

Policy, Goals, and Actions

1. Regional Context

The Town of West Monroe will be impacted by the long-range plans at the County level. While West Monroe will and must determine its own future, local planning efforts like this one should be cognizant of, and related to, the broader plans for the surrounding region.

2. Town Policy, Goals, and Actions

A. Growth

The Town recognizes the importance of non-residential growth and wishes to maintain and enhance an environment that encourages commercial, retail, office, business, and industrial development.

Town Goals:

- Identify areas of the Town where expansion and consolidation of industrial, retail, and business land uses can occur.
- Encourage commercial development along Route 49 from Rt. 81 to Toad Harbor Rd.
- Encourage neighborhood commercial at the intersections of Rt. 49 and County Route 11 and Rt. 49 and Toad Harbor Rd.

Town Actions:

- Revise the Town Zoning Code and Map to identify, expand, and/or consolidate areas of the Town where commercial industrial uses are allowed as of right.
- Extend sewer and water to those industrial and commercial areas to enable and encourage new development.
- Develop an information base about specific sites in non-residential areas where development or major rehabilitation of obsolete buildings and sites would be appropriate. Make this available for use by realtors in assembling land and/or attracting clients.

It has long been recognized by the planning profession that the public cost of infrastructure to support single-family homes

exceeds the tax revenue these new homes generate. In conjunction with the policy noted above, the Town will attempt to balance the development of new single-family homes with increased non-residential growth.

Town Goals:

- Balance the rate of single-family home development with on-going commercial, retail, business, and industrial development.

Town Actions:

- Over the next five years, encourage new single-family homes to develop where sewer and/or water are in place and to parcels directly contiguous to areas served by sewer and/or water.
- In year four, reevaluate and recommend appropriate areas (where extension of water and/or sewer is most cost effective) for continued single-family development.

The Town will strive to maintain and promote quality-of-life standards found in our current residential neighborhoods and ensure those standards are reflected in new developments.

Town Goals:

- Promote high quality residential development

Town Actions:

- Create and map new residential zoning districts.

The Town wants non-residential development to complement the quality-of-life standards already found in the Town's residential neighborhoods.

Town Goals:

- Promote high quality non-residential development.

Town Actions:

- Formalize a set of design guidelines/standards for private development that reflect a high standard for site/building design. An example of one area Town's guidelines are provided in Appendix __.

- Enable and authorize the Town Planning Board to apply those standards to all non-residential development – both new construction and renovation/redevelopment.
- Revise the Town Code to enable the use of these standards.

The Town feels that establishing a Town center will enhance its standing and provide a point of reference for residents and visitors.

Town Goals:

- Create one or two hamlets in the Town.

Town Actions:

- Identify suitable geographic location(s) along Route 49 for the development of a new hamlet.
- Create a new zoning overlay district to promote hamlet type development in the designated location.

a. Extension of Utilities (sewer and/or water)

In an effort to discourage sprawl, new residential development should occur within the boundaries of the sanitary sewer district(s) (whenever possible) before infrastructure is expanded into areas not currently served.

Town Goals:

- Over the next five years, encourage new single-family homes to locate where sewer and/or water are already in place and to areas contiguous to areas served by sewer and/or water.
- Develop a rational program for the extension of utilities that is based upon this Comprehensive Plan.

Town Actions:

- Prepare a map for Planning Board use of areas not included in a public sewer or water service area or where capacity is limited.
- Identify existing water or sewer services that are deteriorating or obsolete and need replacement within the next five years.

In keeping with the policy of encouraging sensible non-residential development, strategically extend water and sewer service to areas designated for non-residential uses.

Town Goals:

- Service the entire length of Route 49 from Rt. 81 to County Rt. 11 with sewer.

Town Actions:

- Extend sewer service as necessary along the Route 49 corridor.

c. Housing

Housing is predominantly single-family owner-occupied in a variety of styles and prices.

Town Goals:

- Maintain owner-occupancy as the prevailing form of tenancy.

Town Actions:

- Undertake a housing study that identifies the impact of key trends such as changes in household configuration, aging of the population, and income trends on housing supply and demand.
- Review assessment practices to ensure regular maintenance and improvements to property are supported and not penalized by significant tax increases.
- Review assessment practices to ensure consistency Town wide.

Provide a controlled number of opportunities for rental or condominium style homes. Provide alternatives to single family dwellings for empty nesters and retirees.

Town Goals:

- Provide some diversity in housing type.

Town Actions:

- Alter the zoning ordinance and map to identify measures to allow additional multi-family developments.
- Include multi-family housing as an allowed use in the Hamlet Overlay district.

d. Non-residential Development

It is Town policy to accept appropriate and beneficial new non-residential activity and to promote and encourage the continuing upgrading of older properties. The Town will continue to pursue quality job opportunities through new projects and redeveloped parcels that complement existing businesses but not create additional traffic pressures on existing streets. It is the Town's policy to, over an extended period, eliminate non-conforming uses.

Town Goals:

- New, revitalized, or upgraded projects that are compatible with adjacent and surrounding development in terms of use, size, character, landscaping treatment and that can efficiently capitalize on available utility infrastructure and the existing system of roadways.
- Revise the Town code to include non-conforming non-residential uses.

Town Actions:

- Establish zoning regulations affecting non-residential development, particularly site plan review regulations and requirements.

Provide Town wide uniformity in the number and size of business, retail, and commercial signs.

Town Goals:

- Regulate the impact of signs, similar advertising, and identification methods.

Town Actions:

- Establish sign regulations in the zoning ordinance.
- Address the issue of LED signs in the sign regulations.

Address car sales facilities. Better regulate used car sales and automobile repair facilities.

Town Goals:

- Better regulate the development and operation of all automobile related businesses.

Town Actions:

- Conduct a comprehensive review and update of the zoning ordinance and map to define which districts will allow automobile related uses as of right.
- Consider development a Town permitting process for all used car sales and automobile repair facilities.
- Specifically address used car sales and automobile repair facilities in the newly created design guidelines.

The Town wishes to regulate the location of adult uses.

Town Goals:

- Strictly govern the location of adult uses.

Town Actions:

- Establish the zoning district(s), which will allow adult uses.
- Establish other siting standards for adult uses.

e. Natural Resources

It is the Town's policy to protect natural resources such as open spaces, streams, wetlands, shorelines, and floodplains from inappropriate development.

Town Goals:

- Create low-density land use buffers at the boundaries of sensitive natural resources.

Town Actions:

- Develop a natural resources inventory of environmental features as well as ownership.

- Building on the natural resources inventory, evaluate the advisability of designating Critical Environmental Areas within the Town in accordance with New York State Environmental Conservation Law.
- Investigate tools such as overlay districts, easements, and incentives for developers to preserve and protect natural resources.

f. Traffic and Transportation

Increased traffic on regional and local roads is an anticipated byproduct of the expansion of West Monroe and adjacent Towns.

Town Goals:

- Develop a highway system with an integrated network of local, collector, and arterial streets to encourage traffic movement and eliminate points of conflict and/or delay.

Town Actions:

- Create Town Subdivision Regulations to require connectivity between neighboring subdivisions whenever possible and to strongly discourage the use of cul-de-sacs.
- Use the new Subdivision Regulations to enforce design guidelines in new subdivisions.
- Seek assistance from appropriate elected officials to identify and secure federal highway funds.
- Seek funding from state and federal agencies.
- Require developers to complete reasonable off-site mitigation where the new project negatively impacts the highway system.

It is Town policy to encourage increased use of public transit.

Town Goals:

- Increase ridership on public transportation.

Town Actions:

- Practice a proactive relationship with CENTRO to improve services.

- Conduct a study to ascertain whether additional/alternative transit routes or schedules are warranted and/or can be supported.

The town wishes to make its neighborhoods more pedestrian and biker friendly.

Town Goals:

- Develop systems that can safely accommodate pedestrians and bicycles as well as automobiles on local streets.

Town Actions:

- Identify important pedestrian generators and destination points that could be beneficially linked by walks and paths.
- Establish a formal Town policy and standards for the location, design, construction, maintenance, and retrofitting of sidewalks.

g. Recreational

The Town recognizes a growing interest in off-road recreational activities.

Town Goals:

- Address the concerns and potential conflicts between landowners and off-road recreational bikes and motorized vehicles.

Town Actions:

- Identify suitable areas in the Town for this activity.
- Work with state and local organizations and law enforcement to implement a policy and recommend possible legislation.