

**ARTICLE XIII**  
**TOWN OF ORANGEVILLE COMPREHENSIVE PLAN**

**SECTION 1301 OVER ALL COMMUNITY OBJECTIVES**

Require all future development, both public and private, to meet high standards of quality and appearance.

Encourage the attraction, retention and expansion of a sufficient number and variety of businesses and industries to provide jobs and a healthy tax base.

Establish and maintain a consistent housing policy that provides for decent housing of all types and open to all persons at prices and rents within their means.

Adopt and maintain regulatory provisions which promote orderly growth and balanced land use.

Promote intergovernmental cooperation at local, county and regional levels.

**SECTION 1302 AGRICULTURAL-RURAL**

A. Goal - Agricultural Development is important and should be protected in the Town of Orangeville.

B. Policies

1. Encourage the understanding of the economics of agricultural production and support active citizen participation in maintaining this.
2. Support state and county programs aimed at fostering agricultural growth as part of the region's economic development.
3. Renew and sustain the agricultural district formed within the Town under the New York State Agricultural Districts Law.
4. Foster agriculture through the adoption of land use regulations which do not curtail farming operations within the Town's agricultural areas.

C. Goal - Retain appropriate areas of the Town for agriculture.

D. Policies

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1. Discourage the subdivision of land into small parcels in the Town's agricultural areas.
2. Encourage legislative changes which would reduce property tax pressures on agricultural lands so as to minimize the conversion of prime production land into other uses.
3. Discourage frontage development of highways in prime farmland areas.
4. Encourage non-farm development in agricultural districts be guided to areas with the lowest capacity for agricultural production.

SECTION 1303 RESIDENTIAL

A. Goal - Encourage the development of residential neighborhoods which serve all income groups.

B. Policies

1. Preserve the existing housing stock and maintain the community.
2. Restrict significant non-farm development in agricultural areas.
3. Encourage a wide range of housing types affordable to all income groups.
4. Residential construction should be strictly controlled in areas which are subject to flooding and characterized by steep slopes or soils which are unstable and subject to erosion.
5. Residential areas should be buffered from commercial and industrial areas, farm operations and other incompatible uses by landscaping or other appropriate means.
6. Support programs aimed toward the realization of any or all of these goals and policies and the housing needs of the Town of Orangeville.

C. Goal - Maintain a continuing program directed toward preservation of all residential areas and elimination of blight or deterioration whether present or future.

D. Policies

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1. Keep residential areas free from incompatible and inharmonious uses.
2. Review and where necessary amend zoning regulations to insure property and land development controls.

SECTION 1304 COMMERCIAL

- A. Goal - Encourage the development and maintenance of facilities needed to serve the projected population of the Town of Orangeville in an efficient and accessible manner.
- B. Policies
1. Concentrate new commercial development within well defined nodes in areas which are suitable for such uses and highly accessible to the population. Require adequate off-street parking for such development.
  2. Stabilize and enhance existing commercial areas through the encouragement of building renovations, appropriate landscaping and design improvements in order to minimize any potential traffic hazards and to increase the general attractiveness of such areas.
  3. Discourage strip commercial development along major roads and unplanned haphazard commercial uses throughout the Town's rural and agricultural areas.
  4. Require attractive and supportive development bordering commercial areas and provide visual/physical buffers where commercial uses are adjacent to residential areas.

SECTION 1305 INDUSTRIAL

- A. Goal - This section has been created to ensure that future industrial uses are planned and developed in a manner consistent with this Comprehensive Plan. The Town will encourage new industrial development in properly situated areas which will not compromise the community's basic character.
- B. Policies
1. Adopt development standards which would protect the community without unduly restricting the potential to attract and retain industry.

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2. Although no areas are specifically identified for development as industrial uses on the zoning map, the Town Board may rezone land areas for industrial development providing that certain standards and regulations are maintained.
3. Require supportive development bordering industrial areas and provide visual/physical buffers where industrial uses are adjacent to residential areas.

SECTION 1306 TRANSPORTATION

- A. Goal - Provide an adequate highway system for land uses which is in scale with the demand.
- B. Policies
  1. Require the participation of private developers in providing for needed street improvements, thereby reducing the ultimate public cost of developing the highway system according to Town specifications.
  2. Pedestrian safety and convenience shall be designed and built into all parking areas.
  3. Locate facilities, and encourage their subsequent design, so that they blend with or accentuate the natural terrain.
  4. Discourage the construction of transportation facilities which would foster new development in areas of the Town that should be preserved for agricultural production and natural open space needs.

SECTION 1307 CONSERVATION AND OPEN SPACE

- A. Goal - Protect important environmental resources from the adverse effects of development.
- B. Policies
  1. Require that all development preserves the integrity of existing natural areas and concentrate development in areas proposed for growth.
  2. Coordinate drainage planning efforts with those of neighboring towns that

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include the same drainage basin as the Town of Orangeville and carefully evaluate the effects on drainage of all proposals for development.

3. Require developers to dedicate easements along creeks and other major drainage ways to allow for their maintenance and to reduce the risk of flood damages.
4. Require, as a condition for the approval of development proposals, the application of effective measures to minimize erosion, sedimentation and drainage problems both during and after construction.
5. Maintain wetland areas in their natural state by prohibiting drainage, filling, and development in these areas. Refer to State and Federal Regulatory Agencies.
6. Regulate development within flood hazard areas so that it meets the requirements of the Federal Flood Insurance Program and will be resistant to flood damages, will not restrict the flow of flood waters, and will not increase flood hazards to other properties.

SECTION 1308 TOWN FACILITIES

- A. Goal - Provide high-quality Town facilities and services at an acceptable cost to local taxpayers.
- B. Policies
  1. Establish a program for capital improvements which will allow for needed improvements to be undertaken without significant increases or fluctuations in the Town's tax rate.
  2. Provide for adequate maintenance, repair and replacement of existing Town facilities including roads, drainage, equipment, buildings and administrative space.
  3. Encourage cooperation and sharing of facilities and services between governmental jurisdictions.
  4. Cooperate with Wyoming County to promote a countywide solid waste management system.

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5. Consider public safety needs and requirements in all plans for future developments.

SECTION 1309 ALTERNATIVE ENERGY SOURCES

A. Goal - Allow development of alternative energy sources to take place within the Town but direct it to those areas that are most appropriate.

B. Policies

1. The availability of solar power, wind power, geothermal power and bioenergy has created a need for local governments to address these issues in their municipal planning. These natural resources create new kinds of working land uses which, if not properly planned for, renders a community with missed opportunities to direct changes according to a larger community vision, or in the very least, consider potentially viable options to fossil fuel.
2. Identify and inventory the Town's natural resource capabilities and constraints to help in guiding local development, management and protection efforts. These resources represent a mix of working landscapes with economic, cultural or scenic benefits to the community.
3. Pinpoint the sites with the greatest potential for development with the lowest potential for adverse environmental or other impacts.
4. Analyze sites in the context of other natural and cultural resources, existing and adjacent land uses and other relevant factors. Planning should involve balancing a variety of needs and priorities, proposed future land uses and activities must be analyzed and evaluated for their respective advantages and drawbacks.
5. Eliminate or reduce dependency on fossil fuel and foreign energy.