

## MEETING MINUTES

### OAKFIELD - ALABAMA COMPREHENSIVE PLAN

#### Public Information Meeting - Tuesday, August 6, 2002

Attendees:

Kenneth Dodd, Town of Oakfield Supervisor	Raymond Cianfrini, Oakfield Mayor
Jim Veazey, Oakfield Town Council	Guy Hinkson, Alabama Zoning Board of Appeals
Michael Warboys, Oakfield Planning Board	Jeff Covell, Alabama Planning Board
Michael Dilcher, Oakfield Planning Board	Joseph Cassidy, Alabama Town Council
Wendy Salvati, Wendel Duchscherer	Andrew Reilly, Wendel Duchscherer
General Public	

The meeting was opened with introductions offered by Michael Warboys (Oakfield Planning Board), who also provided a brief explanation of the purpose of the meeting. Andrew Reilly (Wendel Duchscherer) was introduced and offered some highlights on the comprehensive planning process. Wendy Salvati was introduced and provided a summary of the important of public input. An explanation of the maps displayed around the room and some of the demographic data was also provided. Mr. Reilly explained the public input process and then opened the floor to the public to gather their comments and concerns.

- A comment was offered that Oakfield is a rural community and it should stay that way.
- The small industrial park along Route 63 should be further developed in this manner and public water should be provided to this area. Water could be looped from Route 63, west to Hutton and south to Maple Avenue, and then back up to the Village.
- It was noted that in the short term the availability of land in the vicinity of the industrial park could be a problem, but over the long term additional light industrial or office park development could be accomplished.
- Large farms are changing the ecology of the area and having an adverse impact on private water supply wells. Water and wastewater disposal needs and impacts must be considered with large farm operations.
- Public water should be considered for residences in the vicinity of large farms or other sources of pollution. The large farms are corporations that are not always good neighbors.
- The question was asked as to how large corporate farming operations would impact the future resale and value of nearby homes.
- Large agricultural businesses should be located on a map to determine outlying problem areas.
- Smart Growth?? – does this only benefit farms?
- The introduction of Monroe County water is a good thing for the region. Hopefully this will help to address current and future water problems, particularly in the vicinity of Albion Road, and provide the potential for controlled growth.
- The loss of the gypsum plan has resulted in a loss of revenue to the Town. How do we make up for this financial loss? Smart growth will lock up land and reduce opportunities to allow growth to offset this loss.
- The tax base must be considered from a municipal perspective. The suggestion for an industrial zone is a good idea. Although the Village is saturated in terms of development, the Town has great potential.

- The Village has excess capacity at the sewage treatment plant and can accommodate future growth in the area. The Village water system must be maintained, however, so we can provide water to outlying areas.
- We don't want the Town of Oakfield to become like the west side of Batavia, with Walmarts and all that other commercial development. However, we do want controlled growth to build our tax base.
- Sewers need to be provided to other areas in and around the Village that need it; there are still small pockets of development in the Village that have septic systems (such as the end of Pearl Street). This would involve establishing a sewer district.
- Smart growth is really growing around the fringe of the Village. This would be the right place for new housing plus getting more homes hooked up to the sewer system. Expand the Village outward. This is the logical pattern for future development.
- What do we do with our Village downtown area? Fringe growth could help bring in new businesses.
- The question was raised about what our Village looks like to strangers. It was suggested that removing the building across from the bank (which houses the barber shop) would be a great improvement and provide benefits to the Village beyond what it does now. We did this for sidewalks in the past and it could really make an improved difference.
- Developing around the fringe of the Village really would support the Village and enhance the vitality of the area.
- The Gypsum Company owns the frontage lands, which has prevented strip development along Route 63. Large farms are doing the same thing. If the Gypsum Company decides to sell land, there will be a lot of land on the market. How can these lands be used in the future?
- Oakfield needs to be more than just "a nice little retirement community". The New York State economy has effected the job market and local population, making it hard to change the area.
- Oakfield needs frugal government spending. We need to evaluate spending; this is smart growth.
- Growth in the Town is up and down Fisher Road, on both sides of the swamp.
- City people want to come to the area and expect country living with city services. Some people are moving out and buying large (5+ acre) lots.
- Must consider the transportation system as it relates to the aging population in the area.
- How can we plan for this community to keep our children here? Jobs should be our number one priority.
- We need to enhance the quality of life in the Village; the school is generally the focal point. We need to provide Village parks, youth services/center, senior services/center - a community center.
- We are under serving our youth population. This is a big challenge for an area with 30 percent of the population under the age of 18.
- Jobs don't necessarily need to be provided locally. We can have more in Genesee, Erie and Monroe Counties (the western New York area).
- We need more than just single-family housing. We need improve/better housing in the outskirts of the Village. Duplexes and triplexes (multi-family) that come at a lower cost (affordable housing). Also, second-story level residential development in the Village.
- Consider creative ownership solutions for buildings in the Village.

- If growth occurs along the Village fringe, what about services (police, garbage collection, etc.)
- Remember that people who have lived in this community for years have rights too. Don't change the area to react to the wants and needs of those who move in from other areas and object to the way things have been for many years.

The meeting was closed with a brief explanation of the next steps in the process.

cc: Oakfield Alabama Comprehensive Plan Advisory Committee  
Matthew Balling, Genesee County Planning Department  
File