

**Village of Clyde
Town of Galen
Town of Savannah**

DRAFT

Joint Comprehensive Master Plan



May 2009

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EXECUTIVE SUMMARY

VILLAGE OF CLYDE, TOWN OF GALEN, TOWN OF SAVANNAH JOINT COMPREHENSIVE MASTER PLAN

Preface

The Joint Comprehensive Master Plan for the Village of Clyde, the Town of Galen and the Town of Savannah represents a collaborative effort by these communities to craft a guide for both future development and conservation of area resources. The Plan is intended to provide a framework for land use regulations, resource preservation, public facility investments, community and economic development and the day-to-day decisions that are made on issues influencing the future of the three communities.

The development of the Joint Comprehensive Master Plan was prepared by a Steering Committee composed of elected officials and community leaders from Clyde, Galen and Savannah. The Steering Committee was legally delegated the responsibility for preparing a Draft Plan by those governments sponsoring the planning effort. The Committee has completed the Draft Plan for consideration by the Village of Clyde Board of Trustees, the Galen Town Board and the Savannah Town Board.

The draft document stresses the need for sound planning and intergovernmental cooperation that will ensure that the area will thrive as a sustainable rural community, providing a cherished quality of life for local residents. The Plan will be considered for adoption by each of the three communities participating in the planning effort. The Plan will be individually adopted by each, and it will be the responsibility of the municipalities to act upon and implement Plan recommendations that pertain to their respective communities.

Section I: Introduction

A review is made of the purposes in preparing comprehensive plans including their role in establishing local development guidelines for the future growth of a community. The relationship between the plan and local land use laws under New York State statutes is also explained. The section also provides background on the formation of a Steering Committee for the planning effort, the process for deciding upon a Work Scope for the project, and the activities undertaken to ensure opportunities for public participation.

Section II: Community Profiles and Existing Conditions

Information on planning area characteristics is provided for each of the three participating communities. Information, data, and analyses are presented that cover location, boundaries, history, demographics,

housing, economic base, public facilities, land use, and current community plans and programs. Information on emergency services, recreation, transportation and education is also provided.

Section III: Plan Vision, Goals and Objectives

A vision statement for the area's future is set forth as are goals and objectives that support the vision statement. These are organized around the following community planning concerns:

- Regional Cooperation and Coordination
- Community Character
- Transportation, Infrastructure and Community Facilities
- Land use
- Agriculture
- Natural resources and Open Space preservation
- Recreational Opportunities
- Economic Development

Section IV: Implementation Strategies

This section of the Plan presents a number of planning recommendations that will, if implemented, further the goals and objectives established for the Joint Comprehensive Master Plan. These recommendations or strategies are organized around the major topics established in the goals and objectives section of the plan. The timing for implementation of each strategy and identification of responsible parties are addressed in this section.

I. INTRODUCTION

A. COMPREHENSIVE PLANS

Comprehensive Plans, often referred to as master plans, are intended to establish guidelines for the future growth and development of a community. They represent the adopted official statement of a local legislative in regard to both future development and conservation of existing resources. Master Plans set goals, examine existing conditions, and provide long term visions for the physical, social, and economic characteristics of the community in the years ahead. Equally important, master plans outline the policies, guidelines and recommendations that will bring these visions to reality.

B. JOINT COMPREHENSIVE MASTER PLAN

This Joint Comprehensive Master Plan for the Village of Clyde and the Towns of Galen and Savannah is the first of its kind for the three communities. The Village of Clyde has relied upon a plan vision statement while the Town of Galen has used a comprehensive plan developed in the 1990's. The Town of Savannah has not been involved previously in the comprehensive planning process. Although this joint effort does not replace or in any way diminish the separate authority for administering the planning and zoning programs of each participating community, it will provide a basis for cross-jurisdictional dialogue in dealing with matters of regional importance. The Plan will also provide an opportunity for Clyde, Galen and Savannah to join together to devise common solutions to achieve their goals and objectives – in short, working together! It is a goal of this Plan to encourage the three communities to continue working together with the spirit of cooperation that was required in developing the Plan.

The Village of Clyde and the Towns of Galen and Savannah have prepared this joint Master Plan under New York State General enabling legislation including Municipal Law Article 5-J, Sections 7-722 and 7-741 of Village Law and Sections 272-A and 284 of Town Law. The specific purposes of the Plan are to:

- Identify community goals and recommended actions to achieve those goals
- Provide an outline for orderly growth, providing continued guidance for decision-making
- Forge a document which focuses on immediate and long-range protection, enhancement, growth and development

While New York State does not require the preparation and adoption of master plans by local governments, it does greatly encourage such planning and provides a process for this in the statutes including the means to adopt a formal master plan. Equally important, New York State's statutes require that local zoning laws, and all other land use regulations, be adopted in accordance with a comprehensive (or well considered) plan. Accordingly, master or comprehensive plans should provide the backbone for local zoning ordinances and ultimately will provide a legal defense for community regulations. Adopted plans also can provide the basis for other actions affecting the development of the community.

Comprehensive Plans bring a number of other benefits to communities as the Plan:

- Represents the adopted official statement of a local legislative body in regard to both future development and conservation of existing resources
- Examines existing conditions, sets goals, and provides long-term visions of the community's future and strategies for reaching these goals
- Improves chances for grants and loans
- Provides a more welcoming environment for economic growth.

The intent of the Joint Comprehensive Master Plan is to provide an areawide planning document for the three participating communities. The Plan will be individually adopted by each, and it will be the responsibility of the municipalities to act upon and implement the terms pertaining to their respective communities.

C. PLANNING PROCESS

The planning process began in August of 2008 when the Town of Galen, serving as administrator for the project, contracted with MRB Group of Rochester, NY to assist in the facilitation of the process. The planning effort was funded by a \$40,000 grant from New York State's Quality Communities Program and a \$10,000 local match contributed equally to by the Village of Clyde and the Towns of Galen and Savannah. The Quality Communities Program was established by the State to encourage intergovernmental cooperation in identifying joint opportunities and in resolving joint concerns.

At the outset of the planning effort, a Comprehensive Master Plan Steering Committee was created by resolutions approved by the legislative bodies of each of the participating municipalities consistent with New York State Town Law, Section 272-1 and the Village Law, Section 7-722. The Committee was directed to draft a proposed Joint Comprehensive Master Plan, coordinate with Town and Village officials and a consultant team, and insure a level of public outreach necessary to reflect community goals, make periodic progress reports to the Towns and Village, and recommend the plan to the legislative bodies of each participating community for adoption. The Steering Committee consists of four representatives from each community participating in the plan, including the Town Supervisors of Galen and Savannah and the Mayor of Clyde. Other members included members of the Town or Village Planning Boards or Zoning Board of Appeals, and citizens at large. A number of resource people such as staff from the Wayne County Planning Department and Town and Village Clerks were also engaged to assist the Steering Committee with its work.

Once established, the Joint Comprehensive Plan Steering Committee worked with the consultant to finalize a Work Scope for the project and a timeline for its completion. The Steering Committee also determined that the following issues would be addressed in the Plan:

- Land Use
- Agricultural and Natural Resources
- Community Development
- Housing

- Transportation
- Utilities and Community Facilities
- Recreation
- Economic Development.

A SWOT Analysis (Strengths, Weaknesses, Opportunities, and Threats) of the area was also undertaken by the Steering Committee to identify the positive and negative forces within and without the area and to develop a full awareness of the local situation. This awareness was intended to help with planning and decision-making. Additionally, the SWOT analysis was intended to help the Steering Committee to focus on goals, objectives and strategies which would:

- Build on strengths
- Minimize weaknesses
- Seize opportunities
- Counteract threats.

A summary of the SWOT Analysis undertaken by the Steering Committee is provided as Appendix A.

D. PUBLIC PARTICIPATION

From the beginning of the process, the opportunity for public involvement was of great importance. The Plan Steering Committee began the process with the development and distribution of a community survey which was mailed to households throughout the three communities.

In an effort to involve as many area residents as possible in the planning process, a citizen opinion survey was included in the overall work program. Using a list of property owners in the area, over 2,300 questionnaires were mailed. Some 423 surveys were returned including 137 from Clyde, 171 from the Town of Galen outside of the Village and 115 from the Town of Savannah. The overall response rate was a respectable 18.4 percent.

Most respondents answered approximately 90 to 95% of the questions asked. Questions garnering the most responses were related to demographic information. Questions regarding agriculture and land use controls generally drew the fewest responses. The results of the survey were tabulated by residence of the responder. In many cases, there was general agreement between all communities in the responses given with responses among communities generally within 10% of each other. The most differences were those expressed by residents of the Village of Clyde versus residents of the Town of Galen outside of the Village and the Town of Savannah.

The questionnaire and tabulation of survey results are included in Appendix B. A summary of the results is provided below.

1. Summary of Survey Results

a. Average Number of years of Residency

- Clyde - 32.8
- Galen - 31.5
- Savannah -35.4

b. Primary Reasons for Living in the Community

- Clyde – Family & Hometown
- Galen – Family & Rural Character
- Savannah - Rural Character & Family

c. Average Travel Distances to Work

- Clyde – 15 miles
- Galen – 14 miles
- Savannah – 11 miles

d. Location of Workplace

	Clyde	Galen	Savannah
▪ In Community	33.8%	27.5%	17.8%
▪ In Wayne County	32.4%	47.3%	37.8%
▪ Outside Wayne County	33.8%	25.3%	37.8%

e. Resources Considered Highly Important

	Clyde	Galen	Savannah
▪ Farm land	42.6%	68.7%	61.3%
▪ Wooded Areas	25.6%	51.6%	49%
▪ Groundwater	54.3%	66%	49%
▪ Historic Structures/ Places	20.3%	15%	17.1%
▪ Industry	69.7%	53.5%	47.1%
▪ Agri-Business	31.1%	49.4%	45.1%
▪ Retail Stores	53.1%	28.8%	31.4%
▪ School District	60.5%	44.2%	53.3%
▪ Montezuma Complex	16%	12.3%	15%
▪ Erie Canal Recreation	16.3%	9%	15.2%
▪ Recreation Trails	17.6%	9.6%	21%
▪ Wetlands	15.5%	25%	18.2%
▪ Open Space	13.5%	32.9%	29.6%
▪ Wildlife	25%	50.9%	41.6%

f.	Growth & Development Preferences			
		Clyde	Galen	Savannah
	▪ Residential	18.7%	13.5%	16.7%
	▪ Agriculture	14%	22.5%	19.9%
	▪ Commercial/Retail	24.6%	22.7%	21.1%
	▪ Tourism	14.7%	13.9%	16.1%
	▪ Light Industry	27.5%	25.4%	23.8%
	▪ No Growth	.5%	1.8%	2.4%
g.	Desirable Retail Development			
		Clyde	Galen	Savannah
	▪ Café/Restaurant	24%	24.7%	23.6%
	▪ Convenience Stores	12.3%	14.4%	23.6%
	▪ Take-out/Fast Food	11.9%	10.6%	11.0%
	▪ Specialty Apparel	7.8%	7.4%	16.9%
	▪ Household Supplies	16.6%	17.1%	16.9%
	▪ Personal Care	8.4%	8.7%	8.0%
	▪ Entertainment	5.3%	10.6%	9.3%
h.	Desirable or Highly Desirable Developments			
		Clyde	Galen	Savannah
	▪ Affordable Housing	71.2%	56.6%	69.9%
	▪ Single Family Homes	69%	49.3%	60.3%
	▪ Senior Housing	1.3%	56.8%	56.6%
	▪ Mobile Homes	3.9%	7.5%	22.6%
	▪ Attraction of New Residents	6.4%	46.8%	56.6%
	▪ Improved Community Appearance	76.3%	61.8%	75.6%
	▪ Revitalization of Downtown Areas	74.5%	46.8%	56.5%
	▪ Historic Preservation	76.4%	46.8%	56.5%
	▪ Bike and Walking Paths	38.1%	3.8%	32.4%
	▪ Lodging/Restaurants	69.5%	5.2%	43.9%
	▪ More Retail Stores	70.3%	51.0%	46.4%
	▪ Increased Tourism	50.8%	36.3%	40.8%
	▪ Promotion of Heritage And Historical Tourism	43.6%	31.8%	32.4%
	▪ Open Space Protection	37.2%	54.4%	44.8%
	▪ Private Recreational Facilities	24%	1.5%	17.6%
	▪ Multi-use Trails for Motorized vehicles	20.2%	15.3%	26.2%
	▪ Sustainable Agriculture	59.8%	75.8%	69.3%
	▪ Local Employment Opportunities	93.9%	83.3%	79.3%
	▪ Manufacturing	86.2%	77.1%	68.3%
	▪ Expanded Public Water System	57.3%	48.2%	55.8%
	▪ Enhancement of Rural Nature	37.6%	53.8%	59.7%

i. Highly Desirable/Desirable Land Protection Strategies			
	Clyde	Galen	Savannah
▪ Land Acquisition	34.1%	29%	32.2%
▪ Deed Restrictions	21.35	24.4%	27.9%
▪ Conservation Easements	38.5%	39.7%	31.5%
▪ Ordinances/Laws	57.7%	49%	49.1%
▪ Farmland Protection Zones	2.6%	72.1%	57.9%
▪ Site Development Regulations	62.2%	60.2%	60%
▪ Overlay Zones	55.8%	47.9%	45.7%
▪ Zoning	66.7%	53%	48.2%
▪ Zoning Enforcement	65.1%	55.3%	51.8%
▪ Tax Abatement or Incentives	64.2%	63.1%	61.1%
j. Should Town Encourage Farming by Limiting Conversion of Farmland to Residential Uses?			
	Clyde	Galen	Savannah
Yes	45.1%	51.2%	49.5%
No	35.3%	33.1%	34.9%
No Opinion	19.5%	15.7%	15.5%
k. Are Open Space and Agricultural Easements a Good Use of Tax Dollars?			
	Clyde	Galen	Savannah
Yes	23.7%	33.5%	32.4%
No	55.7%	49.7%	51.9%
No Opinion	20.6%	16.8%	15.7%
l. Should the Town or Village Remain as is with No New Development Encouraged?			
	Clyde	Galen	Savannah
Yes	3.1%	9.1%	16.2%
No	95.4%	76.8%	74.8%
No Opinion	1.5%	14%	9%

Public participation and input have been a goal throughout the comprehensive master planning process. A number of public information meetings and community have been held to solicit and encourage residents to express their opinions and feelings about the present condition of their communities and their desires for the future. This input has been used develop goals, objectives, and action strategies for the future.

One series of meetings that were particularly useful in deciphering community concerns and visions for the future were three (3) Public Information Sessions held in November of 2008. A summary report of public input received at these meetings is provided in the Appendices of this Plan. Another vitally important series of meetings that provided opportunities for citizen input were six (6) Community Workshops held in March 2009 at various locations in the study area.

The Vision Statement for the Plan and preliminary goals, objectives, and strategies for the various community and development issues were presented and discussed at these workshops.

The Community Workshops were an important component of the public participation process. It was intended to keep the meetings informal and informative. Input from these meetings was incorporated into many of the plan's objectives and strategies for implementation. In order to include the insight of the community's young adults, the consultant for this plan also with a class of seniors at the Clyde-Savannah High School in April 2009 to explain the planning process and to seek input on their feelings about the community and the reasons that they would or would not return to the community after college military services or job training. A summary of their comments is included as Appendix C.

E. PLAN ORGANIZATION

The Joint Comprehensive Master Plan is organized around the following elements:

1. Introduction
2. Comprehensive Planning Process
3. Overview of Planning Area Characteristics and Community Desires
4. Vision, Goals and Objectives for Area
5. Recommendations for Implementation of Planning Recommendations

Additionally, appendices are included which provide background information on the community, the results of a community survey used in the planning effort, Steering Committee Meeting Notes, and documentation of public involvement in the planning process.

The Master Plan is designed to be comprehensive, general, and long-range. It summarizes policies and proposals and is intended to provide flexibility. It also intended to be used by decision-makers, both public and private, in all three communities. The Plan reflects the desires of the community and serves as a general guide to decisions about land use controls, community development and economic development decisions, community facilities, and a host of other concerns. It also outlines those governmental and community decisions that can be used to bring the Plan's vision into reality and to accomplish the various recommendations outlined in this Plan.

F. ADOPTION OF JOINT COMPREHENSIVE MASTER PLAN

The process for adoption of this Joint Comprehensive Master Plan follows procedures established under the State's General Municipal Law including:

1. Submission of the Draft Plan to the governing boards of the Village of Clyde and the Towns of Galen and Savannah.
2. The convening of Public hearings in each municipality

3. Modification of the Draft Plan as directed by the Comprehensive Master Plan Steering Committee and governing bodies. Preparation of a Final Plan and submission of this Plan to the three participating municipalities for consideration.
4. Reviews of the Final Plan are required in compliance with the New York Environmental Review Act prior to adoption by any municipality. Additionally, other reviews, including one by the Wayne County Planning Board, are required prior to adoption.

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II. COMMUNITY PROFILES AND EXISTING CONDITIONS

A. LOCATION / BOUNDARIES / HISTORY

The Village of Clyde and the Towns of Galen and Savannah are located in the south-eastern portion of Wayne County in west-central New York State. Wayne County is bordered on the west by Monroe County, on the south by Ontario and Seneca Counties, on the east by Cayuga County, and on the north by Lake Ontario. Predominantly rural and agricultural in character, Wayne County encompasses approximately 604 square miles. An Overall Location map is provided in Appendix D.

1. Village of Clyde

The Village of Clyde is located in the Town of Galen in southeastern Wayne County. Route 414 is the major north-south transportation corridor while Route 31 is the primary east-west artery. Both roads intersect in the village center. The Village was settled between 1811 and 1818. It was incorporated by state law in 1835 and included two hamlets across the Clyde River that was merged when the Village was incorporated.

Clyde has a rich history and records date longer than any other location in the area. More than a half century before the Revolutionary War, French traders erected a blockhouse on the site of the present village as an outpost on the fur trade route. The village of Clyde, formerly known as Blockhouse and Lauraville was named by Andrew McNab who saw similarities to his former home in Scotland.

The Erie Canal and the New York Central railroad provided transport for manufacturing, including a glassworks that operated from 1827 to 1915. During World War II the village was the site of a German prisoner of war camp. A General Electric plant had operations in the Village between 1945 and 1965. LSW Industries, a manufacturer of pallets and containers, was founded by civil rights activists to provide jobs and training to unskilled migrant farm workers. A grassroots movement to revitalize the downtown area was established in 1996. Currently, the largest employers in the village are Parker Hannifin Corporation (fuel nozzles) and Thomas Electronics of New York, Inc. (cathay ray tubes and assemblies).

2. Town of Galen

The Town of Galen is located in southeastern Wayne County and is bordered on the north by the Towns of Rose and Butler; the Town of Lyons on the west; the Town of Savannah on the east; and the Towns of Junius and Tyre (Seneca County) on the south. Route 31 is the major east-west transportation corridor while Route 414 is the primary north-south artery. Both roads intersect within the Village of Clyde, located at the town's geographic center. The Erie Canal flows through the central and southern portions of the town. The Village of Clyde is situated within the town boundaries.

The Town of Galen was settled in 1800, and incorporated in 1812. It was formed from a portion of the Town of Junius (Seneca County). It was named after the Greek physician.

The Town was crossed by the Erie Canal in 1822 and the New York Central Railroad. Extensive mucklands in the town are utilized for growing onions and potatoes.

Communities and locations within the Town of Galen include:

- Angells Corners – A hamlet in the south part of the town on Route 414
- Clyde – The Village of Clyde at the Erie Canal and Route 31.
- Fergusons Corner – A location in the northwest part of the town on County Road 247
- Hunt Corner – A location in the northeast corner of the town on County Road 269
- Lock Berlin – A hamlet in the west part of the town on County Route 245 by the route of the Old Erie Canal
- Lockpit – A location in the southeast part of the town by the old route of the Erie Canal
- Marengo – A hamlet in the southwest part of the town, west of Angells Corners
- Noble Corner – A hamlet on the east town line
- Pangborn Corners – A location east of Hung Corner at the east town line
- Shepards Corner – A hamlet northeast of Clyde on County Route 269.
- White Schoolhouse Corners – A location near Shepards Corner at the intersection of Route 414 and County Road 249

3. Town of Savannah

The Town of Savannah is located in extreme southeaster Wayne County and is bordered on the north by the Town of Butler; the Town of Galen on the west; the Towns of Conquest and Montezuma (Cayuga County) on the east; and the Town of Tyre (Seneca County) on the south. Route 89 is the major north-south transportation corridor through the center of the town, while Route 31 is the primary east-west artery.

The Town of Savannah was settled in 1808-1811 and incorporated in 1825 when a portion of Galen was split-off. Settlement began with the construction of the Galen Salt Works. Additional migrations occurred after the Montezuma Turnpike was opened in 1820. The Town's principal named Savannah, was founded in 1854 as a railroad depot on the New York Central line. Now a hamlet, it was an incorporated village from 1867 to 1979. Paper was produced from the coarse grasses found in the marshes at a facility in nearby Clyde until 1869. The extensive mucklands produce

plentiful crops of potatoes and onions, and an annual potato festival in held in the fall. The Montezuma Audubon Center provides recreational, educational, and research opportunities.

Communities and locations within the Town of Savannah include:

- Crusoe – A location on the south town line west of Evans Corner
- Crusoe Lake – A lake located north of the hamlet of Savannah
- Evans Corner – A hamlet on the south town line on Route 89
- Fort Hill – A hamlet south of the hamlet of Savannah
- May's Point – A historic location in the south part of the town. Widely known for bass fishing.
- Pangburn Corners – A location at the north town line on County Road 272
- Montezuma Marsh – An important swamp in the southwest part of the town
- Noble Corner – A hamlet on the west town line
- Northern Montezuma Wildlife Management Area – Conservation areas in the center of town
- Savannah – The hamlet of Savannah is at the junction of Route 31 and Route 89
- Tamarack Swamp – A swamp north of Crusoe Lake

B. POPULATION TRENDS AND DEMOGRAPHICS

1. Population and Projections

The combined population of the Towns of Galen, including the Village of Clyde, and Savannah is about 6,677 (2000 Census). Population trends and projections for all three communities and Wayne County are provided in Table 1

Table 1. Population Trends and Projections

	1960	1970	1980	1990	2000	2010	2020	2030	2040
Wayne County	67,989	79,404	84,581	89,123	93,765	96,499	97,936	98,726	99,173
Percent Growth		16.8%	6.5%	5.4%	5.2%	2.9%	1.5%	0.8%	0.5%
Village of Clyde	2,693	2,828	2,491	2,409	2,269	2,245	2,229	2,206	2,184
Percent Growth		5%	-11.9%	-3.3%	-5.8%	-1.1%	-0.7%	-1.0%	-1.0%
Town of Galen Outside Village of Clyde	1,726	1,791	1,989	2,004	2,170	2,190	2,210	2,218	2,223
Percent Growth		3.8%	11.1%	0.8%	8.3%	0.9%	0.9%	0.4%	0.2%
Town of Savannah	1,667	1,676	1,905	1,768	1,838	1,846	1,857	1,856	1,856
Percent Growth		0.5%	13.7%	-7.2%	4.0%	0.4%	0.6%	-0.1%	0.1%

Source: Genesee/Finger Lakes Regional Planning Council

As shown on the above chart, population levels have been relatively stable in the study area with the exception of the Village of Clyde which has shown declines since 1970. According to the Genesee/Fingerlakes regional Planning Council, the Village's population is projected to shrink at a modest pace over the next thirty years while the populations of the Town of Galen, outside of the Village, and the Town of Savannah are projected to show very small increases. These trends generally reflect those of other communities that are distant from the growth corridors of western Wayne County, particularly in those areas abutting Monroe County.

There appears to be some shift in age groups that has taken place since 1990. A smaller percentage of the population is in the 18-44 age group which may reflect the migration of younger residents to other areas of the country for any number of reasons including job availability and alternative life style opportunities.

2. Age Distribution

The tables below present the age breakdown of Wayne County, the Village of Clyde and the Towns of Glen and Savannah by age group for 1990 and 2000. The age distributions in the three communities that are the focus of this planning effort and the County are similar. The two largest groups are the 18-44 age group and the 45-64 age group. The Village of Clyde shows a higher percentage of residents over 65 which is likely attributable to the number of assisted housing units for the elderly located in the Village.

Table 2, 1990 Age Distribution

Age	Wayne County	%	Clyde	%	Galen (TOV)	%	Savannah	%
Total	89,123		2,409		2,004		1,768	
Under 5	7,193	8.1%	178	7.4%	138	6.89%	118	6.7%
5 -17	17,741	19.9%	470	19.5%	436	21.8%	382	21.6%
18-44	36,972	41.5%	918	38.1%	767	38.3%	656	37.1%
45-64	16,909	19.0%	445	18.8%	424	21.2%	375	21.2
65+	9,263	10.4%	355	14.7%	230	11.48%	212	12.0%
85+	1,045	1.2%	43	1.8%	9	0.5%	25	1.4

Source: U.S. Census

Table 3, 2000 Age Distribution

Age	Wayne County	%	Clyde	%	Galen (TOV)	%	Savannah	%
Total	93,765		2,269		2,170		1,838	
Under 5	6,174	6.6%	169	7.5%	152	7.0%	135	7.4%
5 -17	19,541	20.9%	464	20.5%	465	21.4%	388	21.1%
18-44	34,629	36.9%	808	35.6%	760	35.0%	653	35.5%
45-64	22,022	23.5%	445	19.6%	513	23.6%	398	21.7%
65+	11,399	12.2%	383	16.9%	280	12.9%	264	14.4%
85+	1,447	1.2%	59	2.6	22	1.0%	24	1.3%

Source: U.S. Census

Educational Attainment

Table 4 provides a comparison of the educational attainment of residents in Wayne County, the Village of Clyde and the Towns of Galen and Savannah.

Table 4, Educational Attainment

Attainment	Wayne County	Percentage of Population 25 & Over	Clyde	Percentage of Population 25 & Over	Galen (TOV)	Percentage of Population 25 & Over	Savannah	Percentage of Population 25 & Over
No High School Degree	10,954	17.7%	345	23.8%	297	20.8%	310	27.0%
High School Graduate	22,316	36.2%	604	41.6%	670	47.0%	464	40.5%
Some College/No Degree	11,526	18.7%	237	16.3%	258	18.1%	168	14.7%
Associate Degree	6,422	10.4%	119	8.2%	86	6.0%	112	9.8%
Bachelor's Degree	6,605	10.7%	104	7.2%	93	6.5%	55	4.8%

Source: U.S. Census

C. HOUSING AND PROPERTY CHARACTERISTICS

The 2000 census reported that there were 2,519 housing units in the three communities being studied as part of the Joint Comprehensive Master Plan. These included 967 in the Village of Clyde, 837 in the Town of Galen outside the Village of Clyde, and 715 in the town of Savannah. A breakdown of the number of units in structures is provided by municipality in Table 5.

Table 5, Housing Units in 2000

Units in Structure	Clyde		Galen (TOV)		Savannah	
	Number	Percent	Number	Percent	Number	Percent
1-unit, detached	627	64.8	620	74.1	510	71.3
1-unit, attached	-	-	6	0.7	1	0.1
2 units	106	11.0	25	3.0	17	2.4
3 or 4 units	119	12.3	-	-	17	2.4
5 to 9 units	75	7.8	7	0.8	-	-
10-19 units	-	-	-	-	6	0.8
20 or more units	21	2.2	-	-	18	2.5
Mobile home	19	2.0	179	21.4	146	20.4

Source: U.S. Census

The area is characterized by a high owner-occupancy rate. In Table 6, the number of occupied housing units is broken down by owner-occupied and renter-occupied in each communities participating in the master plan. Vacant housing units are also listed and include those that are vacant due to turnover and those used for seasonal, recreational or occasional use.

Table 6, Housing Tenure

Housing Tenure	Clyde		Galen (TOV)		Savannah	
	Number	Percent	Number	Percent	Number	Percent
Owner-occupied	593	61.3	680	81.2	530	74.2
Renter-occupied	266	27.5	106	12.7	136	19.1
Vacant	108	11.2	51	6.1	48	6.7

Source: U.S. Census

The majority of the housing stock is in single unit dwellings. According to the 2000 Census between 65 to 81 percent of the housing stock in Clyde, Galen and Savannah are single-family homes or mobile homes. The Village of Clyde has the greatest diversity of housing types with over 23 percent of units in two- to four-unit homes and about 9 percent in apartment buildings with 5 or more units.

The home ownership rate of 71.6 percent in Clyde, Galen and Savannah is slightly higher than the rate for Wayne County as a whole which is 69.9 percent.

Housing in the three community study area tends to be somewhat older than Wayne County as a whole reflecting the disparity in growth rates between communities in the western portion of the county and the eastern portion. Table 7

shows the years that housing was built in the county and in each community. The Village of Clyde has the greatest number of residential structures built prior to 1960.

Table 7, Year Structure Built

Year Built	Wayne County		Clyde		Galen (TOV)		Savannah	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1999-2000	620	1.6	5	0.5	30	3.9	7	1.0
1995-1998	1,893	4.9	-	-	66	7.9	27	3.8
1990-1994	2,597	6.7	5	0.5	60	7.2	72	10.1
1980-1989	4,813	12.4	79	8.2	96	11.5	82	11.5
1970-1979	5,563	14.3	72	7.4	138	16.5	100	14.0
1960-1969	3,965	10.2	39	4.0	57	6.8	68	9.5
1940-1959	4,886	12.6	125	12.9	78	9.3	76	10.6
1939 or earlier	14,430	37.2	642	66.4	312	37.2	283	39.6

Source: U.S. Census

In 2000, the median value of owner-occupied housing in the study area was \$55,700 for the Village of Clyde, \$59,770 for the Town of Galen, including Clyde, and \$54,800 for the Town of Savannah. The median value of owner-occupied housing in Wayne County was \$85,700 in 2000. (Source-U.S. Census)

It is estimated that the median house value in 2007 was \$68,040 in Clyde, \$75,196 in the Town of Galen, including Clyde, and \$66,221 in Savannah. The median value of homes in all of Wayne County for 2007 was estimated to be \$102,000. (Source – Citi-Corp)

The median amount of monthly rent paid in the area in the area was \$485 for Clyde, \$491 for Galen including Clyde, and \$488 for Savannah. Median monthly rent for all of Wayne County was \$527 in 2000. (Source: U.S. Census)

Recent trends in residential development parallel population trends in the study area. Relatively few building permits have been issued for new residential building construction over the past seven years as reflected in data collected annually by the Genesee/Finger Lakes Regional Planning Council. Although the data is not inclusive of residential building activities, the majority of new residential growth appears to have occurred in the Town of Galen.

D. ECONOMIC BASE/DEVELOPMENT TRENDS

1. Economic Base

The Village of Clyde and the Towns of Galen and Savannah are located in the south-eastern portion of Wayne County in west-central New York State. Wayne County is bordered on the west by Monroe County, on the south by Ontario and Seneca Counties, on the east by Cayuga County, and on the north by Lake Ontario. Predominantly rural and agricultural in character, Wayne County encompasses approximately 604 square miles.

Early settlers found land covered with thick forests comprised principally of hard woods, such as oak, hickory, beech, birch and maple with some soft woods on the low lands. The cutting away of these forests was a tremendous task but provided the pioneers with a source of cash through the manufacture of pot ash from the ashes of burst logs. Pot ash has been used since antiquity in the manufacture of glass and soap and as a fertilizer. Perhaps more importantly, the agricultural land that was revealed by the stripping of the forests remains a significant part of Wayne County's economy and identity.

Since its settlement in the nineteenth century, Wayne County has maintained a primarily rural character. Agriculture, agriculture-related industries, and small to medium-scale manufacturing comprise the core of the county's economy. The northern half of the county contains specialized farmlands that have been used for the production of various fruits including apples, pears, and cherries. The south-central and southeastern portions of the county are characterized by extensive mucklands – a remnant of the region's glacial history. These nutrition rich, dark soils are prized for the cultivation of onions and potatoes. More generalized farming is the norm in the southwestern part of Wayne County with corn, wheat, and oats as the primary crops. Dairying is also an important agricultural activity within the county. During the nineteenth century, Wayne County specialized in the production of wheat, but competition from growing Midwestern sources forced farmers to concentrate on fruit crops, ideally suited to the soils and lake-moderated climate. The long standing emphasis on agriculture has placed Wayne County fifth in New York State in terms of its annual agricultural production.

Early industries tended to be ancillary to agricultural pursuits. Asheries, gristmills, and distilleries were common industrial activities during the early 19th century. By the latter half of the 19th century and early 20th century, the shift from wheat to fruit production resulted in the appearance

of evaporators and canneries, with the first industrial fruit-processing plants appearing in Newark in 1863. By the year 1900, Wayne County was most likely largest producer of evaporated apples in the country. Iron mining, cigar manufacturing, pottery, glassmaking, and coverlet weaving were also local industries.

The consolidation and expansion of industry during the 20th century eventually replaced agriculture as the most profitable economic activity in Wayne County. In addition to feed processing, wood and paper goods, plastics, machinery, and electronics became important industrial products produced in the county. Recent additions to this industrial base include custom-made batteries for military and industrial purposes, shipping, navigation equipment, and porous ceramics for filtration systems. At the end of the 1990's, approximately 34% of the county's workforce was employed in manufacturing, 19% in agriculture, 18% in service industries, 16% in retail, and 13% in miscellaneous occupations. Some 46% of the county's workforce commutes to jobs outside the county with the majority of these workers going to Monroe County, the predominant economic force in the metropolitan area encompassing Wayne County.

2. Village of Clyde and Town of Galen

The Erie Canal and the New York Central railroad provided transport for manufacturing, including a glassworks that operated from 1827 to 1915. During World War II the village was the site of a German prisoner of war camp. A General Electric plant had operations in the village between 1945 and 1965. LSW Industries, a manufacturer of pallets and containers, was founded by civil rights activists to provide jobs and training to unskilled migrant farm workers. A grassroots movement to revitalize the downtown area was established in 1996. Currently, the largest employers in the village are Parker Hannifin Corporation. (fuel nozzles) and Thomas Electronics (cathay ray tubes and assemblies).

3. Hamlet and Town of Savannah

Settlement of Savannah in the early 1800's began with the construction of the Galen Salt Works. Additional migrations occurred after the Montezuma Turnpike was opened in 1820. The Town's principal settlement, also named Savannah, was founded in 1854 as a railroad depot on the New York Central line. Now a hamlet, it was an incorporated village from 1867 to 1979. Paper was produced from the coarse grasses found in the marshes at a facility in nearby Clyde until 1869. The extensive mucklands produce plentiful crops of potatoes and onions, and an annual potato festival is held in the fall. The Montezuma Audubon Center provides recreational, educational, and research opportunities.

4. Industrial Development in Area

Like many communities across New York State, industrial development in the communities of Clyde, Galen and Savannah was historically located along the Erie Canal and the extensive system of railroads which once served the State.

The area's only industrial park is the Clyde Industrial Park, located directly off Route 31 in the eastern part of the Village. Davis Parkway provides access to the park and its interior parcels and connects with Rt. 31 on the south side of the park. Wayne Avenue is located at the northern boundary of the park.

The 70 acre Clyde Industrial Park is owned and is being developed by the Clyde Industrial Corporation, a nonprofit community-based organization which has the authority to purchase and sell real property, build buildings, development financing and to take other steps to improve the economic condition of the area. The park is provided with electric and natural gas by New York State Electric and Gas. Public water and sewer services are provided by the Village of Clyde. Telecommunications are provided by Verizon and Time Warner.

The Clyde Park is currently home to several businesses including Thomas Electronics of New York, Inc., the area's second largest industrial employer, Fuel Efficiency, LLC, Nicoletta Construction, and F.W. Webb Company. The park will also be the home for an expansion of Parker Hannifin's Gas Turbine Division which will be underway in the spring of 2009. There are currently about 50 acres of undeveloped sites available at the park that are being marketed by the Local Development Corporation, New York State Gas and Electric, New York State Empire State Development, Wayne County's Industrial Development Agency and Greater Rochester Enterprise. The park is also included in Wayne County's Empire Zone Program.

There are a number of other industrial sites found in the Village of Clyde and adjoining areas of the Town of Galen including the Parker Hannifin facility, the largest industrial employer in the two-town area, located on Columbia Street. There are several significant employers in the Town outside of the Village including DiSanto Jet Gas and Finger Lakes Construction.

In Savannah, industrial activities are very modest consisting of a few businesses providing welding services, fabrication of cabinets and stairs, and a small industrial machine manufacturing corporation.

5. Commercial Development

Commercial development in the three communities has tended to follow highway development and is concentrated within the Village of Clyde and the hamlet of Savannah. In the Village of Clyde, the business district is basically located along Glasgow Street between North Park and William Street and along Columbia and William Streets between Glasgow and Sodus Streets. Downtown Clyde has a mix of uses including traditional anchors such as the Town and Village Hall, a Post Office, banks, restaurants, bars, a gas station and convenience store and other establishments including a hardware store and antique shops.

In the hamlet of Savannah's small downtown district, there is a bank, Post office, several bars, a gas station and convenience store, a restaurant, a lumber company and a few other commercial establishments. The Town of Savannah Municipal Building, located at the intersection of Main and Church Streets, is one of the community's anchor facilities along with the Post Office.

6. Employment by Industry

According to the most recent census, there were 2,692 workers living in the area. This includes 956 in Clyde, 943 in Galen outside of the Village, and 793 in the Town of Savannah. Table 8 shows the type of industry in which these workers are employed. A number of these workers are employed outside the study area. The largest concentrations of employment are in manufacturing, ranging from almost 31% in Clyde to 26.5% in the Town of Galen (outside of the Village) and education, health and social services. In comparison to Wayne County as a whole, slightly higher percentages of residents in the study area are employed in manufacturing and slightly less percentages are employed in education, health and social services.

Table 8, Employment by Occupation

Occupation	Wayne County	%	Clyde	%	Galen (TOV)	%	Savannah	%
Agriculture, Forestry, Hunting, Mining	1,277	2.8	9	.94	74	7.85	56	7.06
Construction	2,802	6.2	47	4.92	118	12.51	63	7.94
Manufacturing	12,011	26.4	293	30.65	250	26.51	233	29.39
Wholesale Trade	1,751	3.8	28	2.93	23	2.44	30	3.78
Retail Trade	5,061	11.1	113	11.82	121	12.83	82	10.34
Transportation, Warehousing & Utilities	1,716	3.8	35	3.66	22	2.33	42	5.30
Information	774	1.7	5	0.52	0	0	9	1.13
Finance, Insurance, Real Estate, Rental Leasing	1,808	4.0	45	4.71	35	3.71	20	2.52
Professional, Scientific, Management, Administrative and Waste Management Services	3,193	7.0	35	3.66	29	3.08	25	3.15
Educational, Health & Social Services	9,814	21.5	192	20.08	158	16.76	146	18.42
Arts, Entertainment, Recreation, Accommodation & Food Services	2,132	4.7	33	3.45	12	1.27	33	4.16
Other Services (except Public Administration)	1,752	3.8	50	5.23	46	4.88	28	3.53
Public Administration	1,454	3.2	71	7.43	55	5.83	26	3.28
Total	45,545		956		943		793	

Source: 2000 Census

7. Household Income

As shown in Table 9, the two towns in the study along with the Village of Clyde had significantly lower median household incomes as compared with Wayne County as a whole.

Table 9, Median Household Income Comparison from 1990 to 2000

Community	1990	2000	% Increase
Wayne County	\$32,469	\$44,157	36%
Village of Clyde	\$23,453	\$31,699	35%
Town of Galen	\$26,014	\$36,216	39%
Town of Savannah	\$26,098	\$35,474	36%

Source: U.S. Census

8. Place of Work

In comparison to Wayne County, as a whole, residents of Clyde, Galen and Savannah are slightly less likely to be employed within the county than outside. Figure 10 presents the place of work for workers 16 and older for the three communities as well as Wayne County as a whole. The distance of the three communities from Wayne County’s employment centers and their proximity to Auburn, Seneca Falls and the Syracuse metropolitan area would account for this. Mean travel to work time for Wayne County is 24.6 minutes. In comparison, it is 23.2 minutes for Clyde, 23.2 for Galen, and 32.5 for Savannah.

Table 10, Place of Work

	Wayne County	Percent	Village of Clyde	Percent	Town of Galen (TOV)	Percent	Town of Savannah	Percent
Total Workers 16 & Over	54,487	100%	927	100%	923	100%	774	100%
Worked in Wayne County	39,739	72.9%	652	70.3%	685	74.2	529	68.4%
Worked Outside of Wayne County	14,532	26.7%	270	29.1%	236	25.6%	237	30.6%
Worked Outside NYS	216	0.4%	5	0.5%	12	1.3	8	1.0%

Source: U.S. Census

E. AGRICULTURAL RESOURCE BASE

1. Agriculture in Wayne County

Agriculture is a major influence in the study area as well as Wayne County, both in terms of land use as well as economics. At the County level, where agricultural data is available, there were 165,213 acres in agricultural uses covering 43% of the county's 386,696 acres.

In 2002, according to the Census of Agriculture, there were more than 900 farms operating within Wayne County averaging 183 acres per farm. Total sales exceeded \$103 million and averaged \$114,855 per farm. Leading products from Wayne County farms are fruits and berries, dairy products, poultry, nursery and greenhouse, vegetables, and grains and dry beans. The county is the 5th largest agricultural producing county and the 2nd largest crop producing county in New York State.

The Census of Agriculture reported that the average value of land and buildings per farm in 2003 was \$445,334. Machinery and equipment was valued at \$103,930 per farm. Total production expenses in 2002 were \$89.6 million for an average of \$98,816 per farm. The Census showed 67 percent of farm operators reported farming as their principal occupation. The average age of the operator was 54.6 years.

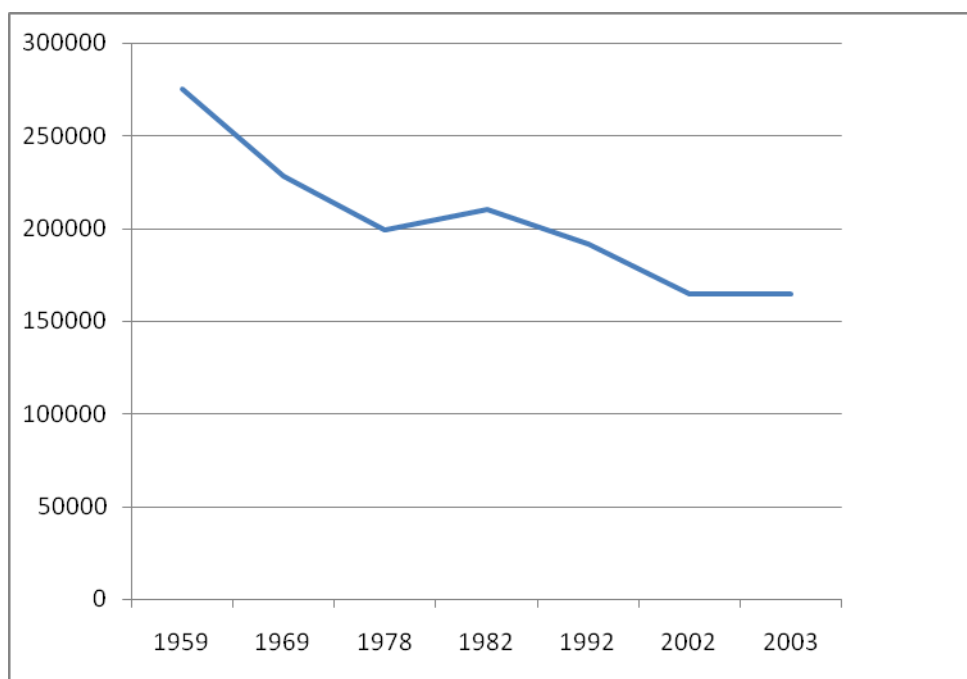
Farm acreage has remained relatively steady over the last several years. Long term trends show a continuing trend toward fewer but larger farms. Table shows the number of farms in Wayne County by year and their acreage. Figure 1 plots the trend in the amount of acreage in farming throughout the county.

Table 11, Wayne County Farms and Land in Farms

Year	Number of Farms	Land in Farming (acres)
1940	4,334	327,021
1950	3,643	317,957
1959	2,463	275,357
1969	1,624	228,791
1978	1,189	199,412
1982	1,232	210,191
1987	1,185	197,700
1992	1,080	192,000
1997	1,005	179,700
1998	1,010	183,000
1999	1,040	185,200
2000	1,010	179,100
2001	995	182,000
2002	900	165,200
2003	900	165,000

Source: U.S. Census of Agriculture

Figure 1: Land in Farming – Wayne County (Acres)



Source: U.S. Census of Agriculture

2. Agriculture in Towns of Galen and Savannah

In the Town of Galen, including the Village of Clyde, approximately 23,000 acres are classified as agriculture. This represents 61.8% of the town's total acreage. Some 320 parcels of agricultural land were on the 2007 assessment rolls for the town. These parcels carried a total assessed value of 23,712,800 which was 15.49% of the town's total assessed value of 153,104,704.

In the Town of Savannah, approximately 10,715 acres were classified as agricultural property in 2007. This represents 48% of the Town's land area. There were 123 parcels of agricultural land with a total assessed value of \$7,625,244 or 11.1% of the Town's total assessed value of 68,568,380.

The majority of agricultural land in the Towns of Galen and Savannah are included in an agricultural district. The Wayne County Board of Supervisors adopted the county's first agricultural district in 1973 after agricultural districts were made a legal entity in the state under the New York State Agriculture and Markets Law. Enrollment in an agricultural district offers the following benefits to farmers: 1) an agricultural land assessment, 2) limitations on special use district taxation and 3) NYS Right to Farm legislation. A number of agricultural districts were created in Wayne County over time including those that served the Towns of Galen and Savannah. However, in 2008, the Wayne County Board of Supervisors voted to consolidate all agricultural districts into a single district known as Wayne County Agricultural District #1.

3. The Future of Farming in the Towns of Galen and Savannah

Although somewhat dated, the Wayne County Agricultural and Farmland Protection Plan (1997) provides an excellent assessment of the status of agriculture and farmland in Wayne County. As noted in the report, farming in Wayne County is under increasing stress for two reasons: today's economic conditions favor larger more specialized farms, and the county has become increasingly popular as a residential suburb for metropolitan Wayne County. While the Towns of Galen and Savannah may, in the future, experience greater suburban development pressures emanating from Rochester and Syracuse than they do today, agricultural specialization will certainly be more of a factor in determining the future of agriculture in these two communities.

The Agriculture and Farmland Protection Plan cited the increasing economic pressure which is being exerted on small family farms by agricultural specialization. In the years between 1987 and 1992, Wayne County lost 25 percent of the farms in the county. While there have been some consolidations, farms in Wayne County are relatively small, averaging 190 acres in 1992. It was also noted that larger farms are relatively difficult to create in Wayne County because of high land prices, existing development patterns, and topography particularly in areas with drumlins, which makes large tillable parcels difficult to assemble.

Another factor that impacts the future of farming in Wayne County is the issue of succession. From a survey conducted as part of the Agricultural and Farmland Protection Plan, the majority of farms in the county were family owned (84 percent) in 1992. A majority of respondents (62%) in the farming community indicated that the next generation of their family will not be farming. Using this response, the Plan predicted that in 20 years or less, the county would have fewer than 400 farms and an estimated 100,000 acres of farmland, a loss of half the acreage in farming and half as many farms.

A number of issues were examined in the County's Agriculture and Farmland Protection Plan and opportunities and constraints were for each were identified, many of which are as applicable today as they were when the plan was prepared. These are set forth below.

ISSUE AREA	OPPORTUNITIES	CONSTRAINTS
Metropolitan Location	Significant metropolitan market opportunities for agricultural products	Pressures for residential development of agricultural lands
Agricultural History	Long county tradition of successful agriculture, including production, processing, and marketing	
Quality of Farmland and Soils	County farmland is of exceptional quality, including extensive areas of unique farmland along Lake Ontario suited to fruit orchard production; significant acreage of valuable mucklands used for potatoes and onions; very high percentage of prime farmland, used primarily for field crops.	The western towns with the highest concentration of prime farmlands are under significant suburban development pressure. Unique orchard land along Lake Ontario under rapidly growing pressure for residential development. Mucklands in southeast under pressure for conversion to wildlife refuge expansion and/or hunting preserves.
Specialization Trends in Agriculture	Increased profits for larger farms	Increasing economic pressures on small family farms
Agricultural Commodities	Increased profits for larger farms	Increasing economic pressures on small family farms
Agricultural Commodities	Apple production (largest County crop) increasing with particular opportunities in fresh market varieties; fresh vegetable, nursery and greenhouse, organic and specialty produce markets increasing. New computer and biotechnology available to decrease costs, increase yields and conserve resources.	Decreasing production in cherries, pears, prune/plums; declining profits for smaller dairy herds; increasing competition from large mid-west growers, particularly for field crops, vegetable production generally decreasing; new technologies often too expensive for small growers.
Processing	Significant presence in county provides local markets for county produce. Potential for additional producer.	Decreasing prices paid by processors for agricultural products. Local processing in general losing market share and experiencing increasing competition
Marketing	Processors continue to require large volumes of produce, major local supermarket chains are increasing demand for local produce; county farmers are increasing participation in local and regional public markets; farm stands and farmers markets enjoy community support.	Prices set by processors are half of fresh market prices; high volume terminal markets are a considerable distance from the county; supermarket selling logistics are problematic, including direct deliver, pricing and liability.

Land Values		
Land Use Planning and Zoning	Most of the County’s municipalities have a written comprehensive plan; towns and all villages have zoning in place. Cluster or planned unit development, which can help to protect farmland by creating larger continuous open space are being utilized.	The County’s Comprehensive Plan and many municipal plans and ordinances are outdated. Several towns have no plans or zoning. Current zoning ordinances discourage compatible economic uses on farms; ordinances typically permit single family lots in all agricultural districts and thus offer little protection for farmland. Many towns have no provisions for cluster or PUD provisions.
Agricultural Districts	Almost all County farmland is in Ag Districts, thus enjoying some protections and water/sewer tax benefits.	Ag District controls/benefits not sufficient to prevent substantial conversion of farmland to suburban use.
Water & Sewer Service	Water service provided in 75 to 100% land in western towns and 25-35 in mid-county towns. Sewer service typically provided in or close to villages.	Availability of water and sewer raises the value of land for suburban use. No overall county plan exists to determine extent of future water or sewer service.
Development Pattern: active Farmland vs. Residential Use	Much of the county’s unique and prime farmland actively farmed. Very little development pressure in central or eastern towns (except in lakefront areas).	In westernmost towns, most established roads lined with residential lots, altering the rural character of the landscape and creating conflicts with farm use. Lakefront land under pressure for residential conversion. Farmland in the southeast being taken out of production for private hunting grounds or off the tax rolls for inclusion in wildlife refuge.
Food Pantries/Institutions	Foodlink in Rochester attracts significant donations and coordinates delivery	Many food pantries have limited ability to store or stabilize produce. Institutions deal primarily with large suppliers.
Educational programs	Cornell’s Agriculture in the Classroom program used by many local school districts	Little coordination or common marketing among Wayne County agri-tourism attractions

Source: Wayne County Agricultural and Farmland Protection Plan, 1997

Agriculture was identified as one of Wayne County’s most significant economic drivers in the 2006 Wayne County Economic Development Strategic Plan which was prepared for the Wayne County Industrial Development Agency. As part of the inventory and analyses conducted for the Plan, the consultants for the Plan, SWOT (strengths, weaknesses, opportunities, and threats) analyses for various economic sectors in Wayne County were prepared. A summary of the SWOT analysis for agriculture includes the assessments set forth below.

SWOT Analysis of Agriculture in Wayne County

STRENGTHS
<ul style="list-style-type: none"> • Production agriculture is a significant exporter. 2002 output for agriculture was more than \$100 million. The largest products were fruit farming, dairy and cattle, and vegetable farming. • Agriculture is a key input into the food processing industry, which remains a significant economic “driver” in Wayne County. • Agriculture is a significant employer in Wayne County, with 1,915 employees in 2002. • Agriculture contributes to the quality of life in Wayne County y maintaining scenic views as well as the longstanding agricultural way of life. Cornell Cooperative Extension provides resources to producers. Geneva Experiment Station researches new crop varieties to meet current market demands. • Networking among farmers allows sharing of information to reduce costs and increase productivity. • Purchase of development rights has preserved prime land for agricultural production.
OPPORTUNITIES
<ul style="list-style-type: none"> • Direct-to-market sales take advantage of proximity of urban population. • Bio-diesel plans may provide markets for agricultural products. Byproducts may be applied to farm fields. • Focus on organic produce may help Wayne County establish an image associated with “green technology”.
WEAKNESSES
<ul style="list-style-type: none"> • Producers struggle with global competition. • Taxes, utility costs, and regulations increase cost of doing business. • Closure of processing plants require producers to ship apples to Pennsylvania and Michigan,
THREATS
<ul style="list-style-type: none"> • Regulations and global competition threaten profitability of farming. • Consolidation may result in smaller farms going out of business. • Residential land development competes with agriculture for prime farmland. Residents complain about standard farm practices such as spraying and truck/tractor traffic.

Source: Wayne County Economic Strategic Plan, 2006.

F. Physical Features and Natural Resources

1. Wayne County

Lands in the planning area and all of Wayne County are located entirely within the Erie-Ontario Lowland physiographic province, an area of low relief situated immediately south and east of Lakes Erie and Ontario. Bedrock consists of gently southerly-dipping Late Ordovician through Middle Silurian sandstones, shales, limestones, and dolostones. Unlike many other regions of New York, Wayne County has few rock outcrops, and topography is controlled primarily by surficial deposits that have arisen as a result of glacial activity during the Pleistocene Era, approximately 18,000 – 13,000 years ago. Perhaps the most significant features of Wayne County are the numerous drumlins – streamlined deposits of sand, silt, clay, and gravel – that formed beneath the ice sheets. In fact, Wayne County sits squarely within the single largest drumlin field in the world, which extends from eastern Monroe County to Onondaga County – a distance of approximately 100 miles.

2. Towns of Galen and Savannah

a. Topography

The Town of Galen is characterized by extensive mucklands occupying areas of low relief and glacial till plains of rolling topography. Much of the Town of Savannah is dominated by the Montezuma Marsh, a large wetland area along the northern shore of Cayuga Lake. Other areas of the town are characterized by rolling hills of the glacial till plains.

b. Surface Waters

Significant surface waters in the study area include ponds, rivers, and streams. In the Town of Galen, including the Village of Clyde, these surface waters include the Clyde River, Ponds Brook, Black Brook, Black Creek, and Sodus Creek. The Town of Savannah's surface waters include Butler Creek, Crusoe Creek, Seneca River and Crusoe Lake.

c. Watersheds

Watersheds are areas of land that drain to a given point on a stream, lake or bay. Most of the Town of Galen lies within the Seneca River drainage basin watershed with the exception of a small area in the north-central part of the town that is part of the Irondequoit-Nine Mile watershed. The entire Town of Savannah lies within the Seneca River Drainage basin.

d. Wetlands

Wetlands are defined by the Environmental Protection Agency as areas that are influenced by water in which certain water tolerant plants are

likely to survive and reproduce. This may include areas that are seasonally wet, by a surface or ground water influence, as well as areas that are permanently saturated or ponded throughout the year.

Wetlands are important because they contribute to the quality of other valuable resources, such as inland lakes, groundwater, fisheries, wildlife and in New York, the Great Lakes. Wetlands provide places for breeding, nesting and rearing of young waterfowl and other species of birds, mammals, fish and reptiles. Wetlands also intercept and retain excess nutrients from surface water, generated mainly by human practices such as agriculture or lawn fertilizing, sewage treatment or road salt application. Wetland systems filter these excess nutrients out of the surface runoff, lessening the occurrence of unwanted plant and algae growth in inland lakes and streams.

Wetlands are extremely important to the natural resource base of Clyde, Galen and Savannah and are becoming increasingly significant as economic resources through the attraction of tourists and sportsmen. Two very significant wetland area located within the planning boundaries include the Montezuma Wetlands Complex and Galen Marsh, locally known as the Morengo Swamp.

e. Montezuma Wetlands Complex

The Montezuma Wetlands Complex is one of the most important wetland complexes in the Northeast. Montezuma is a Registered National Natural Landmark and a vital resting, feeding and staging areas for birds migrating along the Atlantic Flyway.

The Montezuma Wetlands Complex encompasses a 50,000 acre property which includes the federally-owned Montezuma National Wildlife Refuge, state owned Northern Montezuma Wildlife Refuge Area, land owned by conservation groups, and private property. A wildlife restoration project has been going on since 1991 and approximately 6,300 acres of public land is managed by the New York State Department of Environmental Conservation. Other public lands in the Montezuma Wetlands Complex are managed by the United States Fish and Wildlife Service.

The complex is a mosaic of marshes, swamps, streams, ponds, floodplains, meadows, farmlands and forests. Critical habitat is provided for more than one million waterfowl and countless shorebirds and songbirds.

Montezuma supports nesting colonies of black tern, black-crowned night heron and great black heron.

The Montezuma Wetlands Complex provides opportunities for many kinds of wildlife recreational activities. Public hunting, trapping and fishing are encouraged as well as biking and canoeing and kayaking. The area also draws significant numbers of bird watchers, photographers and other tourists interested in natural wildlife habitats.

f. Galen Marsh

Galen Marsh, located south east of the Village of Clyde, includes upland, marsh, and wetland habitats within the Galen Wildlife Management Area and surrounding private lands. The Clyde River flows through the site.

Galen Marsh is an extremely important breeding area for the endangered Cerulean Warbler. Other birds in the area include the Blue Winged, Blackthroated Green, Black-and-White Mourning and Warblers, American Redstars, Northern Waterthrushes, and common Yellowthroats.

Farming and the harvesting of forest products have been traditional human uses of the area. Because of its rich wildlife resources, the Galen marsh area has long been a popular location for hunting, fishing and trapping. Visitors to the marsh are significant contributors to the local economy.

Natural Resource maps for the Village of Clyde and the Towns of Galen and Savannah are provided in Appendix E.

G. Existing Land Use and Land Use Regulations

1. Existing Land Use

Inventories of existing land uses in the Village of Clyde and the Towns of Galen and Savannah are provided in Tables 12, 13, and 14 . The tables show the type of land use, the acreages devoted to these uses and the percentages of total acreage devoted to various uses.

Table 12, Land Use in Village of Clyde

Land Use	Acreage	Percentage of Total Acreage
No Data or Unclassified	12	0.9%
Agriculture	323	24%
Residential	471	36%
Vacant	202	15%
Commercial	67	5%
Recreation and Entertainment	1	.08%
Community Services	121	9%
Industrial	40	3%
Public Services	54	4%
Wild, Forested, and Conservation Lands	40	3%
Total	1,331	100%

Source: Wayne County Real property Tax Mapping

Table 13, Land Use in Town of Galen Outside Village

Land Use	Acreage	Percentage of Total Acreage
No Data or Unclassified	216	.6%
Agriculture	22,678	63%
Residential	5,040	14%
Vacant	1,800	5%
Commercial	144	0.4%
Recreation and Entertainment	324	0.9%
Community Services	.10	0.1%
Industrial	360	1.0%
Public Services	1,800	5%
Wild, Forested, and Conservation Lands	3,600	10%
Total	35,962	100%

Source: Wayne County Real Property Tax mapping

Table 14, Land Use in Town of Savannah

Land Use	Acreage	Percentage of Total Acreage
No Data or Unclassified	949	4.25%
Agriculture	10,715	48%
Residential	2,232	10%
Vacant	2,455	11%
Commercial	232	1.0%
Recreation and Entertainment	0	0.0%
Community Services	45	0.20%
Industrial	2	0.01%
Public Services	121	0.54%
Wild, Forested, and Conservation Lands	5,581	25%
Total	22,332	100%

Source: Wayne County Real Property Tax Mapping

Land classifications cited in the above tables reflect a simple and uniform classification system, developed by the New York State Office of Real property Services, which is used in assessment administration in New York State. The nine categories are:

Agriculture – Property used for the production of crops or livestock.

Residential – Property used for human habitation. Living accommodations such as hotels, motels and apartments are included in the Commercial category.

Vacant Land – Property that is not in use, is in temporary use, or lacks permanent improvement.

Commercial – Property used for the sale of goods or services.

Recreation and Entertainment – Property used by groups for recreation, amusement, or entertainment.

Community Services – Property used for the well being of the community, i.e. churches, libraries.

Industrial – Property used for the production and fabrication of durable and non-durable man-made goods.

Public Services – Property used to provide services to the general public, i.e. government offices, fire halls, etc.

Wild, Forested, Conservation Lands & Public Parks – Reforested lands, and preserves private hunting and fishing clubs.

2. Patterns of Land Use in Study Area

Patterns of land use in the study area provide a strong indication of the area's agricultural legacy and the community's natural environment. The most densely settled areas are in the Village of Clyde and the Hamlet of Savannah. Both communities have small commercial establishments mixed in with public service buildings, such as schools or government offices, or community services such as houses of worship and community organizations. The more intense uses in both Clyde and Savannah reflect the availability of municipal services, especially water and sewer services.

Land in the Village of Clyde maintains a mixed use character. However, a surprisingly large portion of land in the Village is classified as agricultural in nature. About 24% of the land uses in the Village are classified as agriculture with residential uses (36%) being the predominant use.

In both the Town of Galen and the Town of Savannah, land outside the Village and Hamlet remains in large parcels that are devoted to agricultural uses, residential, vacant land or land that is wild, forested or dedicated to conservation uses. Almost 57% of the total land acreage in the two towns and the Village of Clyde is devoted to agricultural uses followed by residential land uses amounting to 13% of the 59, 625 acres in the area.

Land use maps for Clyde, Galen and Savannah are provided in Appendix F. A map of Land Uses in Surrounding Areas is provided in Appendix G.

3. Existing Land Use Regulations

The New York State Constitution grants all cities, towns, and villages the right of home rule power. Among the rights and powers enumerated under the Bill of Rights for Local Governments are the right to have a legislative body elected by the people and the power to adopt local laws. The right to home rule power includes, among other things, that every local government is empowered to adopt or amend local laws relating to its property, affairs or government as long as they are not inconsistent with the Constitution or general laws. Under the Statute of Local Governments, no power granted to a local government can be repealed, diminished, impaired, or suspended except by the action of two successive state legislatures with the approval of the Governor. However, the state may encroach upon or supersede home rule powers of state concern are involved.

State enabling statutes specify the right to home rule power by authorizing cities, towns, and villages to regulate the use of land under their jurisdiction. A municipality that decides to adopt local laws regarding land-use control must follow the state enabling statutes and other laws, codes, and regulations. Typical local laws regarding land-use control are:

- Comprehensive Plans which may (not mandated) follow General City Law §28-a, Town Law §272-1, or Village Law §7-722,
- Zoning Ordinances which must follow General City Law §20, Town Law §16, or Village Law §7,
- Subdivision Ordinances which must follow General City Law §§32 and 33, Town Law §§276 and 277, or Village Law §§7-72 and 7-73.

In addition to Comprehensive Plans, Zoning Ordinances, and Subdivision Ordinances, municipalities can adopt a variety of other local laws that further specify the use of land and that also must follow other state laws, codes, and regulations. The municipality can either adopt the state provisions or make them more stringent. Among others, a community might consider adoption of:

- Site Plan Review Ordinance which must follow General City Law §27-a, Town Law §274-a, or Village Law §7-725-a,
- Environmental Quality Review Law which must follow the State Environmental Quality Review Act,
- Flood Damage Prevention Plan which must follow Federal Emergency Management Agency regulations,
- Junk Yard Ordinance which must follow General Municipal Law §136.

Another set of local laws does not have to follow state provisions, but can help municipalities to manage their land use. Among others, a community might consider adoption of:

- Erosion and Sedimentation Control Plan
- Stormwater Management Plan
- Vegetation Retention Plan
- Open Space Plan
- Docking and Mooring Law

Existing land use regulations vary widely in the Towns of Galen and Savannah and the Village of Clyde. The Village of Clyde, because of its higher density development, has been more receptive to land use regulation than the rural towns. However, to one degree or another, each municipality in this study has, or is in the process of, developing land use controls. The figure below provides a summary of land use regulations in place or being considered by the three municipalities participating in this planning effort.

Figure 2: Land Use Regulations in Clyde, Galen and Savannah

Issue:	Village of Clyde	Town of Galen	Town of Savannah
Comprehensive Plan	✓	✓	✓
Zoning Ordinance/Law	✓	✓	In Progress
Subdivision Ordinance			
Flood Plain Prevention Plan	✓		
Planning Board	✓	✓	✓
Zoning Board of Appeals	✓	✓	In Progress
Site Plan Reviews	✓	✓	✓
Signage Provisions	✓	✓	
Cluster Development	✓		
Planned Unit Development	✓		
Mobile Home Park Provisions		✓	✓
Land / Open Space Preservation	✓		
Restrictions on Grading Filing & Excavation		✓	
Mining Restrictions		✓	
Drainage and Stormwater Mitigation Measures		✓	
Development Restrictions in Flood Prone Areas	✓	✓	
Address FEMA Guidelines	✓	✓	
Water & Sewer Practices – Address County DOH / NYS DOH / NYS DEC Guidelines		✓	

Source: All Hazard Mitigation Plan for Wayne County. Genesee/Finger Lakes Regional Planning Council

Zoning districts in the Village of Clyde include the following:

- R-1 Low Density Residential
- R-2 Medium Density Residential
- C-1 Commercial
- C-2 Commercial (Downtown)
- M-1 Industrial

There are seven (7) zoning districts within the Town of Galen. These include:

- Land Conservation
- Ag District
- Residential
- Mobile Home Park
- Business
- Industrial
- Planned Development

H. TRANSPORTATION AND UTILITY FEATURES

1. Highway Transportation

Although residents of Clyde, Galen and Savannah have access to rail, bus, and airline transportation in nearby Rochester and Syracuse, roadways comprise the primary form of transportation. The road way transportation network in the study area consists of a combination of State Routes and local and County highways.

In the Village of Clyde and the Town of Galen, Route 31 is the major east-west transportation corridor while Route 414 is the primary north-south corridor. Both roads intersect within the Village of Clyde, located at the town's geographic center. The Erie Canal flows through the central and southern portions of the town, providing recreational opportunities and limited commercial activity. In the Town of Savannah, Route 31 is the primary east-west artery and Route 89 is the major north-south transportation corridor through the center of the town.

The state highways serving the three communities are generally two-lane arterials with paved shoulders in each direction. All three communities are within five to ten miles of Interstate 90, the primary east-west corridor through New York State. The Norfolk Southern railroad runs through all three communities in a east-west direction and provides freight service to the area.

The predominant mode of transportation for residents in Clyde, Galen and Savannah is provided by car, truck or van. Data from the last census reported that almost 90% of workers in Clyde, Galen and Savannah commuted to work in these vehicles and drove alone or in car pools. Table 15 provides data on commuting characteristics by community.

Table 15, Number of Workers Commuting to Work

Type of Transportation	Clyde	Galen (TOV)	Savannah
Car, truck or van drive alone	670	783	572
Car, truck or van - carpooled	138	68	133
Public transportation (including taxicab)	21	-	2
Walked	56	7	28
Other means	11	-	10
Worked at home	31	75	29
Mean travel time to work	23.2	23.2	32.5

Source: US Census

2. Public Transportation Services

The Rochester-Genesee Regional Transportation Authority in cooperation with the Wayne County Board of Supervisors provides public transportation within Wayne County through the Wayne Area Transportation Service (WATS). WATS operates a fleet of mini-buses using a loop route throughout Wayne County with regularly scheduled service Monday through Friday. Other transportation services are provided by agencies such as the Clyde Senior Center and the Wayne County Department of Aging and Youth which provides clients with transportation for local medical services, agency appointments and for shopping or errands.

3. Pedestrian and Bicycle Routes

Route 31 has been designated as a State Bicycle Route by the New York State Department of Transportation and the route transverses the Towns of Galen and Savannah and runs through the Village of Clyde. There are a number of hiking trails throughout the area, especially along the Erie Canal and within the Montezuma Wetlands Complex. There is one existing designated pedestrian trail which runs from Route 14 in the Village of Lyons to Reid Road on the south side of Route 31. However, there are several other trails being planned for the area including the development of a multi-use trail along the original canal towpath south of Old Route 31 from Reid Road to Route 414 in the Village of Clyde.

Another plan would see the development of a multi-use trail along the former Erie Canal Towpath from Route 414 in the Village of Clyde to the Wayne/Seneca County line in the Town of Galen. Additionally, a proposed multi-use trail would be developed along an abandoned railroad corridor from the Village of Clyde (RT. 414 vicinity) to the Lock 56 area (south side of canal, cross the canal on an abandoned County-owned double-wide RR bridge, and then follow a former trolley corridor along the north side of Route 31 to the hamlet of Savannah.

4. Public Utilities

a. Village of Clyde

1. Water

The Village provides public potable water supply to all Village residents. The sources of water are two drilled wells located at Ferguson's Corner in the Town of Galen. A water treatment plant is located at Ferguson's Corner and the treated water is pumped through a transmission line to the Village's distribution system.

Two storage tanks are utilized in the system including a 1,400,000 gallon storage tank located on Genesee Street and a 210,000 gallon tank on Mill Street, south of the Erie Canal.

The existing wells are reported to have sufficient capacity to meet the Village's needs and the system is adequate for the demands being placed upon it. However, many of the Village's water distribution lines are well over one hundred years old and deterioration along with inadequate size have been issues. In response, the Village has been replacing old and undersized water lines as roads are reconstructed.

2. Sewer

The Village of Clyde treats municipal wastewater collected in sanitary mains at a treatment plant located on Ford Street. The wastewater plant was constructed in the late 1960's. The collection system was rehabilitated about the same period.

The wastewater plant is normally adequate for the Village's needs with the exception of those periods where heavy rain and snowmelt cause serious infiltration and inflow problems. Infiltration and inflow (I/I) are terms referring to groundwater and/or rainwater that enters the sanitary sewer system through cracked pipes, leaky manholes, roof and gutter downspouts, sump pumps, foundation drains, and improperly connected storm drains. Most infiltration comes from groundwater, and most inflow comes from rainwater and/or snowmelt. During periods of Clyde's wastewater plant only removes solids from the waste stream and inadequately treated wastewater is discharged into the Erie Canal.

3. Other Public Utilities in Clyde

In addition to water and sewer facilities, the Village of Clyde maintains a stormwater drainage system, sidewalks throughout the Village, street lights, and street trees. There are reportedly some

problems, on occasion, with flooding in some area. Such problems are being addresses the Village and other involved agencies such as the Wayne County Soil and Water Conservation Board which maintains some drainage ditches in the Village. The deteriorated condition of some sidewalks in the Village is another issue being addressed by Village officials.

b. Town of Galen

The Town of Galen, outside the Village of Clyde, has no public water supply and residents rely on private wells or truck hauled water as a potable water source. Residents have expressed some interest in public water but there are no solid plans in place.

The Town of Galen has no public sewage disposal system. Community-wide use of private septic systems is the norm.

The Town provides for drainage improvements and maintains town-owned roads.

c. Town of Savannah

Public water and sewer facilities are provided to residents of the hamlet of Savannah by the Town of Savannah which operates and maintains these systems. The water system was installed while the hamlet was incorporated as a village before dissolving in 1979. Water comes from a groundwater well in the northern portion of the Town. The water is then pumped from the well to a reservoir in the southern area of the Town with a higher elevation. Water then gravity feeds from the reservoir down into the hamlet. The wells are currently able to meet the needs of the hamlet..

Other than chlorination, water is not treated by the Town before distribution. Because the groundwater wells are under the influence of surface water, the Town of Savannah is under a consent order by the State Department of Health to construct a water treatment plant to filter the water. The Town is currently seeking grant funds to help finance the construction of the water treatment plant.

The Town of Savannah is also engaged in a town-wide water system study to determine hydraulic capabilities and limitations of the existing water system. This will help identify waterlines that need to be replaced or upsized. Additionally, the study will identify those areas where water lines should be extended. The Town is also participating in a major County-sponsored water study of the entire eastern half of Wayne County. That study will valuate long-term needs in the study area and will provide recommendations regarding systems and water sources.

The Town of Savannah operates and maintains a sewer collection and treatment system serving the hamlet of Savannah. Sewer flows are conveyed to two separate sanitary sewer sand filter treatment systems. These systems reportedly have the capacity to treat current users as long as they are maintained and operated properly. The Town is now informally reviewing the condition of these sewer treatment systems to see if upgrades are necessary due to age, deterioration, and possible lack of quality treatment.

5. School Districts

The Village of Clyde and the Towns of Galen and Savannah are served by several school districts. The Village is totally within the Clyde-Savannah School District. The Town of Galen is largely served by Clyde-Savannah with some parts of the town in the western portion are within the boundaries of Lyons Central School. The Town of Savannah is principally served by Clyde-Savannah with the very northern part of the town located with the boundaries of North Rose-Wolcott Central School District and the Port Byron School District. The area is also part of the Wayne-Finger Lakes Board of Cooperative Educational Services which includes 11 Wayne County School Districts as well as districts in Ontario, Seneca and Yates Counties.

6. Utilities

a. Electricity and Natural Gas

The entire two town area is served with electricity and gas conveyed by New York State Electric and Gas Corporation, a wholly-owned subsidiary of Energy East Corporation.

b. Telephone/Cable/High-Speed Internet

Telephone service in Clyde and the remainder of the Town of Galen is provided by Verizon. In the Town of Savannah, telephone service is provided by Port Byron Telephone. Cable and high-speed internet service can be accessed in many parts of the study area through Time-Warner.

c. Public Safety

Police protection in the area is provided by the New York State Police, the Wayne County Sheriff's Office, and the Village of Clyde Police Department. Fire Protection and emergency medical services are provided to area residents and businesses by the Clyde Fire Department, Savannah Fire District, and the South Butler Fire District. Maps of Public Facilities are provided in Appendix G.

I. CURRENT COMMUNITY DEVELOPMENT PLANS AND PROGRAMS

There are a number of plans and programs that have been developed or are in process that address the needs and opportunities of the study area. The following discussion provides an overview of community plans and programs that may impact the communities participating in the Joint Comprehensive Master Plan.

Village of Clyde/Town of Galen

a. Comprehensive Plans/Land use Plans

1. Village of Clyde

The Village of Clyde drafted an abbreviated master plan in 1991 that consisted of a statement of objectives and strategies to achieve these objectives. The primary objectives that were to be achieved in the plan included:

- Village will maintain small rural environment even when residents are involved in different occupations
- Village's appearance, style and zoning direction should be to evolve toward a position so that Clyde would appear consistent with benchmark villages such as Skaneateles, Cooperstown, and Niagara-on-the-Lake, Canada
- Village should encourage consistent growth so that businesses and homeowners can support the above direction while providing the necessary conditions for appropriate low income/elderly housing

2. Town of Galen

The Town of Galen adopted a Land Use Plan for that area outside of the Village of Clyde before adopting a Town zoning ordinance. Specific objectives of the plan included:

- Preservation of natural open areas and potential resources in the Town
- Creation of compatible land uses in areas adjacent to Village of Clyde and hamlets of Lock Berlin and Marengo
- Location /development of industrial areas should be in close proximity to services
- Development of a balanced supply of housing to provide a suitable range
- Continue growth and maintenance of desirable residential areas, free from environmental deficiencies and provided with an adequate system of commercial services
- Preserve strength of hamlet areas in order to encourage new private investment

- Preserve and expand Town's economic base, recognize the status of agricultural activities reserving to the extent practical, areas considered good for crops and grazing.

The Town's land use plan recommended a number of land use strategies including low density housing development, promoting commercial development within hamlets, encouraging industrial development along Route 31 east and west and old Route 31. Additionally, the plan recommended the drafting of a Town open space plan and an aquifer protection overlay district.

3. Town of Savannah

The Town of Savannah approved a Master Plan for the Town in October of 1999. The master planning effort, accomplished in 1997 and 1998, grew from concerns that the New York State Department of Environmental Conservation (NYSEDC) was purchasing privately owned agricultural land and removing it from Town tax roles as part of its program to revert farmed lands back to wetlands. Members of the community formed a Steering Committee to address this perceived problem through the development of a Town Master Plan. The NYSEDC, acknowledging Savannah's situation and scarce resources, provided revenue sharing funds to assist in the planning effort.

Cornell University students, with guidance from Professor Peter Trowbridge of Cornell's Department of Landscape Architecture, were hired by the Town to assist the Plan Steering Committee in making an assessment of past and current conditions and building an inventory of Savannah's resources. The Steering Committee, aided by the Cornell consultants, later conducted a series of well-attended public meetings and utilized focus group sessions to address various Town issues including Recreational Opportunities, Cultural and Natural Resources Opportunities, and Economic Opportunities. The public meeting process was also used to provide a forum for discussion of potential projects and to establish priorities for these projects. The consultants for the project then developed design strategies for the highest ranked projects that reflected public input.

The Master Plan recommended three major projects which were seen by the Steering Committee as having the potential for making significant impacts on the Town. These included

- Downtown Revitalization involving creation of a town park, a farmer's market, street and sidewalk design improvements, and establishment of architectural uniformity along Main Street
- Improvements at the Crusoe House (Savannah's oldest building) site including establishment of a NYSDEC Visitor Center, enhanced recreation opportunities such as canoeing and kayaking, and establishment of a Crusoe House Museum that could encompass regional aspects of life in the area including agriculture, railroad and canal history, geology and natural history
- Encouragement of tourism by improving linkages between downtown Savannah and the Crusoe House site including consistently designed signage identifying many important cultural features between the two sites along Route 89.

The Town of Savannah Master Plan also provided recommendations for implementation with the Town Board or a committee being responsible for carrying out the Plan's recommendations. A five-year update of the Plan was also suggested and a number of potential project funding sources were identified including grants and low-interest loans, fundraising efforts, and funding partnerships. Finally, an inventory of potential Federal and State funding agencies was presented.

Savannah's Master Plan and a local law establishing a Land Development Code for the Town, have been used to substantiate planning and site plan review activity in the Town. The Master Plan has also served to advance the development of the Montezuma Audubon Nature Center and the creation of NYSDEC boat launch sites on Crusoe Creek, Howland's Island, and the Seneca River. Additionally, the Master Plan has served as a catalyst for downtown revitalization efforts including the Main Street Program, Community Development Block Grant funding under the NYS Small Cities Program, and, most recently, the Vision Planning Process for Downtown Savannah, described later in this section. It also has

served as a basis for Town Board imposed twelve-month moratorium (October 2008) on certain development and uses in the Town while a new Comprehensive Plan and recommendations for land use laws are being considered.

4. Other Relevant Plans

There are a number of plans that have been prepared for various purposes that have or may have implications for the future of Clyde, Galen and Savannah. Some of the more significant of these are outlined below.

a. Clyde Downtown Design Guidelines

In 1997, the Village was assisted by a Cornell University Study Design preparation of a Downtown Revitalization Design Guide. The purpose of this guide was to identify the unique qualities that characterize Clyde's downtown district and to provide a flexible, workable design guide offering options for short and long-term projects aimed at preserving and influencing downtown. The goal of the project was to create a visually enhanced community where people want to be and where growth will occur. The guide also set forth projects that could be undertaken by individuals, businesses, civic groups, the Village, and the State government.

b. Village of Clyde Neighborhood Analysis and Strategic Plan

A Neighborhood Analysis and Strategic Plan was completed for Clyde in 2006. This analysis and plan addressed conditions in six identified neighborhoods or planning areas, summarized issues relating to housing, economic development and infrastructure and recommends improvements to address these issues. The Clyde Strategic Planning Network (SPAN) is actively working with the Village to in implement the plan.

c. Town of Savannah Downtown Visioning Project

With the opening of the Montezuma Audubon Center in 2007 and the initiation of the NY Main Street Program, an awareness emerged about the absence of a vision for the overall design of the central business district in Savannah. The Town Planning Board, the Savannah Chamber of Commerce, the Town Board and the Wayne County Planning Department discussed the issue and decided to pursue a visioning process that would provide guiding principles for the restoration and revitalization of downtown Savannah. An advisory committee composed of local merchants, residents and town officials helped organize the process in late 2008. The committee was assisted by faculty and students from the State University of New York College of Environmental Science and Forestry's Center for Community Design Research (CCDR). The CCDR consultants helped the committee to facilitate workshops, prepare summaries and analysis of each session, and document the final vision plan.

A series of workshops were held in the fall of 2008 and the winter of 2009 with a solid level of participation by local residents. These workshops were designed to progressively build upon and confirm information and ideas expressed by members of the community. This community based planning effort produced a vision statement and a series of goals and action strategies that when implemented will help achieve the vision.

The vision established states "Downtown Savannah is a thriving rural business district and community center that appreciates and draws upon its natural, historic, religious and agricultural resources as the foundation of a strong and sustainable economy, a high quality of life for residents of all ages and unique experiences for visitors". This vision statement is accompanied by a number of planning goals including:

- Encourage year round recreation, education and civic activities for residents of all ages

- Promote and support the care and maintenance of public and private property to encourage civic pride and improve the image of downtown and the community
- Re-establish downtown as the center of welcome and access to the natural and cultural resources of the area
- Revive and promote the traditional character and historic aspects of downtown
- Encourage involvement among individuals of all ages and organizations to strengthen community relationships to contribute to the well-being and growth of downtown Savannah
- Nurture a strong local economy by promoting and supporting local resources and new and existing small businesses

The Vision Plan also described action strategies for each goal that includes information on tasks, techniques, resources, and time frames. Design principles were also provided in the Plan to guide improvements and proposals for the area. These principles include:

- Highlighting and preserving the rural character of the gateways and entrances into Savannah
- Capturing attention and interest at the entrances to downtown Savannah
- Appealing to pedestrians and reinforcing the downtown experience
- Strengthening connections to places beyond Main Street to promote “active living” and access to area attractions.

Specific improvements are recommended in the plan and include graphic illustrations of how some of these improvements would appear if implemented. The Town has been working to secure funding to implement parts of the vision established for the downtown area and recently requested a legislative member item to implement one of the gateway projects recommended in the visioning process.

d. New York State Open Space and Conservation Plan

The 2002 New York State Open Space and Conservation Plan proposes the open space and historic sites that should be saved for the future and describes a plan to conserve and manage these resources in a sensible and affordable way. The plan does not confine itself to public land acquisition but recognizes that encouragement of private land stewardship is also important.

The State Plan cites the Montezuma Marshes and their importance as a critical link in migratory waterfowl habitat. The Plan sets forth conservation strategies for the area including cooperative management agreements with farmers and other landowners for projects to enhance wildlife habitats. Another important conservation strategy cited is the acquisition of easements or fee title on a voluntary basis through federal and state action when needed to allow for intensive management.

e. Wayne County Recreationways Master Plan

A Recreation Master Plan for Wayne County was adopted by the County Board of Supervisors in 2001. This plan had the following objectives:

- Document existing and proposed recreation ways in Wayne County.
- Link proposed recreation way corridors to significant tourist, cultural, recreational and commercial destinations
- Link proposed trails to Statewide and regional trails
- Develop policy recommendations and design standards that integrate the needs of diverse users
- Facilitate workshops to gather the input of trail user groups represented by Trailworks Inc. and other residents of the county

Priority projects within the Clyde, Galen and Savannah area include continued development of the Canalway Trail, and trail development within the Montezuma Wetlands Complex. The Recreation Master Plan

also identifies funding sources for projects and provides trail, management guidelines for trail design, maintenance, signage and trail inspection.

f. Wayne County Agricultural and Farmland Protection Plan

The Wayne County Agricultural and Farmland Protection Plan documented the status of agriculture and farmland in Wayne County and to provide recommendations for the preservation of both farming and farmland in the county.

Goals for the Plan were established as:

1. The preservation of farms and farmland in Wayne County.
2. An increase in the support for agriculture and the understanding of the needs and realities of farming among people of the county.
3. An increase in Wayne County farm produce consumed in the upstate region of New York and in the northeast as a whole, through the purchase of Wayne County produce by local stores and institutions, and more value-added processing and other enterprises based on county agriculture.
4. The establishment of a new system of local taxation which encourages agriculture.

As part of the Plan, some 14 projects were selected for priority implementation. These included the following short term projects:

- Purchase of Development Rights (PDR)
- Staffing for Agricultural projects – Use of Retire Experts and Volunteers
- Training for Town, Planning and Zoning Boards in Agricultural issues
- Video on Wayne County Farming
- Resource Booklet
- Wayne County Farm Marketing Logo
- Agri-tourism Plan
- Farm labor

Long-term projects included the following:

- Staffing for Agricultural Projects-Agricultural Resource Specialist
- New Farmer Program
- Zoning for Farm Business Uses
- County Comprehensive Plan
- Property Tax Reform
- Farm labor

g. Wayne and Cayuga Counties Tourism Development Action Plan

A Tourism Development Action Plan for Wayne and Cayuga Counties was initiated in 1995 by New York Seaway Trail. In this plan, the primary attributes for tourism development, potential markets, and strategies for preserving and enhancing the two counties were identified and evaluated. Three primary tourism themes that were identified to focus tourism development and marketing efforts in the region were:

- The waterfront
- Agri-tourism
- Ecotourism

Major tourism development opportunities that were identified for the two counties were:

- Continued development of water access facilities
- Development of accommodations and associated amenities
- Expansion of festivals and special events
- Development of agricultural attractions.
- Development and promotion of cobblestone resources
- Linkages with nearby urban areas
- Linkage with major attractions in the Finger Lakes Region

The Tourism Action Plan also provided a number of recommendations for realizing the above opportunities. These included the encouragement of future development to locate in existing villages, hamlets and service centers in the area. The plan also stressed the fact that an abundance of

wetlands, marshes, and important habitat areas combine to make the area ideally suited to take advantage of the emerging ecotourism market. Additionally, recommendations were made to promote agri-tourism as the scenic quality of the agricultural landscape and the numerous farm markets, working farms, Christmas tree farms and nurseries are primary attractions.

h. Wayne County Economic Development Strategic Plan

An Economic Development Strategic Plan was prepared in 2006 by the Wayne County Industrial Development Agency. The purpose of the Plan was to provide a prioritized direction, in conjunction with input from businesses, citizens, and government, for the economic growth of Wayne County, utilizing a strategy and rationale for prioritization that businesses, government and citizens can understand and embrace.

The key principles for promoting economic development outlined in the Strategic Plan include:

1. Support existing businesses
2. Promote economic growth in targeted industry clusters such as agriculture, tourism, agriculture-related manufacturing, sustainable energy and equipment manufacturing.
3. Invest in infrastructure, access and sites
4. Expand workforce capabilities
5. Create an environment that is conducive to entrepreneurship
6. Build effective partnerships
7. Improve communities

In regard to the study area for this Comprehensive Master Plan, the Strategic Economic Development Plan provides a description and analysis of the Clyde Industrial Park, including an overview of existing infrastructure and an analysis of strengths, weaknesses, opportunities and threats. Additionally, the Plan presents a description and analysis of main street districts in Wayne County including analyses of strengths,

opportunities and threats. The Village of Clyde and the hamlet of Savannah are assessed in the Plan.

i. Current Planning and Development/Redevelopment Efforts

Clyde/Galen

A considerable amount of activity is underway in the Village of Clyde to improve the community's infrastructure, revitalize the downtown area, spruce up the appearance of the Village, entice tourists to the area, and, in general, make the community even more attractive as a place to live, work and visit. These efforts are highlighted below:

- In the downtown area, the Village is completing installation of new period-style lighting, conduit sidewalks with pavers, and streetscape improvements;
- Heritage Park in the downtown business district is being developed by the Village and will include tables, benches and landscaping with bricks purchased by families wishing to commemorate their ties to the Village
- The Canal Park and Lauraville Landing will undergo a facelift with a picnic pavilion reminiscent of the train station that once was located on the site. The project will include biking and hiking trails, a fishing platform, and a historical interpretive center for children
- Improvements are being made to Glasgow Street (Rt. 414) including streetscape enhancement and improvement between Columbia Street and Caroline Street; Federal funding is being used for downtown lighting and other streetscape improvements
- The Village is considering reuse potential for the Bricko Building located along the canal in the south-ester portion of the Village. One of the potential reuses being considered is a local brewery
- The Clyde Chamber of Commerce has sponsored a Main Street Program using State and private funds to leverage private funds to

implement a multifaceted program that will restore 13 building facades, rehabilitate 4 upper story residential units, renovate 2 street-level commercial spaces, and install streetscape improvements

- The Clyde Strategic Planning Network (SPAN) is actively working with the Village to implement the Village of Clyde Neighborhood and Strategic Improvement Plan. This analysis and plan addressed conditions in six identified neighborhoods or planning areas, summarized issues relating to housing, economic development and infrastructure and recommends improvements to address these issues.
- The Clyde Industrial Development Corporation continues to facilitate development of the Clyde Development Park and other businesses in the community.
- The Clyde Capital Improvement Limited Partnership, a group of local business people, continues its mission of acquiring and renovating commercial buildings in the Village's downtown business district with follow-up recruitment of businesses to occupy the renovated space.

Town/Hamlet of Savannah

Visioning Study

In late 2008, the Town of Savannah began a visioning process for the revitalization of the downtown area in the hamlet of Savannah. Through a series of community workshops, community members have shared ideas through facilitated discussion and activities, and developed a vision statement, goals and action strategies. Design studies have been reviewed that illustrate alternative approaches to implement that vision in downtown Savannah. The fourth and final workshop has been completed and the Vision Plan Document will be finished soon.

The Town has been actively working to secure funding to implement parts of the vision established for the downtown area and recently requested a

State legislative member item to implement one of the gateway projects recommended in the visioning process.

Main Street Program

With assistance from the New York Main Street Program, the Savannah Chamber of Commerce is administering matching grant funding for the rehabilitation of seven buildings in the central business district, the installation of streetscape improvements including benches and trash receptacles and the construction of new sidewalks.

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III. PLAN VISION, GOALS AND OBJECTIVES

Introduction

The overriding theme of this Joint Comprehensive Master Plan is established in the Vision Statement for the planning effort. The vision statement reflects a shared understanding about the direction the community is going in and the desired destination. The vision statement that was established by the Plan's Steering Committee and validated as part of the workshops held in the community is presented below.

The overall vision of this Comprehensive Master Plan for the Village of Clyde and the Towns of Galen and Savannah is to:

- *Promote the health, safety and welfare of all residents and to preserve the area's sense of community*
- *Provide strategies for enhancing the local economy, maintaining the quality of life of the Village and hamlets, protecting the area's agricultural and rural character and sustaining the small town quality of life for all residents*
- *Facilitate cooperation between governments in addressing issues of mutual concern such as land use, economic development, and community revitalization*

The Joint Comprehensive Master Plan will be used as a basis for decisions that affect the physical, economic, and social character of the Village of Clyde and the Towns of Galen and Savannah. Accordingly, it must reflect the special needs, values and desires of residents in those communities. Goals and objectives provide this specialized guidance, transforming collective community values into implementation strategies. These implementation strategies (Section IV) may be action items, coordination items, and/or require further study.

Goals and objectives have distinct and different purposes in the planning process.

- **Goals:** General aims of the community that describes desired end situations toward which planning efforts should be directed. They are both broad and long-range and represent an end to be sought although they may never actually be attained.
- **Objectives:** Specific purposes which should be sought in order to advance toward overall community goals. They provide more precise and measureable guidelines for planning action.

The goals and objectives of the Joint Comprehensive Master Plan for the Village of Clyde, the Town of Galen and the Town of Savannah are organized around the following community planning concerns:

- Regional Cooperation and Coordination
- Community Character
- Transportation, Infrastructure and Community Facilities
- Land Use
- Agriculture
- Natural Resources and Open Space Preservation
- Recreational Opportunities
- Economic Development

The following pages present the listing of goals and objectives broken down into the seven planning concerns cited above.

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REGIONAL COOPERATION AND COORDINATION***A. Goal***

Encourage cooperative and coordinated approaches to planning and development in the Village of Clyde, the Town of Galen and the Town of Savannah as well as adjacent communities.

Objectives

- A.1 Promote inter-municipal cooperation and coordination among the three communities participating in the Joint Comprehensive Master Plan.
- A.2 Explore areas in which shared services and service cost are appropriate between two or more communities and pursue joint efforts in such areas.
- A.3 Provide for coordinated approaches in the provision of recreational facilities and services in the area.
- A.4 Facilitate physical linkages between communities such as hiking paths and bike paths.
- A.5 Promote cooperation between communities for the provision of public infrastructure.
- A.6 Ensure that there is coordination between communities in regard to new development near municipal boundaries to minimize potential conflicts with existing land uses.

COMMUNITY CHARACTER

B. Goal

The Village of Clyde and the Towns of Galen and Savannah should seek to retain their small town and rural atmosphere in a country environment, require high standards of appearance and maintenance for established residential areas as well as future development, and encourage citizen participation and in all Village and Town governmental and community functions.

Objectives:

- B.1 Maintain and enhance the area's small town and rural character and agricultural heritage
- B.2 Promote a sense of community identity and responsibility
- B.3 Maintain programs to preserve established residential areas and eliminate deterioration
- B.4 Ensure that development proposals are compatible with existing land uses within communities and will be suitably located
- B.5 Improve the visual appearance of the area for visitors as well as residents
- B.6 Preserve, protect, and enhance the historic and cultural resources of the area
- B.7 Protect those natural resources that are important to residents of the area including viewsheds, woodlots, open space and other attributes that contribute to the rural character of the three communities.
- B.8 Recognize the importance of agricultural lands and open space and the need to protect them
- B.9 Encourage the restoration and adaptive re-use of historic commercial buildings and homes in the Village of Clyde and various hamlets in the area
- B.10 Reinforce the community's interest in planning and revitalization

TRANSPORTATION, INFRASTRUCTURE AND COMMUNITY FACILITIES***C. Goal***

The Village of Clyde and the Towns of Galen and Savannah should constantly monitor the condition and service capacities of their transportation systems; infrastructure and community facilities to ensure that public health, public safety, education, recreation and other needs of residents are consistently met.

Objectives

- C.1 Provide public services and facilities to both meet and anticipate the needs of residents
- C.2 Maintain and improve facilities and services for local recreation, education, history, libraries, emergency services, police protection, public utilities and municipal government to reflect the needs of the area
- C.3 Ensure that public water and sewer systems in the area meet or exceed all public health and environmental standards
- C.4 Support, where necessary and feasible, the expansion of public water systems to serve the needs of residents throughout the area
- C.5 Encourage cooperation between communities for the provision of necessary infrastructure and pursue regional approaches to infrastructure needs where there are opportunities for doing so
- C.6 Maintain and improve opportunities for public transit
- C.7 Work with other agencies to provide safe, efficient transportation systems in the Village and Towns
- C.8 Address needs of pedestrians, bicyclists, equestrians and other non-vehicular travel modes
- C.9 Promote traffic safety and proper highway maintenance throughout the area.

LAND USE PLANNING**D. Goal**

Promote land use which protects the natural environment and existing land resources, preserves areas of scenic beauty and open space, encourages the continuation of productive agricultural activities, provides opportunities for commercial and industrial growth, provides opportunities for low-density, high-quality residential development, and encourages all development to occur in a manner that discourages sprawl and uses existing infrastructure and services most efficiently.

Objectives

- D. 1 Balance the rights of individual property owners with the needs of the public interest
- D.2 Maintain and promote the Village of Clyde as the commercial, institutional and cultural center of the area
- D.3 Revive and promote the hamlet of Savannah as a thriving rural business district and community center
- D.4 Encourage increased collaboration between the Village of Clyde and the Town of Galen to improve cohesion between these communities and bring about better planning for future growth and development
- D. 2 Employ land use regulations that allow undeveloped areas to accommodate growth in a traditional mixed-use fashion with regulations directed more toward quality than location
- D.3 Address the need for affordable housing by maintaining or establishing reasonable minimum lot sizes in town land development regulations
- D. 4 Manage growth in the area to ensure that future development occurs at an appropriate scale and in locations suitable for that type of development
- D. 5 Protect important agricultural lands and open space
- D. 6 Restrict residential development to very- low density in areas designated for agriculture to disruption of the activities normally carried out for agricultural production
- D.7 Support low-density residential development to protect open spaces, natural resources and farming operations, and to maintain the expense for increased public services and infrastructure investment

AGRICULTURE***E. Goal***

Encourage the retention and further development of the area's agricultural sector to improve farm incomes and maintain the working landscapes that define the area's character.

Objectives

- E. 1 Preserve farming and encourage agricultural development in the Towns of Galen and Savannah
- E.2 Encourage citizen understanding of the economics of agricultural production
- E.3 Continue to work with appropriate State and County boards and agencies to support agriculture and to sustain the agricultural district serving area farmers
- E.4 Expand farm-based tourism opportunities
- E.5 Attract new farm owners and agri-businesses
- E.6 Pursue the development of local Agricultural and Farmland Protection Plans
- E.7 Using Federal, State and/or County assistance, consider the purchase of development rights for farm land
- E.8 Protect good farmland from undesirable development pressures
- E.9 Minimize non-farm intrusions into agricultural area thus minimizing conflicts with agricultural operations
- E.10 Discourage development which would tend to disrupt agricultural practices
- E.11 Support and encourage a diversity of agricultural businesses

NATURAL RESOURCES AND OPEN SPACE PRESERVATION***F. Goal***

The Village of Clyde and the Towns of Galen and Savannah should protect the quality of surface and groundwater resources, maintain high quality physical environments and preserve wildlife habitats and open space.

Objectives

- F.1 Adopt policies and regulations to better protect stream corridors, wetlands and other water bodies from inappropriate development
- F.2 Protect the quality and quantity of both surface and groundwater resources through watershed management measures
- F.3 Preserve natural habitats and open space corridors for wildlife
- F.4 Ensure that future development policies both protect and sustain the environment
- F.5 Support private land trusts and similar organizations in efforts to protect significant ecological resources in the area
- F.6 Ensure that the public is aware of the benefits and costs of environmental restoration

RECREATIONAL OPPORTUNITIES***G. Goal***

The Village and Towns should work to provide and improve recreational facilities and programs for all residents of the area.

Objectives

- G.1 Improve and expand recreational opportunities for all residents, especially children and senior citizens
- G.2 Encourage the development of hiking trails, biking trails, bike paths and passive recreation along the Old Clyde River, the Erie Canal, the Seneca River and various wetland preserves such as Howlands Island
- G.3 Coordinate complementary bike and hiking and equestrian trails with neighboring communities
- G.4 Support efforts to preserve established trails for motorized and non-motorized use when lands are acquired for wetland preservation and expansion
- G.5 Periodically assess the recreational needs and requirements of a changing population to ensure that facilities and programs are responsive to needs
- G.6 Promote intergovernmental coordination and the use of shared resources in addressing recreational needs
- G.7 Seek to implement recommendations for recreation set forth in the Downtown Savannah Visioning Project and other studies or planning efforts
- G.8 Pursue recreational projects set forth in the Wayne County Recreationways Master Plan

ECONOMIC DEVELOPMENT

H. Goal

Promote the economic development of the area to improve incomes, create new business and employment opportunities, raise the standard of living within the community and enhance the area's tax base.

Objectives

- H.1 Pro-actively seek to provide a business environment that can help retain and expand business for the area's existing employers, particularly those core industries involved in manufacturing
- H.2 Generate and maintain pro-growth attitudes
- H.3 Promote sustained and comprehensive efforts to help existing businesses, encourage start-ups, attract new business and capture local dollars being lost to other communities for purchases of goods and services
- H.4 Promote businesses that provide for the basic needs of area residents and are compatible with the area's small town and rural values
- H.5 Maintain public services and facilities that support business and industry in the area
- H.6 Maintain and attract retail and commercial services in the Village of Clyde and the Town of Savannah
- H.7 Promote farm-based tourism and recreational tourism activities based on the area's natural resources
- H.8 Improve the community's ability to capture existing income
- H.9 Continue to promote downtown revitalization in the Village of Clyde and hamlet of Savannah with emphasis on the implementation of existing plans and strategies

IV. PLAN IMPLEMENTATION STRATEGIES

INTRODUCTION

Implementation strategies offer the means to achieve the goals and objectives identified in the Plan. These strategies vary in scope depending upon the intended result. For example, an implementation strategy can be specific, such as “pursue funding opportunities for renovation of the second floor of the Town Hall” or more general such as “continue efforts to actively promote and attract desired types of industry in the Village”.

The Implementation program also sets forth time frames for implantation of the strategies and identifies the responsibility for achieving them.

Types of Strategies

Implementation strategies are categorized into four different types including:

Action: Can be acted upon to produce a result

Village and/or Town Board Action: Reflects a policy which must be adopted by the legislative board(s) of one or more of the communities participating in this Plan

Special Study Needs: Additional study to determine best course of action

Coordination: Requires ongoing coordination with other parties outside a community or group of communities

Given the multi-jurisdictional nature of the Joint Comprehensive Master Plan, implementation strategies are further classified as being regional (pertaining to all three communities) or specific to one or two of the communities participating in the plan. This classification is made in the following manner:

Clyde, Galen & Savannah ----- Regional
Village of Clyde ----- Clyde
Town of Galen ----- Galen
Town of Savannah ----- Savannah

Related Goals/Objectives

Strategies are organized by each of the goals identified in Section III. The specific objectives which an implementation strategy addresses are identified by their alpha and numeric designations in the Goals and Objectives section.

Priority for Implementation

Indicates when the strategy should be implemented on the basis of the following terms:

- Short-term (under 12 months)
- Medium-term (12 to 36 months)
- Long-term (over 36 months – ongoing)

Responsible Government, Agencies and other Entities

Lists the governmental department as well as other agencies or groups that will lead implementation of the strategy.

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Goal A: REGIONAL COOPERATION AND COORDINATION

Encourage cooperative and coordinated approaches to planning and development in the Village of Clyde, the Town of Savannah as well as adjacent communities.

Item # & Reference to Objectives	Strategy	Timing	Responsibility
1 A.1, A.2, A.6	Adopt the Joint Comprehensive Master Plan and continue, or form a new, Advisory Committee to oversee implementation and updating of the plan	Short-Term	Regional - Town and Village Boards
2 A.1, A.6	Communities in the area should cooperate together on land use decisions and controls to ensure that the character of the area is protected and that negative impacts on communities are minimized. Referral of proposed actions is needed	Medium-Term	Regional - Town and Village Boards/ Planning Boards
3 A.1, A.5, A.6	Planning Boards from all three communities should meet periodically to keep plans and land use controls complementary	Short-Term	Regional - Town and Village Planning Boards
4 A.1, A.3, A.6	Coordinated efforts to identify and reserve areas in the region with special scenic qualities will help preserve the region's character	Medium-Term	Regional - Town & Village Planning Boards / Town and Village Boards
5 A.1, A.2, A.5	Infrastructure improvements, especially water, should be coordinated between area communities and the County and approached on a regional basis if feasible	Medium-Term	Regional - Town and Village Boards, Wayne County
6 A.1,A.2,A.3, A.4, A.5, A.6	The three communities should explore ways to share services and functions ranging from code enforcement and planning to recreation and tourism promotion	Medium Term	Regional - Village and Town Boards

Goal B: COMMUNITY CHARACTER

The Village of Clyde and the Towns of Galen and Savannah should seek to retain their small town and rural atmosphere in a country environment, require high standards of appearance and maintenance for established residential, commercial and industrial areas as well as future development, and encourage citizen participation in all Village and Town governmental and community functions.

Item # & Reference to Objectives	Strategy	Timing	Responsibility
1 B.1, B.3, B.4, B.5, B.6, B.7, B.8, B.9	Communities need to adopt and/or amend land use guidelines, standards and regulations to preserve the rural quality of the area	Medium Term	Regional - Village and Town Boards/Planning Boards
2 B.3, B.6, B.7, B.8	Planning recommendations need to be continually reviewed, prioritized and implemented as resources permit	Medium-Term	Regional - Village and Town Planning Boards / Town and Village Boards
3 B.1, B.9, B10	Promote downtown Clyde and downtown Savannah as local centers of commerce and community activity	Medium-Term	Regional - Town & Village Boards, Chambers of Commerce, BID, SPAN, LDC"s
4 B.1, B.2	Work with local, County and State organizations to promote and expand festivals and other cultural and fundraising events in the area	Short-Term	Regional - Chambers of Commerce, LDC's, Town & Village Boards
5 B.1, B.2, B.9	Work with government, community groups, churches, service organizations and other groups to encourage residents of all ages to become actively engaged in the civic affairs of the community	Medium-Term	Regional - Residents and community groups, service organizations, churches, local government
6 B.3, B.5, B.9, B.10	The Towns and Village should enforce, at a minimum, property conditions as set forth in NYS Property Maintenance Codes	Medium-term	Regional - Village and Town Boards

Goal B: Community Character Continued

7 B.3, B.9, B. 10	Local boards should work with assessors to ensure that assessed values are not based on the cosmetic qualities of a property	Short-Term	Regional - Local assessors, Village & Town Boards
8 B.1, B.3, B.4, B.6, B.8, B10	The Comprehensive Plan needs to be updated and adopted at least every 5 years	Long-Term	Regional - Village & Town Boards/ Planning Boards

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Goal C: TRANSPORTATION, INFRASTRUCTURE AND COMMUNITY FACILITIES

The village of Clyde and the Towns of Galen and Savannah should constantly monitor the condition and service capabilities of their transportation systems, infrastructure and community facilities to ensure that public health, public safety, education, recreation and other needs are consistently met.

Item # & Reference to Objectives	Strategy	Timing	Responsibility
1 C.1, C.2 C.3, C.4,	Infrastructure improvements, especially water, should be coordinated between area communities and the County	Medium Term	Regional - Village and Town Boards/Wayne County
2 C.1, C.2, C.3, C.7, C.8, C.9	Clyde should continue to prioritize and implement recommended actions in its Neighborhood and Strategic Improvement Plan including improvements to roads, Village water system, sanitary sewers, and stormwater drainage	Medium to Long-Term	Clyde - Village Board, SPAN, Local Development Corporations
3 C.1, C.8, C.9	Develop a downtown parking management plan for downtown Clyde	Medium-Term	Clyde - Village Boards, Planning Board, SPAN, BID, Chamber
4 c.7, C.8, C.9	Forge strong relationships between local highway departments, Wayne County Highway Department, and State Department of Transportation	Medium-Term	Regional - Local highway departments, Wayne County, NYSDOT
5 C.6, C.7	Coordinate with Wayne Area Transit System (WATS) to increase frequency of service to and from the area and increase the number of stops	Short-Term	Regional Village & Town Boards, WATS

Goal C: Transportation, Infrastructure and Community Facilities Continued

6 C1, C.2, C.5,	Partner with other towns, the County and New York State to promote the establishment of enhanced telecommunication and broadband networks	Medium-Term	Regional - Village & Town Boards, Wayne County, NYS
7 C.1, C.2, C.3,	Pursue recommendations of Clyde Neighborhood Analysis and Strategic Improvement Plan for downtown revitalization and economic development including targeting infrastructure improvements to support economic development, establish merchants committee, work to attract an “anchor” business downtown	Short to Medium Term	Clyde - Village Board, BID, Chamber, Local Development Corporations
8 C.1, C.2	Pursue recommendations of Clyde Neighborhood Analysis and Strategic Improvement Plan for housing and residential neighborhoods including the encouragement of new residential subdivisions in the Village, obtaining funding to assist building owners with rehabilitation, promote Clyde to former residents and retirees	Medium to Long Term	Clyde - Village Board, Planning Board, BID, Chamber, Local Development Corporations
9 C.1, C.2,	Pursue recommendations of Clyde Neighborhood Analysis and Strategic Improvement Plan for community facilities and services including establishment of Community Center, improving coordination in support of recreation programs, organization of community flea market	Short to medium term	Clyde - Village Board, SPAN, Chamber, Local Development Corporations
10 C.1, C.2,C.8	Pursue implementation of Downtown Savannah Visioning Process including preserving the rural character of gateways into Savannah, capturing visitor attention and interest, appealing to pedestrians, and strengthening connections to places beyond Main Street to promote active living	Short to Long Term	Town of Savannah – Chamber, Business owners, residents

Goal D: LAND USE

Promote land use which protects the natural environment and existing land resources, preserves areas of scenic beauty and open space, encourages the continuation of productive agricultural activities, provides opportunities for commercial and industrial growth, provides opportunities for low-density, high-quality residential development and encourages all development to occur in a manner that discourages sprawl and uses existing infrastructure and services most efficiently.

Item # & Reference to Objectives	Strategy	Timing	Responsibility
1 D.2, D.3, D.4,D.5,D.6, D.7, D.8, D.9, D.10	Adopt the Comprehensive Master Plan and continue, or form a new, Advisory Committee to oversee implementation and updating of the Plan	Short-Term	Regional - Village & Town Boards
2 D.2, D.3, D.4, D.7, D.8	Communities in the area should cooperate on land use decisions to ensure that the character of the area is protected and that negative impacts on communities are minimized. Referral of proposed actions should take place between communities on a regular basis	Medium to Long-Term	Regional - Village & Town Planning Boards
3 D.4, D.7	Planning Boards from all three communities should meet periodically to keep plans and land use control complementary	Long-Term	Regional - Village & Town Planning Boards
4 D.1, D.5, D.6, D.7. D.8, D.9, D.10	Review existing land use ordinances to ensure that they are clear, concise and up-to-date	Short to Long-Term	Regional - Village & Town Planning Boards
5 D.7, D.8	Encourage alternatives to typical highway oriented commercial development	Long-Term	Regional - Village & Town Planning Boards

Goal D: Land Use Continued

6 D.2, D.3, D.7, D.9, D.10	Adopt zoning and/or other growth management strategies that promote development of Clyde, the hamlets and their immediate environs, for future residential, commercial and industrial land uses	Short to Long Term	Regional - Village & Town Planning Boards/Village & Town Boards
7 D.5, D.6, D.7	Address the need for affordable housing by maintaining or establishing reasonable minimum lot sizes in Town land development regulations	Medium-Term	Regional - Village & Town Planning Boards/Village & Town Boards
8 D.2, D.3, D.7, D.8	Encourage new commercial and industrial development that would re-use existing commercial structures or vacant lands in Clyde and the hamlet of Savannah	Medium to Long Term	Regional - Village & Town Planning Boards
9 D.5, D.6, D.7	Craft land use and code regulations in ways that protect the community without discouraging new investment	Short to Medium Term	Regional - Village & Town Planning Boards
10 D.7, D.8, D.9, D.10	Map existing open spaces in the area and plan for their preservation	Medium Term	Regional - Community Groups, Conservation Groups, Village & Town Planning Boards
11 D.2, D.3, D.7	Plans to attract new business to downtown Clyde and Savannah should be developed in concert with local Chambers of Commerce and other community-based groups	Medium Term	Regional – Town & Village Boards, Chambers of Commerce
12 D.2, D.7	The Towns and Village should continue to pursue various grant and loan programs to advance downtown revitalization	Short to Long Term	Regional – Village & Town Boards
13 D.3,D.7	The Town of Savannah, local businesses and the community should pursue implementation of the recommendations of the Downtown Savannah Visioning Project, especially those that will revitalize and strengthen downtown Savannah’s role as a rural business district and community center	Short to Long Term	Savannah – Town Boards, Chamber of Commerce, Local businesses, residents

Goal D: Land Use Continued

<p>14 D.2, D.7</p>	<p>The Village of Clyde should continue to pursue the goals established in the Downtown Revitalization Design Guide and the Neighborhood Analysis and Strategic Plan including a visually enhanced community</p>	<p>Short to Long Term</p>	<p>Clyde – Village Board, SPAN, Local Development Corporations</p>
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Goal E: AGRICULTURE

Encourage and further develop the area’s agricultural sector to improve farm incomes and maintain the working landscapes that define the area’s character.

Item # & Reference to Objectives	Strategy	Timing	Responsibility
1 E.1, E.3, E.8, E.9, E.10, E.11	Review existing zoning/enact new zoning to ensure that laws regulating agriculture are “farm-friendly”	Medium Term	Galen & Savannah - Town Boards, Town Planning Boards
2 E.1, E.4, E.11	Adopt or revise land use laws that permit home occupations, accessory retail businesses and recreational uses activities on farms	Short to Medium Term	Galen & Savannah – Town Boards, Town Planning Boards
3 E.1, E.5, E.11	Encourage the creation and expansion of businesses that support agri-business	Short to Long Term	Regional – Village & Town Boards, Chambers, Local Development
4 E.1, E.6, E.7, E.8	Pursue the development of Town Agricultural and Farmland Protection Plans	Medium Term	Galen & Savannah – Planning Boards, Town Boards
5 E.1, E.4, E.11	Promote “agri-tourism” and more fully utilize existing facilities such as the Potato Festival grounds and Clyde’s downtown park as locations for markets and events	Short to Long Term	Regional – Chambers, Town Boards, community groups, farmers
6 E.1, E.4, E.5, E.11	Encourage and assist new farmers seeking to purchase farms and/or agricultural land in area	Medium to Long Term	Galen & Savannah – Town Boards, Chambers, Wayne County

Goal E: Agriculture Continued

<p>7 E.1, E.3, E.6, E.7, E.8, E.10, E.11</p>	<p>Work with Wayne County to implement recommendations of the Agricultural Farmland Protection Plan including encouragement of agricultural support businesses and property tax reform</p>	<p>Short to Long Term</p>	<p>Galen & Savannah – Town Boards, Planning Boards, Wayne County</p>
<p>8 E.1, E.8, E.10</p>	<p>Ensure that local land-use regulations conform to the policies of NYS Department of Agriculture and Markets</p>	<p>Short to Long Term</p>	<p>Galen & Savannah – Planning Boards, Town Boards</p>
<p>9 E.1, E.6, E.8, E.9, E.10</p>	<p>Protect agricultural areas from impacts that could result from installation of incompatible public facilities such as water or sewer extensions</p>	<p>Medium to Long Term</p>	<p>Galen & Savannah – Planning Boards, Town Boards</p>
<p>10 E.1, E.3, E.6, E.7, E.8</p>	<p>Identify farmlands that should be permanently protected for agricultural use and fully employ County, State and private resources to protect such farmland</p>	<p>Medium to Long term</p>	<p>Galen & Savannah – Planning Boards, Town Boards</p>
<p>11 E.1, E.2, E.8, E.9</p>	<p>Establish a Joint Town Agricultural Advisory Committee to advise Town Boards on matters relating to agriculture</p>	<p>Short Term</p>	<p>Galen & Savannah – Town Boards</p>

Goal F: NATURAL RESOURCES AND OPEN SPACE PROTECTION

The Village of Clyde and the Towns of Galen and Savannah should protect the quality of surface and groundwater resources, maintain high quality physical environments and preserve wildlife habitats.

Item # & Reference to Objectives	Strategy	Timing	Responsibility
1 F.1, F.2, F.4, F.6	Towns should ensure that their land use regulatory programs protect stream corridors, wetlands and other water bodies, as well as agricultural and forest lands	Medium Term	Galen & Savannah – Planning Boards, Town Boards
2 F.1, F.2, F.3, F.4., F.5, F.6	Identify and map significant open space and ecological resources of the community and work with other governmental agencies, private land trust and similar organizations to permanently protect such resources	Medium term	Galen & Savannah – Planning Boards, Conservation Groups, State DEC, Land Trusts
3 F.1, F.2, F.4	Area communities should pursue recommendations for protecting groundwater laid out in a study of Comprehensive Watershed Management in Wayne County including wellhead protection, septic system ordinances, stormwater control and erosion control	Short to Long Term	Regional – Village & Town Boards, Planning Boards
4 F.1, F.2	Towns should make information available about the proper care and maintenance of septic systems	Short to Long Term	Galen & Savannah – Town Boards
5 F.1, F.2	Towns should work to help lower-income home owners obtain grants available to repair or replace non-functioning septic systems	Short to Long Term	Galen & Savannah – Town Boards

Goal F: Natural Resources and Open Space Protection Continued

6 F.1, F.2,	Public water and sewer systems should continue to be properly operate and maintained in compliance with State standards and ungraded or repairs made as needed to protect public health and the environment	Short to Long Term	Clyde & Town of Savannah – Village and Town Boards
7 F.5, F.6	Public forums should be held yearly between local officials with NYS Department of Environmental Conservation and other sponsors of wetland restoration projects to both educate the public on the benefits and costs of these projects	Short to Long Term	Galen & Savannah – Town Boards, NYSEDC, Land Trusts, other groups owning wetlands

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Goal G: RECREATION

The Village and Towns should work to provide and improve recreational facilities and programs for all residents of the area.

Item # & Reference to Objectives	Strategy	Timing	Responsibility
1 G.1, G.5	Create and maintain comprehensive inventory of recreational opportunities available to area residents and visitors	Short Term	Regional – Town & Village Boards, Citizen Groups
2 G.1, G.5, G.6	Conduct a recreational needs analysis involving local residents, recreational clubs, and local government officials	Short Term	Regional – Village/Town Boards
3 G.1, G.7	Pursue recommendations for recreation established in Downtown Savannah Visioning Study such as renovation of the 2 nd floor of the Town Hall	Medium Term	Savannah – Town Board
4 G.1, G.6	Evaluate opportunities for improving inter-municipal cooperation and coordination with School District on the provision of recreational services for all ages	Medium Term	Regional – CS School District & Village/Town Boards
5 G.1, G.2, G.3, G.8	Coordinate complementary bike and hiking trails with neighboring communities	Medium to Long Term	Regional – Village & Town Boards, Planning Boards, Wayne County Planning Dept.
6 G.1, G.2, G.4, G.6	Coordinate with Federal, State and Wayne County agencies and private recreational lands to bring about improvements and access to facilities now owned by these entities for use by local residents desiring trails for ATV and snowmobile use, horseback riding and other activities	Medium to Long Term	Galen and Savannah – Town Boards/ Federal State agencies, other land owners

Goal G: Recreation Continued

7 G.1, G.5	The need for community centers in both Clyde and Savannah should be assessed along with the availability of resources to build such centers	Short to Medium Term	Regional – Village & Town Boards, Community Groups, School District
8 G.1, G.2, G.5, G.6	Government and not-for-profit agencies and service groups should cooperate to serve the recreational needs of youth throughout the region	Short to Long Term	Regional – Village & Town Boards, Community Groups, School District
9 G.1, G.6	Community efforts to establish new recreational facilities should seek to enlist volunteer support and private contributions	Short to Medium Term	Regional - Community Groups, Sports Clubs
10 G.1, G.6, G.8	Local governments should work to promote and implement the recommendations of the Wayne County Recreationways Master Plan including Canalway Trail projects and bikeway development	Medium Term	Regional – Village & Town Boards, Planning Boards, Wayne County

Goal G: Recreation Continued

<p>11 G.1</p>	<p>Wherever possible, upgrade area parks and recreational facilities to comply with the requirements of the Americans with Disabilities Act and ensure that future facilities are ADA compliant</p>	<p>Medium to Long Term</p>	<p>Regional – Village, town County, State & Federal governments</p>
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Goal H: ECONOMIC DEVELOPMENT

Promote the economic development of the area, create new business and employment opportunities, raise the standard of living within the community and enhance the area’s tax base.

Item # & Reference to Objectives	Strategy	Timing	Responsibility
1 H.1, H.3, H.4, H.5, H.6,	Work to retain and expand existing businesses and industries through outreach and assistance in addressing needs	Short to Long Term	Regional – Village & Town Boards, LDC’s, Wayne County IDA, NYS Empire State Development
2 H.1, H.2, H.3, H.4	Undertake an intensive analysis to determine the types of industries that could best thrive in the area	Short Term	Regional – Village & Town Boards, LDC’s, Wayne County IDA, Chambers, Greater Rochester Enterprise, G/FL Regional Planning
3 H.1, H.3	Support and cooperate with existing agencies promoting development including Wayne County IDA, Wayne Economic, Chambers of Commerce, Local Development Corporations, SPAN, Greater Rochester Enterprise, Metropolitan Development Association, Genesee/Finger lakes Regional Planning Council, Empire State Development, Workforce Investment Board and others such as bankers, utilities and colleges	Short to Long Term	Regional – Local and regional development agencies, WIB, bankers, colleges

Goal H: Economic Development Continued

4 H.1, H.3	Promote regional approaches to economic development that stress cooperation, coordination and realization of the interdependence of communities	Short to Long Term	Regional – Village & Town Boards, all local & regional development groups
5 H.1, H.3, H.6	Consider creation of a Local Development Corporation to promote the development interests of Galen, Clyde and Savannah	Medium Term	Regional – Village & Town Boards
6 H.1, H.2, H.3, H.4, H.7, H.8, H.9	Include agri-business and tourism in all future economic development efforts in the area	Short to Long Term	Regional – all development agencies
7 H.1, H.2, H.3, H.4	Explore trends in the marketplace for non-traditional business that are enabled by technology rather than location	Short Term	Regional – all development agencies
8 H.1, H.3, H.6, H.8, H.9	Promote tourism and retail services that capitalize on the area's historical, architectural, cultural and environmental assets such as the Erie Canal, the Clyde River, historical buildings, local museums, Audubon Center and Northern Montezuma Wildlife Management Area	Short to Long Term	Regional – all Local, County & State tourism & economic development agencies
9 H.1, H.3, H.6, H.7	Promote nature-based traditions such as nature artists, lure making, crafting of bird feeders and bird houses, game recipes	Short to Long Term	Regional – all Local, County & State tourism & economic development agencies
10 H.3, H.5, H.6, H.7	Lobby NYS Department of Transportation and Thruway Authority for improved signage to area attractions and facilities	Short Term	Regional – Village & Town Boards, Chambers, tourism agencies
11 H.1, H.2, H.7	Ensure that land use regulations encourage development of inns, bed-and-breakfasts, and other facilities serving tourists	Short to Medium Term	Regional – Village & Town Planning Boards

Goal H: Economic Development Continued

12 H.2, H.3, H.4, H.6 H.9	Promote the establishment of specialty shops and businesses that target niche’ markets, particularly in downtown areas	Short to Medium Term	Regional – Chambers & local development groups
13 H.1, H.2, H.3, H.5, H.6	Support County-wide efforts to implement the Wayne County Economic Development Plan including: <ul style="list-style-type: none"> ✓ Support for existing businesses ✓ Promoting growth in targeted industry clusters such as agri-business ✓ Invest in infrastructure ✓ Expand workforce capabilities ✓ Create environment conducive to entrepreneurship ✓ Build effective partnerships ✓ Improve communities 	Short to Long Term	Regional – Wayne County IDA, LDC’s, Village & Town Boards, Workforce Investment Board
14 H.1, H.3	Pursue opportunities for alternative energy in the area, i.e. wind, bio-fuels	Short to Long Term	Regional – Wayne County IDA, Local Development Corporations
15 H.1, H.2, H.3, H.4, H.5, H.6, H.8, H.9	Prepare strategies to promote the area as an attractive location for business	Medium Term	Regional – Wayne County IDA, Greater Rochester Enterprise, Chambers. NYSESD
16 H.1, H.2, H.3, H.6, H.7	Aggressively market the strengths and advantages of the area with a heavy emphasis on the use of web sites for each community and the area as a whole	Medium Term	Regional – all State & local development groups
17 H.1, H.3 H.9	Promote and facilitate “buy local” programs	Short to Medium Term	Regional – Chambers, local businesses
18 H.1, H.2, H.3, H.7, H.8	Improve the area’s status as a tourism destination by developing themes that promote the area’s natural resources	Short to Medium Term	Regional – State and local tourism agencies

Goal H: Economic Development Continued

19 H.1, H.3, H.7, H.8	Work with New York State, Wayne County and private organizations to develop recreation and leisure programs that can be used as nature-based tourism development tools that will also benefit local residents. Programs could include wildlife observation, hiking, fishing, boating, hunting, specialty camps and recreation facilities	Medium Term	Regional – State, County and local tourism development agencies
20 H.1, H.3, H.7	Work with State representatives to secure State funding for effective marketing of the area, particularly nature-based activities	Short to Medium Term	Regional – Local officials and tourism agencies
21 H.3, H.7	Work with State representatives to require NYS Department of Environmental Conservation to undertake a comprehensive assessment of the measureable benefits accruing to the local area from wetland protection efforts as well as the financial burdens placed on local governments and school districts	Short to medium Term	Regional – Town and Village officials, School District, State agencies
22 H.5, H.7	Lobby NYS for Payments-In-Lieu-Of-Taxes (PILOTS) associated with State acquisition of property	Short to Medium Term	Regional – Village & Town Officials, School District
23 H.3, H.7,	Work with Chambers of Commerce, Wayne County Tourism, regional tourism organizations and New York State as well as local accommodations to develop nature-based, history-based and recreation-based tour packages that can be promoted at travel shows	Short to Medium Term	Chambers, County Tourism Agency, NYS, local businesses
24 H.3, H.7, H.8	Plan and organize nature-based festivals and special events which attract visitors	Short to Medium Term	Regional – Chambers, local & County tourism agencies
25 H.3, H.7	Encourage local and regional artisans to produce quality, unique nature related works that can be sold to visitors and locals and feature them in stores and displays	Short to Medium Term	Regional – Chambers, local tourism and economic development agencies

Goal H: Economic Development Continued

26 H.3, H.6, H.7	Promote the area as a location for small to medium sized conferences and meetings that relate to the area's natural resources	Short to Medium Term	Regional – Tourism groups, local hotels/ restaurants
27 H.1, H.3, H.5	Target infrastructure improvements to the Clyde Industrial Park	Medium Term	Clyde – Local Development Corporation, Village Board
28 H.3, H.4, H.7	Village and Towns should encourage the development of home based businesses and should adjust land use regulations to permit them	Short to Medium Term	Regional – Planning Boards, Legislative Boards
29 H.3, H.7	Pursue the goals, objectives and strategies established for agriculture in this Comprehensive Plan, i.e. home occupations, accessory retail businesses, recreational uses on farms	Short to Long Term	Regional – Town Boards, Planning Boards, Ag Enhancement Boards, tourism agencies
30 H.1, H.3, H.6, H.9	Work to improve the visual image of the commercial and downtown areas of Clyde and Savannah to improve their attractiveness for shopping for both locals and visitors	Short to Long Term	Clyde & Savannah – Village & Town Board, Chamber, property owners
31 H.3, H.5, H.6, H.9	Continue to implement recommendations of Clyde's Neighborhood Analysis and Strategic Improvement Plan and the Savannah Downtown Visioning Study	Short to Long Term	Clyde & Savannah – SPAN, Village Board, LDC's, Town Board, Chambers

Goal H: Economic Development Continued

<p>32 H.1, H.3, H.5, H.9</p>	<p>On a project-by-project basis, pursue all available Federal, State, and private-funding opportunities to advance the area’s economic development potentials</p>	<p>Short to Long Term</p>	<p>Regional – Village & Town Boards, Chambers, Local Development Corporations</p>
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