

V. Action Plan Matrix

Goal		Implementation Measure	Lead	Urgency	Plan Reference
Adopt Comprehensive Plan		<ul style="list-style-type: none"> Formally adopt Plan according to Town Law Section 272-a to enable implementation 	Town Board	High	N/A
AGRICULTURE					
1.1	Maintain the rural character of farmland, woodland, fields, and residential areas.	1.1.1 Where necessary, adjust zoning district boundaries and supplement the zoning code with policies to preserve and maintain valuable agricultural lands and working landscapes. 1.1.2 Through zoning, minimize conflicts between residential or commercial development and future agricultural activities.	Town Board	High	Page: 12
1.2	Continue to value active agricultural lands and working landscapes as important land uses in the Town.	1.2.1 Work with the Cayuga County Ag and Farmland Protection Board to generate awareness regarding Cayuga County's Farmland Protection Program. 1.2.2 Encourage willing agricultural land owners to participate in the Farmland Protection Program.	Town Board	High	Page: 13
1.3	Protect prime farmland from over-development.	1.3.1 Using soil maps, agricultural extension offices, and other agricultural interests, identify and map locations of prime agricultural soils within the Town. 1.3.2 Adjust zoning district boundaries to separate prime agricultural land from future growth of residential and commercial areas. 1.3.3 Designate a rural residential zone that requires 3- to 5-acre lots. Consider establishing district boundaries in areas where prime agricultural soils are not present, and in areas where farming is not likely to expand. 1.3.4 Create an Agricultural Zoning District to protect high-quality, prime agricultural soils.	Town Board	High	Page: 12-13

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1.4	Promote development of individual farming businesses, and the growth of a local agricultural industry.	1.4.1	Through zoning, encourage farm stands in active agricultural areas, and within proximity of population centers.	Town Board	High	N/A
		1.4.2	Allow farm stands to sell produce and goods purchased or grown elsewhere, not just on the farm where farm stands are located.			
		1.4.3	Encourage the development of a Farmers Market in the Town Office, Fire Department, and Park area or other areas deemed more suitable.			
		1.4.4.	Prohibit the development of Factory Farms. Factory Farming is a practice of raising farm animals in confinement at high stocking density.			
HISTORIC, CULTURAL AND EDUCATIONAL RESOURCES						
2.1	Recognize that historic architecture defines a community’s character and contributes to the Town’s sense of place. Strive to preserve and celebrate its historic buildings and structures.	2.1.1	Complete a Cultural Resources Survey to identify its historic resources and provide a foundation of knowledge for acknowledging, promoting, and preserving such resources.	Town Historian	Low	Page: 17
2.2	Preserve and enhance cultural and educational resources by working with community groups and school officials to provide quality resources available to all Town residents.	2.2.1	Encourage community groups, not-for-profit organizations, and educational institutions to continue to advance quality cultural events, resources, and educational opportunities that benefit the citizens of the Sennett community.	Town Board	Low	Page: 18
		2.2.2	Support community programs that promote the Town’s historic past.			

Definition of urgency: High – 0 to 2 years Medium – 2 to 5 years Low – Over 5 years

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2.3	Integrate the preservation of historic resources into the land development process.	2.3.1	Amend local zoning and/or strengthen its power of site plan review so that the preservation of its historic structures is integral to the development review process.	Town Historian & Town Board	Low	Page: 17
		2.3.2	Evaluate development and infrastructure projects to determine their impact on archaeological resources.			
		2.3.3	Address archaeological resources as part of the SEQRA process.			
LAND USE/ZONING						
3.1	Review new development projects to assure they are compatible with the environment and Town’s vision statement.	3.1.1	Create design standards for future development in the commercial corridor. Create design standards for new developments that require site plan submission, and for alterations of existing development. Standards should include provisions for overall site design, use of landscaping materials, building orientation and form, signage, parking, lighting, fencing/screening, and public spaces.	Planning Board	High	Page: 20
		3.1.2	Incorporate environmental factors such as floodplains, wetlands, woodlands into determining the appropriate areas to classify as agricultural, commercial, industrial, or residential for zoning purposes.			
3.2	Amend land use regulations to help guide development in accordance with the Town’s vision statement.	3.2.1	Change zoning district boundaries, when necessary and appropriate, to benefit the public interest and general welfare.	Town Board & Planning Board	High	Page: 24
		3.2.2	Guard against approval of development applications that request zoning changes, which do not benefit the public interest and general welfare.			
		3.2.3	Convert the Special Development Zone to Commercial-Light Industrial zone.			

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3.3	Ensure that all properties, residential, non-residential and public, meet the standards of the NYS Property maintenance code.	3.3.1	Planning Board	High	Page: 25
		3.3.2			
		3.3.3			
3.4	Ensure that local officials who administer local planning initiatives are properly trained.	3.4.1	Town Board	High	Page: 25
3.5	Promote development designed to complement the existing built and natural environment.	3.5.1	Planning Board	High	Page: 25
		3.5.2			
3.6	Maintain the aesthetic and rural character of the Town.	3.6.1	Town Board	High	Page: 26
		3.6.2			
		3.6.3			

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3.7	Reduce the number of properties that are non-conforming zoning uses in the Town.	3.7.1 Develop a program including an incentive package to encourage the reduction and/or relocation of non-conforming uses.	Property Owners & Town Board	Low	Page: 27
HOUSING					
4.1	Maintain and encourage year-round single-family residential neighborhoods that contain safe and standard housing and provide healthy living options.	4.1.1 Require rehabilitation of housing units that are substandard with respect to code and other deficiencies. 4.1.2 Seek grant funds to assist lower income homeowners in rehabilitating substandard housing units.	Town Board	Medium	Page: 33
4.2	Provide opportunities for a variety of housing opportunities and choices to serve the diverse needs of the Town's population.	4.2.1 Require that any subdivision activity generating more than 4 residential building lots provide some form of protected open space or other accommodations for recreational opportunities within the Town. 4.2.2 Seek grant funds for handicap accessibility and adaptability of housing units. 4.2.3 Allow cluster housing developments, which may be controlled by a homeowner's association that contain single-family and attached single-family units (no more than two units attached) in areas with public water/sewer. 4.2.4 Encourage the development of multifamily housing developments in areas of the Residential Zone that are served by public water and sewer.	Town Board & Planning Board	Medium	Page: 34
OPEN SPACE/PARKS					
5.1	Create a new Town park with recreational facilities and amenities for all Town residents.	5.1.1 Investigate potential funding sources and secure funding for a Town park. The overall park development should be designed, and development undertaken in pre-determined phases over time and as funding allows. 5.1.2 Consider use of incentive zoning to fund development of parks and recreation facilities.	Park Committee	High	Page: 36

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5.2	Develop trail connections within the Town to nearby county and regional trails.	5.2.1 Work with Cayuga County and NYS DOT to incorporate bike lanes/trails as part of roadway reconstruction projects.	Park Committee	Low	Page: 37
COMMERCIAL CORRIDOR					
6.1	Encourage development of businesses and industries along Route 5/Grant Avenue Commercial Corridor within close proximity to the City of Auburn.	6.1.1 Limit further expansion of highway commercial (strip development) outside of the Route 5/ Grant Avenue commercial-light industrial zone. 6.1.2 Encourage the retention and maximum utilization of existing commercial sites and land within the Town, particularly within the Route 5/ Grant Avenue commercial-light industrial zone.	Planning Board	High	Page: 40
6.2	Encourage development models other than strip development along Route 5/ Grant Avenue Commercial Corridor road frontage	6.2.1 Create, adopt, and implement design standards for parking lots, including curbing, greenspace, trees, lighting, and pedestrian conveniences. 6.2.2 Formalize and adopt architectural, and signage design guidelines to be used in tandem with local site plan review policies. 6.2.3 Stipulate that new commercial development, and the redevelopment of existing sites, including trees, landscaping, signage, site layout, and building design will enhance the physical character of the Town. 6.2.4 Incorporate pedestrian amenities, such as sidewalks, crosswalks, etc., in site-plan reviews and public Improvements. 6.2.5 Encourage clustered commercial development within or near the Route 5/Grant Avenue Commercial Corridor. 6.2.6 Develop vehicular parking requirements for individual land uses that meet about 85% of expected peak Accumulation of vehicles.	Planning Board	High	Page: 40-41

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6.3	Encourage the development and expansion of hospitality and lodging businesses in the eastern most area of the Town along Route 20.	6.3.1 Create a Hospitality and Lodging Overlay Zoning District along Route 20 from Mandy Rue to County Line Road. Encourage the development and expansion of existing lodging businesses that have a low impact and maintain the historic character of Route 20 with limited accessory uses that emphasize agribusiness to include winery stores, restaurants, and gift shops, as well as lodging establishments	Planning Board	High	Page: 41
TRANSPORTATION					
7.1	Ensure that streets, sidewalks, and other transportation infrastructure are well maintained, safe, and aesthetically pleasing.	7.1.1 Include adequate drainage designs for new road development, including adequate shoulder width for pedestrians, bicyclists, and potential bike routes/lanes. 7.1.2 Study, design, and implement improvements for the five-way intersection at Franklin Street Road, County Line Road, and Franklin Street Extension. The project should be undertaken in concert with other local and regional governments. 7.1.3 Seek grant funding for urban forestry and streetscape projects.	Town Board & Highway	High	Page: 45
7.2	Provide bicycle and snowmobile routes throughout the Town that connect with regional and County routes.	7.2.1 Work with Cayuga County and NYS DOT to identify and mark bike routes, lanes, and paths. 7.2.2 Ensure that the goals of the Comprehensive Plan are incorporated into Cayuga County and NYS DOT construction projects.	Park Committee	Medium	Page: 47
7.3	Provide for the future development of a commuter railroad station in the Town.	7.3.1 Work with Cayuga County, City of Auburn, and regional partners to develop a viable commuter rail service between Auburn and Syracuse.	Town Board	Low	Page: 47

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INFRASTRUCTURE/UTILITIES						
8.1	Maintain and improve the municipal water system as needed to ensure adequate, safe water supplies for water district users.	8.1.1	Complete the proposed improvements to the Water District 3 Route 5 storage tank and altitude valve.	Town Board	High	Page: 50
		8.1.2	Undertake systematic replacement of the old and undersized water mains located in Water District 2.			
		8.1.3	Encourage the development of regional water system.			
8.2	Maintain and improve the municipal wastewater collection system as needed to ensure adequate disposal and to minimize environmental impacts.	8.2.1	Define needs, and replace the very old portion of Sewer District 1 system, particularly specific collection mains along Ross Street, Eastern Parkway and a few of the adjoining small access corridors. This will result in a significant reduction in inflow and infiltration, which decrease Town costs.	Town Board	High	Page: 52
8.3	Coordinate extension of natural gas service with future development of new water and/or sewer extensions.	8.3.1	Evaluate the need for public water related to impacts of the rapid growth the Town is experiencing, particularly in the area along the eastern end of the Route 20 and Franklin Street Road corridors.	Town Board	Medium	Page: 52-53
		8.3.2	Complete the asset mapping and tabulation project. In conjunction with this effort should also be an attempt to simplify and consolidate the present situation of having numerous districts, each with various levels of debt and different mechanisms by which O&M fees are assessed.			
		8.3.3	Coordinate expansion of municipal infrastructure with NYSEG to expand natural gas service where it is currently unavailable.			
8.4	Minimize the negative visual impact of above ground electric and/or telecommunications lines	8.4.1	Work with power, phone and cable companies to bury lines in new developments, where feasible.	Town Board	Medium	Page: 53
		8.4.2	Work with internet providers to provide a “WiFi” internet contract in parts or all of the Town.			

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EMERGENCY SERVICES						
9.1	Provide emergency services to its citizens so that they can live peacefully, healthfully, and safely in the community.	9.1.1	Work cooperatively with the fire district so that adequate fire facilities and equipment are maintained and available.	Town Board	High	Page: 56
		9.1.2	Work with the fire district to promote volunteerism.			
		9.1.3	Ensure that adequate ambulance and other emergency services continue to be available to all parts of the Town.			
		9.1.4	Be proactive in any discussions related to a change in the operation of the fire district.			
NATURAL RESOURCES						
10.1	Conserve natural resources and environmentally sensitive areas including air, water, and land through conscientious development.	10.1.1	Review and amend land use regulations to protect and enhance natural resources of the community.	Planning Board	High	Page: 59
		10.1.2	Comply with SEQRA for projects that require such review to ensure protection of natural resources.			
		10.1.3	Amend land use regulation to limit and control development in the 100-year flood plain.			
		10.1.4	Encourage the development of conservation trusts in appropriate locations.			
10.2	Assure that future development within the Town will complement the natural environment.	10.2.1	Utilize the Planning Board, elected officials, zoning officer, and developers, and resources such as, soils maps, flood maps, and wetlands maps to identify areas suitable for development of homes, industry, agriculture, and recreation.	Planning Board	High	Page: 60
		10.2.2	Prohibit development in wetlands. Development proposals adjacent to wetlands should be scrutinized and carefully planned to minimize impacts on wetlands.			
		10.2.3	Consider funding a suitability analysis to identify areas most suitable for various types of development and for conservation.			
		10.2.4	Control mining in the Town to the fullest extent of the law.			

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10.3 Encourage energy conservation and efficiencies and the use of alternative energy sources.	10.3.1 Promote energy efficiency for new or existing structures such as green build standards, alternative energy sources, and/or new energy saving technologies. Energy saving or alternative energy appliances, technology, materials, or other apparatus shall be of such a nature that it will not interfere with any neighboring properties and/or will not negatively impact the Town environment and quality of life. 10.3.2 Promote the development and the use of energy source such as wind, geothermal, and solar in all Town building projects.	Planning Board	High	Page: 62