

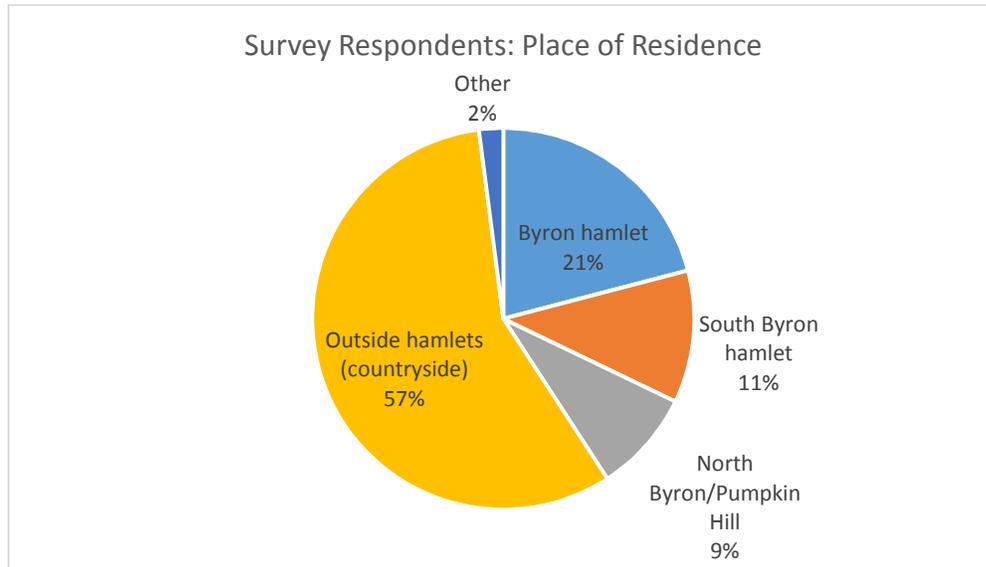
APPENDIX A

SUMMARY OF SURVEY RESULTS

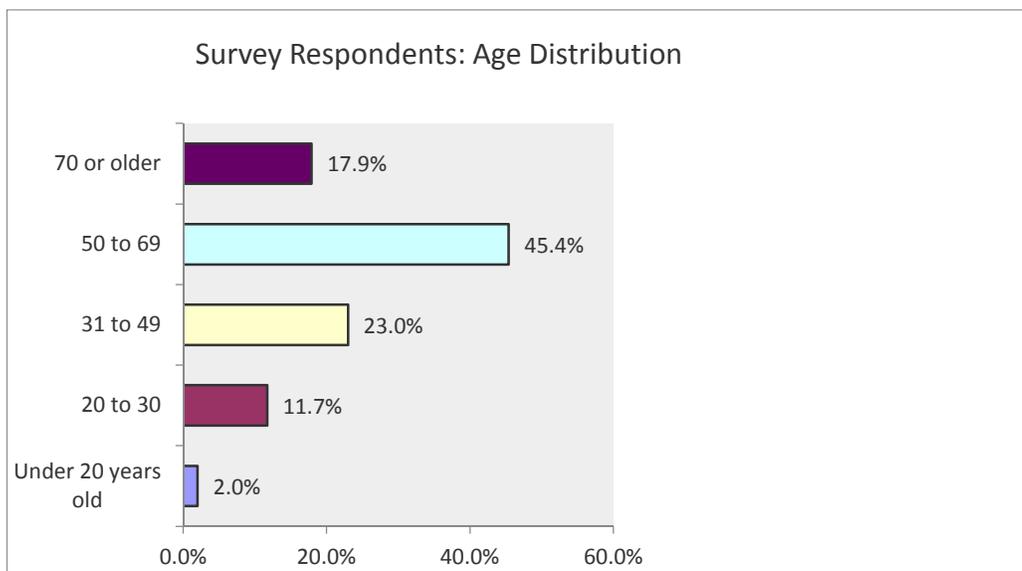
Survey Results – Town of Byron Community Survey

A total of 198 persons participated in the Town of Byron Community Survey. ¹

The majority of people responding to the survey (57%) live in the rural portion of the Town (outside the hamlets). Just over 20% live in the main hamlet of Byron (including the Byron trailer park). The third most common response was the hamlet of South Byron. Approximately 2% of the respondents did not live in the Town of Byron.



The residents responding to the survey tended to be older, with over 63% of respondents aged 50 or older. However, at least some responses were received from each age category

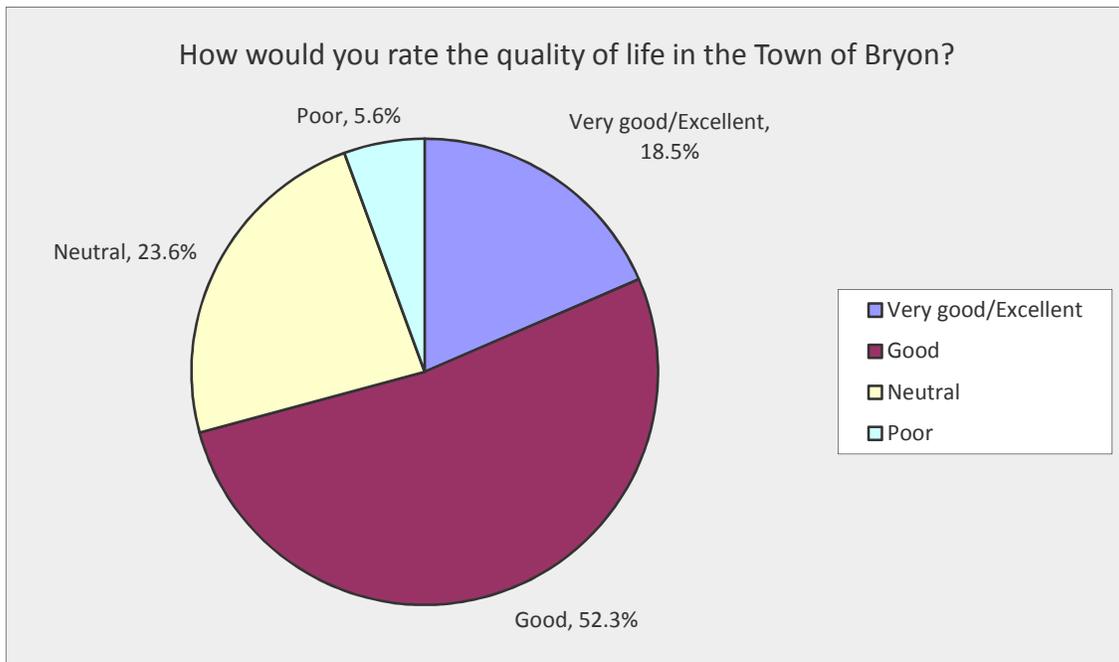


¹ The Survey was available to all residents and does not reflect a representative sample.

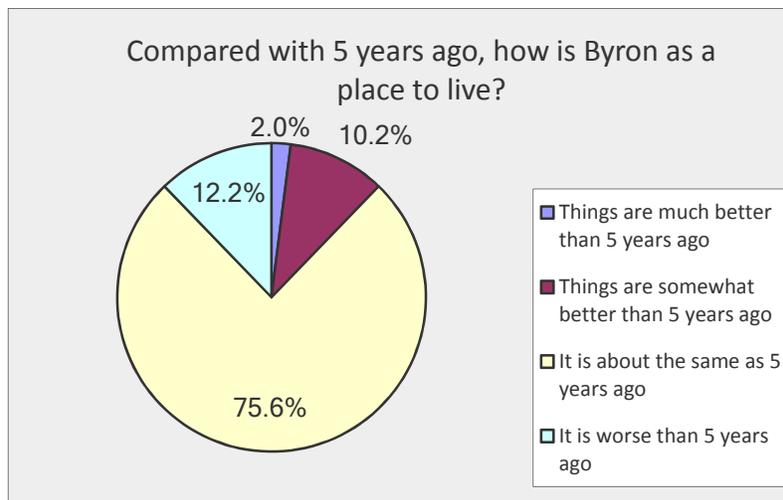
The majority of people who completed the survey were long-time residents of Byron. Fifty-eight percent had lived in the town for 21 years or more, and another 26% had lived in Byron for 11 to 20 years. Only 16% had lived in the town for less than 10 years.

Respondents have strong connections to Byron. Over 86% stated that they live in Byron, while close to 60% own property in the Town. Another 18% either work or farm in the Town. In the written comments, respondents also noted family ties, and were Volunteers for local Fire Companies, local business owners and retirees.

Residents are generally satisfied with the quality of life in Byron. Over 70% rate it as good to excellent, and only about 6% feel the quality of life in the Town is poor.

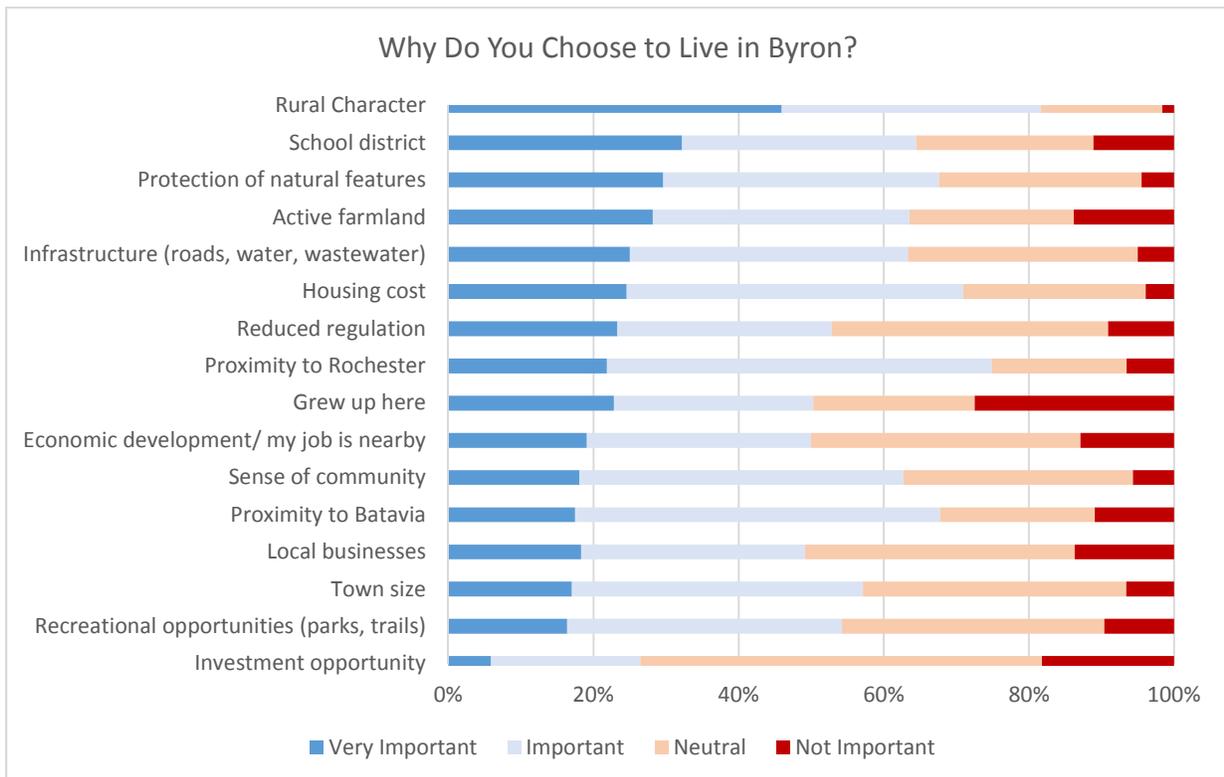


When asked how life in Byron compares to five years ago, three-quarters (75.6%) responded that things are about the same. The remainder were split about evenly over whether conditions are better or worse.



Respondents were asked to rate how important various factors were in their decision to live in Byron. Rural character is the most important reason for most residents, with 46% of residents citing rural character as “very important”. When those rating it as “important” are included, rural character is valued by 82% of residents.

Other categories with strong support include the school district, and nature, each rated as “very important” by 30% or more. When “very important” and “important” are combined, rural character remains as the most important factor, but the convenience of location (proximity to Rochester or Batavia) and housing cost are also influential reasons. The least important reason was the home town factor: “Grew up here” was the least important reason, rated as “not important” by 27%, and investment opportunities, which only 26% believe is important or very important.



The preferred method of obtaining information about the Town and community events is through direct mailings, which was the first choice of 28% of respondents, followed closely by the Town newsletter (first choice of 27%). Email is the third most popular method (21%). Only 13% give the Town’s website as the first choice, while 7% prefer the newspaper. Approximately 4% of respondents provided other suggestions, which included a Facebook page, a community bulletin board at local businesses, and word of mouth.

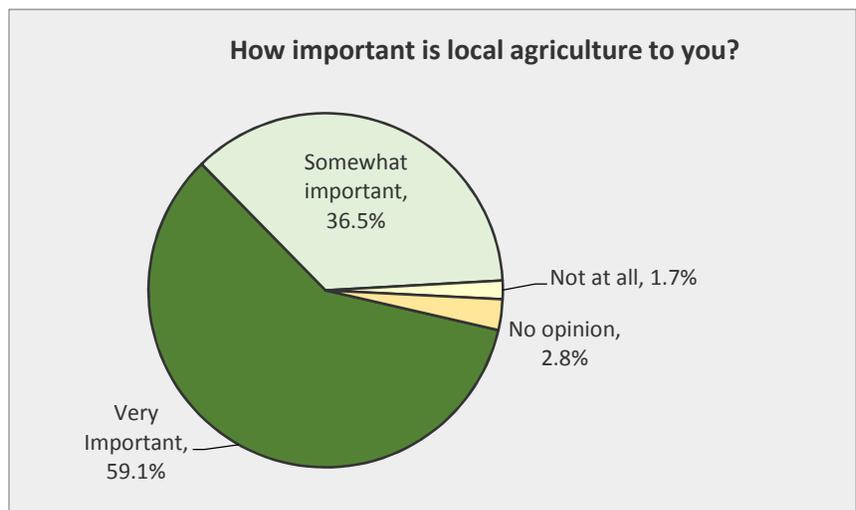
Residents taking the survey were asked to rate various types of development for the Town. The most popular response was a Town park with a picnic area and/or playground, which was favored by 86% of respondents. A farmers’ or artisans market was the second most popular choice, selected by 82%. Other popular activities included farming (78%), hiking and biking trails (72%), elder care (71%) and activities for youth (70%). The type of development that was most opposed was additional gas station or convenience store, which was opposed by 43% of respondents. A sizeable proportion of respondents did not have strong opinions on some types of development. Approximately one-third of

respondents did not have an opinion on whether to encourage a library, tourism-related businesses or day care centers. The following table summarizes the responses.

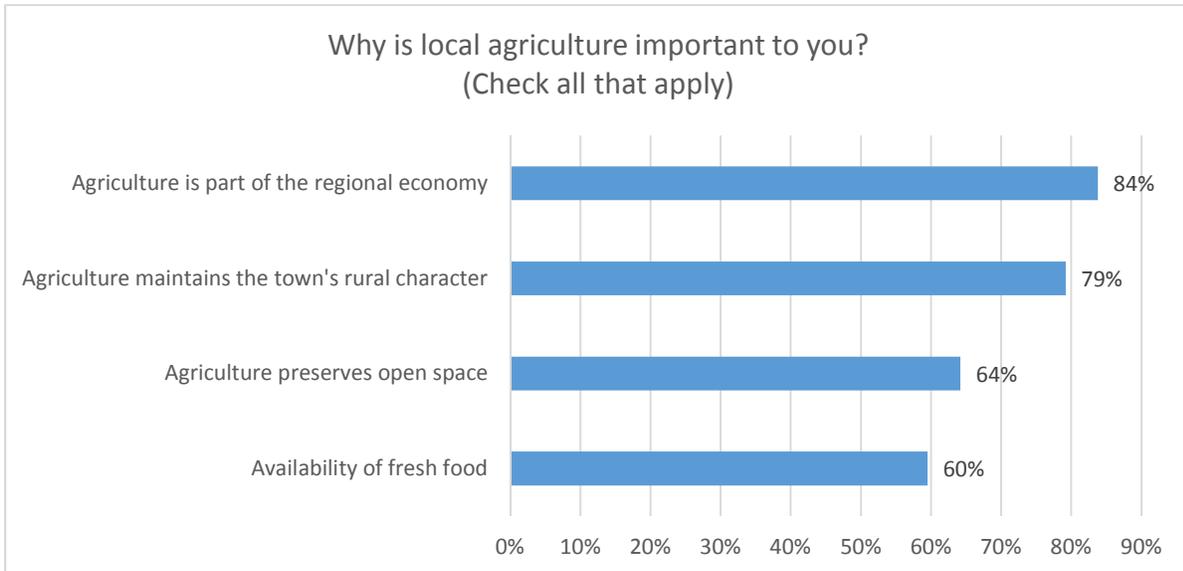
What type of development would you like to encourage in Byron? (ranked by percent in favor)			
Type of Development	Percent in Favor	Percent Opposed	No Opinion
Town park – picnic area/playground	86%	5%	9%
Farmers and/or artisans market	82%	6%	12%
Conventional farming	78%	3%	19%
Hiking & biking paths	72%	10%	18%
Elder care	71%	5%	23%
More activities for youth	70%	7%	23%
Town historical society/museum	68%	8%	24%
Home-based businesses	67%	8%	25%
“Green” energy businesses (weatherization, solar, wind, geothermal)	65%	16%	19%
Restaurants	64%	17%	20%
Day care	64%	4%	32%
Organic farming	63%	9%	28%
Professional offices (medical, legal, tech, etc.)	59%	19%	22%
Grocery/ retail stores	59%	26%	14%
Service businesses	55%	17%	27%
Snowmobile trails	55%	20%	25%
Light industrial/ manufacturing	55%	24%	22%
Outdoor athletic field(s)	54%	20%	26%
Off-highway vehicle (OHV) trail(s) - 4-wheeler, ATV, UTV, dirt bike	49%	32%	20%
Community Center	48%	23%	28%
Mixed Use (residential & business in one building)	46%	26%	27%
Additional gas station/ convenience store	40%	43%	16%
Library	37%	30%	33%
Tourism-related businesses (B&B, gift shops, etc.)	37%	31%	32%

Agriculture

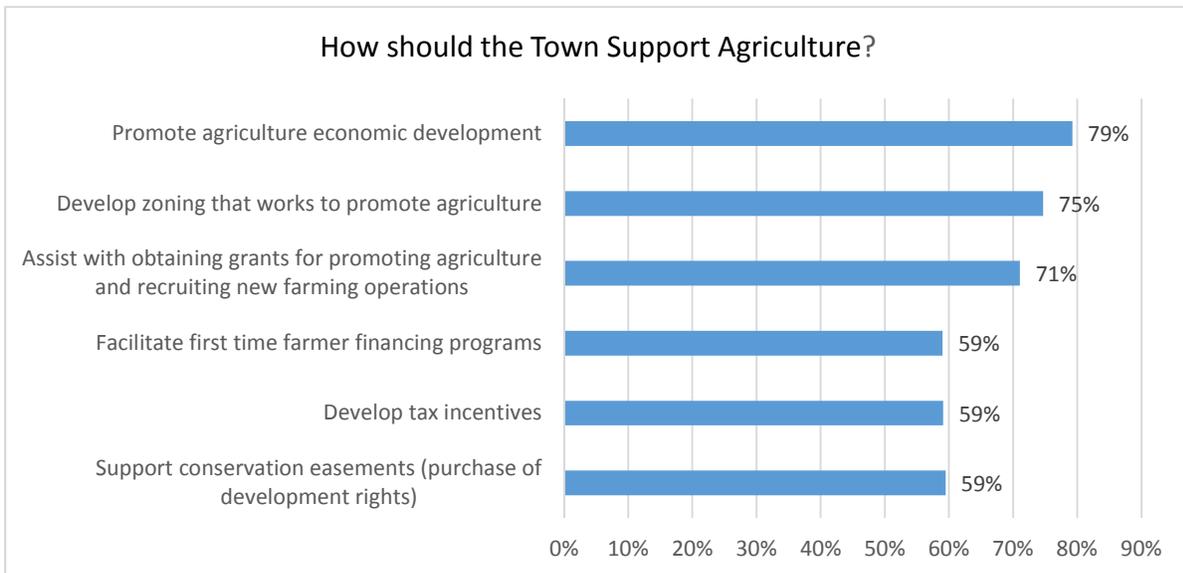
Residents support agriculture: over 95% responded that local agriculture is very or somewhat important, and only 2% did not feel agriculture is important (the remaining 3% had no opinion). Approximately two-thirds (65%) believe Town government should take an active role in supporting agriculture, compared to 18% who did not, and 16% who did not have an opinion.



Agriculture is important to local residents for a variety of reasons. The most common response was its importance to the local economy, cited by 84%. Rural character, preservation of open space and availability of fresh food were also important reasons.



Respondents were supportive of a range of methods of supporting agriculture. The most popular choices were agriculture economic development (79%), better zoning techniques (75%), and helping farmers obtain with grants (71%).



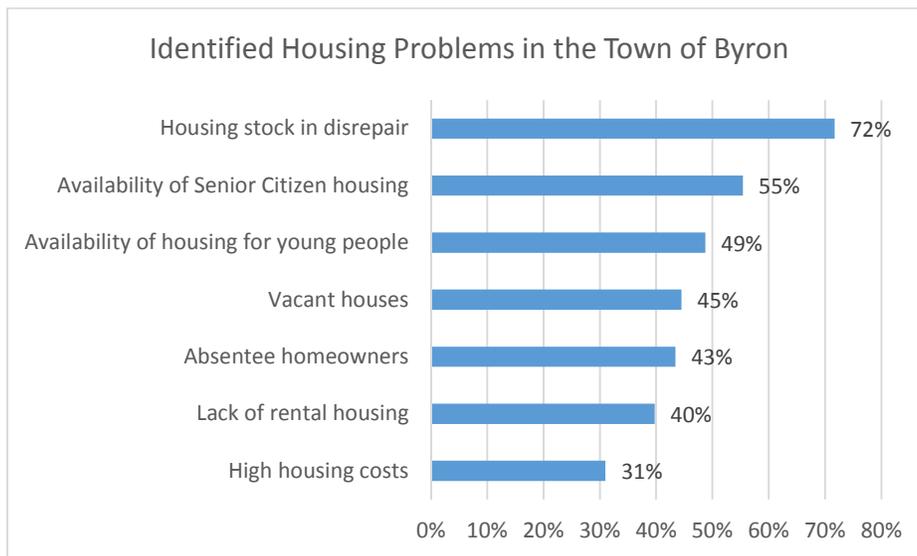
In the comments, respondents suggested improving infrastructure, and preparing a local Farmland Protection Plan.

Most respondents are not farmers: just under 13% of respondents are actively involved in farming in the Town of Byron. Of those who are farming, cash crops, and vegetable/grain farming are most common. Farm sizes ranged from a small hobby farm (1 acre) to large scale operations (3,500

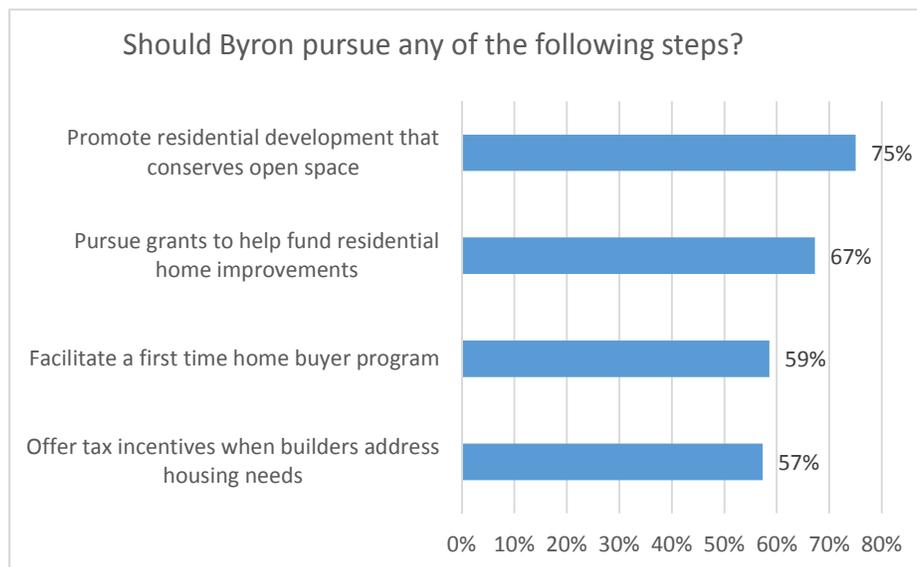
acres). Of those respondents who farm, 62% own at least a portion of their lands. A number of respondents have a mix of owned and leased lands. Just over 12% of respondents lease out lands for farming. The size of the leased lands range from 6 acres to 120 acres.

Housing

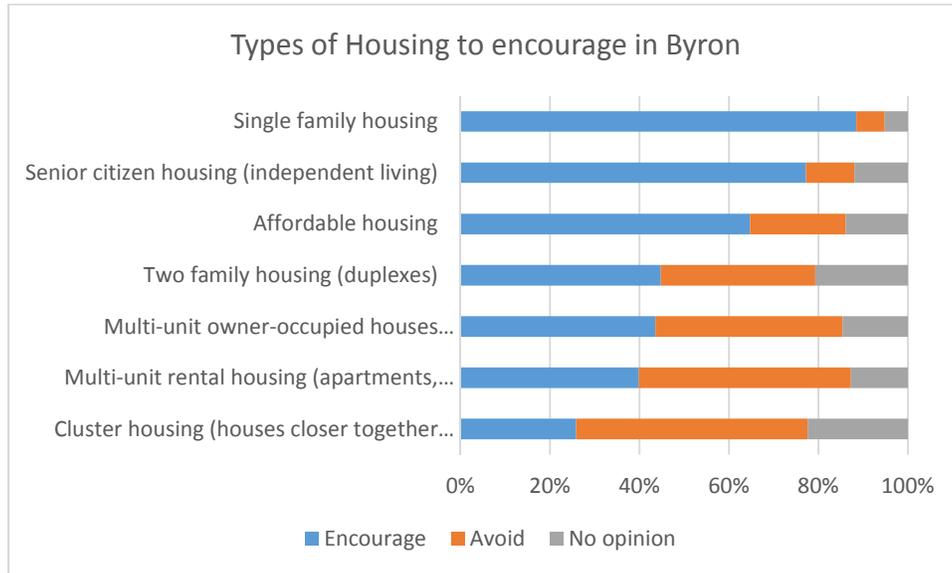
The survey included a number of questions regarding housing. In terms of identified problems, the main issue is the condition of the housing stock: 72% of respondents identified that as a problem in Byron, and nearly all the comments provided in this question related to the topic of housing conditions. Other than that issue, housing was not a huge concern. Senior citizen housing was identified as an issue by 55%, but other housing issues were not seen as problems by the majority of respondents.



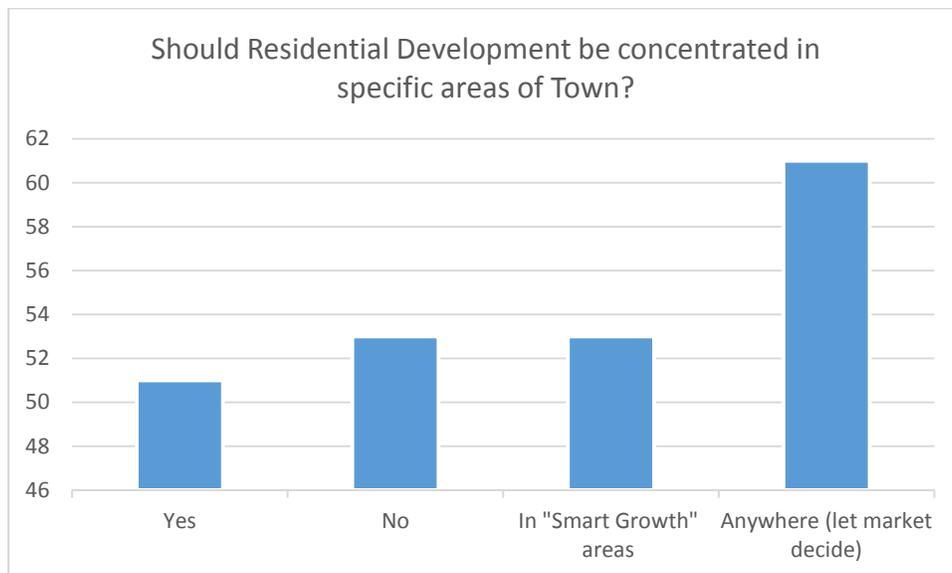
Residents generally supported the specific actions the town could pursue in support of improved housing. A majority supported each proposed action.



Respondents are most supportive of traditional, single family housing, with 89% of respondents indicated that the Town should encourage this type of housing. Independent housing for seniors was the second most popular, supported by 77%. Affordable housing is supported by 65%. The remaining housing types were less popular, with percentages ranging from a low of 26% (clustered housing) to 45% (duplexes).



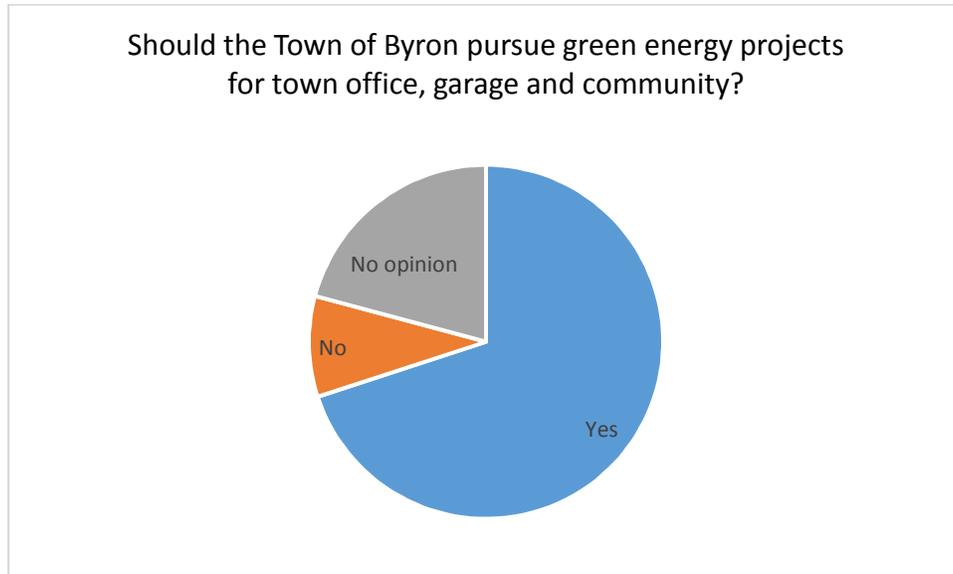
Residents are split in terms of where residential development should occur. Similar numbers of respondents were in favor and opposed concentrating development (51 vs. 53 responses).² The strongest response was to let the market decide, selected by 61 respondents. The comments received reinforced this ambivalence, with several supporting smart growth areas, while others supporting owners' rights. Generally, however, comments supported avoiding active farmlands.



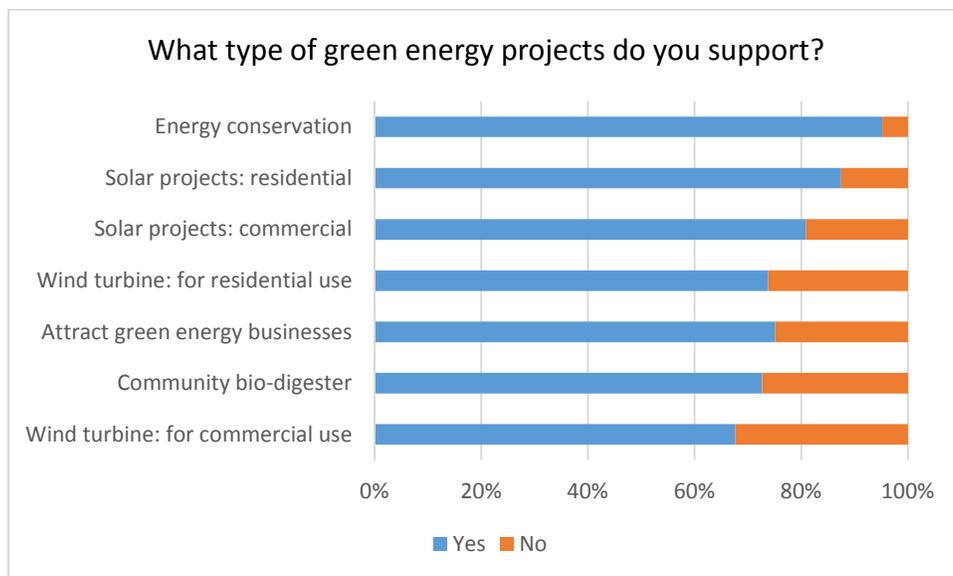
² Percentages not provided because respondents could choose more than one option

Energy

A majority of residents who filled out the survey support instituting green energy projects. Approximately 70% were in favor, while 21% were undecided. Only 9% were opposed to the idea.



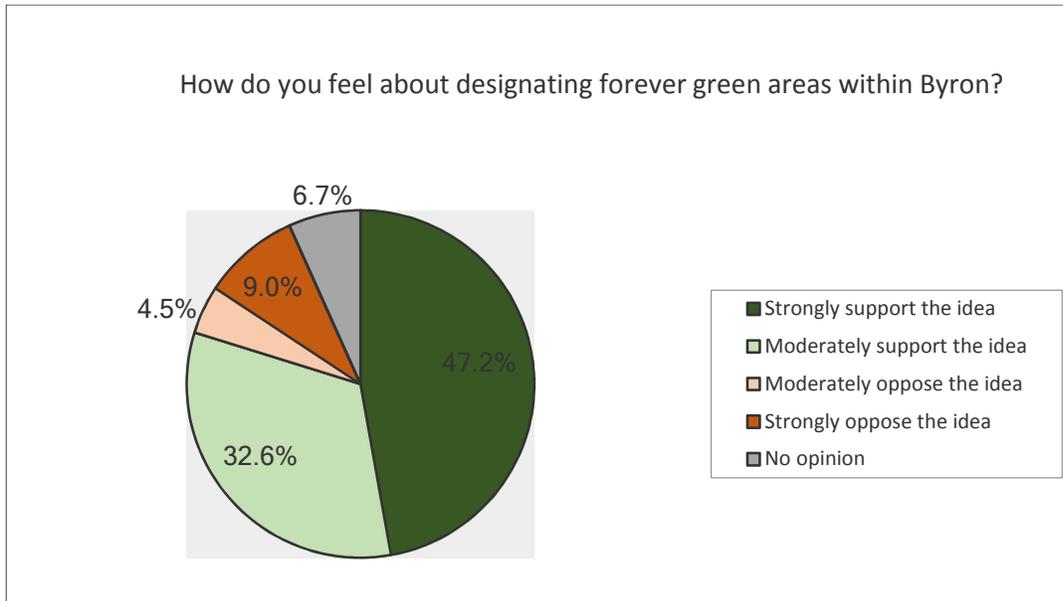
The most popular green energy option was conservation, supported by 95% of respondents. Solar projects – either residential (88%) or commercial (81%) were also popular. Residential wind was favored by 74%, and attracting green businesses was supported by 75%. Community bio-digesters³ were supported by 73%, while commercial wind was supported by 68%. Comments suggested that residents did not want to pursue these projects if they increased town costs, however.



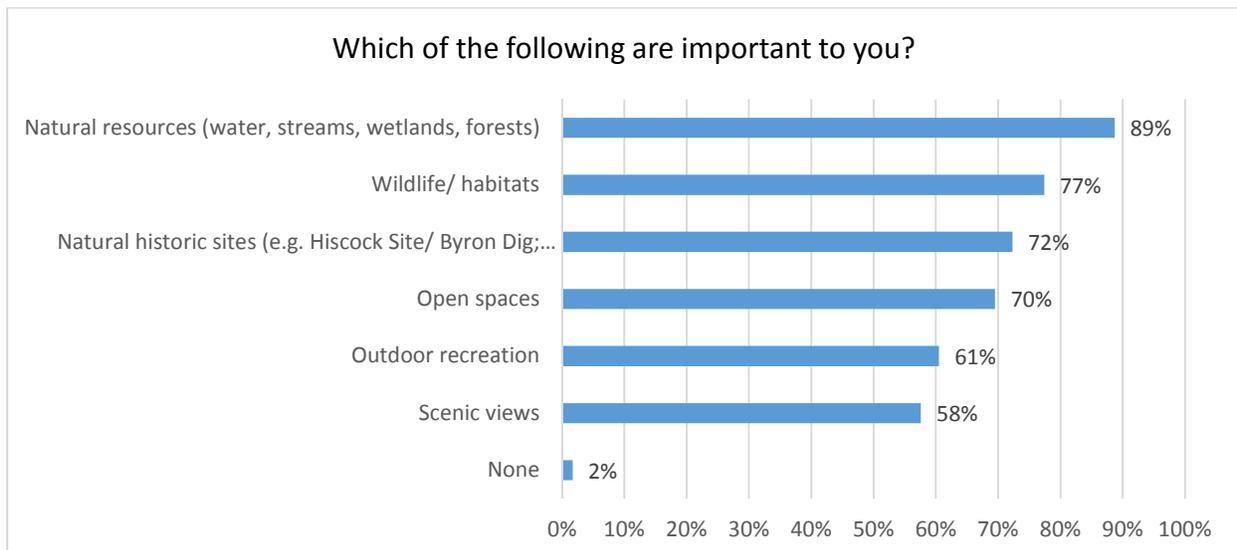
³ Bio-digesters produce energy from farm and food waste

Environment

Residents are supportive of “Forever Green” designations that preserve woodlands and open space in the Town. Nearly half (47%) strongly support the concept, while an additional third moderately support it, for a total of 80% in favor. A total of just under 14% either oppose the concept, while 7% are undecided.

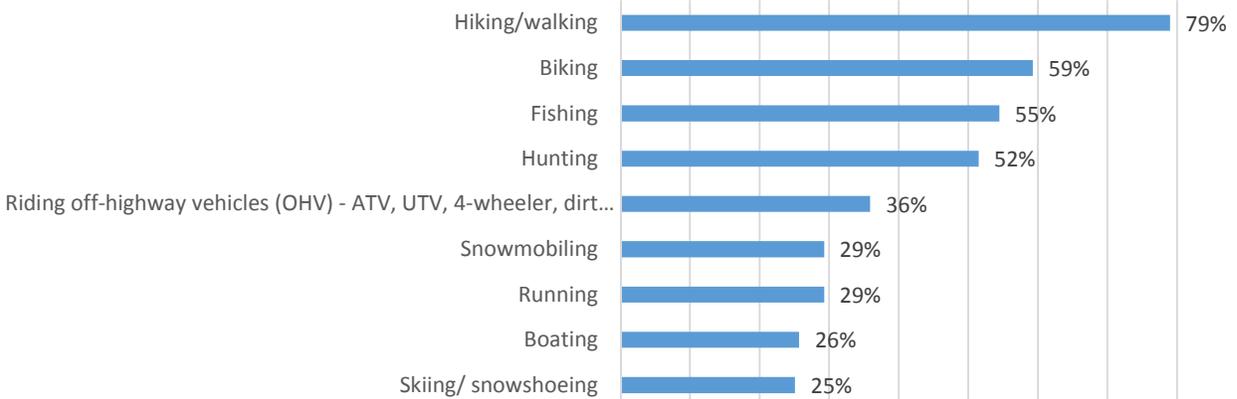


There is strong support for natural features: 70 to nearly 90% indicated that natural resources, wildlife habitats, natural sites and open spaces are important to them.



Additional items mentioned in the comments included Black Creek and Turtle Park’s pond, and improved public access to these features. In terms of outdoor recreation, there is strong support for walking and hiking (79%), biking (59%), fishing (55%) and hunting (52%). Other sports have support, but at lower percentages.

What outdoor recreational activities are important to you?

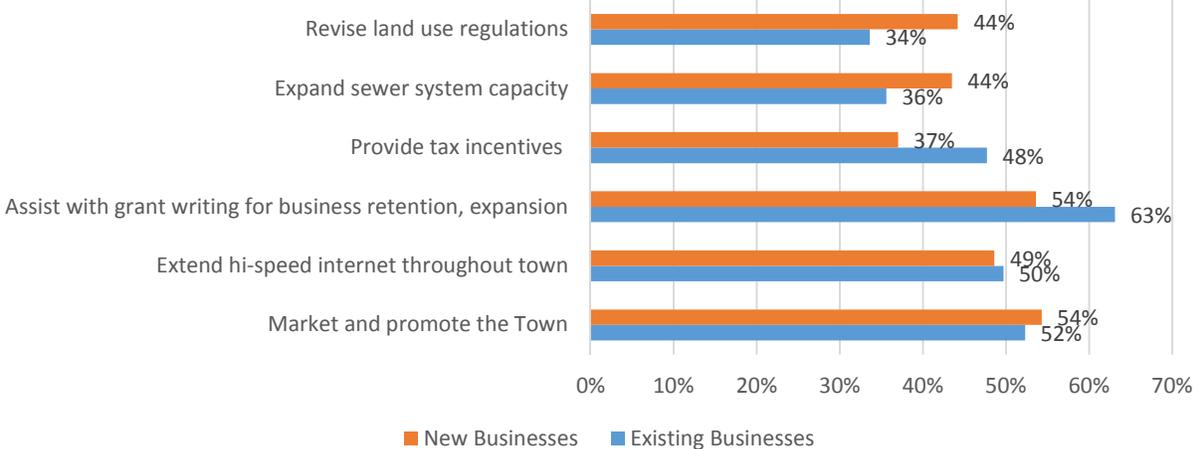


Economic Development

Over three-quarters of respondents (76%) supported the Town seeking grants and/or other outside funding to help improve the character of the hamlet areas. The same percentage supported grants for other types of projects. From the comments, it appears that addressing run-down properties, improving parks and trails, and water are priorities. Residents are also supportive of creating a positive business environment, 74% of respondents support the Town taking an active role in attracting new businesses to the community, and 88% favor supporting existing local businesses.

Survey takers were asked about a range of potential ways to support local businesses. The most popular strategy was assistance with grant writing in support of business expansion and/or retention, supported by 63% in support of existing local businesses, and 54% for potential new businesses. The following table shows responses for both new and existing businesses.

How should the Town support businesses?



Land Use Regulations

Residents are generally supportive of the Town using land use regulations to address issues in the Town. In particular, there is strong sentiment for addressing property upkeep. Nearly 80% support regulations to address the upkeep of vacant parcels and dilapidated buildings, and 76% support regulations addressing the upkeep of occupied buildings. Development standards designed to protect surrounding land values are supported by 75%, and property maintenance laws are supported by 71%. Together, these were the four highest responses, indicated strong backing for this issue.

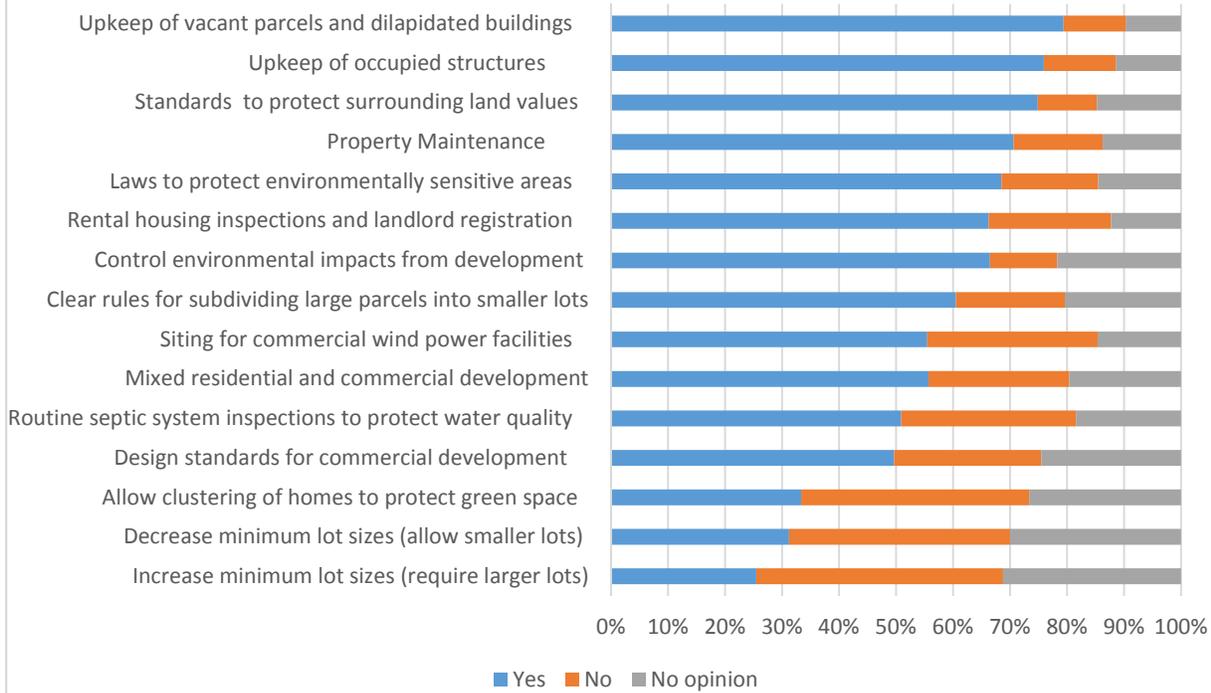
Regulations in support of environmental protection were the next most popular category: 68% of respondents favored laws to protect environmentally sensitive areas, and 66% support regulations that are designed to minimize environmental impacts from development.

Residents also support better controls over rental properties, with 66% supporting laws to register landlords, and/or inspect rental units. Clearer rules on subdividing properties into smaller lots were supported by 60% and 56% are in favor of allowing mixed use development, where residential and commercial uses could be combined. Approximately 55% of respondents support regulations to control commercial wind energy developments.

In the comments, several respondents indicated concern about regulations

Should land use regulations be developed or revised by the Town of Byron to address the following?			
	Yes	No	No opinion
Upkeep of vacant parcels and dilapidated buildings	79%	11%	10%
Upkeep of occupied structures	76%	13%	11%
Standards to protect surrounding land values	75%	10%	15%
Property Maintenance	71%	16%	14%
Laws to protect environmentally sensitive areas	68%	17%	15%
	Yes	No	No opinion
Control environmental impacts from development	66%	12%	22%
Rental housing inspections and landlord registration	66%	21%	12%
Clear rules for subdividing large parcels into smaller lots	60%	19%	20%
Mixed residential and commercial development	56%	25%	20%
Siting for commercial wind power facilities	55%	30%	15%
Routine septic system inspections to protect water quality	51%	31%	18%
Design standards for commercial development	50%	26%	25%
Allow clustering of homes to protect green space	33%	40%	27%
Decrease minimum lot sizes (allow smaller lots)	31%	39%	30%
Increase minimum lot sizes (require larger lots)	25%	43%	31%

Should land use regulations address the following:



The final questions on the survey provided an opportunity for residents to provide written comments. Residents were asked what was the most important issue facing the Town over the next 20 years. They were also asked for ways the Town could improve. There were over 200 combined responses to these two questions, many citing more than one answer. In general, the primary concerns of residents relate to property upkeep and improving conditions of the hamlets. There was strong concern about vacant properties, the four corners. There was also strong support for agriculture and farmland protection, along with preservation of rural character. At the same time, there was caution about rising taxes or the cost of living. There is support for extending water, and for encouraging new development in the Town in a manner that doesn't hurt its small town character.

APPENDIX B

OUTREACH

Framing

Byron's

Future

Comprehensive Plan

Public Input Meeting

Tuesday, January 17, 2017

South Byron Fire Hall

Doors Open: 6 pm

Presentation: 7 pm

The Comprehensive Plan Update will help guide future zoning and development decisions in Byron. What would you like to see for the future of Byron?

Come Help Plan for our Future

**PLEASE BRING FIVE PEOPLE WHO LIVE,
WORK, OR PLAY IN BYRON TO THIS
MEETING WITH YOU!**

George Squires, Comprehensive Plan Chairman

P.O. Box 13

Byron, NY 14422

Email: soilsquire@rochester.rr.com

FRAMING BYRON'S FUTURE

TOWN OF BYRON

COMPREHENSIVE PLAN UPDATE

PUBLIC INFORMATION MEETING

January 17, 2017

AGENDA

I. OPEN HOUSE

- Sign-In Table / Handouts
- Maps
- Activity Areas

II. PRESENTATION

- Welcome/ Introductions
- Comprehensive Plan
 - ✓ What is a Comprehensive Plan?
 - ✓ What does it include?
 - ✓ What is its purpose?
- Goals for this meeting

III. PUBLIC INPUT (Comments from the Floor)

IV. NEXT STEPS/ CLOSING REMARKS

- Community Values Survey
- How to keep in touch
- Thank You!!

If you think of additional ideas later, please send your comments to:

Town of Byron Comprehensive Plan Update
George Squires, Comprehensive Plan Chairman
P.O. Box 13
Byron, NY 14422
Email: soilsquire@rochester.rr.com

Thank you for your input!

WELCOME

Thank you for taking the time to attend this meeting and participate in the project.

The Comprehensive Plan is a document that guides and controls future growth and development in the community. It looks at the Town's existing conditions and past trends, and sets forth a vision for the future, along with strategies for how to improve conditions in the Town.

Benefits of a New Plan: Under New York State law, the Comprehensive Plan is the primary basis for the Town's zoning. The Plan will also help the Town identify important projects, obtain grant funding, and coordinate with the County, the region and the State. The Plan will identify strategies to support and enhance the positive aspects of the Town, and develop approaches to address issues or problems.

Tonight's Meeting: Our goal is to get a good idea about what you want for the Town of Byron. We will provide a brief overview of the Comprehensive Plan process and the steps the Town is taking to prepare this update. We will then open the floor to comments.

YOUR Input: One of the most important steps in updating the Comprehensive Plan is listening to the public. Please let us know what you think about the Town of Byron, and ideas you have about improving the community's future.

- *What are the important issues that Byron faces?*
- *What is it about Byron that you value the most? What should we seek to preserve?*
- *What are your greatest concerns? What do we need to address?*
- *What are your priorities? What should the Town's priorities be?*
- *Do you have any ideas on actions or projects the Town should take to improve the community?*

FUTURE STEPS: Over the course of 2017, there will be additional opportunities to participate. Please watch the Town's website for information about the Plan and its progress. We will also hold a second public input meeting later in the year to get your opinions on the initial recommendations.

COMMUNITY VALUES SURVEY:

The Town will be conducting a survey to get your input on issues. We encourage you to fill out the survey on-line. It will also be available on paper. Please watch the Town website for more information.

www.byronny.com

TOWN OF BYRON COMPREHENSIVE PLAN UPDATE

Public Information Meeting #1: January 17, 2017

The first public meeting for the Town of Byron Comprehensive Plan Update was held on Tuesday, January 17, 2017 in the South Byron Volunteer Fire Company Hall. The meeting was held to obtain public input on the Town's Comprehensive Plan Update. The meeting followed the following format:

1. Open House (6 – 7 PM)

Members of the public signed in and were greeted by members of the community-comprised Comprehensive Plan Update Steering Committee. A “Where You Live Map” was on display and members of the public placed a sticky dot on the map to identify their address. Various maps were on display for viewing. These maps included: Transportation, Waterways, Floodplains and Wetlands, Watersheds, Topography, Prime Soils, and Cropland. Demographic information was displayed, along with interactive photograph boards that allowed attendees to place a sticky note with their written comments on them on categorized photographs that represented those places/spaces in Byron that they are “most interested in planning for.” Informal conversations were held between members of the public and the project consultants, each other, and Steering Committee members.

2. Introductions and Overview (7 – 7:10 PM)

Welcome and introductions were provided by Supervisor Yasses and George Squires, Chairman of the Comprehensive Planning Steering Committee. Ellen Parker provided an overview of Comprehensive Plans, explaining why they are important, the process for updating them, and the status of the current plan. Then she raised some of the chief issues concerning the Town and encouraged attendees to provide comments, questions, and concerns.

3. Public Input (7:10 – 9 PM)

Floor was opened for public input. The following comments and questions were received from the public utilizing a facilitated question and answer format:

Best Things about Byron

- Great people!
- Sense of community – although, need to figure out how to re-capture and enhance this to some degree.
- Parks – people really enjoy the public parks.
- High quality of life! – low crime, open space/beauty, no traffic, affordability, lower taxes than neighboring communities.
- Public interested in planning/comprehensive plan update – bring some of the tax money back to Byron, grant money will be awarded to someone – why not us?

- South Woods Campground is a Major Attraction for RVs – how can we create events and places for visitors to the campground to visit/attend?

Areas to Improve Byron

- County highway gutters in the hamlet area.
- Existing housing stock does not entice new people to move to Byron.
- Lack of public utilities discourage development.
- Restrictive zoning prevents economic development (e.g. new businesses).
- Would prefer to focus on hamlet revitalization and investment.
- Sense of place/image/beautification – enhance property maintenance laws, there is character in the building stock, but in some instances the quality of upkeep is low.
- Youth programs, places, and spaces are lacking.

On Growth

- Moderate growth – want to achieve a “Goldilocks” balance of “just right” between growth/new businesses and the way things are.
- Growth is needed because population in Byron is aging and someone has to pay the taxes needed to maintain services.
- In light of the aging population, focus should be made on adjusting/providing services to seniors. See assisted living community constructed by Mr. Johnson.
- Difficult to attract industry due to infrastructure capacity limitations.
- What is the timeline for potential high speed rail passing through Byron?
- Need to market Byron’s qualities (people, space, cost of living, location/proximity), but not sure how to market it.
- Infrastructure capacity could be increased....at a cost to taxpayers – are there other ways to pay for it?
- Do the designated Smart Growth Areas help or hurt Byron in terms of attracting new residential and commercial development/re-investment?
- Due to the difficulty of acquiring home loans is there an opportunity to provide rental properties to people looking to rent?

4. Next Steps and Closing Remarks (9 – 9:10 PM)

Ellen Parker informed attendees that there will be an online survey, and encouraged them to complete it. Also, she encouraged them to reach out to their neighbors to get them involved in the Comprehensive Plan Update process, and thanked everyone in attendance for their participation. Following the meeting, informal conversations continued the discussion among the members of the public, the project consultants, and Steering Committee members.

5. Sticky Note Comments from the Photograph Boards

Category/Photo

4 Corners

- Curbs and curb appeal;
- Improve 4 Corners;
- Mow lawn;
- Trim weeds and maybe paint;
- Downtown is run down and appears to be depressed community;
- Clean up 4 corners (+1 yes); and
- Improvements to 4 corners (streetscape) (+1 ditto).

Bergen Swamp

- Community project – fix/beautify the entrance to the trail.

Highways/Infrastructure

- None.

List Other Ideas:

- Attract a Dollar General to the Town;
- Implement good community areas and open access for walking and biking;
- Trails;
- Take a little more pride in our houses;
- Old Superette – what’s up?;
- Pro – wind/solar energy;
- Solar – yes, personal wind power – yes, large (400’ tall) wind farms – no (+1 ditto);

- More community involvement in Town governance, community groups as park committee, heritage day, etc.; and
- Quality holiday decorations (+1 ditto);

Mill Pond:

- None.

Open Space/Agricultural:

- Agricultural space is important and impressive; and
- Keep agricultural focus; no shopping malls, small business is good.

Parks:

- None.

Rehabs:

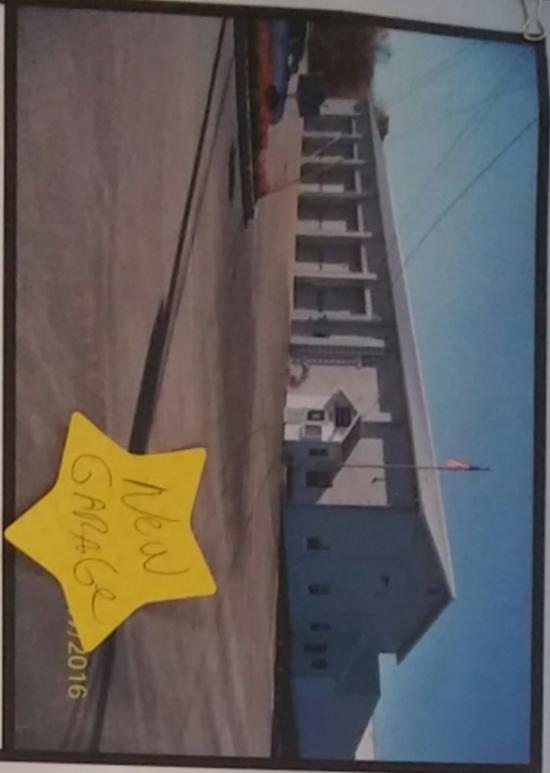
- No blue tarps; and
- How many houses are like this (abandoned/vacant/demolition by neglect)? (+1 ditto).

South Byron:

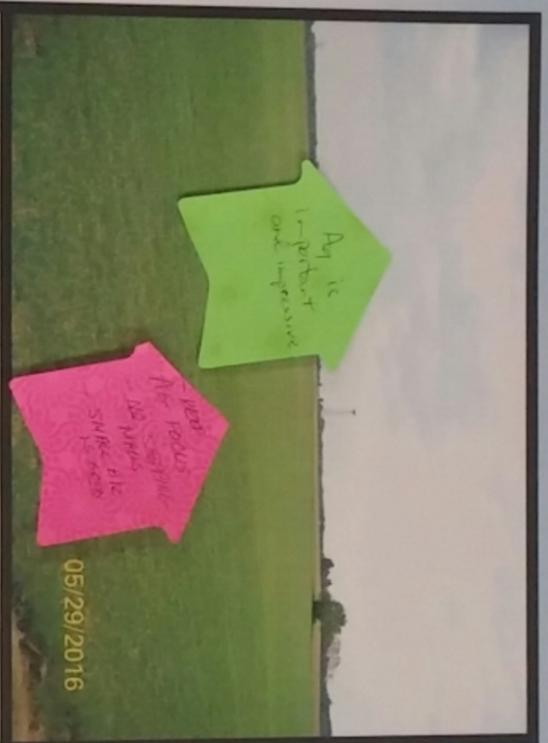
- Downtown South Byron appears depressed;
- Curbs and curb appeal;
- Roger's property (old Van Buren's lot), small park bench, place to walk;
- Zoning and property maintenance; and
- Used car lot? What's up with that?

Town:

- New garage.



TOWN

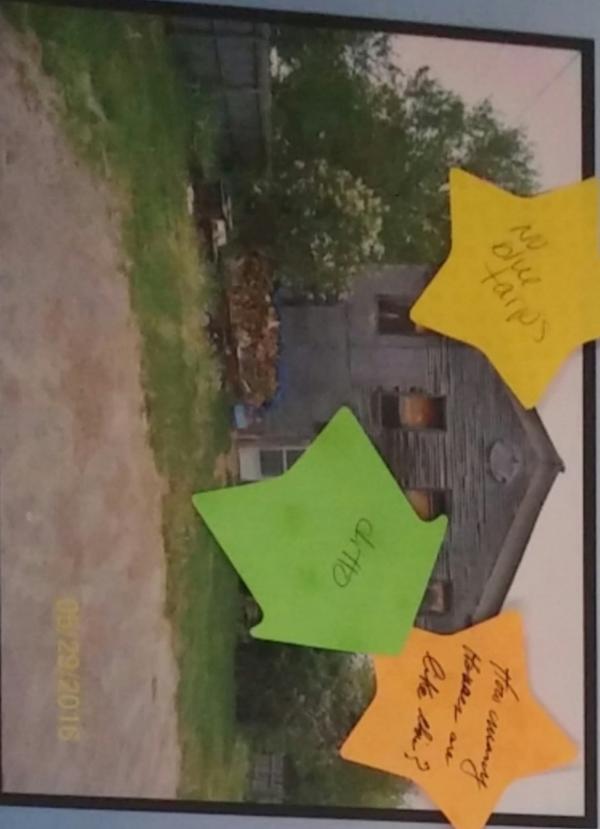


OPEN SPACE/AG

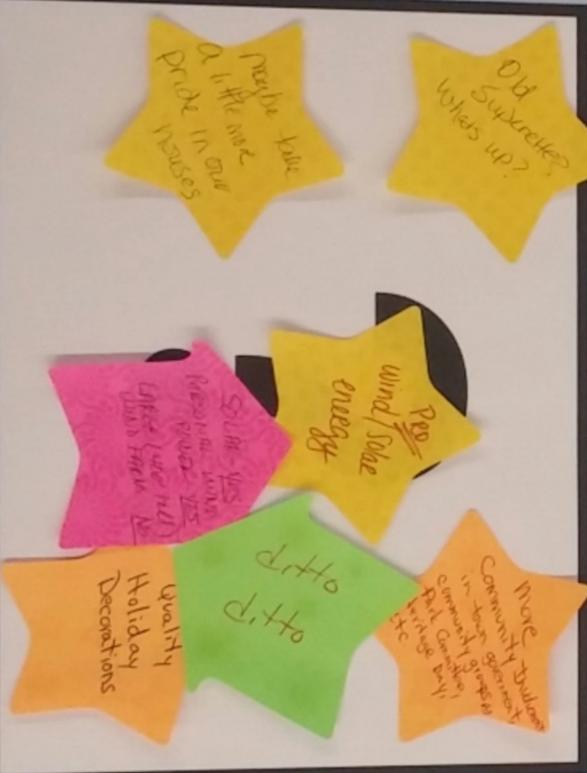


PARKS

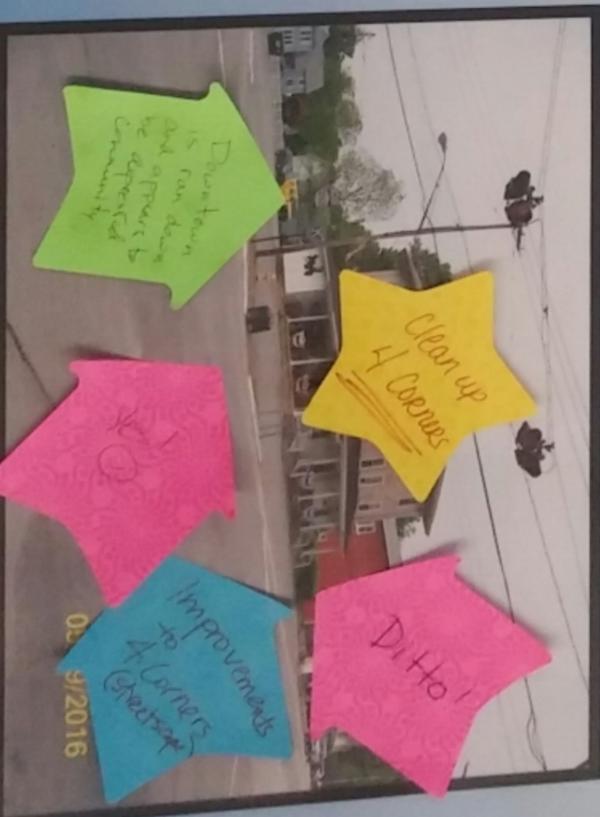
What are the places and spaces in Byron that you are most interested in planning for?



REHABS



LIST OTHER IDEAS



4 CORNERS

FRAMING BYRON'S FUTURE

TOWN OF BYRON

COMPREHENSIVE PLAN UPDATE

The Comprehensive Plan is a document that guides and controls future growth and development in the community. It looks at the Town's existing conditions and past trends, and sets forth a vision for the future, along with strategies for how to improve conditions in the Town.

Benefits of a New Plan: Under New York State law, the Comprehensive Plan is the primary basis for the Town's zoning. The Plan will also help the Town identify important projects, obtain grant funding, and coordinate with the County, the region and the State. The Plan will identify strategies to support and enhance the positive aspects of the Town, and develop approaches to address issues or problems.

Prior Input: We are reaching the end of this process. The first public meeting was held in 2017, and the Town had a survey with nearly 200 responses. The Committee tasked with developing the plan has met on a monthly basis to work on the plan, incorporating input from the public.

Tonight's Meeting: Our goal is to get your feedback on our ideas for the Town of Byron. We will provide a brief overview of the Comprehensive Plan process. The majority of the meeting will be a discussion of the Plan, with the opportunity for public input.

YOUR Input is important: One of the most important steps in updating the Comprehensive Plan is getting feedback from the public. Please let us know what you think about the Town of Byron, and the recommendations for improving the community's future. If you think of additional ideas later, please send your comments to:

Town of Byron Comprehensive Plan Update
George Squires, Comprehensive Plan Chairman
P.O. Box 13
Byron, NY 14422
Email: soilsquire@rochester.rr.com

FUTURE STEPS: After tonight, the Committee will finalize the Plan. There will be a final Public Hearing as part of the adoption process for the Plan.

Thank you for your input!

FRAMING BYRON'S FUTURE

TOWN OF BYRON

COMPREHENSIVE PLAN UPDATE

PUBLIC INFORMATION MEETING

May 24, 2018

- I. OPEN HOUSE
- II. PRESENTATION & PUBLIC INPUT
- III. NEXT STEPS/ CLOSING REMARKS

WELCOME

Thank you for taking the time to attend this meeting and participate in the project. The Committee working on this Plan incorporated input from the first public meeting and the town-wide Survey to develop goals for the Town. The following are the proposed goals for the Town of Byron:

Proposed Goals:

1. Preserve the agricultural base – land and farm operations.
2. Maintain the “rural character”
3. Explore opportunities to address needs of an aging population.
4. Explore opportunities to maintain and add youth activities.
5. Encourage green energy projects.
6. Continue to extend public water and sewer.
7. Consider adoption of policies or procedures regarding management of the Town's (capital) assets.

Town of Byron

Comprehensive Plan Update

Public Information Meeting
May 24, 2018



What is the Comprehensive Plan?

An organized set of materials and information that identifies goals, objectives, principles, guidelines and policies for the immediate and long-term protection, enhancement, growth and development of a community.

- ~ Town Law 272-1
- ~ Village Law 7-722



Benefits of a Comprehensive Plan

- Establish a community vision
- Gain a better understanding of assets, issues
- Protect important assets
- Develop a strategy for enhancing the community
- Increase local control (*State agencies must 'consider'*)
- Improve access to grants, technical assistance



Why Keep your Plan Up-to-Date?

Circumstances change!

- Relevance – addressing important current issues
- Influence – demonstrates community support
- Effectiveness – coordinate with regional planning
 - ~ *New York State Smart Growth legislation*
 - ~ *Genesee County Smart Growth and Ag & Farmland Protection Plans*
 - ~ *REDC's and Consolidated Funding Application (CFA)*



What is in the Plan?

- Background / Inventory of Existing Conditions
- Vision & Goals
- Recommendations
- Process & Implementation
- Mapping
- SEQR



Findings



Demographics

- The Town of Bryon has a relatively stable population base (+/- 2,300)
- The Town's population increased by 1% over the past 20 years, compared to Bergen's 12% increase
- Number of housing units increased by over 15%
- This is largely due to shrinking family size and more one-person households



Demographics

- The population has been aging: Median age is now 41.5 years
- 26% of residents are 55 and over
- The population is educated: 94% have a High School degree, and 21% have at least a bachelor's degree (compared to for the County)
- Income levels are strong and poverty rates are low



Physical Features

- The Town is largely rural
- Approximately 73% of the land is in agricultural use (farms, fields, woodlots, barns, associated uses)
- Residential uses are scattered throughout the Town, with concentrations in the hamlets
- Conservation uses include the Bergen Swamp, Town parks and lands protected by the Nature Conservancy



Natural Resources

Assets include:

- Black Creek and other streams
- A groundwater aquifer
- Several springs, including Sulphur springs
- Wetlands (State & federal)
- Floodplains
- Bergen Swamp



Agriculture

- Excellent Soils:
- Nearly 12,500 acres of Prime Farmland
- An additional 5,000 acres “Prime when Drained”
- 56% of the Town is cultivated cropland
- Variety of Crops
- 86% of the Town is in an Ag District (nearly 800 tax parcels)



Land Use

- Agriculture is the predominate land use (74%)
- Residential uses make up 7%
- Conservation land is 5.4%
- Commercial, industrial, government and transportation uses represent less than 1% each



Zoning

- Agricultural (400 acres) – intended for agricultural uses only
- Agricultural Residential (17,331 acres) – largest area; primarily agricultural but residential also allowed
- Residential (894 acres) – largely in or near the hamlets
- Commercial: Neighborhood (small scale, convenience uses) and General (larger uses)
- Industrial (170 acres) – not currently in industrial use
- Land Conservation (1,509 acres)



Utilities

- There are currently 6 water districts
- Two additional water districts are proposed
- Most residents are on private septic systems
- Sewer districts in the hamlets handle collective holding tanks



Public Input



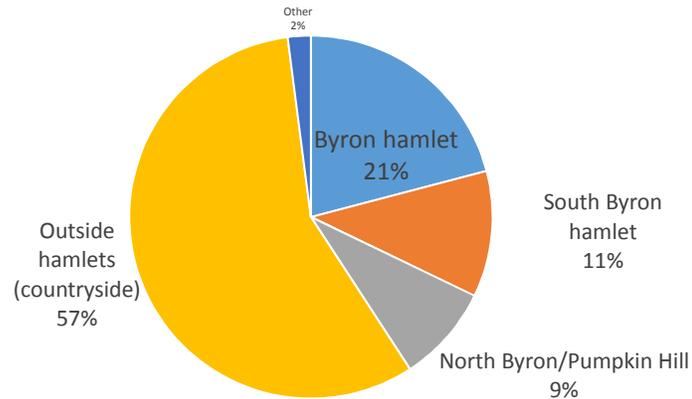
Public Meetings

- January 2017 and Tonight

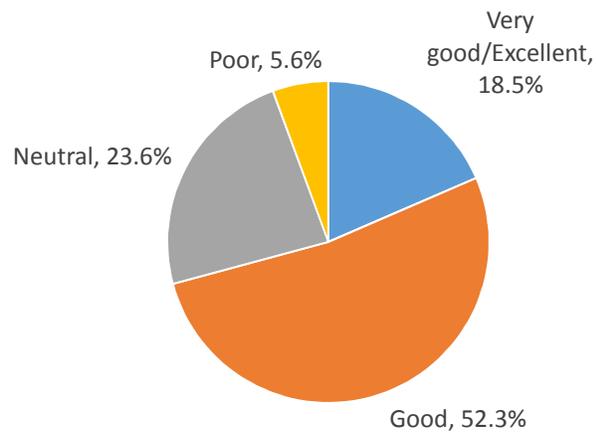


Public Survey

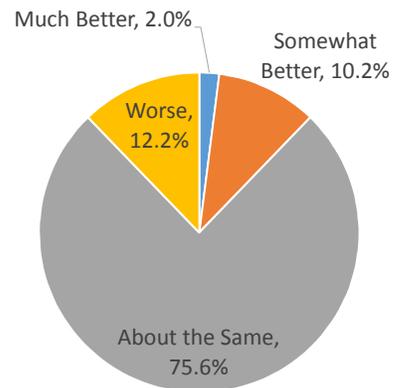
- Responses from nearly 200 residents (22% of households)



Over 70% approve of Byron's Quality of Life



And think Byron is a good place to live



Byron as a place to live, compared with 5 years ago



Rural Character is #1

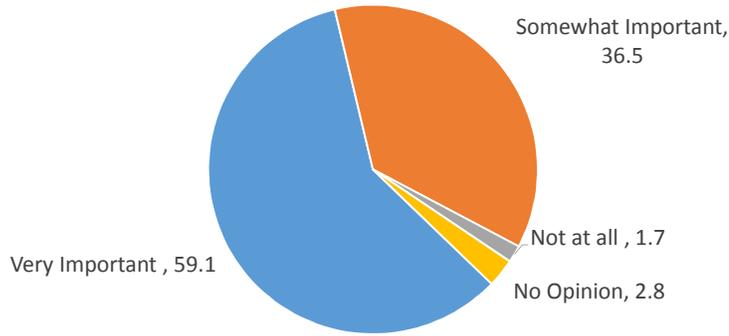
Why Residents live in Byron:

- Rural Character is the #1 Answer (82%)
- Other factors:
 - Convenience (to Rochester/ Batavia)
 - Housing Costs
 - School District
 - Natural Environment



Agriculture is a Priority

How Important is Agriculture?

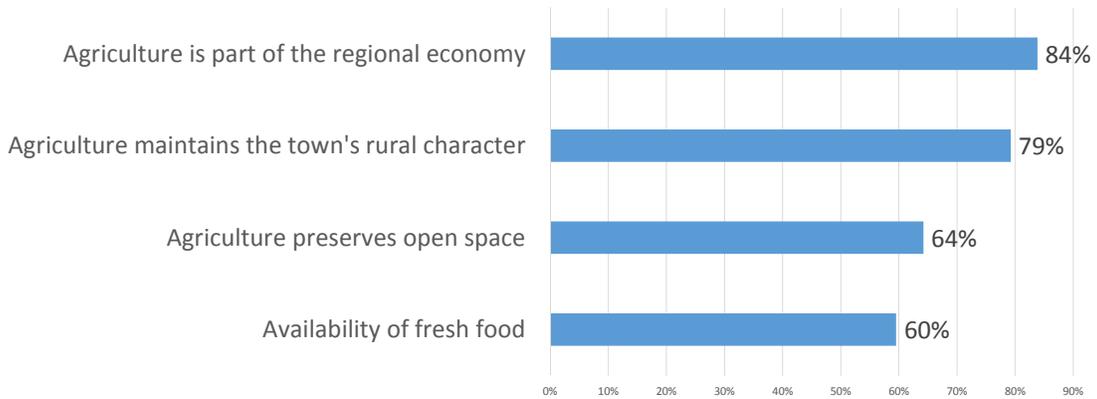


65% of Residents believe the Town should take an active role in supporting agriculture



For a Number of Reasons

Why is local agriculture important to you?

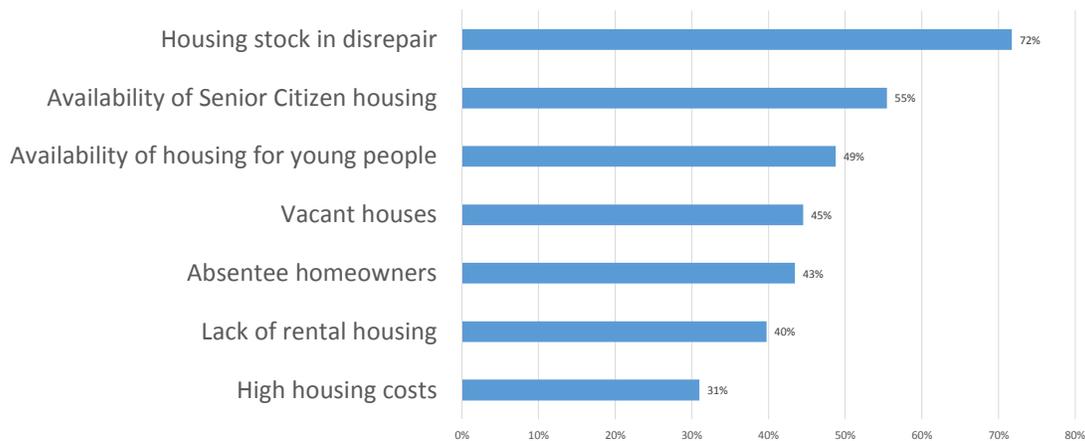


Residents Support Policies to Help Agriculture

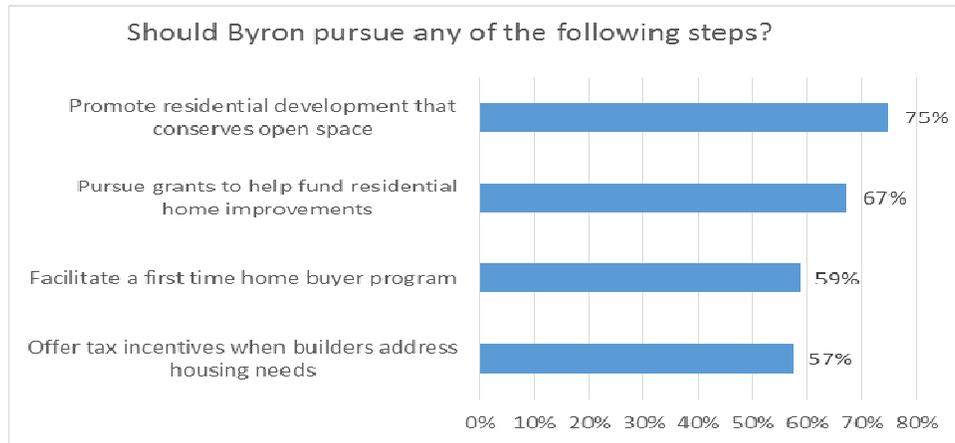
- Agriculture Economic Development (79%)
- Zoning Changes (75%)
- Grants (71%)
- Financing for first time farmers (59%)
- Tax Incentives (59%)
- Conservation Easements (purchase development rights) 59%
- Even though most respondents were not farmers



Identified Housing Problems



Possible approaches



Types of Development that are Supported:

HOUSING

- Single family housing – 89%
- Independent Living for Seniors – 77%

OTHER

- Town Park – 86%
- Farmers/artisans market – 82%
- Farming – 78%
- Hiking & Biking paths – 72%
- Elder Care – 71%
- Activities for Youth – 70%

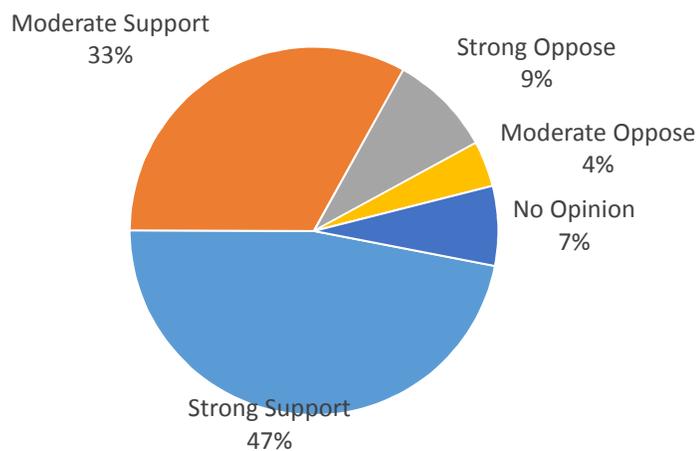


Support for Green Energy

- Energy Conservation – 95%
- Residential Solar – 88%
- Commercial Solar – 81%
- Residential Wind – 74%
- Community Bio-digesters - 73%
- Green Businesses – 73%
- Commercial Wind – 68%



Support for “Forever Green”



Support for Natural Resources

- Natural resources – 89%
- Scenic Views – 77%
- Open Spaces – 72%
- Wildlife/ Habitats – 70%
- Outdoor Recreation – 61%
- Natural Historic Sites (e.g. Hiscock Site, Bergen Swamp) – 58%

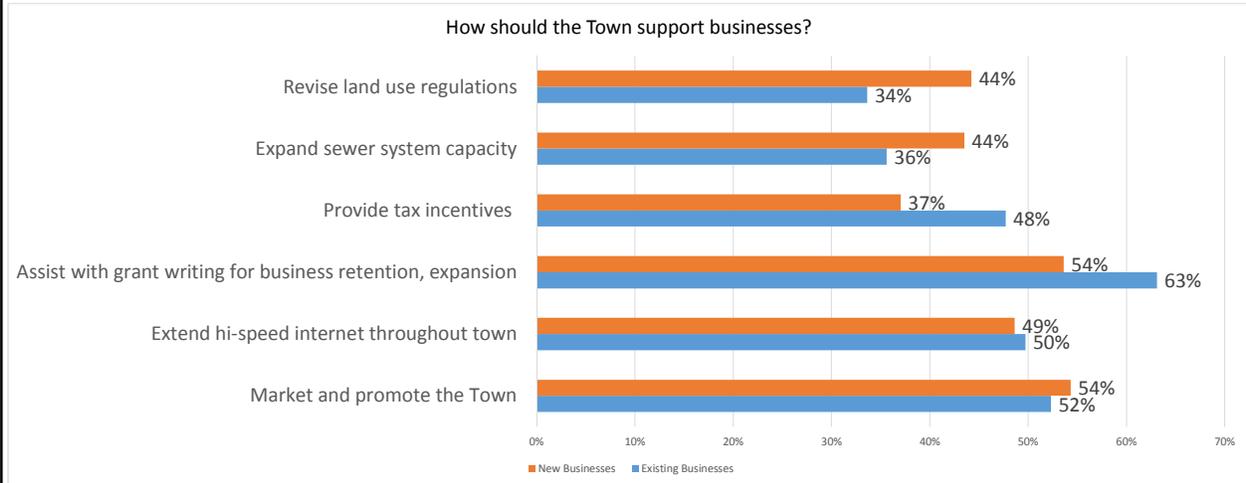


Support for Outdoor Recreation

- Walking and hiking (79%)
- Biking (59%)
- Fishing (55%)
- Hunting (52%).
- Other sports (ATVs, snowmobiling, boating, running, skiing) have support, but at lower percentages.



Mixed responses on economic development:



Possible Town Land Use Laws:

- Upkeep vacant parcels and dilapidated buildings: 79%
- Upkeep of occupied structures – 76%
- Standards to protect land values – 75%
- Property maintenance laws – 71%
- Laws to protect environmentally sensitive areas – 68%
- Laws to regulate rental housing – 66%
- Clear rules for subdividing properties – 60%
- Mixed residential and commercial development – 56%



Additional Comments

Over 200 written comments on range of issues. Common concerns:

- Property Upkeep
- Improving conditions of the hamlets.
- Agriculture and farmland protection
- Preservation of rural character.
- Concern about rising taxes or the cost of living.
- Support for extending water
- Support for new development in the Town if done right (protect small town character.)



Goals



Goals

- Preserve agricultural base – land and farm operations
- Rural Character – maintaining it remains the most crucial factor
- Explore opportunities to address needs of an aging population
- Explore opportunities to maintain and add youth activities
- Encourage green energy projects
- Continue to extend public water and sewer
- Adopt policies or procedures regarding management of the Town's capital assets



Vision Statement

The Town of Byron should seek to preserve its **rural nature** and **agricultural** base. There is room and a need for limited residential, industrial, and commercial development, but the current **character** of the community is what has attracted and what keeps the residents of the Town here - the character should not be radically altered. Any new development must take place in a very planned, measured, and directed manner.



Priority Recommendations



Agriculture

- Right-to-Farm Law
- Extend Public Water for agricultural uses (dairy, produce)
- Extend high-speed internet
- Review zoning & subdivision regulations



Rural Character

- Use Smart Growth strategies
- Review Town Zoning (districts and regulations)
- Enforce existing laws
- Address property maintenance/Code violation reporting
- Support adaptive reuse in hamlets
- Maintain the parks & trail



Aging Population

- Transportation Services
- Housing Needs
- In-home support services
- Nutrition services (meal centers & home delivery)
- Strategic partnerships to improve services, increase efficiencies



Youth

- Continue to fund youth activity initiatives
- Continue to support facilities (parks, trail)



Green Energy

- Make sure zoning is “green energy ready” (remove impediments)



Public Water & Sewer

- Add water districts as requested (if feasible)
- Consider options to improve the Town’s sewer system



Management of Town's Capital Assets

- Consider an Asset Management program
- Look for opportunities for Shared Services



Questions and Comments?

