

## A PLAN OF ACTION

The specific actions that will implement the vision and policies of this Plan are described and prioritized in this section. In order to monitor implementation, the Town and Village Boards and Planning Boards should review the action items contained in this section regularly. This will allow the community's to identify successes, determine necessary changes in direction, and consider new information and potential plan revisions. The daily implementation of the plan is a shared responsibility among elected and appointed officials, board members, residents, business leaders and other interested community stakeholders. The community-at-large will be involved and informed of plan progress from time to time, minimally in the content of board meetings, and throughout the year. This will establish an ongoing dialogue with community members and help to ensure that the Comprehensive Plan continues to be a working document.

What follows is a collection of action items organized by policy area with each item ranked in order of priority. Key partnerships or stakeholders are identified where applicable in order to identify those players that could help to guide or initiate the action. In addition, to help track progress by the Town and Village, space for action item status is included. Essentially, this section will become the Town and Village's workbook for success, providing a benchmark for the future.

### **A Good Plan is Never Finished...**

Taking the initiative to update a comprehensive plan, or any plan for that matter, is a step in the right direction as it establishes a framework for the future of the Town and Village. Like any good plan, it's best when it's regularly used/referenced to ensure community-supported goals and actions are achieved and not just relegated to an office shelf. This plan was developed as an active document for the various Boards of the Town and Village to utilize as a de facto "to do" list and to easily show the community what has been accomplished.

However, as time goes on, attitudes, thoughts, economics, people, and other elements can change. Just as it is important to keep the plan readily available for reference and guidance, revisiting it periodically is crucial to ensuring consistency with community views and that it reflects current issues. The Town and Village should review the plan every two to five years to determine it's relevancy and anticipate a major update every 10 or so years depending on those reviews.

**1 - FARMLAND**

- a. Enforce appropriate zoning and regulatory efforts that protect the landowner’s ability to function profitably.  
*Resources: Code Enforcement, Municipal Boards*  
*Topic: Code Enforcement*
  
- b. Enlist landowners in a process of identifying zoning and regulation changes that hinder their operations and assess their necessity in protecting the safety and general quality of life for area residents.  
*Resources: Municipal Boards, Wyoming Co. Soil and Water District*  
*Topic: Zoning*
  
- c. Guide development efforts in the community that improve general welfare with minimal impact on landowner’s property needs.  
*Resources: Planning Board*  
*Topic: Land Development guidance*
  
- d. Identify and utilize the resources available among NYS, County, and private non-profit agencies to protect and profit from our land resources.  
*Resources: Wyoming Co. Soil and Water Conservation, USDA, Wyoming Co. Farm Bureau, NYS Dept. of Ag & Markets*  
*Topic: Land Development guidance, Zoning*
  
- e. Promote creation and participation in farmer’s markets in our area by our farmers with appropriate product.  
*Resources: USDA, Wyoming Co. Farm Bureau, local farmers*  
*Topic: Local tourism, Economic Development*
  
- f. Create an understanding throughout the community and area that recognizes and continues the town’s rich heritage as a strong and prosperous agricultural community.  
*Resources: Wyoming Co. Planning & Dev., Wyoming Co. IDA, Town Board, Town Historian*  
*Topic: Local tourism*
  
- g. Place and limit development to lands of low production and high density of population area.  
*Resources: Municipal Boards*  
*Topic: Land Development guidance, Zoning*

In Progress	Complete

- h. Encourage efforts to educate and enlighten a non-farm audience of neighbors and visitors alike.  
*Resources: Municipal Boards*  
*Topic: Land Development guidance*
- i. Consider the value of purchase of development rights programs as they can successfully protect against pressures to take land out of production.  
*Resources: Municipal Boards, Finger Lakes Land Trust, USDA*  
*Topic: Resource Protection*
- j. Identify conservation strategies and options and make that information easily accessible to landowners.  
*Resources: Municipal Boards, Finger Lakes Land Trust, Wyoming Co. Soil and Water Conservation*  
*Topic: Resources Protection*
- k. Maintain a list of properties that are important for agricultural production whether or not currently utilized.  
*Resources: Assessor*  
*Topic: Resources Protection*

**2 - OPEN SPACE AND NATURAL ASSETS**

- a. Follow recommendations and review requirements of the State of New York SEQRA (State Environmental Quality Review Act) standards where legally required and enforceable.  
*Resources: Municipal Boards*  
*Topic: Land Development guidance, Resources Protection*
- b. Recognize and protect the value of our forest resources.  
*Resources: Municipal Boards*  
*Topic: Land Development guidance, Zoning, Resources Protection*

In Progress	Complete

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- c. Develop and employ tools to provide protection of Silver Lake under a consolidated inter-municipal watershed management plan.

*Resources: Municipal Boards, Wyoming Co. Soil and Water Conservation, Castile Water/Sewer Dept. Silver Lake Association*  
*Topic: Resources Protection, Zoning, Code Enforcement, Land Development guidance*

- d. Create and maintain an inventory of important and sensitive open space areas, waterways, wetlands, parks, and waterbodies with the assistance of involved agencies of Wyoming County and New York State and local planning agencies to facilitate their continued function and viability in the face of changes to population and business activities.

*Resources: Wyoming Co. Soil and Water Conservation, NYS DEC, Planning Board, NYS Parks, WNY Nature Conservancy, WNY Land Conservancy, Silver Lake Association*  
*Topic: Resources Protection, Land Development guidance, Zoning*

- e. Preserve and celebrate the town’s rural character.

*Resources: Municipal Boards, Wyoming County Chamber of Commerce*  
*Topic: Local tourism, Land Development guidance*

- f. Work with local schools and volunteers to educate and monitor quality of natural assets.

*Resources: Municipal Boards, Wyoming Co. Soil and Water Conservation, Perry Central & Letchworth Central School Districts, local Boy/Girl Scout Troops, GCC (Warsaw), WNY Nature Conservancy*  
*Topic: Land Development guidance, Local tourism, Resources Protection*

- g. Engage those agencies in monitoring and protecting those assets and communicating all findings to each other and to elected officials.

*Resources: Wyoming Co. Soil and Water Conservation, Town Board, WNY Nature Conservancy, NYS DEC, NYS Parks*  
*Topic: Resources Protection, Land Development guidance*

In Progress	Complete

- h. Employ state of the art waste management protocols.  
*Resources: Town Board, NYS DEC, Waste Management, GLOW, Wyoming County*  
*Topic: Resources Protection*
- i. Create a plan to inform and educate visitors and residents of the richness of our natural environment.  
*Resources: Municipal Boards, Wyoming County Chamber of Commerce/Tourism, NYS DEC, Silver Lake Association*  
*Topic: Resources Protection, Local tourism, Economic Development*
- j. Consider using development rights purchase to protect valued natural assets and open spaces.  
*Resources: Municipal Boards, Wyoming Co. Soil and Water Conservation, WNY Nature Conservancy. WNY Land Conservancy*  
*Topic: Economic Development, Resources Protection*

**3 - RESIDENTIAL NEIGHBORHOODS**

- a. Review existing regulations to assure their likely impacts are manageable within a range acceptable to the community.  
*Resources: Municipal Boards*  
*Topic: Zoning*
- b. Use regulatory framework to guide the location of new residential building within existing areas.  
*Resources: Municipal Boards*  
*Topic: Land Development guidance, Zoning*
- c. Review adequacy of pedestrian safety, and more generally, resident safety.  
*Resources: Municipal Boards, Highway Superintendent, Wyoming County Highway*  
*Topic: Land Development guidance*

In Progress	Complete

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- d. Evaluate the capacity for growth with existing infrastructure and with minor modifications or improvements to infrastructure.  
*Resources: Municipal Boards, Highway Superintendent, Wyoming County Highway, Castile Sewer & Water*  
*Topic: Land Development guidance*
- e. Review with concerned agencies the necessity for provision of special housing needed by Senior or Disabled populations. Work with neighboring jurisdictions to jointly address such needs.  
*Resources: Municipal Boards, Wyoming County Office for the Aging, Wyoming County Planning & Development*  
*Topic: Zoning, Land Development guidance*
- f. Ensure that agriculture, natural assets and open spaces are not hindered by residential activities.  
*Resources: Municipal Boards, Wyoming Co. Soil and Water Conservation, Wyoming County Planning & Development, Silver Lake Association*  
*Topic: Land Development guidance, Zoning, Resources Protection*
- g. Consider the appropriate role for cluster and neighborhood developments and multi-family residences as alternatives to random residential spread.  
*Resources: Municipal Boards, Wyoming County Planning & Development*  
*Topic: Zoning, Land Development guidance, Code Enforcement*
- h. Look to make a list of properties appropriate for in-fill development and higher density housing.  
*Resources: Planning Board, Assessor, Wyoming County Planning & Development, Zoning Enforcement*  
*Topic: Zoning, Land Development guidance, Code Enforcement*

In Progress	Complete

**4 - ECONOMIC VIABILITY AND TOURISM**

- a. Work with chamber and merchant associations to develop plans to promote and support appropriate business opportunities.  
*Resources: Municipal Boards, Wyoming County Chamber of Commerce, Wyoming County Business Center*  
*Topic: Economic Development, Local tourism*
  
- b. Provide a regulatory environment that supports economic viability of businesses important to area residents.  
*Resources: Municipal Boards*  
*Topic: Economic Development, Zoning*
  
- c. Encourage growth of small, home-based or neighborhood specific businesses.  
*Resources: Municipal Boards*  
*Topic: Zoning, Land Development guidance*
  
- d. Support economic development programs that can strengthen business and job opportunities important to our agriculture industry and our residential population.  
*Resources: Municipal Boards, Wyoming Co. Soil and Water Conservation, Wyoming County Planning & Development, USDA, Wyoming Co. Farm Bureau, NYS Dept. of Ag & Markets*  
*Topic: Economic Development, Resources Protection*
  
- e. Work with agencies that can enhance the experience of tourists and visitors to our community and the prosperity of local residents.  
*Resources: Municipal Boards, Wyoming County Chamber of Commerce*  
*Topic: Local tourism*

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**5 - RECREATION**

- a. Determine areas for appropriate improvements for trails, bikeways, and access.  
*Resources: Municipal Boards, NYS DEC, NYS Parks, Wyoming County Planning and Development, Parks and Trails NY, Silver Lake Association*  
*Topic: Land Development guidance, Zoning, Economic Development*
- b. Identify and review the adequacy and availability of recreation opportunities in the community.  
*Resources: Municipal Boards, NYS Parks, Wyoming County Planning and Development, Silver Lake Association*  
*Topic: Land Development guidance, Zoning*
- c. Coordinate with surrounding communities a plan that meets the recreational needs of all residents.  
*Resources: Municipal Boards, Wyoming County Planning and Development, Perry & Letchworth Central Schools*  
*Topic: Land Development guidance, Community*
- d. Work with agencies and non-profit groups that have an interest in maintaining, protecting, and improving parks and recreation facilities.  
*Resources: Municipal Boards, Parks and Trails NY, local Boy/Girl Scout Troops, Genesee Riverwatch, WNY Land Conservancy, Silver Lake Association*  
*Topic: Local tourism, Economic Development, Resources Protection*
- e. Consider and implement improvements to address accessibility to all public facilities.  
*Resources: Municipal Boards, Silver Lake Association*  
*Topic: Land Development guidance, Zoning*
- f. Encourage expansion of programs for all ages to increase recreation activity.  
*Resources: Municipal Boards, Silver Lake Association*  
*Topic: Community*

In Progress	Complete



- g. Assist development of partnerships with other organizations, communities, or schools to improve activities for youth and seniors.  
*Resources: Municipal Boards, Perry & Letchworth Central Schools, Wyoming County Office for the Aging*  
*Topic: Community*
- h. Create improved structures like docks, sidewalks, or paved walkways to improve services to anyone with hindered physical abilities.  
*Resources: Municipal Boards, Wyoming County Office for the Aging, NYS DOS (Local Waterfront Revitalization), Wyoming County Planning and Development, Silver Lake Association*  
*Topic: Economic Development, Community*
- i. Consider improved access, without taking, to the natural assets of the area.  
*Resources: Municipal Boards, NYS DEC, NYS Parks, Parks and Trails NY, WNY Land Conservancy, Genesee Transportation Council*  
*Topic: Economic Development, Community, Resources Protection, Silver Lake Association*
- j. Survey the level of satisfaction of all users of Silver Lake considering access, quality for recreation purposes, and improvements needed.  
*Resources: Town Board, Silver Lake Association, NYS Parks, local marinas (e.g. Silver Lake Marine)*  
*Topic: Economic Development, Community, Resources Protection*

**6 - HERITAGE AND CULTURE**

- a. Work with interested agencies and committees to develop an inventory of historic locations and buildings within the Town.  
*Resources: Municipal Boards, Historian, Assessor*  
*Topic: Economic Development, Resources Protection, Land Development guidance*
- b. Work with educational, historical, and cultural organizations to improve understanding and appreciation by children and adults.  
*Resources: Municipal Boards, NYS Parks, NYS DOS*  
*Topic: Economic Development, Resources Protection, Local tourism*

In Progress	Complete

- c. Promote Castile as a welcoming community with proud, successful, and involved residents with signage, landscaping, and decorations appropriate to our cultural heritage.

*Resources: Municipal Boards, local businesses*

*Topic: Economic Development, Community, Local tourism*

- d. Recognize and maintain our rural character and heritage.

*Resources: Municipal Boards*

*Topic: Land Development guidance, Zoning, Resources Protection*

- e. Determine that all regulation is consistent with the desired small-town character of the community.

*Resources: Municipal Boards, Wyoming County Planning and Development*

*Topic: Land Development guidance, Zoning*

- f. Encourage creation of events that promote and celebrate the Castile’s heritage and culture.

*Resources: Municipal Boards, Wyoming County Chamber of Commerce/Tourism, Silver Lake Institute*

*Topic: Community, Local tourism*

- g. Work with Wyoming County Tourism agency to celebrate and share the history with visitors.

*Resources: Municipal Boards, Historian, Wyoming County Chamber of Commerce/Tourism*

*Topic: Economic Development, Community, Local tourism*

- h. Promote, jointly with our villages, county, and state, the opportunities to learn and celebrate Castile.

*Resources: Municipal Boards, Historian, Wyoming County Chamber of Commerce/Tourism*

*Topic: Economic Development, Community, Local tourism*

- i. Identify and visually interpret Castile’s heritage and history.

*Resources: Municipal Boards, Historian, Assessor*

*Topic: Economic Development, Community, Local tourism*

In Progress	Complete

j. Work with museum and cultural organizations to provide historical exhibits in public areas and buildings of the town.  
*Resources: Municipal Boards, Historian*  
*Topic: Economic Development, Community, Local tourism*

k. Provide by website, the rich history of Castile.  
*Resources: Municipal Boards, Historian*  
*Topic: Economic Development, Community, Local tourism*

**7 - COMMUNITY ASSETS - GOVERNMENT AND NON-PROFIT**

a. Maintain all infrastructure to minimize tax impacts.  
*Resources: Municipal Boards, Highway Superintendent, Wyoming County Highway, Castile Sewer & Water, Castile Electric*  
*Topic: Land Development guidance, Economic Development*

b. Support the mission of our schools.  
*Resources: Perry & Letchworth Central Schools, Municipal Boards*  
*Topic: Community*

c. Maintain community, public, and non-profit facilities.  
*Resources: Municipal Boards*  
*Topic: Community*

d. Work with non-profit service organizations to enhance quality of life improvements throughout the region.  
*Resources: Municipal Boards, local churches, Rotary, Wyoming County Planning & Development*  
*Topic: Community*

e. Improve buildings and infrastructure to support appropriate development.  
*Resources: Municipal Boards, Superintendent, Wyoming County Highway, Castile Water/Sewer Dept.*  
*Topic: Economic Development*

In Progress	Complete

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- f. Support educational institutions, libraries, and museums, to improve access and programming.  
*Resources: Perry & Letchworth Central Schools, Municipal Boards*  
*Topic: Community, Local tourism*

In Progress	Complete

**§ - BORDERS AND INTER-MUNICIPAL RELATIONSHIPS**

- a. Review current regulations with neighboring areas to coordinate appropriate mutually beneficial improvements.  
*Resources: Municipal Boards, Wyoming County Planning & Development*  
*Topic: Community, Zoning*
- b. Seek all chances to cooperate to increase efficiency and minimize tax impacts of services.  
*Resources: Municipal Boards, Assessor, Wyoming County Planning & Development*  
*Topic: Community*
- c. Respect the concerns that arise from interfacing uses within and across municipal borders.  
*Resources: Municipal Boards, Wyoming County Planning & Development*  
*Topic: Community*
- d. Solicit funding support for quality of life improvements in all areas of public responsibility.  
*Resources: Municipal Boards, Wyoming County Planning & Development*  
*Topic: Community*
- e. Conduct public activities in appropriate public forums and receive input openly.  
*Resources: Municipal Boards*  
*Topic: Community*


- f. Work closely with Lake interests and organizations to standardize protection efforts of that resource.

*Resources: Town Board, NYS DEC, Wyoming County Planning & Development, Wyoming Co. Soil and Water Conservation, Silver Lake Association, NYS DEC, Castile Water & Sewer Dept.*

*Topic: Zoning, Land Development guidance, Resources Protection*

- g. Work with neighboring communities to identify opportunities for collaborative preservation efforts.

*Resources: Town Board, Wyoming County Planning & Development*

*Topic: Community*

In Progress	Complete

## **FUTURE LAND USE**

### **Overview**

A future land use plan provides a general framework that outlines where various types of uses and development should be located within the community over time through mapping and narrative. Using the information obtained from existing resource mapping (infrastructure, roads, agricultural lands, zoning, existing land use, topography, etc.) as well as community input, areas for conservation and protection are balanced with preferred areas for growth. In addition to guiding development, a future land use plan also helps to define a sense of place and a common vision for the community. The manner in which people perceive their environment and interact with one another is determined, in large part, by how land uses are organized within the community.

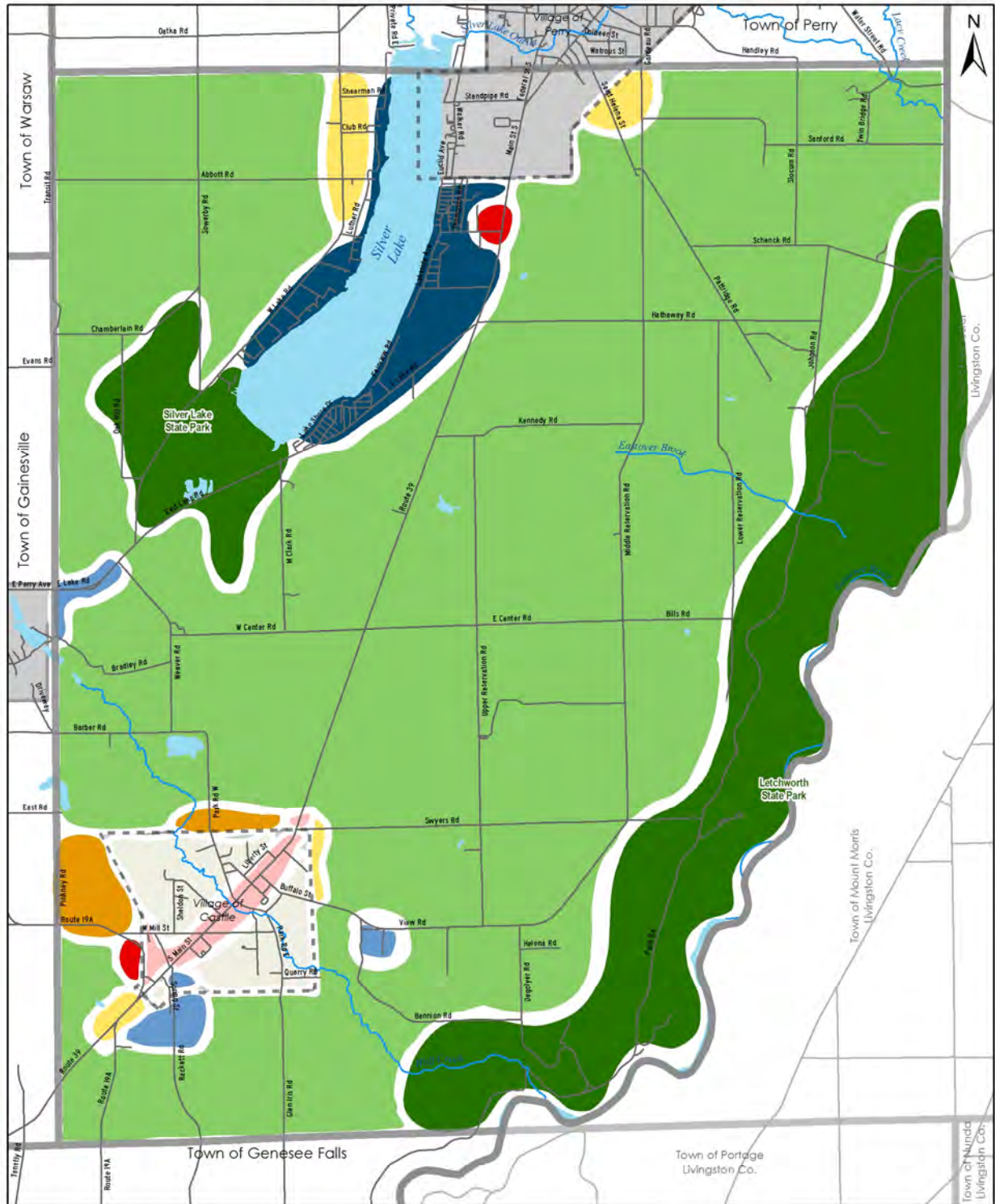
While the future land use plan is not directly enforceable, the recommendations provided in the plan often serve as the legal foundation for future zoning revisions. Additionally, the discussion around future land use can clarify future decisions related to development approaches, site plan review, and subdivision regulations.

### **Future Land Use in Castile**

In general, the existing land use patterns in the Town and Village will remain relatively the same as they are now - most of the commercial development and density concentrated in the Village and in select areas outside where utilities are readily available. The quaint, rural characteristics found in the countryside, lake area, and Village are the qualities that residents and visitors value the most. Indeed, these same qualities also are the backbone to the two primary economies of the area as well - agriculture and tourism.

Although development pressure is not as high in Castile as many other areas, especially those in closer proximity to urban areas, our future land use plan attempts to anticipate the best locations for future residential, commercial, and industrial growth. Our public utilities are now mainly located in small areas of the town and in the village, but the ability of water, electric, sewer, natural gas, and communications services to expand incrementally as needed is a great asset throughout the town. In addition, the development plan highlights key area for open space preservation and recreation enhancement.

# Town of Castile Future Land Use



- Legend**
- Villages
  - Towns
  - Streams/Creeks
  - Waterbodies
  - Village Residential
  - Commercial Core
  - Agricultural-Residential
  - Medium Residential
  - Residential
  - Recreation-Open Space
  - Light Industry
  - Rural Commercial
  - Lake Mixed Use



FUTURE LAND USE

The following pages covering “future land use” are included to provide in only a most general way, some base guidance principles that will inform future decision makers, and support the “kind of development” that is predominantly preferred by Castile residents and businesses. These principles will apply in varying degrees as laws and regulations are proposed, developments envisioned, and infrastructure or public services are contemplated. As a result, the boundaries between these uses are intentionally generalized and blurred. It is important to recognize these pages as guiding, but evolving concepts that are to be regularly reviewed and updated as deemed appropriate by the people of Castile.

### ***Commercial Core***

The Commercial Core is the primary location for a variety of commercial uses providing both neighborhood and regional services. A vertical mix of uses (residential over commercial for example) is preferred over a single-use structure to fit into the existing Village character. Building and site design should reflect the local design and aesthetics whether new to rehabilitated. Where adjacent to residential areas, commercial uses should be adequately buffered and appropriate uses should be located to minimize nuisances. Chain and other larger retail stores are not encouraged within the central core, but may be welcome on the outer fringes provided higher quality and locally-appropriate building and site design are utilized.

### ***Village Residential***

The Village Residential category retains the same mixed density style that the Village currently contains north and south of Main Street. Single-family dwellings are the primary use of the Village Residential land use with two- and multi-family dwellings encouraged in applicable locations. In any case, rehabilitation and reuse of existing building stock is preferred in order to retain the Village character. Infill development and conversions of existing buildings to two – and multi-family dwellings should be designed in such a manner that it is visually compatible with surrounding properties - i.e. roof designs, siding materials, porches/decks, etc. Sidewalks and connections to the Village core and other community facilities are encouraged throughout. Community uses such as churches, schools, playgrounds/parks, trails, and governmental uses are also compatible uses in this category. Shorter setbacks and increased lot coverage are also common features associated with Village Residential areas.

### ***Recreation-Open Space***

Designated recreation and open space areas shown on the Future Land Use map are primarily those in and around Silver Lake and Letchworth State Parks, which will continue as such



indefinitely. These resources provide an important contribution to the Town and Village’s character, scenic vistas, and overall natural beauty as well as their economic health due to tourism and spin off businesses in adjacent areas. Development here is restricted to recreational facilities and amenities such as trails, playgrounds, viewing areas, and other similar uses in addition to supporting accessory uses including parking areas and access roads. Utilizing existing available assets such as underutilized open areas for expanded trails and other low-impact recreational amenities are encouraged, especially where supported by County and regional planning initiatives (e.g. GTC Regional Trails Initiative). Continued agricultural use of open fields would also be encouraged where applicable. Any improvements or enhancements would require coordination with the State Office of Parks (OPRHP).

 ***Agricultural-Residential***

Encompassing a majority of the Town, this area would encourage continued farming operations along with agriculturally-related and supportive uses as defined by the State Department of Agriculture and Markets (NYSDAM). Non-agricultural uses, especially residential, would generally consist of larger lots to accommodate private water and sewer. Newer development should be subdivided and sited in such a manner to preserve important agricultural features such as, but not limited to, prime soils, existing drainage lines/ditches, farm access roads, and hedgerows. Commercial uses should be designed to reflect the rural character and reflect the local vernacular of the Town of Castile. Existing buffer areas should be retained and new buffers between different should be added on the non-agricultural portion to minimize nuisances and encourage good neighbors. With agriculture as the primary use, any development should be made aware of the presence of active operations.

 ***Residential***

In a rural community such as Castile, transition between the Village and the country is typically found in the residential areas. The gradual shift from the density of the Village to the more open areas found throughout the Town is the intent of the Residential land use category. Public water and sewer may be found in these areas, so larger lots may be necessary to accommodate private utilities. Single-family dwellings are the primary land use here with community/ governmental uses and agriculture also encouraged. Setbacks are also generally deeper to provide for the visual transition with landscaping and additional vegetation encouraged.

### **Medium-Residential**

A diverse selection of housing options are critical to ensuring a stable or growing population. This is especially important for those seeking affordable housing which regularly encompasses seniors, college graduates, and young/starter families. Much the same as the Residential category, public water and sewer may be available providing an opportunity for higher densities but limited to maintain the rural character of the Town and adjacent Village. Where private utilities are needed, larger lots will be required. Housing styles and design and site layout should be compatible with the immediate area and reflect local characteristics.

### **Lake Mixed Use**

In addition to agriculture and the State Parks, the lake plays a significant role in the community's economic development and regional tourism industry. This land use category, which runs along both sides of Silver Lake would be primarily used for lakefront residential development, but also include limited commercial businesses. These businesses would be neighborhood-level and provide a mix of local services, typically within enclosed buildings, and include, but not be limited to uses such as bed and breakfasts, small cafes, water-dependent businesses, etc. Exterior design and styles would be complementary and not detract from adjacent uses.

Historically, lot sizes are smaller with cottage style homes found throughout. As is common among many lakefront communities today, the trend towards fully occupied vs. seasonal homes presents a critical issue for maintaining the lakefront character. Rehabilitation of existing structures and infill development is preferred over new development, especially where existing homes are demolished and multiple lots are combined. Where the latter is proposed, the scale and design should be in keeping with the lakefront setting and compatible with adjacent uses.

Site design for all uses should maximize permeable surfaces and limit overall lot coverage so as to not impair water quality from stormwater runoff and erosion. Selective clearing of vegetation, including trees, and pruning is preferred over full site clearing to maintain the lakefront charm and protect lake water quality, especially along the shoreline/riparian area and steeper slopes. New landscaping and other vegetation is encouraged where existing is removed or significantly modified. Keyhole or backlot development along the lake is discouraged.



### ***Rural Commercial***

The Rural Commercial category maintains the rural character and charm of the Town with retail businesses that have operations both within buildings and limited outdoor facilities. These uses are in proximity to the Villages, providing larger retail uses that are distinctly different from those allowed in the Villages. Where outdoor storage, sales, and displays are necessary, they should primarily be located on side and rear yards with appropriate landscaping/screening and buffering to the roadway and adjacent uses, especially residential. Similar to other categories, building and site design should reflect the local character and be compatible with adjacent uses.



### ***Light Industry***

Light industrial and manufacturing businesses are a positive contribution to the Town and Village, providing jobs and tax revenue while requiring significantly less in public services compared to residential uses. The Light Industrial category provides opportunities for development and expansion within the Town and Village, although geared more towards the Town due to available land. With all industrial and manufacturing uses, site design should include appropriate landscaping/screening, buffering, and access management among other criteria to ensure safe operation, minimize conflicts with neighboring uses, and ensure environmental quality. Outside storage and loading facilities should be located to the sides or rear of the structure.

## COMMUNITY INFRASTRUCTURE

During the course of the planning process, several issues related to community infrastructure and development were raised, which are common among many rural communities such as Castile. The Town should address these issues and their impacts on the quality of life of residents and potential for economic development now and in the future. Fiscal impacts (expansion, upgrades, improvements) need to be balanced with rural character and tax impacts.

- \* Public Sewer & Water Expansion
- \* Natural Gas Service
- \* Solar Power
- \* Broadband/Digital Service

### Public Sewer & Water Expansion

Castile has a responsibility to ensure the health and safety of its people and to protect the water sources and watersheds in which it is located. Public water and sanitary sewer systems can be effective tools for both, but are provided at significant taxpayer cost.

The installation of sanitary sewers around Silver Lake has eliminated negative environmental impacts of individual disposal systems and has significantly mitigated contamination within the watershed areas. However, the availability of sewers can potentially increase development pressures, especially when existing seasonal cottages are demolished and new structures built that are grossly out of character. Maintenance of a public sewer system is a costly undertaking that is totally supported financially by local property owners. In the Town of Castile public sewer systems in sparsely populated areas are not recommended as they would add a significant financial burden to the few who share it. Expansions beyond the existing service areas need to be weighed against the proposed development or the density that is available to support it.

Public water availability overlaps some the areas served with sewers, including the Villages and the Silver Lake Institute area, but does not extend to lake residents who are located south



of the Institute or on the west side. A small water district (Gardeau) provides public water to a small area of Castile southeast of the Village of Perry. Additional areas of Castile may see small expansions of water service as land use patterns adjust and if it becomes cost effective. The cost of expansion would typically include additional transmission and/or distribution mains along with hydrants and valves and could include upgrades to treatment facilities if insufficient capacity exists. While expansions to public water are beneficial to residents, it can potentially increase development pressure for additional housing causing a conflict with the goals of maintaining rural character and agriculture. The saying “water grows houses” exists because it has been proven true over time in rural communities. In cases where public water must be provided to address water quality and health issues, the Town should institute land use controls to limit public water hookups, especially in sensitive environmental or primary agricultural areas.

### **Natural Gas Service**

The current natural gas service areas in Castile are limited to the villages, a small number of parcels adjacent to them, a small portion in the southwest corner of the Town, and the Silver Lake area. While not as critical to development as water and sewer service, gas service provides another level of public infrastructure that makes for more attractive economic development potential. Expansions to the current gas network would likely require upgrades for transmission mains to service additional areas, with costs passed on to users. In addition, the utility company would be required to submit a formal expansion request through the State Public Service Commission (PSC). With a compressor station located in the northwest corner of the Town (Dominion Transmission, Inc.) transporting natural gas from Pennsylvania to points north, the potential does exist for expanded service in select areas.



### **Solar Power**

The use of solar power for generating “clean” electricity has been a topic of discussion as of late with the State looking to increase its solar power generation in the near future. With incentives and various pricing/installation options available, the attractiveness of this resource increases. While there are fiscal (financing vs. leasing, return on investment,



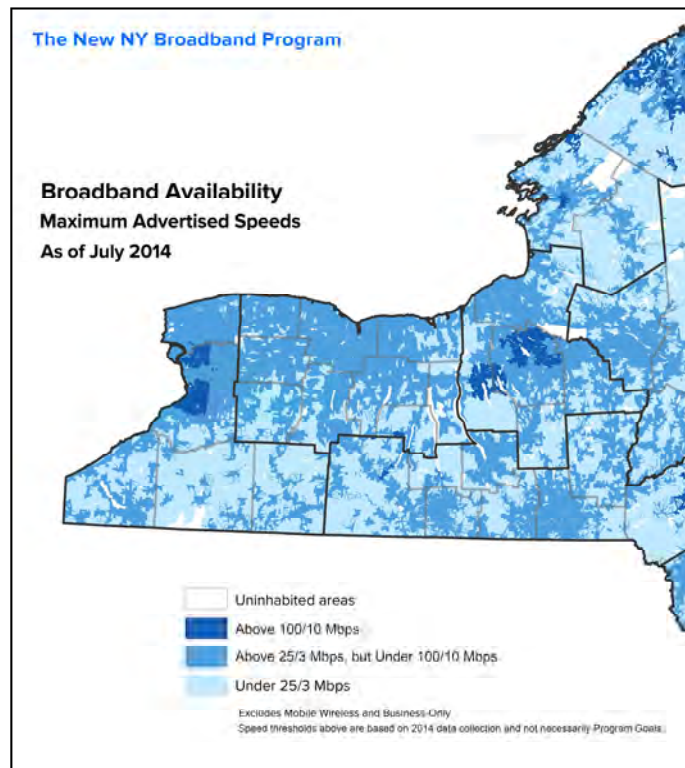
energy usage impact, etc.) as well as logistical implications (repairs, maintenance, discontinuation, etc.) there are also land use issues related to density/scale and location that can create potentially undesirable impacts. Will land be diverted from open space or agricultural use? Will homes place solar panels that are interfering or aesthetically imposing to neighboring residential uses?

Individual, private solar systems that provide power only to the property on which it is located (including industrial, commercial and residential properties) are supported and encouraged where the homeowner finds benefit. Roof-mounted systems are generally less of a concern over free-standing or ground-mounted systems with the latter to be located within existing setbacks and limited to accessory structure heights.

Larger, commercial systems, often called “solar farms”, that are multi-panel arrays constructed as stand-alone or accessory uses to provide service to community, utility, or government buildings are important to review in the context of the prevailing laws and regulations of Castile. Environmental impacts should be minimized and sufficient public benefit be demonstrated through the review process to achieve a consensus support. Any such systems will need to be supported with consultative financial, legal, engineering, and environmental expertise as the Castile approval process determines.

### Broadband/Digital Service

By today’s standards, availability of broadband/digital services is equally as critical as public power, especially in rural areas where communication is shifting more and more to cellular networks and business is readily conducted online. Urban and rural communities are generally divided in their access to these networks as a result of location, terrain, and supporting density. According to an FCC Broadband Report in 2016, 10 percent of Americans lack sufficient connections, defined as 25 megabits per second (Mbps) download and 4 Mbps upload. When differentiated out



between rural and urban areas, the number jumps to 39 percent lacking access in rural communities. Verizon, Time Warner (Spectrum as of 2016), and other telecommunications providers service Western New York, although speeds vary on location. Recently, the State has enacted a “Broadband for All” initiative with its goal to have high-speed access to every New Yorker by 2018. Funding and technical support is available to rural communities, such as Castile, to improve their local systems in consultation with local providers. The Town and Village is encouraged to review this initiative and determine the level of improvement that would be needed.

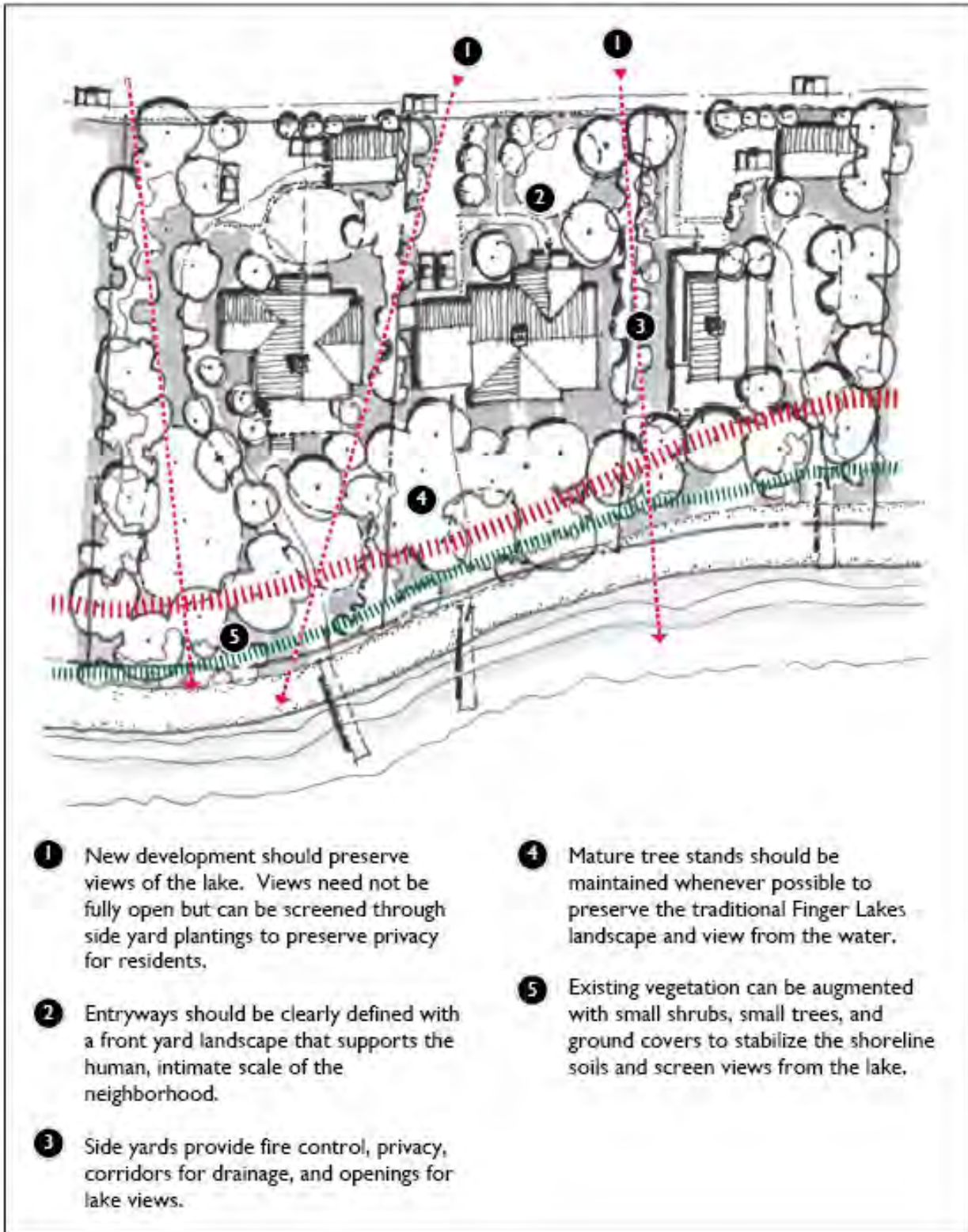
## CONSIDERING COMMUNITY DESIGN

Function before form – on the surface an adage that seemingly supports the development of anything as long as it gets the job done. However, good function may often require appropriate form. When considering the built environment – the physical structures and features of a place – good design often yields improved function.

Whether one is considering the creation of a new building, the improvement of a façade, the development of new policies, or the landscaping in a resident’s front yard, the design has a potential impact on the level of performance, and ultimately the form it takes. Design is often considered in relation to the built environment - good design directly correlates to physical structures such as buildings, houses, streets and parks, but it should also be connected to the creation of a community’s policies and programs. Just as a poorly designed building can lead to disaster, so too can poorly designed public policies and programs.

The following design pages represent hypothetical, general themes that may be applicable in Castile, Town and Village, and thereby useful guidance in framing future development and specifically provide theoretical guidance in all board deliberations at the municipal and planning board levels:

## Lakefront Site Design



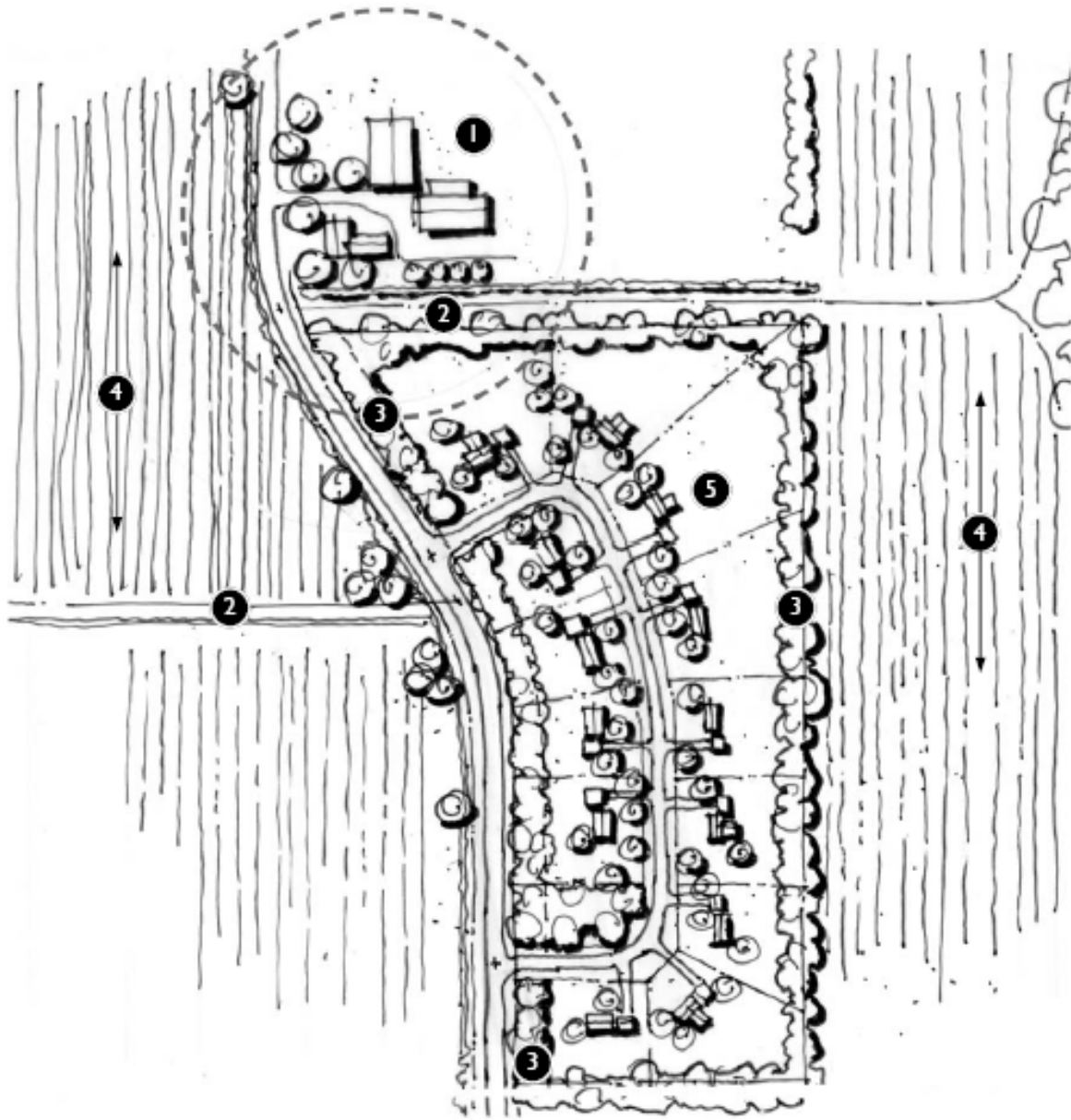
- 1** New development should preserve views of the lake. Views need not be fully open but can be screened through side yard plantings to preserve privacy for residents.
- 2** Entryways should be clearly defined with a front yard landscape that supports the human, intimate scale of the neighborhood.
- 3** Side yards provide fire control, privacy, corridors for drainage, and openings for lake views.
- 4** Mature tree stands should be maintained whenever possible to preserve the traditional Finger Lakes landscape and view from the water.
- 5** Existing vegetation can be augmented with small shrubs, small trees, and ground covers to stabilize the shoreline soils and screen views from the lake.





- 1** Key elements in the desired building façade design include first-floor transparency, pedestrian-scale detailing, and proportional fenestrations consistent with other historic buildings.
- 2** The roof configuration of new or renovated structures should follow the pattern of existing historic structures. This typically includes a shed or flat style finished at the front façade with a detailed cornice or parapet wall on a 2 or 3-story building.
- 3** Façade openings define the human scale of the buildings design, including vertically-oriented windows that make first-floor businesses inviting and intriguing.
- 4** The building envelope defines the relative size of the building in terms of height-to-width ratio, mass, bulk, and projections. New structures or renovations should consider such characteristics of existing historic structures in the hamlet.
- 5** The building footprint should orient the building so that the front façade meets the sidewalk and establishes the main entrance to the building.

## Accommodating development in agricultural areas



- 1 Farmstead
- 2 Field access lane
- 3 Buffer planting
- 4 Maintain field geometry
- 5 New residential development

Existing Site Features



- 1 Field access point
- 2 Natural hedgerow
- 3 Drainage way
- 4 Woodlot
- 5 Consider existing field layout and production patterns

Demonstration of Guideline Principles



- 6 Internal road reduces highway access to 2 points
- 7 Field access point preserved
- 8 Field cultivation geometry preserved
- 9 Natural drainage way provides landscape interest as well as a visual screen and a neighborhood recreation trail
- 10 Future development parcels
- 11 Vegetative buffer along active fields

The above concept shows a subdivision of 2-acre lots arranged around a natural stream corridor. The natural area can be a unique setting and identity for the development, providing recreation and screening. Rather than fronting all lots on the existing road, a

loop road is provided that reduces access points on the road. Existing and new vegetation are utilized to screen the development from the road and adjacent farm operations. Existing field geometries and access points are integral to the design.

## CONCLUSION & ACKNOWLEDGEMENTS

This document is a culmination of many years' worth of input, ideas, and feedback. It is a measure of the community's commitment to and pride in the Town & Village. The community will continue to identify needed improvements and policy changes over time. The community's ability to work together toward progress will be a critical element in preserving Castile's natural beauty, character, and quality of life for future generations to come.

The updated Comprehensive Plan provides a framework to guide future development, investment, and preservation activities in the Town & Village of Castile. It is one tool the community can use to shape the physical, civic and social direction it will take over the next 10 to 20 years. In order to be an effective resource, town and village residents, leaders, and stakeholders must work together to complete the tasks outlined in this revised Plan. While the revised Plan is an accomplishment in and of itself, it is also a call to action.

The strategies and actions identified in the Town & Village of Castile Plan will require cooperation and coordination. In addition to encouraging residents and leaders to work together, the plan includes many opportunities for collaboration with other agencies and municipalities in the county and region. Building on the previous planning efforts of the community and the relationships that have been developed or enhanced along the way, Castile is in a prime position to take proactive steps to ensure its successful future.

The Town & Village of Castile would like to thank all of the residents, business owners and interested stakeholders who participated in the planning process. This document reflects the input, time and effort of many dedicated individuals.

The Comprehensive Plan update was made possible through the volunteer efforts of the following:

**Town Board**

Supervisor Keith Granger  
Past Supervisor Stephen Tarbell  
Deputy Supervisor/Councilman Stan Klein  
Councilman John R. Hurst  
Councilman Frank Vitagliano  
Councilman Mark Barber  
Councilman Sam Monteleone (past member)  
Town Clerk Vickie Draper  
Zoning Enforcement Officer David Swede

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**Village Board**

Mayor Keith Washburn  
Trustee Jenifer Bannister  
Trustee David Reed  
Trustee Jane Eliaz  
Trustee Dennis Miller

**Village Planning Board**

Chairman Rich Eliaz  
Margaret Rambler  
Susan Ferris  
Kevin Belkota

Consultant services were provided by Clark Patterson Lee of Rochester, NY (Tom Carpenter, P.E. and Justin Steinbach, AICP)