



Town of Bethany



COMPREHENSIVE PLAN
ADOPTED: APRIL 1996
REVISED: JUNE 2007
REVISED: 2016



"We aim to achieve both economic development and preservation of rural character...bearing in mind the paramount importance of health, safety and welfare of our residents."

~2013 Update Committee

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COMPREHENSIVE PLAN

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COMPREHENSIVE PLAN

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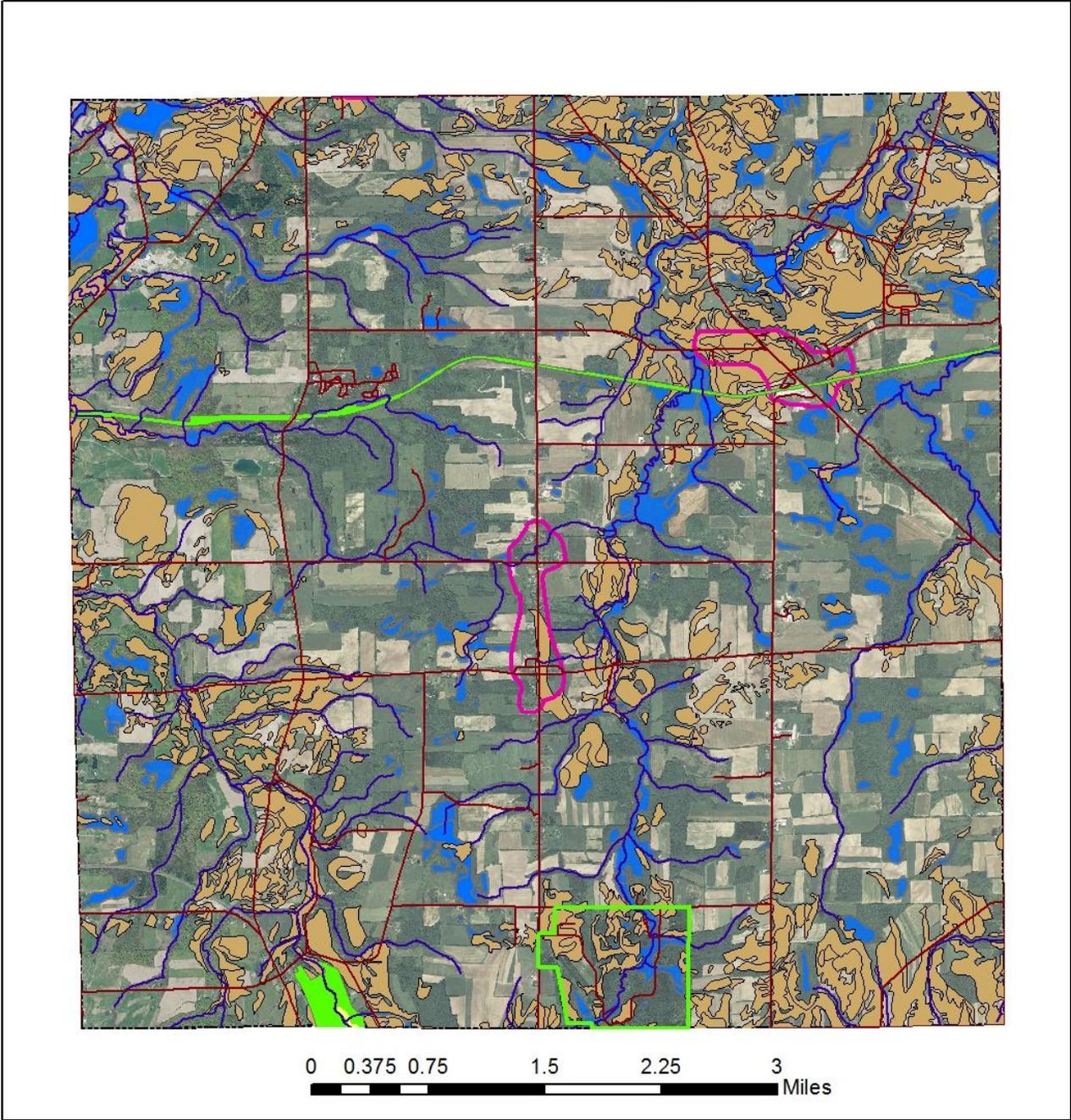
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TOWN OF BETHANY OVERLAY MAP



- Parks and Refuges
- Public Roads
- Streams
- Important Natural Area
- DEC Lands
- Smart Growth
- Strategic Farmland
- Bethany_Boundary
- DEC Wetlands
- Federal Wetlands



Data Source: Genesee County
www.co.genesee.ny.us/geneseecountymaps.html

Introduction

The Town of Bethany lies nestled at the foothills of the Allegheny Plateau to the south, and the Lake Plains to the north, at the shore of an ancient lake. The current residents, descendants of settlers of highly diverse stock, were preceded by the indigenous Seneca, the Algonquian people before them, and countless unnamed tribes for thousands of years before them. On June 8, 1812, Bethany was carved from the Town of Batavia. Because of its geologic history, the soils, especially to the north, are fertile; the climate is temperate, and farming has long been a principal occupation. This is still true today. A recent survey of the townspeople shows that most residents consider the rural aspect to be one of the Town's most attractive assets. The Town is located roughly between the cities of Buffalo and Rochester, and consequently a number of occupational, cultural, and educational opportunities (e.g. more than a dozen four-year colleges and universities) are within an hour's drive.

Because of the close proximity of the still-expanding metropolitan areas of Buffalo and Rochester, the Town anticipates an increase in development. Several recent events confirm this trend: the proposal for a subdivision of mobile (manufactured) homes, a Construction and Debris recycling facility, and the purchase of a 680 acre farm by an outside developer. These events generated great interest and controversy, as Town residents and officials tried to balance the often-conflicting goals of economic development and preservation of agricultural lands and rural "character". An indication of development pressure is the rate of new-home construction: averaging 2-3 homes per year prior to 1994, increasing to eight new residences in 1994. In 1995 one new residence received a building permit for construction. While updating this plan, readily available building permit applications revealed the following trends in new home construction:

1999: 5 new houses	2006: 2 new houses	2013: 4 new houses
2000: 5 “	2007: 2 “	2014: 3 “
2001: 5 “	2008: 1 “	2015: 3 “
2002: 5 “	2009: 0 “	
2003: 9 “	2010: 3 “	
2004: 11 “	2011: 0 “	
2005: 1 “	2012: 0 “	

This comprehensive plan was developed to achieve both economic development and preservation of rural character in a responsible manner, bearing in mind the paramount importance of the health, safety, and welfare of our residents. Without a comprehensive, flexible, and long-range plan, decisions are made largely in a vacuum, often without foresight; this we must avoid. In developing this plan, members of the Planning Board, Town Board, and other residents have worked long and hard, with the council of county and state officials, and with the wisdom gleaned from the experiences of nearby Towns.

The purpose of this review of the plan is to address developments and concerns which have arisen or increased since the plan was first created, such as:

- The Genesee County Smart Growth Plan
- The Genesee County Agricultural And Farmland Protection Plan
- Planning for eventual connection to the County water system
- Route 63 Corridor Study
- The potential for expansion of salt mine drilling into Bethany
- New CAFO (Concentrated Animal Feeding Operation) Regulations
- Alternative Energy
- Water Quality
- Providing of Emergency Services
- Watershed Protection Board; Oatka Watershed Committee (www.oatka.org), Black Creek Watershed Coalition (www.blackcreekwatershed.org), Tonawanda Creek Watershed.
- The potential impacts of hydraulic fracturing.
- Disposition of the Old Town Hall.
- The need for a community-wide vision and sustainable land use plan.

~~Existing Conditions~~

Natural Features

Soils

The following generalizations concerning the soils in the Town of Bethany are based on portions of the Genesee County Soil Survey issued in March 1969. Using the "General Soil Map" in the back of the survey and the accompanying text, one is able to draw some conclusions, albeit imprecise, regarding the soils' suitability for particular kinds of land use.

The survey itself portrays a detailed analysis of soil types and profiles in terms of specific soil "series" named for a Town or other geographic feature near the place where the soil of a series was first observed and mapped. The general soil map delineates a pattern of soil series with similar and overlapping characteristics called "associations".

The Genesee County Soil and Water Conservation District (SWCD) acquired an updated digital soil survey which reflects some remapping and re-correlation at the end of 2004. The soil "associations" have changed very little and the descriptions used herein are general enough to convey a reasonably accurate picture of the soils in Bethany. The SWCD should be consulted whenever the soil type is critical to a proposed change involving a specific parcel of land.

The most prevalent soil of the Town is the Remsen-Darien Association. It stretches from the western to the eastern boundaries almost reaching the southern boundary. This is a deep, somewhat poorly drained soil having fine textured and moderately fine textured subsoil. It is medium-lime, clayey soil that developed from gray, shaley glacial till. These soils are used principally for crops grown in support of dairying. They have limitations that seriously affect non-farm uses. Their subsoil is nearly impermeable to water, and the clay is unstable when wet.

There are five additional soil associations present in smaller areas of the Town of Bethany. The following describes the location and characteristics of these soils in decreasing order of land area covered. The soils along the southern edge of Bethany beginning about a half-mile west of the hamlet of Linden and extending to the eastern boundary are of the Lansing-Conesus Association. This association is made up of deep well drained to moderately well drained, medium-textured, medium-lime soils that developed from grayish glacial till. These soils are generally the steepest and have the longest slopes of any in the county.

The soils of the Palmyra Association encompass the area between the hamlets of Little Canada and of East Bethany and north and southwest of the hamlet areas along Black Creek for a distance of about three and one-half miles. These deep, well drained, high-lime soils have medium-textured subsoil, over sand and gravel. Much of this association is used for general farming. In most places these soils require better drainage, but after they are drained, they are productive. The wetter soils occur along the Little Tonawanda Creek in an area prone to seasonal flooding. For non-farm uses, the major

limitation is a seasonally high water table. Selected areas make good sites for homes.

The area north of Little Canada running northwesterly near Rt. 63 and northeasterly near Black Creek is composed of soils in the Mohawk-Manheim Association. These are deep, well drained to somewhat poorly drained, high-lime soils having medium textured subsoil from shaley till. Scattered throughout the Association are shaley moraines that contain gravelly Palmyra or Phelps soils. Farming is fairly difficult in much of this association because some of the short slopes are steep and the soils in many adjacent areas are too poorly drained. Dairying is the main farm enterprise and most of the farms are of average size in the county. The soils vary in their suitability for non-farm uses. Some good dry sites are available but water is undependable and on site sewage disposal systems are difficult to install. Locally, the gravelly Palmyra soils are well suited as house lots, but low areas surrounding the knolls are undesirable for houses.

Soils of the Fremont-Hornell-Manlius Association occupy the extreme southwest corner of the Town. These are deep and moderately deep, well drained to somewhat poorly drained soils having medium-textured and fine-textured subsoil, from shaley till. These acid soils occupy the highest parts of the Allegheny Plateau in Genesee County.

A small area east of East Bethany and along the Pavilion town line, is of the Lima-Kendaia Association. These are deep, moderately well drained and somewhat poorly drained soils having medium-textured high-lime subsoil. Most of the acreage is gently sloping or undulating, and is used for general farming. For non-farm uses, the major limitation is a seasonally high water table. Selected areas make good sites for homes.

Most crops grown locally are well suited to the dominant soils including corn, small grain, hay, and dry beans. Liberal amounts of lime and fertilizer are needed, but crop response is good. Artificial drainage and measures for controlling erosion are needed on most farms. The better drained soils provide dry sites for homes. But obtaining water for domestic use and disposing of septic tank effluent are moderately difficult in places where municipal facilities are not provided. Close investigation is necessary for locating the best sites.

Dairying is the principal type of farming. Lime and fertilizer are needed in large amounts, and the soil may be difficult to drain because the subsoil is slowly permeable in most places. Some good sites for homes occur in scattered areas of shaley gravel.

As we narrow our focus to the soils within the principle population centers in the Town, refer to Table 8 of the Genesee County Soils Survey, which shows the estimated limitations for selected non-farm uses of the soils, specifically "home sites". These limitations are rated slight, moderate, or severe.

Little Canada's soils consist primarily of Ontario Loam, which is rated "slight". East Bethany's soil is mostly Palmyra gravelly loam, which is rated as "slight". Travelling eastward on East Bethany-LeRoy Road, the soils are Arkport very fine sandy loam and Phelps gravelly loam, rated "slight" and "moderate" respectively. The soil in the eastern half of Bethany Center is composed primarily of Mohawk shaley silt loam, which is rated "moderate". The west side of Bethany Center Road is composed of Burdett silt loam and Remsen silt loam, both rated "severe" due to a seasonal high water table of 0.5 to 1.5 feet. The soil in the hamlet of Linden is principally composed of Ontario and

Lansing soils rated "severe" due to the steep slopes.

A detailed study of the capability of the above mentioned population centers to accommodate additional home sites would obviously require more than one source. However, looking at soil types alone, we could tentatively conclude that certain areas in and around East Bethany and Little Canada could reasonably be "targeted" for future residential growth. Bethany Center, in addition to low permeability soils and high water table, has already experienced supply problems with some of its existing wells.

The hamlet of Linden is situated in Bethany's more hilly terrain. There is little room for new construction in the present hamlet, but expansion of the hamlet into the surrounding area is quite feasible.

It's important to note the areas of prime farmland are north of Little Canada along NYS 63 and Fargo Road, along Clipnock Road between Torrey Road and East Bethany-LeRoy Road, southwest of NYS 63 and Paul Road, and northwest of Putnam Road to the Batavia town line.

Flood Zones

The Town of Bethany contains flood plain overlay zones along Little Tonawanda Creek in the west, Black Creek and White Creek in the eastern portion of the town. Certain restrictions have been applied for development in these specific zones, as is contained in the zoning law and the local law for prevention of flood damage. The flood plain overlay zones have been delineated on the Town of Bethany Official Zoning Map, a copy of which is on file at the Town Hall.

Wetlands

The New York State Department of Environmental Conservation (NYSDEC) has mapped and classified areas of 12.4 or more acres in New York State. The U.S. Fish and Wildlife Service (USFWS) has mapped federal wetlands which may be protected by the U.S. Army Corps of Engineers (USACE). The NYSDEC classified wetland areas within the town are shown on the NYSDEC wetland maps and Town of Bethany Official Zoning Map (copies of which are on file at the Town Hall). Information on use and development restrictions for state and federal wetland areas is available from the local NYSDEC office in Avon and the USACE office in Buffalo. Table 1 (page 6) summarizes the identification code, class, size and location of wetlands in the Town of Bethany that are regulated by NYSDEC. The most significant wetlands in Bethany are the substantial areas of class II wetland. These should be highlighted for preservation to protect the important hydro geological, habitat, flood protection and open space functions they provide. From a land use perspective ST-25 and ST-31 (see Table 1, page 6) can help buffer developed areas in East Bethany and Little Canada from outlying agricultural activities. In general, it requires a network of wetlands and streams to maintain their important functions and values. State and federal protection is generally not adequate to protect and preserve important natural resources at the local level. The Genesee County GIS system has several overlays including wetlands, flood zones, streams, zoning districts, school districts, etc. and can be accessed at the following address <http://gis.co.genesee.ny.us/OnlineMapping/default.aspx#>

TABLE 1

**WETLANDS MAPPED BY THE New York STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
TOWN OF BETHANY**

ID	CLASS	ACRES	LOCATION
BS-18*	II	91.8	Creek Road at Bethany Batavia town line
BS-20	III	21.76	N. of Mayne Road SW of NYS 63
BS-21	III	28.92	N. of Mayne Road SW of NYS 63
BS-22	III	12.4	Paradise Road between Francis Rd. & Bethany Center Roads
BS-23	II	30.85**	Francis Rd. of Paradise Road
BS-24	II	18.5**	Putnam Road @ Creek Road
BS-25	II	36.8**	Little Tonawanda Creek between Putnam & Creek Roads
BS-28*	II	229.8	Little Tonawanda Creek NE of Creek Road
BS-40	IV	12.85	Molasses Hill Road N. of railroad
BS-41	IV	15.6	Conway Road @ Molasses Hill Road
BS-42	II	29.0	Linden Road between Marsh & Bethany Center Roads
ST-16*	III	39.0	E. of Fargo Road @ Bethany Batavia town line
ST-17	III	31.26	S. of Clapsaddle Road
ST-18	II	16.25	NW of Torrey & Little Canada Roads
ST-19	IV	22.68	Black Creek NE of Clipnock & Torrey Roads
ST-25	II	131.3**	Black Creek E. of NYS 63 between Little Canada & E. Bethany
ST-26	IV	18.36	Black Creek between Torrey & Clipnock Roads
ST-27	III	18.4	NE of Clipnock Road & Little Canada Road
ST-28	III	20.5	N. of E. Bethany Leroy Road @ town line
ST-29	IV	16.8	Black Creek @ recreation trail
ST-30	III	21.12	Black Creek S. of McLernon Road
ST-31	II	48.4	White Creek E. of East Road @ McLernon Road

* Located partially in Town of Bethany

** Part of wetland coincides with flood plain overlay zone A.

Land Use and Demographic Characteristics

Existing Land Use

Land use in Bethany is predominately agricultural. Most of the Town is in Genesee County Agricultural District 10. Areas not in the agricultural district include the hamlet areas, the property between Cacner Road and the NYSDEC trail, an area southeast of Putnam Road near Francis Road and an area northeast of NYS 63 by Clapsaddle Road. Figure 1 (color map available at Town Hall, will be included in adopted plan copies only) shows existing land use based on 1993 tax parcel information.

As indicated by Figure 1, residential uses in Bethany include a mixture of lot sizes. Residences in the hamlet areas are primarily on smaller lots. The 1990 Census reported 44 farm residences. Commercial and community service uses are located primarily in the hamlets of Bethany Center and East Bethany.

Demographic Characteristics

2010 Census data

The following information is based on the 2010 Census data which can be found at <http://www.census.gov/2010census/popmap/ipmtext.php?fl=36> For additional information regarding the 2010 Census, please visit the 2010 Census home page <http://www.census.gov/2010census/> and their partner site http://factfinder2.census.gov/faces/nav/jsf/pages/community_facts.xhtml where a wealth of Home and Income data can also be found.

NY - Bethany

Population	
Total Population	1,765
Housing Status (in housing units unless noted)	
Total	710
Occupied	674
Owner-occupied	554
Population in owner-occupied (number of individuals)	1,441
Renter-occupied	120
Population in renter-occupied (number of individuals)	324

Households with individuals under 18	215
Vacant	36
Vacant: for rent	6
Vacant: for sale	4
Population by Sex/Age	
Male	898
Female	867
Under 18	404
18 & over	1,361
20 - 24	87
25 - 34	210
35 - 49	377
50 - 64	422
65 & over	234
Population by Ethnicity	
Hispanic or Latino	51
Non Hispanic or Latino	1,714
Population by Race	
White	1,696
African American	10
Asian	13
American Indian and Alaska Native	2
Native Hawaiian and Pacific Islander	0
Other	20
Identified by two or more	24

At the time the 2010 census was taken, the median household income in Bethany was \$56,500 and \$50,861 in Genesee County. In comparison to Genesee County as a whole, the mean *earnings* of households in the Town of Bethany were \$62,794 vs. \$61,933 in Genesee County. The per capita income in Bethany was \$25,213 vs. \$25,022 in Genesee County.

Based on the 2000 Census, 82 percent of the 665 housing units in the Town of Bethany are located in single family detached units, 11 percent are located in multi-unit structures, and 7 percent are mobile homes. In 2000, 4.4 percent of the housing units were vacant, 78.5 percent were owner occupied and 17.1 percent were renter occupied. 40.6 percent of the Town's housing stock was built in 1939 or earlier and 7.7 percent was built from 1990 through March of 2000. It should be noted that the above housing percentages are almost identical to those in the 1990 census. At the time of the 2000 census the median value of a house was \$85,300.

Prior to June 2003, the Rochester Metropolitan Statistical Area (MSA) included Monroe, Ontario, Livingston, Wayne, Orleans, and Genesee Counties. The MSA population grew 5.06 percent between 1990 and 2000. Genesee County captured 0.58 percent of that growth and its population increased 0.52 percent, adding 310 residents between 1990 and 2000. Between 1990 and 2000 the Town of Bethany lost 48 residents, decreasing its population by 2.7 percent from 1,808 to 1,760. According to the Genesee/Finger Lakes Regional Planning Council, the population of Bethany is projected to increase at a slow rate over the next several years. As of June 2003, Genesee County was removed from the Rochester Metropolitan Statistical Area (MSA) and is now a Micropolitan Statistical Area by itself

From 1990 to 2000 the number of households in Genesee County increased 5.3 percent while the number of households in the Town of Bethany increased 6.7 percent. The increases from 1980 to 1990 were 7.5 percent and 4.9 percent respectively. Household growth rates are greater than population increases because average household size is declining.

At the time the 2000 census was taken, the median household income in Bethany was \$45,450 and \$40,542 in Genesee County. In comparison to Genesee County as a whole, the mean *earnings* of households in the Town of Bethany were \$48,271 vs. \$47,296 in Genesee County. The per capita income in Bethany was \$18,693 vs. \$18,498 in Genesee County.

Public Facilities/Services

Transportation

The Town employs a full time Highway Superintendent, two full time MEO's (Machinery/Equipment Operators), 1 full time and 2 part time laborer's. All equipment is maintained and stored in two Highway Department buildings currently located at 10450 Bethany Center Road next to the former Town Hall. The Town Compactor area on Cacner Road is used for additional storage of materials such as sand, stone, etc.

Bethany has 10.56 miles of State roads, which are maintained by the New York State Department of Transportation. Bethany has 24.99 miles of county roads, which are maintained by Genesee County Highway Department. Bethany has 30.79 miles of Town roads, which are maintained by the Town of Bethany. The combined total of roads in the Town of Bethany is 66.34 miles. Table 2, (page 9) lists local roads by jurisdiction.

TABLE 2**HIGHWAY JURISDICTIONS TOWN OF BETHANY**

State Roads	County Roads	Town Roads
Broadway (NYS 20)	Bethany Center (CR15) North of Raymond	Batavia-Bethany Town Line
Ellicott Street Rd. (NYS 63)	Clipnock (CR28)	Brown
	Creek (CR 1)	Buckman
	East (CR 35)	Cacner
	Fargo (CR 19B)	Chaddock
	Francis (CR 38)	Clapsaddle
	Linden (CR 49)	Conway
	Putnam (CR 47)	Dublin
	Raymond (CR 49)	Jerico
	Skates Hill (CR 15 or 15A)	Little Canada & L.Can.Ext.
	East Bethany-LeRoy (CR2)	Marsh
		Mayne
		McLernon
		Mill
		Molasses Hill
		Paradise
		Paul
		Silver
		Smith
		Tapp
		Torrey
		Transit
		West Bethany
		Bethany Center South of Raymond Road

Town Government

The Town of Bethany maintains a Town Hall that holds the offices of the Supervisor, Bookkeeper, Town Clerk, Assessor, and Historian. The Town Hall also holds the Town Justice Court for the Town of Bethany. The Town Hall is the site of all Town Board Meetings, Planning Board Meetings, Zoning Board of Appeals, Public Hearings as well as a public office for the Zoning Enforcement Officer to meet with Town residents for permits, etc. The Town vault for archival records is located in the main Highway Department building as is the Historian's office. Following a series of meetings with members of the Bethany Volunteer Fire Department and a subsequent referendum, an agreement was reached to erect a new town hall attached to the Fire Department Recreation Center. Construction began in the spring of 2005 and was completed by the close of that year. This eliminated many of the problems that we experienced in the former Town Hall.

A 5 member Town Board governs the Town. The Supervisor and the 4 elected board members serve 4-year terms.

The Town Clerk and Highway Superintendent are elected positions with 4-year terms. The Tax Collector has an elected term of 2 years. The two Town Justices serve 4 year elected terms. The assessor is a 6-year appointed term. The Zoning Officer, Court Officer and Historian are each one year appointed terms.

The Town Board appoints the following boards:

- Planning Board - 7 members with 7 year terms
- Zoning Board of Appeals - 7 members with 7 year terms
- Assessment Review Board - 5 members with 5 year terms

Recreational

Genesee County Park

Located in south central Bethany on Raymond Road, with over 400 acres of land is Genesee County Park. The park has several picnic areas available for private parties and daily use on a first come basis. The picnic areas have numerous shelters. A playground, baseball fields, horseshoe pits, volleyball nets, sledding hills with adjacent shelter and fireplace, cross country ski trails, snowmobile trails, hiking and educational outdoor trails are some of the facilities available to the public. The park's Interpretive Center opened in 1998. This addition to the park provides a meeting place for various organizations as well as a place for school children and others to learn about the natural environment.

Lei-ti Campground

Lei-ti campground is located on Francis Road and is locally owned and operated. This facility is open year round with 185 acres of land. There are 200 campsites, which cater to all types of camping, such as tents and trailers. Recreational facilities include swimming, boating, fishing, tennis, miniature golf, wagon rides, shuffle board and a small animal display.

NYS Department of Environmental Conservation Recreational Trail

The NYSDEC owns and maintains recreational trail of several miles connecting Dansville in Livingston County to Alexander in Genesee County. The trail is an abandoned Conrail railroad right-of-way. The trail traverses Bethany from east to west south of East Bethany-Leroy, Paul and Paradise Roads. Activity centers near the trail include the hamlet of East Bethany and the Lei-ti campgrounds.

Fire District

The Town of Bethany contracts with the Bethany Volunteer Fire Department Inc. to provide fire protection for its residents. The Fire Department maintains a modern truck garage with one pumper tankers, one engine, one 2500 gallon tanker, one 4 X 4 grass truck, one ambulance and one small rescue vehicle. The Town of Bethany recently purchased the recreation hall, a portion of which will be used as part of the new Town Hall / Community Center. Under the lease-purchase agreement, the Fire Department will continue to utilize the building for private parties, weddings, pancake breakfasts, and other fundraising activities. Bethany, like most volunteer fire departments has experienced difficulty retaining and recruiting personnel largely because of the increasing commitment of time required for training. Now that the Town has assumed responsibility for maintaining the recreation hall, more of the department's money will be available to spend on equipment and training for its primary mission.

Police Protection

The Town of Bethany receives police protection from Genesee County and the New York State Police and the Department of Environmental Conservation.

Solid Waste

The Town maintains a transfer station for household waste and recyclables on Cacner Road. Town residents can also contract with curbside service at their own expense.

Public Utilities

The majority of homes in Bethany have private water supply and sewage disposal systems. Water supply systems consist primarily of drilled wells and a few dug wells. There is one Water District; The Batavia-Bethany Townline Rd. Water District whose residents receive water from the Town of Batavia. Bethany is currently working on two proposed districts on the north east side of town. As part of the Genesee County Water System, Bethany may eventually connect to the Monroe County Water Authority, the source of which is Lake Ontario.

Our Comprehensive Plan is consistent with the Genesee County Smart Growth Plan <http://www.co.genesee.ny.us/docs/planning/Bethany.pdf> (also see figure 5) and the County's Agricultural and Farmland Protection Plan. This would include following the policies and procedures for managing hook-ups into the County Water System. We will also insure that our Zoning Law remains consistent with these County Plans as it does with the other provisions of this Comprehensive Plan. Meanwhile, we will continue to consult with Genesee County officials on an ongoing basis relative to the issues of a water district (or districts), residential hook-up costs, funding, etc.

National Fuel is responsible for underground gas lines and wells on the east side of Town. Natural gas is available on Batavia-Bethany Town Line Road, Paul, Buckman, Dublin, East Ellicott Street, Fargo, Francis, Little Canada, Raymond and Transit Roads. However, the majority of the Town's household's heat with fuel oil, LP gas, electricity, wood, pellet and coal.

National Grid provides electricity to all Bethany residents.

School Districts

Portions of the Town of Bethany are located in three school districts: Alexander, Pavilion and Wyoming. Western Bethany is covered by the largest district, which is Alexander Central School. Eastern Bethany is covered by the second largest district, which is Pavilion Central School. Wyoming Central School covers some territory in the south central area of Bethany. Students in the Wyoming Central School District attend Wyoming Central through eighth grade. Students are then tuitioned to the surrounding schools which include Alexander, Attica, Pavilion and Warsaw Central Schools. Sections of Jerico Road lie within three different school districts! School district maps are available at the Bethany Town Hall.

There are no public school facilities located in the Town of Bethany.

Bethany residents are eligible to participate in summer recreation activities offered by the Pavilion and Alexander school districts and Tri-Town Athletics. The schedule of events from each district will be posted at the Town Hall as soon as it becomes available, which is usually mid-June.

Community Vision Statement

The development of the Bethany Comprehensive Plan has been guided by three orienting principles. These are:

- ◆ Preserve the natural environment.
- ◆ Maintain a strong agricultural economic base.
- ◆ Accommodate new residential, commercial, and industrial uses.

As previously stated in the Introduction, “This comprehensive plan was developed to achieve both economic development and preservation of rural character in a responsible manner, bearing in mind the paramount importance of health, safety and welfare of our residents.”

Consistent with the above, it is the policy of the Town to carefully examine the effects of placing alternative sources of energy generation, including natural gas, hydraulic fracturing, solar power and wind farming, within our town and amending our Zoning Law as necessary.

The Town recognizes that water quality is best addressed at the watershed level; what occurs in the Town of Bethany has the potential to impact its downstream neighbors and similarly, what occurs in upstream municipalities has the potential to impact Bethany. It is the policy of the Town to actively participate in watershed-wide and regional organizations that address water quality.

Goals and Policies

Residential

The intention of this plan is to avoid unconstrained, directionless growth. This plan and its associated zoning regulations should reflect the following concerns:

1. New housing should be encouraged in areas where housing is already concentrated and where soils can accommodate on site wells and sewage disposal systems.
2. New construction should preferably take place on land that has marginal agricultural value. Housing must not impede access to agricultural property.
3. Building lots should be sited to minimize impacts to continued productive agricultural activities on adjacent lands.
4. All residents should be aware and tolerant of sustainable and responsible agricultural activities taking place in the Town of Bethany.

Commercial

The Town should accommodate additional commercial development without negatively impacting the capacity of the transportation network or the livability of nearby residential areas.

1. New retail commercial development should be located near and appropriately buffered from existing population centers.
2. New non-retail commercial development should be located on state or county roads and should also be appropriately buffered.
3. New commercial uses should be encouraged to use existing vacant buildings.
4. New commercial development should have adequate parking and maintain the free flow of traffic.

Industrial

The Town should permit only those types of industry that would have significant benefits to the Town and its residents in terms of revenue and employment, while having a minimal negative impact upon the environment, agriculture, and residents.

1. Industrial uses should be encouraged to locate on marginal rather than prime agricultural land.
2. Areas appropriate for industrial use should be located on state or county roads and should be appropriately buffered.

Agricultural

Bethany is located primarily in an Agricultural District, and many residents support the preservation of viable and sustainable agricultural activity.

1. Development of new agricultural related businesses and continuation of existing businesses should be encouraged.
2. Residential and other developed land use should be appropriately sited so as to minimize the potential for conflicts with agricultural activities.
3. Current and future residents should be informed of the importance of agriculture to the whole community. Residents choosing to live in agricultural areas must be particularly tolerant of agricultural practices and problems that may arise if an agricultural area is over developed. *Co-uses within agricultural districts that do not compete with, but complement and enhance each other should be encouraged.*

Agriculture is a key component to many of the various uses within the Town of Bethany and will continue be prevalent in the planning and development of the community. Preservation of agriculture is of the utmost importance. Allowing for flexibility in an ever increasingly competitive field requires that the community be responsive to its agricultural inhabitants.

Proper thought and planning must be given to the fact that many uses which can complement agriculture, such as energy production, have other connotations of significance. Particular attention needs to be given when industrial uses are paired with agricultural activities such as industrial turbines and methane digesters, such as the size of equipment needed to produce these energy sources and the increasing concentration of traffic to accommodate such a use. Many of these agricultural uses are located on Town roads which are inadequate for such heavy and concentrated use.

The Town needs to be very conscientious and vigilant in making sure energy production is truly an accessory use to the agricultural operation and not an industrial operation hidden within. The development of a site plan review specific to this will ensure proper attention is afforded to the intended use and to prevent the manipulation of a land use by permitting an industrial or commercial use where only an agricultural use should be the consideration. However, care should be given that this does not limit a farmer's ability to advance agriculture.

Similarly with alternative energy, the Town believes that alternative energy sources should be explored to the full extent. The Town needs to be receptive to energy production within Its borders so that business, agricultural and residential uses are afforded the opportunity to have onsite production to limit the need for alternative energy, Anything that facilitates less dependency on foreign fuels should be supported by allowing for individual consumers to construct their own fuel sources to not further drain conventional resources. Any development, whether it's a business or a residence, the magnitude of the development must be done in such a manner as to not impact other neighbors within the community.

While supporting the movement towards green energy, we cannot be blind to the fact that some of these energy sources have large impacts because their industrial components and additional effects concerning noise, odor and traffic. One major thought is the impacts on local roads and water supply as a result of biofuels and methane digesters. These impacts need to be considered and thoroughly analyzed if they are being considered within a community. Similarly, when these energy sources are to be implemented within a farming operation, a site plan review needs to be considered to determine if it is an accessory use to the farming operation or a principal use that needs to be treated as such.

Environmental Character

Most Town residents appreciate what is referred to as the rural character of our Town. The rural character is defined by the woodlots and agricultural property in the Town. Without proper planning each new construction depletes the rural character. Therefore, this plan, the "Next Steps" identified in the Implementation section below, and strong Zoning Laws must be responsible for preserving this rural character.

Alternative Energy Sources

The current emphasis on the placing of alternative sources of energy generation within the Town needs to be carefully examined.

1. The availability of solar power, wind power, geothermal power and bioenergy has created new kinds of working land uses.
2. Any development of alternative energy sources allowed to take place within the Town needs to be directed to those areas that are most appropriate.
3. 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.
4. Pinpoint the sites with the greatest potential for development with the lowest potential for adverse environmental or other impacts.
5. 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.

Land Use Plan

The Town of Bethany is beginning to experience interest from developers and potential residents who want building lots for construction of new homes. While the market and other forces, which drive such interest, are beyond the Town's control, the Town can direct development to appropriate areas and establish mechanisms to preserve rural residential and agricultural uses.

Land Use Patterns

The historical development pattern in Bethany has consisted of closely spaced homes and necessary commercial and community services located in hamlet areas with most of the Town's land devoted to agricultural activities. Until recently, many of the new building lots created were intended to allow children of current residents to build a home. The current interest in creating building lots for sale on the open market represents a new phase in the development of the Town of Bethany.

Without guidance, new residential development may change the development pattern of the Town of Bethany. New residential lots may be widely scattered or alternately, new residential development may be closely spaced along existing Town roads. The existing land use pattern shows that residential development of both types can be accommodated; problems occur when one type predominates or when growth is rapid.

There are two ways to influence land use patterns: regulation and education. The Town of Bethany's Local Laws covering land separations, subdivisions, and zoning has provided regulatory guidance regarding the appropriate siting and development of residential lots. The Comprehensive Plan Committee's work to date has helped local land use decision-makers become familiar with alternative development patterns and regulatory mechanisms. This Plan itself serves as a useful tool for educating landowners about planning issues and the pros and cons of various development patterns.

The designation of future land uses is based on the physical features of the land, the community vision statement, and balancing development patterns. The Land Use Plan is designed to:

- ◆ Accommodate additional development without compromising the viability of agricultural activities or creating other types of land use conflicts,
- ◆ Preserve the traffic capacity of town, county, and state roads,
- ◆ Provide appropriate areas for residential uses at various densities and commercial uses of varying intensities, and
- ◆ Protect environmental resources from the negative impacts of development.

The Land Use Plan is shown on Figures 2 and 3 below.

Agricultural

The Land Use Plan identifies two types of areas as most suitable for agricultural use: land currently identified as prime farmland and land not designated for residential, commercial, or industrial use. The amount of land designated for agricultural use reflects the current importance of farming as a land use and as an economic activity in Bethany.

Areas of prime farmland deserve strong protection from development and misuse by poor and unsustainable farming practices. Other agriculturally designated lands are also considered best suited for continued agricultural use. While residential development may be allowed, where possible, residential development should be directed to other areas to preserve and protect agricultural areas from the interference of residential development.

There are also some areas of the Town which have been designated as appropriate for residential, commercial, and industrial use but are currently active farmlands. Such areas are appropriate for development. However, designation as appropriate for developed land uses should not hamper the continued use of the land for agricultural production. Rather, these non-agricultural land use designations will direct an orderly transition to other uses when or if farming is discontinued.

Continued non-farm residential development in agricultural areas may decrease the viability of farming. While there may not be a consensus to prohibit such development, it is important for landowners, farmers, and the Town Planning Board to carefully consider the pattern and location of residential development. It is also important to understand the potential conflicts and problems that may arise if an agricultural area is over developed.

Hamlet District

The Land Use Plan recognizes the existence of the residential concentrations in all four of the hamlet areas: East Bethany, Little Canada, Bethany Center, and Linden. Continued concentration of residential uses in the hamlet areas is desirable.

Although the hamlet areas in the Town shall continue to be primarily residential in nature, they historically have and should continue to support small – scale commercial, professional office, retail, civic or religious uses.

Residential

No areas are designated for residential development on the Land Use Plan. Development of additional residential lots is most appropriate adjacent to other developed uses in areas where underlying conditions can provide adequate water supply and on-site sewage disposal. Available information indicates that such uses would be most appropriate in the East Bethany/Little Canada area.

Existing Town zoning regulations allow creation of residential lots of 80,000 square feet in the Agricultural/Residential zone which covers most areas of the Town and creation of 30,000 square foot lots in a Residential zone. Lot size in areas not served by public water and sewer is regulated by New

York State Health Law, Appendix 75A, which lists the standards for wells and onsite waste water systems. Any proposal to create residential lots less than 80,000 square feet outside an existing Residential zone should be considered as a rezoning request. In evaluating the proposed subdivision/rezoning, the Planning Board and Town Board should consider whether the general area in question is appropriate for designation as a residential area. Factors to consider in designating areas for future residential development include:

- ◆ Ability of the underlying soil and groundwater conditions to support such density of development.
- ◆ Impact on adjacent agricultural uses.
- ◆ Environmental Considerations.

Given the current pace of development, it is unlikely that new residential development will be in major subdivisions with internal streets. Nevertheless, the Town can encourage the use of development on eye brows or cul-de-sacs (see Figure 4, page 26). Any such roads should be built to standards suitable for dedication as public roads. Existing standards should be examined to make sure required roads are not oversized for their intended use, whether a hamlet road or a local through road.

Since there is no public water or sewer infrastructure presently available, it is anticipated that most new residential development will be single family homes on individual lots. When future public water and/or public or community sewage disposal systems are to be used, and environmental conditions are suitable, interior developments can also take advantage of clustered site plans.

To reduce the visual impact of residential development, the Town encourages tree planting on all new residential lots. The Town may also wish to consider varying the building setback to provide more visual diversity.

Commercial

The Land Use Plan recognizes existing commercial areas and identifies additional areas suitable for commercial development along NYS 63 or NYS 20. The Plan also identifies another area suitable for commercial development along U.S. 20 east of East Road. In comparison to existing zoning, the Land Use Plan designates for commercial use: existing uses in commercial areas, redevelopable buildings in commercial areas, and adjacent undeveloped land, which would be appropriate for commercial use. The depth of commercially designated land is approximately 500 feet to accommodate anticipated buildings, parking, and landscaping required to screen commercial uses from adjacent non-commercial areas.

Location of commercial areas on state highways and in close proximity to population concentrations provides convenience for local customers and maximizes the customer base of potential businesses. Location of commercial uses on state highways does however require careful attention to traffic safety.

Development standards for the commercial areas should include a landscaped setback along the road

frontage and landscaped buffers along rear and side property lines, which border non-commercial uses. The town, county, and state in reviewing commercial development proposals must assure that commercial development in such areas does not interfere with the through capacity of the state highway. The Town should encourage shared access and consider formulating a plan for shared access points.

Industrial

The Land Use Plan designates as Industrial, two areas of existing industrial use and some adjacent undeveloped land for industrial expansion or future new uses. If a need arises, additional adjacent land could be designated for industrial use. Any major new industrial facilities should be accessed from NYS 63 or NYS 20, but should be laid out to use more interior land than highway frontage. There is an existing 48.4 acre class II wetland (ST-31) (See Table 1, page 6) located southwest of NYS 63 which could provide an excellent buffer between the more intensive commercial and industrial development to be directed to the East Bethany hamlet area and less intensive residential and agricultural uses expected to predominate in the remainder of the Town.

It is likely that any identified industrial area may continue in agricultural use for some time. However, it is important that the Land Use Plan designate an appropriate area for future industrial development. While such development takes time to occur, the industrial designation should discourage continued residential development and avoid future land use conflicts between residential and industrial uses.

Public Uses

The Land Use Plan indicates major public uses including the Genesee County Park and a portion of the trail connecting Dansville in Livingston County to Alexander in Genesee County. The trail is owned and maintained by the New York State Department of Environmental Conservation. The Town of Bethany is fortunate to have these resources within its borders. Recreational projects which would be worth pursuing include a trail connecting the State owned trail to the Genesee County Park and/or Batavia and development of playgrounds and/or ball fields within walking distance of any of the hamlet population concentrations.

The Land Use Plan does not specifically show existing community service and public utility uses or identify areas for such future uses. However, as public water becomes available, its utilization will be guided by the principles outlined in the Land Use Plan as well as the County Smart Growth Plan. These land use categories include uses, which vary widely in character. Uses with a commercial character such as offices would be most appropriate in commercial areas. Uses with an industrial character such as vehicle storage and repair would be most appropriate in industrial areas. The character of proposed uses and their impact on existing uses, infrastructure, and environmental features should be carefully considered when siting new community service and public utility uses.

Implementation

Plan Adoption

The following summarizes the procedures for plan adoption. The Planning Board shall hold a public hearing prior to their recommendation for adoption of the Plan by the Town Board. Within 90 days of receiving a recommendation from the Planning Board, and prior to adoption of the Plan, the Town Board shall hold a public hearing. Following completion of the Comprehensive Plan, the Town Board should forward a copy of the Plan to the Genesee County Planning Board for review.

Adoption of the Comprehensive Plan by the Town Board formally recognizes the Land Use Plan and Community Vision Statement as official planning policy. Once adopted by the Town Board, the Planning Board should consider the Plan in granting approval of land separations, subdivisions, and site plans and in making recommendations on other matters the Town Board may refer to the Planning Board. The Town Board's adoption of the Plan provides the foundation for the Board to use the Plan for guidance in making decisions on development regulations including re-zonings, capital expenditures and other related decisions. An adopted Comprehensive Plan also provides direction for residents, landowners and developers planning future land uses.

The Comprehensive Plan identifies goals, policies, land use assignments, and public expenditure priorities. Planning is most effective when the planning principles identified in the Comprehensive Plan are applied consistently over time. Such consistency provides a degree of predictability regarding Town actions.

While the consistency of planning policy is important, the Plan must not be a rigid document. In order for the Comprehensive Plan to continue to provide direction for guiding planning and land use decisions, the Town must review and update the Plan regularly. Such periodic reviews should consider whether any of the underlying conditions have changed and whether Plan amendments are necessary. Underlying conditions which may affect the suitability of Plan recommendations include demographic, economic and development trends; agriculture and real estate market conditions; and the availability of anticipated local, county, and state capital resources. The Plan recommendations should be evaluated in light of these conditions and amended as necessary. It is recommended that the Town complete an evaluation of the Plan every two to five years.

Recommended Revisions to Land Use Regulations

After substantial discussion, the Comprehensive Plan Committee decided not to designate any specific areas on the Land Use Plan for residential development. This does not imply that all areas of the Town are similarly suited for residential development. Rather it reflects the desire to balance the interests of those who do not believe strong development restrictions should be placed on land in primarily agricultural areas of the Town and those who would prefer to see future residential development concentrated in the existing hamlet areas.

The Land Use Plan narrative clearly contains guidelines for land to be designated for residential use. Only areas where soils and groundwater availability are suitable for residential development without

public utilities should be considered for residential development. Owners of land that meets the criteria established for designation as residential may apply for a re-zoning. Such a re-zoning request should include available documentation of sufficient quantities of potable water to serve the number of building lots which could be created and of soils consistent with provision of adequate on-site sewage treatment at the maximum allowable density.

The Town of Bethany Official Zoning Map shows the location of commercial and industrial uses recommended in the Land Use Plan. The intent in designating areas for commercial and industrial use is to identify locations where current and/or future such uses should locate. In addition to areas designated for commercial use, commercial uses may also be appropriate in industrial areas. The Bethany Zoning Law allows commercial uses, subject to a special use permit, in an Industrial District.

The land separation and subdivision regulations provide a mechanism for planning board review of all new lots created. The legality of requiring additional tree planting in conjunction with approval of land separations should be explored.

Capital Improvement Policies

Typically public utilities can only be cost efficiently extended in areas with residential densities of at least one unit per acre or one house per 80 to 100 feet of transmission line needed. The areas most likely to eventually be serviceable by public utilities include areas adjacent to the Town of Batavia, particularly along Ellicott Street Road (NYS 63). Encouraging strip residential development at a density that could eventually support public utilities may conflict with other considerations.

Standards for Creating Residential Lots in Agricultural Areas

The Community Vision Statement and Land Use Plan clearly indicate the primacy of agriculture as a land use and economic activity in Bethany. The following standards are intended to guide the location of residential lots in agricultural areas so that such development will not interfere with continued agricultural use or the capacity of existing state, county and Town highways.

Landowners and the Planning Board should consider the following criteria in approving any subdivision of land, which results in the creation of residential lots in agricultural areas:

- ◆ Such residential lots should be located so as to protect the integrity of farming activities that are impacted by the configuration of available land and proximity/contiguity to other cultivated fields.
- ◆ Such residential lots should be located so as to minimize the impact of individual water supply and sewage disposal systems on agricultural activity and to protect the residential water supply from contamination by agricultural activity.
- ◆ Such residential lots should be located so as to minimize the likelihood that noise, odors, hours of operation or other common impacts of regular farming activity will negatively impact such non-farm residences.

One important aspect of protecting agricultural viability in the face of rural residential development is adequate separation of residential buildings from agricultural activity. Where residential lots abut agricultural areas, required building setbacks should be greater than those required where residential lots abut other residential uses.

Preservation of Environmental Features

Flood insurance requirements and local laws regulate development in flood prone areas. The New York State Department of Environmental Conservation (NYSDEC) and the Army Corps of Engineers regulate development in and around wetlands. The NYSDEC also regulates discharges into creeks and streams and has a program for regulating development activity in or near surface water resources. Other sensitive environmental features include steep slopes and woodlots. To regulate development activities, which impact such features, the Town would first have to inventory such features. The necessary inventory and assessment is identified as a next step below.

Land use also impacts the quality of groundwater. To date, most groundwater protection regulations have been directed to protection of groundwater resources, which supply water to public water systems. In a Town such as Bethany, where residents and businesses depend on individual wells, protection of all groundwater and surface water resources is important. The Town should obtain detailed information on water resources and review development guidelines to ensure maximum protection of groundwater and surface water.

Salt mine drilling has been conducted in the Town of Middlebury for many years. This should be of some concern to our Town due to the mine's proximity to the Clarendon-Linden fault line. At least one well was shut down due to what was believed to be seismic activity. Several years ago the mining company, then Texas Brine Co., secured a drilling permit from the NYSDEC. to drill for salt within the Town of Bethany. According to a NYSDEC official, the permit was withdrawn; however, the matter warrants close attention and follow-up

If resources are available, the Town could consider establishing overlay preservation districts. Environmental protection overlay districts (EPOD's) provide an additional layer of review for projects involving land with particular characteristics. EPOD regulations typically include specific criteria that are used to determine whether the development as proposed sufficiently protects the underlying natural resource. Natural features that could be mapped and protected through adoption of EPOD regulations include prime farmland or other defined agricultural areas of particular importance, woodlots, wetlands, and steep slope areas. As a next step, this action can be coordinated with the development of the county-wide "Green Genesee Road Map."

As noted elsewhere in this Comprehensive Plan, many residents of the Town of Bethany favor the rural landscape, atmosphere, and culture that the Town possesses. With the increasing occurrence of large-scale industrial operations in Western New York such as wind turbine installations, some agricultural practices, and the potential for future drilling for natural gas by hydraulic fracturing, the Town Planning Board has adopted the stance that every effort should be made to preserve the existing natural and man-made resources that make the Town a desirable place to live. This includes a philosophy to protect and enhance the Town's resources and infrastructure through the careful review of any proposed installations and/or operations and

through the insistence on the preservation and restoration of resources and infrastructure during the implementation and aftermath of any proposed installation or operation.

An important element of environmental protection that should not be overlooked is the threat of “invasive species”. The Town is keenly aware of the increasing environmental threat of invasive species and will respect & refer to all codes, rules and regulations regarding invasive species as recognized by the NYSDEC.

Historic Properties

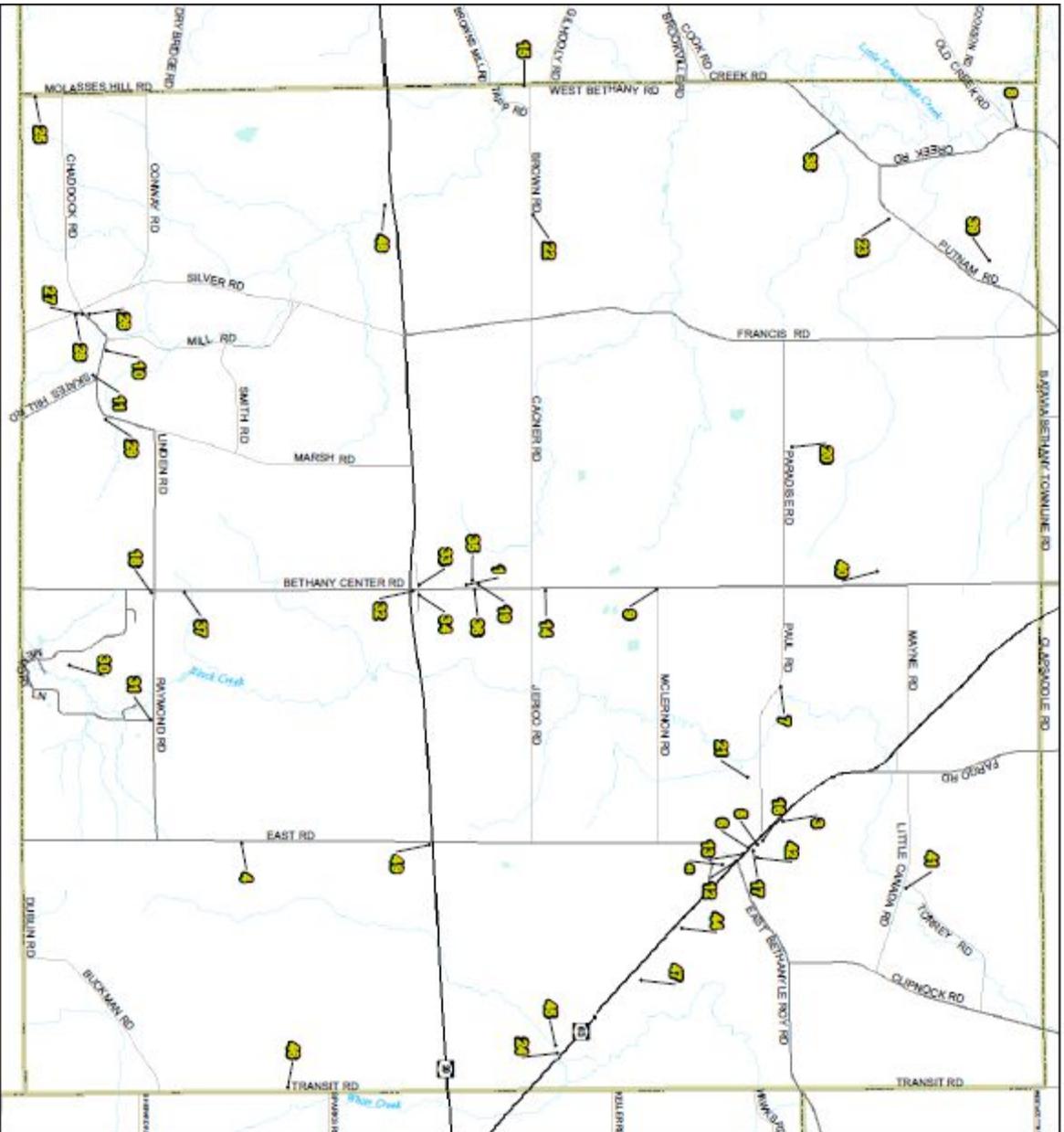
Like most small towns in upstate New York, Bethany still retains many structures and sites which can be classified as historic by virtue of age (more than 50 years by standard definition). The Old Town Hall, originally constructed as a Baptist church, dates back to 1828; its image is still used on the Town’s seal. In 2008, an informal inventory of historic properties was assembled by interested citizens and the Town Historian with the assistance of the Landmark Society of Western New York. This information, along with a photographic presentation and narrative by Cynthia Howk of the Landmark Society, was presented to the public during a Town meeting on Bethany’s historic heritage in April of 2009. The inventory of identified sites and structures is included on the map that follows.

The inventory includes 5 churches, the former County Home, the former General Store in East Bethany, the site of Squires Mill on Little Tonawanda Creek and buildings in the hamlet of Linden (the Bean Mill and former Morse General Store).

There are currently 19 properties in Genesee County listed on the National Registry of Historic Places and while none of these are located in the Town of Bethany, it appears that there are buildings which could qualify for this classification with the proper research. In 2008 a citizens group was formed to consider the preservation and potential reuse of the Old Town Hall. This group has researched and collected information regarding historic listings, preservation grants, the creation of historic districts, preservation guidelines, contact with the State Historic Preservation office (SHPO) and the creative adaptation of older historic structures. This information and the contacts established will be made available to Bethany residents to assist those wishing to preserve and / or qualify their homes for listing on the State and / or National Registry of Historic Places.

As these buildings and sites disappear across America, an irreplaceable part of our cultural heritage can be lost and whenever possible, efforts should be made to identify, document and preserve these historic artifacts for future generations of the Town.

Bethany Historic Sites & Points of Interest



- 1 Old Bethany Town Hall
- 2 2864 Torrey Rd
- 3 9691 Elliott Street Rd
- 4 10825 East Rd
- 5 5727 Elliott Street Rd
- 6 5736 Elliott Street Rd
- 7 5435 Paul Rd
- 8 9464 Creek Rd
- 9 10105 Bethany Center Rd
- 10 4835 Linden Rd
- 11 4979 Linden Rd
- 12 The Farmer's Exchange
- 13 The Farmer's Exchange
- 14 10291 Bethany Center Rd
- 15 West Bethany Baptist Church
- 16 5719 Elliott Street Rd
- 17 East Bethany United Presbyterian Church
- 18 Old Court Home and Infirmary
- 19 Bethany Center Baptist Church
- 20 4895 Paradise Rd
- 21 Oakland Farms
- 22 4567 Brown Rd
- 23 9645 Putnam Rd
- 24 6104 Elliott Street Rd
- 25 Bethany Hills Golf Course
- 26 Linden Mill
- 27 Moose Store
- 28 Waley House
- 29 Kinball House
- 30 County Home Burial Memorial
- 31 Genesee County Park and Forest
- 32 Lincoln's Tavern
- 33 Blood Tavern
- 34 Old Presbyterian Church
- 35 Bethany Center (Maudie Lamm) Cemetery
- 36 Bethany Center Tavern
- 37 School House Site
- 38 Hume Dairy Barn
- 39 Putnam Settlement Cemetery
- 40 Bethany Airport
- 41 Linn Saling - Revolutionary War Soldier
- 42 East Bethany Cemetery
- 43 D.L.W. Water Tower
- 44 Immaculate Conception RC Church
- 45 Brick Factory
- 46 Target Road Cemetery
- 47 Tavern on Broadway and East Rd
- 48 Location of Ray's Mill
- 49 Location of Migrant Camp



Map created by the Genesee County Dept. of Planning
 March 2009

Next Steps

The following actions have been identified to support the principles of the Town of Bethany's planning effort which, as previously stated, are to preserve the natural environment, maintain a strong agricultural economic base, and to accommodate new developments.

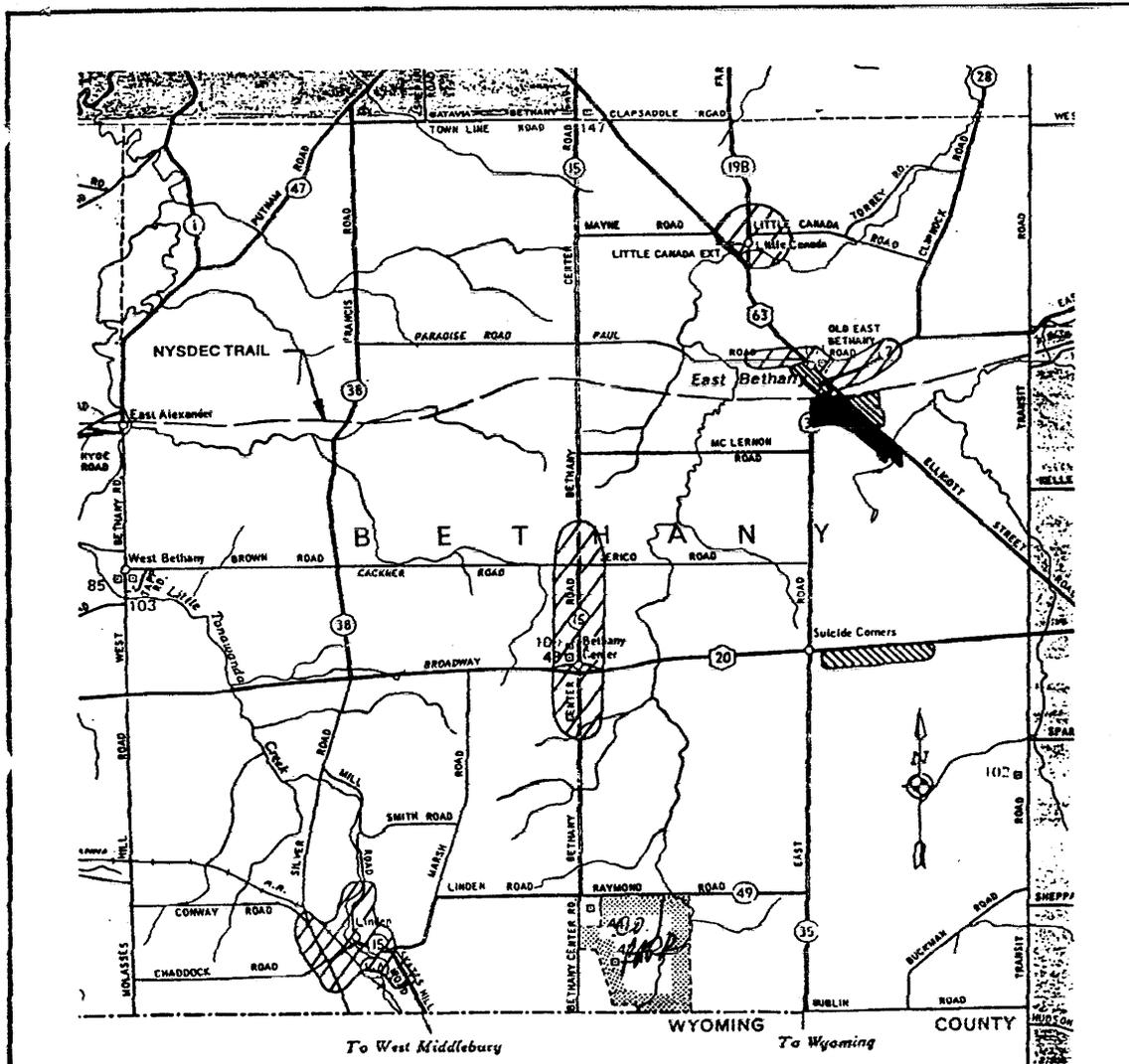
These next steps also support the overall purpose of Bethany's Comprehensive Plan which is to achieve both economic development and preservation of rural character in a responsible manner that protects the health, safety and welfare of town residents.

Steps 1 through 3 can be implemented by the Town Planning Board over the next several months. Steps 4 through 7 require participation by community residents. Step 8 will integrate the information developed during this process into Bethany's Comprehensive Plan and Zoning Maps.

1. Develop and integrate maps, figures, photos, and illustrations to support background information and land use planning – these include:
 - a. Location map
 - b. Aerial photo, map of roads
 - c. Soils map
 - d. Prime farmland/strategic farmland map
 - e. Limitations for nonfarm use map (GC soil survey, Table 8)
 - f. Floodplains map and overlay zones/zoning map
 - g. Wetlands (state and federal)
 - h. Watersheds, streams, rivers
 - i. Public facilities
 - j. Public and private recreation lands, trails, etc.
 - k. Historic and cultural resources map
 - l. Representative photos
 - m. Genesee County smart growth areas
 - n. Location of new houses since 1999
 - o. Current zoning map

2. Develop current conditions maps/assets inventory based on existing information, Green Genesee Road Map data and local field data collection to assess the following:
 - a. Farmland –refine map of active farmland and those areas that qualify as strategic/prime, evaluate and track changes in agricultural practices
 - b. Wetlands/Streams –evaluate the location, functions and values of existing aquatic resources
 - c. Forest blocks – refine map and track changes in forest cover, forest blocks over 50 acres and corridor potential
 - d. Demographics/Development – use current data to graph trends and locations of population, income and residential and commercial development including land

- sales (to farmers, developers, and others), land separations/subdivisions and building permits, location of new residences and new building lots
 - e. Public facilities – map and evaluate use and condition of public amenities including roads, town buildings, municipal waste, public lands, views/vistas, and recreation opportunities
 - f. Historic and cultural features – map and evaluate value, use and condition, protection and restoration opportunities
 - g. Environmental challenges – identify, map and evaluate any environmental challenges such as a privately-owned parcel off Cacner Road that includes an area with poor vegetation growth. Legend has it that during the 1940's there were questionable activities conducted in this area. It is believed that testing was done on pressurized railroad cars and these cars were subsequently buried on this site. The content of these cars was and still is unknown. Land use planning must acknowledge the existence of these types of areas so that any future planning associated with this part of the Town can be informed and mindful of past activities.
3. Engage town residents by providing information and invitations to participate in a series of community education and planning workshops using websites, email, news articles, flyers, facebook, etc.
 4. Develop a community-based vision, possibly in cooperation with adjacent townships, to guide town goals, objectives and priorities
 5. Overlay current conditions maps (Number 2 above) to identify potential land use conflicts and finalize assets inventory by ranking and prioritizing environmental, social and economic assets
 6. Develop, map and illustrate land use plan, planning goals and measurable objectives
 7. Develop and prioritize strategies for implementation including updates to zoning, funding strategies and maintenance plans where necessary
 8. Reorganize and reformat the Comprehensive Plan to integrate the information developed above and include numbered sections with live links to facilitate public review, education and use.



KEY

-  HAMLET/ RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL

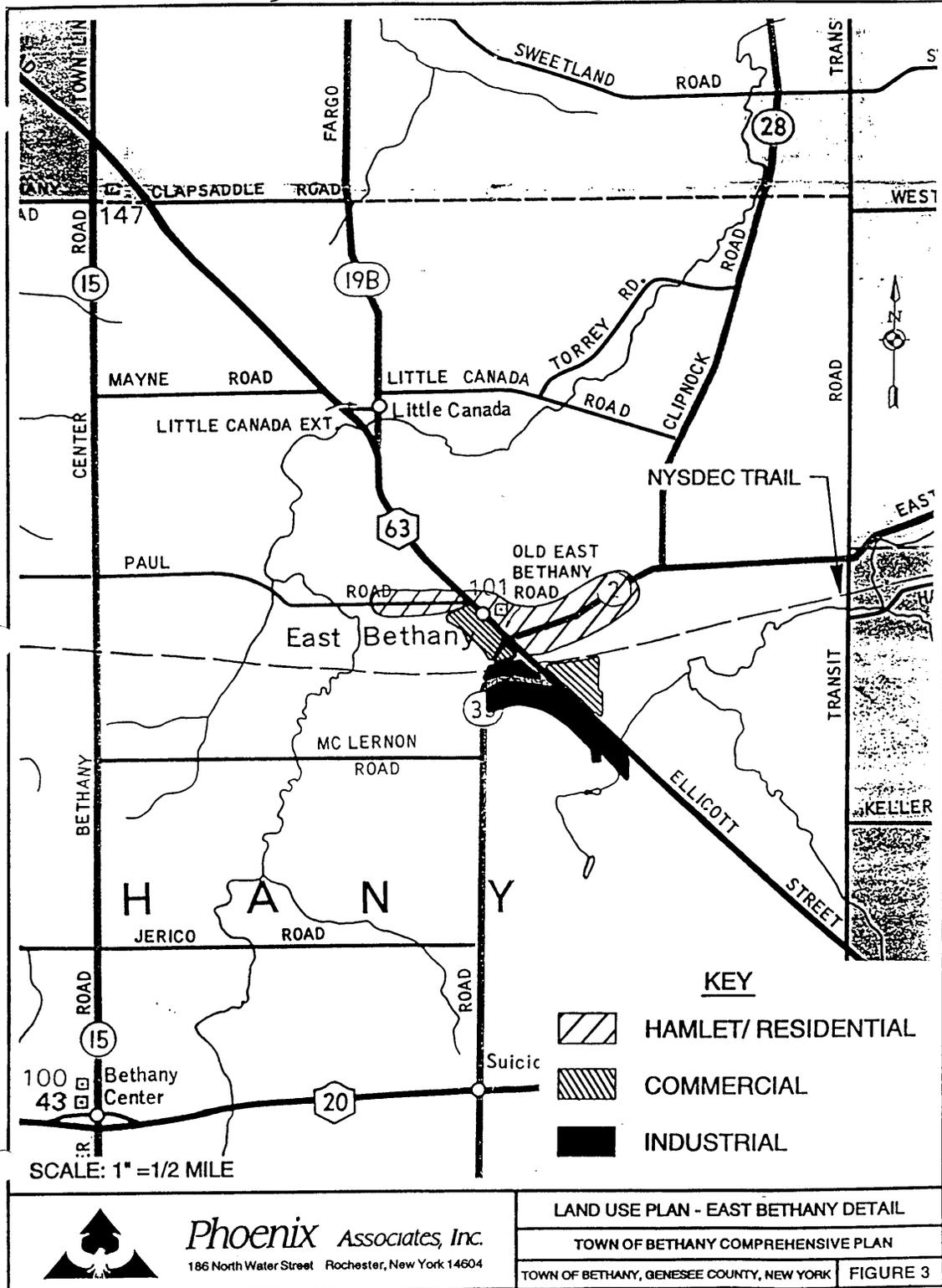
SCALE: 1" = 1 MILE

LAND USE PLAN

Printed with FinePrint - purchase at www.fineprint.com

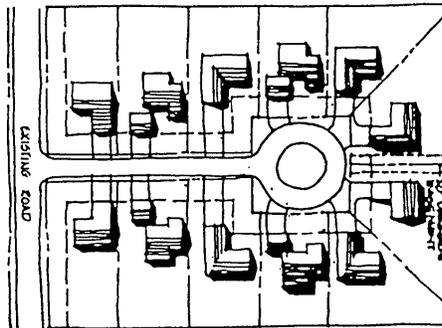
TOWN OF BETHANY COMPREHENSIVE PLAN

FIGURE 3 LAND USE PLAN - EAST BETHANY DETAIL

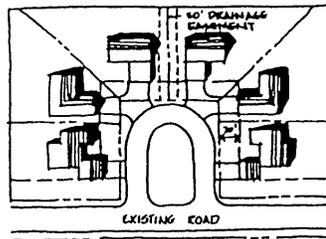


Phoenix Associates, Inc.
186 North Water Street Rochester, New York 14604

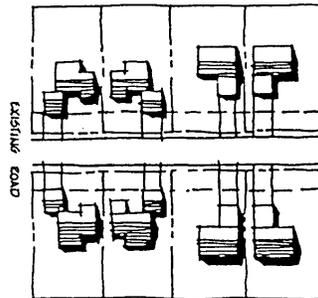
FIGURE 4 - INTERIOR DEVELOPMENT PATTERNS



Public Cul-de-sac



Public Eye Brow



Public Street



Phoenix Associates, Inc.
186 North Water Street Rochester, New York 14604

INTERIOR DEVELOPMENT PATTERNS

TOWN OF BETHANY COMPREHENSIVE PLAN

TOWN OF BETHANY, GENESEE COUNTY, NEW YORK FIGURE 4