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Revision 3.1

Town of Randolph
Comprehensive Long Range
Community Plan

Approved by Randolph Town Board 10/12/2016



Randolph Area Comprehensive Long Range Community Plan

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Randolph Comprehensive Community Plan

1. Overview

1.1. Purpose and Objective of this Comprehensive Plan:

The Randolph Comprehensive Planning Committee recognizes that the Randolph area is a very special and desirable place to live. This is because of our abundant natural resources, the beauty of our community, our rural community lifestyle, our superior school system and our strategic geographic location. The purpose of our community planning is to do a better job of preserving and protecting the inherent attributes and strengths of our community while also looking to the future planned and controlled growth of our community. The objective of our community planning is to assure that development and growth in our community will be desirable and satisfying for people living in our community today and for our future generations.

1.2. Randolph Community Vision Statement:

Our Vision for the future of Randolph is to preserve, protect, and enhance those characteristics that define our community's desirable rural lifestyle, while also promoting the planned and controlled growth and economic development of our community.

1.3. Goals:

- 1.3.1. Our First goal is to preserve and protect the inherent attributes and strengths of our community for future generations. It is recognized that a major part of what makes Randolph unique is that we have a true small town rural culture. We are a bedroom community for families who enjoy small town values and life style. We enjoy a broad range of recreational opportunities within our geographic location.
- 1.3.2. Our Second goal is to assist our existing and future retail, commercial and agricultural businesses to assure their survival and success. We recognize that a major reason for the character of our community is that we have numerous small, privately owned entrepreneurial businesses. We recognize that Randolph will become an even more desirable place to live in the future if we continue to promote the growth and development of locally owned businesses.
- 1.3.3. Our Third goal is to promote economic development and job growth in the Randolph area through the development of our community into a tourism destination. We will accomplish this by developing a community marketing plan that leverages the asset of our unique geographic location: at the start of the Amish Trail, within major recreation areas, on a major interstate and within proximity of over 60% of the North American population. Our Comprehensive Plan will promote the growth of Restaurants, Craft Shops, Antique Shops, Artisans and Bed and Breakfast establishments.

- 1.3.4. Our Fourth goal is to preserve, protect and enhance the natural environment while permitting the change necessary for responsible economic and residential development.
- 1.3.5. Our Fifth goal is to provide enhanced recreational opportunities for the residents of our community. We will accomplish this through the creation of a master plan for the further development of our parks & recreation areas.
- 1.3.6. The Sixth goal is to develop a comprehensive land use and zoning plan that reflects the above goals. This land use plan will identify residential, commercial, agricultural, park & recreation areas as well as open space and environmental critical areas.

1.4. The Comprehensive Community Planning Process:

A major part of our community planning is "comprehensive planning." It will focus on many aspects of our community including social and cultural concerns as well as economic, environmental and land use considerations. Our comprehensive planning will recognize that these aspects of community life interconnect; that economics, values, physical arrangements and social structures are all woven through the fabric of our community. The Planning Board will work to understand the tapestry of the whole community to be able to anticipate the full consequences of actions in any one area.

1.5. The Design and Implementation Process:

- 1.5.1. Collect and analyze data to document existing conditions to identify past and future trends
- 1.5.2. Develop a comprehensive listing of specific activities and actions that are required to support each of our stated goals
- 1.5.3. Assign responsibility for the implementation of activities and actions along with timing and financial resources required
- 1.5.4. Insure close coordination between our three boards (Town, Zoning and Planning) throughout the process of the development, approval, implementation and future updating of the plan
- 1.5.5. Review of existing local regulations against municipal plan recommendations and state statutes
- 1.5.6. Coordination with the Zoning Board to identify ineffective standards and administrative requirements
- 1.5.7. Develop new regulations or standards as needed or as a result of the comprehensive planning process
- 1.5.8. Revise zoning maps to agree with the municipal plan's proposed land use map
- 1.5.9. Adopt a strategic marketing plan for our community including specific promotion and advertising plans that support our community objectives

1.5.10. Initiate an ongoing review and updating process that will assure that the Comprehensive Plan will remain current and relevant in the future and will be used as a guide for making strategic decisions by our municipality in future years

1.6. The Community Involvement Process:

The preparation of the Comprehensive Plan will be the responsibility of the Randolph Planning Board. Community involvement and input will be actively sought. The more community involvement in that process, the more representative the plan and regulations will be. It is recognized that community participation is especially critical in developing a consensus of a long-term vision for the community and related planning goals, policies, and regulatory standards. The Planning Board will publish progress reports in the Randolph Register and hold public hearings to discuss direction and priorities. The Planning Board also will appreciate direct input to the Planning Board members at any time during the process.

1.7. Use of this Comprehensive Plan:

It is intended that this plan will be a “Living Document” that will be referenced, revised and updated in the years ahead so that it remains as a relevant guide in planning the ongoing growth of our community.

- 1.7.1. The Comprehensive Plan should be reviewed periodically and updated as necessary to remain a viable document.
- 1.7.2. Local zoning ordinances should be reviewed periodically and updated as necessary to ensure that they are consistent with the Comprehensive Plan.
- 1.7.3. The Comprehensive Plan should be accompanied by an action strategy that specifies individual tasks, timing and responsibilities for implementation.
- 1.7.4. The Comprehensive Plan and zoning ordinances should include graphics conveying standards and design guidelines.
- 1.7.5. The implementation of the Comprehensive Plan should not exceed the financial resources available (town budget, grants, private equity, loans, etc.)
- 1.7.6. The Comprehensive Plan will be equally accessible to citizens, developers and local officials.

2. Community Design

2.1. Land Use:

Following is an overview of the more comprehensive set of goals and objectives for our Community Design. Additional detail of our Community Design is addressed in our revised Zoning Ordinances and Land use maps.

2.1.1. Residential Housing Areas:

The residential housing strategies reflect our strong desire to live in a comfortable, stable and positive environment, and reflect the priorities and core values of the community as outlined at the beginning of this document.

2.1.1.1. Objectives:

- 2.1.1.1.1. Encourage planned and controlled growth of our residential areas
- 2.1.1.1.2. Promote a residential community that can be adequately served by public services and facilities
- 2.1.1.1.3. Encourage a wide variety of housing types and prices while also maintaining a high quality residential environment
- 2.1.1.1.4. Support Randolph’s architectural character in the maintenance of current residences, in new construction and in future development
- 2.1.1.1.5. Advance responsible land utilization and ecologically friendly development
- 2.1.1.1.6. Establish an historic preservation plan that includes community involvement and identifies possible sources of funding
- 2.1.1.1.7. Support effective management of the impact of commercial and industrial uses on residential areas

2.1.1.2. Residential Alternatives: One of the primary goals of our residential housing plan is to foster a community that provides a broad range of living solutions. Efforts will be made to encourage the development of, not only, single-family dwellings but also apartments, townhouses and other housing types to satisfy a broad range of consumer preferences, age demographics and budgets. We will encourage the preservation of established residential areas and improve opportunities for home ownership by promoting the rehabilitation of existing housing.

2.1.1.3. New Residential Development: New residential projects should be compatible with the existing neighborhood and should be evaluated as to height, bulk, scale, setback, open space, landscaping, parking and architectural compatibility. Projects that are not compatible and contain structures that overwhelm other buildings, open spaces and natural landforms, block views and/or disrupt the community's character should not be permitted.

2.1.2. Retail Areas:

The Retail Area planning objectives, goals and actions encourage small scale private businesses that reflect and enhance the unique character of our community while encouraging tourism and also serving the retail needs of our local residents.

2.1.2.1. Objectives:

- 2.1.2.1.1. Promote the preservation and protection of the physical, visual and historical attributes of our downtown commercial districts
- 2.1.2.1.2. Promote the use and revitalization of existing downtown structures
- 2.1.2.1.3. Provide access where town residents and visitors can mingle in harmony and mutually enjoy the village's unique heritage. A fundamental part of this will be to provide adequate sidewalks and ease of accessibility to ample parking areas
- 2.1.2.1.4. Promote the development of a retail environment that encourages tourism and also serves the local needs with general retail commercial establishments that provide the goods and services used frequently by the residents of the town and surrounding areas
- 2.1.2.1.5. Support the development of an "Incubator" location that helps with the growth and development of industry and small business
- 2.1.2.1.6. Assure that development or redevelopment is particularly sensitive to preserving the existing character and charm of the community
- 2.1.2.1.7. New Retail Development Evaluation: The Planning Board will request business plans from proposed new commercial ventures to evaluate the viability of the retail opportunity by answering the following questions: what amount of retail is justified and under what assumptions; what critical mass is necessary relative to existing comparable areas; and what impact is expected on other existing or desired retail businesses.

2.1.3. Commercial / Industrial Areas:

The Commercial / Industrial Area goals, objectives and actions include promoting the maintenance of our current light manufacturing business and encouraging suitable new light manufacturing businesses. We also encourage the reuse of vacant former commercial industrial land for non-industrial applications.

2.1.3.1. Objectives:

- 2.1.3.1.1. Maintain close communication and a partnership relationship with our manufacturing sector to assure that the needs of these businesses are understood and are being addressed to the extent that resources allow
- 2.1.3.1.2. Support efforts to reduce utility costs in the Town of Randolph
- 2.1.3.1.3. Ensure effective buffer areas between commercial / industrial designated areas and residential area

2.1.4. Agricultural Areas:

Our Agricultural area objective is to coordinate with local, state and national agencies to develop agricultural and farmland protection plans to maintain the economic viability of the local agricultural industry and its supporting land base.

2.1.4.1. Objectives:

- 2.1.4.1.1. Support activities that stop the loss of productive farmland and promote farming practices that lead to a healthy environment

2.1.5. Education, Libraries and Cultural Development Areas:

We recognize that the experiences and products that grow out of the quality of our schools, our library and our cultural heritage are essential components of a healthy and vibrant Randolph. They also produce direct economic benefits including jobs, a stronger tax base, downtown and neighborhood revitalization opportunities and tourism revenue. Equally important is their role in attracting and retaining the people and businesses essential to Randolph's quality of life and future growth. The Planning Board recognizes that supporting our educational and cultural sector will not solve our economic problems, but failing to invest in this sector greatly diminishes the appeal of our community.

2.1.5.1. Objectives

- 2.1.5.1.1. Support the continued improvement of the quality of education of our educational institutions including the Randolph Central School and the Randolph Academy
- 2.1.5.1.2. Support the continued success and growth of the Randolph Library
- 2.1.5.1.3. Support the needs of the Randolph Historical Society
- 2.1.5.1.4. Promote communication that encourages cooperation and a positive relationship between New Directions Youth & Family Services and the residents of our community

2.1.6. Natural Resources, Environmental Critical Areas and Open Space:

Community planning recognizes that natural resources and open space in Randolph are critical to our quality of life and desirability of our community. The Planning Board will make every effort to preserve these areas.

2.1.6.1. Objectives:

- 2.1.6.1.1. Support the responsible preservation of lands with unique or sensitive resources, which should be preserved in their natural state
- 2.1.6.1.2. Support the health and quality of the natural resource base because it is directly related to public health, welfare and economic growth
- 2.1.6.1.3. The Planning Board recognizes that natural resource areas, farmlands and open space characterize the rural landscape. They are important and useful in shaping development and maintaining and establishing a rural community character.
- 2.1.6.1.4. Encourage clustering of development and preservation of open space

- 2.1.6.1.5. Preserve rural community character by promoting site design that does not compromise desirable views and vistas across features and farmlands.
- 2.1.6.1.6. Natural resources are limited in their ability to accommodate development without incurring damage. Development within our natural environments should occur in a balanced and sustainable manner.
- 2.1.6.1.7. Encourage the protection of sensitive and fragile lands from degradation
- 2.1.6.1.8. Wildlife habitat needs should be interwoven with development to achieve environmental balance and maintain biodiversity.

2.1.7.Parks and Recreation Areas:

The objective of Randolph Parks and Recreation planning is to provide a superior recreation and park experience to all members of the Randolph community, creating a better quality of life, access to the outdoors, and opportunity for play of all kinds for all ages and abilities.

2.1.7.1. Objectives

- 2.1.7.1.1. Offer a level of service appropriate to the size and growth of the community
- 2.1.7.1.2. Provide appropriate recreation opportunity for youth and adults of all ages
- 2.1.7.1.3. Provide new opportunities for exercise, fitness and wellness for the community at large
- 2.1.7.1.4. Act as a central part of daily life in the community, providing a community identity and a focus for the families of Randolph

2.1.8.Historic Preservation

Historic buildings and properties are the cornerstone of Randolph's heritage and culture. They are the legacy of the spirited settlers and residents who shaped the land and the history of our community. Historic preservation programs will rely on citizen involvement and the support of our municipality to protect and restore historic sites in our community.

2.1.8.1. Objectives:

- 2.1.8.1.1. Support the development of a volunteer Historic Preservation Commission as part of the Randolph Historical Society to encourage and further the interests of historic preservation
- 2.1.8.1.2. Support the identification and protection of the significant historic and cultural resources of our community
- 2.1.8.1.3. Recognize excellence in the rehabilitation of historic buildings
- 2.1.8.1.4. Encourage public information and education to increase public awareness of the value of historic preservation

- 2.1.8.1.5. Establish communication and cooperation with federal, state and county government entities and departments to further historic preservation objectives

2.1.9. Complete Streets Policy

The Town of Randolph hereby adopts the policy of “Complete Streets” as a guiding principle for our transportation infrastructure. “Complete Streets” refers to “facilities that are designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and bus riders of all ages and abilities are able to safely move along and across a complete street.” The Town of Randolph will support the development of a complete system of bikeways, pedestrian facilities and shared use paths, bicycle parking and safe crossings connecting residences, businesses and public spaces. This policy will ensure greater safety and accessibility for pedestrians and bicyclists, along with consistent implementation of pedestrian, bicycle, motorist and bus transportation system design guidelines to achieve the stated goals of the Complete Streets policies and goals as stated below.

2.1.9.1 Objectives:

- 2.1.9.1.1 The Town of Randolph will support the development of a complete system of pedestrian facilities, bikeways, shared use paths, bicycle parking and safe crossings connecting residences, businesses and public places. The Town of Randolph will promote walking and bicycling for health, environmental sustainability, exercise, transportation and recreation.
- 2.1.9.1.2 The Town of Randolph places a priority upon pedestrian, bicycle and motorist safety. The Town will ensure that proper signage is installed on streets that will alert drivers to pedestrian/bicycle crosswalks and will direct pedestrians and bicyclists to appropriate places to cross roadways.
- 2.1.9.1.3 The Town of Randolph will take the horse-drawn buggies into consideration when identifying signage needs and buggy safety as well as appropriate places to hitch horses while owners are patronizing businesses or visiting friends in the community.
- 2.1.9.1.4 Bicycle and pedestrian crosswalks and signage will be provided in all new construction, reconstruction and maintenance projects in the Town of Randolph. Accessibility at crossing points will be created and maintained for the benefit of mobility-impaired residents and those using strollers or other pulled wheeled devices.
- 2.1.9.1.5 In cases where the existing right-of-way does not allow for sidewalks, bike lanes, paths or other improvements, potential alternatives will include the appropriate use of paved shoulders, signage, traffic calming and/or enhanced education and enforcement of regulations regarding non-motor vehicle transportation modes.

2.2. Economic Development

The Comprehensive Plan will promote Economic Development and job growth in the Randolph area through the development of our community into a Tourism Destination. We will accomplish this by developing a community marketing plan that leverages the assets of our unique geographic location: at the start of the Amish Trail, within major recreation areas, on a major interstate and within proximity of over 60% of the North American population. Our Comprehensive Plan will promote the growth of Restaurants, Craft Shops, Antique Shops, Artisans, and Bed and Breakfast establishments and other overnight accommodations. The **Randolph Area Community Development Corporation** (RACDC) will provide the leadership and coordination of this economic development activity.

2.2.1. Retail Development:

- 2.2.1.1. The most effective and desirable economic development strategy for Randolph is small entrepreneurship – development based on locally-owned and owner-operated small businesses.
- 2.2.1.2. Promote Economic Development and job growth in the Randolph area through the development of our community into a Tourism Destination
- 2.2.1.3. Leverage our unique location at the start of the Amish Trail
- 2.2.1.4. Identify and target retail needs and opportunities
- 2.2.1.5. Encourage the development of marketing programs that create links between our local businesses and major markets
- 2.2.1.6. Encourage retail business owners to become and remain active in the RACDC
- 2.2.1.7. Support the RACDC with assisting with the direct development and updating of www.EnjoyRandolph.org and linking it to the Amish Trail's web site: www.AmishTrail.com and clearly identify Randolph as the “start” of the Amish Trail on the web sites
- 2.2.1.8. Encourage local retail shops to promote an Amish Trail venue
- 2.2.1.9. Support community events that draw visitors from surrounding areas specifically targeting the Ellicottville and Chautauqua area tourists.
- 2.2.1.10. Support the development of an ongoing public relations program that provides articles of interest about our community for press publication
- 2.2.1.11. Promote the development of an online Cultural Marketplace, a web site that promotes the opportunities and products of our emerging artists and cultural sector to a broader market

2.2.2. Commercial Development

- 2.2.2.1. Assist local industrial development through cooperative marketing efforts and include these businesses in all community promotion, marketing and public relations activities
- 2.2.2.1.1. Develop a viable strategy to attract new light manufacturing businesses to our community

2.2.3. Agricultural Development

- 2.2.3.1.1. Promote the acceptance of our agricultural sector within the community through education regarding acceptable practices regarding odor, noise and road sharing with agricultural equipment and livestock
- 2.2.3.1.2. Support Agricultural District Law that helps maintain a supportive operating environment for farm businesses in state-certified districts through “right to farm” provisions
- 2.2.3.1.3. Support production, sales and use of locally produced agriculture products

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