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1 INTRODUCTION

The Town of Caneadea Comprehensive Plan is general in nature, examining issues and concerns associated with the Town's history, culture, and future growth. It is intended to seek a balance of environmental forethought with a desire to maintain the Town's rural heritage, character and charm while providing reasonable development policies to guide the Town's land use through the early stages of the 21st century. New York State Town Law Section 272A contains the enabling legislation for a Town Comprehensive Plan.

Section 272A1(c) states: "The development and enactment by the town government of a town comprehensive plan which can be readily identified, and is available for use by the public, is in the best interest of the people of each town."

1.1 Planning Basis and Process

The Town of Caneadea's Planning Board examined demographic, historic, economic, environmental, infrastructure, and residential elements and relates their findings to the Town's policies and land use recommendations for the future. The features of the elements are reflected in the following chapters.

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1.1a Citizen Based Planning

A Comprehensive Plan is only effective if it accurately reflects the values and desires of the community it serves. A Public Forum was conducted on _____ and a Public Hearing was held on _____ to allow residents to ask questions and comment on the plan. In addition, copies of the draft plan were made available at the Town Hall and also for viewing or printing at the Town's web site located at <http://townofcaneadea.org>.

1.2 Functions

The result of the planning process is this Comprehensive Plan document. The information within this Plan will serve to inform community decision making on future zoning provisions, subdivision regulations, development proposals as well as a number of other issues, which will impact the nature of the Town of Caneadea. By reflecting the goals and aspirations of the community, the document provides an on-going framework by which planning considerations are introduced into the community decision-making process. This process guides future public decisions according to long-range community goals, objectives and plans.

In addition, the following functions are generally recognized:

1.2a Communication of Official Policy

Public involvement and consultation during the planning program and distribution of the Comprehensive Plan assures that the Town's long-term development goals and policies are available to all citizens, government officials, and civic and business organizations.

1.2b Guide for Property Interests and Private Developers

The Plan provides guidance for private or commercial landowners to enable development proposals to be designed in harmony with the Town's stated policies and objectives.

1.2c An Educational Device

Town officials and residents can use the Comprehensive Plan to gain insight into the relationship between physical development and social and economic issues.

1.2d Policy-Making Framework

In periods of significant growth or change, Town officials must make decisions with respect to the Town's residential, commercial, agricultural, shoreline and high tech/light industrial development. The Comprehensive Plan provides the basis for determining whether a specific proposal is consistent with the long-term development objectives, the effects of the proposal on other elements of plan, and the guidance for making sound public decisions.

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1.2e Basis for Funding

The Comprehensive Plan provides a basis for obtaining state and federal funds to be used to enhance the quality of life in the Town and reduce the costs of government.

1.3 Goals

The plan is derived from the goals developed by the findings. The goals are desired outcomes pertaining to the most significant land-use issues facing the Town in the next ten years. Chapter 4 defines them in more detail.

1.3a Community Character

Caneadea should seek to retain its small-town character and heritage, maintain a quality of life associated with a small-town atmosphere in a country environment, require high standards of appearance and maintenance for established neighborhoods and future development, and encourage citizen involvement and participation in all Town activities.

1.3b Land Use

Establish a balance of land use, which protects the natural environment and existing land resources; preserves areas of natural beauty and open space; encourages the continuation of productive farming and other agricultural uses; and provides opportunities for high-quality residential and commercial development.

1.3c Environmental Protection

Caneadea seeks to preserve its natural resources with particular emphasis placed on the Genesee River and Rushford Lake Shorelines and important surrounding areas and tributaries, including Houghton Creek, Caneadea Creek, Crawford Creek; its productive soil, sensitive wetlands and flood lands; and, its abundant fish and wildlife.

1.3d Parks and Open Space

Caneadea seeks to provide and maintain quality parks and recreational facilities, balancing resident's desires with open space use, which preserve and maintain the natural features and sites of natural significance.

1.3e Infrastructure

Sewer

Caneadea seeks to evaluate and replace/rehabilitate its existing public sewer operational and maintenance capabilities as deemed necessary and ensure sound environmental operation of private septic systems. Specifically, the Town should strive to construct sewer districts along the Genesee River and Rushford Lake shorelines and in areas of new development.

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Water

Caneadea will continue to explore additional water districts for areas currently not served.

Technology

Caneadea seeks to provide internet opportunities for all residents. Access to internet service has become increasingly important to businesses and households, including small businesses such as farms. Broadband services are also important to schools, health care, and government services, which rely on modern technology to share information and conduct business efficiently. Access to efficient and affordable internet services has also become an expectation by a large segment of the population, who rely on internet service to conduct personal business, work from home, stay in touch with family and friends, and for personal enjoyment. The need for expanded fiber optic or other reliable form of fast, reliable, and affordable internet service for all businesses and residents is an important goal of the Town.

1.3f Economic Development

Caneadea seeks to sensibly manage its economic sector and identify and pursue initiatives for economic growth so as to strengthen its tax base and revitalize its economy consistent with the other goals of this plan.

1.3g Traffic and Transportation

Caneadea seeks to have efficient and well-maintained roads, walkways, sheltered bus stops, and car charging stations which safely serve local and through traffic.

1.3h Community Facilities

Caneadea should maintain the existing inventory of local recreational, historic, educational, emergency service, public utility and municipal government facilities and services and continuously improve and expand those facilities and services to reflect the needs and demographics of the Town as well as respond to advances in transportation.

1.4 Updating the Comprehensive Plan

The content of the 2017 Comprehensive Plan represents the best consensus thinking of the public officials and citizens in the Town of Caneadea, who contributed to the effort.

If the plan is to function as intended as a living document for the Town, it must be maintained through a periodic review by the Town Planning Board or appointed committee and updated with recommendations submitted to the Town Planning Board. The strength of this document lies in its lasting foundation and depends upon public awareness and acceptability.

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1.5 Environmental Assessment

The action of adoption of the Comprehensive Plan by the Town is identified as a Type I Action under the State Environmental Quality Review (SEQR) regulations. Type I actions under SEQR are likely to have a significant effect on the environment and require the preparation of an Environmental Impact Statement (EIS). The necessary SEQR consideration has been conducted, including the review and adoption of the Full Environmental Assessment Form.

1.6 Vision of the Town of Caneadea

It is the vision of Caneadea to preserve and enhance the small town atmosphere that residents enjoy. Over the next decade, the community will strive to.

- Enhance our community character;
- Utilize sound land use planning and decision making;
- Protect our environmental resources;
- Develop parks and preserve open spaces that are a source of community pride;
- Provide quality water and sewer service;
- Engage in rewarding economic development efforts;
- Ensure that our transportation system is safe, efficient, up to date, and promotes universal access; and
- Foster an environment that is welcoming to businesses and residents.

The Town will achieve this vision while emphasizing the role of the three hamlets as the social, cultural, and commercial hearts of the community and protecting the small town character of the Town.

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2.1 History

The Town of Caneadea is located in Allegany County near the western end of New York State. This general region is also called the southern tier of western New York. It is situated along the Genesee river at the point where the generally north flowing river turn from northwest to the northeast and was a significant landmark known as the Great Angle for the Seneca people.

Caneadea (or Ga-o-ya-de-o) is a Seneca word believed to mean “Where the heavens rest upon the earth.” Dating back some believe as far as the 1100s, the Seneca Nation was one of five, and later six, Native American peoples who banded together to form the Iroquois Confederacy. While each Nation was distinct, they agreed to work cooperatively in many ways including defending each other from outside aggressors. As the western most nation in the Iroquois Confederacy, the Seneca were called the Guardians of the Western Door. For hundreds of years the peoples farmed, hunted, raided and traded. Many of the towns in this region still have names which reflect their Seneca heritage.

“For nearly 200 years the Iroquois were a powerful factor in North American colonial policy-making decisions,” but their alliance with the British during the Revolutionary War became their undoing. When the British were defeated, they betrayed their allies by ceding most of the Iroquois territory without including the Iroquois at the negotiating table. New Englanders expanding west created increasing pressure, and while part of Caneadea was initially designated a reservation, eventually the Seneca sold their interests. A tangible remnant of that era is the Council House which was built by the British and Seneca together in Caneadea at the Great

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Angle in the 1700s before the Revolutionary War. It can now be seen at beautiful Letchworth State Park located a few miles north of Caneadea.

Originally part of the Town of Angelica, the Town of Caneadea was established by New York State in 1808 and is currently comprised of the hamlets of Oramel, Caneadea and Houghton. The Genesee Valley Canal was begun in the 1830 as a means to connect the Allegheny River in the southern end of the state to the Erie Canal in the north. The canal brought a colorful era to the townships as tow workers, their horses, and beautiful boats with a wide variety of freight and passengers, passed through. Oramel, named after a leading businessman by the name of Oramel Griffin, became a boom town as a result of being the terminus of the canal for two years in 1851 and 1852. There people stopped, rested, raced horses, boxed, caroused and waited for the next leg of their journeys to begin. This was also the era of the Methodist Revivals. During this time, a local man named Willard J. Houghton attended a revival and had his own spiritual awakening. He then became a charter member of the Wesleyan Methodist Connection (later to become the Houghton Wesleyan Church), organized 12 Sunday schools in a 20 mile radius, and helped start a seminary (high school) for the greater area under the auspices of the Methodists. That seminary eventually became Houghton College. Meanwhile, problems with maintaining water levels in periods of drought and ice in the winter months made the canal a fiscal drain on the State. As the industrial age progressed, railways became a superior method for transporting large amounts of commercial goods. The “Iron Horse,” as trains were called, was more reliable and efficient. The State decommissioned the Genesee Valley Canal in 1878 and the right of way was sold to the Genesee Valley Canal Railroad. In 1882, this railroad, later known as the Rochester Branch of the Pennsylvania Railroad System, placed tracks on the towpath of the former Genesee Valley Canal. For many years, the Pennsylvania Railroad was the main route of commerce into and out of the Town. But the country’s growing love affair with cars and trucks brought one more era of transportation to an end in the township. The last “Pennsy” passenger train passed through Caneadea in 1941 and the last freight train in 1969.

The 1900’s saw electric lines placed along the old railway beds. To improve the function of hydroelectric plants downstream, a Rochester, Gas and Electric subsidiary bought up hundreds of acres along Caneadea Creek. Their plan was to control flow of the Genesee River by creating a massive dam. In 1927–28, the Caneadea Dam flooded the valley upstream, submerging the former Town of East Rushford and creating scenic Rushford Lake, now a popular recreation area. Meanwhile, farmers continued to farm and hunters continued to hunt. And Houghton College continued to grow throughout the century with its mission to “provide an academically challenging, Christ-centered education in the liberal arts and sciences to students from diverse traditions and economic backgrounds and equip them to lead and labor as scholar-servants in a changing world.”

Toward the end of the 1900s, Rochester, Gas and Electric Company deeded the former towpath and railway line to New York State. In 2010, it was designated the Genesee Valley Greenway State Park, stretching 90 miles, running through Caneadea and along the Genesee River. Both sites are increasingly popular as recreation areas and draw hikers, bikers, birders, skiers, horseback riders, snowmobilers, boaters and fishers. While farming and education remain economic mainstays in Caneadea, outdoor recreation, including hunting, is gaining ground. The

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area's rural landscape, natural beauty and four seasons are key attractions for both residents and visitors.

Sources:

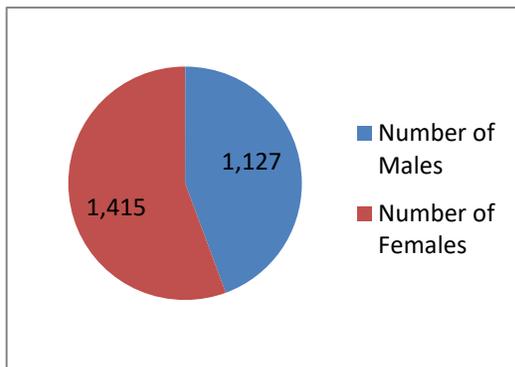
Alleganyhistory.org; Wikipedia; Houghton.edu; TownofCaneadea.org; <http://history.rays-place.com/ny/alle-caneadea.htm>; forvgv.org; accessgeneology.com.

2.2 Demographics and Trends

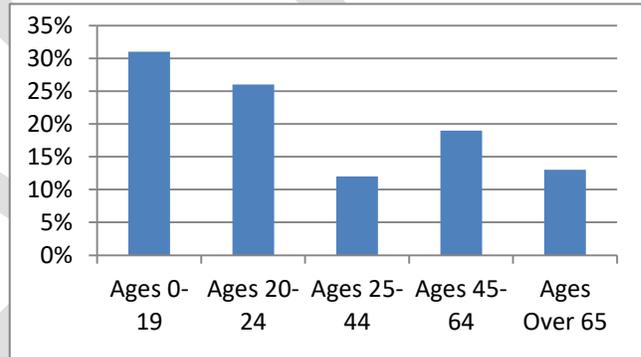
At the time of the 2010 Census, the Town of Caneadea had a population of 2,542 people, a decrease of 5.64% from the 2000 Census.

2010 CENSUS DATA

Overall Population 2,542 people



Resident Age Range



Note: Houghton College is located within the Town of Caneadea, which is reflected in the percentage of residents ages 20-24.

Median male age: 22.9 years

Median female age: 21.7 years

Racial Makeup

Currently 98.9% of residents report Caucasian for race. This presents an opportunity for growth for the Town of Caneadea through greater diversity in population.

Housing Occupancy

Total housing units	1,059
Occupied	54.4%
Vacant*	45.6%

*large number of seasonal rentals (38.7%)

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2011-2015 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES

Income

\$43,333 median household income, compared with \$31,065 in 2000 Census (NYS \$60,850)

\$52,638 mean household income

\$38,194 median earnings for male full-time, year round workers

\$28,125 median earnings for female full-time, year-round workers

2.3 Character and Development

Although most of Caneadea has retained its rural character, residential development is slowly changing that character. A major expansion of the Town's water district along State Route 19 from Houghton to Belfast is making it easier for subdivisions to develop in increasing numbers along the road frontage in the outlying areas.

A significant amount of land in the Town of Caneadea is located within the boundaries of the Allegany County Agricultural District. The Agricultural District was formed by Allegany County under a state program to protect farmland. Agriculture significantly influences the Town's character, even though the number of resident farmers is low.

2.4 Education and Educational Facilities

The Town of Caneadea is served by three public school districts: Belfast Central School District, Cuba-Rushford Central School District and Fillmore Central School District. In addition, Houghton Academy, a private Christian school, draws students from the local area as well as many foreign countries.

Houghton College, a four year liberal arts and science college, provides Christ-centered education to over 1,000 students from 39 states and Canadian provinces and 31 countries. The college supports the local community in many ways including the use of their exercise facilities and invitation to residents to attend a variety of events conducted at the college.

2.5 Recreational Opportunities

Recreational opportunities in the Town of Caneadea and neighboring townships are also valuable regional resources. The serene Genesee River Valley provides a variety of attractions and outdoor activities year round such as hunting, fishing, boating, kayaking, swimming, hiking, biking, camping, snowmobiling, and cross-country skiing to name a few. The picturesque view of the natural and cultural resources along Caneadea's countryside abounds with farmlands, state woodlands, lakes, historical and national landmarks, plant and animal wildlife, Amish craft shops, and much more.

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The Town of Caneadea includes a 7-mile section of the Genesee Valley Greenway (GVG) that follows the Genesee River through the township. The 90-mile Greenway was named a National Recreational Trail in 2014.

The trail follows the route of the Genesee Valley Canal (1840-1878) and the Pennsylvania Railroad Rochester Branch (1882-1963) from the Erie Canalway Trail in Rochester's Genesee Valley Park to the Village of Cuba in Allegany County. The GVG connects to multiple trails such as the Finger Lakes Trail, Erie Canal Recreation Way, the Erie Attica Trail and the Lehigh Valley Trail. Plans are underway to coordinate the GVG with the Triple Divide Trail System which will provide bike-packing and mountain bike trail routes connecting the Greenway with Letchworth State Park and the Wellsville-Addison-Galeton (WAG) Trail.

The Greenway provides opportunities for public recreation, an off-road link to communities, parks, and other trails and attractions in the region as well as preservation of open space and natural and cultural resources. Passing through scenic woodlands, wetlands, river and stream valleys, rolling farmlands, steep gorges, and historic villages, the trail provides plenty of activities for hiking, nature walks, birding, biking, fishing, snowshoe trails, and cross-country skiing.

Snowmobiling is also a popular activity on the Greenway. Safe, well-marked, and groomed trails are provided by the Allegany Federation of Snowmobiler's Club. The federation offers miles of scenic trails over gentle rolling hills, farmland, and state lands.

Canoeing and kayaking have also become very popular recreational activities in recent years. The Genesee River Wilds Coalition has established multiple launch sites along the Genesee, including one in Caneadea.

In addition, the Genesee River is renowned for fishing. Caneadea Creek, which is stocked annually with brown trout, also serves as a popular fishing spot. Likewise, the marshes and densely wooded areas surrounding the township are known for their abundant wildlife for hunting and trapping enthusiasts. Various target practice ranges are available to members of the Genesee Valley Conservation Club, along with sporting competitions.

Spanning the Genesee River is the historic Caneadea Bridge. Built in 1903, this steel deck structure provides an excellent view of the north-flowing river. The bridge was added to the National Register of Historic Structures in 1998 as it is recognized for its long length, unusual design, and association with a noted bridge company, the Groton Bridge Company of Groton, New York. The bridge is famous for serving as the location where residents made their stand in a famous act of civil disobedience in 1990 against the New York State Government's plan for a nuclear waste dump within the Caneadea Township.

Moss Lake is another major attraction. Designated as a National Natural Landmark, the Moss Lake Preserve is a 15-acre bog lake formed by a glacier thousands of years ago. As the glacier melted, it left behind a water-filled depression. Eventually, a sphagnum moss mat grew over much of the open water, hence the name Moss Lake. Hiking the trail around this nature preserve, one will notice that the area is home to a variety of plant and animal wildlife.

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The Town's recreational opportunities are also enhanced by nearby Rushford Lake, which attracts hundreds of visitors and locals for swimming, fishing and boating. Each year, the New York State Department of Environmental Conservation stocks the lake with rainbow trout for the avid fishermen. Cottage rentals along the lake are also available year round. A portion of the lake is designated as a public beach with staffed lifeguards on duty during the summer months.

Also located only minutes away from Caneadea are the Wiscoy Falls, an impressive five-waterfall cascade. Adorned with rough hiking trails and numerous fishing spots, the pristine area beckons photographers, hikers, swimmers, and fishermen alike.

Campgrounds, motels, and Bed and Breakfast Inns are available within the township and surrounding areas. A scenic KOA campground in Houghton, which is open from Memorial Day to Labor Day, offers a variety of nature and family-oriented camping activities.

For sports enthusiasts, Houghton College added a \$23 million major athletic complex in 2014 to host numerous sporting events. The 115,000 square-foot Kerr-Pegula Field House can seat well over 6,000 and features an eight-lane track, six full tennis courts, weight rooms, locker rooms, offices, conference rooms and more. A ropes initiatives course is also available on the campus.

Just east of the Houghton College Athletic Complex along NYS Route 19, is the newly developed Caneadea Town Park. When completed in 2019, the park will have a pavilion, picnic tables, BBQ grills, a children's playground, and a large lawn area for a variety of games and lawn sports. Bounded by the Genesee River and the Genesee Valley Greenway, the park will have walking trails to the Genesee River along with connections to the Genesee Valley Greenway and existing Houghton College trails.

A major recreational contributor to the area is neighboring Letchworth State Park. Renowned for some of the most magnificent scenery in the United States, the park is often referred to the Grand Canyon of the East. Massive cliffs, which were created by the river's path over thousands of years, approach 600 feet. The park comprises over 14,000 acres of lush forests along the Genesee River. Its three waterfalls and grand vistas make it a favorite for camping, hiking, sightseeing, picnics and more. A multi-faceted park, Letchworth provides opportunities for a wide variety of interests year round for nature lovers, photographers, geologists, botanists, historians, hikers, and picnickers alike.

The region's rich heritage of the Seneca Indians is well-documented in the park with a museum and various displays including a statue of Mary Jemison, which designates the gravesite of "The White Woman of the Genesee." Also there is a restored Seneca Council House, which once stood on the east banks of the Genesee in Caneadea. Hence, the naming of Council House Road, which runs parallel on the east side of the river within the township.

In addition, Letchworth State Park offers 66 miles of trails for avid hikers, as well as trails for horseback riding, biking, snowmobiling and cross-country skiing. Fishing areas, hot air ballooning, swimming pools, whitewater rafting and canoeing are just some of the attractions at Letchworth. A full schedule of events is offered each year within the park which range from

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festivals to lectures and guided walks, to the noted Fall Arts and Crafts Sale.

Another nearby outdoor attraction is Swain Ski Resort, in Swain NY. Swain offers a variety of ski slopes and trails, along with snow tubing and various events throughout the winter months. During the summer and fall, motocross and mountain biking are popular activities at the resort.

2.6 Development Opportunities

The Town of Caneadea's development potential is affected by many factors including geography and climate, natural resources, infrastructure, existing employment opportunities, and demographics. These factors have a major impact the town's growth potential.

The Genesee River and Rushford Lake are both scenic and recreational resources—as well as sources of potential problems such as flooding.

Many folks are attracted to the four-season climate. However, the elderly are more likely than other age groups to avoid the challenges of winter living by relocating somewhere warmer. Seniors are a large and growing percentage of the Town's population who need appropriate housing options. Allegany County is rich with institutions of higher education. Caneadea is home to Houghton College. Yet after graduation, there is limited employment potential, which leads to an exodus of young talent every year.

Wooded areas are sources of lumber, firewood, and hunting opportunities, while areas rich in gravel and pockets of natural gas create opportunities for mining and drilling. While these natural resources are types of economic potential available in the area, accessing them without care could also lead to the negative effects of disturbing the natural beauty and purity of the area's air, water, wildlife and scenery which are also key factors promoting the Town's attractiveness and economic potential. On a similar theme, the land best suited as sites for businesses is often also prime river bottom land which is ideal for agriculture as well.

The Town's existing infrastructure includes two state roads which make the Town easy to access in all seasons for residents and visitors. The state roads also bring through-travelers who could increase the economic opportunities for businesses. The heavy traffic, winter conditions and treatments make the road prone to destructive potholes, which detract from the experience of travelling through the town. Yet the town has little to no control over the quality and maintenance of state roads.

The water supply for the Town of Caneadea runs the length of the State Route 19 corridor, as do easy cable and high speed internet access. Businesses prefer easy access to these. Town septic however is limited to the hamlet of Houghton while other areas require individual leach fields. Public transportation is available on a limited basis. There are a few good options for hotels, motels, and bed and breakfast establishments. But at certain times of the year the demand for housing outstrips the supply by a significant amount.

These comprise some of the opportunities, resources and challenges for development in the town.

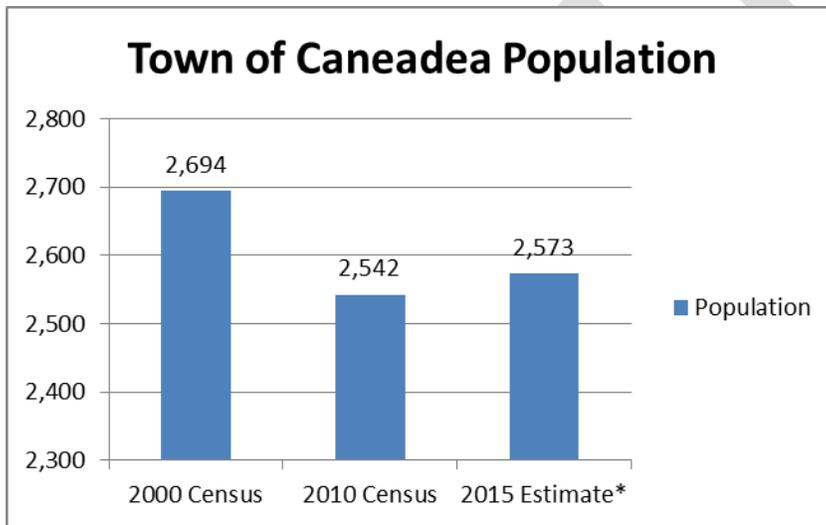
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2.7 Planning Assumptions

In order to enact plans and policies for the future, certain basic projections must be made with existing data. These projections act as a foundation on which plan recommendations are based. The following have been projected in the formulation of the 2017 Update to the Comprehensive Plan.

2.7a Population

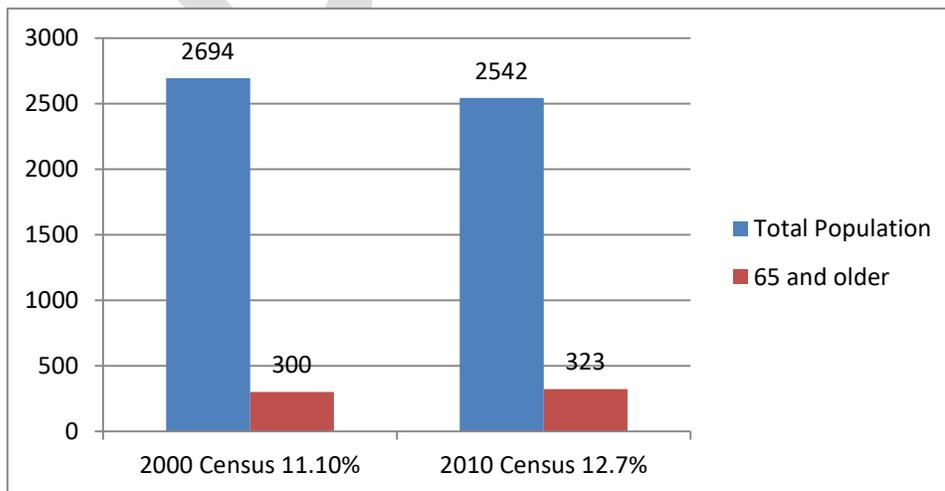
From 2000 to 2010, town population declined slightly according to the US Census Bureau. Using the 2015 American Community Survey Five-year Estimate, we see a leveling off of population. If the trend continues, US Census data for 2020 would show a slight recovery.



*From US Census Bureau, American Community Survey Five-year Estimates

Aging Population

Seniors (65 and older) are a slowly growing percentage of the Town's population with needs for housing, activities and transportation.



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2.7b Agriculture

The Town will retain its rural character, with over 75% of its land area zoned as an Agricultural District.

2.7c Service Centers/Shopping

Major service centers for the Town will continue to be Wellsville, Arcade, Olean and Warsaw. Water and sewer access is expected to be developed for the Crossroads/Belvidere exit of Interstate Route 86, allowing for future development.

2.7d Recreation

Public recreation demands, particularly indoor facilities for seasonal use, will continue to increase in the next decade. The county added a \$23 million major athletic complex at Houghton College in 2014. The 115,000 square-foot Kerr-Pegula Field House can seat well over 6,000, features an eight-lane track, six full tennis courts, weight rooms, locker rooms, offices, conference rooms and more.

2.7e Public Safety

There will be a need for increased public safety and coordinated emergency planning and response.

2.7f Public Services

Public services will increase in demand and cost.

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The Planning Board in its deliberations and studies considered the concerns raised by residents, consultants and others who have contributed to this plan. These planning concerns collectively have influenced the content and scope of this plan and are itemized below for perspective and future reference.

3.1 Planning Concerns

3.1a Land Use and Housing

1. Where should residential, commercial and industrial development be located?
2. What types of residential, commercial and industrial development should occur?
3. Should population density be specified in any areas of the Town?
4. How do we best protect our farmlands and open spaces to maintain our agricultural economy and our rural setting?
5. What is the appropriate minimum lot size and what is the appropriate minimum road frontage to protect farmlands and minimize bowling alley lots?
6. What is our future vision of the Route 19 and Route 243 corridors and how do we best restructure the zoning to achieve that vision, while also accommodating the residents of that area?

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7. Should any parcel, site plan, or subdivision development, which was rezoned but remains inactive for a specified time, be periodically reviewed to protect the town from subsequent, undesired development in the distant future?
8. Is partial rezoning on development projects, when the full extent of project is not fully disclosed or when the project is called out in stages or phases, an option?

3.1b Conservation

1. Are there better solutions for certain drainage conditions other than retention ponds?
2. Should provisions be made for development in areas susceptible to flooding?
3. Does wetland location influence development?
4. How do we maintain the integrity of the Local Waterfront Revitalization Program?

3.1c Housing/Residential

1. Should the minimum square footage be required in any residential zoned areas?
2. Should architectural guidelines be established for remodeling?
3. Should housing development plans include methods and plans to promote public safety?
4. How can the overwhelming support of single family housing and senior housing versus all other types be accommodated?

3.1d Recreation

1. Should more land be set aside for Town parks?
2. Can our shoreline be better developed or modified to accommodate hiking and biking trails?
3. Should the Town seek more recreational area along the Genesee River?
4. Can the Town better benefit from its proximity to Rushford Lake?

3.1e Transportation

1. How will further residential development affect traffic patterns?
2. Given the commercial zoning districts already outlined on the Town of Caneadea zoning map, how would a large-scale development effect traffic patterns?

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3. How will the proposed Route 243 extension affect the Town?
4. Should the Town allow additional private roads?

3.1f Community Facilities and Services

1. Should a Community Center be constructed?
2. What facilities should be incorporated into a Community Center?
3. Should a Library facility be combined with a future Community Center?
4. Should extensions be added to existing water lines to accommodate new developments and where existing homes do not have service?
5. How can the Town best utilize clean energy technologies?
6. How can the Town maximize use of high-speed internet beyond State Route 19?

3.2 Demographics and Housing

1. How can we encourage and facilitate the growing senior demographic to age in place?
2. How can we address the periodic bursts of temporary housing needs when there are events which bring more visitors than can be accommodated by existing hotels, motels, and B&B's?
3. How can blighted or abandoned properties be strategically restored to preserve attractiveness and maintain the property tax bases?
4. Can "online commuting" and low-cost-of-living be combined and marketed as a means to encourage local population growth?
5. Are there ways to encourage and promote seasonal/vacation housing?

3.3 Transportation

1. Can the existing public transportation service through the town be enhanced by signage, literature, or sheltered bus stops?
2. Should private taxi services be encouraged?

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3.4 Commercial, Educational, Recreational Development

1. Can the Town of Caneadea, local organizations, Houghton College and Houghton Academy cooperate more effectively and creatively to attract students and visitors, host events, and promote living and vacationing in the area?
2. Could Houghton College students have academic and service projects which strengthen their résumés and have local benefit?

3.5 Public Services and Utilities

1. How can the Town best utilize clean energy technologies?
2. How can the Town maximize use of high-speed internet beyond State Route 19?

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TABLE OF CONTENTS CHAPTER 4

4 COMPREHENSIVE PLAN GOALS AND POLICIES

- 4.1 Community Character
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- 4.8 Community Facilities

Chapter 1, paragraph 1.3 listed and described the eight Comprehensive Plan Goals. These goals, derived through the planning process and developed by the findings, were designed to represent a consensus view of the most significant issues involved in land use within the Town of Caneadea in the next ten years. This chapter details those goals and lists the policies necessary for achieving them.

4.1 Community Character

Goal: The Town of Caneadea should seek to retain its small town character and heritage, maintain an overall quality of life associated with a small-town atmosphere in a country environment, require high standards of appearance and maintenance for established neighborhoods, as well as future development, and encourage citizen involvement and participation in all Town activities.

Policies:

- 4.1a Maintain and enhance the Town's rural character and agricultural heritage.
 - 4.1a(1) Preserve farming and encourage agricultural development in the Town of Caneadea.
 - 4.1a(2) Encourage citizen understanding of the economics of agricultural production.
 - 4.1a(3) Continue to work with appropriate State and County boards and agencies to support agriculture and to sustain the agricultural district formed within the Town.
 - 4.1a(4) Strengthen local historic preservation efforts, which would allow greater community preservation activities to honor and reflect the Town's agricultural

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heritage.

4.1b Maintain a program to preserve established residential areas and eliminate deterioration.

4.1b(1) Provide the Town's code enforcement officer and support boards with the means to ensure desired standards of property appearance and maintenance.

4.1b(2) Establish, update and/or revise existing codes and regulations to ensure the appropriate officials have powers of review and authority over new developments to assure the quality and compatibility of new construction.

4.1b(3) Create, revise and/or reinforce property maintenance laws to facilitate understanding, compliance and enforcement.

4.1c Promote a sense of community identity and responsibility.

4.1c(1) Encourage citizen involvement in planning for the Town's future development and growth.

4.1c(2) Encourage citizen participation in the formulation of Town policies and programs to increase the chance that these policies will be both acceptable and effective.

4.1c(3) Support variety and choice to allow for the opportunities and richness that make community life both interesting and fulfilling.

4.1c(4) Encourage maximum opportunities in the Town for social and cultural interaction.

4.2 Land Use

Goal: Establish a balance of land use for residential, commercial and industrial uses, which protects the natural environment and existing land resources; preserves areas of natural beauty and open space; encourages the continuation of productive farming and other agricultural uses; and provides opportunities for low-density, high-quality residential development.

Policies

4.2a Require a pattern of land use and development which will not be wasteful of land resources, preserves areas of natural beauty and promotes a high degree of environmental sensitivity.

4.2a (1) Discourage a sprawling pattern of development, which does not make an efficient use of land.

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4.2a(2) Incorporate and support conservation practices which serve to protect significant, scenic and natural features, especially those having potential value for current and future recreational purposes.

4.2a(3) Identify and protect open spaces. Maintain the Open Space Index to accurately reflect the inventory of open spaces within the Town.

4.2a(4) Provide attractive open space within future residential and commercial development.

4.2b Protect viable farmland and encourage its continuation in productive farming operations and activities.

4.2b(1) Restrict residential development to very-low density in areas designated for agriculture to minimize change to or disruption of the activities normally carried out for agricultural production.

4.2b(2) Establish appropriate minimum lot sizes within the agriculture district, which would discourage future development and facilitate farming activities.

4.2c Support relatively low-density residential development to protect open spaces, natural resources and farming operations and to minimize the expense for increased public services and infrastructure investment.

4.2c(1) Focus residential development around established utilities such as water and sewer lines.

4.2c(2) Consider Incentive Zoning as a means to advance the Town's physical, cultural and social goals by allowing land developers to provide specific amenities and benefits in exchange for zoning incentives, which would preserve or enhance designated resources or provide other public benefits.

4.2c(3) Develop and maintain a balanced open space, park, and recreation system based on local human needs and natural features which preserve as many sites of natural significance as possible.

4.2c(4) Plan all types of dwelling units to provide usable outdoor living space, and relate buildings to one another, to streets, topography and climatic factors to create interesting, useful, and harmonious green spaces.

4.2d Promote high-quality residential development.

4.2d(1) Assure that predominantly residential areas are free from incompatible and inharmonious uses.

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- 4.2d(2) Maintain quality residential areas through the establishment and involvement of neighborhood groups.
- 4.2d(3) Give special attention to street design when it is necessary to route traffic through neighborhoods so as to avoid nuisances to established residences.
- 4.2d(4) Establish an Architectural Review Policy for reviewing all development.
- 4.2d(5) Encourage senior and assisted living communities and opportunities.
- 4.2d(6) Enhance quality living environments and opportunities through the use of good site planning principles.
- 4.2d(7) Promote parks and other activity centers as neighborhood focal points to facilitate social activities within the neighborhood.
- 4.2d(8) Buffer residential areas from business and industrial areas with appropriate landscaping enhancements.
- 4.2d(9) Encourage pedestrian walkways and other non-motorized modes of movement which facilitate neighborhood interaction and have the potential for linking nearby residential areas, commercial uses, or public facilities.

4.3 Environmental Protection

Goal: Caneadea should work to preserve its natural resources with particular emphasis placed on the Genesee River, its stream bank erosion, and important surrounding areas and tributaries, including Houghton Creek, Caneadea Creek, and Crawford Creek; its productive soil, sensitive wetlands and flood lands; and, its abundant fish and wildlife.

Policies:

- 4.3a Comply with the State Environmental Quality Review Act (SEQRA) and General State Pollutant Discharge Elimination (SPDES) Permit requirements.
- 4.3b Maintain an active role with State, Federal and International agencies in their plans and efforts to regulate seasonal lake levels to prevent excessive shoreline erosion.
- 4.3c Protect wetland areas by requiring appropriate permits before any disturbances are approved.
- 4.3d Minimize flood hazards to residents and their property.
- 4.3e Develop a program to maintain and improve drainage channels.

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4.3e(1) Administer and enforce minimum requirements of the National Flood Insurance Program, enabling flood insurance to continue for property owners in the Town.

4.3e(2) Request the Federal Emergency Management Agency to conduct a study of developing areas of the community and to establish areas of special flood hazard in advance of development.

4.3e(3) Comply with Federal Phase II Storm Water Regulations.

4.3f Identify, prioritize and remediate drainage problem areas within the Town.

4.3f(1) Require new development to provide a drainage system that is equal to or better than exists at the time of development and that will not burden neighboring areas with an excess burden of drainage. Drainage system must be compatible with existing system.

4.3f(2) Obtain drainage easements along natural watercourses.

4.3f(3) Replace undersize drainage structures and construct new facilities when needed.

4.3f(4) Consider the establishment of a Town-wide drainage district to ensure funds necessary for the maintenance of off-road drainage.

4.3f(5) Encourage and support efforts to gain new knowledge and advanced drainage techniques from any level of government or agency.

4.4 Parks and Open Space

Goal: The Town of Caneadea should seek to provide quality parks and recreational facilities, balancing residents' desires with open space use, which preserve and maintain the natural features and sites of natural significance.

Policies:

4.4a Provide a fully balanced program of recreational activities with readily accessible, well-maintained and safe parks and recreational facilities for persons of all ages, income levels, and backgrounds.

4.4a(1) Provide parks for a variety of uses, including natural areas free of organized recreation and areas suitable for use by the entire family.

4.4a(2) Re-evaluate the recreational needs and requirements of a changing population to keep programs and facilities responsive and appropriate to the needs of users.

4.4a(3) Ensure a regular program of citizen participation and public information in the

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acquisition, planning and development of parks.

4.4b Encourage the development of appropriate activities along the Genesee River shoreline and contributory waterways.

4.4b(1) Encourage the development of hiking trails, nature areas, bike paths and passive recreational activities along the Genesee River.

4.4b(2) Coordinate complementary bike and walking trails with neighboring Towns.

4.4b(3) Support efforts to obtain and conserve appropriate areas of the Genesee River shoreline and for public recreation.

4.4c Provide an adequate program for maintenance, security and update of recreational areas.

4.4c(1) Give parks and recreation budgets an appropriate level of priority.

4.4c(2) Ensure adequate security is provided to protect and preserve the Town's recreational assets.

4.4c(3) Pursue grants and consider other alternative funding sources for parks.

4.5 Infrastructure

Goal: The Town of Caneadea should evaluate and replace/rehabilitate its existing public sewer operational and maintenance capabilities as deemed necessary and ensure sound environmental operation of private septic systems. The Town should strive to construct sewer districts along the Rushford Lake shoreline and in areas of new development. Continue to explore additional water districts for areas currently not served.

Policies:

4.5a Establish a sewer maintenance program which supports the environmental goals of the Comprehensive Plan.

4.5a(1) Provide sufficient worker training and proper equipment to ensure adequate and timely maintenance of the public sewer system.

4.5a(2) Ensure a sufficient maintenance tax is assessed on properties within the sewer district to adequately support necessary training and equipment.

4.5a(3) Coordinate inspection and evaluation programs with the Allegany County Dept. of Health to accomplish regular inspections of private sanitary systems.

4.5a(4) Consider high-tech solutions for replacement of sanitary systems in particularly

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vulnerable environmental and ecological areas such as along the Genesee River and Rushford Lake shoreline.

4.5b Support the staged extension of sanitary sewer districts along Route 19, Route 243 and the Rushford Lake shoreline area and into areas of new growth, where existing development is at a sufficient density to support the service at a reasonable cost.

4.5b(1) Seek funding to offset the cost of sewer improvements through the Clean Water/Clean Air Bond Act and other possible grants.

4.5c Pursue the improvement of the current water district to continually increase the availability of public water for all residents who desire it.

4.6 Economic Development

Goal: The Town of Caneadea should sensibly manage its economic sector and identify and pursue initiatives for economic growth so as to strengthen its tax base and revitalize its economy consistent with the other goals of this plan.

Policies:

4.6a Promote a business community that conveniently provides the basic needs of the residents while maintaining our agricultural, small-town appeal.

4.6a(1) Pursue the establishment of a farmers' market, which would be convenient to serve residents and visitors.

4.6a(2) Encourage the grouping of commercial uses within a central, compact area complemented by existing commercial establishments and supported by surrounding residential areas

4.6a(3) Encourage the use of existing vacant land or buildings within the current commercial areas before extending or expanding commercial districts.

4.6a(4) Enhance existing commercial areas through building renovation and appropriate redesign of buildings and lots to ensure compatibility, ease accessibility and minimize traffic hazards.

4.6a(5) Require bordering within commercial areas, consistent with our rural atmosphere and which includes buffers between shops and between shopping areas and residential areas.

4.6a(6) Closely control signage to maintain an attractive, uncluttered appearance.

4.6a(7) Support the establishment of a local retail business owners' organization to provide and forum for relevant business-oriented issues and concerns.

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- 4.6a(8) Establish specific guidelines for the development, regulation and operation of large-scale, commercial enterprises.
- 4.6b Review alternative energy generation programs which could enhance economic and agricultural opportunities and best benefit the Town.
- 4.6b(1) Plan for the possible construction of industrial, wind energy generating systems.
- 4.6b(2) Investigate the opportunity for construction of ethanol or other alternative energy plants.
- 4.6b(3) Encourage agricultural production which would support ethanol or other alternative energy plants.
- 4.6c Encourage small-scale tourism or retail services, which promote the Town's small town/agricultural character and waterfront accessibility, which might be operated part-time from the home.
- 4.6c(1) Promote rural/agricultural related services, including farmers' markets, farm vegetable and fruit stands, and wineries.
- 4.6c(2) Support tourism-related services such as fishing, boating, hunting, trapping, bed and breakfasts, spas, restaurants with outdoor decks, marinas, gift shops, boutiques and similar uses.

4.7 Traffic and Transportation

Goal: The Town of Caneadea should have efficient and well-maintained roads, which safely serve local and through traffic.

Policies:

- 4.7a Work with other agencies to provide a safe, efficient transportation system with maximum economy.
- 4.7a(1) With an emphasis on safety, work closely with the State and County Departments of Transportation to coordinate the maintenance and improvement of the State and County roads, which essentially form the main arteries through the Town.
- 4.7a(2) Encourage alternative modes to auto transportation in areas which exhibit a reasonable demand.
- 4.7a(3) Support county and regional transit efforts aimed at creating an efficient transportation system.

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4.7a(4) Encourage street lighting and traffic control devices on an as needed basis with particular emphasis on safety.

4.7b The Town's transportation system should support and further the overall development pattern shown in the land use plan.

4.7b(1) Recognize the varied needs of all the citizens' age groups and the facilities they require such as highways, mass transit, bicycle paths, and walking trails.

4.7b(2) Encourage developers to provide pedestrian and bicycle access to and within service and recreation facilities in new developments wherever appropriate.

4.7b(3) Encourage trees and other landscaping methods along streets in such a manner as not to create a safety hazard.

4.7c Review and revise development regulations as necessary to ensure developers conform to State, County, Town road design standards.

4.7c(1) Encourage two accesses into all residential developments for circulation and safety.

4.7c(2) Eliminate dead-end streets and hammer-head lots.

4.7c(3) Ensure cul-de-sacs are designed to accommodate snow-removal and emergency equipment.

4.7d Conduct studies to minimize on-street parking problems in, residential areas.

4.7e Ensure that current and proposed transportation facilities adhere to the State Environmental Quality Review(SEQR) regulations.

4.8 Community Facilities

Goal: The Town of Caneadea should maintain the existing inventory of local recreational, history, educational, emergency service, public utility and municipal government facilities and services and continuously improve and expand those facilities and services to reflect the needs and demographics of the Town.

Policies:

4.8a Provide public services and facilities to meet and anticipate the needs of the public.

4.8a(1) Develop a program to determine and anticipate desires of the Town's residents.

4.8a(2) Conduct annual reviews of the existing services and facilities to assess condition, efficiency and effectiveness.

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- 4.8a(3) Encourage the use of private initiative and enterprise to help meet the public needs in these areas.
- 4.8b Plan for the construction of a multi-use community center to serve Town residents of all ages.
- 4.8b(1) Identify and obtain first rights of refusal on appropriate location.
- 4.8b(2) Coordinate requirements of all stakeholders including residents, seniors, youth groups, and non-profit organizations.
- 4.8b(3) Develop concept and present to the community for acceptance.
- 4.8b(4) Pursue means of funding including bonds and grants.
- 4.8c Develop a long range strategy for the restoration, maintenance and operation of the Town Historical Museum.
- 4.8c(1) Pursue grants and other non-appropriated means to finance same.
- 4.8c(2) Ensure the protection and preservation of all historical documents, artifacts and other materials contained within the facilities.
- 4.8d Support effective and efficient educational institutions and provide for continuing and expanded educational needs.
- 4.8d(1) Support the planning and building of an educational system which will provide equal educational instruction, facilities, and opportunities to all.
- 4.8d(2) Support school districts serving the Town to provide for growth and expansion.
- 4.8e Encourage and support the volunteer fire departments to assure the optimal level of protection in the most efficient manner.
- 4.8e(1) Encourage and support programs within the community for fire safety, prevention and awareness.
- 4.8e(2) Maintain accurate fire district maps and fire protection information.
- 4.8e(3) Enforce requirements of the State's Uniform Fire Prevention and Building Code.
- 4.8e(4) Encourage an active policy of inspections by the State Insurance Services Offices (ISO) to achieve the highest level of fire class ratings possible within the fire district.
- 4.8e(5) Encourage the Town's fire district to share training, information, programs, resources and personnel skill levels to make any aspect of fire protection for the

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Town cost effective and of consistent quality.

4.8f Support a volunteer ambulance service that assures responsiveness and efficient levels of first aid care and transport service throughout the Town.

4.8f(1) Support ambulance corps membership drives to assure enough trained personnel to meet increasing needs.

4.8f(2) Support first aid and CPR classes to be offered through the ambulance corps.

4.8g Assure an adequate level of police service throughout the Town.

4.8g(1) Demand high standards of performance and sound relations between police and the Town.

4.8g(2) Promote and maintain a high level of communications between the Town and the law enforcement agencies serving the area.

4.8h Encourage the expansion of cable service to all locations within the Town.

4.8i Maintain facilities for municipal government offices that are sufficiently financed, properly sited and adequately designed for the present use and future expansion.

4.8i(1) Make all facilities easily accessible for all to promote citizen use.

4.8i(2) Acquire additional municipal properties or expand existing buildings as needed for the Town's citizens.

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5 PLAN IMPLEMENTATION

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- 5.2 Adopting, Reviewing and Amending the Comprehensive Master Plan
 - 5.2a Adopting a Comprehensive Plan
 - 5.2b Periodic Review
 - 5.2c Amending the Comprehensive Plan

The Comprehensive Plan is intended to guide land use decisions in the Town of Caneadea. By itself, the Plan does not change zoning or assure implementation of a land use plan. A necessary first step in putting the Comprehensive Plan to work is for the Town Board to adopt or implement the Plan's goals and policies for the future growth and improvement of the Town. There are numerous policies contained within the goals and several strategies can be used to adopt or implement them. This chapter discusses the methodology for adopting and implementing the Town of Caneadea's Comprehensive Plan. The first section contains an Implementation Matrix that portrays each recommended policy included in the Plan, along with its suggested time frame and agency responsible for carrying it out. The second section describes the process required for the Town to adopt the Plan.

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5.1 Implementation Matrix

This section presents in outline form the recommended policies identified in the Comprehensive Plan, Chapter 4. Each policy has been assigned a time frame to signify when it should be addressed: S = short term (1–3 years), I = intermediate (3–5 years), L = long term (5–10 years), O = ongoing. The Board, department, or agency primarily responsible for carrying out the policy is also identified.

Action	Time Frame	Responsibility
4.1 COMMUNITY CHARACTER		
4.1a Maintain and enhance the Town’s rural character and agricultural heritage.	O	Town Board
4.1a(1) Preserve farming and encourage agricultural development in the Town.	O	Town Board
4.1a(2) Encourage citizen understanding of the economics of agriculture production.	O	Town Board Allegany County-Cornell Cooperative Extension
4.1a(3) Continue to work with appropriate State and County boards and agencies to support agriculture and to sustain the agricultural district formed within the Town.	O	Town Board Allegany County-Cornell Cooperative Extension
4.1a(4) Strengthen local historic preservation efforts, which would allow greater community preservation activities to honor and reflect the Town’s agricultural heritage.	O	Town Board Town Historian
4.1b Maintain a program to preserve established residential areas and eliminate deterioration.	O	Town Board
4.1b(1) Provide the Town’s code enforcement officer and support boards with the means to ensure desired standards of property appearance and maintenance.	S	Town Board

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4.1b(2) Establish, update and/or revise existing codes and regulations to ensure the appropriate officials have powers of review and authority over new developments to assure the quality and compatibility of new construction.	S	Town Board
4.1b(3) Create, revise and/or reinforce property maintenance laws to facilitate understanding, compliance and enforcement.	S	Town Board
4.1c Promote a sense of community identity and responsibility.	O	Town Board
4.1c(1) Encourage citizen involvement in planning for the Town's future development and growth.	O	Town Board
4.1c(2) Encourage citizen participation in the formulation of Town policies and programs to increase the chance that these policies will be acceptable and effective.	O	Town Board
4.1c(3) Support variety and choice to allow for the opportunities and richness that make community life both interesting and fulfilling.	O	Town Board Town Historian
4.1c(4) Encourage maximum opportunities in the Town for social and cultural interaction.	O	Town Board Town Historian
4.2 LAND USE		
4.2a Require a pattern of land use and development which will not be wasteful of land resources, preserves areas of natural beauty and promotes a high degree of environmental sensitivity.	O	Town Board

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4.2a(1) Discourage a sprawling pattern of development, which does not make efficient use of land.	O	Town Board Town Historian Zoning Board of Appeals
4.2a(2) Incorporate and support conservation practices which serve to protect significant, scenic and natural features, especially those having potential value for current and future recreational purposes.	O	Town Board Town Historian Zoning Board of Appeals
4.2a(3) Identify and protect open spaces. Maintain the Open Space Index to accurately reflect the inventory of open spaces within the Town.	O	Town Board
4.2a(4) Provide attractive open space within future residential and commercial development.	O	Town Board Planning Board
4.2b Protect viable farmland and encourage its continuation in productive farming operations and activities.	O	Town Board
4.2b(1) Restrict residential development to very-low density in areas designated for agriculture to minimize change to or disruption of the activities normally carried out for agricultural production.	O	Town Board Town Historian Zoning Board of Appeals
4.2b(2) Establish appropriate minimum lot sizes within the agriculture district, which would discourage future development and facilitate farming activities.	S	Town Board
4.2c Support relatively low-density residential development to protect open spaces, natural resources and farming operations and to minimize the expense for increased public services and infrastructure investment.	O	Town Board

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<p>4.2c(1) Focus residential development around established utilities such as water and sewer lines.</p>	S	Town Board Planning Board
<p>4.2c(2) Consider Incentive zoning as a means to advance the Town's physical, cultural and social goals by allowing land developers to provide specific amenities and benefits in exchange for zoning incentives, which would preserve or enhance designated resources or provide other public benefits.</p>	O	Town Board Planning Board Zoning Board of Appeals
<p>4.2c(3) Develop and maintain a balanced open space, park, and recreation system based on local human needs and natural features which preserve as many sites of natural significance as possible.</p>	O	Town Board Planning Board
<p>4.2c(4) Plan all types of dwelling units to provide usable outdoor living space, and relate buildings to one another, to streets, topography and climatic factors to create interesting, useful, and harmonious Planning Board green spaces.</p>	O	Town Board Planning Board
<p>4.2d Promote high-quality residential development.</p>	O	Town Board
<p>4.2d(1) Assure that predominantly residential areas are free from incompatible and inharmonious uses.</p>	O	Town Board Planning Board Zoning Board of Appeals
<p>4.2d(2) Maintain quality residential areas through the establishment and involvement of neighborhood groups.</p>	L	Town Board Planning Board
<p>4.2d(3) Give special attention to street design when it is necessary to route traffic through neighborhoods so as to avoid nuisances to established residences.</p>	O	Town Board Planning Board Highway Superintendent

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4.2d(4) Establish an Architectural Review Policy for reviewing all development.	S	Town Board
4.2d(5) Encourage senior and assisted living communities and opportunities.	O	Town Board
4.2d(6) Enhance quality living environments and opportunities through the use of good site planning principles.	O	Town Board Planning Board
4.2d(7) Promote parks and other activity centers as neighborhood focal points to facilitate social activities within the neighborhood.	O	Town Board
4.2d(8) Buffer residential areas from business and Industrial areas with appropriate landscaping enhancements.	O	Town Board Planning Board
4.2d(9) Encourage pedestrian walkways and other non-motorized modes of movement which facilitate neighborhood interaction and have the potential for linking nearby residential areas, commercial uses, or public facilities.	O	Town Board Planning Board
4.3 ENVIRONMENTAL PROTECTION		
4.3a Comply with the State Environmental Quality Review Act (SEQRA) and General State Pollutant Discharge Highway Superintendent Elimination (SPDEES) Permit requirements.	O	Town Board Highway Superintendent Code Enforcement Officer Planning Board Zoning Board of Appeals
4.3b Maintain an active role with State and Federal agencies in their plans and efforts to regulate seasonal river levels to prevent excessive shoreline erosion.	O	Town Board

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<p>4.3c Protect wetland areas by requiring appropriate permits before any disturbances are approved.</p>	<p>O</p>	<p>Town Board Highway Superintendent Code Enforcement Officer Planning Board Zoning Board of Appeals</p>
<p>4.3d Minimize flood hazards to residents and their property.</p>	<p>O</p>	<p>Town Board</p>
<p>4.3e Develop a program to maintain and improve drainage channels.</p>	<p>I</p>	<p>Town Board Highway Superintendent</p>
<p>4.3e(1) Administer and enforce minimum requirements of the National Flood Insurance Program, enabling flood insurance to continue for property owners in the Town.</p>	<p>O</p>	<p>Town Board Planning Board</p>
<p>4.3e(2) Request the Federal Emergency Management Agency to conduct a study of developing areas of the community and to establish areas of special flood hazard in advance of development.</p>	<p>S</p>	<p>Town Board</p>
<p>4.3e(3) Comply with Federal Phase II Stormwater Regulations.</p>	<p>O</p>	<p>Town Board Highway Superintendent Planning Board</p>
<p>4.3f Identify, prioritize and remediate drainage problem areas within the Town.</p>	<p>O</p>	<p>Town Board</p>
<p>4.3f(1) Require new development to provide a drainage system that is equal to or better than exists at the time of development and that will not burden neighboring areas with an excess burden of drainage. Drainage system must be compatible with existing system.</p>	<p>O</p>	<p>Town Board Planning Board</p>

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4.3f(2) Obtain drainage easements along natural watercourses.	L	Town Board
4.3f(3) Replace undersize drainage structures and construct new facilities when needed.	I	Town Board Highway Superintendent
4.3f(4) Consider the establishment of a Town wide drainage district to ensure funds necessary for the maintenance of off-road drainage.	I	Town Board Highway Superintendent
4.3f(5) Encourage and support efforts to gain new knowledge and advanced drainage techniques from any level of government or agency.	I	Town Board Highway Superintendent
4.4 PARKS AND OPEN SPACE		
4.4a Provide a fully balanced program of recreational activities with readily accessible, well maintained and safe parks and recreational facilities for persons of all ages, income levels, and backgrounds.	L	Town Board
4.4a(1) Provide parks for a variety of uses, including Natural areas free of organized recreation and areas suitable for use by the entire family.	I	Town Board
4.4a(2) Re-evaluate the recreational needs and requirements of a changing population to keep programs and facilities responsive and appropriate to the needs of users.	O	Town Board
4.4a(3) Ensure a regular program of citizen participation and public information in the acquisition, planning and development of parks.	O	Town Board

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<p>4.4b Encourage the development of appropriate activities along the Genesee River shoreline and Contributory waterways.</p>	<p>O</p>	<p>Town Board</p>
<p>4.4b(1) Encourage the development of hiking trails, nature areas, bike paths and passive recreational activities along Highway Superintendent the Genesee River.</p>	<p>I</p>	<p>Town Board Highway Superintendent NYS Dept. of Transportation NYS Parks and Recreation</p>
<p>4.4b(2) Coordinate complementary bike and walking trails with neighboring Towns.</p>	<p>L</p>	<p>Town Board Highway Superintendent</p>
<p>4.4b(3) Support efforts to obtain and conserve appropriate areas of the shoreline and waterways for public recreation.</p>	<p>L</p>	<p>Town Board NYS Parks and Recreation</p>
<p>4.4c Provide an adequate program for maintenance, security and update of current parks.</p>	<p>O</p>	<p>Town Board</p>
<p>4.4c(1) Give parks and recreation budgets an appropriate level of priority.</p>	<p>O</p>	<p>Town Board</p>
<p>4.4c(2) Ensure adequate security is provided to protect and preserve the Town's parks and other recreational assets.</p>	<p>O</p>	<p>Town Board</p>
<p>4.4c(3) Pursue grants and consider other alternative funding sources for parks.</p>	<p>O</p>	<p>Town Board</p>
<p>4.5 INFRASTRUCTURE</p>		
<p>4.5a Establish a sewer maintenance program which supports the environmental goals of the Comprehensive Plan.</p>	<p>O</p>	<p>Town Board</p>

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<p>4.5a(1) Provide sufficient worker training and proper equipment to ensure adequate and timely maintenance of the public sewer system.</p>	O	Town Board
<p>4.5a(2) Ensure a sufficient maintenance tax is assessed on properties within the sewer district to adequately support necessary training and equipment.</p>	O	Town Board
<p>4.5a(3) Coordinate inspection and evaluation programs with the Allegany County Department of Health to accomplish regular inspections of private sanitary systems.</p>	O	Town Board Code Enforcement Officer
<p>4.5a(4) Consider high-tech solutions for replacement of sanitary systems in particularly vulnerable environmental and ecological areas such as along the Genesee River shoreline.</p>	I	Town Board Code Enforcement Officer
<p>4.5b Support the staged extension of sanitary sewer districts along the Genesee River Shoreline area and into areas of new growth, where existing development is at a sufficient density to support the service at a reasonable cost.</p>	O	Town Board
<p>4.5b(1) Seek funding to offset the cost of sewer Improvements through the Clean Water/Clean Air Bond Act and other possible grants.</p>	S	Town Board Highway Superintendent
<p>4.5c Pursue the improvement of current water district to continually increase the availability of public water for all residents who desire it.</p>	O	Town Board
<p>4.6 ECONOMIC DEVELOPMENT</p>		

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<p>4.6a Promote a business community that conveniently provides the basic needs of the residents while maintaining our agricultural, small-town appeal.</p>	<p>O</p>	<p>Town Board</p>
<p>4.6a(1) Pursue establishment of a farmers' market, which would be convenient to serve residents and visitors.</p>	<p>S</p>	<p>Town Board</p>
<p>4.6a(2) Encourage the grouping of commercial uses within a central, compact area complemented by existing commercial establishments and supported by surrounding residential areas.</p>	<p>O</p>	<p>Town Board Planning Board</p>
<p>4.6a(3) Encourage the use of existing vacant land or buildings within the current commercial areas before extending or expanding commercial districts.</p>	<p>O</p>	<p>Town Board Planning Board</p>
<p>4.6a(4) Enhance existing commercial areas through building renovation and appropriate redesign of buildings and lots to ensure compatibility, ease accessibility and minimize traffic hazards.</p>	<p>L</p>	<p>Town Board Planning Board</p>
<p>4.6a(5) Require bordering within commercial areas, consistent with our rural atmosphere and which includes buffers between shops and between shopping areas and residential areas.</p>	<p>O</p>	<p>Town Board Planning Board</p>
<p>4.6a(6) Closely control signage to maintain an attractive, uncluttered appearance.</p>	<p>O</p>	<p>Town Board Planning Board Code Enforcement Officer</p>
<p>4.6a(7) Support the establishment of a local retail business owners' organization to provide a sounding board and forum for relevant business-oriented issues and concerns.</p>	<p>S</p>	<p>Town Board</p>

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4.6a(8) Establish specific guidelines for the development, regulation and operation of large-scale, commercial enterprises.	S	Town Board
4.6b Review alternative energy generation programs which could enhance economic and agricultural opportunities and best benefit the Town.	O	Town Board
4.6b(1) Plan for the possible construction of industrial, wind energy generating systems.	S	Town Board Planning Board
4.6b(2) Investigate the opportunity for construction of ethanol or other alternative energy plants.	I	Town Board
4.6b(3) Encourage agricultural production which would support ethanol or other alternative energy plants.	L	Town Board Cornell Co-op Extension
4.6c Encourage small-scale tourism or retail services, which promote the Town's rural/agricultural character and waterfront accessibility, which might be operated part-time from the home.	O	Town Board
4.6c(1) Promote rural/agricultural related services, including farmers' markets, farm vegetable and fruit stands, and wineries.	O	Town Board
4.6c(2) Support tourism-related services such as fishing, boating, hunting, bed and breakfasts, spas, restaurants with outdoor decks, gift shops, boutiques and similar uses.	O	Town Board Planning Board

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<p>4.7 TRAFFIC AND TRANSPORTATION</p>		
<p>4.7a Work with other agencies to provide a safe, efficient transportation system with maximum economy.</p>	<p>O</p>	<p>Town Board</p>
<p>4.7a(1) With an emphasis on safety, work closely with the State and County Departments of Transportation to coordinate the maintenance and improvement of the State and County roads, which essentially form the main arteries through the Town.</p>	<p>O</p>	<p style="text-align: center;">Town Board Highway Superintendent NYS Dept of Transportation Allegany County Dept of Transportation</p>
<p>4.7a(2) Encourage alternative modes to auto transportation in areas which exhibit a reasonable demand.</p>	<p>O</p>	<p style="text-align: center;">Town Board Highway Superintendent Planning Board</p>
<p>4.7a(3) Support county and regional transit efforts aimed at creating an efficient metropolitan system.</p>	<p>O</p>	<p style="text-align: center;">Town Board Highway Superintendent</p>
<p>4.7a(4) Encourage street lighting and traffic control devices on an as-needed basis with emphasis on safety.</p>	<p>O</p>	<p style="text-align: center;">Town Board Highway Superintendent Planning Board</p>
<p>4.7b The Town's transportation system should support and further the overall development pattern shown in the land use plan.</p>	<p>O</p>	<p>Town Board</p>
<p>4.7b(1) Recognize the varied needs of all the citizens' age groups and the facilities they require such as highways, mass transit, bicycle paths, and walking trails.</p>	<p>O</p>	<p style="text-align: center;">Town Board Highway Superintendent Planning Board</p>

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4.7b(2) Encourage developers to provide pedestrian and bicycle access to and within service and recreation facilities, and other activity centers in new development wherever appropriate.	O	Town Board Planning Board
4.7b(3) Encourage trees and other landscaping methods along streets in such a manner as not to create a safety hazard.	O	Town Board Highway Superintendent Planning Board
4.7c Review and revise development regulations as necessary to ensure developers conform to State, County, Town road design standards.	O	Town Board
4.7c(1) Encourage two accesses into all developments.	O	Town Board Highway Superintendent Planning Board
4.7c(2) Eliminate dead-end streets and hammer-head lots.	O	Town Board Highway Superintendent Planning Board
4.7c(3) Ensure cul-de-sacs are designed to accommodate snow-removal and emergency equipment.	O	Town Board Highway Superintendent Planning Board
4.7d Conduct studies to minimize on-street parking problems in high-density, residential areas.	S	Town Board Highway Superintendent Planning Board
4.7e Ensure that current and proposed transportation facilities adhere to the State Environmental Quality Review (SEQR) regulations.	O	Town Board Highway Superintendent

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4.8 COMMUNITY FACILITIES		
4.8a Provide public services and facilities to meet and anticipate the needs of the public.	O	Town Board
4.8a(1) Develop a program to determine and anticipate desires of the Town’s residents.	S	Town Board
4.8a(2) Conduct annual reviews of the existing services and facilities to assess condition, efficiency and effectiveness.	O	Town Board
4.8a(3) Encourage the use of private initiative and enterprise to help meet the public needs in these areas.	O	Town Board
4.8b Plan for the construction of a multi-use community center to serve Town residents of all ages.	O	Town Board
4.8b(1) Identify and obtain first rights of refusal on appropriate location.	S	Town Board
4.8b(2) Coordinate requirements of all stakeholders including residents, seniors, youth groups, non-profit organizations, and recreation.	S	Town Board
4.8b(3) Develop concept and present to the community for acceptance.	S	Town Board
4.8b(4) Pursue means of funding including bonds and grants.	S	Town Board
4.8c Develop a long-range strategy for the restoration, maintenance and operation of Town of Caneadea Historical Museum.	O	Town Board Town Historian

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4.8c(1) Establish a restoration plan and pursue grants and other non-appropriated means to finance same.	I	Town Board Town Historian
4.8c(2) Ensure the protection and preservation of all historical documents, artifacts and other materials.	O	Town Board Town Historian
4.8d Support effective and efficient educational institutions and provide for continuing and expanded educational needs.	O	Town Board
4.8d(1) Support the planning and building of an educational system which will provide equal educational instruction, facilities, and opportunities to all.	O	Town Board
4.8d(2) Urge the school districts serving the Town to provide for growth and expansion.	O	Town Board
4.8e Encourage and support the volunteer fire departments to assure the optimal level of protection in the most efficient manner.	O	Town Board
4.8e(1) Encourage and support any programs within the community for fire safety, prevention and awareness.	O	Town Board
4.8e(2) Maintain accurate fire district maps and fire protection information.	O	Town Board
4.8e(3) Enforce requirements of the State's Uniform Fire Prevention and Building Code.	O	Town Board Code Enforcement Officer Planning Board

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<p>4.8e(4) Encourage an active policy of inspections by the State Insurance Services Offices (ISO) to achieve the highest level of fire class ratings possible within the fire district.</p>	<p>O</p>	<p>Town Board</p>
<p>4.8e(5) Encourage the fire district in the Town to share training, information, programs, resources and personnel skill levels to make any aspect of fire protection for the Town cost-effective and consistently high quality.</p>	<p>O</p>	<p>Town Board</p>
<p>4.8f Support a volunteer ambulance service that assures responsiveness and efficient levels of first aid care and transport service throughout the Town.</p>	<p>O</p>	<p>Town Board</p>
<p>4.8f(1) Support ambulance corps membership drives to assure enough trained personnel to meet increasing needs.</p>	<p>O</p>	<p>Town Board</p>
<p>4.8f(2) Support first aid and CPR classes to be offered through the ambulance corps.</p>	<p>O</p>	<p>Town Board</p>
<p>4.8g Assure an adequate level of police service throughout the Town.</p>	<p>O</p>	<p>Town Board</p>
<p>4.8g(1) Demand high standards of performance and sound relations between police and the community.</p>	<p>O</p>	<p>Town Board</p>
<p>4.8g(2) Promote and maintain a high level of Communications between the Town and the Law Enforcement agencies serving the area.</p>	<p>O</p>	<p>Town Board</p>

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4.8h Encourage the expansion of cable service to all locations within the Town.	O	Town Board
4.8i Maintain facilities for municipal government offices that are sufficiently financed, properly sited and adequately designed for the present use and future expansion.	O	Town Board
4.8i(1) Make all facilities easily accessible for all to promote citizen use.	O	Town Board
4.8i(2) Acquire additional municipal properties or expand existing buildings as needed for the Town’s citizens.	I	Town Board

The Town Board shall provide, as a component of such proposed comprehensive plan, the maximum intervals at which the adopted plan shall be reviewed.

It is recommended that the Town of Caneadea Comprehensive Plan be reviewed, at a minimum, every three (3) years to make sure it reflects current conditions and the direction the community wishes to follow.

5.2 Adopting, Reviewing and Amending the Comprehensive Master Plan

5.2a Adopting a Comprehensive Plan

Regulations regarding the adoption of a comprehensive plan are found in NYS Town Law Section 272A. Specific steps to be followed for adoption are:

- Referral of the draft Comprehensive Plan to the Allegany County Department of Planning per General Municipal Law Section 239-1.
- One or more public hearings held by the Town Board.
- Adoption of the plan by resolution of the Town Board.

5.2b Periodic Review

Town Law Section 272A-10 provides for periodic review of the comprehensive plan, as follows:

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- The Town Board shall provide, as a component of such proposed comprehensive plan, the maximum intervals at which the adopted plan shall be reviewed.
- It is recommended that the Town of Caneadea Comprehensive Plan be reviewed, at a minimum, every three (3) years to make sure it reflects current conditions and the direction the community wishes to follow.

5.2c Amending the Comprehensive Plan

For amending the Comprehensive Plan, the procedures are the same as those required for initial adoption of the Plan.

DRAFT