

TOWN OF RUSHFORD COMPREHENSIVE PLAN

INTRODUCTION

The Town of Rushford Comprehensive Plan is general in nature, examining issues and concerns associated with the Town's past growth and culture. 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 Rushford's Planning Board examined demographic, historical, economical, environmental, infrastructure and residential elements and related 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.

1.2 Citizen Basis and Process

A Comprehensive Plan is only effective if it accurately reflects the values and desires of the community it serves. A Public Hearing was held on March 21, 2013 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 website located at <http://rushfordny.org>.

1.3 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 Rushford. By reflecting the goals and aspirations of the community, the document provides an on-going framework in which planning considerations are introduced in the daily 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:

1.4 Communication of Official Policy

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

1.5 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.

1.6 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.

1.7 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.

1.8 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.

1.9 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. The goals are hierarchal. In summary order they are:

1.9 a Community Character

Rushford should seek to retain its rural 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.

1.9 b 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 low-density, high quality residential development.

1.9 c Environmental Protection

Rushford should preserve its natural resources with particular emphasis placed on the Rushford Lake Shorelines and important surrounding areas and tributaries, including Caneadea Creek, Indian Creek and Rush Creek, its productive soil, sensitive wetlands and flood lands; and, its abundant fish and wildlife.

1.9 d Parks and Open Space

Rushford should seek to provide 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.

1.9 e Infrastructure

Rushford should ensure sound environmental operation of private septic systems.

1.9 f Economic Development

Rushford 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.

1.9 g Traffic and Transportation

Rushford should have efficient and well-maintained roads, which safely serve local and through traffic.

1.9 h Community Facilities

Rushford should maintain the existing inventory of local recreational, historical, 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.

2. THE COMPREHENSIVE PLAN

The content of the 2013 Comprehensive Plan represents the best consensus thinking of the public officials and citizens in the Town of Rushford, 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.

2.1 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.

2.2 Vision of the Town of Rushford

It is the vision of Rushford 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 and efficient; and
- Provide community facilities to serve businesses and residents.

The town will achieve this vision while emphasizing the social, cultural, and historic background of the community while protecting the rural character of the Town.

3. HISTORY, BACKGROUND, DEVELOPMENT AND DEMOGRAPHICS

History

The Town of Rushford was formed from Township No. 5 of the Holland Land Purchase. The area had been occupied by the Iroquois Confederacy, and the Seneca Nation was known as the “Keepers of the Western Door” to the Confederacy. Settlers, primarily from New England and Eastern New York, purchased land in Rushford beginning in 1808. Allegany County had been created by New York State in 1806. The township was not legally formed as the Town of Rushford until it was set off from Caneadea in 1816. In 1825 the township now known as New Hudson was spun from the Township of Rushford.

3.1 Development

Much of the forested land in the Township was cleared for farmland. Agriculture remained the mainstay of the local economy, despite the temporary influence of the nearby Genesee Valley Canal. The Canal was completed in 1836, and decommissioned 1878 by the State of New York. The narrow gauge Tonawanda Valley and Cuba Railroad was completed from Rushford to Cuba in 1882, and reached to Attica, NY. The TV R.R. was discontinued in 1886. The Buffalo and Susquehanna (B&S) railroad brought tourists and freight through the town from

1906-1916 before ceasing operations. Small industries sprang up in the late 1800's through the early 1900's. Box factories, mills, lumber companies and cheese factories added to the agricultural background of local business during that period.

The post-WWI period saw a steady progression of change in the township. Roads were improved, and the centralization of Allegany County Schools began in the 1930's. Small businesses and offices lined the main street of the village. One particular development has continued to make a significant impact on the township. In 1925, a subsidiary of Rochester Gas and Electric Corporation created a stir by buying up hundreds of acres in the Caneadea Creek Valley and making plans to construct a dam in the gorge. The initial purpose of the dam was to augment the flow of the Genesee River during low flows and increase the ability of RG&E to generate electricity at its hydroelectric facilities at Mt. Morris and Rochester. The demand for electricity increased greatly and RG&E built coal-fired steam electric plants, and eventually a nuclear plant too, to meet the great bulk of its generating needs. The dam has been owned and operated, since 1981, by the Rushford Lake Recreation District created by the NYS Legislature. The Lake remains an economic engine for the Town of Rushford.

The Rushford Central School became part of the Cuba-Rushford School District in 1991. The school became one of the two elementary school buildings in the district. The Rushford School was closed permanently in 2012 due to enrollment declines at the facility. As of 2013, the bus garage is the only building used by the district. The Rushford Summer Recreation Program uses school grounds to complement its program.

The last few decades have seen a steady decline in smaller dairy operations. Economic development within the Town has been minimal during this time span, although multiple small businesses maintain a presence within the community.

3.2 Rural Character and Development

Although most of Rushford has retained its rural character, residential development is slowly changing that rural character. A significant amount of land in the Town of Rushford is located within the boundaries of the Allegany County Agriculture 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.

3.3 Education and Educational Facilities

The Town of Rushford is served by the Cuba-Rushford Central School District. The Rushford Elementary School was closed in June 2012 by the Cuba-Rushford School Board. Elementary and secondary school children from the town attend Belfast, Cuba-Rushford or Fillmore Central Schools.

3.4 Recreational Opportunities and Cultural Development

Recreational opportunities in the Town of Rushford are also a valuable regional resource. Rushford Lake attracts hundreds of people from the county and neighboring region. In addition, the Town of Rushford Historical Society has purchased and restored several historically important buildings in the Town including the Grange, the blacksmith shop, the gothic schoolhouse, and the Rushford Museum.

The Town's recreational opportunities are enhanced by the stocking of thousands of rainbow trout into Rushford Lake and brown trout into Rush Creek by the New York State Department of Environmental Conservation.

The Town's recreational resources also include the Allegheny Hills Golf Course, State lands for hunting, and the Rushford Lake public beach operated by Allegany County for swimming.

3.5 Development Issues and Constraints

Development forces in the Town must be identified so that the policies and objectives advanced in this document will be realistic and achievable. Development forces identified are suburbanization, natural features, agriculture, and lack of Town sewer and water.

3.5 a Suburbanization

The Town of Rushford anticipates an increase in full-time residential development, particularly around the lake, as a result of the expansion of year-round homes in place of seasonal cottages, an expanding retiree population, and the desire for country living. Suburbanization will bring increasing pressures on the Town for services.

3.5 b. Natural Features

Natural features are recognized as significant influences on how the Town of Rushford will grow. Characteristics such as soil types, ground water levels, topographic features, wooded areas, wetlands, creeks and other drainage features will indicate development limitations and affect development opportunities.

The unique resource, Rushford Lake, contributes significantly to the economy of the Town and plays a major role in the Town's development plans, policies and recommendations. Coordination and cooperation needs to be enhanced to consider both the short-term and long-term growth and service needs for both the lake and town residents. The beauty of the lake will continue to generate public demand for all types of recreational activities including swimming, fishing, and boating.

The advent of alternative energy technologies and the desire to reduce the amount of fossil fuels utilized to generate electricity have combined to identify wind as a new development force. Town Planners must now address both residential and industrial wind energy generating

systems and take into account their effects, either positive or negative, on our economic structure, our aesthetics and environment. While this is a Town issue, it has national consequences as the Country transitions from fossil fuels to a variety of alternative energy technologies.

Similarly, the health and safety concerns of our water supplies and concern for the protection of the lake, must play into any considerations by this board on the matter of hydraulic fracturing of the Marcellus shale.

3.5 c Agriculture

Extensive areas in the Town contain soil types well suited for agriculture crops. The Town of Rushford has always been noted for having quality farmland. This unique resource, which contributes to the economy of the region, influences the Town's development plans, policies and recommendations.

3.5 d Central Business Area and Town Identity

The Town has a central business and commercial area. The centralized location of the bank, post office, library, museum and churches helps to foster a town-wide identity.

3.5 e The Town has additional businesses outside the central business district including a small general store, a hardware, minimart/gas station, a couple restaurants, a veterinary clinic and a golf course.

3.6 Demographics

As of the census of 2000, there were 1,259 people, 479 households, and 346 families residing in the town. The population density was 35.6 people per square mile (13.8/km). There were 1,394 housing units at an average density of 39.4 per square mile (15.2/km). The racial makeup of the town was 98.97% White, 0.08% Native American, 0.08% Asian, 0.16% from other races, and 0.71% from two or more races. Hispanic or Latino of any race were 0.87% of the population.

There were 479 households out of which 32.8% had children under the age of 18 living with them, 59.9% were married couples living together, 7.9% had a female householder with no husband present, and 27.6% were non-families. 21.9% of all households were made up of individuals and 11.1% had someone living alone who was 65 year of age or older. The average household size was 2.63 and average family size was 3.09.

3.7 Planning Assumptions

In order to enact plans and policies for the future, certain basic projections must be made with existing data. The projects act as a foundation on which plan recommendations are based. The following have been projected in the formulation of the 2013 Comprehensive Plan.

3.8a Population

Town population is starting to level off, according to latest census data with current population at 1259 residents with a modest 1% growth forecasted for the next decade.

3.8b Agriculture

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

3.8c Service Centers/Shopping

Major service centers for the Town will continue to be Wellsville, Arcade, Warsaw and Olean. However, with the development of the Crossroads/Belvidere exit of Interstate Route 86, a major shopping center is expected to emerge within the next five years.

3.8d Recreation

Public recreation demands, particularly indoor facilities for seasonal use, will continue to increase in the next decade.

3.8e Aging Population

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

3.8f Public Safety

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

3.8g Public Services

Public services will increase in demand and cost.

4. PLANNING CONCERNS

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.

4.1a 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?
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 the project is not fully disclosed or when the project is called out in stages or phases, an option?

4.1b 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?

4.1c 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 should the various types of housing, including single family housing, senior housing rentals and multiple family housing be accommodated?

4.1 d 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. Can the Town better benefit from its proximity to Rushford Lake?

4.1 e Transportation

1. How will further residential development affect traffic patterns?
2. Given the commercial zoning districts already outlined on the Town of Rushford's zoning map, how would a large scale development affect traffic patterns?
3. Should the Town allow additional private roads?

5.COMPREHENSIVE PLAN GOALS AND POLICIES

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 Rushford in the next ten years. This chapter details those goals and lists the policies necessary for achieving them.

5.1 Community Character

Goal: The Town of Rushford should seek to retain its rural character and heritage, as well as utilizing and augmenting the unique recreational aspects of our town, while maintaining an overall quality of life associated with a small-town atmosphere in a country environment, and require high standards of appearance and maintenance of established neighborhoods, as well as future development, and encourage citizen involvement and participation in all Town activities.

POLICIES

5.1 a Maintain and enhance the Town's rural character and agricultural heritage

- (1) Preserve farming and encourage agricultural development in the Town of Rushford.
- (2) Encourage citizen understanding of the economics of agriculture production.
- (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) Strengthen local historic preservation efforts, which would allow greater community preservation activities to honor and reflect the Town's agricultural heritage

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

- (1) Provide the Town's Code Enforcement Officer and support boards with the means to ensure desired standards of property appearance and maintenance.
- (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.
- (3) Create, revise and/or reinforce property maintenance laws to facilitate understanding, compliance and enforcement.

5.1 c Promote a sense of community identity and responsibility.

- (1) Encourage citizen involvement in planning for the Town's future development and growth.
- (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.
- (3) Support variety and choice to allow for the opportunities and richness that make community life both interesting and fulfilling.
- (4) Encourage maximum opportunities in the Town for social and cultural interaction.

5.2 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

5.2 a 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.

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

- (3) Identify and protect open spaces. Maintain the Open Space Index to accurately reflect the inventory of open spaces within the Town.
- (4) Provide attractive open space within future residential and commercial development.

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

- (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.
- (2) Maintain appropriate minimum lot sizes within the agriculture district, which would manage future development and facilitate farming activities.

5.2 c 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.

- (1) Focus residential development around possible future utilities such as water lines.
- (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.
- (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) Plan all types of dwelling units to provide usual outdoor living space, and relate buildings to one another, to streets, topography and climatic factors to create interesting, useful, and harmonious green spaces.

5.2 d Promote high-quality residential development.

- (1) Assure that predominantly residential areas are free from incompatible and inharmonious uses.
- (2) Maintain quality residential areas through the establishment and involvement of neighborhood groups.
- (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) Maintain the Towns' subdivision law for reviewing all development.
- (5) Encourage senior and assisted living communities and opportunities.
- (6) Enhance quality living environments and opportunities through the use of good site planning principles.
- (7) Promote parks and other activity centers as neighborhood focal points to facilitate social activities within the neighborhood.
- (8) Buffer residential areas from business and industrial areas with appropriate landscaping enhancements.
- (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.

5.3 Environmental Protection

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

POLICIES

5.3 a Comply with the State Environmental Quality Review Act (SEQRA) and General State Pollutant Discharge Eliminations (SPDES) Permit requirements.

5.3 b 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.

5.3 c Protect wetland areas by requiring appropriate permits before any disturbances are approved.

5.3 d Minimize flood hazards to residents and their property.

5.3 e Develop a program to maintain and improve drainage channels.

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

(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.

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

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

(1) Require new development to provide a drainage system that is equal to or better than what 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 system.

(2) Obtain drainage easements along natural watercourses.

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

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

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

5.4 Lake, Parks and Open Space

Goal: The Town of Rushford 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. The Town should encourage proper stewardship of Rushford Lake, and support public use areas on the Lake.

POLICIES:

5.4 a 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

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

(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.

(3) Ensure a regular program of citizen participation and public information in the acquisition, planning and development of parks.

5.4 b. Encourage the development of appropriate activities in the public areas of Rushford Lake.

- (1) Explore grant possibilities for bike and walking trails.
- (2) Support efforts to obtain and conserve appropriate areas of the Rushford Lake shoreline for public recreation.

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

- (1) Give parks and recreation budgets an appropriate level of priority.
- (2) Ensure adequate security is provided to protect and preserve the Town’s recreational assets.
- (3) Pursue grants and consider other alternative funding sources for parks.

5.5 Infrastructure

Goal: The Town of Rushford should ensure sound environmental operation of private septic systems. The Town should evaluate the long-term viability of establishing a sewer district.

POLICIES:

5.5 a

- (1.) Work with the Allegany County Department of Health to ensure adequate and timely maintenance of private septic systems.
- (2.) Coordinate inspection and evaluation programs with the Allegany County Dept. of Health to accomplish regular inspections of private sanitary systems.
- (3.) Consider high-tech solutions for replacement of sanitary systems in particularly vulnerable environmental and ecological areas such as along the Rushford Lake shoreline.

5.5b 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.

5.6 Economic Development

Goal: The Town of Rushford 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:

5.6a Promote a business community that conveniently provides the basic needs of the residents while maintaining our agricultural, small town appeal.

- (1) Pursue the establishment of a farmers' market, which would be convenient to serve residents and visitors.
- (2) Encourage the grouping of commercial uses with a central, compact area complemented by existing commercial establishments and supported by surrounding residential areas.
- (3) Encourage the use of existing vacant land or buildings within the current commercial areas before extending or expanding commercial districts.
- (4) Enhance existing commercial areas through building renovation and appropriate redesign of buildings and lots to ensure compatibility, ease accessibility and minimize traffic hazards.
- (5) Require bordering within commercial areas, consistent with our rural atmosphere and which includes buffers between shop and between shopping areas and residential areas.
- (6) Closely control signage to maintain an attractive, uncluttered appearance.
- (7) Support the establishment of a local retail business owners' organization to provide a forum for relevant business-oriented issues and concerns.
- (8) Establish specific guidelines for the development, regulation and operation of commercial enterprises.

5.6 b Review alternative energy generation programs which could enhance economic and agricultural opportunities that best benefit the Town.

- (1) Plan for the possible construction of industrial, wind energy generating systems.
- (2) Investigate the opportunity for alternative energy.
- (3) 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.

5.6c

- (1) Promote rural/agricultural related services, including farmers' markets, farm vegetable and fruit stands, and wineries.

- (2) Support tourism-related services such as fishing, boating, hunting, trapping, bed and breakfasts, spas, restaurants with outdoor decks, marinas, gift shops.

5.7 Traffic and Transportation

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

POLICIES:

5.7 a. Work with other agencies to provide a safe, efficient transportation system with maximum economy.

- (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.
- (2) Encourage alternative modes to auto transportation in areas which exhibit a reasonable demand.
- (3) Support county and regional transit efforts aimed at creating an efficient transportation system.
- (4) Encourage street lighting and traffic control devices on an as needed basis with particular emphasis on safety.

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

- (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.
- (2) Encourage developers to provide pedestrian and bicycle access to and within service and recreation facilities in new developments wherever appropriate.
- (3) Encourage trees and other landscaping methods along streets in such a manner as not to create a safety hazard.

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

- (1) Encourage two accesses into all residential developments for circulation and safety.
- (2) Strive to eliminate dead-end streets and hammer-head lots.

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

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

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

5.8 Community Facilities

Goal: The Town of Rushford 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:

5.8a Provide public services and facilities to meet and anticipate the needs of the public.

- (1) Develop a program to determine and anticipate desires of the Town's residents.
- (2) Conduct annual reviews of the existing services and facilities to assess condition, efficiency and effectiveness.
- (3) Encourage the use of private initiative and enterprise to help meet the public needs in these areas.

5.8b Develop a long range strategy for the maintenance and operation of the Town Historical Museum.

- (1) Pursue grants and other non-appropriated means to finance same.
- (2) Ensure the protection and preservation of all historical documents, artifacts and other materials contained within the facilities.

5.8c Support school districts serving the Town to provide for growth and expansion.

5.8d Encourage and support the volunteer fire departments to assure the optimal level of protection in the most efficient manner.

- (1) Encourage and support programs within the community for fire safety, prevention and awareness.
- (2) Maintain accurate fire district maps and fire protection information.
- (3) Enforce requirements of the State's Uniform Fire Prevention and Building Code.

- (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.
- (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 town cost-effective and of consistent quality.

5.8e Support a volunteer ambulance service that assures responsiveness and efficient levels of first aid care and transport service throughout the Town.

- (1) Support ambulance corps membership drives to assure enough trained personnel to meet increasing needs.
- (2) Support first aid and CPR classes to be offered through the ambulance corps.

5.8f Promote and maintain a high level of communications between the Town and the law enforcement agencies serving the area.

5.8g Encourage the expansion of technology to all locations within the Town.

5.8h Maintain facilities for municipal government offices that are sufficiently financed, properly sited and adequately designed for the present use and future expansion.

- (1) Make all facilities easily accessible for all to promote citizen use.
- (2) Acquire additional municipal properties or expand existing buildings as needed for the Town's citizens.

6. PLAN IMPLEMENTATION

The Comprehensive Plan is intended to guide land use decisions in the Town of Rushford. 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 Rushford'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.

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
5.1 COMMUNITY CHARACTER		
5.1a. Maintain and enhance the Town’s rural character and agricultural heritage.		
(1) Preserve farming and encourage agricultural development in Town.	O	Town Board Planning Board
(2) Encourage citizen understanding of the economics of agriculture production	O	Town Board Allegany Cty. Cornell Cooperative Exten..
(3) Continue to work with appropriate State and County boards and agencies to support agriculture and to sustain the Allegany County agricultural district formed within the Town.	O	Planning Board Town Board Cornell Cooperative Extension
(4) Strengthen local historic preservation efforts which would allow greater community preservation activities to honor and reflect the Town’s agricultural heritage.	O	Planning Board Town Board Town Historian
5.1b Maintain a program to preserve established residential areas and eliminate deterioration		
Action	Time Frame	Responsibility
(1) Provide the Town’s code enforcement officer and support boards with means to ensure desired standards of property appearance and maintenance.	S	Planning Town Board
(2) Establish, update and/or revise existing codes and regulations to ensure the appropriate officials have powers to review and authority over new developments to assure the quality and compatibility of new construction	S	Planning Board Town Board

(3) Create, revise and/or reinforce property maintenance laws to facilitate understanding, compliance and enforcement	S	Town Board Planning Board
5.1c Promote a sense of community identity and responsibility	O	Planning Board Merchants organiz.
(1) Encourage citizen involvement in planning for the Town's future development and growth	O	Town Board Planning Board
(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.	O	Town Board Planning Board
(3) Support variety and choice to allow for the opportunities and richness that make community life both interesting and fulfilling.	O	Town Board Planning Board
(4) Encourage maximum opportunities in the Town for social and cultural interaction	O	Town Board Historian Planning Board

5.2 LAND USE

5.2a 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	Planning Board Town Board
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(1) Discourage a sprawling pattern of development which does not make efficient use of land	O	Town Board Planning Board Zoning Board
Action	Time Frame	Responsibility

(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 Planning Board Zoning Board
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(3) Identify and protect open spaces. Maintain the Open Space Index to accurately reflect the inventory	O	Planning Board Town Board
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of open spaces within the Town.

- (4) Provide attractive open space within future residential and commercial development O Town Board
Planning Board

5.2b Protect viable farmland and encourage its continuation in productive farming operations and activities **O** **Planning Board
Town Board**

- (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
Planning Board
Zoning Board
- (2) Establish appropriate minimum lot sizes within the agricultural district, which would discourage future development and facilitate farming activities. S Planning Board
Zoning Board
Town Board

5.2c Support relatively low-density residential development to protect open spaces, natural resources and farming operations and to minimize the expenses for increased public services and infrastructure investment. **O** **Town Board**

- (1) Focus residential development around established utilities such as water and sewer lines S Town Board
Planning Board
- (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 O Town Board
Planning Board
Zoning Board

Action **Time Frame** **Responsibility**

- (3) Develop and maintain a balanced open space, park, and recreation system based local human needs and natural features which preserve as many sites of natural significance as possible. O Rushford Lake Board
of Commissioners
Town Board
Planning Board
- (4) Plan all types of dwelling units to provide usual outdoor living space, and relate buildings to one another, to streets, topography and climatic factors to create interesting, useful and harmonious green spaces. O Town Board
Planning Board

5.2d Promote high-quality residential development

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|---|----------|--|
| | O | Town Board
Planning Board |
| (1) Assure that predominantly residential areas are free of incompatible and inharmonious uses | O | Town Board
Planning Board
Zoning Board |
| (2) Maintain quality residential areas through the establishment and involvement of neighborhood groups. | L | Town Board
Planning Board |
| (3) Give special attention to street design when it is necessary to route traffic through neighborhoods so as to avoid nuisances to established residences. | O | Town Board
Planning Board
Hwy. Superintendent |
| (4) Establish an Architectural Review Policy for reviewing all development | S | Town Board
Planning Board |
| (5) Encourage senior and assisted living communities and opportunities. | O | Town Board
Planning Board
Senior Citizen Group |
| (6) Enhance the quality living environments and opportunities through the use of good site planning principles. | O | Town Board
Planning Board |
| (7) Promote parks and other activity centers as neighborhood focal points to facilitate social activities within the neighborhood. | O | Town Board
Planning Board |
| (8) Buffer residential areas from business and industrial areas with appropriate landscaping enhancements. | O | Town Board
Planning Board |

Action Plan	Time Frame	Responsibility
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| (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 |
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5.3 ENVIRONMENTAL PROTECTION

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| 5.3 a Comply with the State Environmental Quality Review Act (SEQR) and General State | O | Town Board
Planning Board,
Highway Superintendent |
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**Pollutant Discharge Elimination (SPDEES)
permit requirements**

**Zoning Board
Code Enforcement Officer**

5.3b 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
5.3c Protect wetland areas by requiring appropriate permits before any disturbances are approved.	O	Town Board Highway Superintendent Code Enforcement Officer Planning Board Zoning Board of Appeals
5.3d Minimize flood hazards to residents and their property.	O	Town Board Planning Board
5.3e Develop a program to maintain and improve drainage channels	I	Town Board Planning Board Highway Superintendent
(1) Administer and enforce minimum requirements of the National Flood Insurance Program, enabling flood insurance to continue for property owners in the Town.	O	Planning Board Zoning Board of Appeals Town Board
(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.	S	Town Board
(3) Comply with Federal Phase II Storm water regulations	O	Town Board Highway Superintendent Responsibility
Action Plan	Time Frame	
5.3f Identify, prioritize and remediate drainage problem areas within the Town	O	Town Board Planning Board
(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.	O	Town Board Planning Board

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| (2) Obtain drainage easements along natural watercourses. | IL | Town Board |
| (3) Replace undersize drainage structures and construct new facilities when needed. | I | Town Board
Highway Superintendent |
| (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 |
| (5) Encourage and support efforts to gain new knowledge and advanced drainage techniques from any level of government or agency. | O | Town Board
Highway Superintendent
Planning Board |

5.4 PARKS AND OPEN SPACE

5.4a 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.

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| (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
Planning Board |
| (2) Re-evaluate the recreational needs requirements of a changing population to keep programs and facilities responsive and appropriate to the needs of users. | O | Town Board
Planning Board |
| (3) Ensure a regular program of citizen participation and public information in the acquisition, planning and development of parks. | O | Town Board |

Action Plan

Time Frame Responsibility

5.4b Encourage the development of appropriate activities along the Rushford Lake shoreline and contributory waterways.

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| (1) Encourage the development of hiking trails, nature areas, bike paths and passive recreational activities along Rush Creek, Caneadea Creek and Indian Creek | I | Town Board
Highway Superintendent
Planning Board
NYS Department of Transportation |
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- (2) Coordinate complementary bike and walking trails with neighboring Towns. L Town Board
Planning Board
Highway Superintendent
- (3) Support efforts to obtain and conserve appropriate areas of the shoreline and waterways for public recreation. L Town Board
NYS Parks & Recreation

5.4c Provide an adequate program for maintenance, security and update of current parks. O Town Board

- (1) Give parks and recreation budgets an appropriate level of priority. O Town Board
- (2) Ensure adequate security is provided to protect and preserve the Town’s parks and other recreational assets. O Town Board
Planning Board
- (3) Pursue grants and consider other alternative funding sources of parks O Town Board
Planning Board

5.5 INFRASTRUCTURE

**5.5a Work with Allegany County Dept. of Health to ensure adequate & timely maintenance of private systems. O Town Board
Zoning Board of Appeals**

5.6 ECONOMIC DEVELOPMENT

**5.6a Promote a business community that conveniently provides the basic needs of the residents while maintaining our agricultural, small-town appeal. O Town Board
Planning Board**

- (1) Pursue establishment of a farmers’ market, which would be convenient to serve residents and visitors. S Town Board
- (2) Encourage the grouping of commercial uses within a central, compact area complemented by existing commercial establishments and supported by surrounding residential areas. O Town Board
Planning Board
- (3) Encourage the use of existing vacant land or buildings within the current commercial areas O Town Board
Planning Board

extending or expanding commercial districts.

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| (4) Enhance existing commercial areas through building renovation and appropriate redesign of buildings and lots to ensure compatibility, ease accessibility and minimize traffic hazards | L | Town Board
Planning Board
Code Enforcement Officer
Highway Superintendent |
| (5) Require bordering within commercial areas, consistent with our rural atmosphere and which buffers between shops and between shopping areas and residential areas | O | Town Board
Planning Board
Code Enforcement Officer |
| (6) Closely control signage to maintain an attractive, uncluttered appearance | O | Town Board
Planning Board
Code Enforcement Officer |
| (7) Support the establishment of a local retail business owners' organization to provide a sounding board and forum for relevant | S | Town Board
Planning Board |

Action Plan

Time Frame

Responsibility

business-oriented issues and concerns.

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| (8) Establish specific guidelines for the development, regulation and operation of large-scale, commercial enterprises. | S | Town Board |
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5.6b Review alternative energy generation programs which could enhance economic and agricultural opportunities and best benefit the Town.

O **Town Board
Planning Board**

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| (1) Plan for the possible construction of industrial, wind energy generating systems | S | Town Board
Planning Board
Code Enforcement Officer |
| (2) Investigate the opportunity of alternative energy plants | I | Town Board
Planning Board |
| (3) Encourage agri-tourism | L | Town Board
Planning Board |

5.6c 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 home.

O **Town Board**

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|---|---|------------------------------|
| (1) Promote rural/agricultural related services including farmers’ markets, farm vegetable and fruit stands, and wineries | O | Town Board
Planning Board |
| (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 |

5.7 TRAFFIC AND TRANSPORTATION

5.7a Work with other agencies to provide a safe, efficient transportation system with maximum economy.

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| (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 | O | Town Board
Highway Superintendent
NYS Dept. of Transportation
Alleg. Co. Dept. of Transportation |
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Action Plan

Time Frame

Responsibility

essentially form the main arteries through the Town.

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| (2) Encourage alternative modes to auto transportation in areas which exhibit a reasonable demand. | O | Town Board
Planning Board
Highway Superintendent |
| (3) Support county and regional transit efforts aimed at creating an efficient transportation system. | O | Town Board
Highway Superintendent |
| (4) Encourage street lighting and traffic control devices on an as-needed basis with emphasis on safety. | O | Town Board
Planning Board
Highway Superintendent |

5.7b The Town’s transportation system should support and further the overall development pattern shown in the land use plan.

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| (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. | O | Town Board
Highway Superintendent
Planning Board |
| (2) Encouraged developers to provide pedestrian | O | Town Board |

and bicycle access to and within service and recreation facilities, and other activity centers in new development wherever appropriate.		Planning Board
(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
5.7c Review and revise development regulations as necessary to ensure developers conform to State, County, Town road design standards	O	Town Board Highway Superintendent Planning Board
(1) Encourage two accesses into all developments	O	Town Board Planning Board Highway Superintendent
(2) Eliminate dead-end streets and hammer-head lots	O	Town Board Planning Board Highway Superintendent
Action Plan	Time Frame	Responsibility
(3) Ensure cul-de-sacs are designed to accommodate snow-removal and emergency equipment	O	Town Board Planning Board Highway Superintendent
5.7d Conduct studies to minimize on-street parking problems in high-density, residential areas	S	Town Board Planning Board Highway Superintendent
5.7e Ensure that current and proposed transportation facilities adhere to the State Environmental Quality Review (SEQR) regulations	O	Town Board Planning Board Highway Superintendent
5.8 COMMUNITY FACILITIES		
5.8a Provide public services and facilities to meet and anticipate the needs of the public	O	Town Board Planning Board
(1) Develop a program to determine and anticipate desires of the Town's residents	S	Town Board Planning Board
(2) Conduct annual reviews of the existing services and facilities to assess condition,	O	Town Board Planning Board
(3) Encourage the use of private initiative and enterprise to help meet the public needs in	O	Town Board Planning Board

these areas.

5.8b Develop a long-range strategy for the maintenance and operation of Town Historians Office	O	Town Board Town Historian
(1) Pursue grants and other non-appropriated means to finance same	I	Town Board Town Historian
(2) Ensure the protection and preservation of all Historical documents, artifacts and other materials.	O	Town Board Town Historian
5.8c Support efficient educational institutions and provide for continuing and expanded educational needs.	O	Town Board Planning Board
Action Plan educational instruction, facilities, and opportunities to all.	O	Town Board Planning Board Responsibility
(2) Urge the school districts serving the Town to provide for growth and expansion.	O	Town Board
5.8d Encourage and support the volunteer fire departments to assure the optimal level of protection in the most efficient manner.	O	Town Board
(1) Encourage and support any programs within the community for fire safety, prevention and awareness.	O	Town Board
(2) Maintain accurate fire district maps and fire protection information.	O	Town Board
(3) Enforce requirements of the State’s Uniform Fire Prevention and Building Code	O	Town Board Planning Board Code Enforcement Officer
(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.	O	Town Board

(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 consistent quality.	O	Town Board
5.8e Support a volunteer ambulance service that assures responsiveness and efficient levels of first aid care and transport service throughout the Town.	O	Town Board
(1) Support ambulance corps membership drives to assure enough trained personnel to meet increasing needs.	O	Town Board
(2) Support first aid and CPR classes to be offered through the ambulance corps.	O	Town Board
5.8f Assure an adequate level of police service throughout the Town.	O	Town Board
Action Plan	Time Frame	Responsibility
(1) Demand high standards of performance and sound relations between police and the community.	O	Town Board
(2) Promote and maintain a high level of communications between the Town and the law enforcement agencies serving the area.	O	Town Board
5.8g Encourage the expansion of wireless service to all locations within the Town.	O	Town Board Planning Board
5.8h 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
(1) Make all facilities easily accessible for all to promote citizen use.	O	Town Board
(2) Acquire additional municipal properties or expand existing buildings as needed for the Town's citizens.	O	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.

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

6.2 Adopting, Reviewing and Amending the Comprehensive Master Plan.

6.2a 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.

6.2b Town Law Section 272A-10 provides for periodic review of the comprehensive plan, as follows:

- 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 Rushford 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.

6.2c For amending the Comprehensive Plan, the procedures are the same as those required for initial adoption of the Plan.

