

NEW BERLIN PLANNING BOARD

COMPREHENSIVE PLAN

ENACTMENT, TITLE AND PURPOSE

Enactment: LEGAL ATIY

Title: This document shall be known as the Town of New Berlin Comprehensive Plan.

Purpose: This Comprehensive Plan is intended to promote and protect the rural character of the Town of New Berlin. It will be a guide for future development patterns within the Town and preserve the Town's natural and historic assets in a manner compatible with orderly growth.

INTRODUCTION:

HISTORY OF THE TOWN- via New Berlin Historian.

- New Berlin was formed, April 3, 1807
- Hamlet SNB, Holmesville, Chenango Lake, Vg NB, Amblerville

The primary industries of New Berlin are:

- Insurance
- Small agricultural businesses
- Unadilla Valley Central School district
- Home businesses/general business

Some types of control over land use and development are necessary to protect the integrity of the Town, its tax base and its environment. Without effective locally-controlled regulation of land use, growth may occur in an indiscriminate and haphazard manner, marring natural beauty, diminishing historical character, straining local resources and/or polluting the environment.

As growth occurs, measures must be taken to maintain air, water and soil quality, to insure proper waste disposal, to minimize traffic hazards, and to protect the historic, aesthetic and economic values of the Town.

Laws and regulations will be clearly written and understandable, and provide local control without unduly restricting the rights of citizens to pursue personal and for economic goals.

AGRICULTURAL & ALTERNATIVE AGRICULTURE:

GOAL- To promote growth in the agricultural industry.

The Town will encourage and protect the agricultural districts which currently exist. Participation in the agricultural districts encourages the land owners to preserve their agricultural land, which in turn maintains the rural atmosphere people desire. As land values rise, the impact of the agricultural districts becomes of greater importance to the economic viability of agricultural businesses.

The Town will maintain and promote agriculture as a major land use. The right to Farm Law [Local Law #2, 1990) will be retained so that those people actively engaged in farming are not restricted from performing necessary activities and operations. Residential development should not require changing traditional farming practices.

The Town will promote and protect their agricultural enterprises: livestock operations, horticultural operations, and the various agri-businesses which accompany them. As the number of working dairy farms decreases, people will feel encouraged to participate in alternative agricultural operations.

The Town will support, whenever possible, Cooperative Extension, 4-H, Farm Bureau, and other organizations that promote agriculture.

The Town will encourage participation in these organizations in an effort to maintain a healthy Agricultural economy.

- Preserve the agricultural heritage of the Town
- Include agriculture in local economic development plans
- Support the improved economic viability of farming
- Promote new and creative methods in the field of the agriculture industry
- Preserve as many of the operating farms as possible and selected areas of agricultural land for agriculture
- Promote regional cooperatives and marketing programs of local products

RESIDENTIAL:

GOAL - to promote safe, healthy and stable communities.

Whenever possible, existing patterns of land use in the hamlet and rural areas will be respected to preserve the integrity of the Town. Land removed from agricultural use or woodland cannot easily be returned to such use.

The Town will continue to monitor the existing Subdivision Regulations [Local Law#2-1990-amendments noted where applicable), Building Code [Local Law #1-1994-amendments noted where applicable, and Sanitary Regulations [applicable County and State regulations) to continue to promote orderly development.

- Protect and enhance the rural character and quality of life.
- Concentrate denser residential development around the villages and hamlets and maintain rural densities in the remainder of the town.

- Address manufactured homes, mobile parks, 5 corners housing development
- Stimulate a diversity of housing types and increase the stock of housing options.
- Encourage a compatible mixed-use pattern of development
- Discourage development in the flood plain or wet land areas.

COMMERCIAL:

GOAL -to promote increased commercial opportunities.

The Town will work to promote the advantages of New Berlin as a place to do business: The Town is located between two major North/South highways, contains a multi-talented, diverse workforce, along with our rural environment. If the Town can encourage the growth of small business while balancing agriculture with residential development, its tax base can expand to meet the demands of the future.

- Assure that the town, villages and hamlets remain as the centers for retail and service industry development
- Encourage and support recreation and tourism as an industry in Chenango County
- Provide for commercial development next to commercial and industrial areas
- Encourage alternatives to typical modern highway-oriented commercial development
- Support small locally owned businesses and retail centers
- Create a commercial atmosphere friendly to small business and home occupations
- The Town will maintain its commitment to regional business development and support through active participation in organizations.

RECREATIONAL:

GOAL- to promote a variety of cultural and recreational opportunities.

The Town shall promote and protect other natural and recreational lands including Reservoir/Town Park for the enjoyment of all our residents.

The Town shall support the preservation of open space especially in environmentally sensitive areas; ensure the integrity of environmental features and natural resources of the county

The Town shall support groups of citizens who wish to establish recreational activities within New Berlin for the enjoyment of all our residents.

The Town shall consider the Unadilla River as important natural and recreational asset and shall promote and protect the State Lands within the Town.

Recreational lands include: CHENANGO LAKE, HUNTS POND, MILLBROOK RECREATION AREA, WAUNAUPAUCA STATE PARK, and OTHER STATE LANDS

- Recreational options such as snowmobile trails, x-country skiing, horseback riding, camping, fishing and boating.
- Develop water-oriented facilities and promote public-private partnerships that increase usage
- Promote recreational use of our ponds, rivers and streams
- Develop a long range plan for providing park land and recreation areas at appropriate locations which will be protected from development
- Prepare an open space plan as an element of the County's Comprehensive Plan
- Include the public in the setting of policies governing the full range of active and passive recreation including greenways and trails

INDUSTRIAL:

GOAL - To promote further industrial development.

The Town will encourage industrial development within or near population centers, near locations best served by transportation, infrastructure, or within industrial parks

The Town will encourage industrial development that utilizes technology, telecommunications and computer service industries encourage higher and better use of land for industrial development

ENVIRONMENTAL:

GOAL - to promote protection and improvement of the environment.

Preserve water, soil, wetlands, air and aesthetic quality

Preserve selected natural areas and habitats for flora and fauna as important environmental resources

Promote and encourage private-public partnerships for multiple use of lands in the county

RENEWABLE ENERGY:

GOAL - to balance the need to improve sustainability while preserving public health, welfare and safety. To preserve our environmental quality, ecological stability, and visual aesthetic and existing neighborhood character of New Berlin.

- Maintain a commitment to renewable energy laws and regulations that are clearly written and understandable for all renewable energy facilities
- Maintain design standards for development of solar, wind, geothermal, these standards will decrease cost of community, residential, single family, and farm operations.
- Encourage placement of renewable energy facilities with maximum efficiency and least amount of impact on core values and resources of the Town.

Recommendations related to renewable energy

- Consider adopting a renewable energy law for the Town which should address all types of renewable energy systems
- Establish procedures for review and permitting of both. Commercial and noncommercial facilities
- Promote small scale and individual use systems within a local law
- Review the Site Plan Review within Town code to address renewable energy facilities
- Consider requirements for decommissioning or abandonment plan as part of any application to the Town.

ROADS AND INFRASTRUCTURE

The Town of New Berlin is presently served by a network of state, county and town roads appropriate to its geography and population density. These roads provide access to all areas of the Town. The network, if suitably maintained and improved, should be adequate for the needs of the Town for the foreseeable future. New town roads would require a major investment and have such impact on local tax rates that the Town will give due consideration to avoiding any such need without substantial compensatory reasons.

- Strip development along the major arteries of the Town, in addition to creating traffic hazards and congestion, could seriously diminish the attractiveness of the Town.
- Commercial, industrial, professional and multi-unit residential development along the highways may require restriction to clusters, interspersed with low density residential agricultural and/or conservation areas.
- Promote environmental friendly and esthetically pleasing development