

TABLE OF CONTENTS

Acknowledgement

1.0 Executive Summary.....1-1

2.0 Introduction2-1

 2.1 Regional and Local Setting.....2-2

 2.2 Reasons for Preparing a Comprehensive Plan.....2-2

 2.3 How the Plan Will be Utilized.....2-3

3.0 Goals and Objectives3-1

 3.1 Public Input.....3-1

 3.2 Goals and Objectives3-2

 3.3.1 Town of Alabama.....3-3

 3.3.2 Town of Oakfield3-6

 3.3.3 Village of Oakfield3-9

4.0 Existing Conditions of the Communities

 4.1 Existing Land Use4-1

 4.1.1 Community Land Use.....4-2

 4.1.2 Farmland and Agriculture.....4-5

 4.2 Land Use Regulation4-8

 4.2.1 Zoning4-8

 4.3 Natural Environment.....4-11

 4.3.1 Topography and Steep Slopes4-11

 4.3.2 Hydric Soils4-11

 4.3.3 Stream Corridors and Watersheds4-11

 4.3.4 Flooding and Wetlands.....4-13

 4.3.5 Wildlife Conservation Areas and Significant Wildlife Habitats.....4-13

 4.3.6 Scenic Resources.....4-14

 4.3.7 Historic and Archaeological Resources.....4-15

 4.4 Demographics and Socioeconomic Conditions4-15

 4.4.1 Existing Population Characteristics and Projections4-15

 4.4.2 Household Characteristics4-17

 4.4.3 Housing Characteristics4-17

 4.4.4 Employment Statistics4-17

 4.4.5 Income4-18

 4.5 Transportation4-18

 4.5.1 Roadways and Highway Access.....4-18

 4.5.2 Railroad Service.....4-19

 4.5.3 Public Transportation Services.....4-19

4.5.4	Pedestrian and Bicycle Routes.....	4-20
4.6	Utilities	4-20
4.6.1	Water Supply	4-20
4.6.2	Wastewater Disposal.....	4-20
4.6.3	Solid Waste Management	4-21
4.7	Community Facilities	4-21
4.7.1	Parks and Recreation.....	4-21
4.7.2	Schools	4-21
4.7.3	Emergency Services	4-22
4.7.4	Government Facilities	4-22
5.0	Findings and Recommendations	
5.1	Introduction	5-1
5.2	Findings/Opportunities/Constraints.....	5-1
5.2.1	Town of Alabama.....	5-1
5.2.2	Town of Oakfield	5-4
5.2.3	Village of Oakfield	5-6
5.3	Recommendations.....	5-8
5.3.1	Town of Alabama.....	5-8
5.3.2	Town of Oakfield	5-16
5.3.3	Village of Oakfield	5-22
5.4	Vision Map-	5-25
5.4.1	Introduction	5-25
5.4.2	Overall Regional Vision.....	5-26
5.4.3	Town of Alabama Vision Map	5-26
5.4.4	Town of Oakfield Vision Map	5-28
5.4.5	Village of Oakfield Vision Map	5-29
6.0	Implementation	
6.1	Introduction	6-1
6.2	Utilization of This Section.....	6-1
6.3	Town of Alabama.....	6-3
6.4	Town of Oakfield	6-7
6.5	Village of Oakfield	6-11
7.0	Environmental Review	
7.1	Introduction	7-1
7.2	Environmental Setting.....	7-1
7.3	Potential Significant Adverse Environmental Impacts.....	7-2
7.4	Adverse Environmental Impacts that Cannot be Avoided.....	7-12
7.5	Growth Inducing Aspects of the Plan	7-12
7.6	Mitigation Measures.....	7-12
7.7	Evaluation of Alternatives	7-17

8.0 Annual Review8-1

9.0 Final Generic Environmental Impact Statement.....9-1

Glossary

Appendices

- Publicity / Public Meeting Minutes
- Public Survey Results

List of Figures & Charts

	Page
Figure 1A: Town of Alabama Land Use Percentages.....	4-3
Figure 1B: Town of Oakfield Land Use Percentages	4-4
Figure 1C: Village of Oakfield Land Use Percentages	4-5
Figure 2A: Town of Alabama Zoning Districts and Permitted Uses.....	4-9
Figure 2B: Town of Oakfield Zoning Districts and Permitted Uses	4-10
Figure 2C: Village of Oakfield Zoning Districts and Permitted Uses	4-11
Figure 3: Population Trends.....	4-15
Figure 4: Age Distribution Graph	4-16
Figure 5: NYS Route Traffic Counts	4-19

List of Maps

Following Page:

Map 1:	General Location.....	2-2
Map 2:	Digital Orthoimagery.....	4-1
Map 3:	Existing Land Use.....	4-1
Map 4:	Agricultural Data.....	4-5
Map 5:	Prime Farmland Soils.....	4-5
Map 6:	Zoning Classifications.....	4-8
Map 7:	Hydric Soils.....	4-11
Map 8:	Watershed Boundaries.....	4-11
Map 9:	Environmental Features.....	4-13
Map 10:	Wildlife Conservation Areas.....	4-13
Map 11:	Transportation.....	4-18
Map 12:	School District Boundaries.....	4-21
Map 13:	Community Features.....	4-21
Map 14:	Vision Map – Village.....	5-25
Map 15:	Vision Map – Three-Community Study Area.....	5-25