

## **Overall Vision**

The Town of Clarkson aspires to retain its rural character while accommodating a fiscally sound balance of housing, commercial and light industrial development, parks and trails, and agricultural lands and other open space.

## **Goals**

The following goals expand on the overall vision stated above.

1. Preserve the distinctive features of Clarkson's character, including its historic hamlet areas, rural road frontages, and natural drainage systems.
2. Focus development at existing nodes.
3. Match the location and capacity of infrastructure and community services to Clarkson's vision.
4. Diversify the tax base to improve community quality of life and municipal fiscal management.
5. Designate neighborhoods and rural residential areas to accommodate a wide range of life-style preferences with regard to density, cost, size and type.

## **Strategies**

The objective of a Comprehensive Plan is to guide public and private decision-making and investments to achieve an overall community quality of life that is enhanced by individual actions. The following strategies are intended to guide individual action toward realization of the vision and goals stated above.

## **Hamlets**

Clarkson Corners is the most identifiable feature of Clarkson. The developed area of the hamlet extends approximately ¼ mile from the intersection of NYS 19 and NYS 104. The long-term viability and distinctiveness of this area requires strengthening the pedestrian-scale character and mixed-use nature of the hamlet area. Specific strategies to revitalize Clarkson Corners include:

- Preserve and enhance the historic building stock.
- Improve pedestrian and bicycle safety, control excessive vehicle speeds, and strengthen the hamlet character by minimizing asphalt width and adding curbs, street trees, sidewalks, marked crosswalks, and pedestrian-scale lights.
- Support a mix of appropriately scaled residential, civic, and commercial uses.
- Encourage mixed-use buildings, reflecting historic building and signage styles and materials, and incorporating shared or interconnected parking areas.

There are also other historic hamlets (Garland, Redman) and existing development nodes (West Avenue by Lakeside Memorial Hospital, Gilmore Road, East Avenue by Seymour Library) where hamlet character elements may be appropriate. The focal points of these secondary centers may be community and civic uses, rather than commercial uses.

## **Transportation, Other Public Infrastructure, and Community Services**

The preferred alignment for the extension of NYS 531 is south of NYS 31. If extended, appropriate roadway treatments will be required to minimize the impact of increased vehicle volumes and speeding potential on likely feeder roads through the Town of Clarkson (i.e. Redman Road, Lake Road, and Sweden-Walker Road).

Pedestrian connectivity is a key feature of residential neighborhoods. Interconnection of the street network should be decided on a case-by-case basis. Street interconnections, if provided, should increase the route options for neighborhood residents, while discouraging cut-through traffic. Pedestrian connections between subdivisions should be provided even if a street connection is not provided.

The size and location of drainage facilities should minimize stream disturbances and maximize opportunities for preservation of open space, especially visual buffers and trail and habitat corridors. Town maintenance costs should also be considered when deciding whether to require consolidated drainage facilities for smaller developments.

The Town of Clarkson provides many community services in partnership with other communities. Clarkson will continue to explore opportunities for partnerships to provide a high level of community services at an affordable cost.

## **Commercial and Light Industrial Development**

In keeping with Clarkson's rural vision, the community seeks limited expansion of small- and medium-scale commercial and light industrial uses. Potential opportunities for diversifying the tax base include:

- Retail, service, and professional office uses serving local needs.
- Light industrial development, particularly industries interested in proximity to medical facilities.

## **Housing, Recreation, and Open Space Preservation**

Safe, healthy residential areas provide opportunities for recreation, access to natural areas, and freedom from hazards associated with flooding and inadequate water supply or sewage disposal.

Neighborhood residential areas should provide public water and sewer, sidewalks, and neighborhood parks or preserved natural features. Rural residential densities may vary greatly; development densities, utility and circulation systems, and preserved open space in rural areas should reflect the unique features of the site's location.

The town should preserve as agricultural land areas in the northeast and southwest corners of the town which have the most productive soils.

Utility right-of-ways and stream corridors provide opportunities to develop a trail system for recreational use and non-motorized circulation between rural and hamlet areas.

## **Development Regulations**

Development regulations cannot by themselves assure community character, but they provide a useful safety net to minimize inappropriate development. The following outlines some areas of regulatory change needed in Clarkson:

- Identify appropriate location, scale, and use for mixed-uses in hamlet areas.
- Preserve natural, visual character of major roadways in rural areas by increasing setbacks, requiring reverse frontage lots, and preserving existing vegetation.
- Maximize preservation of vegetation and require adequate landscaping of new developments.
- Identify areas unlikely to be served by public utilities, and assign appropriate development standards.
- Protect water quality and natural habitats by minimizing disturbance of stream corridors.
- Identify mechanisms to preserve open space (conservation easements with or without clustering, incentive zoning, purchase of development rights).