

CHAPTER 6: LAND USE: FUTURE CONDITIONS

The policies outlined in Chapter 5 provide the basis for this chapter on future land use patterns in the Town of Torrey. This chapter provides a narrative description, organized around the Town's various existing and proposed zoning districts, of what land uses this Comprehensive Plan recommends as the most appropriate for each distinct area of the Town.

As explained in the Plan's Vision Statement and illustrated in Chapter 5, one of the fundamental intentions of this Comprehensive Plan is to retain the Town's rural and agrarian character by achieving a sound balance between current land use conditions and new construction and development activities. In order to realize and maintain this balance, the Town should oversee the location of certain land uses through zoning regulations. In addition to ensuring the location of various land uses is appropriate for the Town's character, the Town should use subdivision and site plan review regulations to ensure the design and appearance of new construction is carefully considered when local boards are permitting new development.

As stated beforehand, this chapter explains and describes the recommended land uses in each of the Town's existing and proposed zoning districts. However, this chapter is not and should not be construed as a zoning code. This Comprehensive Plan is not a legally binding document and the contents of this chapter are simply intended to serve as a guide for the task force appointed by the Town Board to update the Town's zoning code.

The following lists of recommended land uses are not intended to be definitive or all-inclusive. Furthermore, these lists do not differentiate between as-of-right uses and uses that are allowed by special permit. Instead, this chapter is designed to provide readers of this Plan with a general idea of the types of land uses that would be best suited to the various proposed districts. Following the adoption of this Plan by the Town Board, the task force charged with re-writing the Town's zoning law will use the following lists as a guide to its work.

Section 6.1: Agricultural/Residential Areas.

Currently, most land in the Town is used for agricultural operations, with a mix of residential uses as well. Patches of forest cover are scattered throughout the Town. Key goals of this Comprehensive Plan include preserving and protecting working agriculture, fostering new development that is keeping with the Town's rural and agrarian character, and protecting natural resources such as wetlands, woodlots, and steep slopes.

Most of the Town is currently zoned for use as agriculture/residential. The recommendations of this Plan indicate that this zoning classification should remain in place, but can be modified where necessary through the addition of overlay districts.

Recommended Land Uses for the Agricultural Residential Area:

1. Farm fields, grazing lands, vineyards, orchards, etc.
2. Buildings related to agricultural/vinicultural operations such as barns, stables, kennels, silos, storage sheds, workshops, greenhouses, garages, etc.
3. Farm and vineyard-related businesses and industries such as farm equipment repair shops, wineries, roadside farm stands, etc.

4. A broad variety of “cottage industries,” such as home-based businesses like woodworking and/or furniture shops, arts and crafts manufacturing, clothes making, and professional offices.
5. Garden shops and nurseries.
6. Forest/woodland.
7. Outdoor recreation areas such as playgrounds, campgrounds, golf courses, and hiking and cross country skiing trails.
8. Bed and Breakfasts.
9. Low density, low intensity residential uses such as single family homes with accessory structures including garages, tool sheds, decks, swimming pools, lawns, gardens, etc.
10. Cemeteries.
11. Historic interpretive sites.
12. Public and institutional uses such as schools and churches.
13. Carefully considered master-planned developments (Planned Unit Developments or PUDs) that are designed and built in such a way to minimize adverse environmental impacts and blend in with the surrounding landscape.

Section 6.2: Lakefront Areas.

Much of Torrey’s lakeshore is densely built up with a variety of seasonal and year round residences on small lots. Some of these residences are periodically rented out. Some stretches of the Town’s shoreline north of Dresden are unable to be developed due to the proximity of the Norfolk Southern railroad tracks to the shore line; the lack of space between the tracks and the shore and the steep slopes down to the lake make it extremely difficult to safely build at these locations. In addition, there are several camps located along the lakeshore in the southern part of the town that own long stretches of lakefront property; these areas will remain in use by the camps in the foreseeable future.

The basic residential and resort character of this area is expected to remain the same; the Plan’s recommendations are designed to ensure that any new construction and development within this area is in keeping with its current character. In addition, any new development or re-development in this area of the Town should be carefully designed to ensure that it will have a positive environmental impact.

Currently, five areas along the Town’s lakefront are zoned for Resort Residential. As explained in Chapter 5, this basic zoning classification should be revised by the formation of a new zoning district, to be tentatively known as the “*Lakefront Residential District*”, that would include all residential areas of the lakefront. The Town should consider forming a separate zoning district for the summer camps, to be tentatively known as the “*Lakefront Recreation District*”, that would include all recreational areas of the lakefront. In addition, the Town could consider designating undeveloped portions of the lakeshore as a special *Land Conservation District*.

Recommended Land Uses for the Lakeshore Area:

1. Single family residences with accessory structures including garages, tool sheds, decks, swimming pools, lawns, gardens, etc.
2. Boathouses, docks, hoists, and other water-based recreation facilities.
3. Marinas and service facilities for watercraft.
4. A broad variety of “cottage industries,” such as home-based businesses such as woodworking and/or furniture shops, arts and crafts manufacturing, clothes making, and professional offices
5. Camping/retreat facilities.

6. Bed and Breakfasts.
7. Parks and public access areas.
8. Historic Interpretive Sites.

Section 6.3: Commercial Areas.

Currently, there are eleven small commercial zoning districts located throughout the Town. The Town may want to reconsider the zoning of these districts in order to better accommodate and encourage the spread of agriculture based businesses throughout the community and concentrate new commercial development in the Route 14/54 area.

While agricultural based businesses should be allowed within any commercial zoning districts in the Town, the main purpose of these districts is to provide a place in the Town for commercial operations that are not dependent on local agriculture and viticulture.

Recommended Land Uses for Commercial Areas:

1. Any large-scale commercial operation such as a retail store, gas station/auto service shop, or restaurant/diner that is not directly related to agriculture.
2. Farm and vineyard-related businesses and industries such as farm equipment repair shops, wineries, roadside farm stands, etc.
3. A broad variety of “cottage industries,” such as home-based businesses like woodworking and/or furniture shops, arts and crafts manufacturing, clothes making, and professional offices.
4. Garden shops and nurseries.
5. Any other miscellaneous business operations that would not be suitable for agricultural/residential areas.

Section 6.4: Industrial Areas.

Torrey is unique among Yates County towns for having several active industrial areas within its boundaries. These industrial uses should remain intact as a means of supporting industry, manufacturing, and power-generating activities in the Town while guiding any growth and expansion of these operations away from agricultural, residential, and resort/camp areas.

Recommended Land Uses for Industrial Areas:

1. Light industrial/manufacturing plants and associated facilities.
2. Any special utility infrastructure needed to support manufacturing activities.
3. Power generation plants.

Section 6.5: Land Conservation Areas.

The Town has placed special zoning in place for the land along the Keuka Outlet, running from the Torrey/Milo town line to the Seneca Lake shore. This zoning classification should remain intact, but it should probably be revised in terms of its as-of-right and permitted uses.

Recommended Land Uses for Land Conservation Areas:

Generally, any uses allowed in agricultural/residential areas are probably appropriate in this district. However, the Land Conservation district regulations should ensure that any new construction that occurs within this district minimizes potential adverse environmental impacts, preserves timber stands, and blends with the surrounding landscape.

Section 6.6: Environmental Protection Overlay District(s) (EPODS).

Following the Plan's recommendations, the Town should consider enacting one or more Environmental Protection Overlay District(s) (EPODs) within its zoning law to provide additional protection for irreplaceable natural and cultural resources such as scenic vistas, wetlands, glens, gullies, forested areas, steep slopes, unique wildlife habitats, and historic sites. The presence of an environmental protection overlay district over a certain land area will not prohibit new construction within that area, but it will help to ensure that any new construction has minimal adverse environmental impacts.

Recommended Land Uses for the Environmental Protection Overlay District(s) (EPODS):

Generally, any uses allowed in the base zoning district are appropriate in an environmental protection overlay district. However, the overlay district regulations will ensure that any new construction that occurs within an overlay district minimizes potential adverse environmental impacts and blends with the surrounding landscape.

Section 6.7: Special Flood Hazard Overlay District (SFHOD).

In order to protect life and property from flood damage, the Town should restrict certain types of development within 100 year flood plains as designated by the Federal Emergency Management Agency (FEMA) on Torrey's Flood Insurance Rate Map (FIRM), Community-Panel Numbers 360966 0001-0010.

Recommended Land Uses for the Special Flood Hazard Overlay District (SFHOD):

Most uses allowed in the base zoning district are appropriate in the special flood hazard overlay district so long as all buildings and structures are properly elevated above the flood plain.