TOWN OF BUTLER

Agricultural and Comprehensive Plan

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TOWN OF BUTLER

Wayne County

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INTRODUCTION

PURPOSE

The purpose of the Town of Butler Agricultural & Comprehensive Plan is to guide local officials and community members in making decisions that will affect the future of the Town. Future Town actions that will be based on the policies and recommendations in the Plan include implementation of land use management local laws and regulations, capital budgeting, and providing services to the community. The Comprehensive Plan addresses the full spectrum of issues facing the Town and balances competing needs and interests in the community.

LEGAL BASIS

The Comprehensive Plan has been prepared pursuant to NYS Town Law §272-a. This statute specifies that the Town Board is responsible for preparing and adopting a Comprehensive Plan. As the law also permits the Town Board to delegate this responsibility to an ad hoc committee established for the express purpose of preparing Comprehensive Plans, the Town Board appointed a Steering Committee to guide the preparation of the Comprehensive Plan.

The Comprehensive Plan is a policy document that does not, in itself, have the force of law. However, the Plan will influence changes in Town laws and regulations as well as funding decisions and other Town actions during the next 10 to 15 years. In particular, local land use regulations must be consistent with the Comprehensive Plan.

PROCESS OF PREPARING THE PLAN

The Town of Butler Agricultural & Comprehensive Plan represents the culmination of a planning process that began in the Fall of 2007 with a communitywide Residents Survey. The results of the survey are summarized in Appendix A.

In 2008, the Town received a grant from the NYS Department of Agriculture & Markets for the preparation of a Farmland and Agricultural Preservation Plan, which has both been incorporated into this Comprehensive Plan and will be published as a stand-alone document.

The Town retained Stuart I. Brown Associates, a planning and management consulting firm based in Rochester, New York, to facilitate the planning process and prepare the plan document.

The Town Board appointed a Steering Committee to guide the preparation of the Agricultural & Comprehensive Plan. The Steering Committee met regularly between July 2008 and May 2009 to coordinate the preparation of the Plan.

Members of the Steering Committee included Town staff and representatives from the Town Board, Planning Board, Board of Appeals and the community at large. Representatives from Wayne County also participated. The following persons participated in the preparation of the Agricultural & Comprehensive Plan:

- Eugene VanDeusen, Chairman
- Bert Everhart
- Joseph Geffert
- Barb Harper
- Carol Merrell
- Chris Reed
- Marvin Stewart
- Ora Rothfuss, Wayne County Planning Department

Public participation included a public hearing conducted by the Steering Committee on June 1, 2009 and a Town Board public hearing held on _____.

Several Steering Committee meetings also included presentations from experts on the following topics:

- South Butler – history, infrastructure and housing
- Business and Economic Development
- Farmland and Agriculture protection tools

PLAN ORGANIZATION

The **Land Use Overview** presents an overview of the community, summarizes the issues addressed in each section, and shows how the individual topical areas relate to one another. It also presents an introduction to zoning and subdivision regulations, which are the primary tools available to the Town to help achieve the land use goals of the Plan.

A **Future Land Use Map** presents the Town policy regarding land use, and will be used as a guide creating land use management policies and coordinating future development.

Topical sections of the Comprehensive Plan address the major issues identified by the community:

- Natural Resources and Environmental Protection;
- Farmland and Agriculture;
- Housing;
- Business and Economic Development;
- Transportation and Utilities;
- Government and Community Services;
- Historic Resources.

In each section, the Plan presents:

- goals;
- information about existing conditions;
- overview of existing plans and programs;
- overview of issues and opportunities;
- tools and techniques available to address the issues; and
- recommended actions.

The **Implementation Strategy** summarizes the recommended actions by topic, with a proposed time frame, responsible agency, cost estimate, and potential funding sources. A summary of the recommended actions by time frame provides a year-by-year guide to implementing the Plan.

MONITORING AND UPDATING THE PLAN

Over time, changes that occur in the community may render the Comprehensive Plan outdated or inappropriate if the Plan is not updated to take the changes into consideration. Accordingly, it is essential for the Town Board to monitor changes in the community and to reevaluate the relevance and appropriateness of the goals set forth in the Plan as well as the actions recommended to achieve the goals. The Plan should then be updated, as necessary, to appropriately revise the goals and recommended actions so that the Plan may continue to serve as useful and relevant guide for Town officials.

The Town Board may enlist members of local boards and other community representatives to assist with reviewing and updating the Plan, as they may have information and insight to assist the Town Board in determining how the Plan should be revised. As with the initial adoption of the Comprehensive Plan, future amendments to the Plan will require both environmental reviews to evaluate potential adverse impacts and public hearings to provide members of the public to comment on the proposed amendments.