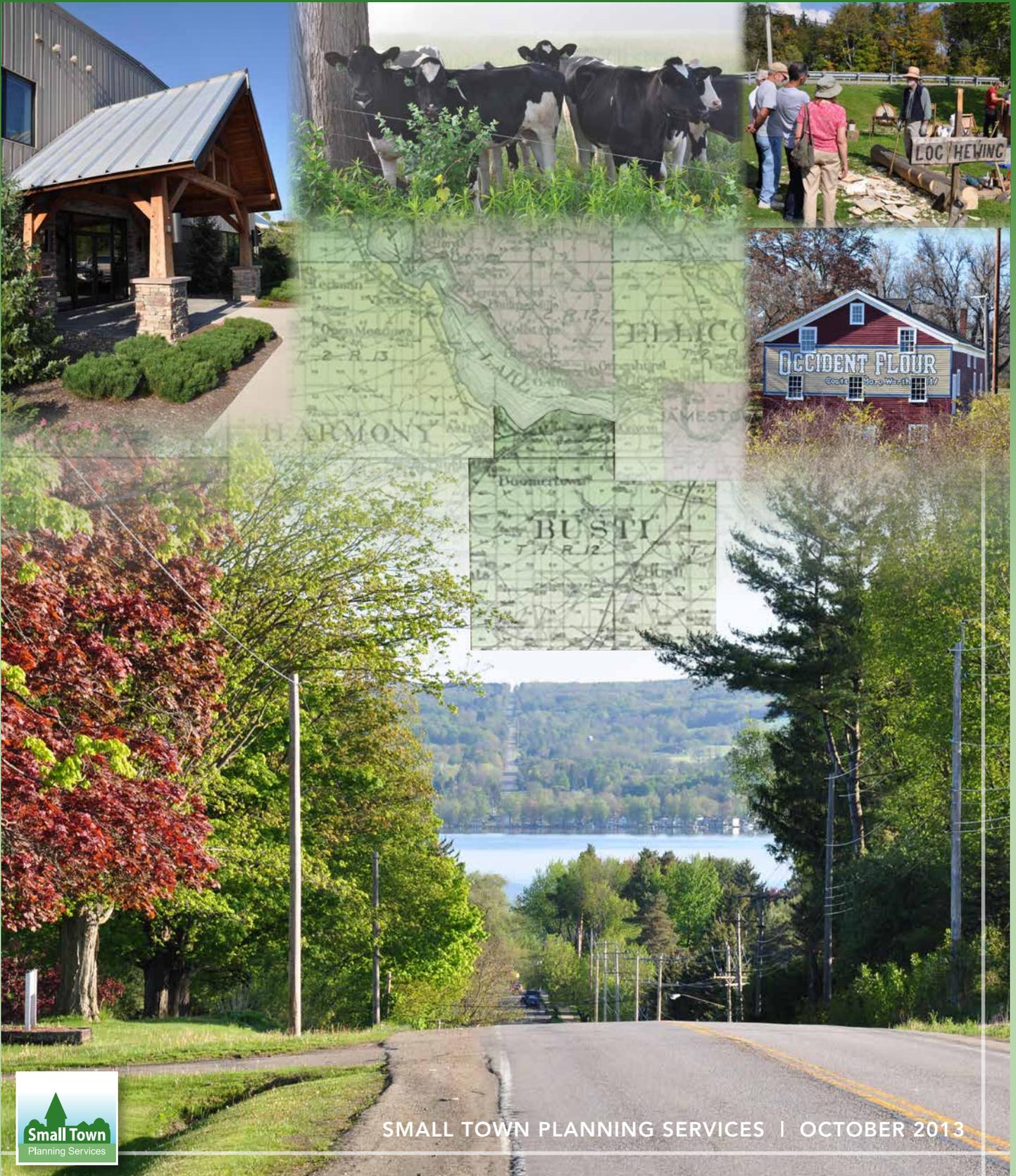


Town of Busti

COMPREHENSIVE PLAN



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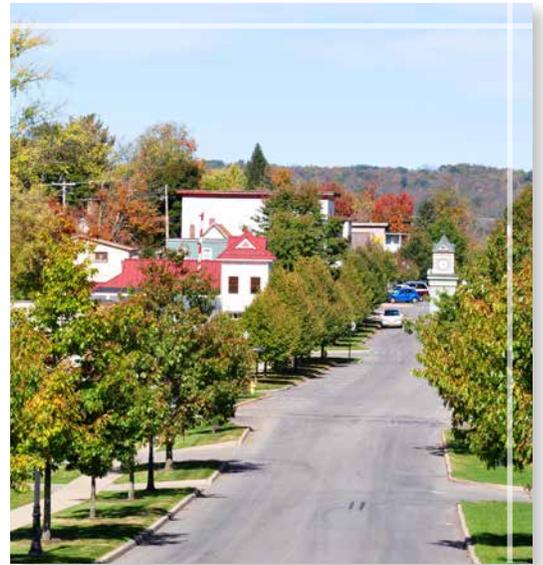
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Small towns and rural communities often find themselves in a struggle to overcome the uncertainties caused by an ever-changing world economy, loss of local population, and the mounting costs of providing basic services. What is it that allows some small towns and rural communities to survive, succeed, and sustain themselves despite facing these challenges? Milan Wall and Vicki Luther, of the Heartland Center for Leadership Development, have studied this issue and have published the “*7 Secrets to Coping with Change in Small Towns*” and “*20 Clues to Rural Community Survival*.”

Obviously, the summary of the “7 Secrets” you are about to read are not “secrets” in the sense that no one else knows about them. However, they do represent a common sense perspective that not every town integrates into their organization; and they are critical for local leadership to consider in times like these.



SECRET 1 | Positive Attitude

Conventional wisdom says a small town has to be located within a few miles of a major highway or close to significant natural resources or a large city, or be larger than a certain size, or have some other “characteristic of circumstance” to provide any hope for survival. A new up to date perspective indicates that community attitude is more important than location or size. In thriving small towns leaders are ready to focus on the community’s assets and willing to take on the challenges associated with community development.

SECRET 2 | Entrepreneurial Spirit

Communities that are good at surviving are successful entrepreneurs, in much the same way that surviving businesses are entrepreneurs. In healthy small towns, leaders are willing and creative risk takers, learning from their failures as well as their successes. In these communities, support for maintaining current businesses and developing new ones is evident, and no one believes that simply recruiting industry is the hope for the future.



SECRET 3 | Bias for Action

Communities that are coping successfully with change are communities with a bias for action, where citizens don't just talk about doing something new or trying something different. They are communities of problem solvers, where creative energy is evident in ongoing community programs and new projects. In these communities, leaders are clever enough to pick new projects that have a realistic chance for success, have a significant enough impact to be felt if they succeed, and will not devastate the community if they fail. In viable communities people don't blame others for their own inaction.

SECRET 4 | Focus on Controllables

Communities that are surviving in challenging times are communities that are smart enough to focus on what they can control, rather than worrying about forces outside of their control. They don't waste time fretting about all the problems that they can't do anything about or talking only about the forces they really can't influence. In these communities, leaders are good not only at exploiting community strengths; they are also realistic about community weaknesses. They are willing to take steps to minimize the negative impacts of these weaknesses on their future survival.

SECRET 5 | Plan for Development

Surviving communities are not just "drifting toward an uncertain future;" but rather they are taking deliberate steps to plan for the development of their towns, schools, and businesses. In these communities, leaders understand the importance of engaging in planning as a community, with lots of participation in the development of specific blueprints for action, specifying who does what, when, and what is expected to happen as a result. Leaders need to have a strategy in place that enables them to respond quickly to new opportunities.

SECRET 6 | Strategic Outlook

Towns that are coping with change are towns with an obvious strategic outlook on their situation and what they can do about it. They are insightful enough to find opportunities where others may only see threats, and they are clever enough to match those opportunities with their own strengths. Leaders in healthy communities believe that their towns can take charge of their futures through a realistic, yet hopeful perspective...one in which they think of their towns in much the way a business owner thinks of marketing a product or service. A community needs to become aware of its own competitive situation, and it needs to learn to take steps that put its competitive advantages forward.



SECRET 7 | Vision for the Future

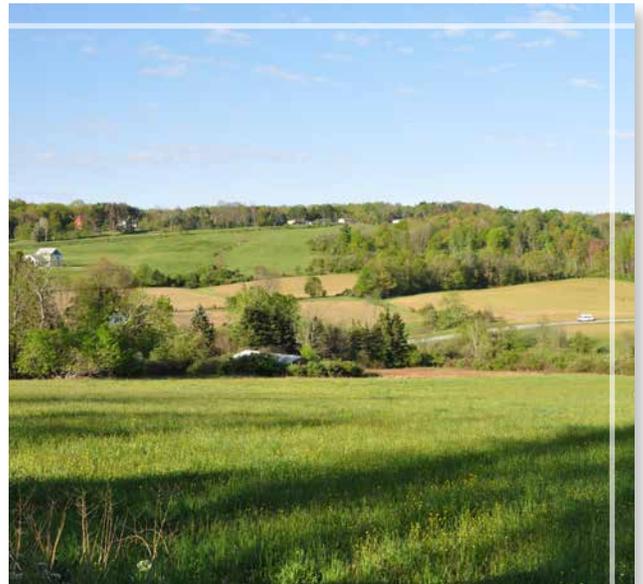
A community that tackles change head on and wins is a community that has a vision for the future. It has leaders who are good at helping the community articulate what residents want the community to be like in 5,10 or even 25 years. As a community, the town coping with change is able to find sufficient consensus to not only articulate the vision, but also to make it understandable, so that everyone has a chance to support it. Communities coping with change find ways to take what is unique about them and then translate that uniqueness into a vision that encourages and motivates citizens to work harder on their community's behalf.

The “7 Secrets” summarized above provide some basic leadership principles for small towns like Busti to adhere to in order to successfully manage the changes necessary to survive in today's world. As you have read these, we hope you will relate them not only to the Town of Busti, both past and present, but to the challenge currently before the community of developing a new Comprehensive Plan for the Town. The principles outlined should set the stage, and the community's mind set, for the next portion of the comprehensive planning process, which involves the implementation of our shared vision for the future; monitoring and assessing the Town's progress towards our shared goals; and planning for our future growth and development.

Community Setting

The Town of Busti, located in Chautauqua County in the hills along the Pennsylvania border, remains a rural town largely dominated by farmlands, woods and low density residential land uses. Busti, as a community bordering the City of Jamestown, is easily accessible to the City and is a likely target for additional new residential development; although at a slower pace than previously experienced during the 1950's and 1960's.

The character of the Town varies widely across its 47.8 square miles. Much of the commercial retail development serving southern Chautauqua County has taken place in the northern portion of the Town of Busti, which includes the Village of Lakewood, while the southern portion of the Town retains a very rural atmosphere.



Why Plan?

Change is inevitable. Communities seldom stand still; they are continually growing, evolving and changing. Busti is no exception. The Town of Busti last examined trends affecting the Town, and set goals for the future, in 1972 when the Town's last Comprehensive Plan was completed. Obviously, after forty years, many issues envisioned in the existing Comprehensive Plan have either come to pass or are no longer relevant to the Town today.

The purpose of Busti undertaking a comprehensive planning process was to provide an opportunity for the community to take a fresh look at itself and collectively assess where we are; where we want to be in the future; and conceptually how we might get there. As a result of the process the Town seeks to create a comprehensive plan that is a statement of the community's goals; a conceptual road map for how to achieve them; and a guidance document for municipal leaders that helps ensure the community's needs are met.

Therefore, the Town Board, recognizing a need to: identify and agree upon the challenges facing the community; provide a vision for the future; manage growth and development in a manner that preserves the Town's rural character; and support the wishes of today's residents, decided to undertake the creation of a new comprehensive plan.

Legal Basis

It is important to note that this plan is consistent with New York State Municipal Law. New York State Town Law 272-A, grants municipalities the authority to prepare and adopt comprehensive plans. As defined by this law, a comprehensive plan is a document that identifies goals, objectives, principles, and policies for immediate and long-range protection; enhancement of growth; and the development of a community. It provides guidance to municipal leaders, government agencies, community organizations, local businesses, and residents, and helps ensure that the community's present and future needs are met.

Recent Planning History

While the Town of Busti has not conducted a comprehensive planning effort since 1972, it has participated in several regional efforts that began to identify goals for the community. The majority of these efforts focused on Chautauqua Lake and its shoreline, which are located in the northern portion of the Town.

In 2001, the Town participated in the Chautauqua Lake Waterfront Revitalization Program (CLLWRP). The Town was one of the first communities to formally adopt the CLLWRP in 2006. In 2009, the Town also participated in the creation of the Chautauqua Lake Watershed Management Plan. The Plan, although never formally adopted, established environmental goals for the Chautauqua Lake Watershed in the Town of Busti.



Planning Process (Public Input)

The Town, understanding the need for a plan, established a Steering Committee. The Steering Committee began the process of creating a new comprehensive plan by issuing a community survey to all residents in 2010. With the assistance of a local planning consultant, the Steering Committee has used the results of the survey as the foundation for the creation of a new Town of Busti Comprehensive Plan.

The Comprehensive Plan is based on community input and the analysis of resources, programs, and other data. A variety of tools were used to gather public opinion throughout the planning process. The process also incorporated the knowledge and skills of the Steering Committee and the general public, farmers, and business owners that participated in focus groups and public workshops.



Public Workshop (Lakewood–August 2011)

The process focused on three primary questions:

1. Where are we today? The Plan is built upon an assessment of current conditions and Busti's strengths, weaknesses, opportunities, and threats.
2. What do we want our community to be? The Plan accomplishes this by establishing a community vision and a set of long-range goals.
3. What can the community do to attain its vision? The Plan offers a comprehensive set of recommended actions that address the issues of concern in Busti.

The examination of the community's answers to these questions led to the creation of goals and recommendations that can be implemented through policy changes; new program creation or expansion; organizational changes; grant acquisition; regulatory updates; and other alternatives and actions that will guide the Town toward a successful future.

How to Use the Comprehensive Plan

Since decisions and actions affecting the immediate and long-range protection, enhancement, growth and development are made by local governments; New York State considers adoption of a comprehensive plan to be a critical means to promote the health, safety and general welfare of the people of the Town and to give consideration to the needs of the people. It is the policy foundation upon which communities are built.

As such, the State recommends this Plan be reviewed and updated as necessary, every five years, to gauge progress on implementation and perform needed maintenance. A revision of the Plan should include an update to relevant existing conditions, verification of the community vision and goals, a summary of completed action items and the addition of other relevant steps based on the changing needs of Busti.

Busti's Comprehensive Plan is designed to serve as a long-range (ten to fifteen-year) framework for shaping the Town's future. The goals and objectives contained in the Comprehensive Plan have been designed for regular use to (1) guide public decisions at the Town level, (2) coordinate actions at the county, regional, state, and federal levels, (3) provide a basis for local land use laws such as subdivision, site plan review and zoning, and (4) provide information for private sector decisions. As policies of the Town, they are to be used as a foundation for decisions. The following paragraphs detail how various parties involved in decision-making may use the policies set forth in the Comprehensive Plan.

Boards and Committees – Before their regular meetings, members of appointed boards and committees of the Town should review proposed agenda items in light of the Town's adopted policies. The Town Planning Board, for example, should review development proposals with regard to how well they match up with the Town's policies on transportation, housing, community appearance, and so forth.

Town Board – In their authority to rezone properties, approve proposed developments as well as changes in Town facilities and services, the Town Board has the final word on the actions of Busti government. As customary, the Board should take into account and weigh the interpretation of policy.

Developers – Developers, property owners, builders, and others involved in the development community should consult the goals and objectives when formulating their own development plans. By making their plans consistent with the Town's Comprehensive Plan Policies, the chances of development plan approval should increase, thereby saving guesswork, time, and money.

General Public – Residents of Busti can and should reference specific Comprehensive Plan goals and objectives, when speaking in favor or in opposition to a particular proposal before the Town Board or other appointed Town boards and committees.

In order to assess “Where we are today,” Busti has completed a *Community Profile* (available at www.townofbusti.com) to analyze current conditions and identify trends. Additionally, Busti has conducted focus groups and undertaken a community survey to identify its strengths and weaknesses, and gauge community values. The following pages of this document will provide key observations from the Community Profile; summarize the key strengths and weaknesses; identify priority areas from the survey process; and provide a vision statement for the community.

Where Are We Today?

Trends / Key Observations / Influences

DEMOGRAPHICS

Population

1. The Town of Busti is decreasing in population at approximately the same rate as the Chautauqua County. The Town (without the Village) lost 3.4% of its population between 2000 and 2010.
2. The Village of Lakewood is decreasing in population at a faster rate than the Town. The Village lost 7.9% of its population between 2000 and 2010.
3. The reduction in population within the Town of Busti (without the Village) can largely be attributed to natural aging. Every age bracket over the age of 45 increased in size between 2000 and 2010. These age brackets, while increasing in size, are non-family forming units, which reduces average household size; and results in a smaller population.



Busti Apple Festival - 2012

Households

1. The Town of Busti (outside of the Village) saw the construction of 88 new housing units and 61 year-round households between 2000 and 2010.
2. There were 9.6% fewer married couple families and 7.2% fewer family households in the Town of Busti in 2010. Between 2000 and 2010, non-family households (one householder living alone) increased by 15.7%. The increase in non-family households may be explained by the aging population.
3. Smaller households and an aging population have different housing needs than larger families.



Age

1. The median age of residents of the Town of Busti is increasing at approximately 5 years per decade. The median age of the Town of Busti is 47.3 years compared to Chautauqua County's median age of 40.9 and the United States median age of 37.2.



Busti Apple Festival - 2012

2. Residents of the Town of Busti (outside of the Village) over the age of 65 years now comprise 20.2% of the Town's population, an 18.3% increase since 2000. The age bracket between the ages of 55 and 64 increased by 40.7% in that same time frame.
3. By the year 2025, the Town of Busti can expect to have a large increase in the percentage of residents over the age of 65. This will require policies and services that address the needs of an aging population.

HOUSING

Characteristics

1. The total overall housing units in the Town of Busti increased by 1.4%. This reflects an increase of 88 units in the Town and a decrease of 33 units in the Village.
2. Of the 3,931 overall housing units in the Town, 444 are considered seasonal. This is an 83 unit or 9.8% increase since 2000. The Village represents 66% of the increase in this time frame.
3. The predominant housing type in Busti is single-family, which makes up 77.9% of the market.
4. The Town of Busti (outside of the Village) saw an increase in renter occupied housing units and a 4.2% decrease in owner occupied housing units.
5. 72.5% of the housing units in the Town of Busti (outside of the Village) have been built since 1940.
6. Affordability of homeowner units is based upon the ratio of the cost of a home to the owners earned income. A ratio of 2.0 or less is considered affordable. In 2010, the Town of Busti's ratio was 1.91.

LAND USE

1. Agricultural lands have decreased from 37.9% to 15.8% of the Town's total acreage since 1968. This is a 6,825.8 acre loss.
2. Residential land makes up 35.7% of the Town, or 10,464 acres. This is a substantial gain from the 6.2% or 1,886 acres utilized for this purpose 40 years ago.
3. 253 residential parcels are larger than 10 acres each and account for 7,062 acres or 67.5% of the total single family acreage in the Town.
4. The remaining 1,337 parcels used for residential land in the Town of Busti (outside of the Village) average 2.1 acres each and account for 2,816 acres.
5. Large residential parcels (27.9 acres on average) are interspersed throughout the Town and add to the sense of open space.

BUSINESS AND ECONOMIC BASE

Key Employers

1. Cummins Engine employs approximately 1,400 people.
2. The Town of Busti's other key employers are located in Stoneman Industrial Park and in the Industrial District between Big Tree and Gleason Roads.
3. 17.1% of the Town of Busti's residents are employed in manufacturing as compared to 7.2% of New York State's workforce.
4. 38% of Busti resident's occupation is listed as "Management, Business, and Science."
5. Despite Busti's rural nature, only 1.4% of Busti's residents are employed in agriculture, forestry or mining.



Stoneman Industrial Park, Busti

Income and Poverty

1. According to the 2010 US Census, residents of the Town of Busti have significantly higher income levels and lower poverty levels when compared to Chautauqua County as a whole.
2. Only 8.2% of residents in 2010 were living below the poverty level. Chautauqua County's rate of 17.1% for the same time period was over twice that of Busti's.



NATURAL RESOURCES

1. 97% of the land in the Town of Busti has less than a 16% slope and is considered developable, unless other physical limitations such as poor soil or inadequate drainage indicate otherwise.
2. Although limited areas of “Well Drained” and “Moderately Well Drained” soils exist, “Somewhat Poorly Drained” soils make up a large portion of the rest of the community.
3. The Town of Busti contains four (4) watersheds. The largest of these is the Lower Stillwater Creek Watershed, which covers approximately 70% of the Town. The Chautauqua Lake Watershed is located in the northwest portion of the Town and covers approximately 20% of the Town.
4. Agricultural Lands make up 4,361 acres or 15.8% of the total area of the Town.

INFRASTRUCTURE

Roads

1. The Town of Busti maintains 64.97 miles of road.
2. Average Annual Daily Traffic (AADT) count for Fairmount Avenue at Southwestern Drive is 22,105 vehicles per day. AADT for the Busti Five Corners is estimated at 5,486 per day.

Water and Sewer

1. The City of Jamestown Board of Public Utilities (BPU) provides water to the Village of Lakewood and three areas in the Town of Busti, in ten water districts. Based upon US Census housing unit counts and BPU counts, it is estimated that 33% of Busti homes are served by municipal water. The balance of homes located in the Town of Busti are served by private wells.
2. The Town of Busti is served by the South and Center Chautauqua Lake Sewer District (SCCLSD) on a limited basis. The primary areas served are along State Route 394 and the Grandview, Carlton Homes, and Park Meadow subdivisions. Based upon US Census, and SCCLSD counts, it is estimated that approximately 20% of homes in the Town of Busti, outside the Village limits, are served by public sewer. The majority of these homes are located in the Cottage Park and Vukote areas, which are located along Route 394.
3. While municipal water service is located as far south as the Busti Hamlet in some areas, this is not matched by municipal sewer. This lack of municipal sewer service limits future growth in the Town.

COMMUNITY SERVICES

1. Police protection is provided by the Lakewood-Busti Police Department. When needed, the service is supplemented by assistance from the NYS Police and Sheriff. Police protection in the Town, although limited, appears to be adequate for today’s needs.
2. Fire protection is provided by the Lakewood and Busti Fire Departments. Adequate protection is available if the necessary volunteers can be maintained.
3. Access to health care is adequate with WCA Hospital being located in nearby Jamestown.
4. Four school districts serve the Town of Busti. All districts have declining enrollment due to the shift in demographics to an older population. No consolidation talks are underway in any of the districts serving Busti. Demographic shifts, combined with declines in State Aid, may result in changes occurring in some districts over the next decade.
5. Parks in the Town of Busti have limited amenities.



Engine 311, Busti Fire Department

COMMUNITY – STRENGTHS AND WEAKNESSES (HIGHEST OPINION LEVEL)

Strengths	Weaknesses
Location	Taxes
Small Town Feel	Lack of Job Opportunities
Rural/Open Space	Town/Village/Hamlet Separation
Safety/Security	Lack of Planning for Development
Friendliness	Loss of Open Space
Schools	Some Deteriorating Housing Conditions
Privacy	Water/Sewer Infrastructure
Natural Features	Limited Public Access to Village from Lake for Boaters
Affordable Housing	
Parks/Recreation	

You've got to be careful if you don't know where you're going, because you might not get there.

– Yogi Berra

In 2010, the Busti Comprehensive Plan Steering Committee began the process of completing a new plan. Successful community planning depends upon participation by local citizens. In order to ensure that the Steering Committee's work was representative of the community's concerns, a community survey was constructed as the first public input portion of the planning process.

The Committee decided to mail surveys to 4,707 residents using the Town's bulk mail permit. The survey consisted of 36 questions with 10 questions providing basic demographic data and the balance providing input on the community. The survey results were tallied by an outside consultant and presented in a survey report, which can be found in its entirety at www.townofbusti.com. The survey was responded to by 1,108 citizens or a 23.6% response rate (*Note—Due to a slight error in distribution, residents outside the Town were included in the initial mailing but did not respond. Therefore, after adjusting for the error, the response rate was 30.4%*).

To ensure broad community participation, the Steering Committee, and the consultant assisting them, then conducted a series of public input exercises by holding focus group meetings with select stakeholders throughout the community. These focus groups provided input regarding the participant's view of the Town's strengths, weaknesses, opportunities and threats, as well as what their vision was for the community.

The Town of Busti Community Survey, and the focus group workshops, asked residents a series of open ended questions that gave residents an opportunity to provide their opinion on the following:

What is the one thing that gives the Town/Village a unique identity;

What is the best opportunity the Town/Village can take advantage of;

What is the number one need in the Town/Village; and

What is the number one threat to the current way of life?

The responses for these questions were then categorized and tallied. While each question represented a different aspect of the community (need, threat, opportunity, unique feature), general themes emerged under which similar responses could be grouped. The themes that emerged as important community priorities were:

1. COMMUNITY

There is strong agreement that a benefit to living in Busti is the community's small town character. People agree that country living, open spaces, farming and the people of Busti are assets to the community. Respondents to the survey suggested: managing how and where growth occurs; limiting tax increases by promoting efficiencies in government; promoting community spirit; and improving upon core community centers to preserve the existing small town character.



Community Workshop (Busti, 2013)

2. ECONOMY

Respondents to the community survey supported promoting growth that will provide critical jobs for residents within the Town. They suggest a diversified approach that includes industry, retail and small business development located in appropriate areas of the community. Residents also encouraged a more active role by the Town in promoting economic development in the Town.

3. QUALITY OF LIFE

Chautauqua Lake; small town character; recreational opportunities; proximity to other urban and rural centers; and the availability of retail and service businesses all add to the quality of life experienced by residents of Busti. In their responses, residents identified a need for better retail choices; better government; lake improvements; promoting safe and clean neighborhoods; and rural character preservation.

4. NATURAL RESOURCES

Residents were concerned with the condition of Chautauqua Lake as valuable community asset. While only a limited portion of the Town is situated within the Lake's watershed, the more densely populated portion of the Town does identify with the Lake as an asset. Therefore, recommendations for the Town of Busti from the Chautauqua Lake Watershed Management Plan were included with the goals and objectives of this plan.

The other concern raised by a segment of the survey respondents was the loss of rural and agricultural lands and the need to protect open space.

5. INFRASTRUCTURE

Respondents identified the expansion of water and sewer as the largest infrastructure need. 10.2% of Town respondents stated that they view expanding water and sewer as a number one need for the Town. This response, while representing the number one need, is somewhat limited. This indicates that there are a small number of unserved areas in the Town that are struggling with this issue.

Another issue raised was the lack of broadband providers within the Town. Windstream is the largest service provider in Busti but only provides DSL service, which has limited bandwidth when compared to other technologies today.

Utilizing the information and input collected and analyzed during the creation of the *Community Profile*; a series of focus group sessions; a community survey process; and four public meetings, the Comprehensive Plan Steering Committee created a vision statement for Busti. The vision statement attempted to capture the community's strengths, while supporting change in areas that could be improved in the future.

The Town of Busti and the Village of Lakewood community share history, culture and character. With its ideal location bordering both Chautauqua Lake and the City of Jamestown, the community is a unique, quiet, safe and friendly place. The Town of Busti is part historic village, part small rural town; divided only by an evolving and vibrant commercial corridor.

In the year 2025, the Town of Busti and the Village of Lakewood have created a public and private environment recognized as the destination of choice for families, individuals, tourists, and businesses in search of an affordable community with a high quality family friendly environment, recreational opportunities, scenic beauty and a strategic location.

Busti and Lakewood's success in creating this environment is the result of leadership that is responsive to the needs of its citizens, encourages public participation, and forges collaborative partnerships with each other and with local and regional stakeholders.

Busti and Lakewood are "open for business" and receptive to innovation and change, yet mindful of the responsibility and need to manage residential and business growth. Growth will occur in a manner that is moderate, well planned, and consistent with the desire to preserve the community's historic "small town" character, agricultural heritage and natural resources for future generations.



“While there is no single template that will succeed in all communities, there is a single perspective that makes sense: Look within.”

– Grassroots Rural Entrepreneurship, Best Practice

The vision statement acts as the community's expression of an "ideal future." The goals which emerge from the vision statement are broad statements about the desired "ideal future." The goals serve as the foundation that helps the community and its leaders develop objectives which define specific outcomes or actions to realistically address the community's challenges or to build upon the community's strengths.

Community

What makes Busti and the Village of Lakewood unique? Why do new residents move to the community? What are the advantages to living in Busti and Lakewood? Chautauqua Lake is a distinguishing feature of the Town and Village; Busti's location is identified by the community survey as the greatest advantage to living in the Town; but the small town feel of the community was Busti's most consistently identified strength. Residents ranked small town feel as the second highest reason that makes Busti and Lakewood unique, and as an advantage to living there. Additionally, new residents listed the community's character and lifestyle as their third highest reason for moving here after family and a job.

This "small town feel" is obviously part of what provides a sense of place to residents and visitors alike when in Busti or Lakewood. The community values this part of who they are and, while recognizing the need to grow, wishes to maintain Busti's small town feel. But what is a small town or a small town feel? Is it defined by physical size? The number of inhabitants? The number of schools? What are the standards of this characteristic that so many communities strive to preserve?

Small town "feel" is not measured by any of the quantifiable standards listed. Small town "feel" comes from living in a friendly community where there are connections one can make with others in the neighborhood and where you can recognize by face, if not by name, most of the people you encounter along the street, at school events or at the Town Board meeting. It is a place where you feel safe because neighbors look out for one another and have a genuine concern about each other's well being. It is the kind of place where you enter as guests and leave as friends.

While these same traits can exist within neighborhoods of larger communities; they can't exist in large urban centers or in communities that don't guide development to maintain the community structure necessary to nurture these traits. Based upon this understanding of small town traits, and input from residents on what they value, the following goals and recommendations were developed to strengthen Busti's sense of community.



Chautauqua Avenue, Lakewood

COMMUNITY GOALS

1. Strive to maintain the small town character that defines Busti and Lakewood.
2. To be known as a friendly and safe community offering a multitude of advantages to those who live and visit here.
3. For Busti and Lakewood to continue to grow and prosper as a bedroom community to nearby urban areas.
4. To guide and control development to ensure lands are developed in a manner consistent with the community's vision.
5. For residents of all ages to be supported with adequate services and opportunities to help maintain a great quality of life.
6. For local leaders to collaborate and deliver necessary services in an efficient and cost effective manner.
7. To portray a positive image of our community that focuses on our natural assets and community strengths.
8. To encourage, support and build upon the "community spirit" that exists in Busti and Lakewood.
9. For the lakefront area, within the Town, to help retain and improve upon the area's traditional character while allowing for the integration of new uses.
10. For the Hamlet to be a small vibrant community with a culture that attracts new businesses and residents.
11. For Fairmount Avenue to become a more pedestrian and vehicle friendly corridor with gateway transition zones, containing small businesses and residences, which blend with the community's character.

*"Small town feel
comes from living
in a friendly
community..."*

Economy

The vitality of Busti’s economy, and the economy of the region, are key ingredients to the viability and sustainability of the community. The economic engine provides resources for both citizens and local governments to maintain the quality of life residents have come to enjoy. Busti and Lakewood, while attracting commercial and residential growth, have lost jobs in other economic categories over the past 30-years.



Cummins Engine Plant

Rural communities across the country are clamoring for development strategies that create jobs, businesses and community wealth. Citizens and officials repeatedly state that economic development is their first priority. However, although their words may sound the same, their meaning often varies. After all, “development” is a deceptively simple term for a remarkably diverse collection of strategies to stimulate private-sector investment in a community’s local economy. Indeed, development strategies are often responding to significantly different situations that exist in the local economic environment. The different contexts of each rural community lead to different strategies.

The one thing we may all be able to agree on is that both the region and Busti must grow to survive. Growth is part of the natural order of things. Plants and animals grow. Communities grow. But growth for a community, like living things in the natural world, occurs only when conditions are right and the essential components of community development – cultural, economic, ecological - are satisfied and in balance. As an example, concentrating on the protection of natural landscape and farms without evaluating the needs of industry will eventually degrade the protected landscapes. In an effort to reach that necessary balance, the question in the end must be “How shall Busti grow?”

It is the manner in which Busti grows and responds to change, challenges and opportunities that will define it. The benchmarks are not quantitative, such as the growth in acres or population. Rather decision-makers and residents will need to ask qualitative questions: Is the growth and change fiscally sound? Is the growth and change consistent with the recommendations of the comprehensive plan? Will there be measurable community benefits? Does the change or growth improve the quality of life in Busti for all residents and visitors? How does the growth or change contribute towards making Busti a sustainable community?



ECONOMIC GOALS

1. Promote growth that will provide expanded job opportunities and continued retail conveniences, at a rate that still allows us to maintain the rural and friendly character valued by residents.
 - *Support the creation of a Town of Busti and Village of Lakewood Local Development Corporation to market undeveloped or vacant business properties within the community and support other business development initiatives.*
 - *To promote the work ethic and talents of our community to potential businesses.*
 - *To encourage business, industry, tourism and residential development to locate and expand in appropriate areas of the Town and Village.*
 - *To improve the gateway areas to our community in a manner that portrays the community's and neighborhood's character.*
2. To support a diversified local economy consisting of small rural businesses, commercial development and industry.
 - *To ensure adequate industrial land is available to new and existing companies to expand.*
 - *For Fairmount Avenue to continue as a destination and "regional shopping hub."*
 - *Support the growth and development of all of our community's entrepreneurial spirit.*
3. Support the development of a variety of new sustainable agricultural enterprises and encourage the continuation of existing agriculture.

Quality of Life

Many of the traits of small town character that were previously listed under “Community” can be components of a community’s quality of life (QOL). But as with small town character, defining the key indicators of a community’s quality of life is not an easy task. Adequate definition and a qualitative measurement for the term are elusive. A local citizen assessment of Busti’s QOL is a subjective measure of the personal experience with the livability of the community.

As you will see from a portion of your own community’s responses below, QOL measures consist of a combination of both economic and psychological factors that contribute to a general sense of well being for individuals in the community. These often consist of a combination of broad indicators such as employment opportunities; the natural environment; the built environment; social belonging; housing; recreation and leisure opportunities; education; a sense of safety; mobility; and a responsive government.

Approximately 92% of the overall respondents to the community survey rated the quality of life in the community as good or excellent. However, 18.3% of respondents from the Town believed that the community’s QOL was declining. Respondents who felt that way were then encouraged to indicate what factors were declining. A weakening economy; loss of open space; deteriorating housing; and an increase in crime were the most prevalent responses. It should be noted that increasing crime, declines in services and loss of open space were the 2nd, 3rd and 5th reasons residents provided for potentially moving out of the community.



Edward Loomis Park

While many QOL indicators are detailed in other segments of the goals chapter, the following goals attempt to address the needs identified in the survey process:

QUALITY OF LIFE GOALS

1. A mix of residential options, from wide-open rural to village living, are available in the town, accommodating families, seniors, and second home-owners.
2. For existing recreational opportunities, such as trails, to be maintained, expanded and enhanced.
3. To preserve the rural nature of the community.
4. To be known as a family friendly, safe community.
5. To have a local culture that encourages and supports all who choose to call our community home.
6. To fully utilize natural assets in a manner that benefits residents and attracts visitors.

Natural Resources

When asked which recreational or environmental issues were most important, 41% of respondents listed natural resource protection as their first answer, with another 28% ranking open space protection as their second choice. On a similar question 74% stated that protecting the environment was somewhat or very important and 66% identified protecting the lakefront as somewhat or very important. The following goals address the community's concerns:



Community Park, Lakewood

NATURAL RESOURCES GOALS

1. To recognize the value of our lakeside location and support the health of the Lake and the Chautauqua Lake Watershed.
2. Support efforts to educate residents and visitors about our natural resources and environment.
3. To preserve important areas of woodlands and wetlands as community assets.
4. To be known for our community's scenic beauty and open spaces.

Infrastructure

Infrastructure provides the physical support that every community needs to grow and sustain itself. Its existence influences resident's quality of life and businesses cost of operations. A large part of Busti's infrastructure consists of roads and a collection of water and sewer districts with services provided by Chautauqua Lake South and Center Sewer District and the Jamestown Board of Public Utilities.

The following goals attempt to support the long-term maintenance and potential expansion of the existing infrastructure while taking into account the potential need for modern infrastructure components such as broadband service and green energy options:

INFRASTRUCTURE GOALS

1. To have a modern communication system that supports businesses and residents available throughout the Town.
2. To maintain our current water and sewer infrastructure and expand the infrastructure to other areas of the community where it is appropriate and is a financially viable choice.
3. Maintain an efficient road grid; linking key town centers and nodes.
4. Support public and private investment in a viable green infrastructure to help Busti and Lakewood be sustainable communities.

In order to fulfill the community's goals, it is important to articulate specific strategies that will guide the actions to be taken by Town government and its citizens.

The goals presented in the previous chapter provide a general statement of intent based on community values and desires. The strategies recommended in this chapter specify in general terms the ways by which the goals can be reached. These recommended strategies, many of which echo suggestions made by residents and other stakeholders during the planning process, provide guidance for the actions that are included and for future actions by the Town and other agencies.

In order to provide a logical framework for readers to follow, each strategy or action listed has been associated with an appropriate goal from each community priority area for cross referencing. The strategies and actions are listed in no particular order. In Chapter 7 - "Implementation," the strategies and actions are placed into groups categorized by the time needed to implement them and then prioritized as low, medium or high priorities based upon community input. This approach lets the Town government, and other partners, easily assess how to select the most appropriate strategies and actions to implement the plan over time.

Community

GOAL 1C

Strive to maintain the small town character that defines Busti and Lakewood.

- A. Enhance the town centers as the community's center of attention, and support their connections to surrounding neighborhoods through pedestrian and bicycle corridors, as well as roads.
- B. Establish Rural Siting Guidelines for Residences. Develop rural siting criteria for new houses that meet the goals of this Plan. Examples of criteria could be to require, to the maximum extent practical, a new residence, whether it is part of a subdivision or not to:
 - a. *Minimize clearing of vegetation for the house site.*
 - b. *Retain hedgerows, other rural landscape elements.*
 - c. *Place buildings and new roads in tree lines or along edges of fields and away from active farm fields.*
- C. Encourage adaptive reuse of existing buildings.

GOAL 2C

To be known as a friendly and safe community offering a multitude of advantages to those who live and visit here.

- A. Support the presence of a local police force.
- B. Make investments that connect people, build and enhance special community assets and improve the overall health of a community, thereby enhancing its attractiveness to businesses and their workers.
- C. Provide support to Senior Center/Community Center & Busti Fire Hall.

GOAL 3C

For Busti and Lakewood to continue to grow and prosper as a bedroom community to nearby urban areas.

- A. Promote residential growth areas adjacent to urban areas.
- B. Expand water and sewer infrastructure in appropriate residential development areas.
- C. Invest in streetscape improvements in community centers.

GOAL 4C

To guide and control development to ensure lands are developed in a manner consistent with the community's vision.

- A. Update land use regulations.
- B. Adopt commercial design guidelines.
- C. Consider adopting rural development guidelines (New York Planning Federation) such as siting guidelines.
- D. Encourage the integration of smart growth principles into land use policy.
- E. Provide adequate residential controls.
- F. Create low and medium density residential districts in areas served by public water and sewer infrastructure or in areas directly adjacent to infrastructure.
- G. Create designated growth areas to minimize impacts on open space.

GOAL 5C

For residents of all ages to be supported with adequate services and opportunities to help maintain a great quality of life.

- A. Allow for senior housing in appropriate areas of community.
- B. Review zoning and allow uses within zoning that support aging in place.
- C. Encourage and provide support services, and quality of life amenities, for the aging population.
- D. Zone to allow development of greater variety of housing size and types, in order to accommodate changing needs.
- E. Encourage universal design features in new construction for better accessibility by people with handicaps or age-related mobility issues.

GOAL 6C

For local leaders to collaborate and deliver necessary services in an efficient and cost effective manner.

- A. Explore sharing of services and resources with other municipalities and school systems.
- B. Deliver all necessary local government services in a cost effective manner.
- C. Evaluate ways to stabilize or reduce taxes, including sharing municipal services and school services.
- D. Pursue consolidation of services where feasible.

GOAL 7C

To portray a positive image of our community that focuses on our natural assets and community strengths.

- A. Upgrade Town's property maintenance regulation.
- B. Improve gateways to community with uniform gateway signage.
- C. Create a community pride campaign through the distribution of bumper stickers, license plate holders and other materials designed to support community.

GOAL 8C

To encourage, support and build upon the “community spirit” that exists in Busti and Lakewood.

- A. Develop and support community activities and citizen participation.
 - i. Establish a community activities committee. This ad hoc committee could work to coordinate activities, support existing activities, and develop new ideas.
 - ii. Provide support to organizations and committees. Provide assistance where feasible, including financial, political or in-kind services, for community activities.
 - iii. Support volunteers. Use the Town website and newsletters to recruit and then publicly recognize community volunteers on an on- going basis. Establish a community “award” program to congratulate and recognize the contributions of volunteers.
 - iv. Upgrade current Town web page to include a directory of local businesses, Facebook, Twitter and other social media tools that can quickly disseminate information regarding the Town.



Busti Apple Festival, 2012

- B. Hold an annual community picnic.
- C. Host annual community events – i.e., parades, concerts & festivals
- D. Improve communication between Town government and community members regarding Town issues utilizing the web and other outlets.
- E. Libraries – Provide support to both Hazeltine and Lakewood Public Libraries.

GOAL 9C

For the lakefront area, within the Town, to help retain and improve upon the area’s traditional character while allowing for the integration of new uses.

- A. Update zoning to preserve lakefront area character and allow for appropriate uses.
 - i. Consider reviewing and amending current zoning for potential viewshed protection language.
 - ii. Evaluate district types and uses within the lakefront area.
 - iii. Reassess lot density standards.

GOAL 10C

For the Hamlet to be a small vibrant community with a culture that attracts new businesses and residents.

- A. Create Hamlet Development Plan to guide development of amenities and businesses in manner appropriate to Hamlet.
 - i. *Consider drafting a Hamlet Overlay Zone to provide guidelines for development occurring specifically in Hamlet area.*
 - ii. *Provide provisions within commercial area for the development and encouragement of small businesses that fit with the scale of today's Hamlet area.*
- B. Support Hamlet Committee's efforts to maintain sense of community.
 - i. *Where possible, support and encourage the development of local events that will attract visitors.*
- C. Encourage recreational and pedestrian use of the Hamlet.

GOAL 11C

For Fairmount Avenue to become a more pedestrian and vehicle friendly corridor with gateway transition zones, containing small businesses and residences which blend with the community's character.

- A. Encourage the creation of corridor development guidelines by the Village of Lakewood.
 - i. *Include landscaping and greenspace suggestions within guidelines.*
 - ii. *Limit curb cuts within corridor zone and promote secondary access roads.*
 - iii. *Encourage the inclusion of pedestrian oriented facilities within development plans.*
- B. Develop transition zones within the Town's portion of the Fairmount corridor along State Route 394.
- C. Encourage uses to be limited to businesses that are heavily dependent on vehicular traffic rather than smaller pedestrian oriented businesses.

Economy

GOAL 1E

Promote growth that will provide expanded job opportunities and continued retail conveniences at a rate that still allows us to maintain the rural and friendly character valued by residents.

- A. Support the creation of a Town of Busti and Village of Lakewood Local Development Corporation to market undeveloped vacant business properties within the community and support other business development initiatives.
 - i. *Create a Busti-Lakewood Local Development Corporation (LDC) to market undeveloped or vacant business properties, participate with other regional economic development efforts and support local development initiative.*
- B. To promote the work ethic and talents of our community to potential businesses.
 - i. *Work with Chautauqua County IDA and Busti-Lakewood Local Development Corporation to market our community's workforce.*
- C. To encourage business, industry, tourism and residential development to locate and expand in appropriate areas of the Town and Village.
 - i. *Steer new commercial development to Village and Hamlet Center and to commercial node along Fairmount.*
 - ii. *Implement smart growth principles for both residential and commercial development.*
 - iii. *Encourage the redevelopment of commercial areas in viable village and hamlet centers through private investment in existing or new buildings.*
 - iv. *Discourage commercial development of sensitive environmental areas and encourage commercial development in existing commercial areas and designated areas with adequate transportation, sewer and water infrastructure.*
 - v. *Encourage attraction and retention of light industrial uses in designated areas within the Town or Village.*
- D. To improve the gateway areas to our community in a manner that portrays the community's and neighborhood's character.
 - i. *Evaluate the zoning in the "Gateway" areas of community.*
 - ii. *Develop design guidelines for transitional gateway areas along New York State Route 394.*
 - iii. *Upgrade gateway signage and landscaping to beautify gateways.*

GOAL 2E

To support a diversified local economy consisting of small rural businesses, commercial development and industry.

- A. To ensure adequate industrial land is available to new and existing companies to expand.
 - i. *Work to obtain shovel-ready designation for available industrial sites.*
 - ii. *Identify and develop a new industrial park space adjacent to or within the radius of the existing industrial parks and facilities.*
 - iii. *Pursue the installation of infrastructure to support additional industrial facilities.*

- B. For Fairmount Avenue to continue as a destination and “regional shopping hub.”
 - i. *Encourage and support the Village of Lakewood to plan the Fairmount Corridor in a manner that supports and encourages appropriate growth.*

- C. Support the growth and development of all of our community’s entrepreneurial spirit.
 - i. *Modify local government procurement practices to include products from local businesses.*
 - ii. *Target economic development efforts toward the development of local value-added industries.*
 - iii. *Encourage development of small retail/service businesses that enhance and support the community’s small-town character.*
 - iv. *Build upon existing natural assets and tourism related businesses to diversify local economy.*
 - v. *Promote the “World’s Learning Center” branding effort from the Chautauqua Visitors Bureau.*
 - vi. *Promote tourism and other businesses through links on the Town’s web page.*



Southern Tier Brewery Plant

GOAL 3E**Support the development of a variety of new sustainable agricultural enterprises and encourage the continuation of existing agriculture.**

- A. Recognize the presence of an Agricultural District and comply with Article 25-AA of the Agriculture and Markets Law (34):
 - i. *Allow for agricultural uses, farm structures, practices and farm operations in the land use laws, unless it can be demonstrated that public health and safety are threatened. This includes permitted accessory structures that supplement income for farm operations.*
 - ii. *Conduct an evaluation of the Town's land use laws to determine and reconcile conflicts between the documents and Article 25-AA.*
 - iii. *Follow the required protocol of the New York State Agricultural District Law (as it changes from time to time) including: preparing the Agricultural Data Statement, notifying adjacent owners of farmland about applications for special use permits, site plan approvals, use variances, or subdivision approvals under local review, and evaluating the possible impacts of the proposed project so that the review board decision does not contradict the goals of the Agricultural Districts Law.*
 - iv. *Review and follow the notice of action provisions relating to public expenditures and zoning actions within Agricultural Districts that result in a change of use (from agricultural use).*

- B. Modify zoning within agricultural districts to help preserve remaining prime agricultural lands that exist within the Town for agricultural purposes.
 - i. *Promote keeping the density of principal buildings low in areas with prime agricultural soils or farmland of statewide importance.*
 - ii. *As an alternative to item I, consider an Agriculture Overlay Zoning District.*
 - iii. *Allow farm stands in rural areas zoned for residential or agricultural uses.*
 - iv. *Establish cluster overlay zones to provide increased gross density in subdivisions that incorporate clustering of residential units and permanently protect a majority of the land in the subdivision for agriculture or open space.*
 - v. *Direct non-farm residential development away from prime agricultural areas, using performance criteria to distinguish between productive agricultural land and marginal land; encourage development of marginal land adjacent to developed areas.*
 - vi. *Require buffer strips on the edges of new residential developments that abut agricultural land.*

- C. Maintain database of available farms and farmland.
- D. Support development of a regional food hub facility with capacity for processing agricultural products into value added secondary products.
- E. Support creation of Farmer's Market within the Busti Hamlet area.
 - i. *Identify public site where a centralized Farmer's Market can be established to attract visitors to purchase local agricultural products.*
- F. Recognize and support agriculture as a valuable basic industry that diversifies the community's economy.
 - i. *Adopt a "right-to-farm" policy that acknowledges and accepts noise and odor aspects of farm operations in designated agricultural zones.*
- G. Encourage economic development opportunities based on creating or expanding value-added processing of agriculture and forest products.
 - i. *Consider reviewing zoning to ensure agricultural and rural landowners have an opportunity to pursue value-added opportunities that are appropriate for the character of the area they are located in.*
- H. Create property tax structures that encourage sustainable agricultural land uses, while retaining the net tax benefit of agriculture.



Farmstead, Busti

Quality of Life

GOAL 1Q

A mix of residential options, from wide-open rural to village living, are available in the town, accommodating families, seniors, and second homeowners.



Hazeltine Library, Busti

- A. Promote rural home clustering as an alternative to large lot and dispersed subdivision development in appropriate areas of the community.
- B. Encourage residential infill in growth areas adjacent to urban boundaries to increase residential density in areas of the Town most efficiently served by public services.
- C. Promote the inclusion of pedestrian and cyclist amenities, such as sidewalks, within new residential developments that connect to other features of the Town or Village, in order to create walkable neighborhoods for citizens.

GOAL 2Q

For existing recreational opportunities, such as trails, to be maintained and enhanced, and new recreational amenities to be developed as needed.

- A. Continue to seek funding, and local volunteer support, to upgrade and expand the trail and park area within the Hamlet of Busti.
- B. Develop parks and natural resources as destinations for visitors and residents.
- C. Develop trail from Vukote to Stoneman Park.
- D. Expand natural trail system into areas such as “Dale Robbins Wetland Preserve.
- E. Consider creating and adopting a Town “Complete Streets” policy.

GOAL 3Q

To preserve the rural nature of the community.

- A. Identify key historic structures and landscapes for preserving.
- B. Pursue economic development strategies for rural areas that rely on, or complement, the traditional rural landscape.
- C. Develop a variety of land use mechanisms to fairly preserve the remaining prime agricultural lands that exist within the Town for agricultural purposes.
- D. Support the implementation of economic concepts previously identified in this document intended to make the rural landscape economically viable.

GOAL 4Q

To be known as a family friendly, safe community.

- A. Minimize traffic impacts from new and existing development.
- B. Promote and enhance pedestrian connections in the community.

GOAL 5Q

To have a local culture that encourages and supports all who choose to call our community home.

GOAL 6Q

To fully utilize natural assets in a manner that benefits residents and attracts visitors.

- A. Work with New York State Department of Environmental Conservation to fully utilize Wellman State Forest.

Natural Resources**GOAL 1N**

To recognize the value of our lakeside location and support the health of the Lake and the Chautauqua Lake Watershed.

- A. Study the potential for integrating the Chautauqua Lake Watershed Management Plan's actions into Town of Busti policies in areas within the Chautauqua Lake Watershed, such as:
 - i. *Consider adding Chautauqua Lake Water Quality Restoration and Protection Overlay (LWQO) section to Zoning Ordinance.*





Chautauqua Lake from Grandview

- ii. *Add language addressing water quality to the Purpose and Objectives section of Zoning Ordinance.*
- iii. *Add “shorelines” to the definitions section of Zoning Ordinance. This definition should include the shorelines of lakes, streams, creeks, ponds, wetlands, and other water bodies.*
- iv. *Consider developing guidelines for a naturally vegetated (preserved or planted) water quality buffer adjacent to all shorelines.*
- v. *Consider developing standards for limiting the amount of “total impervious surface area”.*
- vi. *Add “total impervious surface area” to the definitions section of Zoning Ordinance.*
- vii. *Evaluate amending the Zoning Ordinance to include a detailed list of design elements addressing the proposed development’s impact on water resources and quality (e.g., stormwater management plans, soil erosion/sediment control plans, impervious surface area).*
- viii. *Evaluate amending the Zoning Ordinance to allow cluster development and Planned Unit Developments (PUDs) with the explicit purpose of protecting water quality.*
- ix. *Consider developing and implementing a stormwater, sedimentation, and erosion control ordinance that specifically addresses proposed developments that disturb less than 1 acre.*
- x. *Consider developing and implementing an ordinance regulating development on steep slopes.*
- xi. *Add “accessory structure” to the definitions section of Zoning Ordinance.*
- xii. *Require a special use permit for accessory structures located less than 50 feet from the shoreline. No new or replacement accessory structure should be permitted for placement within 25 feet of the shoreline, however, the square footage of all accessory structures should count toward the total impervious surface area percentage allowed on a shoreline lot.*
- xiii. *Use zoning regulations to focus development in already developed locations (i.e., nodes).*
- xiv. *New development should be encouraged to preserve natural landscape features, such as forests, drainage patterns, and native vegetation. Efforts should also be made to preserve the remaining natural shoreline.*
- xv. *For new and existing development with lakeshore frontage, a buffer strip of appropriate native vegetation (e.g., wild flowers, shrubs, or trees) should be planted between the maintained lawn and the shore- line.*
- xvi. *Encourage reducing the effective impervious surface of existing development by retrofitting sites with rain barrels, bio-swales, infiltration trenches, and other Low Impact Development (LID) strategies.*
- xvii. *Update Town Code to address 1310.5 Mean Sea Level (MSL) setback standard for lakefront property.*

- B. Limit the extension of municipal sewer and water lines to promote the use of existing lines where feasible.
- C. Continue to work to minimize the Town of Busti's operational impacts on Chautauqua Lake.
- D. Continue to participate in the Chautauqua Lake Inter-municipal Compact in order to support efforts to improve water quality.
- E. Restore unstable stream banks, particularly in areas characterized by steep slopes and highly erodible lands. This should be accomplished using BMPs (Best Management Practices) based on in-field conditions.
- F. Explore the possibility of obtaining additional public lake access within the Town.

GOAL 2N

Support efforts to educate residents and visitors about our natural resources and environment.

- A. Encourage efforts by the Chautauqua Watershed Conservancy and other groups to promote education on the natural environment.

GOAL 3N

To preserve important areas of woodlands and wetlands as community assets.

- A. Continue to support the preservation of wetlands such as the Dale Robbins Wetland Preserve.
- B. Consider placing interpretive signage at access points.

GOAL 4N

To be known for our community's scenic beauty and open spaces.

- A. Work with local snowmobilers to develop and promote a snowmobile trail system that is integrated into the statewide system.
- B. Identify and promote hiking, biking and other trails within the Town.
- C. Support agriculture to preserve open space.
 - i. *Conserve prime agricultural lands and the working landscape.*
 - ii. *Ensure Town policies support the establishment of agritourism.*

Infrastructure

GOAL 1I

To have a modern communication system that supports businesses and residents available throughout the Town.

- A. Work with Southern Tier West to establish broadband for entire town.
- B. Encourage co-location rather than the establishment of new cellular facilities to provide adequate cellular coverage for Busti residents.

GOAL 2I

To maintain our current water and sewer infrastructure and expand the infrastructure to other areas of the community where it is appropriate and is a financially viable choice.

- A. Where financially viable, expand water and sewer infrastructure to key areas of the Town with strong potential for development.

GOAL 3I

Maintain an efficient road grid to linking key town centers and nodes.

GOAL 4I

Support public and private investment in a viable green infrastructure, such as solar power, to help Busti and Lakewood be sustainable communities.



Highway Barn, Busti

To better plan for the provision of municipal services to potential areas of the Town, it is useful to visualize potential development areas on a map for the entire Town with regard to the desired density and character of development. By showing development areas on a map, the Town can help direct where various forms of development and redevelopment might best occur, and where natural and cultural resources should be conserved.

The *Future Land Use Map* is a guide that is intended to be supported and complemented by zoning decisions, subdivision approvals, water and sewer extension policies, and other local growth management tools; these local tools should be consistent with the stated intent of the *Future Land Use Map* and this Plan. Although general areas are outlined on the *Future Land Use Map*, it must be remembered that the map is only a tool to help implement policies and is not, in the strict sense of the term, a regulatory mechanism. Each proposed development should be judged upon its merit, how it is compatible with and complementary of existing and future development, as well as other goals and policies set by this Comprehensive Plan.

The *Future Land Use Map* provides for fourteen land use character districts in four groups: *rural areas*, *reserve areas*, *neighborhood areas* and *activity areas*. Many of these character districts currently exist but each districts suggested boundaries may have been modified. Character districts are areas that share a similar built and natural environment, including mix and intensity of land uses, type and prevalence of open space and natural features, and form of development.

RURAL AREAS

- Conservation Agricultural
- Rural / Agricultural
- Con. / Ag. / Mobile Home Park
- Highway Commercial
- Industrial

ACTIVITY AREAS

- Light Manufacturing / Research & Development
- Gateway Commercial
- Lakeside Commercial

NEIGHBORHOOD AREAS

- Hamlet
- Lakeside Residential
- Commercial / Multi-Residential
- Residential - High Density
- Residential - Moderate Density

RESERVE AREAS

- Conservation

Character district descriptions below include the purpose or desired character of the district, criteria justifying its location, approximate location, mix of uses and approximate residential density.



Shadow Creek Subdivision, Busti

RURAL AREAS

Purpose:

The Rural/Agricultural, Conservation/Agricultural and Conservation Agricultural Mobile Home Park character districts are envisioned to be bucolic, sparsely settled areas that may be cultivated or adapted for human use in an open or semi-natural state. Agriculture and other uses consistent with a rural setting will be the defining features of the landscape. The right to farm will be respected, and agritourism and related value-added operations will be encouraged to keep agricultural uses viable.

Building footprints should be small in relation to the underlying lot, and clustered or grouped where appropriate to preserve contiguous open lands and rural vistas. Residential and non-agricultural buildings should be located on lands with limited agricultural potential when possible, and sited in a pattern that honors environmental features and agricultural uses.

Criteria:

This district is assigned to areas with a primarily rural or agrarian character, where woodlots, low density residential or agriculture and related uses are prevalent or desired. It includes, but is not limited to, areas ideally suited to agricultural uses due to soils, topography, or microclimate.

ACTIVITY AREAS

Purpose:

The Light Industrial and Industrial character districts are intended to be a location for industrial, office and research uses. Development should be in an attractive complex of related buildings. The amount of land zoned for industrial, office and research facilities should be limited to only the amount needed to realistically meet future demand.

The Lakeshore, Gateway and Highway Commercial character districts are intended to be a location for small businesses to locate along main transportation corridors. The development should be done in a scale and manner appropriate to the surrounding area.

Criteria:

The Light Industrial and Industrial character districts are assigned to areas that are currently occupied by light industrial, office and commercial research facilities in a campus-like setting or areas adjacent to such areas.

The Lakeshore, Gateway and Highway Commercial character districts are assigned to areas along State Route 394. The character districts are suggested to each serve a purpose related to commercial venues that are vehicular in nature.

NEIGHBORHOOD AREAS

Purpose:

The Neighborhood character districts are intended for lands with preexisting neighborhood settlements of varying density. The Moderate Density character district features large lots with limited if any public infrastructure. The Commercial/Multi-Family Residential, High-Density and Lakeside Residential character districts have varying levels of public infrastructure available, or nearby, and smaller lot sizes. To the extent feasible, development should occur in the areas closest to public infrastructure to minimize the long-term cost to the Town.

Criteria:

These character districts are primarily assigned to the previously developed areas north of Baker Street. They include agricultural lands and primary transportation corridors. In order to further develop within these areas, precautions should be taken to protect and preserve Chautauqua Lake, its watershed, and tributaries.

RESERVE AREAS

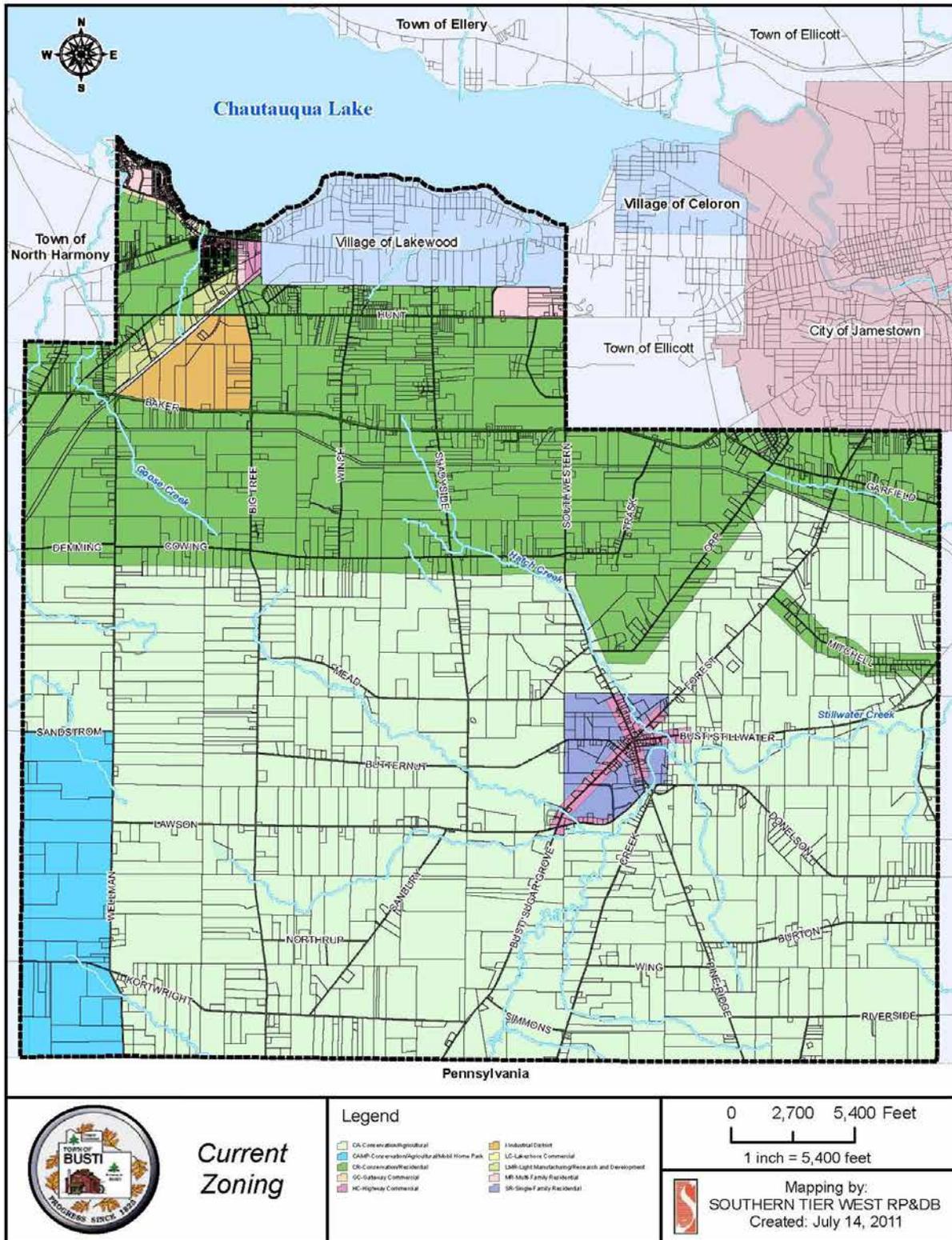
Purpose:

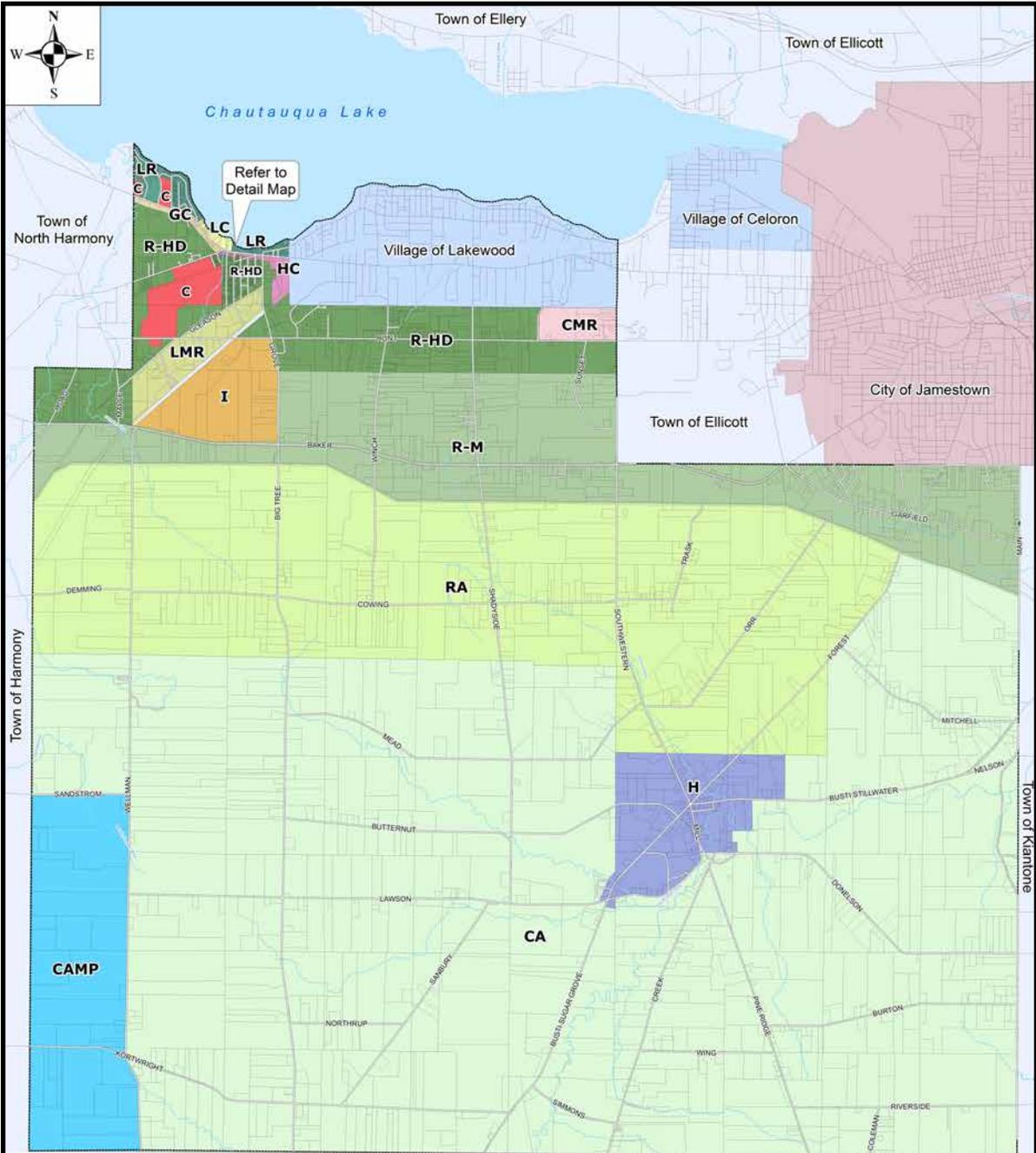
The Conservation character district is intended for lands that should be kept in a natural or semi-natural state. The integrity of features such as wetlands, mature woodlands and watercourses will be preserved. To the maximum extent possible, structural improvements will be limited. Uses will be mainly of a passive nature, related to the aesthetic, educational and scientific enjoyment of the land.

Criteria:

This character district is assigned to largely undeveloped and uncultivated areas that are deserving of special attention for preservation and protection. It includes land approximating or reverting to a natural state, environmentally sensitive lands, important natural areas, preserves, and land unsuitable for settlement or agriculture due to topography, hydrology, or soils conditions.









Future Land Use (Zoning)

LEGEND

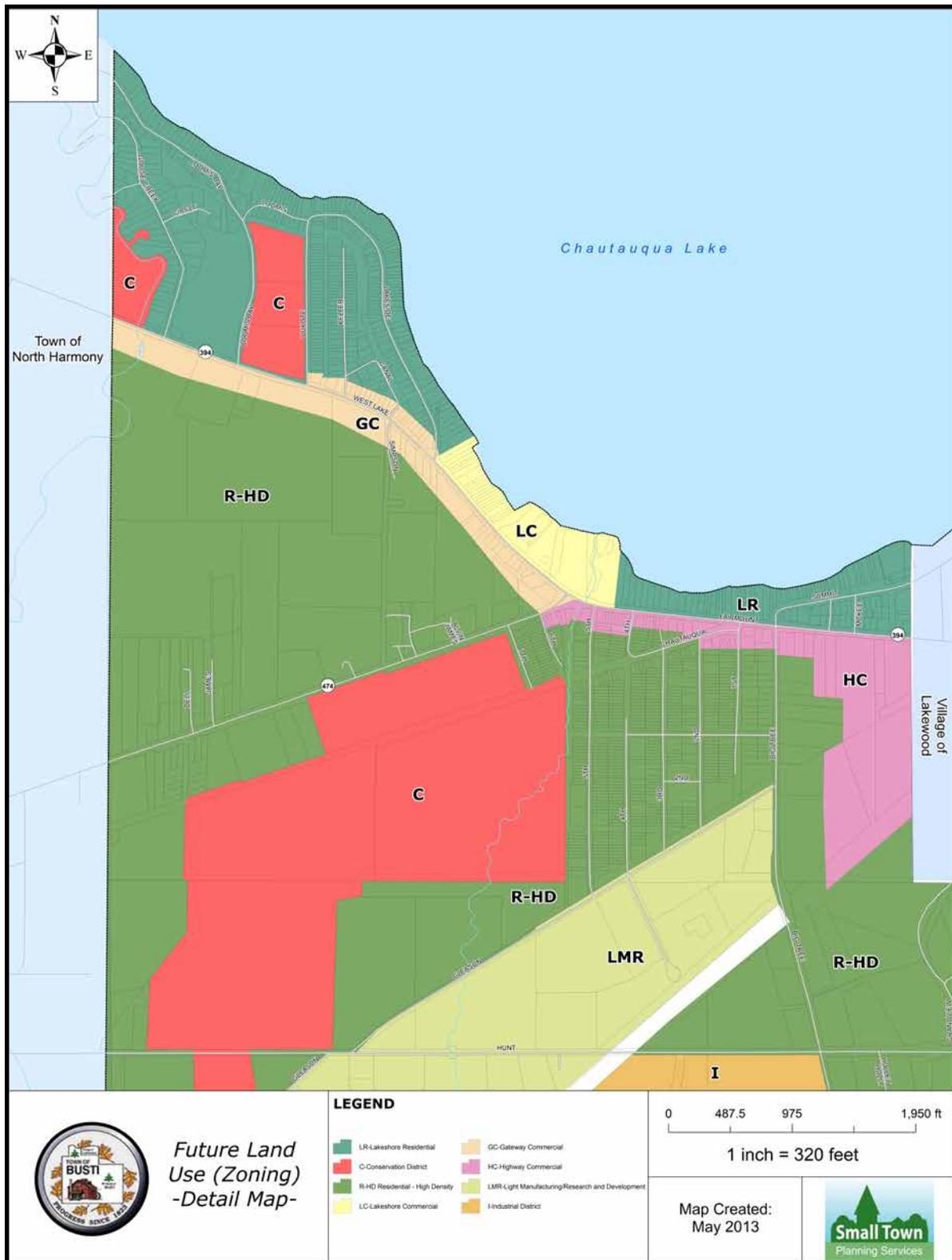
■ CA-Conservation/Agricultural	■ R-M Residential - Moderate Density
■ LR-Lakeshore Residential	■ RA - Residential Agricultural
■ C-Conservation District	■ LC-Lakeshore Commercial
■ CAMP-Conservation/Agricultural/Mobile Home Park	■ GC-Gateway Commercial
■ H-Hospital	■ HC-Highway Commercial
■ CMR-Commercial/Multi-Family Residential	■ LMR-Light Manufacturing/Research and Development
■ R-HD Residential - High Density	■ I-Industrial District

0 2,700 5,400 10,800 ft

1 inch = 1,800 feet

Map Created:
May 2013







Steering Committee Meeting

Busti is a community that consists of a diverse group of citizen stakeholders. Village of Lakewood residents, cottage owners, farmers, campers, retirees, commuters and local business people all call this community home. It is evident from the large survey response that many of Busti's residents care deeply about the community and will work to help improve the area.

The Comprehensive Plan provides a framework for those efforts that preserves and enhances the best features of Busti while recognizing opportunities for improvements that can be made immediately and in the future. While

ultimate responsibility for the implementation of the Comprehensive Plan rests with the Town Board, various committees, volunteers and local groups will play a critical role in assisting with the implementation of the Plan.

Anyone reading through the Comprehensive Plan might ask "How can a rural community ever successfully implement the one hundred and fifty recommendations contained within the Plan?" The answer is to use the Plan's implementation framework provided in this Chapter to form collaborative partnerships; work as a community; and recognize that the Plan is a set of incremental steps that occur over time.

The following pages are designed to provide the framework for organizing the community around the implementation effort. They provide an organizational framework and a basic format for undertaking "recommended strategies and actions" in order to help efficiently begin the steps to success.

Putting the plan into action

ADOPT THE COMPREHENSIVE PLAN

The first step in implementing this Comprehensive Plan starts when the Town Board formally adopts the document. Legal adoption means that the board accepts this plan as the guide to the Town's future development. Once passed, all other local laws that are subsequently adopted must be in accordance with this Plan. Public agencies and citizens should use this document to help make decisions concerning future growth in Busti. The Plan should also be placed on the Town's website so that the information can be accessed by developers and residents.

FORM AN IMPLEMENTATION COMMITTEE

Although the Town Board has direct responsibility to implement this plan, active involvement of citizens and other organizations is vital for successfully meeting the goals. The Board is often busy conducting the day-to-day operations of the Town on behalf of its residents. Such administrative, time-sensitive duties may delay the efficient implementation of the Plan unless additional assistance is sought. Therefore, the Town Board will need to delegate some responsibility in implementing the plan.

To guide the implementation effort, it is recommended that the Town Board form a Comprehensive Plan Oversight Committee (CPOC). The membership of the Committee should consist of a diverse group such as: Town Board, Planning Board and Local Development Corporation Committee members, business representatives, citizens and Zoning Board members.

The CPOC would have the following duties:

- a. Promote the Comprehensive Plan to the community by conducting outreach to citizens, groups, businesses and part-time residents.
- b. Utilize the implementation matrix to select short-term and long-term priority projects to recommend to the Board.
- c. Solicit assistance from committees, local groups and volunteers to work on specific actions.
- d. Communicate with the Town Board.
- e. Develop an annual “Status Report” for the community by March 1st each year.

CONDUCT COMMUNITY OUTREACH

Completing a Comprehensive Plan is a major milestone for a community. Such hard work should be celebrated and should be communicated to all members of the community. A community can do this in a number of creative and fun ways. Once adopted, events such as a community party can be held to inform citizens; or local restaurants can place the vision or important actions on placemats to generate support. Creativity is the only limit to how the CPOC informs and engages the community.

AMEND ZONING LAW

The zoning ordinance and map will need to be revised and brought into conformance with this Plan. The Town Board has the legal authority to pass or amend a zoning law. However, the Planning Board can research zoning tools and draft a zoning law to be considered by the Town Board. Most amendments and/or new local laws will require an environmental review (SEQRA) along with appropriate public notice and hearings.

DELEGATE TASKS

The CPOC will need to utilize the implementation framework provided in the prioritization charts to select the tasks necessary to begin to implement the Comprehensive Plan. The CPOC's goal is to begin to implement the Comprehensive Plan by selecting projects that have the highest priority and greatest potential impact on the community. A successful strategy for this task should start with identifying the most important and feasible recommendations; selecting recommendations that pave the way for other recommendations; and when feasible, simultaneously pursuing recommendations from more than one priority area.

An annual agenda of recommendations to be implemented that year should be prepared by either the Town Board or the CPOC. Each year's work should be manageable and involve the necessary volunteers or agencies. Private-public partnerships, collaborations between local groups or just citizen involvement is key to the successful implementation of the Comprehensive Plan. Each year an annual status report of what's been done should be presented to the public to help monitor the community's progress. This will help keep the committees and citizens informed about what is being implemented; what has already been done; and what has not.

IMPLEMENTATION CHART

The methodology for the prioritization of strategies and actions is based on the sorting of the strategies and actions into a matrix. The charts which follow classify actions according to timeframe (short, medium and long), priority (low, medium and high) and cost (low, medium and high). They are organized in accordance with "Busti's Priorities" in the proceeding Chapters.

This methodology was derived to give the Town a logical yet flexible framework to guide the selection of action strategies for implementation. The Town can decide to approach implementation of the recommended strategies and actions on an individual basis or attempt to implement several strategies or actions simultaneously, based on their resources or the potential to secure outside resources.

The following tables provide a recommended sequence of significant strategies and actions by priority area:

Community Strategies					
Goal	Strategy	Description	Priority	Ranking	Cost
Short Term (0 – 2 Years)					
C6	D	Pursue consolidation of services where feasible.	High	4.529	Med
C6	A	Explore sharing of services and resources with other municipalities and school systems.	High	4.457	Low
C10	A.ii	Provide provisions within commercial area for the development and encouragement of small businesses that fit with the scale of today's Hamlet area.	High	4.333	Low
C1	C	Encourage adaptive reuse of existing buildings.	High	4.310	Low
C8	A.iii	Support volunteers. Use the Town website and newsletters to recruit and then publicly recognize community volunteers on an ongoing basis. Establish a community "award" program to congratulate and recognize the contributions of volunteers.	High	4.250	Low
C8	D	Improve communication between Town government and community members regarding Town issues utilizing the web and other outlets.	High	4.235	Med
C4	D	Encourage the integration of smart growth principles into land use policy.	Med	4.111	Low
C5	B	Review zoning and allow uses within zoning that support aging in place.	Med	4.097	Low
C5	A	Allow for senior housing in appropriate areas of community.	Med	4.091	Low
C4	B	Adopt commercial design guidelines.	Med	4.056	Med
C4	A	Updated land use regulations.	Med	4.054	Med
C9	A	Update zoning to preserve lakefront area character and allow for appropriate uses.	Med	4.032	Low
C9	A.i	Consider reviewing and amending current zoning for potential viewshed protection language.	Med	4.032	Low
C9	A.ii	Evaluate district types and uses within the lakefront area.	Med	4.032	Low
C9	A.iii	Reassess lot density standards.	Med	4.032	Low
C8	A.iv	Upgrade current Town web page to include a directory of local businesses, Facebook, Twitter and other social media tools that can quickly disseminate information regarding the Town.	Med	3.944	Low

Community Strategies

Goal	Strategy	Description	Priority	Ranking	Cost
Short Term (Continued)					
C11	A	Encourage the creation of corridor development guidelines by the Village of Lakewood.	Med	3.933	Low
C11	A.i	Include landscaping and greenspace suggestions within guidelines.	Med	3.933	Low
C11	A.ii	Limit curb cuts within corridor zone and promote secondary access roads.	Med	3.933	Low
C11	A.iii	Encourage the inclusion of pedestrian oriented facilities within development plans.	Med	3.933	Low
C1	B	Establish Rural Siting Guidelines for Residences. Develop rural siting criteria for new houses that meet the goals of this Plan.	Med	3.850	Low
C5	D	Zone to allow development of greater variety of housing size and types, in order to accommodate changing needs.	Med	3.839	Low
C4	C	Consider adopting rural development guidelines (New York Planning Federation) such as siting guidelines.	Low	3.771	Low
C3	A	Promote residential growth areas adjacent to urban areas.	Low	3.743	Low
C5	E	Encourage universal design features in new construction for better accessibility by people with handicaps or age-related mobility issues.	Low	3.727	Low
C4	E	Provide adequate residential controls	Low	3.686	Low
C4	G	Create designated growth areas to minimize impacts on open space.	Low	3.667	Low
C8	A.i	Establish a community activities committee. This ad hoc committee could work to coordinate activities, support existing activities, and develop new ideas.	Low	3.618	Low
C11	B	Develop transition zones within the Town's portion of the Fairmount corridor along State Route 394.	Low	3.594	Low
C4	F	Create low and medium density residential districts in areas served by public water and sewer infrastructure or in areas directly adjacent to infrastructure.	Low	3.500	Low
C11	C	Encourage uses to be limited to businesses that are heavily dependent on vehicular traffic rather than smaller pedestrian oriented businesses.	Low	3.250	Low

Community Strategies					
Goal	Strategy	Description	Priority	Ranking	Cost
Medium Term (3 – 5 Years)					
C10	C	Encourage recreational and pedestrian use of the Hamlet.	High	4.353	Med
C10	A	Create Hamlet Development Plan to guide development of amenities and businesses in manner appropriate to Hamlet.	High	4.333	Med
C10	A.i	Consider drafting a Hamlet Overlay Zone to provide guidelines for development occurring specifically in Hamlet area.	High	4.333	Med
C10	B.i	Where possible, support and encourage the development of local events that will attract visitors.	High	4.267	Med
C1	A	Enhance the town centers as the community’s center of attention, and support their connections to surrounding neighborhoods, through pedestrian and bicycle corridors, as well as roads.	Med	4.192	Med
C2	B	Make investments that connect people, build and enhance special community assets and improve the overall health of a community, thereby enhancing its attractiveness to businesses and their workers.	Med	4.167	High
C5	C	Encourage and provide support services, and quality of life amenities, for the aging population.	Med	4.156	Med
C7	A	Upgrade Town’s property maintenance regulation.	Med	3.848	Med
C8	A	Develop and support community activities and citizen participation.	Med	3.846	Low
C3	C	Invest in streetscape improvements in community centers.	Med	3.829	Med
C7	B	Improve gateways to community with uniform gateway signage.	Low	3.618	Med
Long Term (6 – 10 Years)					
C3	B	Expand water and sewer infrastructure in appropriate residential development areas.	Med	3.850	High
Ongoing					
C6	B	Deliver all necessary local government services in a cost effective manner.	High	4.647	Low

Community Strategies

Goal	Strategy	Description	Priority	Ranking	Cost
Ongoing (Continued)					
C6	C	Evaluate ways to stabilize or reduce taxes, including sharing municipal services and school services.	High	4.594	Low
C8	E	Libraries – Provide support to both Hazeltine and Lakewood Public Libraries.	High	4.353	Med
C10	B	Support Hamlet Committee’s efforts to maintain sense of community.	High	4.267	Low
C2	C	Provide support to Senior Center/Community Center & Busti Fire Hall.	Med	4.000	Med
C8	C	Host annual community events – i.e., parades, concerts & festivals	Med	3.833	Med
C2	A	Support the presence of a local police force.	Low	3.762	High
C7	C	Create a community pride campaign through the distribution of bumper stickers, license plate holders and other materials designed to support community.	Low	3.457	Med
C8	A.ii	Provide support to organizations and committees. Provide assistance where feasible, including financial, political or in-kind services, for community activities.	Low	3.438	Low
C8	B	Hold an annual community picnic.	Low	3.429	Low

Economic Strategies

Goal	Strategy	Description	Priority	Ranking	Cost
Short Term (0 – 2 Years)					
E2	C	Support the growth and development of all of our community’s entrepreneurial spirit.	High	4.581	Low
E3	A	Recognize the presence of an Agricultural District and comply with Article 25-AA of the Agriculture and Markets Law (34):	High	4.517	Low
E3	B.iii	Allow farm stands in rural areas zoned for residential or agricultural uses.	High	4.484	Low
E3	F	Recognize and support agriculture as a valuable basic industry that diversifies the community’s economy.	High	4.355	Low
E2	B	For Fairmount Avenue to continue as a destination and “regional shopping hub.”	High	4.333	Med
E3	G.i	Consider reviewing zoning to ensure agricultural and rural land-owners have an opportunity to pursue value-added opportunities that are appropriate for the character of the area they are located in.	High	4.276	Low
E1	C.i	Steer new commercial development to Village and Hamlet Center and to commercial node along Fairmount.	High	4.212	Low
E1	C.iv	Discourage commercial development of sensitive environmental areas and encourage commercial development in existing commercial areas and designated areas with adequate transportation, sewer and water infrastructure.	High	4.200	Low
E3	E.i	Identify public site where a centralized Farmer’s Market can be established to attract visitors to purchase local agricultural products.	Med	4.182	Low
E2	B.i	Encourage and support the Village of Lakewood to plan the Fairmount Corridor in a manner that supports and encourages appropriate growth.	Med	4.176	Low
E2	C.i	Modify local government procurement practices to include products from local businesses.	Med	4.176	Low
E3	B	Modify zoning within agricultural districts to help preserve remaining prime agricultural lands that exist within the Town for agricultural purposes.	Med	4.167	Low
E1	D.i	Evaluate the zoning in the “Gateway” areas of community.	Med	4.129	Low

Economic Strategies

Goal	Strategy	Description	Priority	Ranking	Cost
Short Term (Continued)					
E3	A.i	Allow for agricultural uses, farm structures, practices and farm operations in the land use laws, unless it can be demonstrated that public health and safety are threatened. This includes permitted accessory structures that supplement income for farm operations.	Med	4.097	Low
E1	A	Support a Busti-Lakewood Local Development Corporation to market undeveloped or vacant business properties within the community and support other business development initiatives.	Med	4.000	Low
E1	A.i	Create a Busti-Lakewood Local Development Corporation (LDC) to market undeveloped business properties; participate with other regional economic development efforts; and support local development efforts.	Med	4.000	Low
E3	D	Support development of a regional food hub facility with capacity for processing agricultural products into value added secondary products.	Med	3.935	Low
E3	F.i	Adopt a “right-to-farm” policy that acknowledges and accepts noise and odor aspects of farm operations in designated agricultural zones.	Med	3.933	Low
E3	B.v	Direct nonfarm residential development away from prime agricultural areas, using performance criteria to distinguish between productive agricultural land and marginal land; encourage development of marginal land adjacent to developed areas.	Med	3.931	Low
E3	G	Encourage economic development opportunities based on creating or expanding value-added processing of agriculture and forest products.	Med	3.931	Low
E3	A.ii	Conduct an evaluation of the Town’s land use laws to determine and reconcile conflicts between the documents and Article 25-AA.	Med	3.909	Low

Economic Strategies					
Goal	Strategy	Description	Priority	Ranking	Cost
Short Term (Continued)					
E3	A.iii	Follow the required protocol of the New York State Agricultural District Law (as it changes from time to time) including: preparing the Agricultural Data Statement, notifying adjacent owners of farmland about applications for special use permits, site plan approvals, use variances, or subdivision approvals under local review, and evaluating the possible impacts of the proposed project so that the review board decision does not contradict the goals of the Agricultural Districts Law.	Med	3.900	Low
E3	B.iv	Establish cluster overlay zones to provide increased gross density in subdivisions that incorporate clustering of residential units and permanently protect a majority of the land in the subdivision for agriculture or open space.	Med	3.862	Low
E3	B.vi	Require buffer strips on the edges of new residential developments that abut agricultural land.	Med	3.857	Low
E3	A.iv	Review and follow the notice of action provisions relating to public expenditures and zoning actions within Agricultural Districts that result in a change of use (from agricultural use).	Med	3.850	Low
E2	C.v	Promote the “World’s Learning Center” branding effort from the Chautauqua Visitors Bureau.	Low	3.722	Med
E3	B.i	Promote keeping the density of principal buildings low in areas with prime agricultural soils or farmland of statewide importance.	Low	3.690	Low
E3	C	Maintain database of available farms and farmland.	Low	3.600	Low
E3	B.ii	As an alternative to item "i", consider an Agriculture Overlay Zoning District.	Low	3.545	Low
Medium Term (3 – 5 Years)					
E1	C.iii	Encourage the redevelopment of commercial areas in viable village and hamlet centers through private investment in existing or new buildings.	High	4.455	Low
E1	C.ii	Implement smart growth principles for both residential and commercial development.	High	4.419	Low
E1	C.v	Encourage attraction and retention of light industrial uses in designated areas within the Town or Village.	High	4.382	Low
E2	C.iv	Build upon existing natural assets and tourism related businesses to diversify local economy.	High	4.375	Low

Economic Strategies					
Goal	Strategy	Description	Priority	Ranking	Cost
Medium Term (Continued)					
E2	C.vi	Promote tourism and other businesses through links on the Town's web page.	High	4.364	Low
E1	C	To encourage business, industry, tourism and residential development to locate and expand in appropriate areas of the Town and Village.	High	4.361	Med
E1	D	To improve the gateway areas to our community in a manner that portrays the community's and neighborhood's character.	High	4.333	Med
E2	C.ii	Target economic development efforts toward the development of local value-added industries.	High	4.294	Low
E3	E	Support creation of Farmer's Market within the Busti Hamlet area.	High	4.257	Med
E2	C.iii	Encourage development of small retail/service businesses that enhance and support the community's small-town character.	High	4.212	Low
E1	B	To promote the work ethic and talents of our community to potential businesses.	High	4.212	Low
E1	B.i	Work with Chautauqua County IDA and Busti-Lakewood Local Development Corporation to market community's workforce.	High	4.212	Low
E3	H	Create property tax structures that encourage sustainable agricultural land uses, while retaining the net tax benefit of agriculture.	Med	4.097	Med
E1	D.ii	Develop design guidelines for transitional gateway areas along New York State Route 394.	Med	4.000	Med
E1	D.iii	Upgrade gateway signage and landscaping to beautify gateways.	Med	3.971	Med
E2	A	To ensure adequate industrial land is available to new and existing companies to expand.	Med	3.929	High
E2	A.ii	Identify and develop a new industrial park space adjacent to or within the radius of the existing industrial parks and facilities.	Med	3.818	Med
Long Term (6 – 10 Years)					
E2	A.iii	Pursue the installation of infrastructure to support additional industrial facilities.	Med	3.824	High
E2	A.i	Work to obtain shovel-ready designation for available industrial sites.	Low	3.706	Med

Quality of Life Strategies					
Goal	Strategy	Description	Priority	Ranking	Cost
Short Term (0 – 2 Years)					
Q4	A	Minimize traffic impacts from new and existing development.	High	4.424	Low
Q3	D	Support the implementation of economic concepts previously identified in this document intended to make the rural landscape economically viable.	High	4.217	Low
Q4	B	Promote and enhance pedestrian connections in the community.	Med	4.161	Low
Q1	A	Promote rural home clustering as an alternative to large lot and dispersed subdivision development in appropriate areas of the community.	Low	3.500	Low
Q2	E	Consider creating and adopting a Town “Complete Streets’ policy.	Low	3.455	Low
Medium Term (3 – 5 Years)					
Q3	A	Identify key historic structures and landscapes for preserving.	High	4.455	Low
Q2	A	Continue to seek funding, and local volunteer support, to upgrade and expand the trail and park area within the Hamlet of Busti.	High	4.441	Med
Q3	C	Develop a variety of land use mechanisms to fairly preserve the remaining prime agricultural lands that exist within the Town for agricultural purposes.	High	4.357	Med
Q3	B	Pursue economic development strategies for rural areas that rely on, or complement, the traditional rural landscape.	High	4.310	Low
Q2	C	Develop trail from Vukote to Stoneman Park.	Med	3.848	High
Q1	B	Encourage residential infill in growth areas adjacent to urban boundaries to increase residential density in areas of the Town most efficiently served by public services.	Med	3.839	Med
Q6	A	Work with New York State Department of Environmental Conservation to fully utilize Wellman State Forest.	Low	3.581	Low
Long Term (6 – 10 Years)					
Q2	B	Develop parks and natural resources as destinations for visitors and residents.	High	4.406	Med
Q1	C	Promote the inclusion of pedestrian, and cyclist, amenities, such as sidewalks, within new residential developments that connect to other features of the Town or Village in order to create walkable neighborhoods for citizens.	High	4.226	Med

Quality of Life Strategies

Goal	Strategy	Description	Priority	Ranking	Cost
Long Term (Continued)					
Q2	D	Expand natural trail system into areas such as the “Dale Robbins Wetland Preserve.”	Low	3.621	High

Natural Resources Strategies					
Goal	Strategy	Description	Priority	Ranking	Cost
Short Term (0 – 2 Years)					
N4	B	Identify and promote hiking, biking and other trails within the Town.	High	4.405	Low
N4	C.i	Conserve prime agricultural lands and the working landscape.	High	4.387	Low
N4	C	Support agriculture to preserve open space.	High	4.343	Low
N1	D	Continue to participate in the Chautauqua Lake Inter-municipal Compact in order to support efforts to improve water quality.	High	4.233	Low
N1	A	Study the potential for integrating the Chautauqua Lake Watershed Management Plan’s actions into Town of Busti policies in areas within the Chautauqua Lake Watershed.	Med	4.042	Med
N4	C.ii	Ensure Town policies support the establishment of agritourism.	Med	4.000	Low
N1	A.xii	Require a special use permit for accessory structures located less than 50 feet from the shoreline. No new or replacement accessory structure should be permitted for placement within 25 feet of the shoreline, however, the square footage of all accessory structures should count toward the total impervious surface area percentage allowed on a shoreline lot.	Med	3.969	Low
N1	A.xiii	Use zoning regulations to focus development in already developed locations (i.e., nodes).	Med	3.926	Low
N2	A	Encourage efforts by the Chautauqua Watershed Conservancy and other groups to promote education on the natural environment.	Med	3.818	Low
N1	A.ii	Add language addressing water quality to the Purpose and Objectives section of Zoning Ordinance.	Med	3.800	Low
N1	B	Limit the extension of municipal sewer and water lines to promote the use of existing lines where feasible.	Low	3.613	Low
N1	A.vi	Add “total impervious surface area” to the definitions section of Zoning Ordinance.	Low	3.538	Low
N1	A.iii	Add “shorelines” to the definitions section of Zoning Ordinance. This definition should include the shorelines of lakes, streams, creeks, ponds, wetlands, and other water bodies.	Low	3.500	Low

Natural Resources Strategies

Goal	Strategy	Description	Priority	Ranking	Cost
Short Term (Continued)					
N1	A.ix	Consider developing and implementing a stormwater, sedimentation, and erosion control ordinance that specifically addresses proposed developments that disturb less than 1 acre.	Low	3.500	Med
N1	A.xvii	Update Town Code to address 1310.5 Mean Sea Level (MSL) setback standard for lakefront property.	Low	3.444	Low
N1	A.v	Consider developing standards for limiting the amount of “total impervious surface area”.	Low	3.346	Low
N1	A.xi	Add “accessory structure” to the definitions section of Zoning Ordinance.	Low	3.250	Low
Medium Term (3 – 5 Years)					
N1	A.xiv	New development should be encouraged to preserve natural landscape features, such as forests, drainage patterns, and native vegetation. Efforts should also be made to preserve the remaining natural shoreline.	High	4.484	Low
N1	E	Restore unstable stream banks, particularly in areas characterized by steep slopes and highly erodible lands. This should be accomplished using BMPs (Best Management Practices) based on in-field conditions.	Med	4.100	Med
N1	F	Explore the possibility of obtaining additional public lake access within the Town.	Med	3.871	High
N3	B	Consider placing interpretive signage at access points.	Med	3.813	Med
N1	A.xvi	Encourage reducing the effective impervious surface of existing development by retrofitting sites with rain barrels, bio-swales, infiltration trenches, and other Low Impact Development (LID) strategies.	Low	3.793	Low
N1	A.iv	Consider developing guidelines for a naturally vegetated (preserved or planted) water quality buffer adjacent to all shorelines.	Low	3.778	Low
N1	A.xv	For new and existing development with lakeshore frontage, a buffer strip of appropriate native vegetation (e.g., wild flowers, shrubs, or trees) should be planted between the maintained lawn and the shoreline.	Low	3.778	Low

Natural Resources Strategies					
Goal	Strategy	Description	Priority	Ranking	Cost
Medium Term (Continued)					
N1	A.viii	Evaluate amending the Zoning Ordinance to allow cluster development and Planned Unit Developments (PUDs) with the explicit purpose of protecting water quality.	Low	3.739	Low
N3	A	Continue to support the preservation of wetlands such as the Dale Robbins Wetland Preserve.	Low	3.735	Med
N1	A.vii	Evaluate amending the Zoning Ordinance to include a detailed list of design elements addressing the proposed development's impact on water resources and quality (e.g., stormwater management plans, soil erosion/sediment control plans, impervious surface area).	Low	3.696	Low
N1	A.x	Consider developing and implementing an ordinance regulating development on steep slopes.	Low	3.655	Low
N1	A.i	Consider adding Chautauqua Lake Water Quality Restoration and Protection Overlay (LWQO) section to Zoning Ordinance.	Low	3.500	Low
N4	A	Work with local snowmobilers to develop and promote a snowmobile trail system that is integrated into the statewide system.	Low	3.412	Low
Ongoing					
N1	C	Continue to work to minimize the Town of Busti's operational impacts on Chautauqua Lake.	Med	4.161	Med

Infrastructure Strategies

Goal	Strategy	Description	Priority	Ranking	Cost
Short Term (0 – 2 Years)					
I1	B	Encourage co-location rather than the establishment of new cellular facilities to provide adequate cellular coverage for Busti residents.	High	4.500	Low
I1	A	Work with Southern Tier West to establish broadband for entire town.	Med	4.184	Low
Medium Term (3 – 5 Years)					
I2	A	Where financially viable, expand water and sewer infrastructure to key areas of the Town with strong potential for development.	Med	4.000	High

FUTURE PLAN REVIEW

The implementation steps of the Comprehensive Plan contain mechanisms to monitor progress and help adjust priorities as necessary. However, as the community reaches the five to ten year period in the life of the plan, it should conduct a review of overall progress, revisit the vision statement and revise the plan accordingly.



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A

Accessory Structure – A building that is physically detached from the primary structure on a property, and serves a use that is incidental to the main structure. Examples include but are not limited to gazebos, playhouses, garages, or storage sheds.

Adaptive Reuse – Re-using a building for something other than what it was originally built for. A common example in urban areas is the conversion of industrial space to loft-style apartments.

Affordable Housing – Low cost housing for sale or rent, often from a housing association, to meet the needs of local people who cannot afford accommodation through the open or low cost market, or subsidized housing

Agribusiness – An industry engaged in the producing operations of a farm, the manufacture and distribution of farm equipment and supplies, and the processing, storage, and distribution of farm commodities.

Article 25-AA – Article 25-AA of the Agriculture and Markets Law authorizes the creation of local agricultural districts pursuant to landowner initiative, preliminary county review, state certification, and county adoption.

B

Broad Band – Broadband Internet access, often shortened to just “broadband”, is a high data rate connection to the internet typically contrasted with dial-up access using a 56k modem.

Buffer Strip – An area of land designed or managed for the purpose of separating and insulating two or more land areas whose uses conflict or are incompatible (trees separating homes from an expressway).

C

Cluster Development – The grouping of a particular development’s residential structures on a portion of the available land, reserving a significant amount of the site as open space. This can help to maintain the rural feel and appearance of a community, protect ecological habitat, or preserve agricultural land. Cluster development can also reduce infrastructure costs.

Complete Streets – The practice of taking advantage of all road construction and major maintenance projects as an opportunity to plan for the improved safety and accessibility for all users, where it makes sense to do so. Complete Streets may include features such as crosswalks, wider paved shoulders, sidewalks, curb ramps, or bike lanes, in order to more safely allow pedestrians, cyclists, people with disabilities, and motor vehicle traffic to move safely through the community.

D

Density – The number of houses, dwelling units, or square feet of building allowed per acre of land. This is not the same as *minimum lot size* which determines the size of each lot. Zoning conventionally treats density and lot size as the same, but clustering and other techniques separate these concepts.

Density Bonus – A density bonus is an example of incentive zoning. Incentive zoning may allow a developer to have additional density, flexibility, or expedited approval in return for a public amenity such as dedicated parkland, additional water or sewer capacity, affordable housing, or land for public buildings.

High Density Land Use – Compact or clustered development, resulting in a higher overall number of units built in the same area, and possibly reducing the demand for development in other areas. Higher density development does not necessarily mean multifamily development or high-rise buildings. Higher densities can be achieved by building homes on smaller lots, by building attached homes, or by building multifamily structures (apartment buildings).

E**F**

Farm or Farm Operations – “Farm operation” means the land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise, including a commercial horse boarding operation. Such farm operation may consist of one or more parcels of owned or rented land, which parcels may be contiguous or noncontiguous to each other (NYS Agriculture and Marketing Law 25-AA, Section 301, Definitions, #11).

G

Geographic Information System – An interactive computer program capable of assembling, storing, analyzing and displaying information which has been identified by location. At its most basic level, a GIS application can be a computerized map.

Ground Water – The subsurface water within the zone of saturation. This water moves under the influence of gravity and is, in many instances, a source of well water for domestic and agricultural use.

H

Hub – Center of commerce and activity.

I

In-Home Business – Also called cottage industry. An occupation carried on in a property where the primary use is residential. The secondary business or work use may not change the residential character of the property and neighborhood.

Impervious Surface – Surfaces which do not absorb water, such as roads, parking lots, driveways and roofs. Rainwater accumulates quickly as it runs off these man-made surfaces, and then flows downhill into storm drains or directly into streams, causing flooding, erosion, sedimentation of waterways, and pollution runoff.

Infrastructure – Public water and sewer service, road construction or improvement, mass transit, pedestrian and bicycle paths, electric, gas and communications utilities, and other public improvements that are needed to support intensive development of land. The term infrastructure is sometimes used more broadly to mean all of the services that are necessary to serve development, such as parks, schools, police, firefighting, libraries, and other municipal services. Even more than zoning, the location of public infrastructure determines where growth will occur. In areas served by infrastructure, land use regulations are especially important to assure that growth benefits the community.

Interpretive signage – Signage which tells the visitor stories of natural, historical, or cultural features of an area. Interpretive signage can convey a sense of place and sense of pride, and allow visitors and residents to better appreciate a community.

L

Local Development Corporation – Local development corporations (LDCs) are private, not-for-profit corporations often created by, or for the benefit of, local governments for economic development or other public purposes.

Lot Density Standards – Number of dwelling units allowed per acre. Density that is too low can be costly and inefficient for the municipality if it needs to build and maintain infrastructure to support the development. Density that is too high may result in other issues such as lack of open space. Density can also impact the character of an area.

Low Impact Development – Minimizing the negative impact of development on stormwater management by using site planning and design features to more closely mimic how rainwater naturally gets absorbed and filtered, as opposed to larger scale and more costly engineering solutions. Development can also be retrofitted using these principles to better manage stormwater.

M

Moderate or Low Intensity Areas – See APA land use classifications.

N

Node – An activity center or an area. This could be shopping, employment centers, transportation, entertainment, recreational, or a multi-functional activity center.

O

Open Space – Open space may be defined as an area of land or water that either remains in its natural state or is used for agriculture, free from intensive development for residential, commercial, industrial or institutional use. Open space can be publicly or privately owned. It includes agricultural and forest land, undeveloped coastal and estuarine lands, undeveloped scenic lands, public parks and preserves. It also includes water bodies such as lakes and bays. The definition of open space depends on the context. In a big city, a vacant lot or a small marsh can be open space. A small park or a narrow corridor for walking or bicycling is open space, though it may be surrounded by developed areas. Cultural and historic resources are part of the heritage of New York State and are often protected along with open space (New York Department of Environmental Conservation Website).

Overlay Zone – A set of zoning criteria and standards which is applied over one or more previously established zoning districts. Generally these are different standards for covered properties and are in addition to those of the underlying zoning district. Overlay zones may be used to protect special features such as historic buildings, wetlands, steep slopes, and waterfronts. Overlay zones can also be used to promote specific development projects, such as mixed-used or waterfront developments.

P

Prime Farmland – Land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. Prime farmland can be identified on any of the following land cover/use categories: cropland, CRP land, pastureland, rangeland, forest land, and other rural land (Farmland.org/documents/Glossary_of_Terms.pdf).

Planning Study – A planning study includes and uses the identification and analysis of problems; the development of goals and objectives. Such studies are done with room for independent initiative and action.

Q

R

Regional Shopping Hub – An area with a high enough concentration and variety of retail stores, restaurants, and services that it draws customers from the surrounding communities.

Residential Growth Areas – Defines areas where new housing will be encouraged to locate, based on factors such as the proximity to existing infrastructure.

Residential Infill – Building new housing on unused and underutilized lands located within existing areas of residential development. Infill development is more economical and environmentally friendly than sprawl of residential development to outlying areas.



S

Shovel-Ready – A site suitable for commercial or industrial development which has key infrastructure in place (water, sewer, power, transportation access), and can be rapidly transferred to an interested buyer or builder for immediate construction.

Site Plan Review – Case by case review, usually by the Planning Board, of proposed uses to assure that they fit appropriately onto their site, according to specific criteria such as traffic, road access, drainage, parking, landscaping, screening, building layout. Any permitted use that meets site planning criteria must be approved. Site plan approval may be granted by a majority vote.

Smart Growth Principles – A set of strategies that can help guide growth in rural areas while protecting natural and working lands and preserving the rural character of existing communities. These strategies are based around three central goals: 1) support the rural landscape by creating an economic climate that enhances the viability of working lands and conserves natural lands; 2) help existing places to thrive by taking care of assets and investments such as village centers, Main Streets, existing infrastructure, and places that the community values; and 3) create great new places by building vibrant neighborhoods and communities that are attractive to people across their life span.

T**U**

Universal Design – Designing and building homes so that people may continue to live in them regardless of ability or disability. Universal design features include things like no-step entry, at least one bedroom and full bath on the ground floor, wider hallways and doorways, and reachable switches and controls.

V

Viewshed – Views and vistas of the natural environment that are seen from a specific location. Where the views are unique or of value, communities can take action to protect the views from that vantage point.

W**Z**

Zoning – A local law or ordinance containing rules and procedures regulating land uses and the approval of development. Zoning does not control building construction (which is regulated by the State Building Code). Euclidian zoning based upon the 1926 New York City Zoning Ordinance divides a municipality into separate ment, transfer of development rights and clustering (Russell, October 2009, Ruzow Holland, 2010).

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“A special thanks to all of the residents of Busti and Lakewood who provided survey input and participated in our community workshops during the creation of this comprehensive plan.”



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