



James R. Bensley, AICP
Director

COUNTY OF ORLEANS
Planning Board

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September 27, 2019

Susan M. Heard, Town Clerk
Town of Gaines
14087 Ridge Road
Albion, NY 14411

RE: 19-30 GAINES Request for New Zoning Ordinance

Dear Ms. Heard:

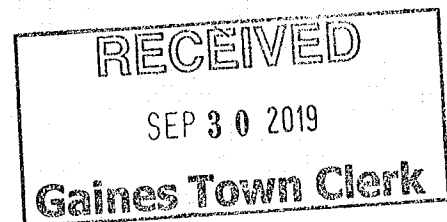
The Orleans County Planning Board (CPB) held an official meeting on September 26, 2019. At that time, the CPB completed its review of the above-captioned zoning referral and voted its **APPROVAL**. The CPB comments, if any, are enclosed.

Your local Board is free to take final action either to approve or disapprove this proposal. In either case, the Zoning Enabling Laws require that you notify the CPB, in writing, within thirty (30) days of your Board's decision.

Failure to follow this referral procedure, pursuant to § 239-m of General Municipal Law, may have the effect of invalidating your municipal zoning action.

Sincerely,

Timothy German
Planner



Cc. Bruce Kirby, CPB Full Representative – Town of Gaines

Orleans County Planning Board
Planning & Zoning Referrals

19-30 GAINES Request for New Zoning Ordinance

Municipal development plans & policies:

The Town of Gaines has contracted with LaBella Associates for a full revision of its zoning ordinance. Highlights of the new ordinance are listed below:

- Establishes regulations for an R-1 Residential District and a Planned Development District as floating zones. While neither of these districts are designated on the proposed zoning map, the Town Board may rezone land to either district as appropriate. The same goes for the Industrial District, which was established prior to this revision.
- Establishes new regulations for the Commercial Historic (CH) District, including standards for building design, building placement, parking, and landscaping. These standards are intended to preserve the historic character of the District by preventing incompatible development. The new ordinance retains the requirement that all development in the CH District be subject to site plan review. A table is included that states which uses are subject to a special use permit.
- Establishes new regulations for signs in all zoning districts. The new sign regulations set forth a variety of sign types, with each one allowed in a certain set of zoning districts. Graphics are included to help the reader differentiate between the various types of signs. In addition, specific design standards are provided for each type of sign.
- A new zoning map is also being proposed. The proposed zoning map sees the small commercial zone in the Hamlet of Eagle Harbor abolished, while the commercial zone at the corner of Gaines and Ridge Roads is being expanded in an east-west direction. The boundary of the existing Commercial Historic zone remains approximately in its previous form, and a new Commercial zone is being proposed immediately to the east of that zone. The existing Commercial zone abutting the Village of Albion remains unchanged.
- Adds provisions for farm labor housing and agricultural packing and processing facilities.
- Various minor modifications and tweaks to improve clarity and functionality

RECOMMENDATION for 19-30: APPROVAL

Comments: This is a timely update to the town's zoning ordinance. As a result, Town officials will be better equipped to combat potentially incompatible development, and to encourage better outcomes for the development that does occur. Town officials should be encouraged to use these new regulations to their full force in order to ensure the desired outcomes.