

Comprehensive Plan (1975)

ISSUES	GOALS	POLICIES	SUMMARY COMMENT(S) 2017	RECOMMENDATIONS
Community Development				
<p>1) Changes in land use are occurring; mostly in an uncontrolled pattern.</p> <p>2) There is a need for examination of the way governmental services are provided.</p> <p>3) There is a desire to re-examine the equities of taxation policies. Increased costs of services produce more questions about the proper way to provide financing.</p> <p>4) Dislocation in employment is occurring due to technological factors. Increasing out-commuting is being recorded.</p>	<p>To guide the County towards a desirable land use pattern, providing for the needs of all segments of the county population while maintaining a balance between development and the natural system</p> <p>To provide those services needed by all segments of the population in an equitable manner and with thought given to economy.</p> <p>To guide the county toward methods and policies of taxing meeting the criteria of benefit areas equal to assessment areas and ability to pay.</p> <p>To provide continued support to the County's agricultural industry. To support development of other industry. To provide areas for commercial and industrial development consistent with a balanced land use plan. To assist the employability for those in the low income or minority groups.</p>	<p>Prepare and adopt a County land use plan. Encourage municipalities to plan for individual needs and enact land use controls as needed to give life to plans. Support provision of water, sewer, private waste disposal only in areas where supported by adopted plans. Ensure preservation of unique agricultural lands. Take actions to prevent development of lands identified as having a flood hazard or displaying excessive slope.</p> <p>Examine existing methods of providing services and where appropriate recommend consolidation or other change in areas such as police service, highway maintenance, tax assessments, and community planning.</p> <p>Consider present system of taxation and recommend any changes where desirable to reduce inequities.</p> <p>Adopt land use and other plans which will maintain the County's unique agricultural base. Promote the use of agricultural districts and other controls which help give effect to those plans. Recognize the need for and designate land needed for commercial and industrial development in appropriate locations. Support education and training programs which will provide opportunity for obtaining marketable skills, and produce a reservoir of qualified employees.</p>	<p>Since 1975 a majority of the municipalities have adopted comprehensive plans. Several have also updated their plans within the last 5 years. The "steep slopes" site plan review and the implementation of flood certification in hazard areas has been adopted in many of the lake shore areas of the County.</p> <p>Efforts are underway to review potential shared services. NYS has adopted a policy implementation to mandate review of such shared services.</p> <p>Discussion on the future of assessment, real property tax and it's relation to the County services has been underway.</p> <p>Ag districts have been formed throughout the County. The policy of designating land for commercial use and has been the most-implemented with the creation of the YCIDA, the industrial park property, Manpower services and BOCES programs.</p>	<p>The 2017 YCCP should incorporate compatible planning doctrine such as cluster development, "smart streets" initiative, findings from "Looking Ahead" published in 1999 by the County referring to land use practices. The new document should be a complimentary one, coordinating with local land use and comprehensive plans, not contradicting local versions.</p> <p>A portion of the new YCCP should address the concept and efforts surrounding Shared Services and document efforts to achieve this policy where practicable.</p> <p>Policies and current efforts should be included in the updated YCCP document.</p> <p>Yates County should research the latest job trends and areas in which employment has grown and find ways to increase sustainable income jobs and continue to attract the recruitment and retention of professionals and skilled workers.</p>
Natural Resources				
<p>5) There is a recognized need to protect unique and sensitive lands from diversion or loss due to improper use of economic pressure.</p> <p>6) There are pressures for development of shoreline areas and the environmentally sensitive lands.</p> <p>7) There is a need to make wise use of energy resources.</p> <p>8) There is a need to provide recreation facilities and programs to serve the county population.</p>	<p>To preserve that land for agriculture which has been identified as having unique value. To control the use of environmentally sensitive land as necessary to prevent destruction. To reclaim unwisely used lands by such techniques as re-forestation.</p> <p>To preserve the limited amount of shoreline for benefit of the greatest number of people. To control use of slope and wetlands in ways to prevent destruction.</p> <p>To make energy supplies available on the most equitable basis. To plan for development of the community in a manner which discourages premature development. To develop energy efficient modes of transportation.</p> <p>To acquire necessary land, water, and facilities need to provide proper recreation activities. To develop a coordinated recreational program adequate for the needs of all.</p>	<p>Identify unique land and adopt land use plans which retain those unique agricultural lands in that use. Encourage municipalities to further identify valuable agricultural land and adopt plans and land use controls which will protect those lands. Adopt programs to control erosion and run-off. Prohibit installation of public water and sewer, and private waste disposal systems in areas subject to pollution or where development is not appropriate. Adopt programs to promote reforestation and other land reclamation techniques.</p> <p>Acquire shoreline areas where the opportunity presents in order to make such recreational land available to the public. Adopt County plans and encourage adoption of local plans and land use controls to protect environmentally sensitive lands. Identify and take actions to prevent development in wetlands or flood prone areas.</p> <p>Promote public education programs to help people understand why energy need to be conserved and how to do it. Include energy conservation as a factor in plan preparation. Discourage premature development which results in sprawl. Promote mass transportation and other services to conserve gasoline supplies.</p> <p>Acquire appropriate land and water needed to serve the anticipated population. Construct facilities and organize recreational programs. Give adequate consideration to recreational needs as part of County Comprehensive Plans. Encourage coordination of programs to avoid duplication and assure maximum use of facilities. Consider multiple use whenever possible.</p>	<p>The creation of KWIC, the Keuka Watershed Intermunicipal Cooperative, a.k.a. "Soil and Water" is tasked to help the County achieve these goals and foster this policy.</p> <p>These policies have been inacted, notably with the purchase of the Penn Yan Marine property and the subsequent Brownfield remediation work undertaken since 2013. While the protection of this property was not to preserve a sensitive land it did show how the County could acquire and re-direct the use of such land.</p> <p>NYS has promoted the concept of Energy Conservation through the adoption of the ICC codes. The policy of mass transport has been met with moderate success due to the financial challenges facing such efforts (YTS) that require constant subsidies.</p> <p>This policy has not been pursued to a great extent excepting by a few individual groups interested in providing for youth sports programs. While there are several youth camps in the County, none of these are public community type programs run by the towns, villages or at the County level.</p>	<p>Yates County should formulate a policy regarding not only the preservation of soil and water but to address potential impacts on the lakes due to nutrient loss from the soil (algae blooms). This effort may produce an EMC (Environmental Management Council) that acts as a knowledge and resource point of access for the County residents and other agencies.</p> <p>Yates County should seek to acquire land for the public use and enjoyment. This acquisition should also seek to preserve and maintain a scenic viewshed, notable natural resource or other unique area that otherwise may be available for incompatible development.</p> <p>Yates County should seek out and implement energy-conservation and reduction elements as part of any future Capital Improvement project. Adoption of the Climate Smart Communities approach as presented by NYSERDA and encourage local municipalities to adopt policies that balance the regulation of new land uses (wind, solar) while protecting the rural nature of the County.</p> <p>Yates County should partner with an agency that has recreation as part of their programming, fostering a cooperative effort to expand or improve the opportunities for youth and families.</p>
Transportation				
<p>9) There is a need for a safe and efficient transportation system adequate to meet the needs of anticipated population and business activities.</p> <p>10) There is a need for adequate rail service to serve industry and agriculture.</p> <p>11) There is a need for transportation systems to serve those not having access to automobiles and those needed to commute long distances.</p> <p>12) There is a need to ensure that NYS Route 14, a major arterial running through Yates County, is preserved and upgraded as needed to the Southern Tier area.</p>	<p>To provide a transportation system meeting personal and economic needs, and which is integrated with the County Comprehensive Plan proposals. To provide residents with adequate access to employment, recreation, education and cultural facilities. To provide adequate transportation at minimum public cost.</p> <p>To provide rail service as a part of the community's transportation system.</p> <p>To provide a balanced transportation system serving the needs of all segments of the community.</p> <p>To provide an adequate highway system providing access to and from the County.</p>	<p>Include transportation needs as a part of any land use plan. Provide adequate access to employment, education, recreation, and cultural activities when planning for those portions of the community.</p> <p>Consider needs for rail service in land planning decisions. Support efforts to maintain rail service where warranted.</p> <p>Support efforts to provide for the transportation needs of youthful, elderly communities, and low income groups. Consider transportation implications as a part of land use planning decisions.</p> <p>Support local efforts to assure that adequate consideration is given to the needs of Yates County in any State / Federal or other outside decision for the relocation of highways.</p>	<p>The most notable program realized from this policy is the creation of the Yates Transit Service in cooperation with the ARC of Yates. YTS provides low-cost transportation on 5 bus routes throughout the County.</p> <p>This one policy may be phased out or modified due to physical and socio-economic factors. The shift of industry out of the area, the loss of the rail line at the Outlet, conversion of the Greenidge powerplant from coal to gas. Preservation of essential rail may be encouraged to prevent complete loss of this infrastructure asset.</p> <p>Yates Transit Service provides on aspect of this policy. Further encouragement of PUD or cluster development should be continued.</p> <p>Other than the maintenance of the existing roads and highways, not much expansion and or re-routing of such systems has been enacted.</p>	<p>Yates County shall encourage partner with those agencies tasked with delivery of transportation services, enhance ridership experience and develop new means by which travel in the County is better enabled for all.</p> <p>In lieu of rail being used for passenger service, the preservation and maintenance of existing rail lines for future use and expansion should not be ruled out.</p> <p>The County should continue to partner with ARC of Yates and other agencies to encourage expanded ridership, additional routes and event transportation (county fair, other cultural and family events).</p> <p>Yates County should develop a County Road Design Standards for private roads, especially ones involving development in steep slopes or other sensitive areas. Inappropriate development of lakefront parcels that impact the lands between primary access roads and those parcels should be discouraged. Private road installation in areas that are subject to erosion, sensitive to changes in drainage patterns should be the subject of a broader review.</p>
Environmental Protection				
<p>13) There is a need to preserve and protect important natural assets, e.g., the water quality of Keuka Lake</p> <p>14) There is a need to take action to eliminate water and air pollution.</p>	<p>To provide services as needed to protect environmental quality. To consider environmental quality as a prime factor in preparation of plans.</p> <p>To provide a living and working environment of high quality. To assure coordinated planning and to obtain economical provision for all community facilities and utility services.</p>	<p>Provide utility services in accordance with a Comprehensive Plan where development is appropriate. Enact land use controls to guide growth in appropriate development patterns.</p> <p>Support development of facilities in accordance with plan which minimize environmental disruption. Discourage extension of utility services into areas where development would cause environmental problems. Support land use plans which will permit economical extension of utilities, which promote phased development and prevent premature development. Support enactment of standards, and controls over air quality and noise.</p>	<p>The County and all municipalities have adopted the SEQR process by which any project is evaluated for its environmental impact. The County has so far deferred to the local municipalities in regards to land use controls.</p> <p>Since 1975 there has not been any major development expansion excepting the lakefront properties in private hands. Some limited development has occurred in Penn Yan and Jerusalem. To date, there have not been substantive pressures to expand utilities beyond these lakefront districts.</p>	<p>Yates County should have a stated Land Use Policy and provide supporting documentation ("Looking Ahead", LULA) to further define what YC is seeking to encourage in conjunction with local land use plans.</p> <p>The County should be developing polycys that address the nutrient contamination fo the lakes, which result in algae blooms and other related and undesirable results that reduce the soil and water quality as well as the overall environmental condition of the region.</p>
Human Resources				
<p>15) There is a need to provide safe and adequate house for all persons residing in Yates County.</p> <p>16) Medical and other social services have become a problem to provide in rural areas having a scattered population base.</p>	<p>To assure provision of a variety of housing to meet the needs of all population segments. To assure housing in reasonable proximity to employment. To assure that house locations are considered in relation to land use plans and recreational and environmental factors.</p> <p>To provide a coordinated system of social services meeting the needs of all population segments. To obtain programs which will provide medical services locally or in coordination with other communities.</p>	<p>Provide for a variety of housing types within County plans and encourage local plans to refine housing locations. Adopt or encourage local adoption of zoning, subdivision, building and housing codes to regulate quality of location and construction. Consider the place of the mobile home units in the solution to provision of low income housing. Support and assist private and non-profit sponsors in obtaining assistance to construct projects to house elderly and low income. Encourage programs to upgrade existing housing stocks to standard condition. Support creation of local housing authorities as appropriate. Prepare and adopt land use and housing plans which take expected populations into account, and which provide necessary utilities and community facilities.</p> <p>Support efforts to provide facilities needed to attract professional medical personnel. Support efforts to coordinate local medical service programs with neighboring communities and/or with specialized regional facilities. Coordinate with other agencies having human resource responsibilities to assure provision, in a coordinated manner, of all services needed by the different population segments of the community.</p>	<p>Since 1975 all of the municipalities have adopted zoning and/or planning regulations in conjunction with their comprehensive plans. Yates County along with Keuka Housing has been administering grants to improve and repair existing houses (HOME, CDBG) and repair and replace wells and on-site septic systems (CDBG). Zoning has not particularly encouraged the use of "mobile homes" and review of these regulations has received new attention due to the "tiny house" movement of the last few years. Focus on low-income housing has been minimal at the County level.</p> <p>The County provides for social and medical support through such agencies as Child and Family Services, Public Health. These programs work with outside State agencies as well as local support providers such as Lakeview and Hillside, FL Health among others.</p>	<p>There continues to be a chronic shortage of available, mid-range and affordable housing in the County. The prevalence of rural Ag property, the high-cost of lakefront property and the low population result in a small number of housing units for the young and elderly. The County should develop a policy of supporting development of housing in the existing towns/villages and encourage cluster development to limit sprawl and reduce the demand on infrastructure.</p> <p>The current social challenges with fractured families, addiction and financial disparity have all contributed to the need for an effective support network that can enable residents to improve their lives and the lives of their family and community as a whole. An evaluation of the goals and policies of County resource agencies should be undertaken to discover more effective means to provide that service.</p>