

**Public Comments are in bold.**

Planning Board responses are in plain text.

Accepted by the Planning Board at their May 5, 2004 Meeting

## **1. REVIEW OF THE RESIDENTIAL SINGLE FAMILY BUILDING CAP**

The use of an annual growth cap is only one small piece of the growth control plan as outlined in Master Plan 2015 and is not considered a primary or significant means for controlling overall development of the community. The Master Plan identifies a number of recommendations that, when implemented, will provide the community with a desired growth pattern. These recommendations include:

Adopting a comprehensive zoning code update that includes larger lot sizes in areas not serviced via public sewers and encourages controlled growth in areas where the community can better support higher residential densities.

Adopting clustering regulations that allow for more efficient land use development and preservation of open space.

Adopting a new subdivision law that requires open space design and smart growth techniques to preserve the rural character of the community.

Acquiring open space via the open space bond act and greenprint adopted by the Town Board.

Development of an appropriate mechanism to ensure that future development does not outpace the provision of services necessary to maintain a quality community.

The use of the growth cap controls the number of permits issued in a particular year and is an insignificant control over a longer term. As the approval process for multiple family and apartment type developments is controlled by the Town via the existing review and approval process, prior to issuance of building permits, the inclusion of such units in the growth cap is not warranted. Under current regulations, multiple family developments are limited to Multiple-Family Zoning, of which there is none located within an existing sewer district or with available sewer capacity, or in commercial zones. Within a commercial zone, multiple-family development is only allowed with a Special Exception Use Permit, which allows the Town Board to control approvals and/or limit approvals to acceptable levels and only in conformance with surrounding land uses.

Furthermore, adherence to the recommendations set forth in the Master Plan, particularly with respect to rezoning land or site plan design and approval, will ensure that the goals and objectives for properly managing growth can be achieved.

## **2. CONSIDER THE AMOUNT OF PARKLAND PER 1,000 POPULATION.**

The Master Plan makes no recommendation for a minimum amount of parkland that should be developed per 1,000 persons. The plan does identify a commonly used standard for parkland per 1,000 persons and identifies that the Town far exceeds this standard. The goal of the Master Plan 2015 is to maintain the high quality parks that currently exist in the community.

The Town is currently seeking proposals to develop a comprehensive parks and recreation master plan that will be used to enhance the existing Chapter 6 within Master Plan 2015. This comprehensive master plan will inventory existing facilities and provide recommendations for future park acquisition and development in concert with population growth.

The Master Plan 2015 also identifies that future residential development should include parkland. Future subdivision approvals should include a park or active recreational components to provide for quality design rather than employing a standard practice of accepting recreation fees in lieu of land.

The Town of Clarence Greenprint and Open Space Bond Act will provide for the preservation of open lands that do not necessarily offer direct recreational benefits but does help to maintain the open character of the community. While looking at lands for long-term preservation, the Town, via the greenprint and open space bond act process, will identify lands that may be better suited for active recreational needs.

### **3. CREATE AND ADOPT AN OFFICIAL STREET MAP.**

Chapter 4 of Master Plan 2015 deals with the creation of an official map that identifies existing and proposed public infrastructure and existing levels of service on these facilities. This chapter generally identifies existing service levels and makes projections based upon various growth scenarios to determine future service levels.

To further support this chapter, the Town Board has hired a consultant to prepare an Adequate Public Facilities Local Law that will be used to ensure that growth in the future is compatible with existing and future levels of service on all public facilities.

As with the other comments forwarded and the responses generated, better design and connectivity of future developments will assist in sustaining a quality community and help to maintain traffic flows at acceptable levels of service.

### **4. CREATE A HOMELAND SECURITY CHAPTER.**

The Town of Clarence presently has a comprehensive emergency management plan. The plan is dated 1/2004 and identifies a coordinator and assistant coordinator that act as the administrators in the event of an emergency in the Town. The Town also has implemented a reverse 911 phone system to assist in the notification of the public in the event of an emergency situation.

The Planning Board will identify site plan review criteria that would incorporate design techniques that will make the future design of commercial and residential projects safer. Such design techniques may be incorporated into the design requirements in the zoning and subdivision law updates.

### **5. ACTION PLAN UPDATE.**

The Town of Clarence Master Plan 2015 is used on a constant basis in making land use decisions. Every project placed on a Town Board agenda is reviewed for compliance/compatibility with the adopted Master Plan.

The Town is currently working to adopt a comprehensive update to the zoning law and is currently working on the 4<sup>th</sup> draft of this document. It is anticipated that this update will be ready for Town Board review and adoption in 2004.

In addition to the Zoning Law, the Town is also planning to update the Subdivision Law. As discussed above, an Adequate Public Facilities Law is being developed as well as a comprehensive Parks and Recreation Master Plan.

In order to provide a concerted effort to prepare and review these master plan and local law updates, the Town Board is contemplating a moratorium on new subdivision development in the Town. The purpose of the moratorium is to allow the Planning staff, Planning Board and Town Board sufficient time to finalize the amendments to the Town code, solicit public input on the changes and adopt them into law.

To better track accomplishments targeted in the Action Plan, a chart will be prepared and attached to Master Plan 2015.