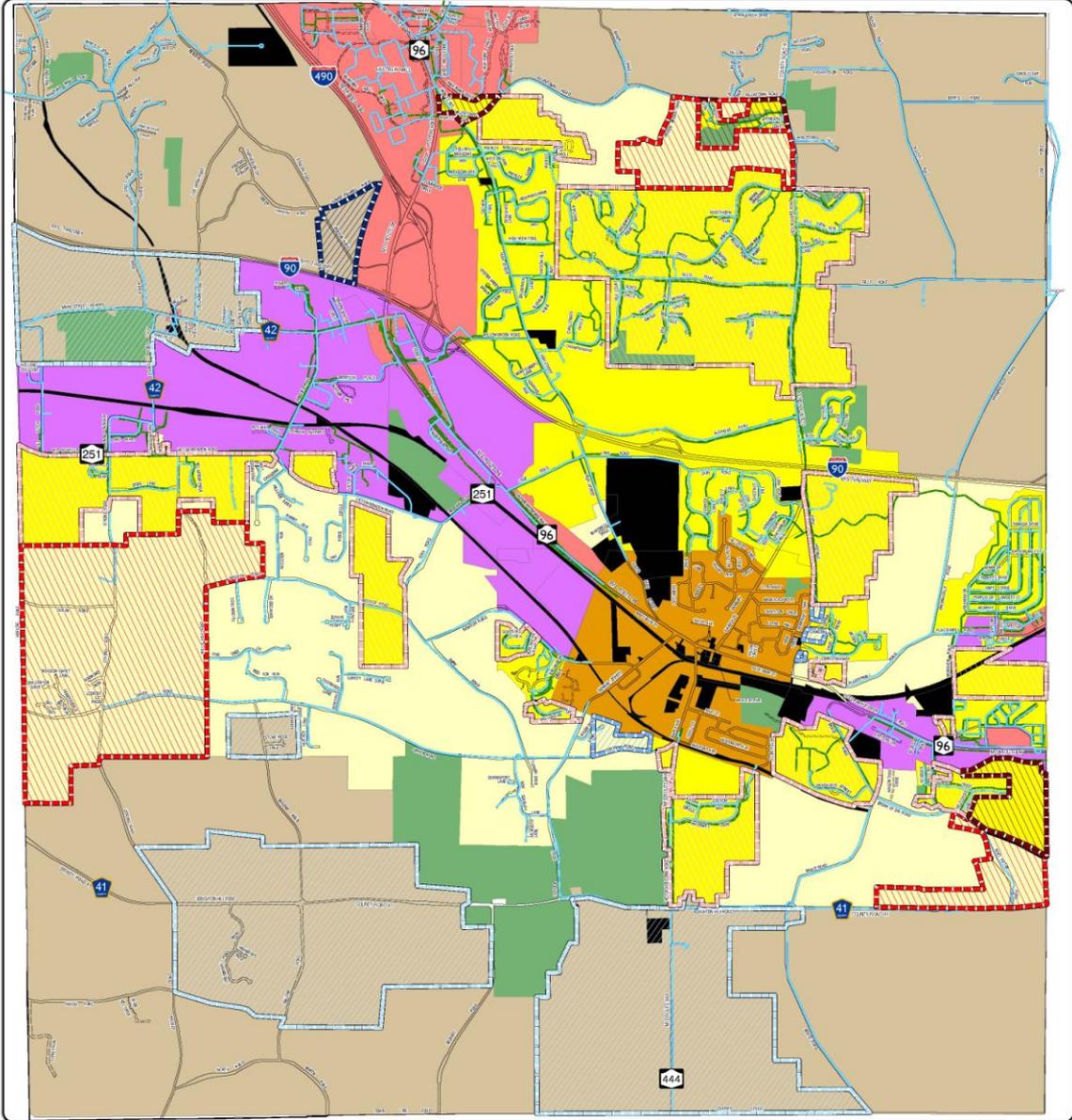
Aerial photography and digital outline of  
Oriskany Planning Department, 2011

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# LAND USE – CHANGES TO BASE DENSITY



## CONCEPT LEVEL FUTURE LAND USE POTENTIAL DENSITY CHANGES

June 19, 2012

- Legend**
- Commercial High Intensity
  - Commercial / Light Industrial
  - Neighborhood Density
  - Medium Density Residential
  - Rural Conservation Density
  - Village Residential Core Density
  - Public Parks
  - Institutional / Public Service
  - Watermain
  - Sewer
- Proposed Changes to Greater Density**
- Least Density to Highest
  - Least Density to Medium
  - Medium Density to Highest
- Proposed Changes to Less Density**
- Highest Density to Rural
  - Highest Density to Medium
  - Medium Density to Rural



Aerial photography and streetfile courtesy of  
Ontario County Planning Department, 2011

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Architecture  
Environmental  
Planning

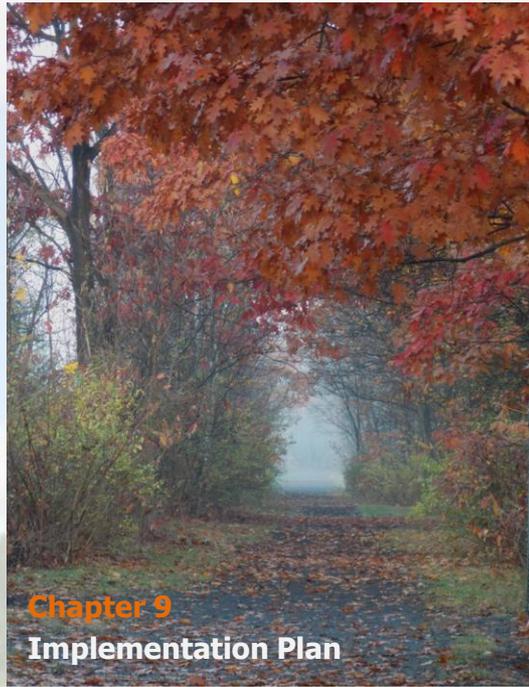
**LABELLA**  
Associates, D.P.A.

# IMPLEMENTATION PLAN

## PHASED IMPLEMENTATION

**STRATEGIES WERE ASSIGNED TO IMPLEMENTATION PHASES BASED UPON URGENCY OF NEED FOR IMPLEMENTATION OR POTENTIAL TO LEAD TO MEANINGFUL CHANGE (E.G., ROLE AS A POTENTIAL CATALYST OR LEVERAGE):**

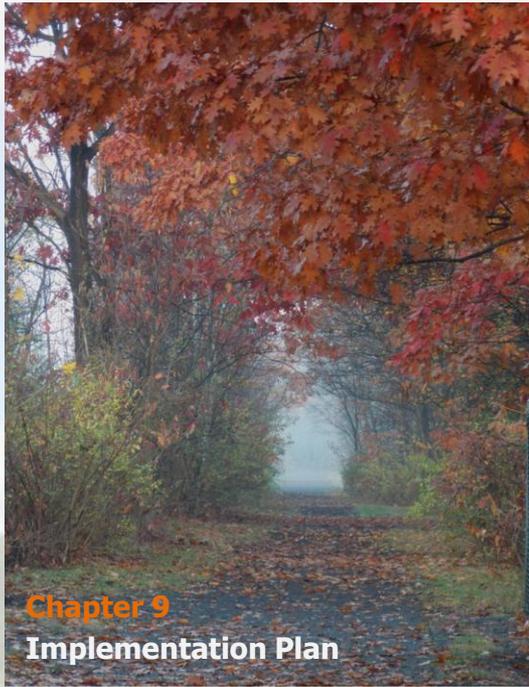
- **PHASE 1 – IMMEDIATE (18)**
- **PHASE 2 – SHORT-TERM (14)**
- **PHASE 3 – MID-TERM (18)**
- **PHASE 4 – LONG-TERM (22)**



**Chapter 9**  
**Implementation Plan**

# IMPLEMENTATION PLAN

## PHASE I STRATEGIES



- Amend review standards for green infrastructure and establish a formal green infrastructure review process.
  - Streamline the review and approval process.
  - Develop a cultural/historic resource inventory.
  - Implement recommendations of the Traffic Task Force.
  - Implement the Future Land Use Plan.
- Institute a growth management program and adopt an Incentive Zoning program allowing for movement of development rights.
  - Improve present definition of open space and modify present requirements for open space set-aside. Enhance review of impacts to farms. Establish a PDR program for key parcels.
  - Develop water/sewer and stormwater plans and others necessary for decision-making.
  - Allow greater density around village and within hamlets. Authorize mixed use development. Revise process for approval of multiple dwelling projects.
  - Create pedestrian/bike plan. Coordinate with/support Victor Hiking Trails and other initiatives that would improve connectivity and walkability.

# APPENDICES

- I. **ZONING AUDIT**
- II. SOCIOECONOMIC OVERVIEW
- III. LAND USE INVENTORY AND ANALYSIS
- IV. COST OF SERVICES STUDY
- V. ANALYSIS OF VICTOR'S SENIOR POPULATION
- VI. VICTOR TRANSPORTATION INVENTORY BACKGROUND
- VII. DOWNTOWN VICTOR PARKING STUDY
- VIII. VICTOR BUILD-OUT ANALYSIS
- IX. **DRAFT GREEN INFRASTRUCTURE REVIEW POLICY**
- X. GREEN INFRASTRUCTURE PRACTICES
- XI. **2014 TOWN OF VICTOR NRI**
- XII. **HISTORIC BUILDINGS IN VICTOR**
- XIII. VICTOR RECREATION MASTER PLAN
- XIV. **VICTOR TRAFFIC TASK FORCE REPORT**
- XV. COMMENTS RECEIVED



# QUESTIONS FROM THE BOARD