

TOWN & VILLAGE OF
CASTILE
COMPREHENSIVE PLAN

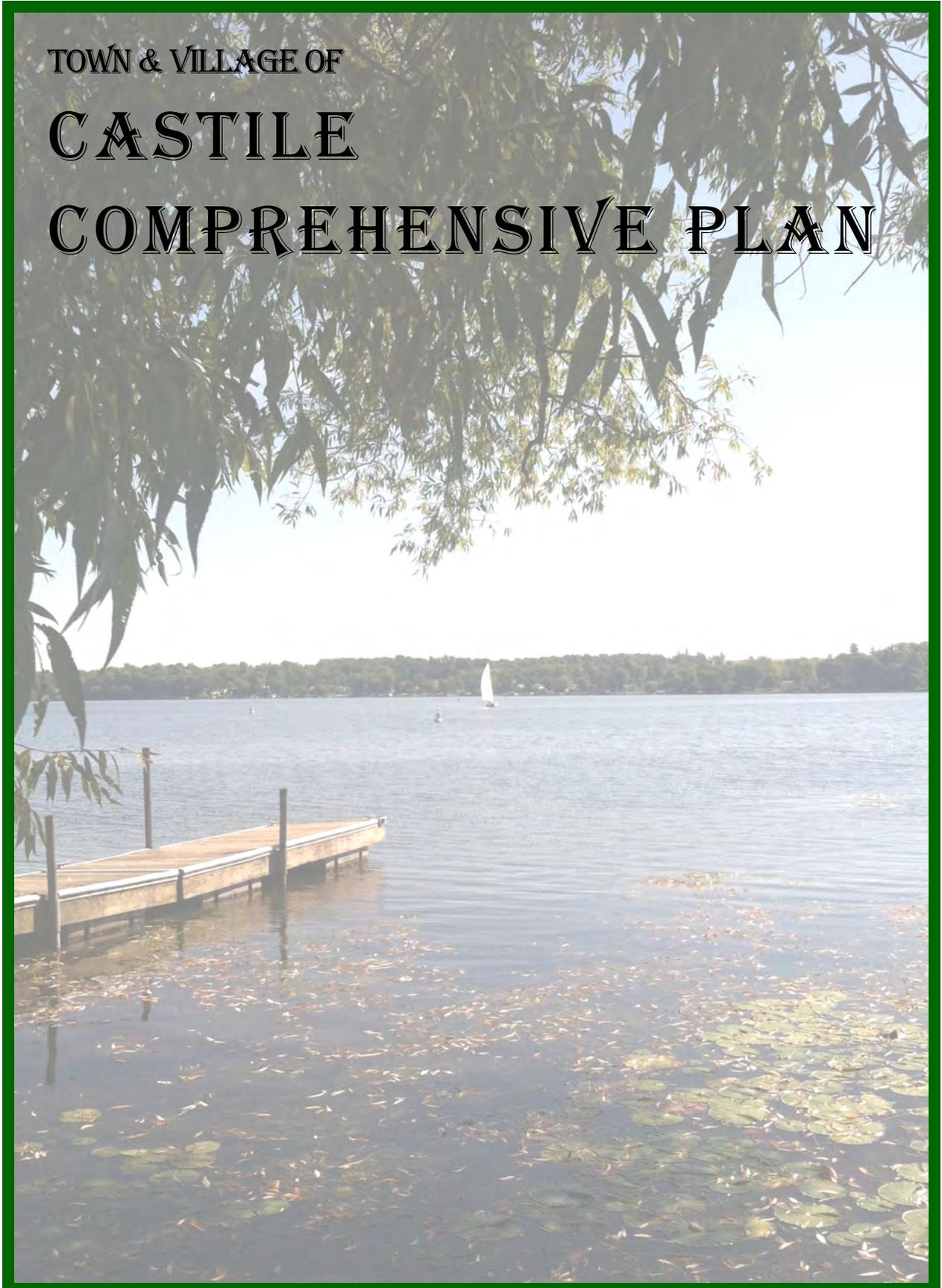


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APPENDICES

Appendix A – Castile Community Profile

Appendix B – Community Surveys

Appendix C – A Comprehensive Plan for the Town and Village of Castile (1969)

Comprehensive Plan section only for reference - Proposed Zoning & Basic Studies sections under separate cover

Plan Adopted: December 30, 2016

COMMUNITY OVERVIEW

The Town of Castile is situated between the greater Rochester and Buffalo metropolitan areas in the southeastern portion of Wyoming County. A predominantly rural community, the landscape boasts rolling hills, scenic vistas, winding streams, and an abundance of open space and active agricultural lands. Also located within the Town is the Village of Castile, serving as the municipal center of both communities as well as the central business district for residents as well as a portion of the Village of Perry to the north.

The Town & Village have attracted a wide range of year-round and seasonal residents and visitors not only for its quaint, rural character, but also due to the draw of Silver Lake to the north and Letchworth State Park along the Town's eastern boundary. The Village and lake districts offer many appealing amenities to facilitate denser residential developments and other more demanding infrastructure improvements. Within the Village and at parts of the lake, there are water and sewer services in addition to a network of improved roads and other utilities. Uniquely, the Village also offers an efficient and cost effective provision of municipal electric service.

First settled around 1808, the Town was officially established in 1821 from a portion of the Town of Perry and grew quickly thereafter with various mills due in part to the numerous creeks and rivers providing power and transportation. Shops, general businesses, taverns, churches, and schools soon followed in support of the growing community with the Village incorporated around 1877.



With its many resources and attractive features, there is a collective desire to maintain and protect the community's quality of life, beautiful natural environment, and quiet lifestyle. Residents are mindful of the community's past and are eager to celebrate it now and in the future. Although development pressure is not significant in Castile, the Town & Village realize that a coordinated, community-supported planning effort will provide the needed guidance for a unified vision for the future as well as the strategies and steps necessary to get there.

WHAT IS A COMPREHENSIVE PLAN?

This Comprehensive Plan update presents a 2016 vision for the Town & Village of Castile and discusses some of the available tools to help move in the direction of that vision.

A comprehensive plan provides an overall framework for future public and private investment and decision-making in the community. This investment can take many forms, such as, but not limited to, financial, civic and creative resources. In Castile, it is this collective investment by residents, businesses, churches, schools, volunteer organizations and local government that will shape the physical, social and economic character of our town.

New York State Municipal Law (NYS Town Law 272-A) defines a comprehensive plan as:

“the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive materials that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town. The town comprehensive plan shall...serve as a basis for land use regulation, infrastructure development and public and private investment, and any plans which may detail one or more topics of a town comprehensive plan.”

Although the Plan is adopted by the Town & Village Boards, it does not preclude it from future review and amendments as times change and issues arise - indeed it remains a “living document” for the benefit of the community. Guided by the collective vision, the policies and goals contained in this document are to be perceived as flexible. As the conditions upon which the document are based change, it is reasonable to assume that its contents may need to be changed as well. The plan is intended to serve as a guide for the next 5-10 years, potentially up to 20 years. Ideally, though, a plan should be reviewed on an ongoing basis, with a community-wide revision process as needed and before reaching the 15-20 year mark.

HISTORY OF PLANNING IN CASTILE

- 1969** A Comprehensive Master Plan was completed for the Town of Castile. It was done by a consulting firm that produced many of the plans of NY State communities. The Town and Village of Perry and the Town and Village of Castile all completed their new “plan” that year, and adopted nearly identical zoning laws in 1970.
- 1984** The Town of Castile begins an update process to the plan. The planning board, working with a consultant, considers new issues and situations as well as evolving trends. Many of those trends were influenced by the existing zoning regulatory process...some things working, some not successful.
- 1986** The Village of Perry begins their update, working with the same consultant, and a multi-page brochure was created, printed, and distributed to highlight community concerns of that time. In 1987, the municipal leadership of the four communities realized the value of a larger perspective and in full recognition of the common demands and pressures on people and resources, agriculture, water, and the built environment that exist in the area.
- 1990** This planning update process provided the basis of new and innovative subdivision regulations in 1990 and comprehensive zoning and land use laws in 1994 that covered every aspect of land use determined to be relevant in this area at the time. Updates included agricultural use and water resource protection, lake development, housing trends, flexible zoning strategies, and site plan and special use review processes, as well as special regulations pertaining to cell towers, signs, and landfills. It was important then, as now, to develop a framework that was based in the reality of the land use pressures of the time and could provide guidance moving forward.
- 2014** In 2014, the Town of Castile’s planning board began a review of our past planning efforts in an effort to understand how the town has evolved and to reset the assumptions and projections established in earlier planning efforts. While community values and character have changed little in the past 45 years since the Master Plan was initially adopted, there are aspects of our lives in 2016 that have been greatly changed and require us to reconsider those earlier assumptions and adapt new approaches to meet the demands of our new and future generations of people. Much of the change is driven by technology, although economy and social features of small town rural life are also changed in complex ways.