

Appendix C
Summary of
Goals & Policies

**Town of Amherst Bicentennial Comprehensive Plan
Summary of Goals and Policies**

Goal/Objective	Element	Relevant Policies	Priority Action	Actions
1. Promote the development / redevelopment of walkable higher density, mixed-use centers surrounded by lower density development.	Land Use and Development	3-1: Expand provisions and incentives for mixed-use development in designated activity centers. 3-2: Encourage compact, pedestrian-friendly development through Planned Residential options, including but not limited to neo-traditional design. 3-3: Modify provisions of the Suburban Agricultural District to reduce conversions of rural to suburban development patterns. 3-4: Reduce future new commercial development in North Amherst and along highway strips.	1	- Comprehensively revise the Town's development regulations, standards, and review/approval processes.
2. Implement context-sensitive standards and incentives to improve the quality and appearance of development.	Land Use and Development	3-5: Apply design standards to enhance community appearance and sense of place. 3-6: Apply context-sensitive design standards to designated roadways. 3-7: Protect and retain the identity of special places through design guidelines.	1	- Comprehensively revise the Town's development regulations, standards, and review/approval processes.
3. Encourage reinvestment in older neighborhoods and commercial corridors in Amherst.	Land Use and Development	3-8: Consider tax incentives for reinvestment, revitalization, and redevelopment of commercial properties and housing in older areas with less emphasis on new "greenfield" development. 3-9: Rezone and/or provide incentives for reuse of underutilized/obsolescent properties for economically viable uses. 3-10: Tailor commercial zoning districts to the unique physical characteristics of older commercial areas in need of revitalization.	2	- Provide expanded incentives for reinvestment / revitalization
4. Target capital improvements to leverage private investment and enhance community appearance	Land Use and Development	3-11: Target capital investments to improve the aesthetic character of key locations within the Town. 3-12: Initiate public capital investment projects to encourage/support private investment.	2, 4	- Provide expanded incentives for reinvestment / revitalization - Initiate a community-wide tree planting and re-vegetation program.
5. Establish a town-wide network of parks, open spaces, and greenway corridors	Land Use and Development	3-13: Designate a town-wide open space and greenway network to be achieved through a variety of mechanisms. 3-14: Encourage conservation development with incentives for the dedication of open space in private developments. 3-15: Initiate a public open space acquisition program consistent with the open space, recreation, and greenway network.	3, 9	- Implement a coordinated strategy to achieve a town-wide open space and greenway network - Implement a comprehensive stormwater management strategy.
6. Improve the predictability and consistency of the development review and decision-making process	Land Use and Development	3-16: Improve the predictability and consistency of the rezoning and other development approval processes through the application of clear town-wide land use policies. 3-17: Set clear standards for development quality to increase the level of certainty in the development review and approval process. 3-18: Periodic review and revision of the Comprehensive Plan and development regulations.	1	- Comprehensively revise the Town's development regulations, standards, and review/approval processes.

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7. Establish an interconnected open space network that incorporates significant natural and cultural resources	Natural and Cultural Resources	4-1: Establish greenway corridors along streams as part of a town-wide open space system. 4-2: Provide conservation development options to encourage dedication of significant habitat as permanent open space. 4-3: Acquire land or development rights on land with environmental resources of local significance, consistent with an open space plan or determined to be in the public interest.	3	- Implement a coordinated strategy to achieve a town-wide open space and greenway network
8. Protect water resources and wetlands through improved regulations, policies, and management	Natural and Cultural Resources	4-4: Establish buffer/setback standards for new development to help protect streams of significance. 4-5: Support protection of designated wetlands and implement best management practices to maintain Town owned wetland areas. Work with regulatory agencies to encourage permitted wetland mitigation of an equal or higher level of function and quality to be located near impacted areas or within the Town. 4-6: Initiate watershed management plans in cooperation with the County and other municipalities in the watershed. 4-7: Apply “best management practices” (BMPs) to reduce water quality impacts development. 4-8: Implement “low impact development” standards and techniques designed to reduce the quantity and improve the quality of stormwater runoff from development.	1, 9	- Comprehensively revise the Town’s development regulations, standards, and review/approval processes - Implement a comprehensive stormwater management strategy. - Encourage wetland mitigation in the Town. Continue acquisition of regulated wetland property. Consider mechanisms to manage town-owned wetlands.
9. Protect air resources through improved regulations, policies, and management	Natural and Cultural Resources	4-9: Reduce air quality emissions by pursuing Comprehensive Plan strategies such as compact, mixed-use development patterns; tree planting; transit and other alternatives to automobile use, etc.	--	
10. Protect trees and woodland through improved regulations, policies, and management	Natural and Cultural Resources	4-10: Support the Town of Amherst Tree Law. 4-11: Implement a “Greening Amherst” planting initiative consistent with a program of managing the “Town Landscape.”	4	- Initiate a community-wide tree planting and re-vegetation program.
11. Protect historic and cultural resources through improved regulations, policies, and management	Natural and Cultural Resources	4-12: Encourage designation of historically significant resources for protection and provide incentives available through the Historic Preservation Ordinance. 4-13: Support the cultural, visual and performing arts as part of the Education Key Initiative.	--	
12. Protect sensitive environmental resources through improved management.	Natural and Cultural Resources	4-14: Develop management plans for public natural and historic resources of local significance.	--	
13. Maintain Amherst’s strong tax base and attract more high-paying jobs to the Town.	Economic Development	5-1: Target economic development policies, program, capital expenditures, and incentives to attract and retain higher paying employment and promote desired forms and locations of development and redevelopment.		- Pursue collaborations with educational institutions, private businesses, and

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		5-2: Build flexibility into non-residential zoning so that options are available for the various stages of business development. 5-3: Promote economic development through collaborations between government, educational institutions, health care organizations, and private industries. 5-4: Work with educational institutions on lifelong learning and other programs to train, attract, and retain a skilled workforce.	6	other partners to promote economic development.
14. Ensure that economic development and redevelopment respect the character and quality of life of Amherst’s residential communities.	Economic Development	5-5: Promote commercial development patterns that reduce neighborhood impacts. 5-6: Adopt commercial development standards for neighborhood compatibility with context-sensitive design guidelines.	1	- Comprehensively revise the Town’s development regulations, standards, and review/approval processes.
15. Capitalize on the presence of the University at Buffalo to leverage University-related economic development opportunities.	Economic Development	5-7: Work with UB to create mixed-use activity centers on the periphery of the campuses. 5-8: Work with UB to promote more educational, social, and cultural ties to the Town and to reinforce the role of both campuses as activity centers. 5-9: Establish an ongoing, collaborative planning structure with UB.	5	- Establish a collaborative planning structure with the University at Buffalo.
16. Build partnerships with development agencies, private industry, and educational and research institutions to promote economic development in Amherst and throughout the region.	Economic Development	5-10: Work with area municipalities and economic development agencies to promote regional economic growth. 5-11: Position Amherst as a regional technology center.	--	
17. Create a roadway network that improves efficiency and connectivity while preserving neighborhood character.	Transportation	6-1: Designate roadway corridors for application of context-sensitive design standards to maintain their character. 6-2: Modify the Town’s engineering standards for roadways to reduce neighborhood impacts. 6-4: Enhance transportation system capacities through operational improvements, including improved access management and a comprehensive signal-timing plan. 6-5: Undertake a capital program to maintain or improve the efficiency of the existing road system. 6-6: Accept a certain level of traffic congestion as a “given” and expand investments in alternative transportation modes and compact, mixed-use development patterns.	7	- Develop a strategy to implement targeted improvements with identified level of service deficiencies.
18. Develop the existing bicycle / pedestrian system into a town-wide, interconnected network that facilitates connections between vehicular and non-vehicular transportation.	Transportation	6-7: Develop a comprehensive bicycle network, using a rating system to identify and prioritize improvements. 6-8: Develop a comprehensive pedestrian network of sidewalks, crosswalks, and trails.	8	- Develop a strategy to implement a comprehensive bicycle and pedestrian network.
19. Work with the NFTA to provide adequate public transit	Transportation	6-9: Work with NFTA to improve transit service and provide connections to activity centers (e.g.,		

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service, particularly to mixed-use activity centers identified in the Conceptual Land Use Plan.		UB and Eggertsville).	--	
20. Establish a town traffic assessment and planning capability to manage and maintain local highways.	Transportation	6-3: Establish a town highway planning capability to manage the local road network.	1	- Comprehensively revise the Town's development regulations, standards, and review/approval processes.
21. Establish a town-wide program with plans and policies to effectively manage stormwater runoff, including flooding and stormwater quality.	Infrastructure	7-1: Develop a program to address flooding and other stormwater management issues in coordination with other responsible agencies. 7-2: Implement "low impact development" standards and techniques to reduce the quantity and improve the quality of stormwater runoff from development.	9	- Implement a comprehensive stormwater management strategy to address flooding and water quality protection.
22. Maintain and upgrade existing sanitary sewer infrastructure to support existing and projected needs. Limit future service extensions to those needed to serve development areas designated on the Conceptual Land Use Plan.	Infrastructure	7-3: Give priority to repairs to existing infrastructure systems, rather than extensions to serve new greenfield development. 7-4: Redefine the boundaries of the Consolidated Sanitary Sewer District in the northern part of the Town to exclude rural and agricultural areas designated for protection and include areas designated for more intensive development. Promote the importance of proper maintenance of private disposal systems or septic systems to limit sewer extensions into protected areas.	10	- Limit future sewer service extensions to support the Conceptual Land Use Plan. Utilize new and advancing technologies for failing systems.
23. Ensure the availability of housing affordable to all socioeconomic groups in Amherst.	Housing and Neighborhoods	8-1: Continue existing housing policies that promote home ownership and affordability.	--	
24. Promote a diverse housing stock, with higher density housing focused on mixed-use activity centers.	Housing and Neighborhoods	8-2: Promote the development of a variety of housing types. 8-3: Encourage higher density residential uses in mixed-use development and other appropriate locations. 8-4: Work with UB to establish mixed-use centers around the periphery of both campuses. 8-5: Establish standards for multi-family housing to promote high quality design and neighborhood compatibility.	1, 5	- Comprehensively revise the Town's development regulations, standards, and review/approval processes - Establish a collaborative planning structure with the University at Buffalo.
25. Implement a coordinated program to conserve and revitalize Amherst's neighborhoods.	Housing and Neighborhoods	8-6: Provide incentives for residential property repairs and improvements on a town-wide basis. 8-7: Initiate a Neighborhood Conservation Program to promote revitalization of designated neighborhoods through measures such as code enforcement, capital improvement, and design standards. 8-8: Promote the revitalization of older commercial areas as a focus of neighborhood activity and include support for building and	2, 11	- Provide expanded incentives for reinvestment / revitalization - Initiate a Neighborhood Conservation Program, including a collaborative process to develop

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		property maintenance code enforcement. 8-9: Encourage participation from residents when the Town is developing action/improvement plans for specific neighborhoods.		Neighborhood Improvement Plans.
26. Establish standards or performance criteria to determine community facility and service needs.	Community Facilities and Services	9-1: Establish an ongoing system to identify and prioritize community facility and service needs. 9-2: Encourage transportation and outreach programs for persons who find it difficult to get to particular facilities.	12	- Establish an objective system of planning for community facility and service needs. Link this to a long-range capital programming process to reconcile needs with the Town's fiscal capacity.
27. Enhance the role of public facilities as centers of neighborhood and community activity.	Community Facilities and Services	9-3: Identify opportunities to strategically locate certain facilities to strengthen neighborhoods and serve local needs. 9-4: Integrate community facilities within mixed-use activity centers.	--	
28. Provide quality facilities and services cost effectively by managing expenses and diversifying revenue sources.	Community Facilities and Services	9-5: Allow continued growth of the nonresidential tax base consistent with the Comprehensive (Land Use) Plan. 9-6: Pursue cost efficiencies in the provision of public facilities and services through the sharing of resources and the elimination of service duplications. 9-7: Expand partnerships with other service providers, private organizations, and businesses to provide community facilities and services. 9-8: Reconcile needs for community facilities and services with the fiscal capacity of the Town through the capital programming process. 9-9: Re-evaluate funding of special purpose or "high level of service" programs or facilities.	12	- Establish an objective system of planning for community facility and service needs. Link this system to a long-range capital programming process to reconcile needs with the Town's fiscal capacity.

