

## COMMUNITY ASSETS

“The study and analysis of existing land use patterns within a community is one of the fundamental elements of any master plan. Only through a knowledge of present development patterns and densities can the directions and dimensions of future growth be anticipated. If planning is to be meaningful, it must begin with the community as it exists today and work with and within the context of current problems and municipal resources. The basis for planning for the future growth of the Town and Village of Castile will be predicated on an understanding of the characteristics of present development and past trends.”

*~ A Plan for the Town and Village of Castile, Herbert H. Smith Associates*

This opening paragraph from the Town and Village’s 1969 Plan still remains as valid today as it did over 40 years ago. Indeed not much has changed in the natural and physical sense for the region - the overview regarding drainage patterns, topography, waterbodies, and general soil characteristics all are pertinent today. While land use patterns do change, with specific uses converting over time (typically agricultural lands to non-agricultural uses, commonly residential), the Town and Village remain a predominantly rural community and reflect that character in their design and extent of development.

As part of this Plan update, a general overview of some of the more important features of the Town and Village is included to provide adequate context for future land use policies and decision-making with more current information added where relevant. Maps for each section are included following the narrative.

### Existing Land Uses

The Town of Castile is predominantly agricultural in terms of overall land area (63 percent) as shown in the table below, although it has an equal percentage of the total number of parcels

Code	Property Class	No. of Parcels	% Total	Acreage	% Total	Assessed Land Value	% Total	Assessed Total Value	% Total
100	Agricultural	210	14.7%	13,660.34	62.6%	\$20,918,900	25.4%	\$38,507,500	19.8%
200	Residential	927	64.8%	2,716.81	12.5%	\$42,765,650	51.9%	\$124,053,740	63.7%
300	Vacant	223	15.6%	1,058.25	4.8%	\$6,287,225	7.6%	\$6,538,925	3.4%
400	Commercial	10	0.7%	22.92	0.1%	\$563,800	0.7%	\$1,334,900	0.7%
500	Recreation & Entertainment	13	0.9%	989.19	4.5%	\$6,893,300	8.4%	\$9,905,525	5.1%
600	Community Service	7	0.5%	65.20	0.3%	\$1,663,800	2.0%	\$3,899,800	2.0%
700	Industrial	2	0.1%	24.90	0.1%	\$89,700	0.1%	\$246,400	0.1%
800	Public Services	14	1.0%	57.88	0.3%	\$806,243	1.0%	\$7,770,293	4.0%
900	Forest, Parks & Conservation	3	0.2%	3,025.84	13.9%	\$2,425,700	2.9%	\$2,425,700	1.2%
0	No Data available	22	1.5%	199.98	0.9%	\$0	0.0%	\$0	0.0%
<b>TOTAL</b>		<b>1,431</b>	<b>100.0%</b>	<b>21,821.31</b>	<b>100.0%</b>	<b>\$82,414,318.0</b>	<b>100.0%</b>	<b>\$194,682,783</b>	<b>100.0%</b>

actually categorized as residential (64 percent). In terms of acreage the second highest land use category is vacant lands at almost 14 percent, representing an opportunity for development in some fashion, whether it be expansion in agriculture, residential, or light industrial depending on the availability of infrastructure and market. Over half of the value of the Town still comes from residential uses followed by agriculture, although these lands are typically assessed at a lower value as an incentive to continued farming use. With the presence of Letchworth Sand Silver Lake State Park, it is not surprising that the forest, parks, and conservation category is the second highest land use category.

Code	Property Class	No. of Parcels	% Total	Acreage	% Total	Assessed Land Value	% Total	Assessed Total Value	% Total
100	Agricultural	5	1.0%	117.61	17.3%	\$240,200.00	3.7%	\$240,200.00	0.6%
200	Residential	354	74.2%	233.59	34.4%	\$4,189,400.00	64.3%	\$29,164,400.00	73.9%
300	Vacant	62	13.0%	182.44	26.8%	\$680,500.00	10.5%	\$722,100.00	1.8%
400	Commercial	36	7.5%	26.72	3.9%	\$672,200.00	10.3%	\$3,255,600.00	8.2%
500	Recreation & Entertainment	2	0.4%	6.73	1.0%	\$66,100.00	1.0%	\$321,200.00	0.8%
600	Community Service	10	2.1%	49.15	7.2%	\$333,000.00	5.1%	\$2,481,200.00	6.3%
700	Industrial	0	0.0%	0.00	0.0%	\$0.00	0.0%	\$0.00	0.0%
800	Public Services	4	0.8%	18.58	2.7%	\$169,719.00	2.6%	\$3,036,446.00	7.7%
900	Forest, Parks & Conservation	1	0.2%	16.22	2.4%	\$159,900.00	2.5%	\$269,500.00	0.7%
0	No Data available	3	0.6%	28.65	4.2%	\$0.00	0.0%	\$0.00	0.0%
	TOTAL	477	100.0%	679.69	100.0%	\$6,511,019.00	100.0%	\$39,490,646.00	100.0%

When taking into account the Village of Castile (above), residential uses remain the primary use across all categories. Much the same as the Town, the second highest category in terms of parcel count and acreage is vacant lands, an opportunity especially in the Village for infill development and reuse. When compared to the Town, commercial and community service uses are more prominent, indicating that the Village is and will likely remain the primary commercial area for Town residents. Economic investment in these categories would be catered more towards these uses, along with residential, with some commercial and industrial uses within the Town in closer proximity to the Village boundary where infrastructure, or potential expansion, exists. Development pressure in the outlying areas of the Town would primarily be residential.

### **Zoning**

The current zoning laws in Castile are those adopted and since amended independently by each of the municipalities and are applicable within their jurisdictions; originally, they were developed collectively as the “Castile-Perry Planning Area” to provide consistency. The Town and Village of Castile are now working together on these planning updates in the spirit of that earlier collaboration and future plans and codes changes will continue to be

coordinated as needed. The actual codes, rules, and regulations shall of legal necessity be adopted independently by each municipality. The districts found within each zoning code are generally outlined on the following pages.

**Rural** - The Town & Village maintain one rural-agricultural district, located entirely in and encompassing the majority of the Town:

- \* **Rural Agricultural (RA)**

This district is primarily focused on agricultural preservation and protection while allowing limited non-agricultural uses, including residential, community services, rural/agricultural businesses, and recreation. Minimum lot sizes are just under one acre (30,000 square feet) with subdivision limits for residential/non-agricultural uses based on available parent parcel acreage.

**Residential** - There are currently three dedicated residential districts for the Town & Village, primarily found in the Village:

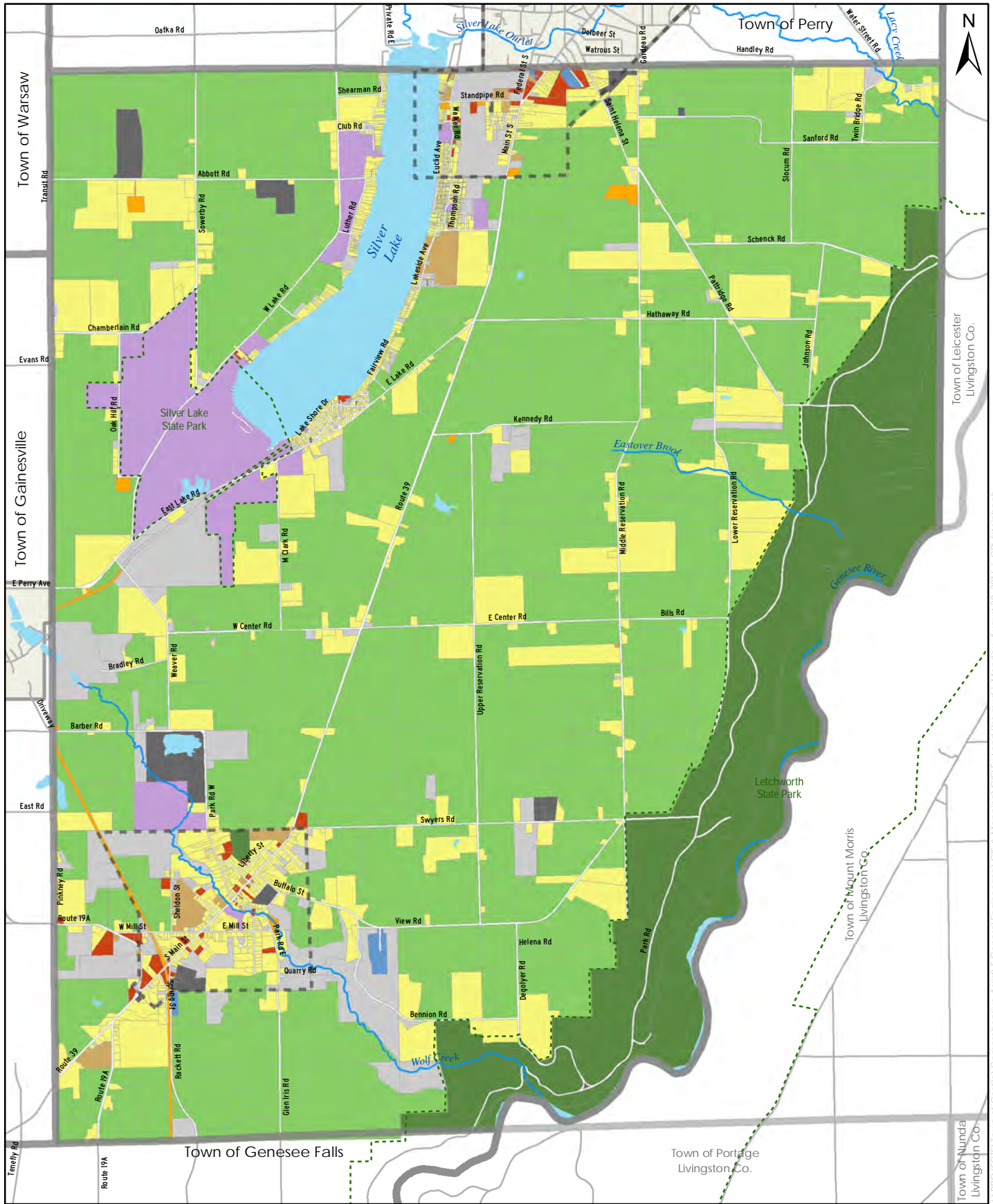
- \* **Residential One-Family (R1)**
- \* **Residential Two-Family (R2)**
- \* **Residential Multiple Family (R3)**

The three districts are divided up based on their overall intensity and availability of utilities with a maximum of up to eight dwelling units per acre in the R3 district (sewer available) and a minimum of two dwelling units for unsewered areas in the R1 district. The permitted uses in each district builds upon the previous with the R1 district having the most restrictive uses allowed; the same with the accessory and specially permitted uses. Although density increases between the R1 and R3 districts, the setbacks remain fixed at the R1 level which may not lend itself to the appropriate Village-scale aesthetics or character should any new development or infill occur.

Within the Town, R1 districts are found immediately adjacent to the Village of Castile and Perry as well as a small portion at the northwest corner of the Lake Development District around Silver Lake. A larger R2 district is also adjacent to the Village of Castile to the west. The majority of the residential districts are located within the Village with the R1 district encompassing the most land and Route 39/Main Street dividing the northern and southern portions.



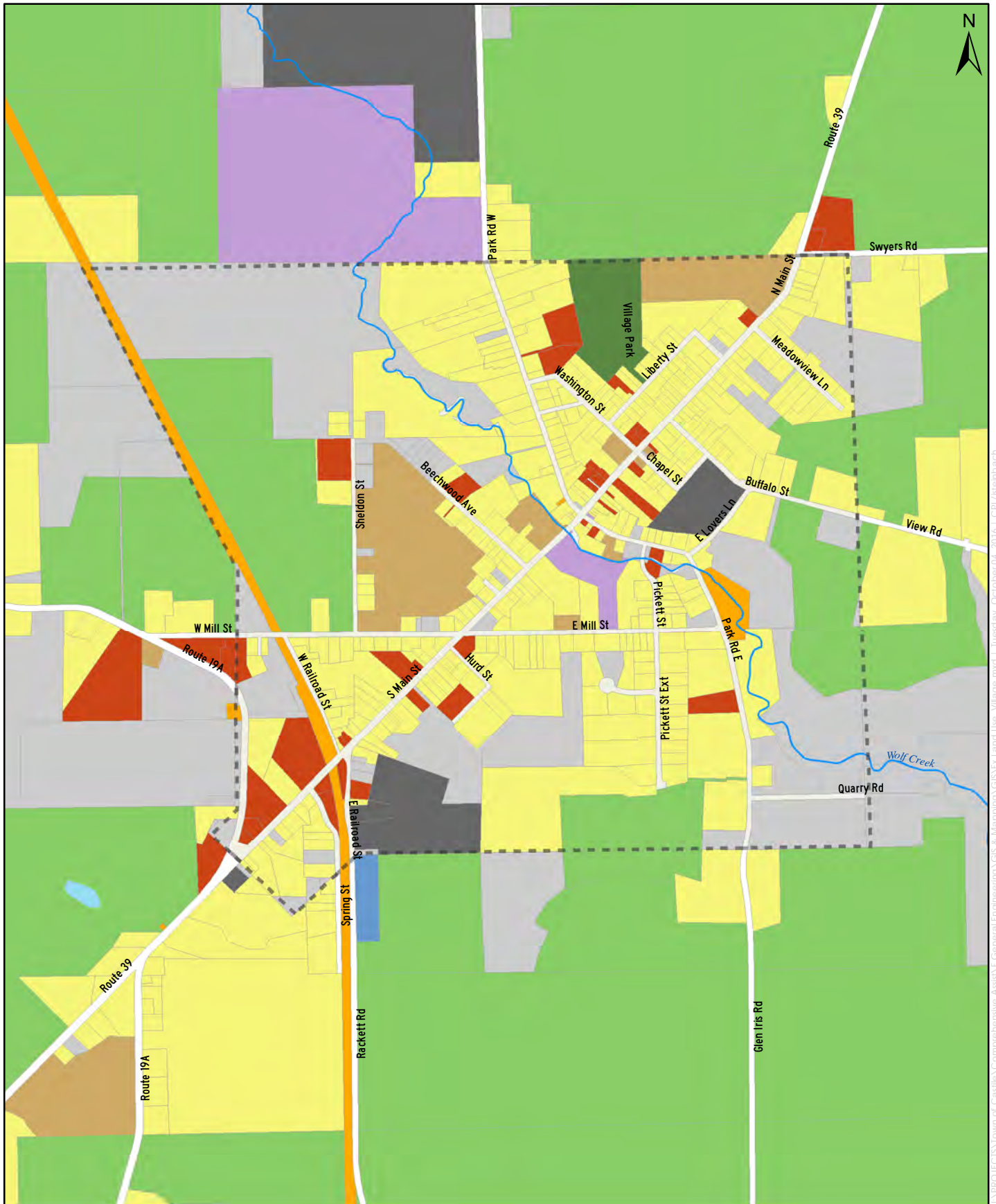
# Town of Castile Existing Land Use



## Legend

- |                |                |                            |                         |
|----------------|----------------|----------------------------|-------------------------|
| Villages       | State Parkland | Vacant                     | Industrial              |
| Towns          | No Parcel Data | Commercial                 | Public Services         |
| Streams/Creeks | Agricultural   | Recreation & Entertainment | Conservation & Parkland |
| Waterbodies    | Residential    | Community Services         |                         |

# Village of Castile Existing Land Use



PROJECT: Town of Castile Comprehensive Assesment General Engineering GIS & Mapping GIS:CE Land Use\_Maps.mxd | Tuesday, October 04, 2016 | CPJ/jm/bach

## Legend

- |                |                |                            |                         |
|----------------|----------------|----------------------------|-------------------------|
| Villages       | State Parkland | Vacant                     | Industrial              |
| Towns          | No Parcel Data | Commercial                 | Public Services         |
| Streams/Creeks | Agricultural   | Recreation & Entertainment | Conservation & Parkland |
| Waterbodies    | Residential    | Community Services         |                         |



**Business** - The following commercial districts are found in the Town & Village, predominantly in and around the Village of Castile:

- \* **Residential Services (RS)**
- \* **Central Business (C1)**
- \* **General Business (C2)**

Commercial/business districts are located along Route 39 both within the Town and in the Village. The physical extent of these districts encourage a more strip-style of development with a relatively shallow lot depth. Much the same as the residential zoning, the business districts build on intensity and allowable uses from previous districts with C2 permitting a large number of uses. Unlike the other two business districts, the RS District provides for limited commercial uses that are less intensive and compatible with residential neighborhoods, including professional offices, arts/culture studios, medical offices, indoor recreation, and other similar, non-retail uses. The Central Business District (C1) is the Village core in which a greater mix of uses are provided that include the typical “live, work, play” environment. C2 District uses are more suburban in character and more intensive in terms of site design and outdoor display and sales. Lot sizes are dictated by the R3 District with setbacks ranging from a zero-lot line to 40 feet and buffering/screening where abutting residential districts.

**Manufacturing/Industry** - Only two manufacturing zoning districts are located in Castile in limited locations:

- \* **Manufacturing Light Industry (M1)**
- \* **Manufacturing General Industry (M2)**

These districts are limited in their locations in the Town & Village and also limited in the type of manufacturing/industrial uses allowed. All uses permitted (including special and accessory uses) within the C2 Commercial District are allowed in addition to truck terminals in the M1 District and junkyards and landfills in the M2 District. Site plan review, performance standards, and buffer zones and screening all apply to these areas to minimize visual and environmental impacts to the overall character of the immediate area.

**Special Districts** - Classified as a special district with unique regulations based on its location around Silver Lake, the Town & Village utilize the following district:

\* **Lake Development (LD)**

The Lake Development District provides greater flexibility in land uses and setbacks in order to maintain and enhance the unique character of the lakeshore area. Uses include single-family dwellings and community services as well as neighborhood retail and two or more family dwellings. In order to preserve the integrity, character, and water quality of the Lake itself, structures are limited within 50 feet of the high water level and lot coverage is limited to 40 percent.

In addition to these zoning districts, the Town & Village also utilize site plan review (designated to the respective Planning Board); cluster development (residential only); planned unit development for larger, mixed use developments; performance standards for industrial uses; sign regulations; and subdivision regulations (under a separate section of the code).

Detailed sections pertaining to following uses are also included in the Town & Village codes:

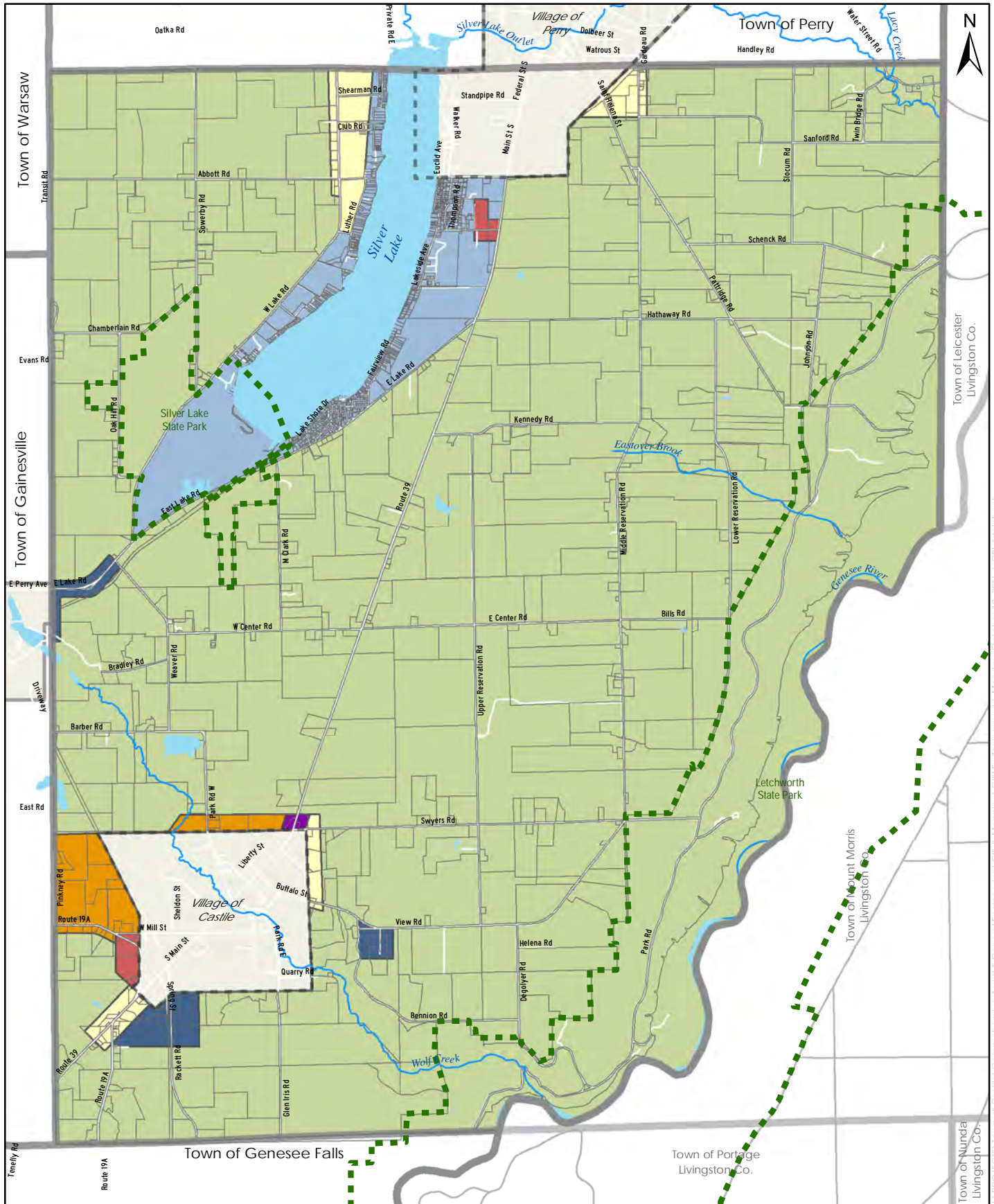
- \* Wind energy conversion systems (i.e. windmills or wind towers)
- \* Animal waste storage systems (i.e. agricultural lagoons)
- \* Landfills
- \* Towers, including telecommunications and windmills
- \* Mobile home courts
- \* Excavation, Topsoil Removal

**Transportation Network**











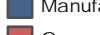


The Town of Castile contains over 80 miles of roadways, with almost half (39 miles) maintained by the Town, 23 miles under County jurisdiction, and the State DOT maintaining 7 miles. In the Villages, the majority of the roads are under local control with a much smaller percentage falling under the County or State. The major State roadways include Route 39, running between the Village and providing the primary north-south route, as well as Route 19A which is in the southwest corner of the Town and generally runs east-west. County roadways are found throughout. Due to Letchworth State Park and the Genesee River gorge, there are few eastern connections to adjacent towns. In rural towns such as Castile, the extensive road network that is under local control and the associated maintenance that goes along with it (snow removal, paving, roadside ditching, mowing, etc.) is the primary reason for the large budget figures associated with local highway departments.

Other transportation features found in the Town include an active railline on the west side of the Village of Castile (Norfolk Southern) and a former railroad paralleling County Road 2 and

# Town of Castile Existing Zoning



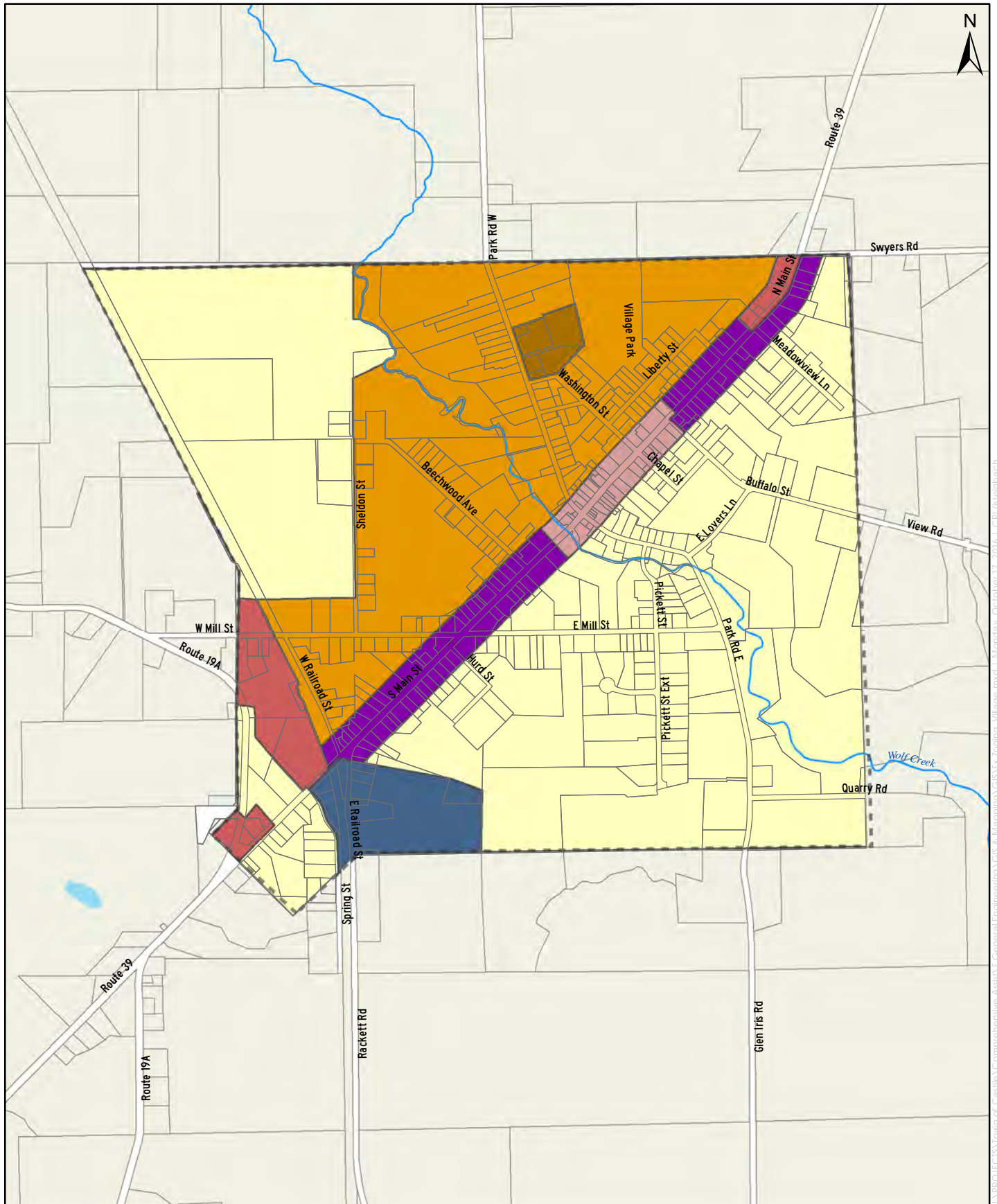
## Legend

-  Villages
-  State Parkland
-  Rural Agricultural (RA)
-  Residential Services (RS)
-  Towns
-  Parcels
-  Residential One-Family (R1)
-  Lake Development (LD)
-  Streams/Creeks
-  Residential Two-Family (R2)
-  Manufacturing Light Industry (M1)
-  Waterbodies
-  General Business (C2)
















# Village of Castile Existing Zoning



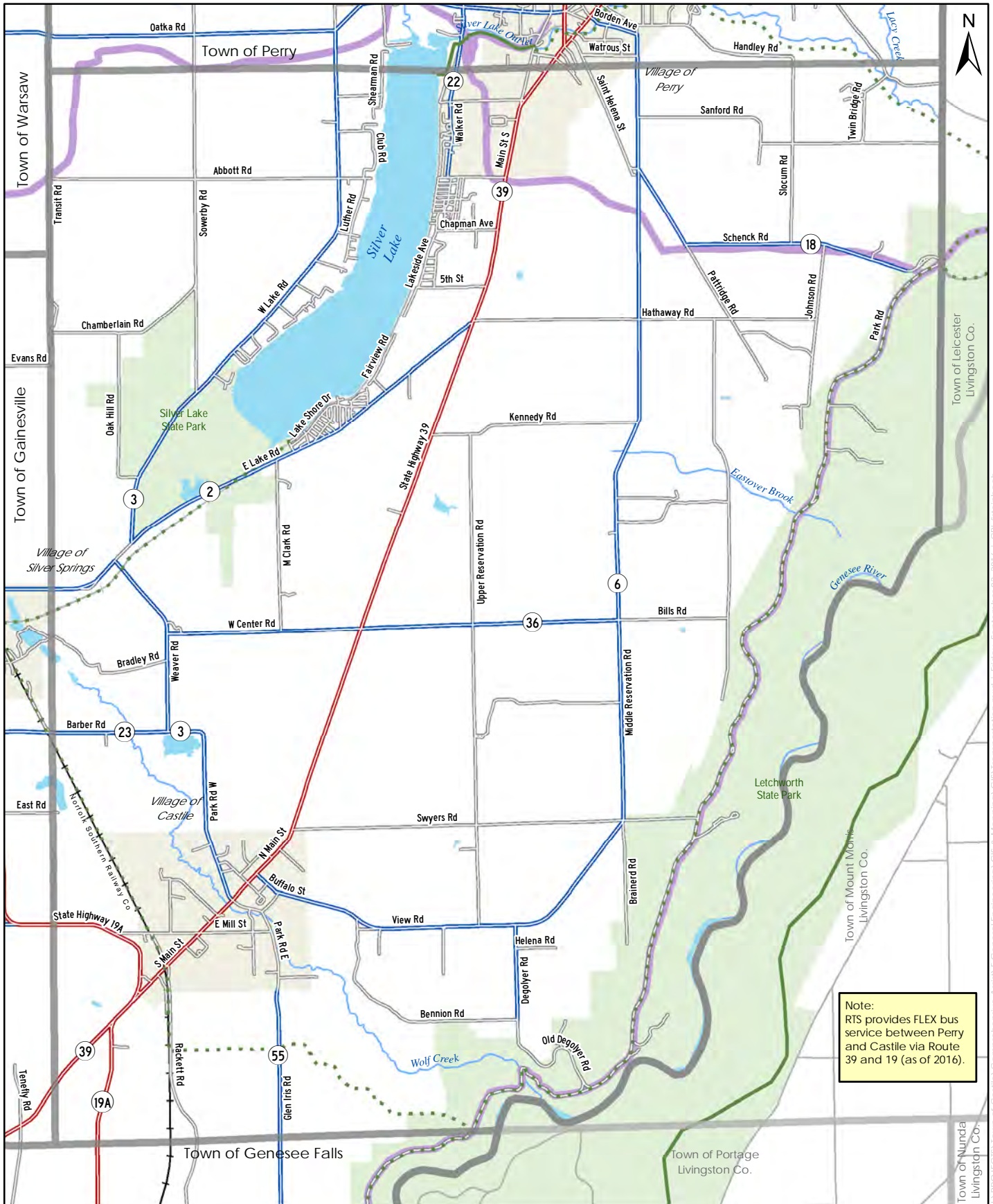
## Legend

-  Villages
-  Towns
-  Streams/Creeks
-  Waterbodies
-  Residential One-Family (R1)
-  Residential Two-Family (R2)
-  Residential Multiple Family (R3)
-  Residential Services (RS)
-  Manufacturing Light Industry (M1)
-  Central Business (C1)
-  General Business (C2)





# Town of Castile Transportation Network



Note:  
RTS provides FLEX bus service between Perry and Castile via Route 39 and 19 (as of 2016).

## Legend

- Towns
- State Parkland
- Snowmobile Trails
- Active Railroad
- Villages
- State Roads
- Existing Trails
- Old Railroad Grade
- Streams/Creeks
- County Roads
- Planned Trails
- Waterbodies
- Local Roads

