

# IMPLEMENTATION STRATEGY

\* GOALS AND RECOMMENDED ACTIONS IN REVIEW \*

## LAND USE OVERVIEW

### GOALS

- Maintain the predominantly rural and agricultural character of the Town.
- Accommodate new residential and business development that is compatible with maintaining the Town's rural character.

### RECOMMENDED ACTIONS

1. Adopt comprehensive land use regulations that incorporate the lot size and setback requirements that currently apply to residential uses.

Time Frame:	Immediate (within one year)
Responsible Agency:	Town Board
Estimated Cost:	Included in current project budget
Potential Funding Sources:	Town Board

2. Establish a formal Site Plan Review process for the Town Board review of proposed business uses (may be part of comprehensive land use regulations).

Time Frame:	Immediate (within one year)
Responsible Agency:	Town Board
Estimated Cost:	Included in current project budget
Potential Funding Sources:	Town Board

## NATURAL RESOURCES

### GOALS

- Protect and maintain the natural environment in balance with the needs of agriculture and community residents.

### RECOMMENDED ACTIONS

1. Continue to consider the environmental impacts of actions proposed by government agencies.

Time Frame:	Ongoing
Responsible Agency:	Town Board
Estimated Cost:	To be determined based on scope of action
Potential Funding Sources:	Town Budget

2. Work with the NYS Department of Environmental Conservation, the U.S. Fish and Wildlife Agency and other entities to minimize the impacts of land acquisition for the Montezuma Wildlife Complex on agricultural viability and the Town's tax base.

Time Frame:	Immediate (within one year); Ongoing
Responsible Agency:	Town Board; County and State agencies
Estimated Cost:	Minimal
Potential Funding Sources:	Existing agency budgets

3. Encourage the NYS DEC and other agencies and organizations to utilize a combination of agricultural and conservation easements to achieve their goals.

Time Frame:	Immediate (within one year); Ongoing
Responsible Agency:	Town Board; County and State agencies
Estimated Cost:	Minimal
Potential Funding Sources:	Existing agency budgets

## FARMLAND AND AGRICULTURE

### GOALS

- Advocate on behalf of agricultural interests regarding the State purchase of land for wetlands and wildlife buffers.
- Encourage the permanent protection of high quality farmland.
- Avoid and/or mitigate conflicts between farmers and non-farm neighbors.
- Manage the extension of infrastructure as appropriate to support and protect agricultural operations.
- Educate the public about standard farming practices and the significance of agriculture to the community and the regional economy.
- Promote agriculture-related businesses.
- Encourage new residential development to be sited and designed in a “farm-friendly” manner.
- Encourage farmland owners to utilize available tax relief programs.
- Maintain partnerships with governmental and not-for-profit agricultural support agencies.

**RECOMMENDED ACTIONS**

**Encourage landowners to participate in tax relief programs.**

1. Identify owners of land that is rented for agricultural production whose owners do not receive agricultural use assessments and mail them information about the program.

Time Frame:	Immediate (within one year); Ongoing
Responsible Agency:	Town Assessor
Estimated Cost:	Minimal
Potential Funding Sources:	Existing Town budget

2. Ensure that information about various tax relief programs are available in the Assessor's Office and elsewhere at the Town Hall.

Time Frame:	Ongoing
Responsible Agency:	Town Assessor; County Office of Real Property Services
Estimated Cost:	Minimal
Potential Funding Sources:	Existing Town budget

3. Encourage the Town Assessor to inform farmland landowners about tax relief programs that they may be eligible for, including information about deadlines for applying.

Time Frame:	Ongoing
Responsible Agency:	Town Assessor
Estimated Cost:	Minimal
Potential Funding Sources:	Existing Town budget

**Advocate on behalf of agricultural interests regarding the State purchase of land for wetlands and wildlife buffers.**

4. Work with Farm Bureau, NYS Agriculture & Markets and other agencies to:
  - a. Ensure that the impacts on farmland and agriculture are considered in decisions to alter drainage patterns.

Time Frame:	Ongoing
Responsible Agency:	Town Board; Planning Board; County SWCD and other agency staff
Estimated Cost:	Minimal
Potential Funding Sources:	Existing Town budget

- b. Encourage NYS DEC to continue to lease buffer lands to area farmers for agricultural production.

Time Frame:	Ongoing
Responsible Agency:	Town Board; County SWCD and other agency staff
Estimated Cost:	Minimal
Potential Funding Sources:	Existing Town budget

**Encourage the permanent protection of high quality farmland.**

5. Provide information to landowners who may choose to donate conservation easements to a land trust, potentially as part of estate planning.

Time Frame:	Ongoing
Responsible Agency:	Town Board; Planning Board; land trusts
Estimated Cost:	Minimal
Potential Funding Sources:	Existing Town budget

6. Sponsor applications to NYS for Purchase of Development Rights (PDR)/ Work with Wayne County to obtain funding to preserve farmland in Butler.

Time Frame:	Immediate (within one year); Ongoing
Responsible Agency:	Town Board; Wayne County Planning Dept.
Estimated Cost:	Minimal to sponsor if match is obtained from landowner or other sources
Potential Funding Sources:	Existing Town budget

**Avoid and/or mitigate conflicts between farmers and non-farm neighbors.**

7. Adopt a local Right to Farm Law that incorporates a system to mediate conflicts that may arise between farmers and non-farming landowners.

Time Frame:	Immediate (within one year)
Responsible Agency:	Town Board
Estimated Cost:	Approximately \$400 for legal review
Potential Funding Sources:	Existing Town budget

**Educate the public about standard farming practices and the significance of agriculture to the community and the regional economy.**

8. Provide information to residents about farm practices.

Time Frame:	Ongoing
Responsible Agency:	Town Board; Cooperative Extension
Estimated Cost:	Minimal
Potential Funding Sources:	Existing agency budgets

9. Publicize environmental management activities of area farms.

Time Frame:	Ongoing
Responsible Agency:	Town Board; SWCD; Cooperative Extension; Farm Bureau
Estimated Cost:	Minimal
Potential Funding Sources:	Existing agency budgets

**Manage the extension of infrastructure as appropriate to support and protect agricultural operations.**

10. Obtain funding to extend water infrastructure as needed to support agricultural operations.

Time Frame:	As needed
Responsible Agency:	Town Board; Wayne County Board of Supervisors
Estimated Cost:	\$3,000 - \$5,000 if grant writing consulting services needed
Potential Funding Sources:	NY Office for Small Cities; USDA Rural Development

11. Adopt lateral restrictions to limit residential hookups to productive agricultural land while the land is within a designated County Agricultural District.

Time Frame:	As needed
Responsible Agency:	Town Board
Estimated Cost:	Minimal
Potential Funding Sources:	Existing Town budget

12. Support drainage projects undertaken at the State, County, and local level that would benefit the farming industry and the quality of the environment.

Time Frame:	Short-term (1-3 years)
Responsible Agency:	Wayne County SWCD; NYS Dept of Agriculture & Markets; Town Board; Wayne County Board of Supervisor
Estimated Cost:	To be determined
Potential Funding Sources:	NYS Department of Agriculture & Markets; Wayne County

**Encourage new residential development to be sited and designed in a “farm-friendly” manner.**

13. Adopt subdivision regulations and empower the Planning Board to review lot splits. Incorporate guidelines that help the Planning Board and the landowner/ developer to site new house lots in a way that minimizes the potential for conflict with farming.

Time Frame:	Immediate (within one year)
Responsible Agency:	Town Board
Estimated Cost:	Included in current project budget; Legal costs if needed
Potential Funding Sources:	Town Board; Planning Board

14. Encourage farm-related businesses to locate in the Town.

Time Frame:	Ongoing
Responsible Agency:	Town Board; Cooperative Extension; Farm Bureau; Wayne County Tourism
Estimated Cost:	To be determined based on project
Potential Funding Sources:	Agency budgets; State grants

15. Promote sales of local farm products. Work with Cooperative Extension, Wayne County Tourism and other agencies to promote farm markets and roadside stands.

Time Frame:	As needed
Responsible Agency:	Town Board; Wayne County Board of Supervisors
Estimated Cost:	\$3,000 - \$5,000 if grant writing consulting services needed
Potential Funding Sources:	NY Office for Small Cities; USDA Rural Development

16. Work with Wayne County to facilitate grants and loans for expansion of agriculture-related businesses. Such grants must be tied to job creation.

Time Frame:	Ongoing
Responsible Agency:	Town Board; Wayne County Economic Development
Estimated Cost:	\$2,500 - \$5,000 to prepare grant application
Potential Funding Sources:	Grant preparation: Town; Wayne County Implementation: NYS Dept. of Agriculture & Markets

17. Encourage the development of agricultural-related businesses. Publicize the resources available at the Cornell Agricultural Experiment Station Food Ventures Center and at the Morrisville facility. Work with Wayne County to establish an agricultural ventures incubator.

Time Frame:	Ongoing
Responsible Agency:	Town Board; Wayne County Economic Development
Estimated Cost:	Minimal
Potential Funding Sources:	Town budget

18. Work with County and State agencies to encourage retain and/or attract processors. Seek new markets, such as for biofuel.

Time Frame:	Ongoing
Responsible Agency:	Town Board; Wayne County Economic Development
Estimated Cost:	Minimal
Potential Funding Sources:	Town budget

**Maintain partnerships with governmental and not-for-profit agricultural support agencies.**

19. Make information about programs administered by Wayne County agencies available at the Butler Town Hall.

Time Frame:	Ongoing
Responsible Agency:	Town Board; SWCD; Cooperative Extension; Farm Bureau
Estimated Cost:	Minimal
Potential Funding Sources:	Existing agency budgets

20. Maintain communications with Wayne County agencies, Farm Bureau and other organizations about programs to assist and support farmers and farm-related businesses in the Town.

Time Frame:	Ongoing
Responsible Agency:	Town Board; SWCD; Cooperative Extension; Farm Bureau
Estimated Cost:	Minimal
Potential Funding Sources:	Existing agency budgets

## HOUSING

### GOALS

- Accommodate new residential development while preserving the continued viability of farmland.
- Maintain and improve integrity of housing stock and residential neighborhoods.
- Improve infrastructure in South Butler.

### RECOMMENDED ACTIONS

1. Obtain grant funding to assist owners of housing to remedy code violations, make necessary repairs and bring homes to a standard condition.

Time Frame:	Immediate (within one year)
Responsible Agency:	Town Board
Estimated Cost:	\$4,000 - \$5,000 (Grant application)
Potential Funding Sources:	Application: Wayne County; Town budget Implementation: Small Cities CDBG Program, or HOME Program

2. Administer a mail survey in the South Butler target area to determine residents' eligibility for a Small Cities grant.

Time Frame:	Immediate (within one year)
Responsible Agency:	Town Board
Estimated Cost:	\$1,000
Potential Funding Sources:	Town budget

3. Encourage energy saving mechanisms in new or rehabilitated housing units to help offset high costs of energy and degradation of the natural environment.

Time Frame:	Immediate (within one year)
Responsible Agency:	Town Board
Estimated Cost:	\$4,000 - \$5,000 (Grant application)
Potential Funding Sources:	Small Cities CDBG Program, or HOME Program

4. Work with Wayne County, Bishop Sheen Programs, and other private entities to promote programs that provide financial assistance to homeowners for housing rehabilitation.

Time Frame:	Immediate (within one year)
Responsible Agency:	Town Board, Wayne County Planning Department
Estimated Cost:	Minimal
Potential Funding Sources:	Small Cities CDBG Program, or HOME Program

5. Adopt land use strategies to manage the location and design of new housing and future development.

Time Frame:	Short-term (1-3 years)
Responsible Agency:	Town Board
Estimated Cost:	Included in current project budget
Potential Funding Sources:	Town resources

6. Continue to cultivate volunteer teams to organize and initiate an annual neighborhood clean up program.

Time Frame:	Ongoing
Responsible Agency:	Volunteer Organizations and Community Groups
Estimated Cost:	Minimal
Potential Funding Sources:	Local resources

7. Budget for repair and installation of sidewalks and crosswalks in the hamlet of South Butler, as well as connect infrastructure and services in the Route 104 corridor to the Village of Wolcott.

Time Frame:	Short-term (1-3 years)
Responsible Agency:	Town Board
Estimated Cost:	\$40 per lineal foot (5-foot sidewalk)
Potential Funding Sources:	NYS DOT Transportation Enhancement Program, Genesee Transportation Council Metropolitan Planning Organization

8. Communicate and work with adjacent communities and the Wayne County Water and Sewer Authority to study the feasibility of extending water to South Butler.

Time Frame:	Immediate
Responsible Agency:	Town Board, Wayne County Water & Sewer Authority
Estimated Cost:	Funded
Potential Funding Sources:	NYS Department of State – Local Government Efficiency Program

## BUSINESS AND ECONOMIC DEVELOPMENT

### GOALS

- Promote more intensive business development along Route 104.
- Encourage the continuation and expansion businesses that utilize natural resources, including wood products and mining.
- Encourage new and expanded businesses that utilize locally grown agricultural products, provide needed services or supplies to farms, or transport farm products.
- Support the creation of home-based businesses (“cottage industries”).

### RECOMMENDED ACTIONS

1. Work with the Wayne County Water & Sewer Authority to extend public water and sewer services to additional areas along Route 104. (See also Transportation & Infrastructure section.)

Time Frame:	Short-term (1-3 years)
Responsible Agency:	Town Board
Estimated Cost:	To be determined
Potential Funding Sources:	DWSRF, USDA Community Facilities Loan, CDBG

2. Work with Wayne County Economic Development to recruit a hotel or other business to a location along Route 104.

Time Frame:	Long-term (3-8 years)
Responsible Agency:	Town Board, Planning Board
Estimated Cost:	Minimal
Potential Funding Sources:	Local and County Economic Development Resources

- Maintain a supportive environment for the creation of new agricultural and natural resources based businesses.

Time Frame:	Ongoing
Responsible Agency:	Town Board and Planning Board
Estimated Cost:	Minimal
Potential Funding Sources:	CDBG Economic Development Fund, NYS Department of Ag and Markets

## TRANSPORTATION AND INFRASTRUCTURE

### GOALS

- Maintain existing town infrastructure in a cost effective manner.
- Extend water, sewer, broadband access, and natural gas service along the Route 104 corridor.
- Remedy water quality and quantity concerns in the hamlet of South Butler.
- Maintain safe pedestrian linkages between residential and commercial facilities.
- Continue inter-municipal cooperation and sharing of equipment with other jurisdictions.

### RECOMMENDED ACTIONS

- Create and continually revisit a Capital Improvement Program for prioritizing and planning for the expenditure on Town equipment, infrastructure, and facilities.

Time Frame:	Ongoing
Responsible Agency:	Town Board
Estimated Cost:	\$10,000 - \$30,000
Potential Funding Sources:	Town budget and local resources

2. Continue to educate and train Town Highway employees by consulting the Cornell Local Roads Program, Technical Assistance Program.

Time Frame:	Ongoing
Responsible Agency:	Town Board and Highway Department
Estimated Cost:	Minimal
Potential Funding Sources:	Town budget

3. As funding permits, continue to reconstruct town roads with a design that withstands the pressure and demands that heavy agricultural and trucking equipment place on such roads.

Time Frame:	Ongoing
Responsible Agency:	Town Board and Highway Department
Estimated Cost:	Varies depending on project scope
Potential Funding Sources:	NYS DOT Transportation Enhancement Program, Genesee Transportation Council Metropolitan Planning Organization

4. Work with Wayne County to continue quality replacement of drainage culverts alongside and underneath roads.

Time Frame:	Ongoing
Responsible Agency:	Town Board and Highway Department
Estimated Cost:	Varies depending on scope of replacement
Potential Funding Sources:	Town budget

5. Actively participate in the Wayne County Water and Sewer Authority's regional study for water supply in eastern Wayne County.

Time Frame:	Short-term (1-3 years)
Responsible Agency:	Town Board, Planning Board
Estimated Cost:	Minimal
Potential Funding Sources:	Local time and resources

6. Conduct a study to address undersized septic issues and soil conditions in South Butler.

Time Frame:	Short-term (1-3 years)
Responsible Agency:	Town Board, NYS DEC
Estimated Cost:	\$30,000
Potential Funding Sources:	NYS DEC, Town budget

7. Seek financial assistance through grant programs to extend water service to South Butler or develop a comprehensive strategy for the collection and treatment of wastewater.

Time Frame:	Short-term (1-3 years)
Responsible Agency:	Town Board
Estimated Cost:	\$3,000 - \$5,000 (for preparation of grant application)
Potential Funding Sources:	Office for Small Cities CDBG Program, USDA Community Facilities Loan, Drinking Water State Revolving Fund

8. Assist low to moderate income homeowners with connection to future water and sewer laterals when appropriate and where necessary.

Time Frame:	Short-term (1-3 years)
Responsible Agency:	Town Board
Estimated Cost:	\$3,000-\$5,000 (for preparation of grant application)
Potential Funding Sources:	Office for Small Cities CDBG Program

9. Budget for sidewalk improvements and repair in the hamlet of South Butler.

Time Frame:	Short-term (1-3 years)
Responsible Agency:	Town Board
Estimated Cost:	\$40 per linear foot (includes removal of old sidewalks)
Potential Funding Sources:	NYS DOT Transportation Enhancement Program, Genesee Transportation Council Metropolitan Planning Organization, Office for Small Cities CDBG Program

10. Budget for sidewalks on Whiskey Hill Road to connect the Village of Wolcott with the commercial and business activity near Route 104.

Time Frame:	Short-term (1-3 years)
Responsible Agency:	Town Board
Estimated Cost:	\$40 per linear foot
Potential Funding Sources:	NYS DOT Transportation Enhancement Program, Genesee Transportation Council Metropolitan Planning Organization

11. Consider posting roads or requiring a permit to limit use by heavy trucks.

Time Frame:	Ongoing
Responsible Agency:	Town Board and Highway Department
Estimated Cost:	Minimal
Potential Funding Sources:	Local Resources

## GOVERNMENT AND COMMUNITY SERVICES

### GOALS

- Provide high-quality municipal and community services through cost-effective and cooperative measures.
- Continue inter-municipal sharing of services and equipment with other municipalities and other public entities.
- Increase accessibility of town government information.
- Create a “campus-like” setting in Butler Center to connect the Highway Garage and Town Hall, provide a central location for local government services, and potential future recreation opportunities.
- Create Town parkland.

### RECOMMENDED ACTIONS

1. Develop a website that contains basic town information including meeting agendas and minutes for public access.

Time Frame:	Short-term (1-3 years)
Responsible Agency:	Town Board
Estimated Cost:	\$5,000 - \$10,000
Potential Funding Sources:	Local resources, Local Government Records Management Improvement Fund, Local Government Efficiency Program

2. Cooperate and coordinate with neighboring municipalities, school districts and other entities in order to improve quality of services and/or reduce cost of services.

Time Frame:	Ongoing
Responsible Agency:	Town Board and departments
Estimated Cost:	Varies depending on project scope
Potential Funding Sources:	Local Government Efficiency Grant

3. Work with the Fire Department to seek grant funding to upgrade parkland behind the fire hall in South Butler.

Time Frame:	Short-term (1-3 years)
Responsible Agency:	Town Board
Estimated Cost:	\$2,500-\$5,000 (for preparation of grant application)
Potential Funding Sources:	NYS Environmental Protection Fund

4. Budget for pedestrian linkage between the Town Hall and the Town Highway Garage.

Time Frame:	Long-term (3-8 years)
Responsible Agency:	Town Board
Estimated Cost:	\$40 per linear foot maximum
Potential Funding Sources:	Recreational Trails Program, NYS Environmental Protection Fund, Local budget

5. Study the feasibility of creating town-owned parkland in the vicinity of the Town hall and the Town Highway Garage.

Time Frame:	Long-term (3-8 years)
Responsible Agency:	Town Board
Estimated Cost:	\$30,000 - \$100,000 depending on project scope
Potential Funding Sources:	NYS Environmental Protection Funds

6. Create pedestrian walkways that improve access to community facilities such as Wolcott Park.

Time Frame:	Short-term (1-3 years)
Responsible Agency:	Town Board and Highway Department
Estimated Cost:	Varies depending on project scope
Potential Funding Sources:	Safe Routes to School Program, NYS DOT Transportation Enhancement Program, Genesee Transportation Council Metropolitan Planning Organization, Recreational Trails Program

## HISTORIC RESOURCES

### GOAL

- Encourage the preservation of historic structure and public education about Butler’s historic resources.

### RECOMMENDED ACTIONS

1. Continue to support the Town Historian and the Butler Historical Society in their efforts to maintain records of Butler’s history and preserve historic resources.

Time Frame:	Ongoing
Responsible Agency:	Town Board
Estimated Cost:	Maintain existing level of support
Potential Funding Sources:	Town budget