

# VILLAGE & TOWN OF BERGEN: COMPREHENSIVE PLAN

CPC Public Hearing April 21, 2016

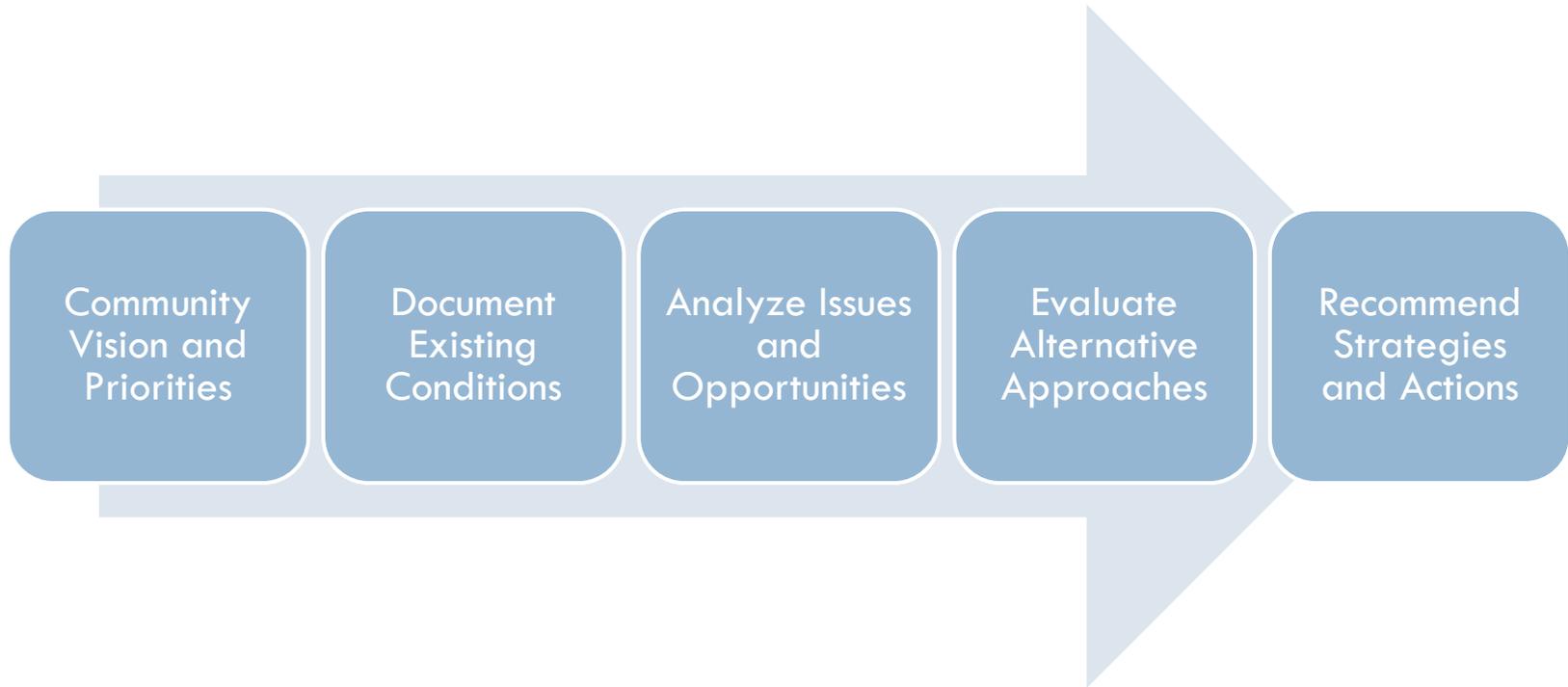
# History



- 1996 Comprehensive Plan
- Comprehensive Plan Update Committee
- Consultant (LaBella Associates): December 2014
- Residents survey
- Public Workshops



# Comprehensive Plan Components



# Comprehensive Plan Committee



- Town Representatives
  - Gary Fink
  - David Henry
  - Norm Pawlak
  - Bill Waldruff
- Village Representatives
  - Anna Marie Barclay
  - Vickie Almquist
  - Kevin Donovan
- Genesee County Planning
  - Felipe Oltramari



# Public Input Opportunities



- ❑ Community Survey
- ❑ Public Informational Meeting/  
Open House – April 2015
- ❑ Public Workshops
  - ❑ Environmental Resources/ Agriculture - April 6
  - ❑ Residential/ Parks & Recreation – May 4
  - ❑ Village Downtown (walking tour) – June 1
  - ❑ Industrial & Economic Development/  
Infrastructure & Utilities – July 13
- ❑ 2<sup>nd</sup> Public Informational Meeting – April 2016
- ❑ Town and Village Board Public Hearings



# Plan Overview



- Land Use and Zoning
- Natural Resources
- Farmland & Agriculture
- Housing & Residential Neighborhoods
- Downtown & Economic Development
- Transportation & Utilities
- Parks, Recreation & Culture
- Government & Community Services



# Land Use Overview



- Residential, business, community service, conservation, other land uses and how they inter-relate
- Town and Village zoning regulations



# Land Use Overview

## Goals



### GENERAL

- Balance development with natural, agricultural, scenic and historic resources
- Concentrate new development where infrastructure is in place



# Land Use Overview

## Goals



### TOWN

- ❑ Maintain rural and agricultural character
- ❑ Accommodate new residential, commercial and industrial development
- ❑ Retain the development patterns of historic hamlets



# Land Use Overview

## Goals

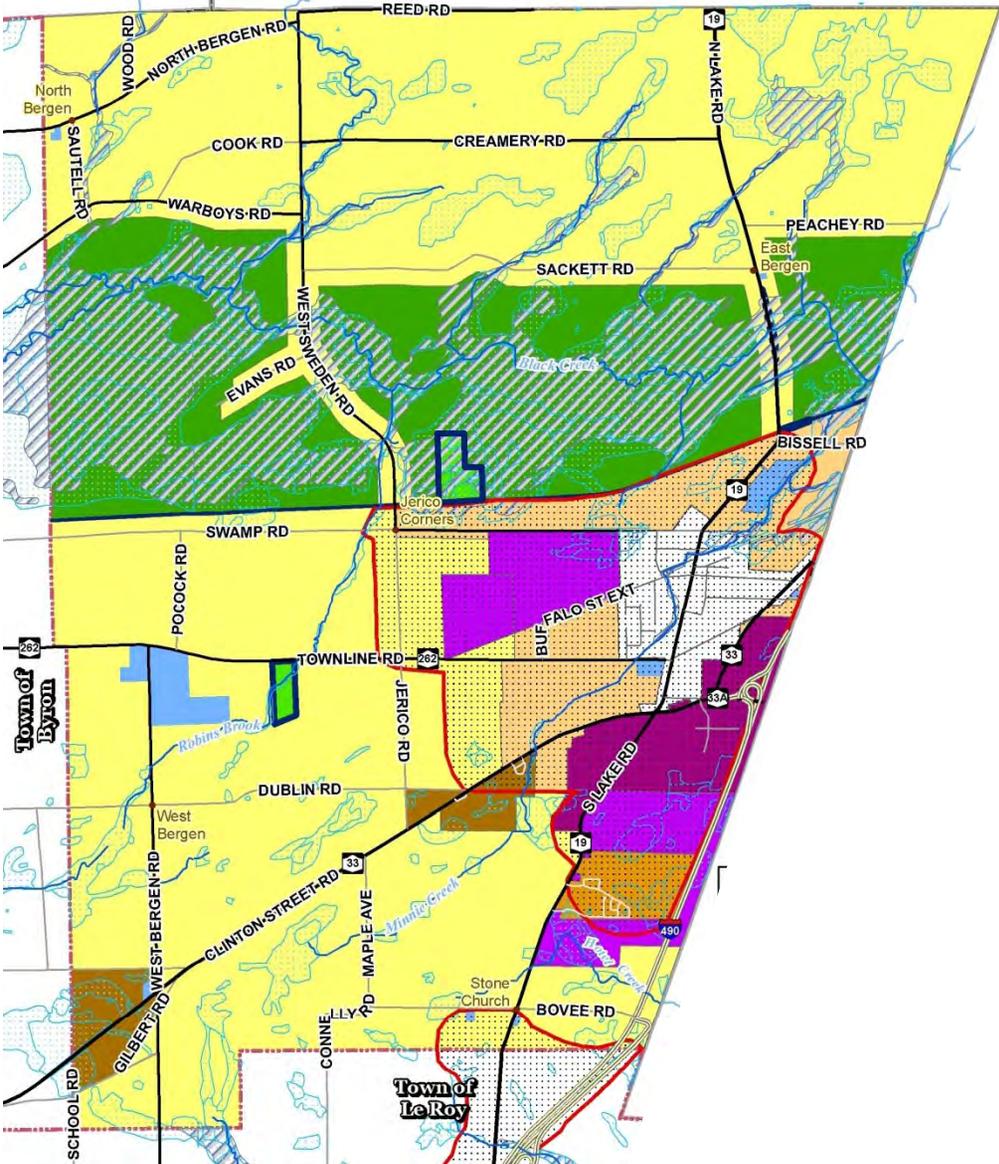


### VILLAGE

- Maintain the current pattern of development
- Retain the Village's historic and small town character
- Balance of residential, business, industrial and civic land uses



# Future Land Use - Town



### Future Land Use Categories

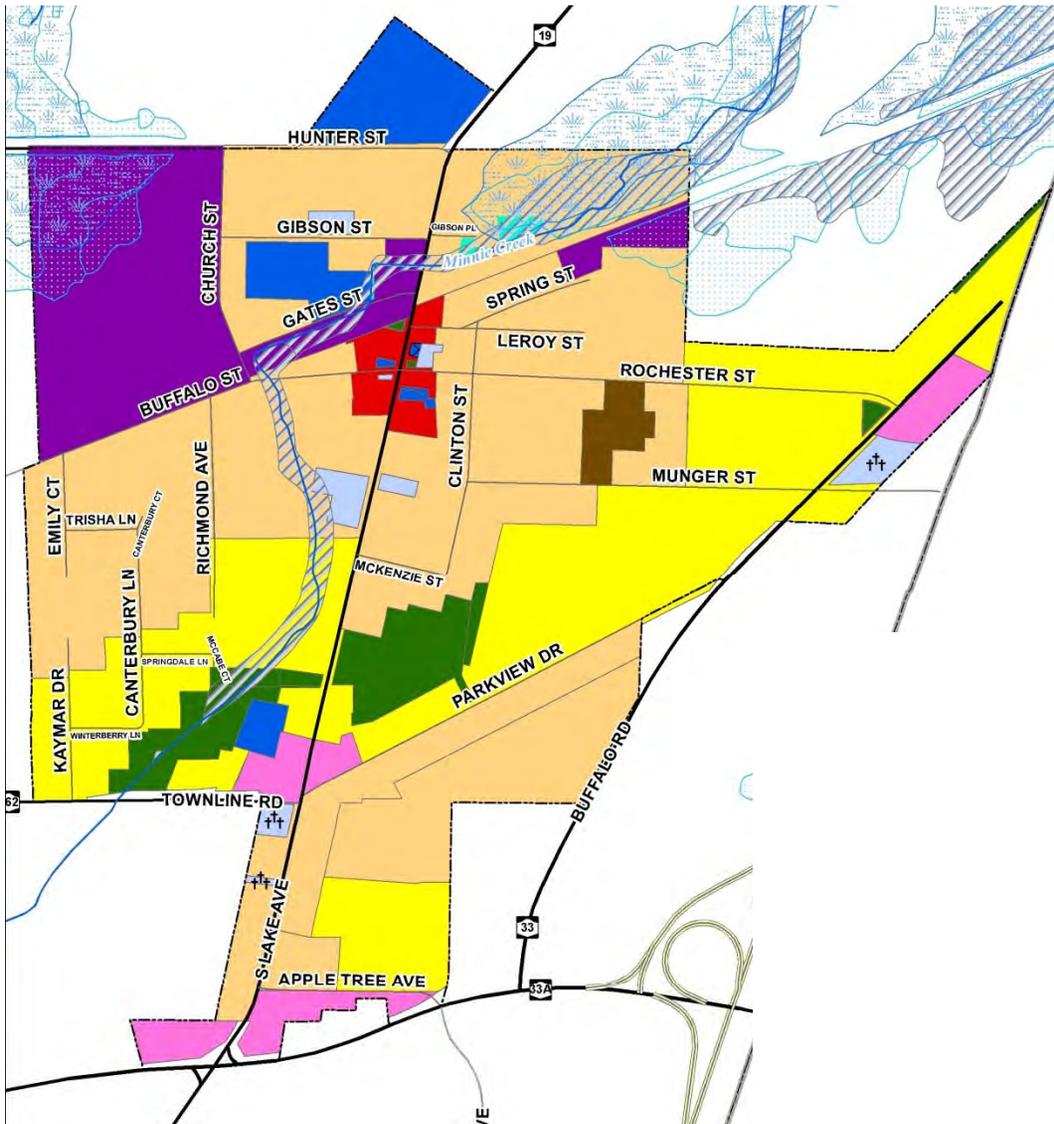
- Agricultural/ Rural Residential
- Industrial
- Interchange Industrial
- Land Conservation
- Multi-Family/ Manufactured Home Park
- Planned Unit Development
- Residential
- Community Service
- Public Park

### Environmental Protection Overlay

- NYSDEC Wetlands\_Bergen
- Federal Wetlands (NWI)
- 100-Year Flood

- Smart Growth Development Areas

# Future Land Use - Village



## Future Land Use Categories

- Residential (R1)
- Residential (R2,R3)
- Commercial
- Downtown Business District
- Industrial
- Planned Development
- Public Park
- Conservation; Drainage
- Government/ Public Service
- Community Service

## Environmental Protection Overlay

- NYS DEC Wetlands
- Federal Wetlands (NWI)
- 100-Year Flood Zone

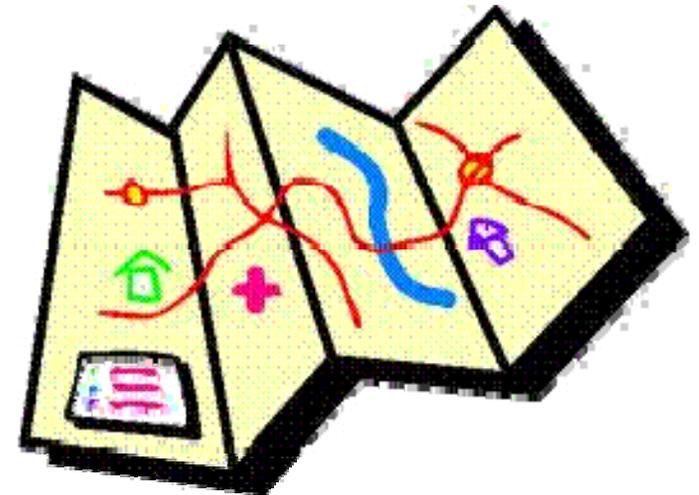
## Other Features

- Village Boundary
- †† Cemetery

# Land Use Recommendations



- ❑ Modify zoning regulations
- ❑ Extend utilities to areas designated for development
- ❑ Revise site plan review standards
- ❑ Review and revise development standards and construction specifications
- ❑ Prepare architectural design guidelines (Village)



# Natural Resources



- ❑ Waterways
- ❑ Black Creek & Oakta Creek Watersheds
- ❑ Bergen Swamp
- ❑ Regulated wetlands
- ❑ Flood hazard areas
- ❑ Aquifers



# Natural Resources

## Goals



- Maintain and enhance natural resources
- Protect water quality



*Photo Rich Sajdak*

# Natural Resources Recommendations



- ❑ Collaborate with other organizations
- ❑ Implement recommendations from the Black Creek Watershed Protection Plan
- ❑ Manage development within stream corridors
- ❑ Apply State Environmental Quality Review (SEQR)
- ❑ Encourage recreational use of natural lands
- ❑ Manage development on flood-prone land
- ❑ Address drainage
- ❑ Refine the Genesee County Green Infrastructure Road Map



Green Genesee Smart Genesee

# Agriculture & Farmland



- Predominant land use in Town
- Diverse products – dairy, vegetables, grains, field crops, livestock
- Major industry in Genesee County
  - > \$230 million sales of agricultural products



# Agriculture & Farmland Goals



- Maintain agricultural character
- Protect agricultural soils
- Support the agricultural economy



# Agriculture & Farmland Recommendations



- ❑ Designate a liaison to the agricultural community
- ❑ Limit water hookups within agricultural areas
- ❑ Delineate priority agricultural areas
- ❑ Revise zoning to support agri-businesses
- ❑ Encourage protection of high quality farmland
- ❑ Avoid and mitigate conflicts between farmers and non-farming neighbors
- ❑ Site house lots to minimize conflict with agriculture
- ❑ Encourage best management practices
- ❑ Support agricultural economic development

# Housing & Residential Neighborhoods



- Village neighborhoods
- Residential development in Town
  - ▣ Hamlets of North Bergen and Stone Church
  - ▣ Hidden Meadows PUD
  - ▣ Rural residences



# Housing & Residential Neighborhoods

## Goals

- ❑ High quality dwellings in neighborhoods supported by infrastructure and services
- ❑ Maintain and improve the condition of housing stock
- ❑ Encourage future development in and near the Village



# Housing & Residential Neighborhoods

## Recommendations

- ❑ Revise zoning and manage infrastructure
- ❑ Prepare architectural and design guidelines (Village)
- ❑ Expand senior and affordable housing
- ❑ Obtain grants for homeownership and housing rehabilitation
- ❑ Maintain and enforce existing codes
- ❑ Encourage participation in civic and neighborhood improvement activities
- ❑ Manage siting and design



# Downtown & Economic Development



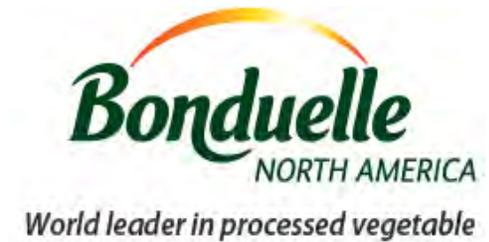
- Town
  - Apple Tree Acres
  - Highway-oriented commercial
  - Small businesses in Stone Church



# Downtown & Economic Development



- Village
  - Downtown business district
  - Bonduelle USA - vegetable processing
  - Commercial, industrial



# Downtown & Economic Development

## GOALS

- Redevelop Downtown Bergen
- Niche businesses downtown
- Light manufacturing and offices adjacent to the Village
- Attract more business to Apple Tree Business Park and other areas



# Downtown Recommendations



- ❑ Renovate buildings
- ❑ Improve streetscape and gateways
- ❑ Connect neighborhoods & parks
- ❑ Encourage niche retail, restaurants, offices and other small businesses
- ❑ Improve Village parking lot
- ❑ Enforce traffic laws



# Economic Development Recommendations



- ❑ Retain and attract light industrial and office
- ❑ Attract businesses to Apple Tree Acres
- ❑ Support GCEDC initiatives
- ❑ Incentives for small businesses



# Transportation & Utilities



- State, County and local roads
- Sidewalks
- Bicycle facilities
- Rail
- Bergen Electric/ National Grid
- Natural gas from RG&E
- Water through Monroe County Water Authority
- Sewer
  - ▣ Village sewer treatment plant
  - ▣ Bonduelle – own plant
  - ▣ Town – Sewer district



# Transportation & Utilities

## Goals

- ❑ Maintain existing infrastructure
- ❑ Continue inter-municipal cooperation and sharing of equipment
- ❑ Improve transportation connections that accommodate all modes of transport
- ❑ Extend utilities to promote future development



# Transportation & Infrastructure Recommendations

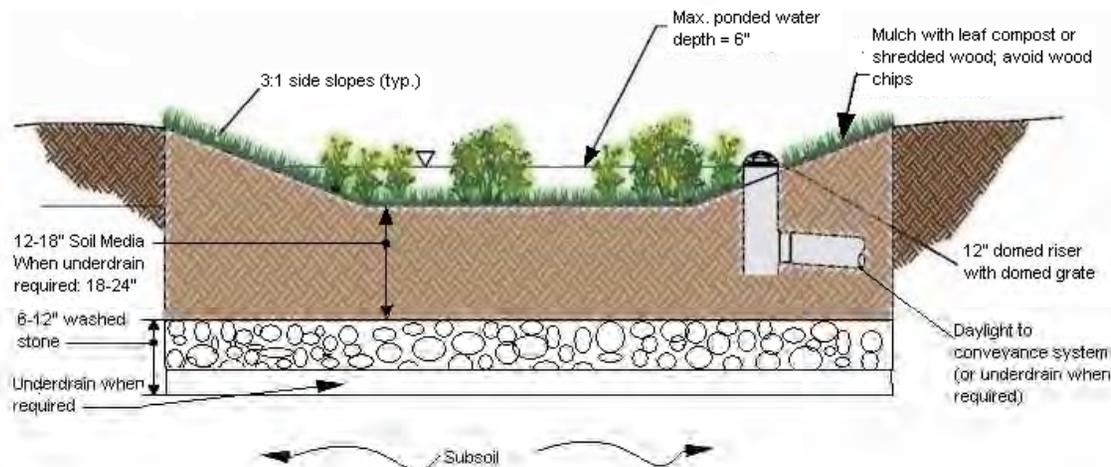
- Transportation
  - Adopt “Complete Streets” policies
  - Construct bicycle lanes and walking paths
  - Maintain sidewalks, fill gaps and install signage



# Transportation & Infrastructure

## Recommendations

- Sewer, Water & Drainage
  - Eliminate infiltration and inflow into sewer system
  - Improve and expand the wastewater treatment plant
  - Provide public water
  - Install green infrastructure to manage stormwater



# Transportation & Infrastructure

## Recommendations (continued)

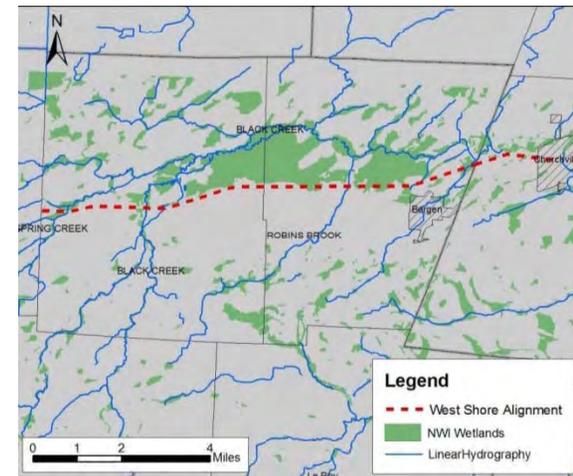
- ❑ **Electricity and Other Utilities**
  - ❑ Reduce the cost of electricity
  - ❑ Maintain Bergen Electric facilities
  - ❑ Support renewable energy
  - ❑ Install energy efficiency and renewable energy in municipal facilities



# Parks & Recreation



- Village Parks
  - Hickory Park
  - Carpenter, Zuber, Ward, and Hartland Parks
- Town
  - Drews Nature Center
  - Robins Brook Park
  - Linear Park
- Private
  - Gillam Grant
  - Bergen Swamp
  - Rod & Gun Club



# Parks & Recreation

## Goals



- ❑ Maintain parks and recreational facilities
- ❑ Promote health and fitness
- ❑ Connect parks with bikeways and trails



# Parks & Recreation Recommendations



- ❑ Implement the Village and Town Parks Master Plans
- ❑ Acquire additional land for recreational use
- ❑ Develop walkways, sidewalks, trails, and bicycle paths
- ❑ Identify appropriate uses of Linear Park. Construct a multi-use trail with suitable trailhead access



# Government & Community Services

- ❑ Bergen Fire Department
- ❑ Byron Bergen Central School District Campus
- ❑ Public Library
- ❑ Gillam Grant
- ❑ Post Office
- ❑ Town & Village offices, DPW
- ❑ Town museum



# Government & Community Services

## Goals

- ❑ Maintain services
- ❑ Coordinate and collaborate
- ❑ Promote responsible waste management and recycling
- ❑ Evaluate impacts of developments on schools
- ❑ Support educational and cultural facilities



# Government & Community Services

## Recommendations

- ❑ Monitor and update the Comprehensive Plan
- ❑ Share equipment and facilities and coordinate services
- ❑ Collaborate with Byron Bergen School District and Gillam Grant
- ❑ Support the Bergen Volunteer Fire Department
- ❑ Maintain the Town's Fire Insurance rating
- ❑ Support the Byron-Bergen Library



# Historic Resources

## Goals



- Retain historic character
- Promote tourism and economic development that utilizes historic resources



# Historic Resources Recommendations



- Support Town Historian and Historical Society
- Distribute information to building owners
- Promote the historic character in downtown economic development
- Prepare and apply standards for building renovations



# Plan Adoption Process



# Thank you!



□ For more information:

□ [www.villageofbergen.com](http://www.villageofbergen.com)

□ [www.bergenny.org](http://www.bergenny.org)