

Town of Barrington

Comprehensive Plan

(Working Draft)

February 13, 2008

Prepared for the Town Board by
The Barrington Planning Board

With the assistance of Genesee/Finger Lakes Regional Planning Council

Table of Contents

Comprehensive Plan Vision Statement.....	iii
Executive Summary.....	iv
Acknowledgements.....	v
List of Maps and Tables.....	vi
1. Introduction	1
Section 1.1: What is a Comprehensive Plan?	
Section 1.2: The Planning Process: Background	
2. Community Involvement.....	3
Section 2.1: The Planning Board Survey Methodology	
Section 2.2: The Planning Board Survey Summary	
Section 2.3: Citizen Focus Groups	
Section 2.4: Review of Plans, Reports, and Studies	
3. Background.....	11
Section 3.1: Geography and Topography	
Section 3.2: Climate	
Section 3.3: History	
4. Current Conditions	21
Section 4.1: General Land Use	
Section 4.2: Natural Resources and Recreation	
Section 4.3: Demographics and Housing	
Section 4.4: Historic Resources and Preservation	
Section 4.5: Transportation and Infrastructure	
Section 4.6: Economy	
Section 4.7: Public Services	
Section 4.8: Community Governance, Organizations, and Institutions	

5. Community Vision and Recommendations 35

- Section 5.1:** General Land Use Policies
- Section 5.2:** Natural Resources and Recreation Policies
- Section 5.3:** Demographics and Housing Policies
- Section 5.4:** Historic Resources and Preservation Policies
- Section 5.5:** Transportation and Infrastructure Policies
- Section 5.6:** Economic Development Policies
- Section 5.7:** Public Services Policies
- Section 5.8:** Community Governance Policies

6. Future Land Use.....61

7. Plan Update Process.....67

Appendices

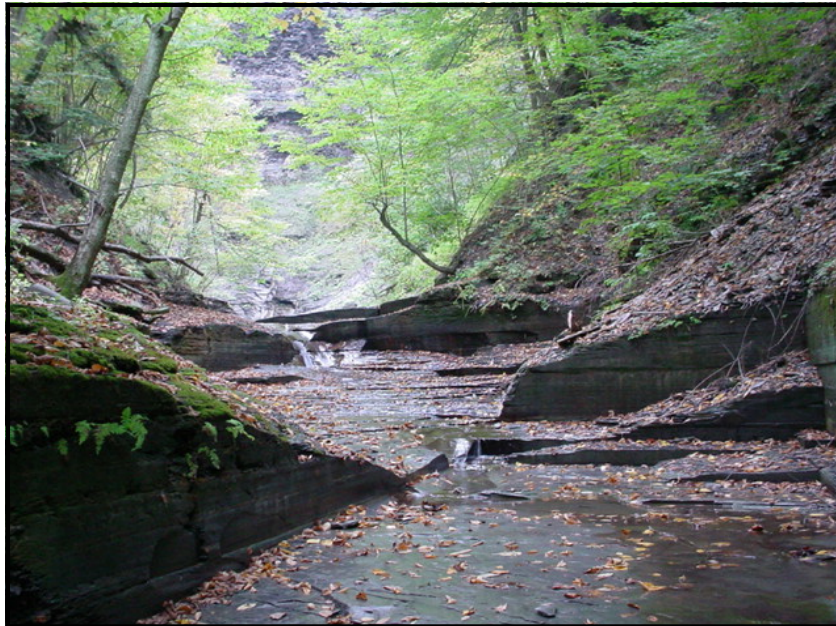
- Appendix A:** Maps
- Appendix B:** Town of Barrington, Survey of Residents 2005
- Appendix C:** State Environmental Quality Review Act (SEQRA) Documentation

Town of Barrington

Comprehensive Plan Vision Statement

The Town of Barrington has prepared a Comprehensive Plan to preserve and protect the high quality of rural life enjoyed by residents and visitors alike. Barrington's rich array of natural and cultural resources include a beautiful and healthy lake; scenic vistas overlooking the lake, forested hills and valleys, vineyards, farm fields, and farmsteads; woodlands shielding cool glens and wetlands; open fields; and historic buildings, structures and sites. The Town has a healthy local business community of farms, vineyards and wine cellars, and small agriculture and tourist related businesses. These features not only benefit residents, but are also a major attraction for the many tourists and summer residents who are a key to the economic stability of the town.

The Town believes that the preservation of *all* of these assets is crucial for the preservation of the Town's current quality of life, for the economic well-being of the Town, Yates County, the Keuka Lake and Seneca Lake watersheds, the Finger Lakes region, and perhaps most importantly, for the benefit of future generations. The Town can accomplish this by planning for balanced growth and development that is in keeping with its rural and agrarian character. As in all communities with a diverse population and economic foundation, balancing the needs and interests of various groups is a critical aspect of a successful planning process. The Town should provide a basis for residential, agricultural and recreational constituencies to be able to coexist harmoniously and balance the interests of individuals with the interests of the community.



Eggleston's Glen, Town of Barrington

Executive Summary

The Comprehensive Plan of the Town of Barrington is organized into the seven following chapters:

- Chapter One, “Introduction,” contains a brief overview of the contents of a typical Comprehensive Plan and the Barrington Planning Board’s reasons for undertaking the development of a new Comprehensive Plan for the Town.
- Chapter Two, “Community Involvement,” contains commentary of the survey administered by the Planning Board to the Town’s land owners soliciting their input for the Plan, a summary of the survey results, and a review of the Citizen Focus Groups set up by the Planning Board to offer residents and property owners the opportunity to provide input into the Plan.
- Chapter Three, “Background,” includes useful background information on the Town’s geography, geology, topography, climate, and history.
- Chapter Four, “Current Conditions,” profiles the current status of eight broad categories of land use conditions in the Town. These categories are General Land Use; Natural Resources and Recreation; Demographics and Housing; Historic Preservation; Transportation; Economy; Services and Infrastructure; and Community Governance, Organizations and Institutions.
- Chapter Five, “Community Vision and Recommendations,” contains recommendations for protecting, preserving, enhancing, and regulating lands within the Town. These recommendations also identify the parties responsible for implementing them and, where appropriate, potential funding sources. This chapter is organized along the format used in Chapter 4 to provide continuity within the Plan document.
- Chapter Six, “Future Land Use,” is based on the recommendations of Chapter 5 and lists the suggested future land uses for each zoning district that the Plan proposes retaining or creating. This chapter should *not* be interpreted as a zoning law or even as a “definitive” statement of allowable land uses. The purpose of this Chapter is simply to provide readers with a good understanding of what land uses the Plan aims to support and encourage in various parts of the Town.
- Chapter Seven, “Plan Update Process,” includes information on the schedule and procedures that the Planning Board will follow when it comes to update the Comprehensive Plan.

The basic intent of this Plan, as explained in the Vision Statement and as noted at several points in the document, is twofold: 1.) the protection and preservation of the Town’s rural and agrarian character through new land use policies, and 2.) the plan will be used as the basis for an updated zoning code that uses techniques such as overlay districts and subdivision regulations to regulate land uses within the Town.

This Comprehensive Plan will serve as the foundation of the Town’s Zoning Law, which will provide the legal basis for implementing the Plan’s recommendations. The Town’s Zoning Law will be revised and updated following completion of this Plan to ensure that the Plan’s recommendations are enshrined within local land use laws.

Acknowledgements

The Comprehensive Plan of the Town of Barrington was prepared with the support and assistance of the following boards and individuals:

Town Board: Eileen Farnan (Town Supervisor), Nathaniel Olney (Deputy Supervisor), John Travis, Freeman Freeman, Kenneth Christensen Jr.

Town Staff: Joy L.C. Perry (Town Clerk); Steven E. Wheeler (Superintendent of Highways); Gary Boardman (Building/Zoning Officer/Watershed Inspector)

Town Planning Board: David Wilcox, David Allardice, Mary Mann, Marilyn Scharf, Roy Litteer, Tara Farnan, Stu Corse.

Citizen Focus Groups:

1. Natural Resources

Chair: David Allardice.

Members: Sid Mann, Dan Prescott, Doug Tepper, Jerry Lange, Skip Denecka.

2. Economic and Commercial Development

Chair: Mary Mann.

Members: Sally Acomb, Sally Johnston, Steve Knapp, Steve Weckelman, Rob Loudon.

3. Community Services

Chair: Tara Farnan.

Members: Judy Cranston.

4. Agriculture

Chair: Roy Litteer.

Members: Barbara Allardice, Bruce Castner.

5. General Land Use and Historic Preservation

Chair: Marilyn Scharf.

Members: Steve Knapp*, Tom Murrin, Sue Lange, Nancy Rembaum, John Travis, Margaret Preska, Doug Johnston.

*Unless otherwise noted in the photo captions, Mr. Knapp contributed all the photographs used for illustrating the Plan.

List of Tables and Maps

Tables:

- Table 4.1: Barrington Land Use by NYS ORPS Classification
 - Table 4.2: Barrington Historic and Projected Population (1840-2040)
 - Table 4.3: Population, 1990 – 2000
 - Table 4.4: Age Distribution, 2000
 - Table 4.5: Age Brackets, 2000
 - Table 4.6: Educational Attainment, 2000
 - Table 4.6: Educational Attainment, 2000
 - Table 4.7: Family Income and Poverty, 2000
 - Table 4.8: Housing, 2000
 - Table 4.9: Town Roads: Paved and Unpaved
 - Table 4.10: Employed Civilian Population (16 years and over) by Industry
 - Table 4.11: Employed Civilian Population (16 years and over) by Occupation
 - Table 4.12: Income by Household, 2000
-
- Table 7.1: Annual Plan Update Process
 - Table 7.2: Five Year Plan Update Process
 - Table 7.3: Plan Update Schedule

Maps (located in Appendix A):

1. Barrington Regional Geography
2. Barrington Topography
3. Barrington Streams and Watersheds
4. Barrington Land Use
5. Barrington Agricultural Districts and Mennonite Farms
6. Barrington Steep Slopes
7. Barrington Historic Locations
8. Barrington Transportation
9. Barrington School District

(This page intentionally left blank.)