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Preface

Acknowledgments

This Future Land Use Strategy was developed in collaboration with a number of organizations and individuals who generously contributed their time and knowledge. The Town of Randolph would like to specifically thank the following entities for their contributions:

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Acronyms

The following are acronyms that are frequently used in community planning narratives as well as in this document:

FLU	Future Land Use
GIS	Geographic Information System
NGDA	National Geospatial Data Asset
NYS	New York State
NYS DOT	NYS Department of Transportation
NYSERDA	NYS Energy Research & Development Authority
NYS GPO	NYS GIS Program Office
NYS OPRHP	NYS Office of Parks, Recreation, and Historic Preservation
US	United States
USDA	US Department of Agriculture
USGS	US Geological Survey

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Introduction

Purpose

This Future Land Use (FLU) Strategy is intended to support the Town of Randolph in guiding development in the direction of the community’s future vision. While the Town already has a Comprehensive Plan that defines the community’s vision and goals, the Town recognized the need for a succinct strategy for achieving the community’s ideal development patterns. This FLU Strategy provides an analysis of existing land uses, presents a map of proposed future land use, describes the desired character for each land use area, and outlines recommended action items that will help the Town achieve their future development vision. To achieve this vision, it is essential that future investments align with this document’s land use and development recommendations.

This FLU Strategy serves as a supplement to the Town’s existing Comprehensive Long Range Community Plan and should be considered an update to and extension of the Plan’s vision and goals. This FLU Strategy, like the Comprehensive Plan, is a living document that should be continually referenced when future land use decisions are considered. As community conditions, trends, and values change over time, this document should be reviewed and updated accordingly.

Previous Planning Efforts

The Town of Randolph’s existing Comprehensive Long Range Community Plan was adopted by the Town Board in October 2016, and now has three Addenda:

1. Creating a Livable Randolph Through Complete Streets,
2. Creating a Livable Randolph Policy Guide, and
3. Tourism Assessment, Evaluation and Recommendations.



The 2016 Comprehensive Long Range Community Plan identifies a wide variety of goals for the Town of Randolph. Key themes throughout the Plan include, but are not limited to:

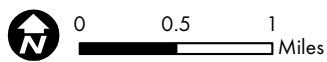
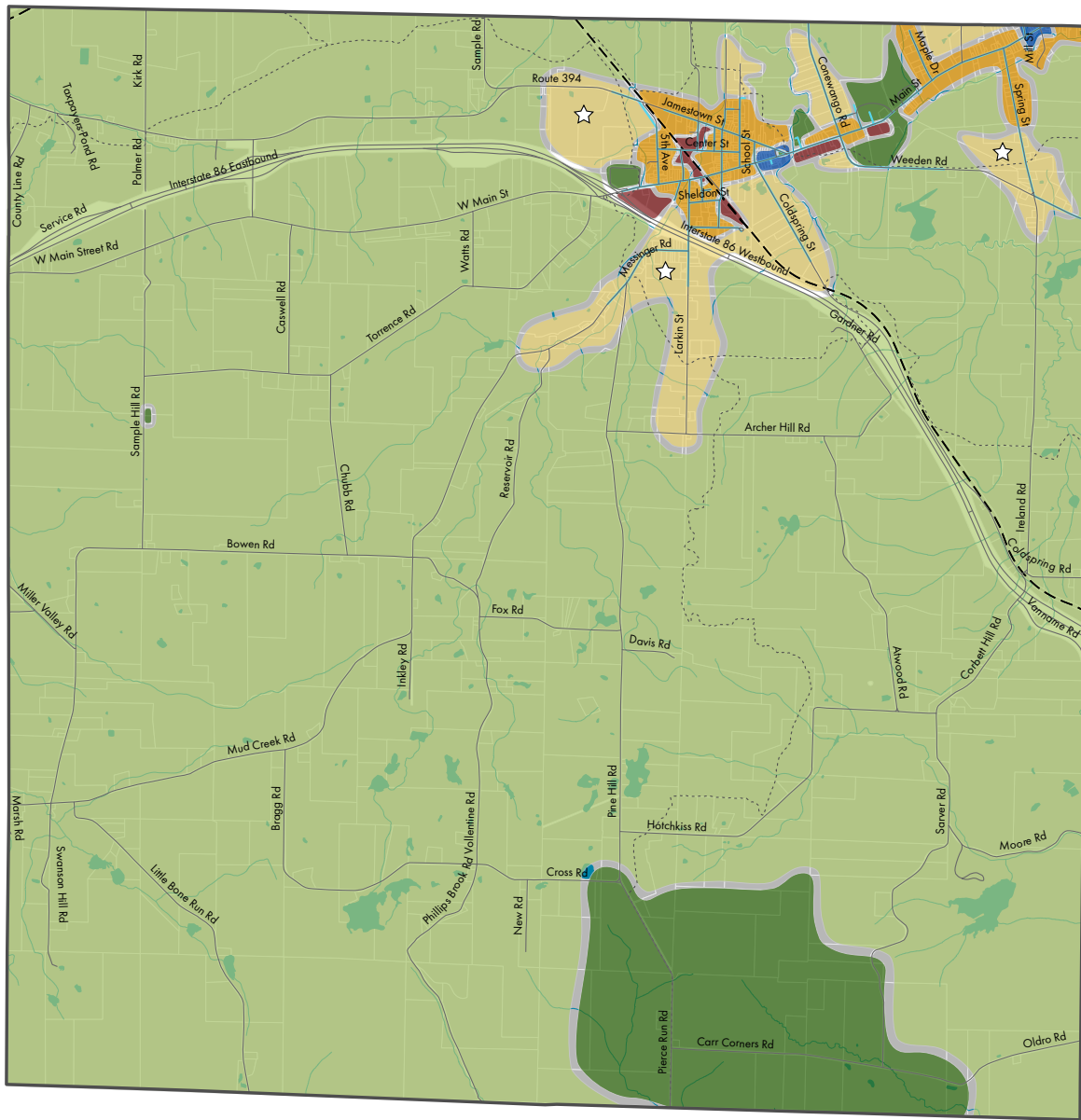
1. Establishing the Town as a tourist destination by leveraging the Town’s history, local businesses, and recreational assets;
2. Improving the navigability of the Town to accommodate multi-modal travel; and
3. Preserving the Town’s rural landscapes and small town lifestyle.

It is the intention of this FLU Strategy to reflect and support the goals identified in the Comprehensive Long Range Community Plan.

Process & Timeline

The development of this Future Land Use Strategy was led by a designated Steering Committee. The effort took place over X months, following the timeline outlined below.

Feb. 2021	Review of Existing Plans & Studies
May 2021	Community Tour & Future Land Use Workshop (i.e. 1 st Steering Committee Meeting) Draft FLU Map
Aug. 2021	2 nd Steering Committee Meeting Draft FLU Narrative
Oct. 2021	3 rd Steering Committee Meeting Draft FLU Strategy
TBD	Community Review & Steering Committee Public Hearing



Preliminary Future Land Use

Town of Randolph



- | | | |
|------------------|-------------------------------------|--|
| Town Boundary | Waterway | Small Lot Residential |
| Parcel | Waterbody | Downtown |
| Road | Community Use & Parks | Commercial & Light Industrial |
| Railroad | Agriculture & Large Lot Residential | Potential Residential Subdivision Location |
| Snowmobile Trail | Medium Lot Residential | |
| Water Line | | |

The Future Land Use Map

Process

The Future Land Use (FLU) Map was developed through an inventorying of existing land use conditions and input from the Steering Committee. To first obtain an understanding of the Town's existing conditions and ongoing goals, existing planning documents were reviewed, including the Town's Comprehensive Long Range Community Plan and Addenda. A Town tour was conducted in May 2021 to gather site observations across the Town's various landscapes.

At the First Steering Committee Meeting in May 2021, the Town's existing land uses were mapped out with the Steering Committee. The Steering Committee also participated in a brainstorming exercise to identify the Town's key strengths, weaknesses, opportunities, and threats. A summary of the First Steering Committee Meeting is available in the Appendix.

Following the First Steering Committee Meeting, the Preliminary FLU Map was created. The drawing of FLU area boundaries was guided by an analysis of existing spatial data. Specifically, zoning districts and the locations of roads, water service, snowmobile and hiking trails, water features, wetlands, floodplains, and NYS Agricultural District boundaries were referenced during the drafting of the future land use areas. Relevant mapping that aided in the drafting of the FLU Map are available in the Appendix.

At the Second Steering Committee Meeting in August 2021, the Preliminary FLU Map was presented to the Steering Committee, and their feedback was collected. The final FLU Map and

Narrative was reviewed at the Third Steering Committee Meeting. All input received from the Steering Committee was reviewed and incorporated into the final document.

Intent

While the Town's Zoning Map aided in the development of the FLU Map, it should be noted that the FLU Map is not intended to serve as a regulatory tool or replace or alter the Town's existing Zoning Map. The objective of a FLU map is to provide a community with the context necessary for directing future development. This may also include future updates to municipal policies, programming, or land use regulations.

It should also be noted that the FLU Map is not intended to serve as a stand-alone document. Rather, the FLU Map should be addressed and implemented in conjunction with entire FLU Strategy narrative and the Town's Comprehensive Long Range Community Plan and Addenda.

Components

The FLU Map consists of six future land use areas:

1. **Community Uses & Parks**
2. **Agriculture & Large Lot Residential**
3. **Medium Lot Residential**
4. **Small Lot Residential**
5. **Downtown**
6. **Commercial & Light Industrial**

These areas are not meant to dictate strict boundaries, as land use areas naturally overlap and shift over time as a community evolves. Therefore, each land use area is depicted with gray edging where some flexibility between different future land use areas may occur.

The narrative of this FLU Strategy follows the order and color-coding of FLU categories as listed and identified on the Map.

Map Data Sources:

Cattaraugus County (2021), *Randolph_Parcels_2021*
NYS DOT (2013), *RailroadNew*
NYS GPO (2020), *NYS City and Town Boundaries*
NYS GPO (2021), *Street Segment Simplified SHP - National Geospatial Data Asset (NGDA)*
NYS OPRHP (2008), *NYSSnowTrails2008*
USGS (2020), *National Hydrography Dataset Best Resolution*

Community Use & Parks



Intent & Purpose

The intent of the Community Use & Parks land use area is to identify and preserve the Town of Randolph's existing community resources. The Town recognizes that its natural areas, opportunities for outdoor recreation, and well-rated school district are valuable amenities that help to retain existing residents and attract new residents and visitors. By protecting and enhancing the Town's existing public and open spaces, the Town may strengthen its recreational and educational assets, and ensure that they continue to serve the community well into the future.



Existing Conditions

The Community Use & Parks land use area is defined by the presence of schools, municipal buildings, parks, and cemeteries. This land use area includes the following resources:

1. Randolph Central School District
2. Randolph Children's Home
3. Randolph Academy Union Free School
4. Randolph Municipal Building
5. Greenspace at the corner of Main St and Jamestown St
6. Weeden Park
7. Pine Hill State Forest
8. Randolph Cemetery
9. Sample Hill Cemetery



Despite the availability of a variety of community resources, the Town of Randolph's Zoning Code does not include a comparable zoning district. The schools, municipal buildings, parks, and cemeteries are regulated by the Agricultural Forestry Residential (AFR), Residential (R), and Commercial (C) zoning districts. The AFR and C Districts permit or specially permit almost all use categories, while the R district permits or specially permits a range of residential, community service, recreational, and educational uses. These land use regulations

leave the Community Use & Parks areas vulnerable to the introduction of higher impact uses where new developments or increased intensity of use may not be desired.

Some of the properties within the Community Use & Parks land use area are publicly owned, while others are privately owned (but serve a public purpose). Continued coordination between the Town of Randolph and private property owners is essential to ensuring that these properties continue to be well-maintained and accessible to the community for public use and enjoyment. Moreover, Pine Hill State Forest is owned by the State of New York. Collaboration between the Town and State of New York will help to ensure that the State Forest is managed and marketed in a way that is beneficial to the Town of Randolph.

None of the properties in the Community Use & Parks land use area are currently vacant, however, some of these properties do have open space that could be further developed or programmed. For example, there is a large amount of open space behind the Town Municipal Building and Randolph Academy Union Free School District. While the greenspace at the intersection of Main Street and Jamestown St is small (approximately 0.2 acres), the majority of that space is undeveloped and not programmed for any particular use. Also, Pine Hill State Forest, while expansive and offering recreational amenities to the public, is under-recognized and underutilized. Increasing marketing and wayfinding efforts directed towards Pine Hill State Forest could help to realize the Forest's full potential as an attraction for both residents and tourists.

"Our Fifth goal is to provide enhanced recreational opportunities for the residents of our community."

- Town of Randolph 2016 Comprehensive Long Range Community Plan

Recommendations

1. Focus the establishment of new parks and natural spaces in areas with scenic views and unique natural features
2. Consider requiring future residential and commercial developments to designate non-developable lands, such as wetlands, as parkland.
3. Provide for greater access to little Conewango Creek, especially in the downtown area.
4. Upgrade and program the greenspace on the corner of West Main St and Jamestown St, for example:
 - a. Install additional seating, such as a gazebo or picnic tables.
 - b. Provide entertainment amenities like a movie screen or music stage.
 - c. Enhance the aesthetic appeal through landscaping or green infrastructure installments, such as a rain garden or butterfly garden.
5. Partner with NYS Parks to leverage Pine Hill State Forest as a natural resource and recreational destination for residents and tourists; in particular, increase local and regional awareness of the Forest's horseback riding trails, cross country skiing trails, and other unique amenities.
6. Consider implementing an Open Space District in the Town Zoning Code to identify and protect parks and undeveloped areas where future development is not desired.

Funding Opportunity!

Apply for NYS Office of Parks, Recreation, and Historic Preservation grants for an opportunity to fund park projects and upgrades.

Agriculture & Large Lot Residential



Intent & Purpose

The intent of the Agriculture & Large Lot Residential FLU Area is to preserve the Town of Randolph's valuable agricultural resources while providing rural housing options and allowing for the exploration of economic development opportunities. Local agricultural operations offer employment options, goods and resources, and ecological benefits to the local community. In addition, Randolph's farmlands contain open spaces and scenic vistas that contribute to the community's identity, serve as recreational resources, and offer a unique residential environment. It is the goal of this FLU Area to protect and enhance its existing agricultural and rural environment in order to foster these many benefits.



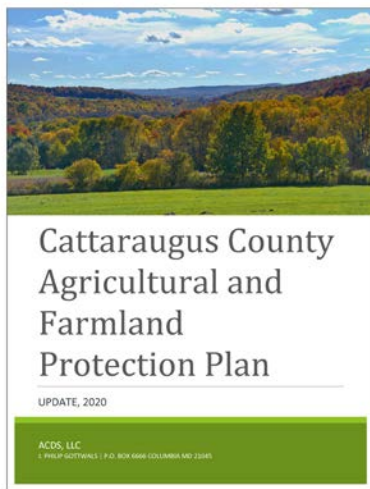
Existing Conditions

The Agriculture & Large Lot Residential FLU Area comprises the majority of the Town of Randolph. It is defined by larger lot sizes, agricultural activity, stretches of open space, and low density housing. Most of the Agriculture & Large Lot Residential FLU Area is located within the Agriculture Forestry Residential (AFR) Zoning District. This District permits general agricultural operations, farm stands, forestry, and single- and two-family dwellings. Many other nonresidential use categories are specially permitted. Overall, the permitted uses within this District align with the intent of the Agriculture & Large Lot Residential FLU Area. Specially permitting a variety of other uses allows the Town to welcome new commercial, manufacturing, and institutional uses - where appropriate - and continue to foster economic development and job growth.



A significant portion of this FLU Area is protected under the NYS Agricultural District program, which is managed by Cattaraugus County and detailed in the County's Agriculture & Farmland Protection Plan (see map in Appendix). Properties within a NYS Agricultural District are generally protected from development or redevelopment outside of expanding agricultural operations. This process protects prime soils, preserves scenic viewsheds associated with agricultural areas, and supports existing and future farm operations. According

to the County's Agricultural and Farmland Protection Plan, the Town of Randolph has a higher proportion of soils classified as "normal" and "good" by NYS than many other communities in the County, particularly those in the southeastern half of the County. Continuing to protect these soils and agricultural operations will support the Town in growing as a regional agricultural, scenic, and recreational resource.



Another identifying feature of this FLU Area is the lack of public water and sewer service. This restriction has limited new residential and commercial development, assisting in the preservation of agricultural and open space. To maintain the existing location and pattern of agricultural and large lot residential areas, principles of smart growth may be applied in which new development is centered around available public utilities and away from open spaces.

By the same token, the COVID-19 pandemic has resulted in the movement of employees away from urban areas and, in some cases, towards rural living options. Social distancing guidelines and the growth of telecommuting have opened up the opportunity for employees to live in their choice environment. The rural residential areas of the Town of Randolph may be an attractive location for new residents that have the ability to work from home and want to live in close proximity to nature and open spaces. By supporting the maintenance and repair

of existing homes in the Agriculture & Large Lot Residential FLU Area, the Town can attract new residents while still embracing smart growth principles.

Aside from the availability of public water and sewer services, another barrier to development and programming within this FLU Area is the lack of access to cell service, high speed internet, and broadband across a substantial portion of this area. As these services become more essential for residents and businesses, the poor quality or availability of cell and internet service may impact residents' quality of life or hinder opportunities for the Town to promote tourist destinations like the Amish Trail. As such, the Town may wish to collaborate with private cell and internet service providers to expand service from the Hamlet areas into the more rural areas of the Agriculture and Large Lot Residential FLU Area.

Recommendations

1. Consider limiting high-impact commercial uses in the AFR District to better protect against unwanted development.
2. Collaborate with internet providers to expand broadband services and ensure residents have access to high-speed internet.
3. Support homeowners in applying for USDA home repair funds.

Funding Opportunity!

Apply for the NYS Department of Agriculture & Market's Municipal Agricultural & Farmland Protection Planning Grant to fund a farm-friendly Town Code audit.

Medium Lot Residential



Intent & Purpose

The intent of the Medium Lot Residential land use area is to provide additional housing opportunities at a scale between the traditional, denser neighborhoods surrounding downtown and the larger agricultural and rural residential lots that make up the majority of the Town of Randolph. Due to the Town's quality school district, Randolph has become an attractive community for young families. At this time, the nation's population is also aging, and many seniors are looking to age-in-place. This land use area offers an opportunity for additional high quality housing options at varying residential densities (Table 1) that serves existing residents and potential new residents of different ages and life stages and the evolving demographic make-up.



New residential subdivisions will also benefit the Town by increasing the Town's tax base. Ideal locations for potential residential subdivisions are denoted by the star symbol on the FLU Map. New residential lots located in this future land use area should ideally range between 1 and 2 acres and should be arranged in a clustered development pattern to avoid negative impacts to farmland and environmental features.

Existing Conditions

The Medium Lot Residential land use area generally abuts Randolph's downtown, commercial corridors, and denser neighborhoods, and largely aligns with areas already serviced by public water and sewer lines. The majority of land in this area is already being used for residential purposes, mostly comprised of single-family dwellings. Some of the properties are also being used for agricultural operations.



In the Medium Lot Residential land use area, the average lot size is 5.2 acres and the median lot size is 1.3 acres. Most of the properties in this land use area fall within the Residential (R) and Agriculture Forestry Residential (AFR) zoning districts. These two districts have minimum lot size regulations of 20,000 square feet and 1 acre, respectively. Because many of the existing lots are larger than the minimum lot size regulations, opportunities exist to subdivide properties into smaller-lot

neighborhoods. To avoid overly dense development, the Town may wish to rezone R District areas to a district with a 1 acre minimum lot size.

Approximately 22% of the parcels within this land use area are vacant. With appropriate land use and zoning regulations, these vacant properties - and others within this land use area - are ideal locations for new residential development and investment, especially considering their proximity to existing water and sewer infrastructure.

Another consideration within the Medium Lot Residential FLU

Area is the large share of privately owned property. When exploring redevelopment opportunities (such as subdivisions), the Town could serve as a liaison to interested developers and land owners looking to sell and/or subdivide their property. Additionally, some of this land use area overlays quality agricultural soils. Any planning for new development should aim to strike a balance between the need for development and the value of quality soils. To this end, sustainability and smart growth practices, such as locating future development where infrastructure already exists or may be readily expanded, should be employed.

Table 1. Highest and lowest scoring single-family housing, according to a survey completed by the Steering Committee



Recommendations

1. Consider creating a new residential zoning district that accommodates moderate density developments in this area with a minimum lot size of approximately 1 acre.
2. Pursue opportunities for residential subdivisions by engaging potential developers, particularly for the lands:
 - a. Northwest of Weeden Rd and Spring St
 - b. Southwest of 5th Ave and Jamestown St
 - c. Southwest of Larkin St and Messinger Rd
3. Allow for a greater mix of housing types to accommodate both families and seniors (i.e. single family homes, patio homes, duplexes, and accessory dwelling units).
4. Expand water and sewer infrastructure to accommodate new residential development in the medium lot areas around the Hamlets. This may be achieved through strategic public and/or private investment as part of future development proposals.

Small Lot Residential



Intent & Purpose

The purpose of the Small Lot Residential land use area is to maintain and enhance the Town of Randolph's higher density residential living options. Since 2010, not only have national homeownership rates declined (from 65.1% to 64.2%)¹, but also, in the Northeast specifically, multi-family housing construction is growing at a faster rate than the construction of single-family housing². The Town of Randolph aims to respond to these national and regional housing trends within the Small Lot Residential land use area.

A key component of this effort includes the rehabilitation and reuse of historic homes - whether for single-family, multi-family, or limited commercial uses - in order to maintain the Town's visual appeal, boost the economic viability of older structures, and expand housing options. Property owners will be encouraged to maintain their properties through the consistent and persistent application of code enforcement procedures as well as introductions to a variety of home repair funding opportunities.

Another intent of the Small Lot Residential land use area is to support compact and walkable development within this part of the Town. With a growing national demand for walkable neighborhoods, the Town of Randolph has an opportunity to attract new residents by supporting small-lot development, increasing access to services and goods, and improving the safety and aesthetic of streetscapes for pedestrians.



Existing Conditions

The Small Lot Residential land use area covers the properties adjacent to downtown and commercial areas. This area is defined by its walkability, denser development, and more diverse housing options, offering a mix of single-family and multi-family homes.

Homes within the Small Lot Residential land use area are appreciated for their historic architectural character

(1) US HUD, 2021 National Comprehensive Housing Market Analysis
(2) US Census Bureau, Survey of Construction Historical Time Series



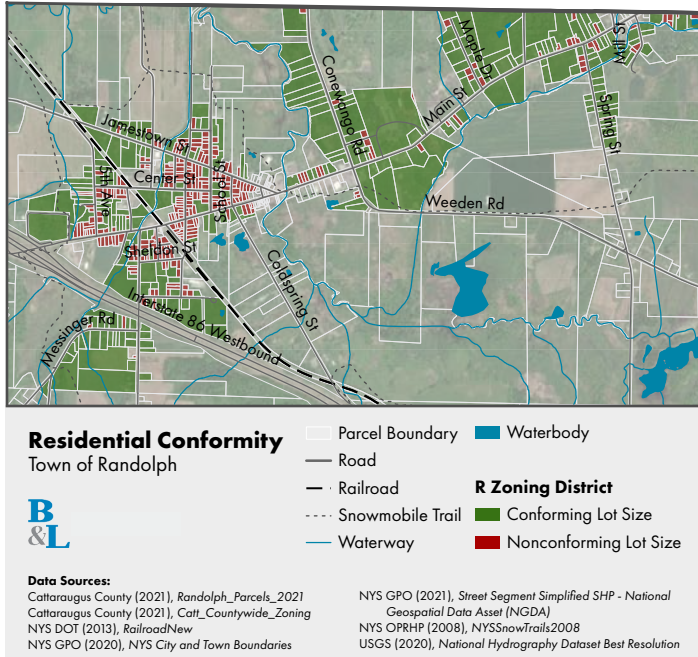


Figure 1. Lot size conformity map of parcels within the Residential (R) zoning district

and contributions to Randolph’s charming neighborhood atmosphere. However, property maintenance has been identified as an issue, in particular, the upkeep of rental properties. Opportunities for rehabilitation, reuse, and maintenance of these historic homes are desired to support the local housing market and community character.

The majority of properties within the Small Lot Residential land use area are regulated by the Residential (R) zoning district. By right, this district permits single-family dwellings, farm stands, and minor home occupations. A wide variety of nonresidential uses are also allowed by special permit. These use regulations are, for the most part, consistent with the uses already present within the Small Lot Residential land use area.

The minimum lot size for parcels within the R zoning district is 20,000 square feet, however, this does not represent the existing pattern of development. Approximately 53% of properties within the R District do not meet the minimum lot size requirement (Figure 1). The high rate of nonconformity suggests

that residential land use regulations are neither aligned with the community’s existing conditions nor representative of a realistic vision for future development. Nonconforming lots present a substantial barrier to investment, as redevelopment of these properties would be inhibited by the Zoning Code. A review and revision of the Town Zoning Code’s residential dimensional regulations is essential to supporting future investment in the Small Lot Residential land use area.

Recommendations

1. Ensure multi-family dwellings area allowable in this area to recognize existing uses and provide more variety of housing options.
2. Explore and implement mechanisms for protecting the existing residential character of this FLU area, such as requiring site plan review for certain actions and/or by establishing residential building design guidelines.
 - a. With appropriate tools in place, allow for conversion of single-family homes into two to three unit multi-family homes and appropriate low-intensity office uses.
3. Reduce the minimum lot size requirements of the R District to 10,000 square feet.
4. Utilize code enforcement procedures to ensure adequate maintenance of residential properties.
5. Develop a tree planting program/policy to ensure appropriate tree species are planted that do not pose a threat to existing infrastructure.
6. Develop a Town program that connects homeowners and renters to funding opportunities for residential repairs (e.g. NYSERDA, USDA).

Funding Opportunity!

Apply for funding through the Housing Rehabilitation category of the NYS Community Development Block Grant for an opportunity to financially support homeowners and renters with home repairs.

Downtown



Intent & Purpose

The intent of the Downtown FLU Area is to protect and enhance the traditional, walkable, mixed use environment of Town of Randolph's Hamlets. A survey of the Steering Committee revealed a preference for developments within these areas that provide a safe and attractive interface for pedestrians, allow for vertical and horizontal mixing of uses, and reflect historic building styles (Table 2). By supporting this type of development, it is the goal of the Downtown FLU Area to encourage residents and visitors to patronize Randolph's downtown, helping to attract and retain local businesses. Moreover, protecting the historic character of Randolph's Downtown FLU Areas will highlight Randolph's cultural resources and contribute to the establishment of a community identity and sense of place.



Existing Conditions

The Town of Randolph's Downtown FLU Area is comprised of two geographic locations: (1) the crossroads of Main St, Jamestown St, and Bank St and (2) the crossroads of Hall St and Williams St. These areas are defined by a mix of uses, higher density development, small setbacks, walkable environment, and early 20th century architectural character.



In the Town's Zoning Code, these two areas are currently zoned Commercial (C). Within this zoning district, accessory uses, banks, commercial schools, and minor home occupations are permitted; a variety of other use classifications are specially permitted. Some of the specially permitted uses - such as automobile body and repair shops, automobile sales, drive-throughs, manufacturing, storage facilities, and warehouses - conflict with the desire to preserve the traditional character of Randolph's downtown areas. Overall, these uses are far more auto-oriented than the existing commercial uses, which primarily consist of restaurants, cafes, retail shops, personal service establishments, offices, and other small-scale, local businesses. A review and revision of the Zoning Code's allowed uses within the Downtown FLU Area to limit auto-oriented uses would better support the Town's vision.

Table 2. Selection of high and low scoring commercial and mixed used developments, according to a survey completed by the Steering Committee

Desirable	 Rank: 1-2/17	 Urban Advantage Rank: 1-2/17	 Rank: 3/17	 Rank: 6/17
	Undesirable	 Rank: 17/17	 Urban Advantage Rank: 16/17	 Rank: 15/17

In addition to its unique building styles and mix of uses, the Downtown FLU Area is generally a walkable environment consisting of sidewalks, street trees, lighting, and signage. However, other streetscape features have room for improvement. For example, parking lots interrupt the sidewalk network and bicycle infrastructure is lacking. The Town’s Policy Guide and Complete Streets Guide offer insight on how the downtown could be made more attractive to and accessible by or non-motorized travelers.

Recommendations

1. Consider creating a stand-alone Downtown zoning district that reflects the desired uses and character of the traditional Hamlet centers.
 - a. Prohibit high-intensity commercial uses like warehouses, storage facilities, and auto-oriented uses (e.g. drive-throughs, automobile repair shops, automobile dealers).
 - b. Review and revise front setback and building height regulations to foster human-scaled development.
2. Reduce minimum parking requirements and require parking to be located behind the building.

3. Implement the streetscape recommendations provided in the Town’s Policy Guide and Complete Streets Guide.
4. Explore options for relocating utility poles along Main St to less visually intrusive spaces.
5. Establish nonresidential building design standards that reflect the preferences identified in Table 2, such as visually interesting facades with high transparency at the street level.

Funding Opportunity!

Apply for funding through Cattaraugus County’s Revitalization Fund and NYS Homes & Community Renewal’s NY Main Streets program to enhance the Main Street streetscape and support the growth of local businesses.

Partnership Opportunity!

Collaborate with Cattaraugus County’s Department of Economic Development, Planning, and Tourism to identify and work towards downtown development and revitalization opportunities.

Commercial & Light Industrial



Intent & Purpose

The intent of the Commercial & Light Industrial FLU Area is to support the growth of employment and service opportunities for residents while concentrating higher intensity uses in appropriate areas. Due to the Town's proximity to Jamestown, attracting and maintaining large employers in Randolph has proven to be a challenge. It is the goal of the Commercial & Light Industrial FLU Area to provide an environment that welcomes and retains regional, large-scale commercial operations, increasing quality employment opportunities for residents and availability of goods and services. At the same time, development within this FLU Area must be cognizant of surrounding residential neighborhoods. Adequate buffering between commercial and residential uses and the improvement of pedestrian and bicycle networks are critical to the success of the Commercial & Light Industrial FLU Area.



Existing Conditions

The Commercial & Light Industrial FLU Area is located in areas where higher intensity commercial uses already exist, specifically, the Southerntier Expressway interchange, along the railroad line just north and south of Main St, and to the east of downtown on the southern side of Main St. These areas are the home of many of Randolph's largest employers and commercial operators, including manufacturers, retail stores, offices, automobile dealers, gas stations, grocery stores, financial institutions, and restaurants. Some limited residential uses are also scattered throughout this FLU Area. There are vacant buildings in this area, which, due to their proximity to residential, community, and commercial resources, may be attractive redevelopment opportunities.



Most of the Commercial & Light Industrial FLU Area is located within the Town's Commercial (C) zoning district. This area does not permit residential, agricultural, or heavy industrial uses. Rather, it permits banks, commercial schools, minor home occupations, and accessory uses; a variety of commercial and light industrial operations are specially permitted.

While the specially permitted uses support the desired types of development in this FLU Area, the Town may find it advantageous to permit by-right those uses which already exist and are suitable in intensity of use, such as light industry, retail businesses, and restaurants. Reducing administrative requirements for appropriate development removes unnecessary barriers to the establishment of new businesses and employment opportunities.

When supporting the introduction of new businesses or the growth of existing operations within this FLU Area, development will need to be respectful of surrounding neighborhoods. Some of the Commercial & Light Industrial Areas, particularly those along the railroad line, directly abut residential properties. While proximity to commercial services is beneficial in many ways, higher intensity commercial uses can hinder the enjoyment and value of residential properties. Buffering between commercial and residential properties, preferably in the form of landscaping, can help to alleviate conflicting uses.

Franchise-style architecture is another defining characteristic of the Commercial & Light Industrial FLU Area. This type of development is in stark contrast with the nearby Downtown FLU Areas, which have traditional architectural styles, small setbacks, and limited on-site parking. To compliment the Town's historic character and provide for more gradual transitions between downtown and commercial areas, future development within the Commercial & Light Industrial FLU Area should follow similar building and site design practices.

Expansive parking lots and lack of landscaping in the Commercial & Light Industrial FLU Area break the flow of pedestrian and bicycle paths along Main Street. This reduces multi-modal access to goods, services, and employment. Upgrading sidewalk and bicycle infrastructure and installing street trees would strengthen connections to resources along Main Street and enhance the safety and experience of those traveling by foot or bicycle. The Town's Complete Streets Guide offers recommendations for streetscape improvements, and should be referenced for future planning and development within the Commercial & Light Industrial FLU Area.

Recommendations

1. Develop nonresidential building design guidelines to prohibit franchise-style architecture and better reflect the character of the downtown areas.
2. Consider establishing a separate zoning district by the interchange to support fast food and drive-through facilities in this specific area, rather than throughout all commercial areas Town-wide.
3. Review and revise the applicable zoning districts to ensure acceptable uses are permitted by-right to more readily support commercial and industrial investment.
4. Explore opportunities to redevelop vacant and underutilized sites, such as the old bowling alley.
5. Install enhanced pedestrian and bicycle infrastructure to increase the availability of safe routes for patrons and employees.
 - a. Continue to implement the Town's Complete Streets guide to improve multi-modal connections between neighborhoods, downtown and commercial activity centers.
6. Review and revise the applicable zoning districts' front setback and building height requirements to create a more defined street edge and sense of place.
7. Prohibit or limit the location of parking in the front yard and increase minimum parking lot landscaping and screening requirements.
8. Encourage the use of shared and/or joint parking facilities to prevent the over-provision of parking spaces and reduce the number of curb cuts.

Partnership Opportunity!

Collaborate with Cattaraugus County's Department of Economic Development to identify and pursue opportunities for commercial redevelopment and local business growth.