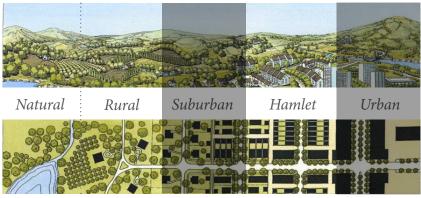## WHAT IS IT?

Smart Growth is a way of directing new development through planning tools like zoning, comprehensive planning and site plan review standards. Many states across the country now practice smart growth planning as a balanced way of directing future development.

These tools allow communities to anticipate new development and ensure that future growth occurs in a way that reduces infrastructure costs, and encourages the growth of small villages and hamlets, while protecting agricultural and natural resources.

| Natural | Rural | Suburban | Hamlet | Urban |

Design guidelines can help to maintain the character of natural, rural and hamlet areas, while deterring generic suburbs.

WHY DOES IT MATTER?

By directing future development into villages and hamlets, existing infrastructure can be utilized - instead of building expensive new roads, pipes and electric lines - rural lands can be preserved and small towns can remain vibrant. It is also important for communities to determine standards for new development, providing guidelines that protect the visual character of their community.

Without prior planning new development may occur in a way that requires more public funds, degrades natural resources, endangers farmlands and alters the small town atmosphere that so many residents enjoy.

Shether St. in the Village of Hammondsport

POLICY OPTIONS

Comprehensive Plan

Comprehensive plans can encourage certain activities - like institutional, light industrial and manufacturing - in villages and hamlets.

Comprehensive plans can also designate rural areas for agricultural uses and allow cluster developments.

The planning process must involve input and participation from local stakeholders in order to reflect the interests of area residents.

Hamlet Zoning

Hamlet zoning districts would allow for dense, compact development to occur in existing urban centers in the watershed.

District standards could be shaped by each community to encourage development that respects and enhances the existing physical environment.

Hamlets can also create visual standards for new development.

Cluster Development

Cluster development is a more efficient way of organizing new development in rural areas, by achieving greater density in one area while preserving natural and agricultural resources in other areas.

Municipalities can promote cluster development with incentives and regulations by creating targeted density allowances in their regulatory guidelines.

ADDITIONAL RESOURCES

Smart Growth
Learn more about Smart Growth in New York state by visiting this website:

NYS Smart Growth Planning - *www.dec.ny.gov/lands/45970.html*

Comprehensive Plans
Learn more about how Smart Growth can be applied in the Keuka Lake Watershed planning process by visiting these websites:

NYS Local Waterfront Revitalization Planning - *www.dos.ny.gov/opd/programs/lwrp.html*

NYS Watershed Management Planning - *www.dec.ny.gov/lands/25563.html*

Hamlet Zoning
Learn more about how the Keuka Lake Watershed planning process may direct future growth into villages by visiting these websites:

Hamlet and Village zoning in Genessee County - *www.co.genesee.ny.us/departments/planning/smartgrowth.html*

Cluster Development
Learn more about how cluster development can help Keuka Lake preserve its natural resources by visiting these websites:

Information from the Municipal Research and Services Center in Washington State - *www.mrsc.org/subjects/planning/lu/cluster.aspx*

Information from the University of Illinois -*urbanext.illinois.edu/lcr/cluster.cfm*

Watershed Information

G/FLRPC Keuka Lake Watershed Planning Guide - *www.gflrpc.org/Publications/Keuka/Plan/Guide/LandUseGuide.pdf*

Watershed Plans: Protecting and Restoring Water Quality from NYS Dept. of State - *www.youtube.com/watch?v=gTtqfVN3MfQ*

Watershed information from the EPA - *water.epa.gov/type/watersheds/index.cfm*

Canandaigua Lake Report - *www.fllt.org/linkfiles/cndgareport.pdf*

Seneca Lake Watershed Management Plan - *www.gflrpc.org/Publications/SenecaLakeWMP.htm*