

Town of Barrington

Comprehensive Plan for the
Town of Barrington
[2026 Update]

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Definitions

Agricultural Activities = Any activity connected with the growing of crops, raising of livestock or production of livestock products, including, but not limited to field crops, fruits, vegetables, horticultural specialties, livestock and livestock products, apiary products, vespid, furs, maple sap, Christmas trees, timber products, aquaculture products and woody biomass. This shall encompass any activity or use now permitted by law (Refer to NYS Agricultural Law and NYS Agricultural and Markets Laws) engaged in by or on behalf of a farmer in connection with farming including, but not limited to: housing for farm workers; stables and other tourist activities; the collection, transportation, distribution and storage of animal and poultry waste; storage, transportation and use of equipment for tillage, planting, harvesting and marketing; transportation, storage and use of fertilizers and limes, and legally permitted insecticides, herbicides, and fungicides; construction of farm structures and facilities, including farm wineries and other on-farm food processing; construction and maintenance of fences and other enclosures; and the use and/or maintenance of related pastures, idle or fallow land, woodland, wetland, farm ponds, farm roads and certain farm buildings and other structures related to agricultural practices. Agricultural Activities shall also include the processing and wholesale and retail marketing, including U-pick sales, of the agricultural output of the farm and related products that contribute to farm income, including the sale at the owner's farm stand of agricultural products so long as a substantial portion of the annual gross sales of the farm stand have been grown on said farm." (Yates Co. Agricultural Development and Farmland Enhancement Plan, Agricultural Planning Guide, Appendix 4, p.3-4).

Chapter = The municipal laws in Barrington are organized as chapters in order to maintain uniformity and identifiable overall structure of Barrington's laws.

Code Enforcement Officer (CEO) = The duly designated official, appointed by the Town Board, who is responsible for enforcing the provisions contained in this Chapter.

Cluster Development = In new housing developments, this is a means of permanently protecting open space and environmental resources, usually with conservation easements while still allowing landowners to develop their property. Houses are built closer together on part on the land rather than spread evenly on large lots over the whole development

Commercial Wind Farm (CWF) = A commercial enterprise consisting of one or more CWECS located and attached as a group to the commercial utility grid.

Development = Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, paving, excavation or drilling operations.

Family = One or more persons occupying a dwelling unit and living together as a single housekeeping family unit using rooms and housekeeping facilities in common, having meals prepared on the premises and usually eating such meals together on the premises. It shall be presumptive evidence that more than four (4) persons living in a single dwelling unit who are not related by blood, marriage, domestic partnership or legal adoption do not constitute the single housekeeping unit.

Floodway= The same meaning as "regulatory floodway."

Home Business/Occupation = A broad variety of small businesses, including but not limited to woodworking or furniture shops, arts and crafts manufacturing, clothes making, and professional offices. A Home Business/Occupation shall not be such as to produce offensive noise, vibration, traffic, smoke, dust, odor, heat, glare or electronic disturbance beyond the property it occupies.

In the RA and RR districts: a broad variety of small businesses, including but not limited to woodworking or furniture shops, arts and crafts manufacturing, clothes making, and professional offices utilizing less than 750 ft² and employing no more than 4 full-time non family members.

In the RR and LR districts: a broad variety of small businesses, including but not limited to: woodworking or furniture shops, arts and crafts manufacturing, clothes making, and professional offices utilizing less than 500 ft² that is located in the home or an accessory building on-site and employing no more than 2 full-time non-family members.

Junkyard = Any place for exterior storage or deposit, whether in connection with another business or not, of:

- (1) Wastepaper, rags, scrap metal, waste building material and all other materials, appliances or farm equipment no longer intended for use which cover over 100 square feet of area or which, in the aggregate, weigh over 300 pounds and which are visible from any public highway; or
- (2) Wastepaper, rags, scrap metal, waste building material and all other materials, appliances or farm equipment no longer intended for use which cover over 500 square feet of area or which, in the aggregate, weigh over 5,000 pounds; or
- (3) Two or more unregistered, old or secondhand motor vehicles and/or boats no longer intended or in condition for legal use upon the highways or waterways of the state, whether for the purpose of resale of used parts therefrom, for the purpose of reclaiming for use some or all of the materials therein, whether metal, glass, fabric or otherwise, for the purpose of disposing of the same or for any other purpose; or
- (4) One or more abandoned mobile homes or trailers no longer intended or in condition for use as a dwelling, whether for the purpose of resale of used parts therefrom, for the purpose of reclaiming for use some or all of the materials therein, whether metal, glass, fabric or otherwise, for the purpose of disposing of the same or for any other purpose.
- (5) The outdoor storage or deposit of any of the following clearly visible from a public road, public right-of-way, or adjoining property shall constitute "Junk:"
 - (a) More than one (1) unlicensed, inoperable motor vehicle.
 - (b) Any junk mobile home.
 - (c) Any abandoned or inoperable appliance, including but not limited to washers, dryers, dishwashers, stoves, refrigerators, freezers, televisions and other electronic components
 - (d) Any abandoned or irreparably damaged piece of indoor furniture, including but not limited to sofas, lounge chairs, mattresses, bed frames, desks, tables, chairs and chests of drawers.
 - (e) Any hazardous materials, materials that pose a risk to health, safety or welfare, or those determined to be a public nuisance are to be considered junk.

Any "farm equipment" in the above definition shall not include farm equipment no longer intended for use if such equipment is owned by a farmer who stores such equipment upon his property and uses such equipment for spare parts.

Lot = A parcel of land considered as a unit, devoted to a certain use and occupied or capable of being occupied by a building or group of buildings that are united by common interest or use and the customary accessories and open spaces belonging to same.

Lot Area = The square footage or acreage contained within the boundaries of a lot. Any portion of a lot included in a public road, street or highway right-of-way shall not be included in calculating lot area.

Lot, Corner = A parcel of land at the junction of and fronting on two or more intersecting streets.

Lot Coverage = is the ratio of the total footprint area of all structures and impermeable surfaces on a lot to the net lot area, typically expressed as a percentage. The footprints of all principal and accessory structures, including garages, carports, covered patios, and roofed porches plus other impermeable surface including paved driveways and sidewalks shall be summed in order to calculate lot coverage, For the purpose of regulations pertaining to solar PV systems, lot coverage shall also include the area covered by a solar panel (or physically connected group of panels) as measured on a horizontal plane projected from the perimeter of said panel (or group of panels) vertically to the ground. For panels where the tilt angle is adjusted by week, month, season or other time period, lot coverage shall be determined by the tilt angle producing the greatest lot coverage.

Lot Lines = The property lines bounding the lot.

- a) Lot Line, Front = The line separating the lot from a street right-of-way.
- b) Lot Line, Rear = The lot line opposite and most distant from the front lot line, except for corner lots and through lots, where it shall be as described in the “yard, rear” contained in this section.
- c) Lot Line, Side = Any lot line other than a front or rear lot line.

Maximum Lot Coverage = The maximum percentage of a lot’s area that can be covered with non-permeable surfaces, buildings or structures.

Non-permeable = Something that water cannot readily pass through, such as wood, stone, concrete, brick pavers or other such materials.

Planning Board = a local appointed government board charged with recommending to the Town Board the boundaries of the various zoning districts and appropriate regulations to be enforced therein and any proposed amendments thereto and shall collect data and keep itself informed as to the best practices generally in effect in the matter of city planning and zoning to the end that it may be qualified to act on measures affecting the present and future movement of traffic, the segregation of residential and business districts and the convenience and safety of persons and property in any way dependent on city planning and zoning.

Private Road = Any non-public road accessing more than one property.

Public Road = A way for vehicular traffic, whether designated as a “street,” “highway,” “through way,” “avenue,” “boulevard,” “lane,” “cul-de-sac” or “place,” or otherwise designated, and including the area within the right-of-way.

Road = A way for vehicular traffic, whether designated as a “street,” “highway,” “thoroughfare,” “parkway,” “through-way,” “avenue,” “boulevard,” “lane,” “cul-de-sac,” or “place,” or otherwise designated, and including the entire area within the right-of-way.

Site Plan = A detailed plan for the proposed development or land use of a particular piece or plot of land showing all of its major features that is prepared for site plan review pursuant to provisions of this Chapter.

Subdivision = The division of any parcel of land into a number of lots, blocks or sites as specified in law, rule, or regulation with or without streets or highways for the purpose of sale, transfer or ownership, or development.

Town Board = The highest level of a town's legislative and administrative basic function of the town boards consists of calling town meetings, proposing budgets to town meetings, setting public policy, calling elections, licensing, setting certain fees, overseeing certain volunteer and appointed bodies, and creating basic regulations.

Zoning Board of Appeals means the Zoning Board of Appeals of the Town of Barrington as established by the Town Board, pursuant to the provisions of §609. A Zoning Board of Appeals hears appeals, evaluates requests for interpretations and approves or denies dimensional and use variances. A variance is permission from the ZBA to allow a deviation from the code or ordinance as it pertains to zoning matters.

Chapter 1: Introduction

Section 1.1: What is a Comprehensive Plan?

New York State Law (Article 16, Section 272-a) defines a Comprehensive Plan as “the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town located outside the limits of any incorporated village or city.”

Thus, a comprehensive plan is simply a document that uses text, maps, and graphics to describe a municipality’s current and desired future land use patterns.

Comprehensive plans serve as the guiding document for decision making regarding land use issues in a city, town or village. They provide the framework for future public and private investment and policy development. Many disparate forces influence land uses in a municipality: the local and regional economy; county, state and federal agencies and regulations; local laws; developers; and the actions of individual property owners. By clearly articulating the Town of Barrington’s land use policies, this Comprehensive Plan will assist municipal officials in guiding these influences and shaping their community’s future.

According to State Law, a town can prepare a comprehensive plan which then is reviewed by the public and adopted by the Town Board. This approval process does not prevent future review and amendment. The visions, goals, and policy statements set forth in this document should be viewed as flexible. As the Town and the needs of its residents' change, so should the Comprehensive Plan. This Plan is intended to guide land use decisions in the Town of Barrington over the next ten years. It will be regularly maintained as described in the Plan’s update process (please see Chapter 7).

Comprehensive plans provide the justification for a municipality’s Zoning Law, which is the legal foundation of municipal land use regulations. New York State Law (Article 16, Section 263) states that “[zoning] regulations shall be made in accordance with a comprehensive plan.” If no comprehensive plan is available for use as the basis for a municipality’s zoning law, then municipal “officials must refer to the extensive body of case law”¹ to justify their zoning districts. Furthermore, if a municipal zoning law faces a legal challenge and no Comprehensive Plan is available to assist the court in determining the reasonableness of that zoning, then the courts are empowered to create such a plan for the town. Thus, for clarity and convenience in developing, interpreting, and maintaining a zoning law, and to ensure all stakeholders have a say in local land use issues, it is crucial for a municipality to develop and maintain a sound comprehensive plan.

The Comprehensive Plan of the Town of Barrington is designed to reflect a shared vision of the Town’s future. The Plan has been prepared in accordance with professional standards and integrates the ideas and concerns of a broad spectrum of residents and landowners. The Plan’s contents are driven, first and foremost, by the voices of the Town’s citizens. This document is meant to reflect those voices.

Section 1.2: The Planning Process: Background.

The Barrington Planning Board has identified the following nine reasons for undertaking the development of a new Comprehensive Plan:

1. The Town's current plan was prepared in 1976 and has not been updated since then. Discussions on updating the Comprehensive Plan have been going on informally among Town officials and residents since the mid 1990s, which indicates that the Town's need for an up-to-date Plan has been recognized since then.
2. The Town's Zoning Code is in need of a major overhaul to clarify various land use and regulatory issues, protect the Town from poorly designed development that could harm its environment and landscape, and strengthen the Town's ability to regulate land use development through the enactment of subdivision regulations and zoning overlay districts. A new Comprehensive Plan will provide a sound basis for an updated Zoning Code.
3. The Route 14A corridor, which passes through the northeast part of the town, is currently undergoing increased development pressure. The Town's Zoning Board of Appeals (ZBA) requested that the Town Board work on making zoning changes to alleviate the increased need for the ZBA to issue variances. In addition, a new Plan will provide for the systematic development of this rural business corridor that will accommodate new commercial enterprises while retaining the rural/agricultural character of the Barrington stretch of the corridor.
4. The Town currently has no planning recommendations in place for several contemporary land use issues, such as the location of windmills, wind farms, cellular phone towers, and adult entertainment businesses. A new Plan can include commentary and recommendations on these issues.
5. The Town wants to improve its oversight of water resources to ensure pesticides, fertilizers, and other potential pollutants do not degrade water quality in Keuka and Seneca Lakes. The decline of water quality in the Lakes' will damage their value as a scenic and recreational resource and endanger lives due to their role as regional drinking water sources. Recommendations on issues such as stormwater management and erosion control in a new Plan will provide the basis for improved municipal oversight of critical water quality issues.
6. A new Plan is needed to counter the potential threat of new development in environmentally sensitive areas of the Town.
7. Other towns around Keuka Lake, including Jerusalem and Milo, are currently preparing new Comprehensive Plans. A new Plan for Barrington, developed in accordance with the land use policies of its neighboring towns, will ensure that all three Yates County towns along the lake have up-to-date and compatible Comprehensive Plans.
8. An up-to-date Comprehensive Plan is needed as a prerequisite for certain state grant programs.
9. The Town should work to protect and preserve the rural/agricultural character that makes it a draw for tourists and a special place for its residents to live.

Chapter 2: Community Participation

Prior to developing the Comprehensive Plan, the Barrington Planning Board sought to determine the needs and desires of the Town's citizens with regards to land use issues. The Board accomplished this by developing, distributing, collecting, and compiling the results of a survey of the Town's residents. The survey results informed the Board's approach to developing the Comprehensive Plan was then developed to represent the expressed needs and desires as visions and goals for the future of the town. This chapter discusses the survey and its results and provides additional information on the five Focus Groups formed from interested residents.

Section 2.1: The Planning Board Survey.

The last full survey of the community for the Barrington Comprehensive Plan was completed in 2006. Thanks to David Wilcox for providing the commentary in Sections 2.1, 2.2 and 2.3.

The Planning Board established nine criteria which were critical to the success of the survey and used them during the survey development process. These criteria were:

1. Reach a significant portion of households within the community.
2. Provide useful demographic information.
3. Address land use, services, current and future issues and preservation.
4. Take approximately 10 minutes or less to complete.
5. Provide an easy way to express agreement, neutrality or disagreement with the factors.
6. Provide for verbatim input.
7. Provide for prioritization.
8. Easy to return to the planning board.
9. Easy to reduce and analyze the data.

The following paragraphs describe how the Planning Board addressed each of the above criteria: 1. Reach a significant portion of households within the community:

After discussion and review of the previous attempt to distribute a survey at the town's cleanup day and the resulting failure to obtain sufficient input the board decided a direct mailing to all town residents would be the best way to obtain input. Additionally, the process was "advertised" in the town newsletter prior to distribution of the survey in hopes that it would encourage participation. Several other methods of distribution, such as enlisting a local Boy Scout Troop to distribute the surveys, were discussed but the consensus feeling was that the direct mail approach would insure widespread distribution.

2. Provide useful demographic information:

The board discussed multiple demographic factors and arrived at the conclusion that most of them added little or no value or were overly intrusive and in fact added little or no real value. The board settled on two key questions which were in what zoning district do you reside and are you a year-round or seasonal resident. Some of the

other questions discussed were age, length of residence, how long the participant intended to live in the town, economic factors, education levels, occupations, etc.

3. Address land use, services, current and future issues and preservation:

The board reviewed the survey that had previously been developed and bench-marked surveys used by other “local” towns. After discussion the board agreed to divide the survey into sections dealing with current land use, services, issues which are currently being discussed either within the town or in the area, potential future issues and preservation.

4. Take approximately 10 minutes or less to complete:

The board agreed that they had all taken surveys which were much too long. The consensus was that if the survey took too long to complete participants would either not complete it and throw it away or just proceed to check off boxes without thinking about the questions. The board piloted the survey and found that it took approximately 10 minutes to complete and that the time required was reasonable.

5. Provide an easy way to express agreement, neutrality or disagreement with the factors:

The board attempted to balance the ease of completion and data reduction with getting an adequate level of input. The board also felt it was necessary to include a “neutral” answer so that we wouldn’t force respondents into a category if the really had no feeling one way or another. As a result, most of the questions were developed so they elicited either an agree, neutral or disagree response.

6. Provide for verbatim input:

Previous experience has shown that it is important to allow survey respondents to verbalize their thoughts and comment on specific topics as well as provide any general input they desire. Experience has shown that in many cases this provides critical input that cannot be captured by the survey questions alone.

7. Provide for prioritization:

The board agreed that in addition to the questions that they also needed to get a sense of the priority the respondent attached to the various topics. This was accomplished by asking the respondent to identify the subject within each of the general sections that they felt was most important. The board had considered requesting the respondents to rank the topics 1 to n but concluded that would add significantly to the time required to complete the survey and probably would not provide that much incremental value.

8. Easy to return to the Planning Board:

The survey was designed and printed as a tabloid document which could be tri folded. Using this document format we were able to put the name and address on one surface so that it could be mailed to the populace and it would then allow the respondent to

refold the document so that the town hall address, which was preprinted on the document, could be used to mail it back. The instructions indicated that the completed form could be mailed, brought to the town hall or given to any planning board member. Unfortunately, in an effort to minimize the cost of the survey we did not provide return postage, which may have limited the response.

9. Easy to reduce and analyze the data:

The survey was structured so that the data could be easily entered into an excel spreadsheet for tabulation and summarization inclusive of graphical display of the results. Once the surveys were sent out and returned an individual entered the data for each survey into an Excel spreadsheet where it was subsequently analyzed, and the results graphically displayed. The data was set up in a way that made it very easy to cut and display by the various demographic segments such as seasonal vs. year round or lake residential vs. agricultural residential.

Section 2.2: Survey Results

Having reviewed the data to the first order there are several things that are critical next steps. Since the response rate was approximately evenly divided between the lake residential and agricultural populations it appears on the surface to be a balanced response, or at least until one realizes that the populace itself is not evenly split along those lines. More to the point the response rate for the lake residential is unbalanced, to the high end, with respect to the general population since they make up a lower fraction of the overall population. Additionally, since a substantial portion of the agricultural population are Mennonites, who more likely than not, did not participate in the survey some effort must be taken to first substantiate the results and conclusions with the general population and proactively seek input from the Mennonite population.

Having done that and found no significant sampling errors the next logical step would be to prioritize the responses using AHP (Analytical Hierarchical Process) which paired comparisons to construct an overall priority rating scheme for the survey results. That should then be followed up by something like QFD (Quality Functional Deployment) to construct a prioritized set of community goals which address the input from the community as a whole. Even though both of the previously referenced analytical tools have had widespread use in the technology sector they have applicability to the social environment as well.

Section 2.3: Survey Results Summary

There were approximately 950 surveys sent out. Approximately 25 were returned by the Postal Service for incorrect addresses or were undeliverable. There were approximately 238 respondents for a response rate of 26%.

The survey had relatively equal response between the major segments of the town's

population: year round, seasonal, lake residential and agricultural residential.

- Natural Resources and Recreation:
Noise limits on the lake need to be enforced all the time.
- Land Use:
A solid majority believed that the town should maintain its rural character and there was general agreement that all areas should be preserved with overwhelming priority given to areas near the lake. Preventing sprawl was also indicated as a priority.
- Population and Housing:
A majority support the regulation of development of all types of residential dwellings. A significant number of respondents indicated that there is a need for the Town to regulate the location of junkyards, lakefront development, adult entertainment businesses, and oversee rental properties with respect to occupancy levels, noise, pets, vehicles, and septic system impact.
- Transportation:
Improving town road conditions were given a high priority regarding services.
- Services and Infrastructure:
There was no strong support for public water or sewer service.
- Community Organizations, Institutions and Government:
There is a need to strictly enforce the zoning codes that are currently in place. Many respondents also commented on taxes.
- Economy:
Employment opportunities need to be provided and there was support for light industrial, commercial and agricultural development. There was very little support for heavy industrial development.



Figure 2.1: The results of the Planning Board’s 2005 survey indicate strong community support for the retention of rural and agrarian landscapes such as Crystal Valley, shown in the above image.

Section 2.4: Citizen Focus Groups

Widespread interest among many Town residents in the comprehensive planning process led the Planning Board to organize five Focus Groups consisting of interested citizens in May 2007. These Focus Groups provided residents with an official forum for voicing their concerns about land use issues in the Town and participating in the development of the Plan document by providing their concerns, ideas, and suggestions to G/FLRPC staffers. The five Focus Groups were:

1. Natural Resources

This Focus Group looked at a variety of issues and topics broadly related to natural resource protection and enhancement, including water quality issues, the protection and preservation of steep slopes, glens, woodlots; preservation of vistas; land use and environmental issues along the lakefront; wildlife preservation and hunting, and recreational uses of open spaces such as trails.

2. Economic and Commercial Development

This Focus Group looked at land uses along the Rt. 14 A corridor, alternate energy promotion, winery promotion, housing issues, road and infrastructure maintenance and

development, adult entertainment issues, home-based businesses, and general tourism

promotion.

3. Community Services

This Focus Group profiled public services provided by the Town and organizations currently active in the community. It also identified ways of improving service delivery and supporting grass roots community activities aimed at fostering a greater sense of community in the Town.

4. Agriculture

This Focus Group looked at the preservation of working agricultural land and vineyards as well as techniques for ensuring that such lands can remain open space after active agriculture and viticulture ceases.

5. General Land Use Issues and Historic Preservation Issues

This Focus Group concentrated on formulating a general policy for land use development in the Town and identifying specific components of the zoning code that need revision. It also discussed historic preservation, a critical issue for preserving the town's current rural character.

Each focus group was provided with a series of excerpts from other town comprehensive plans that assisted the members with conceptualizing and organizing their thoughts. The focus group met on several occasions separately from regular Planning Board meetings to discuss their issues and ideas.

The Focus Groups used these excerpts as a guide for compiling their own notes, which were returned to G/FLRPC staff. G/FLRPC staff reviewed the Focus Groups' notes and integrated them into the Plan document along with standard best planning practices for rural/agrarian towns like Barrington. There was a considerable degree of overlap among the topics covered by these five focus groups, which was partially intentional in that it allowed for broad community consensus to emerge on key issues.

Section 2.5: Review of Plans, Reports, and Studies

The following plans, reports, and studies were reviewed by G/FLRPC staff to provide additional background information for the Barrington Comprehensive Plan. Good comprehensive plans should integrate, where applicable, a range of concepts and policies from related documents such as earlier comprehensive plans, county-wide and region-wide studies, corridor plans, watershed management and land use plans, and other documents that offer insights for consideration in the municipal comprehensive planning process.

Title: *Town of Barrington Comprehensive Development Plan.*
Year: 1976.

Barrington's original Comprehensive Plan was prepared by the Town Planning Board in 1975-1976. This modest Plan includes an inventory of existing demographic and land use conditions, commentary on taxation and public services, and six key goals that inform a list of policy statements. The six goals are:

1. Support Viable Agriculture.
2. Adequate and Decent Housing.
3. Safe and Efficient Transportation System.
4. Protect Unique and Valuable Natural Resources.
5. Provide Recreational Facilities to Meet Public Needs.
6. Support Industrial, Business and Commercial Growth, Consistent with a Well-Planned Community.

The plan's policy statements are designed to realize these six goals. The policy statements are organized into a series of categories known as "systems," which are labeled as Residential, Commercial, Agriculture/Residential, Agriculture/Conservation/Recreation, Utilities and Refuse Disposal, Other Public Facilities, and Town Government. Each one of these categories has policy statements assigned to it that are aimed at improving local conditions with regard to the specific categories; however, key information such as responsible parties, timeframes, and funding sources, are not always identified.

This Plan recognized many of the issues that the Town is addressing in its new Plan. Topics such as the protection and support of working agricultural land, the preservation of natural and cultural resources, the encouragement of small commercial operations, the protection of the lakefront's residential characteristics, and the improvement of public roads are all briefly commented upon in the 1976 Plan. The new Plan expands and elaborates on these, and many more, topics and provides more concrete information on how the Town can effectively address these issues in the planning process.

Title: *Yates County Looking Ahead: A Planning and Design Guide*.
Year: 1990.

This report, sometimes known as the "Trancik Report" after its author, Roger Trancik, is a comprehensive county-wide study of Yates County's scenic and aesthetic resources. This report was developed to provide municipal officials with a guidebook for preparing municipal land use planning documents. Essentially, this report argues that the County and its municipalities should strive for carefully considered, well planned growth in order to preserve their rich array of natural resources.

This valuable study includes background information on the geologic and human history of the County, an explanation of the impacts of human activities on natural resources, a detailed "scenic resources inventory" for each town that identifies natural and cultural resources such as scenic view sheds, steep slopes, wooded areas, and historic sites that are worthy of protection through local land use regulations; extensive commentary on proper growth management practices and how to ensure new development fits within and conforms to the predominately rural and agricultural characteristics of the area; and information on how to realize such rural design principles through municipal planning and zoning practices and public outreach activities.

Title: *Yates County Agricultural Development and Farmland Enhancement Pla*
Year: 2004.

This plan was prepared by the Yates County Agriculture and Farmland Protection Board with the assistance of the Cornell Cooperative Extension of Yates County, the Yates County Department of Planning, the Yates County Soil & Water Conservation District, and Shepstone Management Company.

This plan identifies the many critical contributions that working agricultural operations make to Yates County, including the preservation of rural land and wooded areas, the limiting of “urban sprawl” and reinforcement of rural character, the provision of year-round business and employment for area residents, and the reduction in cost and demand for public services such as water and sewer.

The Plan consists of a detailed profile of the economics of Yates County agriculture, including dairying, grape production, and forestry; a review of the legal techniques available to preserve working agricultural land; commentary and analysis of surveys done of agricultural producers, agribusiness, and non-farm residents, and lastly a detailed listing of specific policies and actions that can be undertaken by County agencies, municipalities, farmers, and private landowners to reinforce, protect, and encourage agricultural activities in the County. Key policies include protecting agricultural land through zoning codes and the enactment of strong right-to-farm laws in each town.

Where appropriate, material from this study has been integrated into the Barrington Comprehensive Plan, especially with regards to the Plan’s recommendations on preserving working agricultural land and natural resources.

Title: *Route 14A Corridor Study*: Yates County, New York.
Year: 2006.

The Route 14A Corridor Study was prepared by the Route 14A advisory committee, which consisted of a range of officials from Yates County towns, villages, departments and agencies. Other involved agencies included the Yates County Legislature, the Yates County Chamber of Commerce, New York State Department of Transportation (NYS DOT), Genesee Transportation Council (GTC), and outside consultants.

This study was prepared to improve the safety and efficiency of the Route 14A corridor, which is about 23 miles long and passes through Yates County from the Yates-Ontario County line south through the towns of Benton, Milo, Barrington and Starkey as well as the villages of Penn Yan and Dundee to the Yates-Schuyler County line. The study inventories current land uses, transportation conditions, and economic development opportunities along the corridor; identifies potential improvements to land use regulations, safety and efficiency conditions, transportation conditions, and economic development activities; and includes specific comments and recommendations regarding Barrington (as well as all other towns and villages within the corridor) which have been integrated, where applicable, into this Comprehensive Plan.

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Chapter 3: Background

Section 3.1: Geography, Geology and Topography.

The Town of Barrington lies within the Finger Lakes Region, in the west-central part of New York State. The Finger Lakes Region is a subdivision of the larger geographic area known as the Appalachian Upland, which covers about half of New York State. This area was deeply scoured by a series of continental glaciers which finally receded about 11,000 years ago (recent in geological time). The movement of giant masses of glacial ice deepened existing stream valleys. When the glaciers receded, these deep valleys filled with water forming the eleven Finger Lakes.

Barrington is situated along the eastern shore of Keuka Lake and is located in the southern part of Yates County. The Town is bordered on the north by the Town of Milo, on the east by the Town of Starkey, on the south by the Town of Tyrone, and on the west by the Towns of Wayne and Jerusalem. Barrington's southern boundary with Tyrone is coterminous with the Yates/Schuyler County line, and the short southwestern boundary with Wayne is coterminous with the Yates/Steuben county line. Most of the Town's western boundary with Jerusalem runs through the middle of Keuka Lake, so this boundary is, practically, the lakeshore. The Village of Dundee is located entirely within the Town of Starkey, but the Village's western boundary runs along the Starkey/Barrington town line and so Barrington directly abuts the Village. (Please see Appendix A, Map 1: Barrington Regional Geography)

The Town is roughly a 6-mile by 6-mile square covering approximately 34.7 square miles or 23,940 acres. Barrington is characterized by the pronounced hills and deep valleys common to the southern Finger Lakes Region. The highest land is in the center of the Town, along the Old Bath Road. The highest point is Barrington Hill, which rises to a height of 1674 feet above sea level. The land slopes down steeply to the west, towards Keuka Lake. It slopes more gently to the east, descending to the valleys of Chubb Hollow, Big Stream, and Gravel Run. The shore of Keuka Lake, the lowest point in the Town, is 715 feet above sea level. (Please see Appendix A, Map 2: Barrington Topography)

Current land uses in the Town are profoundly influenced by its underlying geology. A detailed review of the area's geological formation is beyond the scope of this narrative, but some background knowledge is useful. Layers of sedimentary rock can be found below the topsoil. Surface strata are predominately shale and sandstone, with layers of limestone further below. Shale-based soils are good for supporting vineyards, but less conducive to other forms of agriculture.

A series of deep gullies, commonly known as gorges in other parts of the Finger Lakes, defines the Town's steep western slopes above Keuka Lake. Most of these gullies contain small streams that flow down into the lake and have formed small fan-shaped deltas that project into the lake from the otherwise fairly straight shoreline. The most impressive of these gullies is Eggleston's Glen, named for one of the Town's early settlers. Like many glens in the Finger Lakes region, it is a hanging valley formed by glacial action. The stream flowing through the glen has continued to carve out the glen's floor to create spectacular formations in the sedimentary deposits. The glen has a 110 foot waterfall and features thickly wooded slopes with hiking trails winding through the woods. At the base of the glen is the largest of the Town's deltas, known as Eggleston's Point, which has been formed by sediments transported by the stream and deposited into Keuka Lake.

The Town is situated at the drainage divide of two watersheds. The western half of the

town drains into Keuka Lake. Big Stream drains the southeastern half of the town, and flows east, draining to Seneca Lake. Keuka Lake drains into Seneca Lake via the Keuka Outlet, which flows from Penn Yan into Seneca Lake at Dresden. All the Finger Lakes, including Seneca, drain into the Atlantic Ocean via the St. Lawrence River and Lake Ontario. (Please see Appendix A, Map 3: Barrington Streams and Watersheds)



Figure 3.1: A view looking southwest, overlooking Keuka Lake from Knapp Road in Barrington. Bluff Point in Jerusalem is on the center-right of the image.

Section 3.2: Climate.

The Finger Lakes region experiences a humid, continental type climate, which is modified by the proximity of the Great Lakes. Precipitation is rather evenly distributed throughout the year in quantity, but frequency is much higher in the cloudy winter months. Snowfall is significant, approximately 60 inches annually in Yates County, but far less than either Rochester or Syracuse, and is highly variable over short distances.

Overall, the local climate is variable, especially in the hill and valley topography of the southern Finger Lakes. South facing slopes warm more quickly in the spring, while sheltered valleys can receive killing frosts earlier in the fall. Hilltops can receive snow that does not reach valley floors.

Winters are generally cold, cloudy, and snowy across the region, but are changeable and include frequent thaws. A portion of the annual snowfall comes from the "lake effect" process and is very localized. This feature develops when cold air crosses the warmer lake waters and becomes saturated, creating clouds and precipitation downwind. Barrington receives much less

lake effect snow than Rochester or Syracuse. The Finger Lakes are also subject to occasional general or "synoptic" snow falls, but the worst effects usually pass to the east. Barrington does see somewhat lower temperatures than those places closer to the modifying effects of the Great Lakes, although anything below -10F is uncommon.

Spring comes slowly to the region. The last frosts can occur as late as mid-May. The lake typically warms slowly in the spring, thus reducing nearby atmospheric warming and slowing plant growth, which allows some freeze-sensitive crops to develop after the danger from frost damage is past. Sunshine increases markedly in May.

Summers are warm and sunny across the region. The average temperature is in the 70-to-72-degree (Fahrenheit) range. Rain can be expected every third or fourth day, almost always in the form of showers and thunderstorms. Completely overcast days in summer are rare. Severe weather is not common, but a few cases of damaging winds and small tornadoes occur each year in the region. There usually are several periods of uncomfortably warm and muggy weather in an average summer, with several days reaching the 90F degree mark. However, overall, the region usually experiences some of the best summer weather in the Eastern United States.

Autumn is pleasant, but rather brief. Mild and dry conditions predominate through September and much of October, but colder air masses cross the Great Lakes with increasing frequency starting in late October and result in a drastic increase in cloud cover across the region in late October and early November. Although the first frosts may not occur until mid-October, the first lake effect snows of the season usually follow by mid-November. These early snows melt off quickly, with a general snow cover seldom established before mid-December. The growing season is relatively long for the latitude, averaging about 180 days.

Section 3.3: History.

The Town of Barrington's long and intriguing history has profoundly shaped the Town's current land use patterns. A brief review of the Town's history, with an emphasis on land use trends and development issues, provides a useful backdrop for the recommendations encompassed within this Comprehensive Plan.

During the last great ice age that ranged over the northern parts of the North American continent ten to twenty thousand years ago, the great pressure exerted by thick ice sheets on the ground formed the rolling topography of the Finger Lakes region and the magnificent hills and valleys that characterize Barrington. These geographic features played a key role in the later exploration and habitation of the area by both Native American and European-American settlers.

In the thousands of years that followed the receding ice sheets, until approximately 200 years ago, Barrington's lush forests were inhabited by Native American tribes, the most recent of which was the Seneca nation. The Senecas used the area as a hunting ground and left many artifacts behind on the land, such as arrowheads. During the Revolutionary War era, many Seneca villages throughout the region were destroyed, especially during the Sullivan campaign of 1779. After the war, veterans remembered the scenic and fertile Finger Lakes region and many would return to settle in the area.

Following the Revolutionary War, a dispute arose between New York State and Massachusetts over ownership of the land in what is now Western New York. This disagreement, originating from discrepancies in the two states' colonial-era charters, delayed settlement until

the 1790s. A detailed review of the land dealings between the two states and their agents is beyond the scope of this narrative, but in 1786 the two states agreed to survey a line from an agreed-upon point on the Pennsylvania boundary north to the Lake Ontario shore. This line was surveyed in 1788 and came to be known as the “Pre-Emption line.” The whole land area in dispute would be administered by New York, but west of this line Massachusetts would hold the “pre-emptive” right, that is, the right of first purchase from the Iroquois. Later surveyors determined that this Pre-Emption line was incorrectly run, and a new Pre-Emption line was surveyed in 1793. The new line ran further to the east and there is currently no trace of it in Yates County. However, the old Pre-Emption line remains in use today as Pre-Emption Road and as the boundary between the Towns of Barrington and Starkey.

By the mid 1790s, the present Town of Barrington had passed through the hands of a series of land speculators, including partners Oliver Phelps and Nathaniel Gorham as well as Philadelphia financier Robert Morris, and was part of a large tract owned by a group of English investors led by Sir William Pulteney. Pulteney hired Captain Charles Williamson to oversee the settlement and development of his lands. In 1797, Williamson established his land office in the Village of Bath. Williamson’s key contribution to Barrington’s development was the construction of a road linking Bath with Geneva at the head of Seneca Lake.

The Bath Road, built in the late 1790s, profoundly influenced settlement patterns in the future Town by providing the first route through the area. This road was the focal point for early settlers, who lived along the road and later spread outward along local farming roads, especially westwards towards the lake. In 1800 Barrington’s first settler, Colonel Jacob Teeples, built a home and tavern on Bath Road near Bailey Road; this tavern later functioned as a post office, served as the first town meeting place, and anchored a group of homesteads. Another group of settlers lived in the northwest part of the town where they had access to good grazing land, but overall new arrivals in the area avoided settling in Barrington due to the hilly terrain and the presence of pine timber over hardwoods.

The Town’s earliest settlers cleared the land to create farms and pastures for grazing. They set up sawmills and produced potash for sale in eastern markets. Substantial settlement in the future Town did not begin in earnest until after the War of 1812, when settlers began moving into the valleys on the eastern side of the Town to set up farms and milling operations. By the 1820s a good network of local farming roads had been developed.

In the 1820s, through a series of jurisdictional changes, the present day Town of Barrington was formed. In 1796 Steuben County was created. This county included what is now Barrington; at the time Barrington was part of Frederick’s Town, also known as Fredericktown or Frederickton, a town within Steuben County. In 1808 Frederick’s Town was renamed as Wayne, and in 1822 Wayne was subdivided to create Barrington. The Town was named after Great Barrington in Massachusetts, the origin of some of its early settlers. Yates County was formed in 1823 from towns in Ontario and Steuben Counties and named in honor of Joseph Yates, the incumbent Governor. By an act of the State Legislature, passed on April 5th, 1824, Barrington was annexed to Yates County as of January 1st, 1826, when the area’s municipal boundaries finally took their present shape.

Also, in the 1820s the hamlet of Warsaw, named in honor of Polish revolutionaries, became well established as the Town’s commercial center. By the 1850s Warsaw boasted about twenty five houses, a post office, two taverns, a church, a store, a blacksmith, and two carriage manufactories. Most people in the Town at that time made their living through agriculture, producing a wide array of crops including grain, hay, potatoes, and apples. Other key local industries included sawmills and cooperages. By 1860 most land in the Town had been cleared for farming, with the exception of some steep slopes and a few small wooded areas left intact as

a fuel source.

The first vineyard in the Town was planted in 1866 by Joseph Crosby on his farm overlooking Keuka Lake. By the 1870s the grape growing industry was well established and rapidly spreading along the slopes overlooking the lake. In addition to grapes, apples and raspberries provided lucrative crops for local farmers. By 1900 the entire lake was encircled with vineyards and about 85 small vineyards operated in Barrington alone. The grapes were packed in locally manufactured baskets and shipped from lakefront landings by steamboat to transshipment points in Penn Yan and Hammondsport. In the late 1800s there were three steamboat landings in the Town, all of which served as activity centers for the thriving grape industry.

In the late 1800s the hamlet of Crosby, located near the intersection of the present day Route 54 and Sturdevant Road, became a major center of basket making, with two factories that produced about one and a half million baskets annually during the 1890s. Another local manufacturing center was the hamlet of Dogtown, on the eastern boundary of the Town near Dundee. A basket factory, cooperage, sawmill, grist and feed mill, distillery, blacksmith, and other small industries prospered around the turn of the twentieth century, but later declined after the World War I years.

The other population center in the town in the late 1800s was in the Crystal Springs Valley, named after the spring, discovered there by accident in 1865. The spring's cool clear water gave off a sulfuric smell when fresh, which led to the establishment of a spa. A hotel housed up to several hundred guests a year when the spa was at its height at the end of the century. The hotel buildings are gone after having burned down, but the spring remains.

In the early 1870s work began on a railroad bed along Keuka Lake's eastern shore. The Corning, Bath and Sodus Bay Railroad was to link Corning with Sodus Bay, but was never completed due in part to the immense cost of bridging the deep gullies along the lake's eastern shore, but also because of political and business dealings that interfered with construction. No railroads ever operated in the Town. The trestle over Delo Gully was completed, but only its foundations remain today. The remnants of this railroad infrastructure, visible in the excavated sections of the bed and the stone foundations laid in Delo Gully and Eggleston's Glen, are one of Barrington's most unique and interesting historic assets.

Vineyards and their attendant industries flourished well into the twentieth century. However, the onset of Prohibition in the 1920s dealt a severe blow to vineyards throughout the region, and Barrington was no exception. Unable to legally produce wine for consumption, many local wineries managed to survive by producing grape juice, sacramental wine, and selling grapes to area residents for home-made wine. Many of the local industries that relied on the grape growing industry shut down as an indirect result of Prohibition.

Overall, the Great Depression hit rural areas like Barrington hard. Local manufacturing continued to decline due to a lack of competitiveness and transportation linkages, and it became increasingly difficult to run farms due to rising costs for newly developed machinery, which did however greatly improve the efficiency of farm operations. This led to the institution of federal government programs such as "land banks" where farmers were paid to let their lands lie idle. Nevertheless, by the end of the 1930s many local farms lay idle; some had been seized by the County for non-payment of taxes.

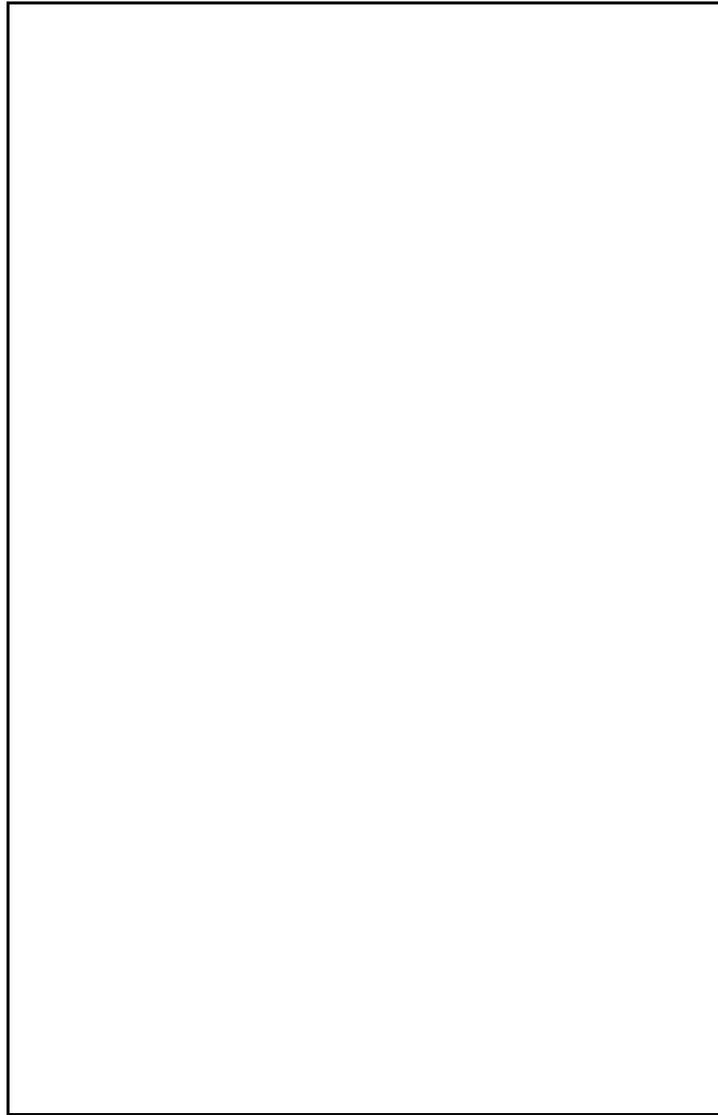


Figure 3.2: An inscription carved into the stone trestle foundation in Delo Gully. (Photo courtesy of Robert Scharf)

However, changes in transportation technologies during the 1930s benefited the Town by fostering the rise of recreational and resort activities. The development of paved roads and the rise of automobiles allowed the development of lakeside cottages and resorts. In the late 1930s the state roads in the Town were paved and Route 54 was relocated away from the lakeshore, which opened additional lake frontage to development. The Town roads, however, were not paved or improved at this time.

Since the end of World War II, development pressure along the lakeshore has steadily increased; a benefit to the Town due to increased property assessments but also a source of concern among some lakeside property owners who are worried with the rising costs of maintaining their properties. Lakeside cottages and small houses continued to be built in large numbers during the postwar years while farming activities continued to decline during the same period. The postwar years witnessed the paving and improvement of many farm roads, although some roads were abandoned due to a lack of demand for them.



Figure 3.3: A view from Jerusalem showing Barrington’s slopes cleared for vineyards in about 1920. Contemporary locations are labeled for clarity.

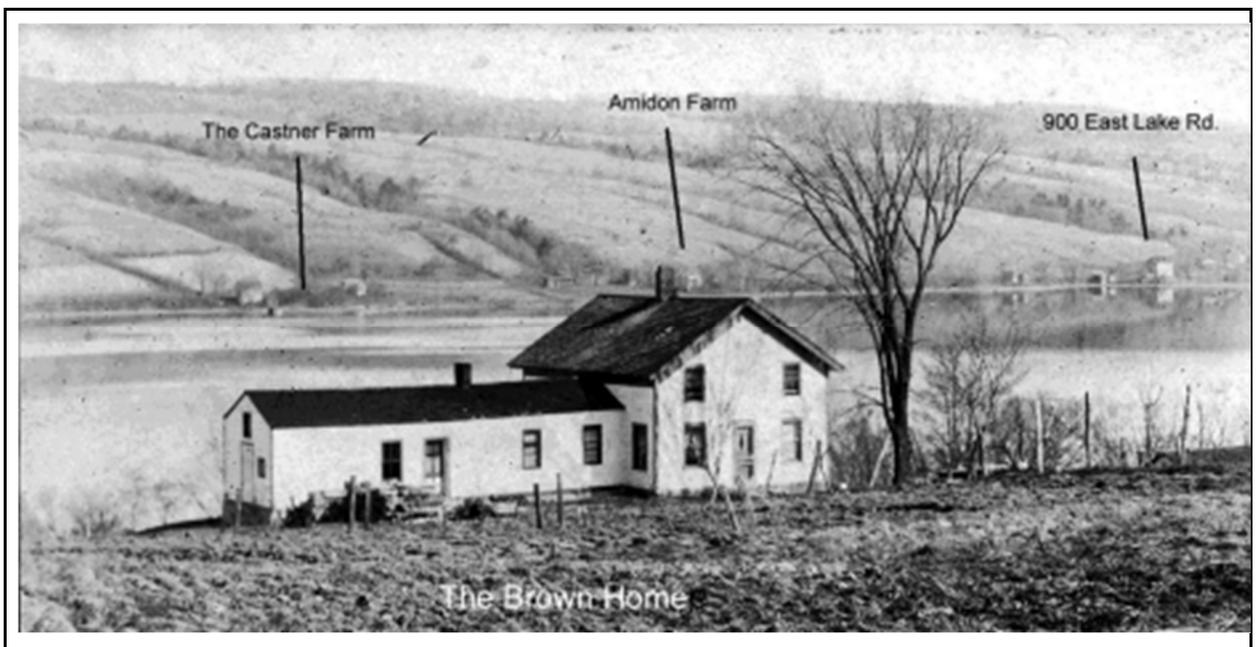


Figure 3.4: A view from Jerusalem showing Barrington’s slopes cleared for vineyards in about 1920. Contemporary locations are labeled for clarity. Figures 3.3 and 3.4 indicate the extent to which the forest was once cleared from the slopes overlooking the lake.

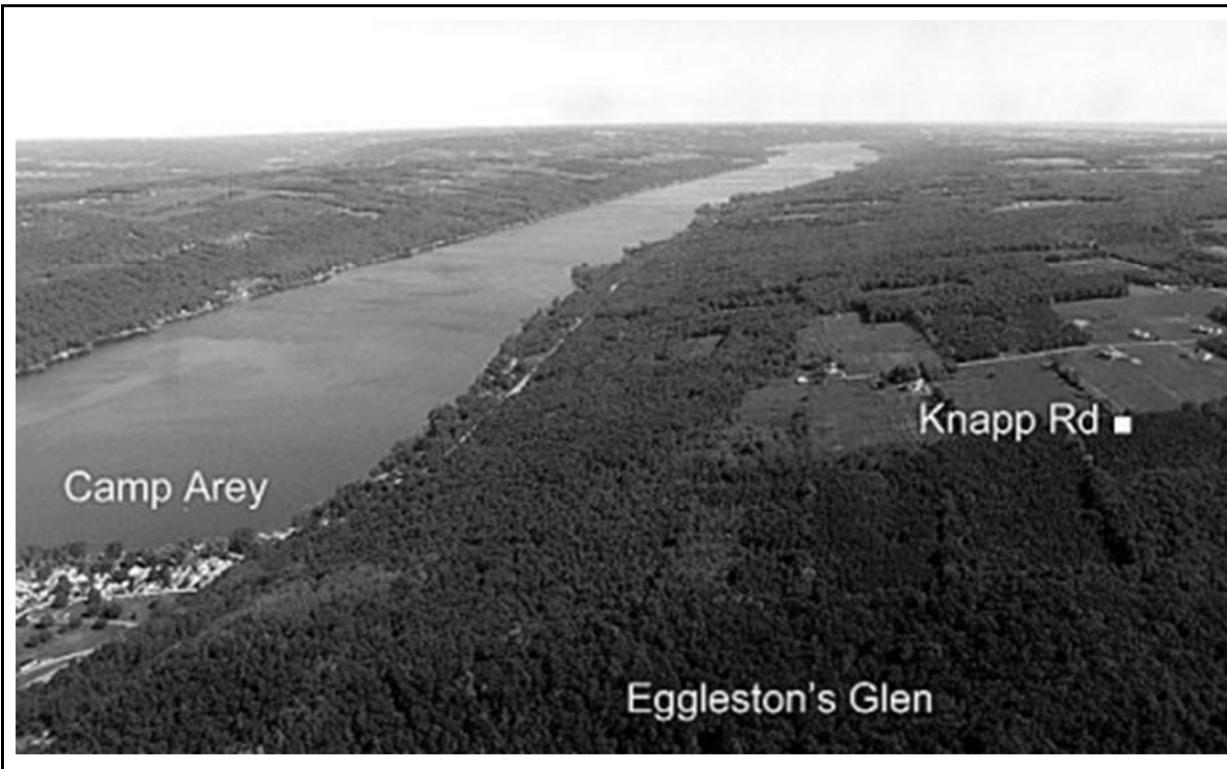


Figure 3.5: A comparison of this contemporary (2007) aerial view of the Town with Figures 3.3 and 3.4 shows the dramatic extent to which trees have covered the slopes above Keuka Lake since the 1920s.

Noteworthy local businesses of the mid twentieth century included Kenyon’s Store and the Knapp and Schlappi Lumber and Hardware Store. Kenyon’s Store, first opened in the 1930s, functioned as an informal community center where Town residents would congregate to pick up groceries and the daily newspaper as well as catch up with their neighbors. Local residents Willie Knapp and Peter Schlappi ran their Sturdevant Road store from the late 1950s until 1980, when high electric prices and declining numbers of farmers in the area led to the relocation of the business to its current location on Lake Street in Penn Yan.

By 1960, the wine and grape industry had fully recovered from the Prohibition era and was enjoying a boom. The great success and steady expansion of the industry throughout the 1950s meant that large portions of the hillsides overlooking the lake were again filled with vineyards. Grape production began shifting to grape varieties developed exclusively for wine production, as the first French-American hybrids were introduced in the 1950s and 1960s, and vinifera plantings began to take hold as well. This boom continued until the mid-1980s, when all but one of the large wineries that purchased grapes from Barrington farmers closed. The oversupply of grapes meant that from 1985-1990 over one-third of vineyard acreage in the Finger Lakes was abandoned.

A critical late twentieth and early twenty-first century trend is the steady growth of the Town’s Mennonite population. The first Mennonite families moved into Barrington in 1977. Since the mid 1980s, the steady increase in the Town’s Mennonite population has brought many benefits to the area. Mennonite farmers have purchased many abandoned or semi-abandoned farms and put them back into productive agriculture. Historic farmsteads that were once falling into ruin have been refurbished and are once again family homes and functioning businesses.



Figure 3.6: Grazing cows on a Mennonite farm in the Town of Barrington. Mennonite farmers are largely responsible for the “renaissance” in the past 40 years of agriculture in Barrington and play a critical role in the preservation of working farmland and the Town’s agrarian character.

Mennonite cottage industries, such as nurseries, woodworking shops, and hardware stores, have added to the range of businesses available to locals. Mennonite farms have proven critical for preserving working agricultural land, thereby preserving open spaces, much to the benefit of local residents who wish to see such open lands remain.

In 1976 the Farm Winery Act was signed into law by Governor Hugh Carey. This law lowered licensing fees and allowed small, local wine makers to sell all of their wines at their winery instead of having to sell through middlemen. The passage of this law led to the revitalization of the winemaking industry across the region and in Barrington. The Town’s first winery, McGregor Vineyard Winery, produced its first wines for sale in 1980. Other vineyards and wineries including Buzzard Crest Vineyards, CMC Vineyards, D’ingianni Vineyards, Keuka Overlook Cellars, McGregor Winery, and Barrington Cellars Winery, operate in the Town today. These businesses have been instrumental in buoying the local economy, keeping vineyards in operation, and attracting tourists to the Town.

Town officials have recognized the significance of these recent changes and have worked to enhance and modify the delivery of municipal services to accommodate them. A new Town Hall was built to improve Town operations and provide municipal boards, staff, courts, and the community with a central meeting and gathering place. Town officials have utilized the Internet

to publicize the Town’s advantages to the wider world through an official Town website:
www.townofbarrington.org.

The Town of Barrington currently has one building listed on the National Register of Historic Places: the Spicer – Millard House, located on Crystal Springs Road. This property was placed on the National Register on August 24th, 1994. This elegant brick house was built in about 1819 by one of the Town’s earliest settlers, John Spicer, a millwright from Connecticut. It currently houses the Red Brick Inn Bed & Breakfast, which makes it an excellent example of the re-use of an irreplaceable historic building for a contemporary business.



Figure 3.7: The Spicer – Millard House, which houses the Red Brick Inn Bed & Breakfast. This historic building is currently (2007) the only building in Barrington listed on the National Register of Historic Places.

Note on Sources: This brief sketch of Barrington’s history was compiled from several sources, including Barrington, an unpublished essay by former Town Historian Willie Knapp written in about 2000; “A Good Country, A Pleasant Habitation”, by Yates County Historian Frances Dumas, published in 1990; “Yates County Looking Ahead: A Planning and Design Guide” by Roger Trancik, published in 1990; and the current Town of Barrington Comprehensive Development Plan, prepared in 1976. In addition, much valuable information came from notes, comments, and files provided by Eileen Farnan, Tara Farnan, and Steve Knapp. Mr. Knapp also volunteered his time to conduct interested members of the public and G/FLRPC staff on several town tours.

Chapter 4: Current Conditions

Article 4's profiles current land use conditions in the Town of Barrington. This chapter is subdivided into the following sections:

- Section 4.1: General Land Use
- Section 4.2: Natural Resources and Recreation
- Section 4.3: Demographics and Housing
- Section 4.4: Historic Resources and Preservation
- Section 4.5: Transportation and Infrastructure
- Section 4.6: Economy
- Section 4.7: Services and Infrastructure
- Section 4.8: Community Governance, Organizations and Institutions

The information contained within this chapter is intended for use as the basis for specific recommendations contained within the Chapter 5, Community Vision and Recommendations.

Section 4.1: General Land Use.

Current land use patterns and conditions in the Town are overwhelmingly rural and agrarian, with the major exceptions of the Keuka Lake shoreline and the Route 14A corridor. The Town's shoreline is densely built up with cottages, while Rt. 14A is currently witnessing a growth in commercial development, mainly in home-based businesses run by the Mennonite community. Outside of Rt. 14A, very little land in the Town is devoted primarily to commercial and/or industrial functions. Instead, home-based businesses, that are not considered as commercial or industrial development because they are subsidiary to the primary residential/agricultural function of the property, are found scattered throughout the Town. Much of the Town is still covered with abandoned agricultural land that has reverted back to forest. (Please see Appendix A, Map 4: Barrington Land Use and Appendix A, Map 5: Barrington Agricultural Districts and Mennonite Farms)

Table 4.1 (on next page) illustrates land uses in the Town by using data from the New York State Office of Real Property Services (NYS ORPS). Yates County's Office of Real Property Services compiles this data and reports it to the State; the assigned land use column represents the State's official estimation of land use.

Table 4.1: Barrington Land Use by NYS OPRS Classification

		2020			2004		
NYS ORPS Categories:	Assigned Land Use:	Number of Parcels:	Percent of Parcels:	Acreage *	Number of Parcels:	Percent of Parcels:	Acreage **
100	Agriculture	123	9.5%	9145	91	8%	7972
200	Residential	773	60.0%	8646	745	63%	7951
300	Vacant Land	333	25.7%	5128	303	25%	5622
400	Commercial	18	1.4%	314	25	2%	410
500	Recreation & Entertainment	1	0.1%	88	1	0.1%	86
600	Community Services (public buildings, institutions, etc.)	33	2.6%	68	11	1%	63
700	Industrial	5	0.4%	65	1	0.1%	63
800	Public Services	12	0.9%	7	2	0.1%	6
900	Wild, Forested, Conservation Lands & Public Parks	0	0%	0	1	1%	1
Totals:		1231	100%	23461	1180	100%	22,174

Sources: Barrington Tax Assessor and Barrington Comprehensive Plan

* Not all parcels have an assigned land use. Therefore, these acreage figures do not represent the total acreage of land in the Town, or the total acreage devoted to each land use. ** Total acreage does not match for discrepancies in survey boundaries.

The above table indicates that the Town's land use is predominately used for residential purposes, with substantial acreage devoted to agriculture or left as vacant, undeveloped open land. 60% of the Town's parcels are used for residential purposes, while about 26% of the parcels are listed as vacant land (this includes all abandoned farmland as well as newly wooded areas). A very small percentage of parcels are dedicated to commercial, recreation, service

provision, industry, and other uses (14%).

Section 4.2: Natural Resources and Recreation.

Like its neighboring municipalities within the Keuka Lake watershed, the Town of Barrington is blessed with an abundance of beautiful and irreplaceable natural features, including woodlands, wetlands, waterfalls, gullies, forested slopes, scenic vistas over the lake, and broad expanses of rolling farmland interspersed with wooded areas and farm buildings. The Town also has a rich array of wildlife including birds, animals, and plants. (Please see Appendix A, Map 6: Steep Slopes)

According to the Planning Board's survey of town residents, the protection and preservation of these assets is a widely recognized goal for the Town to realize through the planning and zoning processes.

Among the Town's most unique assets is Eggleston's Glen, which is currently located on privately owned land. This glen, named for an early settler, is an extraordinary natural resource that should be protected by its landowners and the Town for future generations to marvel at and enjoy. The stream has carved an elaborate glen out of the bedrock. The stream flows out of the gully over a waterfall that drops 110 feet into the valley below before continuing to flow out to Keuka Lake at Eggleston's Point.

The Town does not own any lakefront property and does not have any public open space apart from the grounds of Town facilities and the cemetery that it maintains. There are no County or State lands, parks, or preserves within the Town.

One goal of the 1976 Comprehensive Plan was to secure public access to Keuka Lake. Unfortunately, this goal was never reached. While still a remote possibility, the Town would incur a great expense if it were to purchase and redevelop lakefront properties for use as a Town park or boat launch. However, the possibility of acquiring public access to the lake should remain a long-term goal of the Town, to be pursued if and when the opportunity arises.

The Town could do much more to protect and preserve these areas than it currently does, mainly through a combination of zoning regulations and public education/outreach. Chapter 5 lists a number of specific recommendations for protecting the Town's precious natural resources through the planning and zoning process.

Section 4.3: Demographics and Housing.

The U.S. Census Bureau estimates that the Town's population in 2020 was 1541. As Table 4.2 indicates, this figure is still considerably below the Town's highest recorded population, which stood at 1868 people in the mid 1800s. Between 1840 and 1960 the Town's population gradually declined until it reached a nadir of 754 people in 1960. Since then, however, the population has steadily, if gradually, rebounded to reach 1396 people in 2000, which is about the same number of people who lived in the town in 1890. Genesee/Finger Lakes Regional Planning Council (G/FLRPC) population forecasts indicate that the Town's population will rise to about 1,700 people by 2040.

Table 4.2: Barrington Historic and Projected Population (1840-2040)				
Year:	Population:		Year:	Population:
1840	1868		1950 ¹	771
1850	1550		1960 ¹	754
1860	1574		1970 ¹	929
1870	1566		1980 ¹	1091
1880	1474		1990 ¹	1195
1890	1393		2000 ²	1396
1900	1249		2010 ²	1681
1910	1044		2018 ²	1638
1920	822		2020 ³	1,541
1930	790		2030 (projected) ⁴	1,654 ⁵
1940	782		2040 (projected) ⁴	1,720 ⁵
Sources: 1. Barrington Comprehensive Development Plan, 2. 1976; U.S. Bureau of the Census, Census 2020 ² ; 3. 2020 Decennial Census ³ ; 4. G/FLRPC Regional Population Forecast for Yates County ⁴ , 2003. 5. These projections are probably significantly incorrect since 2003				

Table 4.3 provides a comparison of Barrington’s recent population trends with those of other nearby towns (Jerusalem, Milo, Starkey, Tyrone, and Wayne) along with Yates, Steuben, and Schuyler Counties. As this table indicates, both Yates County and the Town of Barrington experienced significant population growth between 1990 and 2010; approximately 486 people. In Barrington, much of this population growth can probably be attributed to a rise in the number of Mennonites moving to the Town and a rise in the number of seasonal residents converting to year-round residency. The Town of Barrington (-1.4% change) shrank at the same rate that the county as a whole (-2.5%) in the last 9 years (years 2010-2018). Most of the surrounding towns and their respective counties also demonstrate a similar negative growth rate during the same 9 year period.

Table 4.3: Population: 2020 Census Compared to 2010 Census Estimates			
Town/County	2020 Census Data	2010 Census Data	Percent Change
Barrington	1541	1681	-8.3%
Jerusalem	4405	4469	-1.4%
Milo	6803	7006	-2.9%
Starkey	3407	3573	-4.6%
Tyrone	1637	1885	-13.2%
Wayne	1009	1041	-3.1%
Schuyler County	17898	18343	-2.4%
Steuben County	93584	98990	-5.5%
Yates County	24774	25348	-2.3%
Sources: U.S. Bureau of the Census; Census 2010 & U.S. Bureau of the Census; Census 2020			

Table 4.4 profiles the age distribution of the Town’s inhabitants and provides comparisons with nearby towns and counties. In 2010, Barrington had a similar younger population with most of its neighboring towns, as well as Yates County as a whole. Nearly one fifth (20%) of the population is 19 or under, while fully 25 % is 65 or older. The conclusion can be made that only about one half (55%) of the town’s population is of a working age (19-64 years of age).

Table 4.4: Age Distribution, 2020 ACS 5-Year Estimates & 2010 Census				
Town/County	2020 ACS 5-Year Estimates		2010 Census Data	
	Percent of Population 18 and Under	Percent of Population 65 and Over	Percent of Population 19 and Under	Percent of Population 65 and Over
Barrington	25%	27%	33%	15%
Jerusalem	18%	18%	27%	17%
Milo	22%	23%	28%	17%

Starkey	24%	17%	31%	16%
Tyrone	25%	23%	25%	18%
Wayne	14%	33%	16%	24%
Schuyler County	19%	21%	23%	17%
Steuben County	22%	19%	26%	16%
Yates County	22%	21%	28%	17%
Source: U.S. Bureau of the Census; Census 2010 & 2020 American Community Survey (ACS)				

Table 4.5 provides further details about the Town’s age structure by breaking down the population into a series of age brackets. In the ACS estimate of year 2020 and 2020 Census, with a total population of 1541, there were estimated to be 744 males and 797 females. The median age of the Town’s population is 47.5 years of age.

Table 4.5: Barrington Age Brackets, 2018 & 2010				
Age	2020 Census Data		2010 Census Data	
		Percent		Percent
Under 5 years		8%		7%
Under 18 years		25%		25%
18 years and over		75%		75%
65 years and over		27%		27%
Source: U.S. Bureau of the Census; Census 2010 & 2020				

Table 4.6 provides information on basic educational levels among the Town’s residents. As compared to its neighbors, Barrington has marginally the lowest percentage of its population that graduated high school (46%) as the ACS survey estimated in 2018. It also falls below the Yates County share of 85%. Barrington also has nearly the lowest percentage of residents with a bachelor’s degree or better (31%).

Table 4.6: Educational Attainment, 2016 & 2010				
	2014-2018 ACS Estimates		2020 ACS 5-year Estimates	
Town/County	Percent of Population with a High School Diploma and/or some college (no college degree)	Percent of Population with a college degree including up to a Graduate or Professional Degree	Percent of Population with a High School Diploma or Higher	Percent of Population with a Bachelor's Degree or Higher
Barrington	46%	31%	81%	22%
Jerusalem	45%	45%	87%	40%
Milo	56%	31%	78%	22%
Starkey	50%	39%	77%	23%
Tyrone	%	%	76%	13%
Wayne	47%	46%	83%	36%
Schuyler County	57%	33%	91%	23%
Steuben County	54%	36%	91%	25%
Yates County	51%	35%	87%	24%
Sources: U.S. Bureau of the Census; 2000 & 2014-2018 American Community Survey (ACS). ** 2020 Census				

Table 4.7 provides a basic overview of income and poverty levels in the Towns and Counties. Barrington has the least number of families (413) as compared to the neighboring towns, which are over 1000 people, except Tyrone. It is near the middle of the six comparison towns in regard to median family income. It is below the median family income of Yates County as a whole, which is at \$54,343. Among all six towns, Barrington has the second lowest percentage of families living below the "50% poverty" line (11%); in 1999, Barrington was the second highest. It also has a lower percentage of impoverished families as compared to the county as a whole. Overall, Barrington maintained its poverty levels between 1999 and 2015.

Please refer to Section 4.6, Economy, for additional information on the Town’s workforce and income.

Table 4.7: Family Income and Poverty, 2020 ACS & 2012 ACS						
	2020 ACS Estimates			2009-2012 ACS Estimate		
Town/County	Number of Households	Estimated Median Household Income in 2020	Percentage of Families Below the Poverty Level	Number of Families	Estimated Median Household Income in 2009	Percentage of Families Below the Poverty Level
Barrington	601	\$ 68,516	5%	382	\$ 36184	12%
Jerusalem	1,475	\$ 65,750	12%	1,121	\$ 38488	12%
Milo	2,704	\$ 43,176	20%	1,817	\$ 31102	10%
Starkey	1,318	\$ 55,366	17%	862	\$ 29337	14%
Tyrone	583	\$ 55,313	18%	486	\$ 31579	11%
Wayne	458	\$ 67,143	9%	367	\$ 38506	5%
Schuyler County	7,402	\$53,291	15%	5,204	\$ 36010	9%
Steuben County	40,099	\$55,349	13%	26,360	\$ 35479	10%
Yates County	8,901	\$55,307	13%	6,316	\$ 34640	9%

Sources: U.S. Bureau of the Census, 2020 and 2009-2010 American Community Survey (ACS)

Barrington’s 1976 Comprehensive Plan included an excellent overview of the Town’s approach to housing issues. According to the Plan:

“Planning for efficient housing development is related directly to land use. For instance, (1) housing lots should be large enough or have adequate facilities to insure pure water intake and acceptable sewage disposal. (2) On-lot drainage and roadside drainage should be appropriately constructed so that the individuals and neighbor’s homes are safeguarded from flooding, ground seepage and erosion. (3) Steep slopes, wetlands, wildlife areas, unique woodlots and other natural features should be conserved, and housing discouraged in these areas. (4) Transportation problems, as related to housing, should be anticipated and planned for (e.g. adequate setbacks to accommodate road widening, not commit housing to a planned transportation corridor, acceptable roadside drainage, etc.). (5) It should be realized that scattered, and strip development of housing increases costs both the town and

its residents (e.g., road maintenance, driving time to commercial centers, utility services, school bus routes, etc.). There are also definite areas where housing development should not take place because of critical natural features e.g., wetlands, severe slopes, wildlife areas, etc.). All of these characteristics and issues should be accommodated when planning for housing.”

The Town has generally followed this statement with regards to housing, and there are many good examples in the Town of sensitively designed and located homes that blend with the surrounding rural landscapes.

Table 4.8 provides a basic overview of the Town’s current housing stock. In 2010, Barrington had the lowest number of housing units as compared to its neighbors (1108) and has only marginally increased that number, based on the 2017 ACS estimates. It has a median percentage (48%) of owner-occupied housing compared to all of the neighboring towns. In the 2010 Census, of the total 1,108 housing units, 477 units (43% of total units) are seasonal units where the unit is occupied only a portion of the year. That percentage of seasonal units should be roughly the same in 2017 but no data is available.

Table 4.8: Housing, 2017 & 2010						
	2020 Census Data			2010 Census Data		
Town/County	Total Housing Units	Percent Owner Occupied	Percent Renter Occupied	Total Housing Units	Percent Owner Occupied	Percent Renter Occupied
Barrington	989	51%	0.4%	1,108	45%	7%
Jerusalem	2,542	40%	10%	2,742	49%	8%
Milo	3,644	43%	27%	3,619	50%	30%
Starkey	1,795	53%	18%	1,773	51%	21%
Tyrone	1,241	40%	6%	1,227	43%	11%
Wayne	1,151	33%	1%	1,275	45%	4%
Schuyler County	9,621	56%	19%	9,455	61%	19%
Steuben County	47,327	59%	22%	48,875	60%	23%
Yates County	13,037	49%	15%	1491	53%	17%

Since the mid-1970s, when the first comprehensive plan was issued, the housing situation in Barrington has vastly improved. This is largely due to the presence of the Mennonite Community. Many older homes that were in a state of serious decay have been repaired and restored by Mennonite farmers. Since 2004, two homes that were on the verge of ruin in Warsaw have been restored.

The growth of modular housing in the town, as seen along Route 230 and on the north end of Pre -Emption Road, has made attractive and affordable housing available to many of the Town's middle income residents. The presence of modular housing has greatly improved the quantity, quality and appearance of middle-income housing.

Directly along Keuka Lake, however, the steady rise in property taxes, caused by the growing demand for lakeside property by affluent buyers, is making lakeside housing increasingly inaccessible to traditional lakeside property owners. This includes many long time seasonal or year round residents. This trend has led to further pressures for new housing along the hillsides overlooking the lake, specifically for highly desired "vista properties." Increasingly, private home ownership along the lake is becoming the exclusive privilege of the Town's more affluent residents.

The prior to the 2013 Subdivision Law and the prevalence of the "subdivision by deed" process it was threatened to create a patchwork of housing development that is not supported by coordinated infrastructure improvements and could threaten scenic vistas, forested areas, and vineyards. An outdated and inadequate PDD law recently threatened a fragile severe slope along the lake with dense housing development.

Section 4.4 Historic Resources and Preservation.

Barrington is fortunate in that many of its historic buildings, structures and sites, including some from the earliest years of settlement, remain intact. Furthermore, the presence of Mennonite farmers has led to the reuse and revitalization of some of the Town's historic farm properties. However, on several related issues, the current status of historic preservation projects calls for serious efforts by interested citizens to begin and sustain preservation activities. The Town's limited financial ability to support such activities means that any public support for historic preservation will have to come from interested citizen volunteers and non-profit organizations, and not rely on the Town for direct financial support.

1. Historic Buildings, Structures and Sites: Historically significant buildings in the Town include private homes such as the Finton House on Sturtevant Road and the Ira Chubb House on Chubb Hollow Road, which have either been renovated in such a way as to obscure their historic character or need stabilization and restoration. The John Carr Cabin (1810) across from the Crosby Church has been destroyed. However, the John Spicer House (1819), which houses the Red Brick Inn Bed and Breakfast, has been restored and is the only building in Barrington currently listed on the National Registry of Historic Places. In addition, the Wortman House on the East Lake Road and the Nathaniel Kenyon House on Knapp Road have been well maintained and restored. Other unique historic sites in the Town include the three steamboat landings along the lakeshore, the Corning-Bath-Sodus Bay railroad bed, and Camp Arey, once a summer camp for young women, on Eggleston's Point.

2. Local Cemeteries: Since the 1976 Plan was issued, the Town has cleaned up and now maintains the Methodist Cemetery at Porters Corners. In addition to the Porters Corners cemetery, several other cemeteries in the Town are of historic value. For example, the Finton Cemetery, the site of the only known revolutionary soldier in Barrington, remains in an unrestored and inaccessible state. It is important as the final resting place of Joseph F. Finton, an early Barrington pioneer and Revolutionary War veteran. His and his family's remains are located here despite the fact that years ago descendants moved the headstones to Penn Yan. The Town should consider identifying and locating the parties responsible for the maintenance of this and other local cemeteries in order to ensure these historic sites are maintained and preserved.

3. Public Awareness of Historic Preservation Issues: The 2005 survey distributed to property owners in the Town did not include any questions about historic resources and preservation activities, and the written responses to the surveys did not comment on historic preservation issues. While the Town's residents may not be aware of the value of preservation planning or consider preservation an important issue that is worthy of attention, historic preservation activities could be a strong corollary to the Town's interest in preserving its rural and agrarian character.

Please see Appendix A, Map 7: Barrington Historic Sites for the location of these buildings, structures, and sites.

Section 4.5: Transportation and Infrastructure.

The Town of Barrington is serviced by a fairly dense network of local roads, although many of them are in poor but improving condition. The Town's complex topography exerts a profound influence on the location of roads, many of which were originally laid out in the early 1800s, or as is the case with Bath Road, in the late 1790s. (Please see Table 4.9 and Appendix A, Map 8: Barrington Transportation)

There are only two direct north/south routes through the town. State Route 54 runs along the eastern Keuka Lake shore from the southwest to the northwest corners of the Town. County Road 17, or Bath Road, runs from the Yates/Schuyler County line at the southern edge of the Town to the Barrington/Milo town line on the north. Other main roads, such as Rt. 14A and Rt. 230, follow routes shaped by the valleys on the Town's eastern end.

According to the Yates County Highway Department, there are a total of 87.27 miles of public roads in the Town. The Town has jurisdiction over 56.80 miles of roads and the County has jurisdiction over 16.00 miles of roads within the Town. The County roads that run through the Town are County Road 11 (Chubb Hollow Road), County Road 13 (Six Corners Road),

County Road 17 (Bath Road), and County Road 38 (Porters Corners Road). In total, there are 72.80 miles of roads which are under local (Town & County) jurisdiction within Barrington.

New York State has jurisdiction over the remaining 14.47 miles of roads within the Town on State Routes 54, 14A, and 230.

Table 4.9 lists the lengths, in miles, of all roads maintained by the Town:

Table 4.9: Barrington Town Roads: Lengths			
Road Name:	Length *	Road Name:	Length *
Andrews Hill Road	1.52	Gibson Road	0.55
Arthurs Road	0.22	Goodwin Hill Road	0.93
Ballard Road	1.25	Gravel Run Road	2.56
Bellis Road	2.23	Gray Road	2.13
Bennett Road	0.55	Haley Road	1.57
Bill Bailey Road	2.06	Hobson Road	0.33
Bossard Road	1.71	John Green Road	3.06
Buckle Road	1.00	Keuka Vista Road	1.00
Charles Brace Road	0.32	Knapp Road	2.69
Charles Van Gordon Road	1.98	Moon Hill Road	0.73
Crystal Springs Road	1.25	Norris Road	0.36
Dibble Road	0.95	Porters Corners Road	0.97
Dombroski Road	1.39	Pre-Emption Road	4.49
Dutch Street Road	1.52	Ray Crosby Road	1.72
East Lake Road	4.27	Sturdevant Road	1.96
Ellis Road	2.60	Sutherland Road	0.45
Fred Taylor Road	1.25	Welker Road	4.50
*Lengths provided in miles.			
Centerline Miles Total: 56.07			
Lane Miles Total: 112.14			
Sources: Town of Barrington Highway Dept.; www.townofbarrington.org/roads.			

The principle form of transportation within the Town is by private automobile; no mass transit services are currently available either in the Town or within Yates County. However, the Mennonite population typically relies on horse-drawn carriages and bicycles for transportation around Town; these vehicles are a common sight along the Town's roads. Future transportation planning initiatives should include provisions for accommodating this form of transport. Widening shoulders, improving pavement conditions along shoulders, and placing warning signs at hidden intersections are all prudent actions for safeguarding the traveling public.

Travel modes such as biking, hiking, and skiing are widely used throughout the Town for recreational purposes.

The Route 14A Corridor Study, issued in May 2006, includes valuable information regarding land use conditions along the stretch of 14A that passes through Barrington. It is also useful because it includes several good planning and zoning recommendations for the Town to integrate into an updated Comprehensive Plan and Zoning Code (Please see Chapter 5, Section 5.5 for additional information). According to the Corridor Study, a focused area of commercial development has grown up between the Barrington-Milo town line and Hobson Road, centered on the Windmill Craft and Farm Market at the corner of Hobson Road and Rt. 14A. The Windmill is a regionally and locally important market offering produce, foods, and crafts to tourists and residents; it can draw between 8,000 and 10,000 people on the busiest days.



Figure 4.1: A section of Route 14A in Barrington, showing the agriculture-based businesses that are typical to the area.

The presence of the Windmill market and several other nearby farm supply businesses has led to increased traffic congestion problems along Rt. 14A during Saturdays, when the market is open. Cars, trucks, and horse-drawn vehicles all compete for limited parking space in this area, although the market itself recently expanded its parking to safely accommodate this congestion. As a result, many people park along the Rt. 14A shoulders, causing visibility problems for drivers and pedestrians and forcing slow moving vehicles, such as horse-drawn carriages, into the travel lanes.

Further south from this area, Rt. 14A runs through the Dundee Wellhead Protection Overlay District (DWPOD), an overlay district that places special zoning restrictions on development within its boundaries to protect the water quality in the aquifer from which Dundee’s wells draw their water. The Town should avoid allowing large-scale new development within and nearby the DWPOD.

A critical issue in the Town is the lack of clarity regarding which roads have been officially abandoned by the Town. The concern among Town officials and residents is that someone might build a home on an abandoned road and then demand that the Town maintain the road. If need be, Town staff should conduct an extensive search of their records to determine what roads the Town is responsible for maintaining.

Section 4.6: Economy.

Historically, Barrington’s inhabitants supported themselves through a variety of agricultural and agricultural-related activities such as food processing and basket making. In 1915 a total of 1017 people lived in the Town. 314 of them were farmers or farm laborers, 299 were housewives, 162 were school aged children, and 156 others were either too old or young to have an occupation. Of the remaining 86 people, less than ten percent of the total population, fourteen were teachers, nine were carpenters, seven were highway laborers, two were clerks, and one each was a machinery salesman, painter, school superintendent, preacher, barrel factory manager, baker and junkman.

Today, over a century later, Barrington’s employment profile has changed dramatically. Tables 4.10 and 4.11 provide additional information on the Town’s early twenty-first century workforce. Table 4.10 breaks down the Town’s employed population by what industries people work in while Table 4.11 breaks down the employed population by what broad occupational categories people work in.

These tables indicate that while agriculture retains an important role in the Town’s economic life, most of the Town’s inhabitants do not draw their living directly from the land; greater than 82%. However, employment in active agricultural endeavors has grown in the last ten years and remains a vital component of the Town’s rural and agricultural landscape.

Table 4.10: Barrington - Employed Civilian Population (16 years and over) Classified by Industry				
Industry:	2020 ACS Estimates		2000 Census Data **	
	Number of Employees	Percent of Total	Number of Employees	Percent of Total
Agriculture, forestry, fishing and hunting, mining	83	11%	48	9%
Construction	90	12%	64	12%
Manufacturing	127	17%	87	15%

Wholesale Trade	12	2%	16	3%
Retail Trade	114	15%	63	11%
Transportation and warehousing, utilities	61	8%	20	4%
Information	0	0%	4	1%
Finance, insurance, real estate, and rental and leasing	3	0.4%	5	3%
Professional, scientific, management, administrative and waste management services	42	5%	29	5%
Education, health and social services	157	21%	122	22%
Arts, entertainment, recreation and accommodation	42	5%	33	5%
Other services (except public administration)	15	2%	27	5%
Public Administration	15	2%	29	5%
Total Employed Civilian Population (16 years and over)	761	100%	557	100%
Sources: U.S. Bureau of the Census; Census 2000 & 2020 American Community Survey (ACS) ** 2010 Census data not available				

Table 4.11: Barrington - Employed Civilian Population (16 years and over) Classified by Occupation				
Occupations	2020 ACS Estimates		2000 Census Data **	
	Number:	Percent:	Number:	Percent:
Management, business, professional, science and arts	195	26%	165	30%
Service	145	19%	90	16%
Sales and office	123	16%	121	22%
Natural resources (farming, fishing, forestry) construction, and maintenance	122	16%	81	14%
Production, transportation and material moving	176	23%	100	18%
Civilian Employed Population (16 and over)	761	100%	557	100%
Sources: U.S. Bureau of the Census, Census 2000 & 2020 American Community Survey (ACS) ** 2010 Census data not available				

Table 4.12 breaks down income levels in the Town by household. This Table indicates that about half of the Town’s households (320 or 55%) fall between the \$15,000 to \$74,999 income brackets. The Town’s median household income in 2017 was \$55,682; up from \$36,184 in 1999 (2000 Census).

Table 4.12: Barrington Income by Household, 2000 Census & 2017 ACS				
Household Income:	2000 Census Data		2020 ACS Estimates	
	Number:	Percent:	Number:	Percent:
Less than \$10,000	31	6%	13	2%
\$10,000 to \$14,999	27	6%	8	1%
\$15,000 to \$24,999	95	20%	25	4%
\$25,000 to \$34,999	75	16%	73	12%

\$35,000 to \$49,999	90	19%	75	12%
\$50,000 to \$74,999	95	20%	133	22%
\$75,000 to \$99,999	31	6%	84	14%
\$100,000 to \$149,999	19	4%	85	14%
\$150,000 to \$199,999	4	1%	55	9%
\$200,000 or more	7	2%	49	8%
Total Households:	474	100%	601	100%
Sources: U.S. Bureau of the Census, Census 2000 & 2013-2017 American Community Survey (ACS)				

Section 4.7: Public Services.

Fire Protection: The Penn Yan Fire Department, Wayne Volunteer Fire Department, and the Dundee Volunteer Fire Department provide fire protection services to Barrington residents. The Town is divided between these three Fire Districts.

Police Protection: The Town does not have its own police department. The Yates County Sheriff’s Department and the New York State Police provide policing services to the community.

Emergency Medical Technician (EMT) Services: The Town is served by the Penn Yan Volunteer Ambulance Corps, Wayne Volunteer Fire Department, Dundee Volunteer Fire Department, and Mercy Flight.

Electricity: Electrical service infrastructure in the town is provided by NYSEG and National Grid.

Natural Gas: No natural gas service is provided in the Town.

Telephone: Telephone services in the Town are provided by Frontier Communications and Verizon. Traditional copper wire telephone infrastructure in the Town is maintained by Verizon. The Town is served by two Area Codes, 315 and 607.

Cable: Cable television and Internet service is provided by Spectrum, Frontier, Verizon and other internet providers. This service is available throughout a large portion of the Town, with some areas still having limited access. Wireless Internet services in the Town are provided by NYSYS Air Access.

Water: No public water service is provided in the Town; the closest existing public water is in the Town of Milo along Route 54 and the Village of Dundee. Dundee draws water from wells in the central-eastern area of Barrington, near the Town’s eastern boundary. This wellhead area is protected by the Dundee Wellhead District (DWD), established in

1998. The DWD is an overlay zoning district designed to protect water quality in the aquifer from which the Dundee draws its water by mandating a Development Permit be obtained from the Town prior to beginning excavation or construction within the DWD.

Sewer: No public sewer service is provided by or within the Town.

Education: The majority of the Town is covered by the Dundee Central School District. Dundee Central School is located at 55 Water Street in Dundee. A small area of the northwestern and western portion of the Town is covered by the Penn Yan Central School District. Penn Yan Central School District has elementary, middle, and high schools (Penn Yan Academy) in the Village of Penn Yan. There are four private Mennonite schools located in the Town, which specifically serve the Mennonite population. These schools are Creekside School, located on Welker Road; Gravel Run School, located on Six Corners Road; Scenic Valley School, located on John Green Road; and Sunny View School, which is also located on John Green Road. Please see Appendix A, Map 9: Barrington School District Boundaries.

Library: There is no library in the Town of Barrington. Most residents use libraries in Dundee and Penn Yan.

Hospital: There is no hospital in the Town of Barrington. The closest hospitals are Soldiers and Sailors Memorial Hospital in Penn Yan, Ira Davenport Memorial Hospital in Bath, Schuyler Hospital in Watkins Glen, F. F. Thompson Memorial Hospital in Canandaigua, and Geneva General Hospital in Geneva.

Section 4.8: Community Governance, Organizations and Institutions.

The Town of Barrington is governed by a Town Board consisting of five members: the Town Supervisor and four Council members.

The Town Planning Board is the Town agency responsible for overseeing land use development in the Town, as well as preparing, maintaining, and implementing the Town's Comprehensive Plan.

The Zoning Board of Appeals (ZBA) is the agency responsible for regulating land use in the Town through the Zoning Code, as well as hearing appeals for release from zoning restrictions.

The Town's Code Enforcement Officer (CEO) is responsible for ensuring property owners, developers, builders, and others comply with the Town's Zoning Code.

In addition to the Code Enforcement Officer, the Town employs a Town Clerk, Deputy Town Clerk, Tax Assessor, Tax Assessor Secretary, Health Officer, Highway Superintendent, and six Highway Department staff, one of which is a part-time position. The Town also employs a Town Justice, who is assisted by a Justice Clerk.

The following organizations are profiled in detail because they are prominent community organizations that have a long history and enjoy strong support from the Town's residents.

I. Barrington Rifle Club:

1. Location: Gray Road.

2. Description: The Rifle Club was founded in 1938 and originally met in an abandoned schoolhouse. In the 1940s the Club purchased the Lee and Angeline Morehouse grape farm and planted the farm with trees and shrub as well as renovating the farm's barn into a clubhouse with a target range and basketball court. The Club currently owns 78 acres and has approximately 100 members. Every Thursday the Club has trap shooting open to the public. Business meetings are held every third Thursday of the month at 8:00 PM. The biggest event at the Rifle Club is the annual September Gun Raffle, which usually draws 300-400 people. The Club also hosts various social events for members and their families, and members can rent out the grounds for personal celebrations.

II. Lake Keuka Baptist Church:

1. Location: East Lake Road at Crosby Road
2. Description: A seasonal church, housed in a beautiful wooden building overlooking Keuka Lake.

III. Barrington Community Church:

1. Location: Old Bath Road
2. Description: This church community was dedicated on January 17, 1839 after 37 people had met to form a religious conference a year earlier. Barrington Community Church was known as the Baptist Church at Warsaw, renamed Barrington Baptist Church and later the Barrington Community Church. In 1973 a local artist, Terry Moorehouse, created the Alto-relief sculpture entitled "The Life of Christ" with over 100 faces and a central Christ figure depicting a biblical scene of the "miracle portions" of the Bible, covering the wall behind the pulpit. The Church is a Bible believing, Bible teaching church with about 80 active members or regular attendees, holding weekly services including Sunday morning worship, Sunday evening, Sunday School, and Wednesday night prayer meetings.

IV. Mennonite Churches:

1. Locations: Ray Crosby Road and on Route 230.
2. Description: These two churches serve the Town's Mennonite community.

V. Sunny Point Arts Center of Yates County

1. Location: 868 East Lake Road
2. Description: The Host Residency provides a place for artists to host their own students on beautiful Keuka Lake located in the Finger Lakes of upstate New York. Artists stay at and use the Sunny Point facilities for a week's period of time. This lakeside cottage can provide accommodations for up to eight individuals, is offered on an "as available basis" and includes linens and a full kitchen. For more information go to info@artscenteryatescounty.org. For additional guest information and the Finger Lakes Region go to www.fingerlakes.org.

Chapter 5: Community Vision and Recommendations

Barrington Comprehensive Plan: Vision Statement

The Town of Barrington has prepared a Comprehensive Plan to preserve and protect the high quality of rural life enjoyed by residents and visitors alike. Barrington’s rich array of natural and cultural resources include a beautiful and healthy lake; scenic vistas overlooking the lake, forested hills and valleys, vineyards, farm fields, and farmsteads; woodlands shielding cool glens and wetlands; open fields; and historic buildings, structures and sites. The Town has a healthy local business community of farms, vineyards and wine cellars, and small agriculture and tourist related businesses. These features not only benefit residents but are also a major attraction for the many tourists and summer residents who are a key to the economic stability of the town.

The Town believes that the preservation of all of these assets is crucial for the preservation of the Town’s current quality of life, for the economic well-being of the Town, Yates County, the Keuka Lake and Seneca Lake watersheds, the Finger Lakes region, and perhaps most importantly, for the benefit of future generations. The Town can accomplish this by planning for balanced growth and development that is in keeping with its rural and agrarian character. As in all communities with a diverse population and economic foundation, balancing the needs and interests of various groups is a critical aspect of a successful planning process. The Town needs to provide the basis for residential, agricultural and recreational constituencies to be able to coexist harmoniously and balance the interests of individuals with the interests of the community.



Figure 5.1: The view from Keuka Lake looking up towards Dutch Street, shows the mixture of wooded slopes, vineyards and agricultural fields that characterizes Barrington’s rural landscape.

The recommendations listed in this chapter are designed to realize the above vision statement.

This chapter is organized into the following eight sections, which parallel the sections in Chapter 4:

- Section 5.1: General Land Use Policies
- Section 5.2: Natural Resources and Recreation Policies
- Section 5.3: Demographics and Housing Policies
- Section 5.4: Historic Resources and Preservation Policies
- Section 5.5: Transportation and Infrastructure Policies
- Section 5.6: Economy Development Policies
- Section 5.7: Public Services Policies
- Section 5.8: Community Governance Policies

Each section is subdivided into a number of “Policy Statements” that identify a specific policy the Town should follow in order to realize the Vision Statement.

Each Policy Statement is supported by one or more “Actions” that identify specific activities the Town should carry out in order to accomplish the policy statement. The parties responsible for implementing the action are identified, the recommended timeframe for carrying out the action is identified, and potential funding sources for the action are also identified.

The timeline for some actions is identified as “Ongoing.” This means that these actions should become standard practices for Town boards, staff, and officials; these actions should be seen as long-term techniques for improving the land use decision making process in the Town.



Figure 5.2: A winter-time view, featuring an inquisitive deer, from Knapp Road looking west over Keuka Lake. The lake’s three branches come together in the large open area in the center of the image. Bluff Point in Jerusalem is on the right of the image. The woods and fields along the ridge overlooking Keuka Lake provide a valuable habitat for deer and other wildlife and contribute to the popularity of this section of the Town for hunters.

Section 5.1: General Land Use Policies.

Policy 5.1.A: The Town needs to work to protect and enhance the Town's rural and agrarian character.

Action: The Town needs to pursue land use policies that are aimed at protecting and preserving the Town's current rural and agrarian character. For the purposes of this Comprehensive Plan, this character is defined as the mixture of farms, fields, forests, and scattered buildings that are representative of Barrington's contemporary landscape.

In order to accomplish this, the Town can adopt and enforce general land use policies and regulations which encourage continued residential, agricultural, commercial and light industrial development that is consistent with (1) the maintenance of the town's rural character; (2) the protection of its scenic vistas, woodlands, wetlands, watersheds, steep slopes and glens; (3) the preservation of open space; (4) the protection of the quality of the water in Keuka and Seneca Lakes; (5) the regulation of development along the Keuka Lake shoreline, (6) the preservation and viability of its farmland and farm-based businesses; (7) the growth and viability of the grape and wine industry; (8) the preservation of its historic landmarks; and (9) the continued vitality of local businesses such as farm based businesses (wineries, breweries, distilleries, nurseries and vegetable stands), restaurants, resorts, bed &

breakfasts, and other local enterprises.

Responsible Parties: Town Board, Town Planning Board (will have the primary administrative role), Zoning Board of Appeals, Code Enforcement Officer, Agriculture Advisory and Neighbor Relations Committee, Interested Citizens.

Timeframe: Ongoing.

Potential Outside Funding Sources: Not Applicable.

Policy 5.1.B: The Town needs to upgrade its Zoning Law to make it compatible with the recommendations of the Comprehensive Plan.

Action 1: Following completion of the Comprehensive Plan, the Town Board should require that the Planning Board to revise and update the Town's Zoning Law on a regular basis. This revision process will ensure that the updated Zoning Law accurately and thoroughly reflects the Plan's recommendations as well as recommendations found within Yates County "Looking Ahead", put out by the Yates County Agriculture and Farmland Board (Cornell Extension - 2019) the "Yates County Comprehensive Plan", the "Yates County Agricultural Development and Farmland Enhancement Plan" 2004, the "Route 14A Corridor Study", and other available studies and reports.

The revised zoning regulations should use a variety of standard land use techniques to implement the Plan. Any land use regulations that are adopted are to be enforced to achieve the preservation of the town's character and protecting natural and scenic resources while allowing for appropriate economic growth, sound agricultural practices and agricultural related businesses, including vineyards and wineries.

Action 2: The Town should periodically revise its Zoning Law to ensure that it remains up-to-date and in accordance with future revised versions of this Comprehensive Plan.

Responsible Parties: Town Board, Town Planning Board (has the primary administration role), Zoning Board of Appeals, Code Enforcement Officer. The Town Board may elect to form a task force if this role is considered to encompass a major change from the previous Zoning Law and set up its operational structure; the CEO should be closely involved in this process.

Timing: Ongoing

1. The new Draft Zoning Law is currently being reviewed and scheduled to be adopted in 2022. The Zoning Law will become more accessible and easier to use upon an agreement with General Code to codify and post it on their site also in 2022

Potential Outside Funding Sources: NYS Department of State.

Policy 5.1.C: The Town needs to support the preservation of working agricultural land in the face of development pressures.

Action 1: The Town Board should continue to follow the Yates County Agricultural and Farmland Protection Board's "Model Farm Viability and Neighbor Relation Law." This law helps protect working agricultural operations and agri-businesses by creating a standardized process that can be used to resolve disputes over the impact of farming operations on nearby lands.

Action 2: The Town will complete an assessment of Town policies protecting/promoting agriculture as per Yates County's *Agricultural Development and Farmland Enhancement Plan* (which is scheduled to be updated for 2022)

Action 3: The Town Board should consider preparing an "Agriculture and Open Space Protection Plan." Grants are now available from NYS Dept. of Agriculture and Markets to fund such a study. This plan will profile current agricultural conditions in the Town, inventory agricultural resources, and propose a variety of techniques to enhance agricultural and viticultural operations in the Town.

Timeframe: Ongoing

Responsible Parties: Town Board, Town Planning Board, Zoning Board of Appeals, Agriculture Advisory Committee (has primary administration role).

Potential Outside Funding Sources: NYS Dept. of Agriculture and Markets, NYS Department of State.



Figure 5.3: A typical rural landscape in Barrington. This view looks west along Haley Road out over the Crystal Valley and the Big Stream.

Section 5.2: Natural Resources and Recreation Policies

Policy 5.2.A: The Town needs to promote balanced land uses between the protection and preservation of natural resources and public interest in outdoor recreational opportunities.

Action: The Town should support land uses that provide for a desirable mixture of outdoor recreational opportunities, such as hunting, hiking, horse-riding, bird-watching, and cross country skiing, among others. These recreational opportunities should take advantage of and be sensitive towards the aesthetic and environmental qualities of the Town's natural features and scenic characteristics.

Responsible Parties: Town Board, Town Planning Board (will have the primary administrative role), Zoning Board of Appeals, Code Enforcement Officer.

Timeframe: To Be determined.

Potential Outside Funding Sources: NYS Office of Parks, Recreation, and Historic Preservation, NYS Department of State.

Policy 5.2.B: The Town can support the protection of unique natural resources by making available information regarding Conservation Easements and other state and federal funding programs to interested private landowners.

Action 1: Interested landowners should consider using "conservation easements" for protecting privately owned lands that include unique and sensitive environmental features such as wetlands, steep slopes, woodlands, scenic vistas, and wildlife habitats. Conservation easements are contracts entered into voluntarily by landowners and a land trust that place restrictions of their (the landowner's) choosing on future uses of a designated piece of land. These restrictions remain in place when ownership of the land changes hands. They provide a practical and effective means of preserving irreplaceable natural features on a voluntary and non-regulatory basis.

Conservation easements allow land to remain in private ownership and contribute to the tax base of the Town, and free the Town from responsibility for safeguarding the land while ensuring that sensitive environmental features are legally protected from development.

Action 2: The Town should support private landowners' efforts to have part or all of eligible properties designated a "Critical Environmental Area" (CEA) through the State Environmental Quality Review Act (SEQRA) process. The Town's designation of a CEA provides an additional layer of protection for environmentally sensitive natural resources on a site. The Town can designate, by resolution, land that it owns as a CEA. It can also support a landowner's efforts to designate private land as a CEA by approving, also by resolution, a proposed CEA. A CEA must be mapped with clearly defined boundaries. Any CEA created by the Town must be filed with the New York State Department of Environmental Conservation.

A CEA is a geographically defined location that is recognized by a municipality as having special environmental characteristics. To be designated as a CEA, an area must have an exceptional or unique character with respect to one or more of the following:

- a benefit or threat to human health.

- a natural setting (e.g., fish and wildlife habitat, forest and vegetation, open space and areas of important aesthetic or scenic quality);
 - agricultural, social, cultural, historic, archaeological, recreational, or educational values;
- or
- an inherent ecological, geological, or hydrological sensitivity to change that may be adversely affected by any change.

Following designation, the potential impact of any Type I or Unlisted Action on the environmental characteristics of the CEA becomes a relevant area of environmental concern and must be evaluated in the determination of significance prepared pursuant to Section 617.7 of SEQRA regulations.

Responsible Parties: Town Board (will have the primary administrative role), Town Planning Board, Interested Landowners.

Timeframe: Ongoing

Potential Outside Funding Sources: Land Trusts

Policy 5.2.C: The Town needs to protect the Keuka Lake waterfront from development that is inconsistent with the lakefront’s current residential character.

Action 1: Through this update of the Barrington Comprehensive Plan and the new draft of the Barrington Zoning Law of the Town Laws, the Town should recognize the sensitivity of waterfront areas as unique environmental and recreational resources and should work to protect these areas from environmentally destructive uses and activities. Zoning regulations should encourage new construction in the lakefront area that is designed to blend with and be in harmony with both natural environmental features and the current residential and resort characteristics of this part of the Town.

Action 2: The Town should ensure lakeshore property owner compliance with the Keuka Lake Uniform Docking and Mooring Law in cooperation with the other municipalities of the Keuka Watershed Improvement Cooperative (KWIC). The Town should work with the KWIC to periodically review the performance and uniform enforcement of the Dock and Moorings Law.

Action 3: The Town should revise and update its zoning regulations to ensure that “keyhole development” proposals are not permitted along the lakeshore. “Keyhole” development occurs when a lakeshore property is used to provide an access point for residences in upland areas away from the lakefront property. Keyholing often leads to overcrowding of the lakefront and a degradation of recreational access and environmental quality. This action of opposing keyhole development will not be construed as meaning that the Town will oppose possible public access to the lake as explained in Policy 5.2.K.

Responsible Parties: Town Board, Town Planning Board, Zoning Board of Appeals, Code Enforcement Officer (has the primary administrative role).

Timeframe: Ongoing.

1. Zoning Law (2022 update) limits lake front property to a minimum width of 60 feet along the lake edge and road edge sides of lake front property. Further, using lake property without a dwelling is strictly limited in the LR district.

Potential Outside Funding Sources-

NYS Department of State, NYS Department of Environmental Conservation. *(Will any state agency support any funding related to Zoning?)*

Policy 5.2.D: The Town needs to preserve and protect steep slopes (all slopes 15% or greater) through local laws.

Action: The Town should minimize the negative impacts of construction activities on steep slopes by regulating new construction and infrastructure development in these areas. Potential developmental impacts include soil erosion and sedimentation, unnecessary or excessive destruction of vegetation, destruction of wildlife habitats, increased runoff rates and potential slope failure. Steep Slope regulations should be designed to minimize the disturbance or removal of existing vegetation, prevent increased erosion and runoff, maintain established drainage systems, locate buildings and structures where they are least likely to cause slope failures and to retain, as much as possible, the natural character of these areas.

Slopes of 15% or greater are the generally accepted national standard at which point local governments begin overseeing construction activities on slopes through steep slope development ordinances. Further details should be included in the Town's revised zoning ordinance.

Responsible Parties: Town Board, Town Planning Board, Zoning Board of Appeals, Code Enforcement Officer (has the primary administrative role).

Timeframe: Partially completed with passage of Law #5, 2011 and ongoing administration activities.

Policy 5.2.E: The Town needs to preserve and protect scenic vistas through local laws.

Action: Using local laws such as zoning law, subdivision law, and site plan review law, and where applicable, the SEQRA review process, the Town should work to protect and preserve areas that have been determined to possess unique visual qualities which are especially worthy of protecting from encroachment resulting from development.

Responsible Parties: Town Board, Town Planning Board (has the primary administrative role), Zoning Board of Appeals, Code Enforcement Officer.

Timeframe: Ongoing.

Potential Outside Funding Sources: NYS Community Development Block Grants, NYS Department of State, non-profit Land Trusts.



Figure 5.4: A view of Eggleston's Falls from the bottom of Eggleston's Glen. This 110 foot waterfall carries runoff and sediments from Barrington's hills down to Keuka Lake. These falls are among the Town's most unique and important natural resources.

Policy 5.2.F: The Town needs to protect woodlands on the slopes overlooking Keuka Lake through appropriate local laws.

Action: In order to ensure that the forested slopes overlooking Keuka Lake remain heavily wooded, the Town should protect woodlands and measurable tree stands by limiting clear cutting activities on slopes overlooking Keuka Lake. This policy is not intended to restrict farmers' ability to clear their land for agricultural operations or homeowners from removing a few trees to open up a view. In general, farmers wishing to clear their land for agricultural operations should be allowed to do so without interference from the Town.

Responsible Parties: Town Board, Town Planning Board (secondary role), Zoning Board of Appeals, Code Enforcement Officer (has the primary administrative role).

Timeframe: Partially Completed.

1. Completed; see Steep Slopes Law (LL#5, 2011) & Subdivision Law (LL#1, 2013) of Town Laws.
2. Ongoing; Revision of Subdivision Chapter to ensure alignment with Zoning Chapter - Scheduled to be updated in 2022.

Policy 5.2.G: The Town needs to preserve and protect glens, gullies, freshwater wetlands, and other sensitive environmental areas through local laws.

Action: The Town should use its land use regulatory authority to ensure that any development located in sensitive environmental areas, as defined by zoning overlay districts and/or local laws, in the town to maintain open space and to prevent the irreversible loss of natural resources; enhance the safety of residents and property located within areas of special flood hazard; maintain and/or improve surface water quality; preserve wildlife habitats; enhance the aesthetics of site development; and minimize the impacts of development on the environment. All development within sensitive environments should have both social and economic benefit to the Town and its residents.

The Town's revised Zoning Law should include provisions for protecting sensitive environmental areas through the formation of an environmental protection overlay district.

Responsible Parties: Town Board, Town Planning Board, Zoning Board of Appeals, Code Enforcement Officer (*primary administrative role*)

Timeframe: Ongoing; pending 2022 Zoning update will address some of this.

Potential Outside Funding Sources: NYS Department of Environmental Conservation, NYS Department of State, NYS Community Development Block Grants, non-profit Land Trusts.

Policy 5.2.H: The Town needs to preserve and protect wildlife habitats.

Action: The Town should use its zoning, subdivision, and site plan review laws to help protect sensitive wildlife habitats. As a general policy, the Town should seek to steer new development away from such sensitive natural areas. Through sound subdivision and site plan review procedures, the Town can ensure that any development located in wildlife habitats preserves the town's rural character by optimizing wildlife habitats for hunting and hiking; these activities generate monies for the town and its inhabitants.

Responsible Parties: Town Board, Town Planning Board (*primary administrative role*), Zoning Board of Appeals, Code Enforcement Officer.

Timeframe: Ongoing; pending 2022 Zoning update will address some of this

Potential Outside Funding Sources: NYS Department of Environmental Conservation, NYS Department of State, NYS Community Development Block Grants, non-profit Land Trusts.

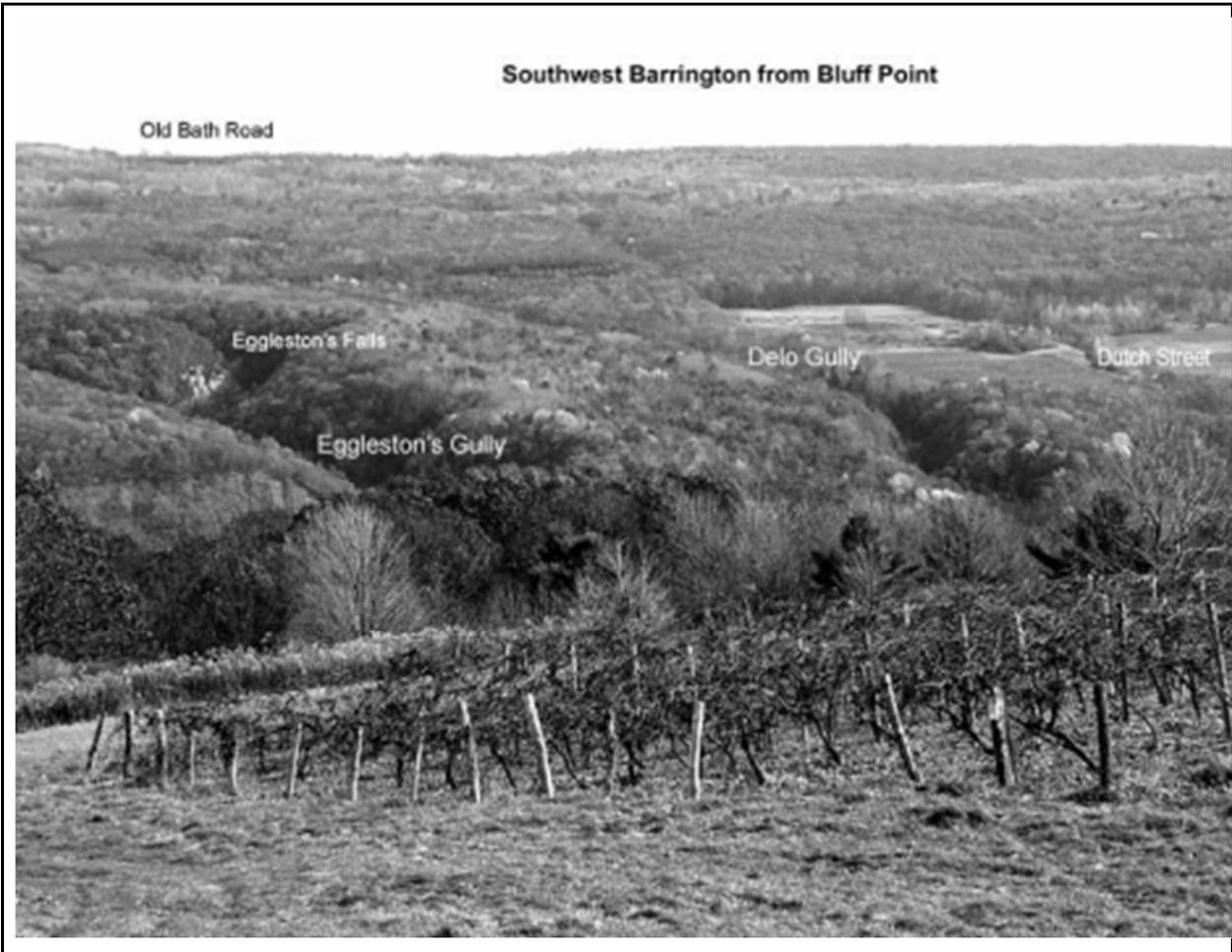


Figure 5.5: A view of Barrington from Bluff Point in Jerusalem. Eggleston's Falls and Delo Gully are labeled for reference. The Town's thickly wooded and sometimes steeply angled slopes are readily apparent in this image. These slopes should be protected from insensitive development by a combination of local laws and citizen interest in maintaining their Town's rural and agrarian character.

Policy 5.2.I: The Town should coordinate to the extent possible with the Yates County Sheriff's Department on the enforcement of activities and noise levels on Keuka Lake.

Action: The Town has no ability to enforce noise limits of water-based activities (i.e. there is no municipal police department). However, the Town can work with the Yates County Sheriff's Office and the Keuka Lake Association (KLA) to provide outreach and education to lakeshore property owners and interests (real estate firms, marinas, boat rentals) regarding

noise. The Town should work with the KLA and with the Yates County Sheriff's Department and Steuben County Sheriff's Department to develop a policy regarding water based noise.

Responsible Parties: Town Board.

Timeframe: To Be Determined.

Potential Funding Sources: NYS Department of State.

Policy 5.2.J: The Town needs to enact stormwater management regulations.

Action 1: The Town Board should adopt a sediment and erosion control law to its local laws' up to date to reduce the impact of storm water runoff in local water bodies such as Keuka Lake and Big Stream. Integration of New York State's Phase II Storm Water Regulations at the municipal level would greatly assist the Town in controlling erosion and sedimentation from construction activities. To help implement storm water controls, the Department of Environmental Conservation and the Department of State jointly produced the Stormwater Management Gap Analysis Workbook for Local Officials (SWMGAW). This document can be used to compare the language currently present in municipal codes against the model code language that the DOS and DEC believes should be present in order to provide comprehensiveness.

Impervious surfaces such as roofs (building areas), roads, driveways, and parking lots are regulated by the municipality through its Town laws, including its zoning, subdivision laws, and site plan review processes. Once water runs off of private property, it tends to become the problem of the municipality. Poorly designed or maintained public drainage infrastructure, such as ditches, can cause erosion, which leads to sedimentation of waterways. Not only a significant cause of nonpoint source pollution, but sedimentation can also increase costs for municipalities in terms of ditch and storm drain cleaning. There are many ways the municipality can improve the construction, operation, and maintenance of this drainage infrastructure, which in turn leads to less damage to both private and public (roads, bridges, etc.) property and improved water quality in local and regional streams and lakes.

Action 2: The Town should integrate storm water management provisions within its zoning, subdivision, and site plan review regulations where appropriate.

Responsible Parties: Town Board, Town Planning Board (has the primary administrative role), Zoning Board of Appeals, Code Enforcement Officer, Yates County Soil and Water.

Timeframe: Ongoing; pending 2022 Zoning update will address some of this

Potential Outside Funding Sources: New York State Department of Environmental Conservation.

Policy 5.2.K: The Town should support the provision of public access to the lake.

Action: The Town is not actively considering the acquisition of lakefront property at this time due to the high cost of land along the lake. However, the acquisition of a small lakefront park via donation or purchase with outside grants should remain a long-term goal of the Town.

Responsible Parties: To Be Determined.

Timeframe: To Be Determined.

Potential Outside Funding Sources: NYS Office of Parks, Recreation, and Historic Preservation; NYS Department of State.

Section 5.3 Demographics and Housing Policies.

Policy 5.3.A: The Town Board needs to enact regulations to provide additional oversight over lakefront rental properties.

Action: The establishment of rental property regulations is best done in conjunction with other Keuka Lake municipalities, similar to the Keuka Lake Dock and Mooring Law, to ensure uniformity and enforceability. Yates County is currently working on developing recommendations for a uniform law to be adopted by all municipalities in the county. As Barrington, and the Finger Lakes region in general, grows as a destination for tourism and recreation, the proper regulation of rental properties will become increasingly important.

The Town should work to ensure that rental properties remain compatible with neighboring properties with regard to noise, traffic, occupancy levels (human and pet), and garbage and waste-water disposal.

Rental property regulations that are developed and adopted should be enforced to achieve the goals of preserving the town's character and protecting existing and long-term property owners, while allowing for appropriate tourism development.

Responsible Parties: Town Board (has the primary administrative role), Town Planning Board, Zoning Board of Appeals, Code Enforcement Officer.

Timeframe: Timing to be determined by County Legislature's recommendation or adoption of (proposed) county-wide regulations

Potential Outside Funding Sources, NYS Department of State.

Policy 5.3.B: The Town needs to encourage new housing developments that are aimed at preserving working agricultural land and open spaces.

Action 1: The Town should include provisions for "Cluster Development" design concepts in its revised zoning law. Well-designed cluster developments can protect natural resources such as scenic views, mature woodlots, wetlands, and unique wildlife habitats. Cluster development practices encourage builders to realize the maximum development potential of a

parcel allowed under the Town’s zoning law by increasing the density of new construction in one section of the parcel while leaving other sections as undeveloped open space.

For instance, if a 20-acre tract of land is located in a residential zoning district that requires a one-acre minimum lot size, a developer could build about 18 housing units on that tract. Some space would be required for roads and utilities as well as any setback requirements mandated by the Town’s zoning. If built, this development would consume the entire 20-acre tract and possibly destroy any natural resources located on it. However, if that developer were to use cluster development techniques as laid out by the municipality, he could build the same 18 units on only ten acres of the 20-acre tract, thus leaving the remaining ten acres as open space and protecting any natural and scenic resources located on those acres.

As this example shows, cluster development techniques provide considerable leeway to the Town, developers, builders, and private landowners to balance new development with the need and interest in protecting the community’s natural resources. In general, the Town should encourage cluster developments in open areas that are no longer profitable for vineyards or agriculture that will help to preserve hillside woodlands and open spaces.
Timeframe: Partially addressed with Town’s Subdivision Law

Action 2: The Town should revise and update its Site Plan Review process to provide it with additional oversight to the land subdivision process.

Time Frame: Part of the Zoning law- 2022 Update

Responsible Parties: Town Board, Town Planning Board (will have the primary administrative role), Zoning Board of Appeals, Code Enforcement Officer.

Policy 5.3.C: The Town needs to enact a site plan review chapter as part of its Town Laws.

Action: The Town should develop a Site Plan Review Chapter to its Town Laws. A site plan review law helps ensure that the development of individual lots conforms to the Town’s Comprehensive Plan, promotes public safety and security, and does not disturb nearby sites or natural resources.

According to New York State Town Law Article 16, Section 274-a, site plans are defined as “a rendering, drawing, or sketch . . . which shows the arrangement, layout and design of the proposed use of a single parcel of land.” A site plan review law lists the specific elements that an applicant must show on a site plan, such as parking facilities, access to the lot, landscaping, roads, curbs, utilities, lighting, location and dimensions of buildings, adjacent land uses and any natural features on the site. It then clearly describes and explains the process by which municipal boards (typically the planning board) reviews and approves site plan applications.

Responsible Parties: Town Board, Town Planning Board (will have the primary administrative role).

Timeframe: Ongoing; pending 2022 Zoning update will address some of this

Potential Outside Funding Sources-

Policy 5.3.D: The Town needs to enact a subdivision law that is aimed at reducing “sprawl” type development and protecting working agricultural land.

Action: The Town should enact and enforce a municipal subdivision law. This law should encourage the “clustering” of housing along the edges or in the corners of agricultural lots, the use of Planned Unit Developments (PUDs) to make more efficient use of land for new housing and multi-purpose projects, and other standard planning techniques for preventing unsightly and environmentally damaging sprawl development. A subdivision law will also help preserve large tracts of contiguous land for agricultural activities.

Responsible Parties: Town Board, Town Planning Board (will have primary administrative role).

Timeframe: First effort completed with passage of Subdivision law (LL #1-2013). To be updated again in 2022/2023.

Potential Outside Funding Sources: Not Applicable

Policy 5.3.E: The Town needs to include Planned Development Overlay District (PDOD) regulations as part of its Zoning Law.

Action: The Town’s updated Zoning Law should include revised provisions for Planned Development Districts (PDDs). PDODs can be used as a technique for providing systematic and carefully planned development in rural and agricultural areas of the Town. The Yates County "Looking Ahead" study can be consulted for additional information on the benefits of PDOD development in the Town.

Responsible Parties: Town Board, Town Planning Board (will have primary administrative role), Zoning Board of Appeals, Code Enforcement Officer.

Timeframe: Part of the 2022 update of Zoning Law.

Potential Outside Funding Sources: Not Applicable.

Policy 5.3.F: The Town needs to support the provision of housing options for a broad range of income levels.

Action: Due to the wide range of income levels in the Town, the Town should work to ensure that a variety of housing opportunities are available for all residents. Through zoning regulations, specifically PDOD provisions, the Town can support the development of safe and secure housing for all families by mandating a certain percentage of housing units be set aside for low-income members of the community.

Responsible Parties: Town Board (will have primary administrative role), Town Planning Board, Zoning Board of Appeals, Code Enforcement Officer.

Timeframe: Ongoing

1. Zoning Chapter - 2022 Update of Town Laws

Potential Outside Funding Sources: Not Applicable

Policy 5.3.G: The Town needs to periodically consult outside sources for the latest information on rural housing problems and solutions.

Action: Town boards and staff should, when necessary, review available plans, reports and studies which provide insight into the issues, problems, and solutions regarding housing development in rural communities. Currently available studies include Yates County Looking Ahead: A Planning and Design Guide (also known as the “Trancik Report”), the Yates County Agricultural Development and Farmland Enhancement Plan, the Route 14A Corridor Study.

In addition, Town boards and officials should look to the upcoming “Keuka Lake Looking Ahead” Land Use Training and Planning Program sponsored by Cornell Cooperative Extension, GFLRPC and Pace University, for guidelines regarding appropriate housing development within the Keuka Lake Watershed. When they are available, these guidelines should be incorporated into the Comprehensive Plan and Zoning Law.

Responsible Parties: Town Board, Town Staff, Planning Board, Zoning Board of Appeals, Code Enforcement Officer.

Timeframe: Ongoing.

Potential Outside Funding Sources: Not Applicable



Figure 5.6: A view looking east over Bellis Hill in Barrington from the bluff in Jerusalem. This image shows the densely built up lakefront and the broad expanses of undeveloped land in the hills above the lake. Regulating the proper subdivision and development of these uplands is a critical task for the Town, as is ensuring the lakefront properties retain their value and are protected against inappropriate development.

Section 5.4: Historic Resources and Preservation Policies.

Policy 5.4.A: The Town needs to encourage programs aimed at raising public awareness of the benefits of historic preservation activities.

Action 1: The Town Historian should develop programs designed to increase public awareness of the town’s historic resources, including the display of maps and photographs in the Town Hall, the posting of historically oriented material on the town website, placement of articles in the Town newsletter, and printing and distributing a brochure on the history of the town, including a map of historic buildings and photographs.

Responsible Parties: Town Board, Town Historian (Dundee Historical Society) (will have primary administrative role), Barrington History Group.

Timeframe: To Be Determined.

Potential Outside Funding Sources: NYS Historic Preservation Office, Preservation League of New York State.



Figure 5.7: The ruins of the railroad trestle foundations in Eggleston's Glen, below the waterfall. The trestle these foundations were built to support was never completed.

Policy 5.4.B: The Town should encourage the preservation of historic homes and barns.

Action: When requested by private landowners, the Town Historian should provide information about technical data on the restoration and preservation of historic buildings and structures, as well as funding opportunities for such projects.

Responsible Parties: Town Board, Town Historian.

Timeframe: Ongoing.

Potential Outside Funding Sources: NYS Historic Preservation Office, New York State Barn Income Tax Credit.

Policy 5.4.C: The Town Historian needs to prepare and maintain an inventory of the Town's historic buildings, structures, and sites.

Action: The Town Historian should prepare an inventory of historic resources within the Town, including historic sites, structures, homes, barns, cemeteries, churches and schools. This inventory might include photographs, assessment of current conditions, map placement, and recommended preservation steps. Funding for cultural resource surveys is available through the Preservation League of New York State. The Barrington History Group has photographed every structure on all town roads and is presently cataloging them.

Responsible Parties: Town Board Town Historian (Dundee Historical Society), Barrington History Group

Timeframe: To Be Determined.

Potential Outside Funding Sources: NYS Historic Preservation Office, Preservation League of New York State.

Section 5.5: Transportation and Infrastructure Policies.

Policy 5.5.A: The Town needs to investigate ways of improving routine road maintenance activities.

Action: As a small rural municipality, the routine maintenance of town roads is one of the few services that Barrington provides to its residents. The Town Board should continue the Highway Committee consisting of the Town Highway Superintendent and 2 Town Board members in order to develop policies regarding the long-term plans for unpaved town roads, a policy for private roads and driveways (especially as they relate to erosion, drainage, and emergency access), explore opportunities for cost savings by sharing equipment and resources with neighboring towns or jurisdictions, such as the Yates County Highway Department or NYS DOT.

All policies should accommodate the unique transportation needs of the Mennonite Community and, ideally, include direct Mennonite input to the Highway Committee.

Responsible Parties: Town Board, Highway Superintendent, Mennonite Community Representative.

Timeframe: Ongoing.

Potential Outside Funding Sources: Not Applicable

Policy 5.5.B: The Town needs to develop long term policies aimed at improving the conditions of Town roads.

Action 1: The Town Board, in conjunction with the Town Highway Superintendent, should continue to develop an annual Capital Improvement Program (CIP) which should identify and prioritize roads, road segments, and intersections in need of repair and/or replacement. This program should also include minimum technical design standards for the Town's roads, identify needs for additional roads, establish a policy to address maintenance of unpaved roads, and define seasonal roads that do not need maintenance all year, and provide the Town Highway Department with adequate resources to ensure satisfactory road maintenance and ongoing improvements.

Action 2: The Town should continue to work closely with NYS DOT at all times, especially when DOT plans improvements to state roadways, in order to gain needed improvements to Town infrastructure such as a bicycle or horse lane on Rt. 14A. In addition, Town boards and officials should identify and provide specific recommendations to NYS DOT to assist in improving traffic flow and safety on State roads in the Town, especially with regards to horse and bicycle traffic.

Responsible Parties: Town Board, Highway Superintendent, and Mennonite Community Representative.

Timeframe: Ongoing.

Potential Outside Funding Sources: Not Applicable

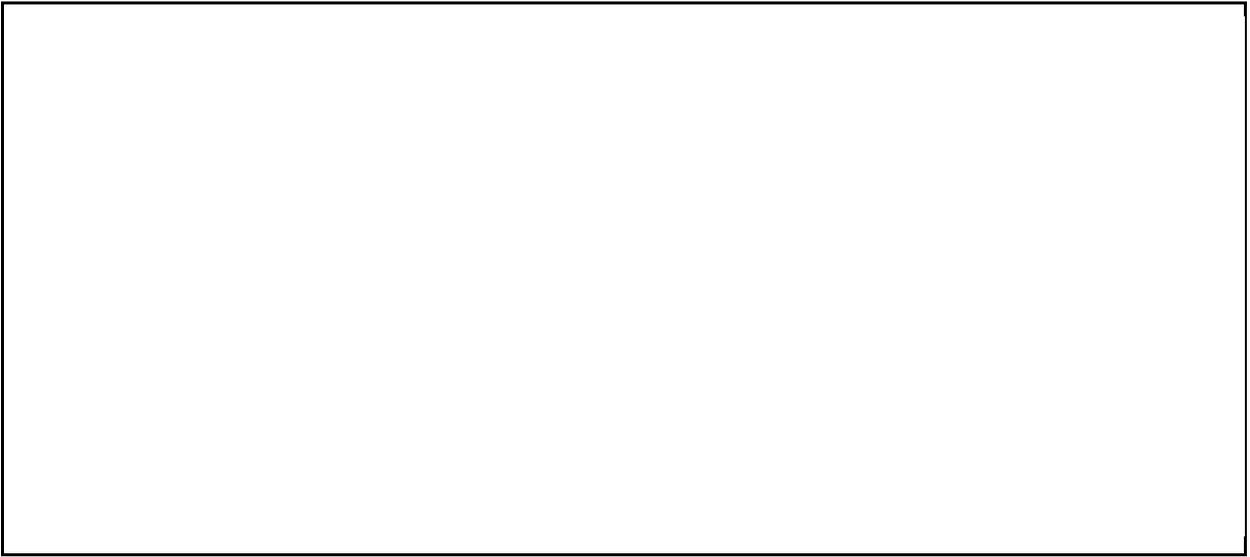


Figure 5.8: A view along Route 14A in the Town of Barrington. As one of the Town’s main thoroughfares, this road is lined with farms, homes, and businesses.

Policy 5.5.C: The Town should address road safety concerns.

Action 1: The Town should improve safety conditions for motorized and non-motorized road users through improved transportation infrastructure, services, and educational programs that minimize conflicts between existing and planned land uses.

Action 2: Town officials should continue to work with the Yates County Highway Department and NYS DOT to ensure that any plans developed for reconstructing Rt. 14A should, as the “Rt. 14A Corridor Study” recommends, including provisions for reducing/preventing traffic congestion and the accommodation of normal automobile traffic as well as pedestrians, tour buses, trucks, bicycles, and horse drawn vehicles

Action 3: The Town should work with the Yates County Highway Department and NYS DOT to identify and remedy hazardous intersections and road stretches, including Route 54 and East Lake Road, Route 14A, and along the steep slopes connecting Route 14A to Bath Road and Route 54.

Responsible Parties: Town Board, Highway Superintendent (will have primary administrative role), Mennonite Community Representative.

Timeframe: Ongoing.

Potential Outside Funding Sources: Genesee Transportation Council (GTC), NYS Department of Transportation and NYS Department of State.

Policy 5.5.D: Town officials should coordinate with Yates County officials on the development of a countywide mass-transit system.

Action: The Town should work with Yates County officials to identify areas of the Town that could support a mass transit stop, park-and-ride parking lot, and pedestrian friendly development. One area that should be assessed for this system is the Route 14A corridor near the northern end of the Town.

Responsible Parties: Town Board (will have primary administrative role), Town Planning Board, Code Enforcement Officer, Town Highway Superintendent.

Timeframe: To Be Determined.

Potential Outside Funding Sources: Not Applicable

Policy 5.5.E: The Town should exert greater oversight of public roads.

Action: The Town should legally abandon all roads for which it does not want to take on or continue responsibilities for maintenance.

Responsible Parties: Town Board, Code Enforcement Officer, Town Highway Superintendent (will have primary administrative role), Town Attorney.

Timeframe: Ongoing – some roads have been successfully abandoned. The Town Board needs to continue to follow-up on abandonment recommendations still outstanding with the Town Attorney (there are no outstanding recommendations as of April 2022).

Potential Outside Funding Sources: Not Applicable

Section 5.6: Economic Development Policies.

Policy 5.6.A: It is the intent of the Town of Barrington, and this Comprehensive Plan, to encourage and promote the continued vitality and ongoing development and expansion of small scale, agriculture-based businesses throughout the Town.

Action 1: Through zoning regulations, the Town should ensure that small scale agriculture and home-based businesses such as nurseries, craft and woodworking shops, and farm stands, can operate throughout the Town with minimal regulation and municipal oversight. The Town considers these types of businesses a vital asset to the community because they directly support the continued viability of agricultural operations, provide local employment opportunities, offer goods and services to area residents, and contribute to the community's rural and agrarian character.

Action 2: The Town should ensure that proposed large scale commercial and light industrial development is located and designed in such a way as to fit within existing rural land use patterns and preserve the rural/agrarian character of the Town. Revised zoning regulations can use standard land use techniques such as overlay districts, site plan review procedures, and dimensional requirements to accomplish this.

Responsible Parties: Town Board, Town Planning Board (will have primary administrative role), Zoning Board of Appeals, Code Enforcement Officer.

Timeframe: Ongoing.

1. Zoning Chapter will be updated in 2022 to reduce Town regulation through integrating with the NYS Agriculture and Markets laws

Potential Outside Funding Sources: Not Applicable

Figure 5.9: The Town should support and encourage the development of farm-based businesses such as this one. These businesses provide a valuable additional source of income for farmers, thus helping to keep working farms in operation; attract tourists and visitors; and provide additional services to Town residents. In addition, they enrich and improve the Town’s rural and agrarian landscape.

Policy 5.6.B: The Town should support new commercial development within a designated area of the Rt. 14A corridor.

Action 1: The Town should focus new large-scale commercial development along Rt. 14A, beginning at the Barrington-Milo town line and running south to the intersection of Rt. 14A with Porters Corners and Bennett Roads. In addition, this “commercial corridor” should include John Green Road from its beginning at Welker Road to Route 230.

Large scale commercial development can be accommodated in Barrington through the creation of a special zoning overlay district. An overlay district will protect and support commercial enterprises in this designated area while protecting nearby natural resources and preserving the basic agrarian character of the area.

Action 2: The Rt 14A Rural Commercial Overlay District should be extended to encompass all of NYS Rt 14A to Dundee.

Responsible Parties: Town Board, Town Planning Board (will have primary administrative role), Zoning Board of Appeals, Code Enforcement Officer.

Timeframe: Ongoing.

1. Rt. 14A Rural Commercial Overlay District has been incorporated into the 2022 Updated Zoning Chapter

Potential Outside Funding Sources: Not Applicable

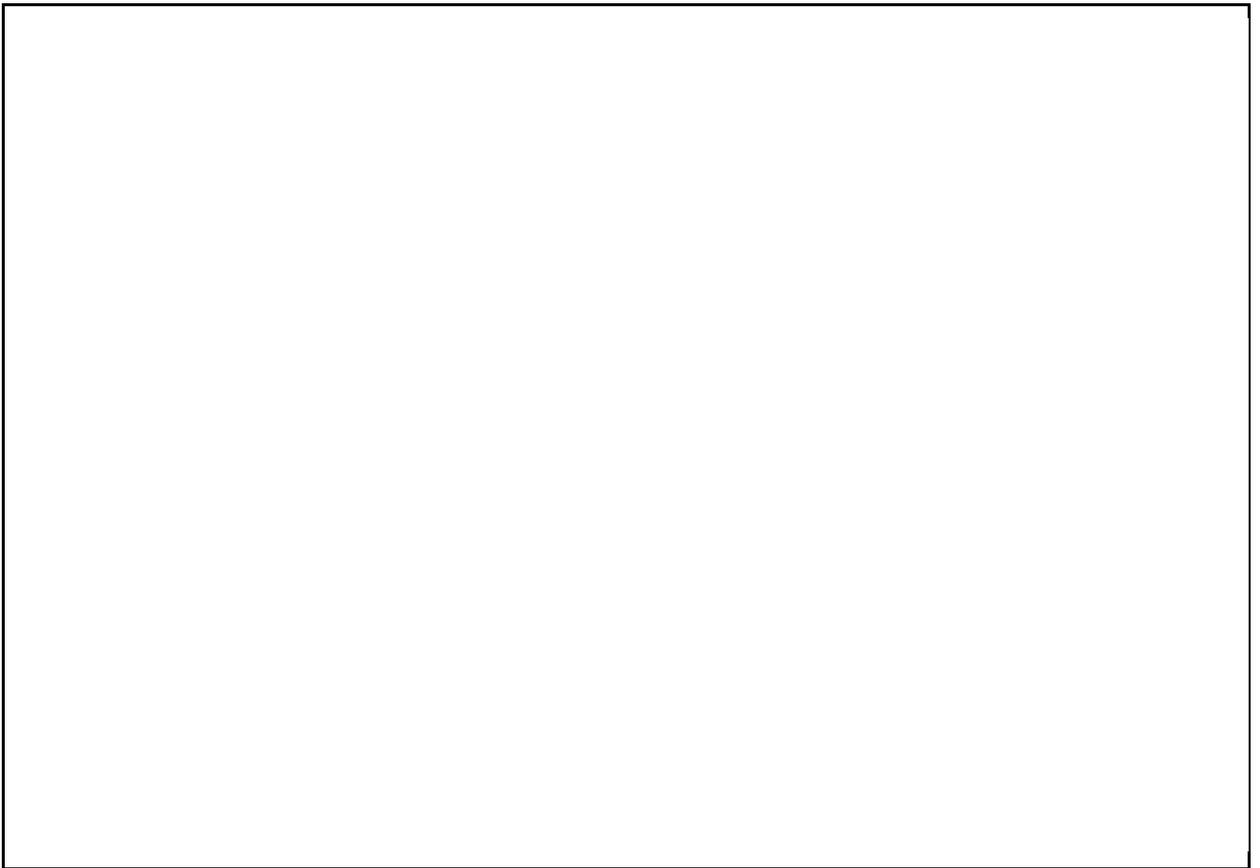


Figure 5.10: The Windmill Farm and Craft Market, located at the corner of Hobson Road

and Route 14A. This successful local business offers hand-made crafts for sale and attracts local residents as well as tourists. The Windmill should form one of the focal points of a future commercial-oriented business district in the Town.

Policy 5.6.C: The Town should work with neighboring municipalities, Yates County departments and affiliated organizations, and non-profit agencies to investigate the potential for establishing alternative energy sources for the Town's businesses and inhabitants.

Action 1: The Town should support resident's efforts to install alternative energy generating sources such as solar panels, windmill water pumps, and other small scale energy production systems on their properties by including provisions for such systems in revised zoning regulations.

Action 2: The Town should promote the study and development of alternative energy sources including but not limited to wind power, solar power, hydropower, and the production of biofuels such as ethanol from switchgrass, and biomass so that there are no significant adverse effects on neighboring property owners.

Action 3: The Town should ensure that all alternative energy programs and projects have a positive impact on the environment, landowners, and the public.

Responsible Parties: Town Board, Town Planning Board, Town Staff.

Timeline: Ongoing.

1. The 2022 Update of the Zoning Chapter has included new regulations for both residential/small business operations and large-scale commercial operations. All applications will require SEQRA.

Potential Outside Funding Sources: Yates County IDA, Yates County Cornell Cooperative Extension, New York State Energy Research and Development Authority (NYSERDA).

Policy 5.6.D: The Town should regulate the location of adult-oriented businesses.

Action: The Town should regulate the location of adult-oriented businesses, including but not limited to adult-oriented bookstores and clubs, to maintain contemporary rural standards of health and public safety in part by keeping adult-oriented materials away from children. The Town can accomplish this by including adequate provisions regarding the location of adult oriented businesses in its Zoning Code.

Responsible Parties: Town Board, Town Planning Board, Zoning Board of Appeals, Code Enforcement Officer.

Timeline: The 2022 Update of the Zoning Chapter will restrict the locations of adult oriented businesses.

Potential Outside Funding Sources: Not Applicable.

Policy 5.6.E: The Town should promote the installation of high-speed internet service in homes

and businesses.

Action: The Town should promote and support the extension of high-speed internet service throughout the Town. Town officials should work with the Yates County Industrial Development Agency (IDA) and Yates County Planning Office to identify federal/state/non-profit resources to make available High Speed Internet service throughout the Town.

Responsible Parties: Yates County Legislature, Yates County Planning Office, Town Board, Town Planning Board, Town Staff.

Timeline: Ongoing. Portions of the Town (along Bellis Rd, Ballard Rd, and Knapp Rd; as well as portions of Crystal Valley and Chubb Hollow) are/will be served by the Federal USDA Grant expanding broadband service (thru Spectrum) to previously under-served area of the Town.

Potential Outside Funding Sources: Yates County IDA, USDA Rural Utilities Program.

Section 5.7: Public Services Policies.

Policy 5.7.A: The Town and its various boards, including the Planning Board, should generally oppose the construction of public owned and managed water and/or sewer infrastructure within the Town .

Action: The Town recognizes that the installation of public water and sewer infrastructure might encourage higher density growth that would irrevocably damage the character of the community. The Town is concerned that the installation of public water and/or sewer service would encourage higher density development and be too expensive for either the Town or private landowners to build and maintain. This policy shall be made known to outside agencies that have a role in the provision of such infrastructure, including but not limited to USDA, NYS DEC, and the NYS Environmental Facilities Corporation.

The only exception to this policy will be the possible installation of public sewer infrastructure in the Lakefront Residential District and Commercial Overlay District, as explained below under Policy 5.7.B.

Responsible Parties: Town Board, Town Planning Board (will have primary administrative role), Zoning Board of Appeals, Code Enforcement Officer.

Timeline: To Be Determined

Potential Outside Funding Sources:

Policy 5.7.B: The Town should support the installation of public water and sewer infrastructure in the Lakefront Residential (LR) district and in the Commercial Overlay District.

Action 1: The Town should coordinate with County and State agencies if/when plans move forward for the installation of public sewer facilities along State Route 54. This coordination effort should ensure that any local concerns about sewer installation are adequately addressed. Public sewer service in this area should be supported because of the positive environmental effects that it should have, including the improvement of water quality in Keuka Lake and the safeguarding of residential properties from possible spills.

Action 2: The Town should coordinate with County and State agencies if/when plans move forward for the installation of public water and sewer facilities along State Route 14A. This infrastructure should reinforce the development of commercial enterprises within this overlay district and, if linked to the Village of Dundee, would provide an important backup to the Village’s current water supply.

Responsible Parties: Town Board, Town Planning Board, Zoning Board of Appeals, Code Enforcement Officer.

Timeline: To Be Determined.

Potential Outside Funding Sources: NYS Department of Agriculture and Markets, USDA Rural Utilities Program.

Policy 5.7.C: The Town should continue to actively support the Keuka Lake Watershed Improvement Cooperative (KWIC) in its mission “to protect and improve the purity of the waters in the

Keuka Lake Watershed”.

Action: The Town should continue to be a member of and actively support the Keuka Watershed Improvement Cooperative (KWIC) wastewater program and ensure uniform enforcement of the Town’s wastewater law in cooperation with the KWIC watershed manager.

The Town should also work to find ways to protect water wells and groundwater aquifers from possible pollution or production damage from various sub-surface technologies being used in the area. This is especially critical in sensitive or higher-density residential areas such as the Keuka Lake shoreline, as well as the areas within and surrounding the Dundee Wellhead District (DWD) and Big Stream.

Responsible Parties: Town Board will have primary the primary administrative role), Town Staff, Code Enforcement Officer.

Timeline: Completed in 2006.

1. Barrington Hydrofracturing Task Force work and report completed and presented in public hearing (2012)

Potential Outside Funding Sources: NYS Dept. of Environmental Conservation, KWIC.

Policy 5.7.D: The Town should maintain the facilities and equipment required to provide existing levels of services while ensuring that the size and cost of Town facilities is appropriate to the Town’s true needs.

Action: The Town should prepare an inventory of all Town owned real property, facilities and equipment and review this inventory bi-annually in order to periodically assess the long-term space needs of Town Government, encourage the joint use of community facilities to promote efficiency, and ensure that adequate space is available for all necessary municipal and community facilities.

Responsible Parties: Town Board, Town Staff.

Timeline: Ongoing.

1. The Town inventory is updated annually.

Potential Outside Funding Sources: Not Applicable

Section 5.8: Community Governance Policies.

Policy 5.8.A: The Town should consider increasing community use of the Town Hall.

Action: Town boards and officials should investigate ways in which the Town Hall (both building and grounds) could be better used by Town citizens. The Town should continue to host public informational meetings, seminars, and workshops at the Hall.

Responsible Parties: Town Board, Town Planning Board, Zoning Board of Appeals, Town Staff (has the primary administrative role).

Timeline: Ongoing

Potential Outside Funding Sources: Not Applicable.

Policy 5.8.B: The Town should maintain a Town Planning Board consisting of five regular members with two alternates.

Action: The Town Board will maintain the Town Planning Board membership at five (5) regular members. In addition, the Town Board has appointed two (2) alternate members to the Planning Board and the Zoning Board of Appeals. These alternates will help ensure quorums can be readily met in the event a board member has a conflict of interest regarding an application or matter that is before one of the boards or is unable to attend a meeting.

Responsible Parties: Town Board (has the primary administrative role), Town Planning Board.

Timeline: Ongoing.

Potential Outside Funding Sources: Not Applicable.



Figure 5.11: A winter-time view of the Barrington Town Hall. Located near the hamlet of Warsaw along Bath Road, the Town Hall provides workspace for the Town’s boards and staff as well as a community meeting place.

Policy 5.8.C: The Town should investigate methods of improving and streamlining the code enforcement

process.

Action: The Town Board should continue to have the Code Enforcement Officer submit a monthly report on the status of permit applications, permit issuance, inspections conducted, and other indicators as identified by the Code Enforcement Officer. In addition, this report should afford the CEO an opportunity to comment on aspects of the Zoning Law that, from his perspective, are either working well or need to be improved.

Responsible Parties: Town Board.

Timeline: Ongoing

1. *Monthly report should go out to all boards and be on website (at least for last 12 months)*

Potential Outside Funding Sources: NYS Department of State.

Policy 5.8.D: The Town should promote and support training opportunities for members of the Town Board, Town Planning Board, and Zoning Board of Appeals.

Action: Town staff should track the availability of land use training programs and provide board members with this information so that they may attend training sessions. Board members should continually work to improve and broaden their knowledge of land use planning techniques, especially with regards to rural and agricultural areas.

Responsible Parties: Town Board, Town Staff, Town Planning Board, Zoning Board of Appeals.

Timeline: Ongoing.

1. Town Clerk provides regular updates to all boards on training availability
2. Town Clerk provides regular updates to all board chairpersons on individual board members training attendance and how they are meeting New York State training requirements

Potential Outside Funding Sources: NYS Department of State, G/FLRPC, miscellaneous land use training programs.

Policy 5.8.E: The Town should continue to explore options for cooperation, coordination, and potential consolidation with surrounding municipalities.

Action: In order to improve the delivery of services and the use of public tax monies, Town officials and staff should periodically discuss with neighboring municipalities the potential for coordinating or consolidation specific services, as well as sharing equipment and staff resources. The Town can partner with other municipalities and public agencies to pursue grant funding for studies through New York State's Shared Municipal Services Initiative (SMSI).

Responsible Parties: Town Board, Town Staff (will have the primary administrative role), Town Planning Board, Zoning Board of Appeals.

Timeline: To Be Determined

Potential Outside Funding Sources: NYS Department of State.

Policy 5.8.F: The Town should continue to provide outreach/education on taxes for the public.

Action: The Town should continue to educate its citizens on the sources and uses of its revenues. Based on the survey results, it is apparent that many people do not understand the difference between town, school, and county taxes. In addition, many citizens may not know that the Town’s discretion in what it can and cannot fund may be limited by outside mandates. This indicates a general lack of public knowledge and understanding regarding the sources and uses of public revenue. This lack of information can be remedied, in part, through a concerted public outreach/education program that might consist of public meetings, workshops, and presentations. The Town already provides some of these services, and so Town officials should consider other means of spreading this information through the community.

Responsible Parties: Town Board (has the primary administrative role), Town Planning Board, Town Staff.

Timeline: Ongoing.

Potential Outside Funding Sources: Not Applicable

Policy 5.8.G: The Town should support and encourage “beautification” efforts by private citizens aimed at improving the appearance of the Town.

Action 1: The Town should continue its active support of “Clean Up Barrington Day.” The Town should investigate making this activity a semi-annual event, or possibly moving the date to attract more participants. The Town should look into options for expanding the types of trash/waste accepted at the Barrington Clean Up Day; specifically, computers, agricultural chemicals, shop/household chemicals, paints, and derelict cars should all be accepted. By its support of this event, the Town should encourage property owners to take pride in their property and clean them up in order to reflect community spirit and reduce potential contamination by toxic household wastes.

Action 2: The Town should continue to enforce the NYS Property Maintenance Law and ensure the current junkyard section of the zoning code is strengthened in the Town’s new code.

Action 3: The Town should continue its enforcement of neglected properties, with an emphasis on buildings that do not conform to the Building Code and derelict vehicles in excess that are left unattended and are visible from public roads and neighboring properties.

Responsible Parties: Town Board, Town Staff, Code Enforcement Officer.

Timeline: Ongoing.

1. Barrington Clean up day is an annual effort in the spring and is quite popular

Potential Outside Funding Sources: Not Applicable

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Chapter 6: Future Land Use

The policies outlined in Chapter 5 provide the basis for this chapter on future land use patterns in the Town of Barrington. This chapter provides a narrative description, organized around the Town's various existing and proposed zoning districts, of what land uses this Comprehensive Plan recommends as the most appropriate for each distinct area of the Town.

As explained in the Plan's Vision Statement and illustrated in the Comprehensive Plan, Chapter 5, the fundamental goal of this Comprehensive Plan is to achieve a sound balance between Barrington's current rural and agrarian character and future new construction and development. In order to achieve and maintain this balance in land uses, the Town will use its NYS Home Rule law's authority to enact a future zoning chapter to its Town laws. In addition to legally regulating the location of various land uses through zoning, the Town should also use local laws such as subdivision regulations, site plan review procedures, and others to ensure all new development, and redevelopment of existing properties, meets the highest standards that are practical and economical for the Town and its residents.

As stated beforehand, this Comprehensive Plan chapter explains and describes the recommended land uses in each of the following existing and proposed zoning districts. However, this chapter is not and should not be construed as a zoning code. Furthermore, this chapter does not distinguish between as-of-right land uses and special permit land uses. The Town's Zoning Chapter (Zoning Law) should clearly state what land uses are allowable as long as they conform with the Comprehensive Plan and meet the use, density, and dimensional standards set forth by the Town Board's approved Zoning Law. The Zoning Law should also clearly state what land uses are subject to a special permit; that is, land uses that are basically in conformance with the Comprehensive Plan's recommendations, but which need an extra layer of analysis by the Town to ensure that they will not adversely impact neighboring properties.

This Comprehensive Plan is a policy document; it is not a legally binding document, and the contents of this chapter are simply intended to serve as a guide for the Task Force charged by the Town Board with responsibility for updating the Town's zoning law. The following lists of recommended land uses are not intended to be definitive or all-inclusive, but rather are designed to provide a general idea of the types of land uses that would be best suited to the various districts.

Please refer to Appendix A, Future Land Use, for a graphic representation of these recommended future land use areas.

Section 6.1: Agricultural-Residential Area (Proposed Ag-Residential District).

Currently, most land cover in the Town is either used for agricultural operations or is forested, with a mix of residential uses as well. Key goals of this Comprehensive Plan

include preserving and protecting working agricultural lands, fostering new development that is keeping with the Town's rural and agrarian character, and protecting natural resources such as sensitive ecological areas and viewsheds.

Most of the Town is currently zoned for use as agricultural and/or residential purposes (Rural Agricultural District (RA)). The recommendations of this Plan indicate that this proposed zoning classification should remain in place from the previous approved zoning but could be modified through the addition of various and very different overlay districts.

Recommended Land Uses for the Agricultural-Residential District:

1. Farm fields, grazing lands, vineyards, orchards, etc.
2. Buildings related to agricultural/viticultural operations such as barns, stables, kennels, silos, storage sheds, workshops, greenhouses, garages, etc.
3. Farm and vineyard-related businesses and industries such as farm equipment repair shops, wineries, roadside farm stands, etc.
4. A broad variety of home-based businesses like woodworking and/or furniture shops, arts and crafts manufacturing, clothes making, and professional offices.
5. Garden shops and nurseries.
6. Forest/woodland.
7. Outdoor recreation areas such as playgrounds, campgrounds, golf courses, and hiking and cross-country skiing trails.
8. Bed and Breakfasts.
9. Low density, low intensity residential uses such as single-family homes with accessory structures including garages, tool sheds, decks, swimming pools, lawns, gardens, etc.
10. Cemeteries.
11. Historic interpretive sites.
12. Public and institutional uses such as schools, churches, libraries, municipal buildings and facilities.
13. Carefully considered master-planned developments that are designed and built in such a way to minimize adverse environmental impacts and blend in with the surrounding landscape.

Section 6.2: Lakeshore Area (Proposed Lake Residential District).

Barrington's Keuka Lakeshore is already densely built up with a variety of seasonal and year-round residences on small lots. Some of these residences are periodically rented out. The basic residential and resort character of this area is expected to remain the same; the Plan's recommendations are designed to ensure that any new construction and development within this area is in keeping with its current character. Any future development/land uses within this area should conform to the area's current character.

Currently, a narrow strip along the Town's Keuka lakefront will be zoned as the Lake Residential District. This basic zoning classification should remain in effect, with updates to the permissible uses allowed within it and the possible addition of very limited overlay districts.

Recommended Land Uses for the Lake Residential District:

1. Single family residences with accessory structures including garages, tool sheds, decks, swimming pools, lawns, gardens, etc.

2. Boathouses, docks, other water-based recreation facilities that are in keeping with the Keuka Lake Uniform Docking and Mooring Law.
3. A broad variety of small home-based businesses such as woodworking and/or furniture shops, arts and crafts manufacturing, clothes making, and professional offices that will not negatively impact the residential/resort character of the district.
4. Bed and Breakfasts.
5. Parks and public access areas.
6. Historic Interpretive Sites.

Section 6.3: Steep Slopes Areas (Proposed Rural Residential District).

The Steep Slopes Areas are the steep sloped residential areas that runs along (1) Route 54 through the Town from the Barrington-Milo town line in the northwest to the BarringtonWayne Town line in the southwest and comprise areas that are generally visible from the lake and the east Bluff of the lake and (2) locales along the central portion of Route 230. As is the case with the lakeshore area, the Plan’s recommendations are designed to ensure that any new construction and development within the steep slopes areas are in keeping with its current character of primarily residential uses with limited commercial uses.

The lots should have smaller minimum lot sizes than those as part of the RA district, but should have lots equal to or greater than three (3) acres to manage the steep slopes and the scenic vista. In PDOs and cluster subdivisions, the overall development should be considered for this area in order to help achieve the Plan’s recommendation of protecting sensitive natural features. In general, the following recommended land uses in this district are nearly identical to those in the agriculture-residential area.

In addition, master planned developments may also be appropriate in this area, as long as they are carefully designed and built with attention paid to the steep slope character and the scale and appearance of surrounding buildings.

Recommended Land Uses for the Rural Residential District:

1. Forest/woodland.
2. Farm fields, grazing lands, vineyards, orchards, etc.
3. Buildings related to agricultural/viticultural operations such as barns, stables, kennels, silos, storage sheds, workshops, greenhouses, garages, etc.
4. Farm and vineyard-related businesses and industries such as farm equipment repair shops, wineries, roadside farm stands, etc.
5. Garden shops and nurseries.
6. A broad variety of home-based businesses like woodworking and/or furniture shops, arts and crafts manufacturing, clothes making, and professional offices such that can safely operate in the district.
7. Low density, low intensity residential uses such as single-family homes with accessory structures including garages, tool sheds, decks, swimming pools, lawns, gardens, etc.
8. Farm and vineyard-related businesses and industries such as farm equipment repair shops, wineries, roadside farm stands, etc.
9. A broad variety of “cottage industries,” such as home-based businesses such as woodworking and/or furniture shops, arts and crafts manufacturing, clothes making, and professional offices.
10. Bed and Breakfasts.

11. Outdoor recreation areas such as playgrounds, campgrounds, golf courses, and hiking and skiing trails.
12. Historic Interpretive Sites.
13. Low density, low intensity residential uses such as single-family homes with accessory structures including garages, tool sheds, decks, swimming pools, lawns, gardens, etc.
14. Public and institutional uses such as schools, churches, libraries, municipal buildings, and facilities.
15. Carefully considered master-planned developments that are designed and built in such a way to minimize adverse environmental impacts and blend in with the surrounding landscape.

Section 6.4: Porter's Corners Area (Proposed Hamlet Residential District).

The Porter's Corners area is located along Bath Road between the intersections of Gray Road, Porter's Corner Road and Bellis Road. This area meant to provide housing and home-based businesses that: (1) provide the densest pattern of residential development in the established neighborhoods of the Town that are currently occupied by single-family dwellings on lots that are grouped together in a concentrated area; and (2) to reduce to the extent practical conflicts between residential properties and competing non-residential land uses. The exceptions to residential uses would be community based structures. It is further the intent of these areas to: (3) encourage well designed living environments; (4) preserve the rural character of the town; (4) reduce land use conflicts; and (6) to upgrade the character of these by requiring standards for land use and lot development which more accurately reflect existing development.

Recommended Land Uses for the Hamlet Residential District:

1. Residential Properties with a minimum of one (1) acre.
2. Community based infrastructures including churches, parks, playgrounds and gathering centers.
3. Municipal facilities such as town hall, courts, and highway equipment barns.
4. Home-based businesses and/or small commercial enterprises.

Section 6.5: Commercial Areas (Proposed Commercial Overlay District).

In order to promote and support a range of economic development and business opportunities in the Town at the same time preserve the Town's rural and agrarian character this Comprehensive Plan proposes to concentrate new commercial activities in certain logistically appropriate areas. The end result-is to-build up the municipal tax base and provide local job opportunities. The Town should consider forming an overlay district within which small scale manufacturing businesses and large-scale agriculturally based businesses may operate. In addition, businesses related to the tourism industry should be encouraged to locate within this district.

This proposed area should operate as an overlay district that follows the Route 14A corridor from the Barrington-Milo town line south along Route 14A to the area around the intersection of Chubb Hollow Road with Route 14A until the Dundee Wellhead Overlay District. In addition, this district should include John Green Road from its intersection with Porters Corners Road and Porters Corners Road between John Green Road and Route 14A. Additionally, the Town should consider extending the overlay district southwards along John Green Road from Porters Corners Road to its intersection

with State Route 230 assuming the Town Board is willing to pave this road segment. In general, commercial uses in this district should try to be concentrated around road intersections in order to prevent the growth of a suburban-style commercial strip in the Town.

Home-based businesses may be located anywhere in the Town; the purpose of this district is to provide a place for larger-scale business operations that are not incidental to a primary residential or agricultural use of the parcel.

Recommended Land Uses for the Commercial Overlay District:

Any commercial use allowed through Special Permits in the base zoning district, primarily the RA district, are considered appropriate and "use Rights"-for the Rural Commercial Overlay District. In addition, certain large-scale businesses and industries that would be out of place in other parts of the Town should be encouraged to locate within this commercial overlay district. Examples include warehousing operations and open storage yards, gas stations and convenience stores (dependent on available utilities), tourism-based businesses such as large bed and breakfasts, hotels and restaurants.

Section 6.6: Environmental Protection Overlay Areas.

Following the Plan’s recommendations, the Town can, as the need is identified, include one or more Environmental Protection Overlay District(s) (EPODs) within its zoning code to provide additional protection for irreplaceable natural and cultural resources such as scenic vistas, wetlands, glens, gullies, forested areas, steep slopes, unique wildlife habitats, and historic sites. The presence of an environmental protection overlay district over a certain land area should not prohibit new construction within that area, but it should ensure that any new construction has minimal adverse environmental impacts.

Recommended Land Uses for the Environmental Protection Overlay District(s) (EPODS):

Generally, any uses allowed in the base zoning district are appropriate in an environmental protection overlay district. However, the overlay district regulations should ensure that any new construction that occurs within an overlay district minimizes potential adverse environmental impacts and blends with the surrounding landscape.

No Environmental Protection Overlay areas have been specifically identified as of April 2022.

Section 6.7: Dundee Wellhead Protection Overlay Area:

The Dundee Wellhead District is a zoning overlay district located near the eastern border of the Town, covering an area around the Village of Dundee’s existing and proposed water wells and the highly vulnerable recharge area. Dundee draws most of its drinking water from a sole-source aquifer located below the ground in this area. In order to prevent contamination of this water supply, the Town of Barrington formed a zoning overlay district in 1998 that places safeguards on possible land uses within the area over the aquifer.

The base zoning in this area is Agricultural-Residential and this classification should remain the same. Special regulations guiding new development within this overlay zone help protect Dundee’s water supply, but as a general rule no major construction or development activities should occur within this overlay district. The SEQRA process and the Yates County Soil and Water Conservation District oversight, as per Local Law No. 2 of 1998, will help ensure any new construction within this district does not have an adverse impact on the aquifer’s water quality.

Recommended Land Uses for the Dundee Wellhead Protection Overlay District (DWPO):

As a general rule, the Town should carefully consider permitting any sort of development within this overlay district. No development or construction can be allowed within the DWPO that could have a negative impact on the performance of the water wells and the municipal water quality.

Section 6.8: Special Flood Hazard Areas:

In order to protect life and property from flood damage, the Town should restrict certain types of development within the 100-year floodplains as designated by the Federal Emergency Management Agency (FEMA) on Barrington’s Flood Insurance Rate Map (FIRM), Community Number 360953 C. The Special Flood Hazard Overlay District (SFHO) should cover all flood plains in the Chub Hollow Stream and Big Stream areas in addition to the much smaller areas along the Keuka Lake shoreline between 415 ft and 421 ft above sea level and managed by the NYS DEC.

Recommended Land Uses for the FEMA Special Flood Hazard Overlay:

Most uses allowed in the base zoning district are appropriate in the special flood hazard overlay district so long as all buildings and structures are properly elevated above the floodplain.

Article 7: Plan Update Process

The Comprehensive Plan of the Town of Barrington is designed to serve as a guide for Town officials when they engage in the decision-making process regarding land uses in the Town. In addition, the Plan acts as the basis for the Town's zoning law. Therefore, the Plan should be routinely maintained to reflect changing conditions in the Town such as new development; changes in state and federal regulations; shifts in public needs, interests, and concerns; and the availability of information from outside sources such as watershed reports, county-wide and region-wide studies, and federal and state agencies such as the United States Census Bureau and the New York State Department of State.

The Barrington Planning Board should oversee a five-year plan update process that should ensure the Comprehensive Plan is routinely maintained and remains up to date. The update processes, laid out in Table 7.1 describe the update procedures that Town boards and officials should follow when revising the Comprehensive Plan. The Plan Update Schedule is laid out in Table 7.2.

These processes and schedules are designed to allow for full public participation. Provisions are included for public meetings on the Comprehensive Plan every five years. If sufficient public interest exists, a Citizen's Planning Committee consisting of interested citizens should be formed to work with the Planning Board on the update process. To allow Seasonal residents who might not be available during the winter months the opportunity to comment on the Plan and participate in the process, the draft plan should be made available online and seasonal residents given ample opportunity to comment on the proposed Comprehensive Plan online or by mail..

Throughout the update process, the Town Planning Board should act as the lead agency, responsible for coordinating and publicizing meetings, collecting information to include in the updated Plan, working with the Town Board, Zoning Board of Appeals, Town staff, and interested citizens to integrate a range of ideas and concerns into the Plan, and revising the Plan document. The Planning Board should be responsible for determining what revisions are made to the Plan, although it must work closely with the Town Board to ensure that the Town Board accepts all proposed revisions.

Target Dates for the various action in the update process are tentative and will be extended as needed to accommodate public interest and major changes to the Plan.

Table 7.1: Five Year Plan Update Process		
Target Date:	Responsible Party:	Action:
Year Round (Jan. – Dec.)	Town Planning Board	The Town Planning Board should maintain a list of potential revisions to the Comprehensive Plan document, including Census data updates. Board members should add notes and suggestions to this list based on their experiences with implementing the Plan and their observations and findings that come about as a result of their routine work.
January	Town Planning Board, Town Board, Zoning Board of Appeals	<p>The Planning Board should publish a notice to the public inviting them to attend the first of two Public Meetings on the Comprehensive Plan.</p> <p>Planning Board members should hold a meeting with representatives of the Town Board and the ZBA. At this meeting, the attendees should discuss land use related issues common to the three Boards and potential revisions of the Plan. Planning Board representatives should maintain a record of comments from the other two boards for use in revising the plan document.</p>
February	Town Planning Board, Town Board, Zoning Board of Appeals, Interested Citizens	<p>The Planning Board should host the first Public Meeting. At this meeting, the Board should briefly review progress made during the past year in implementing the Plan. Then, attendees should be given the opportunity to comment on the Plan, raise questions about land use issues, and offer their observations on revisions they would like the Planning Board to consider.</p> <p>If sufficient public interest exists, the Planning Board should organize interested citizens into one or more Focus Groups to study specific issues that are identified by the Planning Board as requiring additional citizen input or into a Citizens’ Planning Committee to work with the Planning Board on necessary updates. .</p> <p>Representatives of the Town, Planning, and Zoning Boards should meet on an “as needed” basis to continue their discussions on revisions to the Comprehensive Plan.</p>

<p>March/April</p>	<p>Town Planning Board, Citizen Focus Groups</p>	<p>If formed, the Focus Groups should meet on an “as needed” basis to discuss their concerns and ideas. Each Focus Group should prepare notes for the Planning Board to use in revising the Plan document.</p> <p>Representatives of the Town, Planning, and Zoning Boards should meet on an “as needed” basis to continue their discussions on revisions to the Comprehensive Plan.</p>
<p>April</p>	<p>Town Planning Board, Citizen Focus Groups</p>	<p>The Focus Groups should give their notes to the Planning Board, which should determine what material to include in the revised Plan.</p> <p>The Planning Board should revise the Plan document.</p> <p>The revised Plan document should be circulated to the Town Board, ZBA, and made available for public comment.</p> <p>The Planning Board should publish a notice to the public inviting them to attend the second of two Public Meetings on the Comprehensive Plan.</p>
<p>May</p>	<p>Town Planning Board, Interested Citizens</p>	<p>The Planning Board should host the second Public Meeting. At this meeting, the Planning Board should review for the attendees all the proposed revisions and solicit public input on those proposed revisions.</p> <p>The Planning Board should, where necessary, make further revisions to the Plan document based on comments received at the second Public Meeting.</p>
<p>June</p>	<p>Town Planning Board, Town Board</p>	<p>The Planning Board should provide the revised Plan document to the Town Board for its review and consideration.</p> <p>If the proposed changes are extensive enough to require undertaking the SEQRA process, the Planning Board should begin updating the Plan’s Full Environmental Assessment Form> The Town Board should consider all proposed revisions and, if need be, work with the Planning Board to finalize the proposed revisions.</p>

August	Town Board, Planning Board, ZBA	<p>The Town Board should adopt a resolution approving the revised Plan document. The adoption of this resolution should signify the end of the Annual Plan Update Process.</p> <p>If the SEQRA process is underway, the Town should hold off on adopting the revised Plan until SEQRA is complete.</p> <p>The new Comprehensive Plan should be posted to the Town’s website.</p> <p>If changes to the Plan are extensive enough to warrant revisions to the Town’s Zoning Regulations, the Planning Board (or ad hoc Zoning Committee) should begin work on those revisions. The updated Comprehensive Plan should serve as a guide to the group as it works to update and improve the Zoning Regulations.</p>
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Table 7.2 provides the Plan Update Schedule, which lists the years that the Plan should be updated. This schedule should be expanded over time. As long as it is adhered to, the Town should be able to properly manage the Comprehensive Plan document.

Table 7.2: Plan Update Schedule
Year:
2025
2030
2035
2040
2045
2050

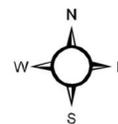
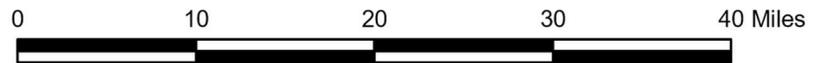
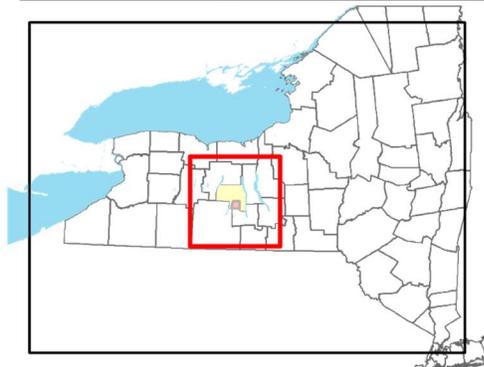
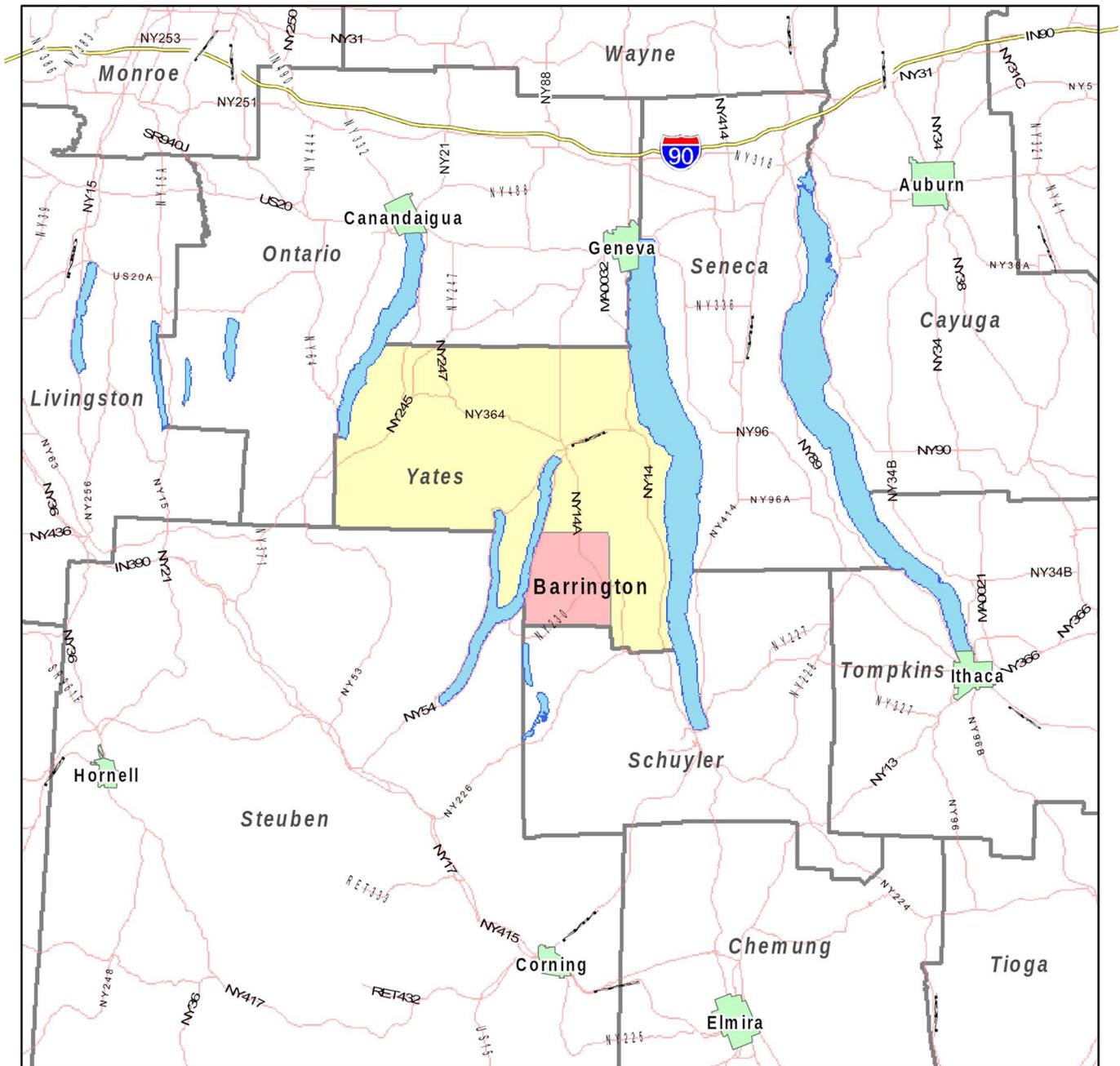
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Appendix A

List of Maps in Appendix A:

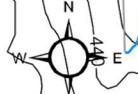
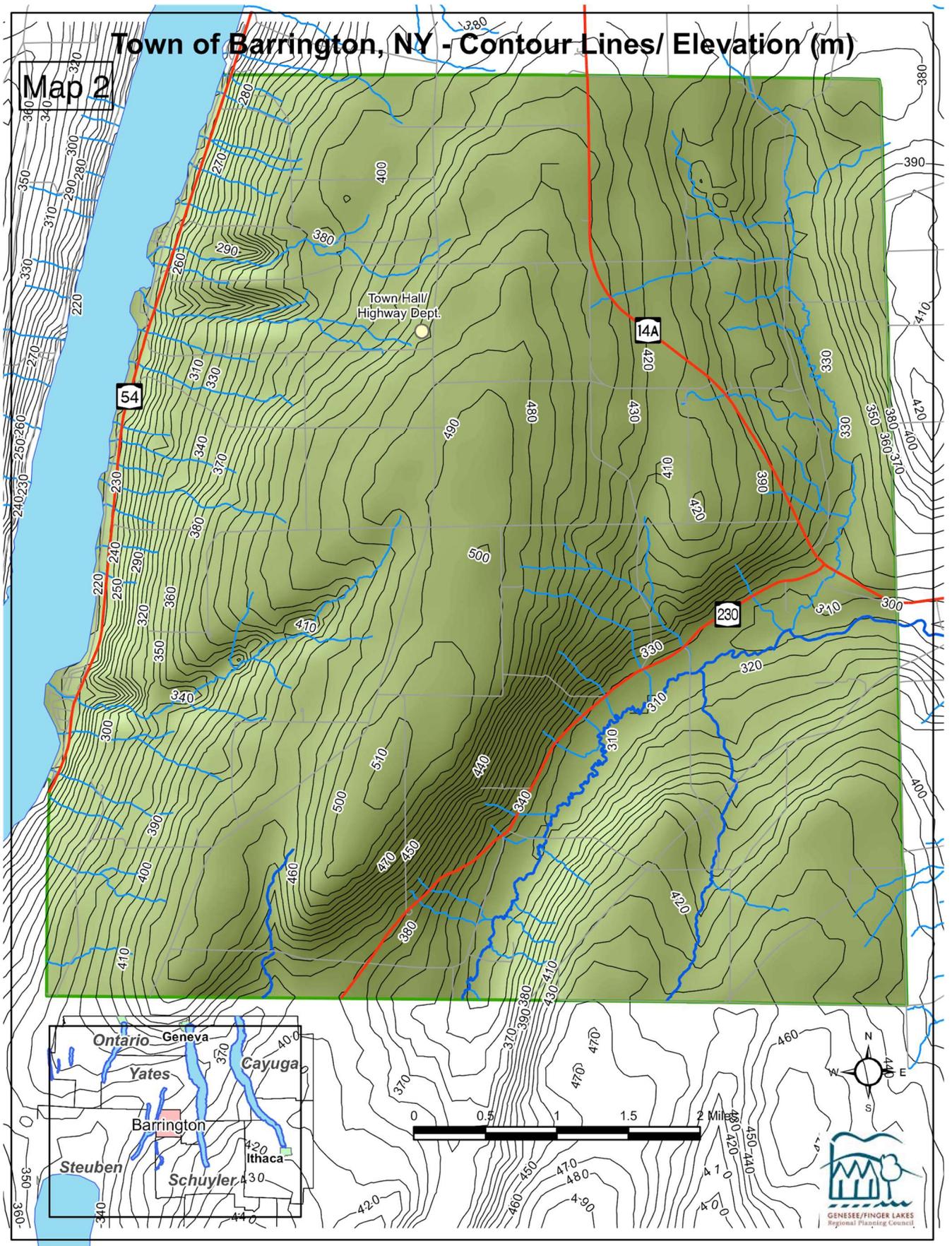
1. Barrington Regional Geography
2. Barrington Topography
3. Barrington Streams and Watersheds
4. Barrington Land Use
5. Barrington Agricultural District Boundaries
6. Barrington Steep Slopes
7. Barrington Historic Locations
8. Barrington Transportation
9. Barrington School Districts

Map 1 Town of Barrington, NY - Regional Geography

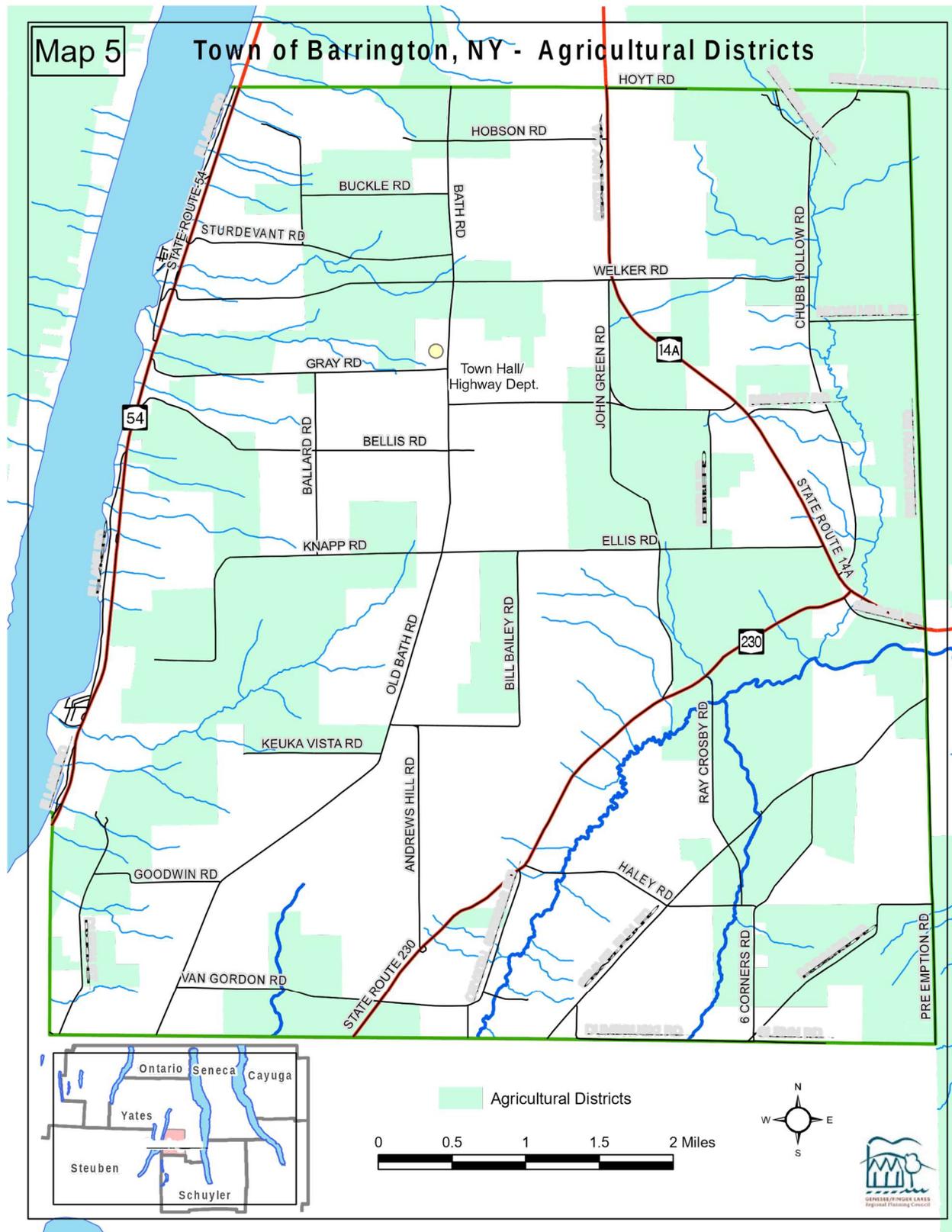


Town of Barrington, NY - Contour Lines/ Elevation (m)

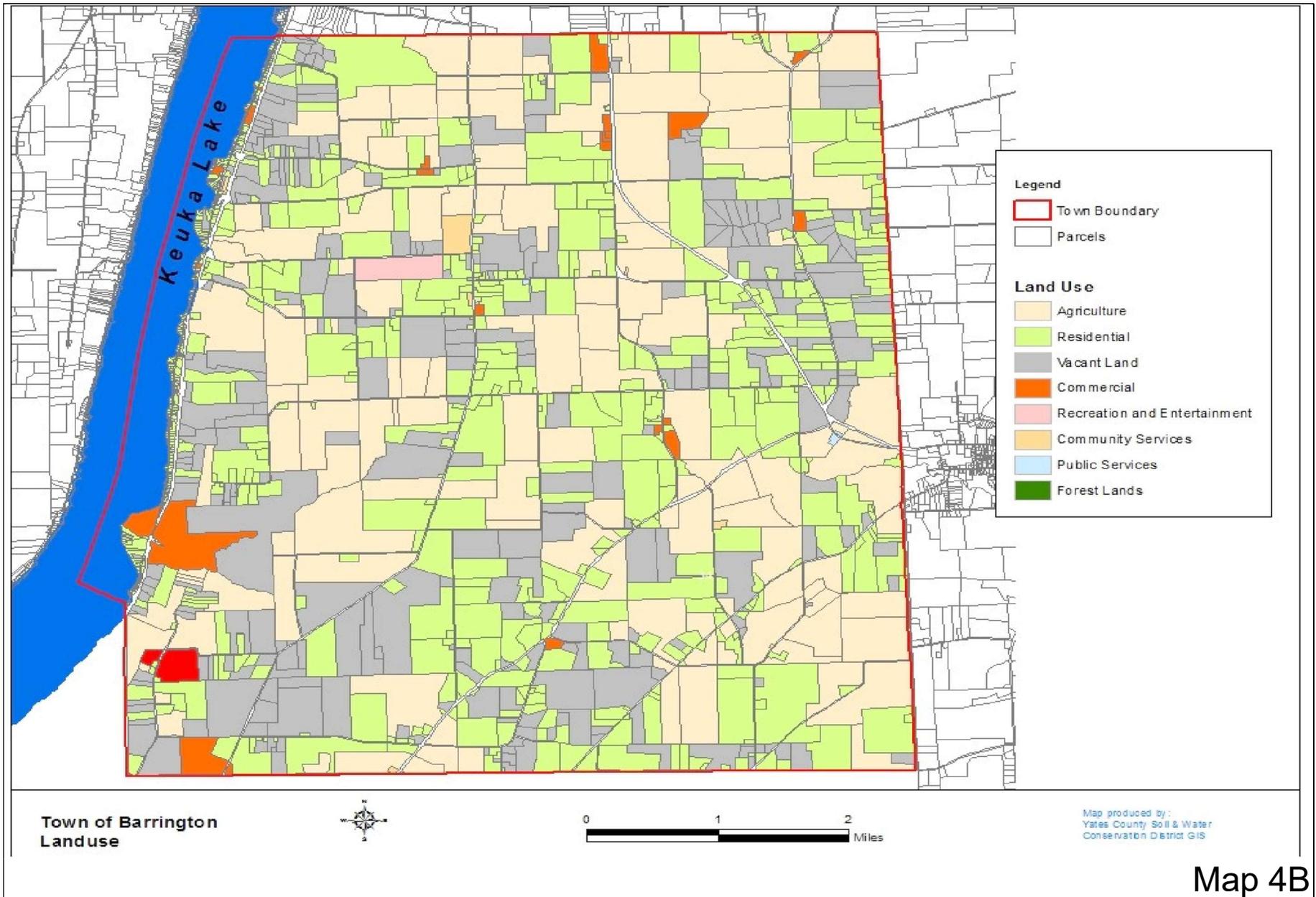
Map 2



Comprehensive Plan of the Town of Barrington – 2021 Update



Town of Barrington – Land Uses Without Forest Overlay



**Town of Barrington
Landuse**

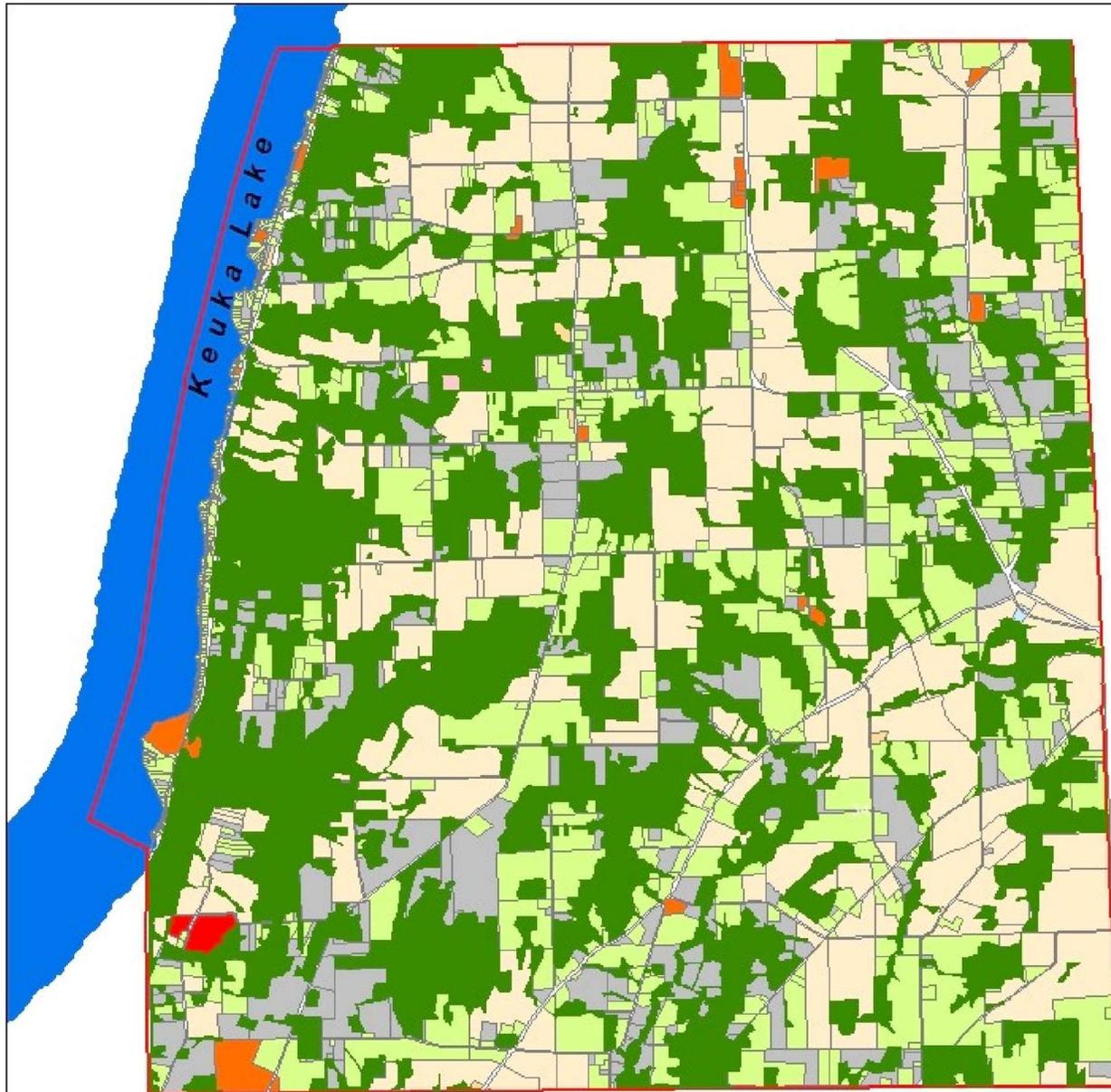


Map produced by:
Yates County Soil & Water
Conservation District GIS

Map 4B

Town of Barrington – Land Uses

Map 4A



Legend

- Town Boundary
- Parcels

Land Use

- Agriculture
- Residential
- Vacant Land
- Commercial
- Recreation and Entertainment
- Community Services
- Public Services
- Forest Lands

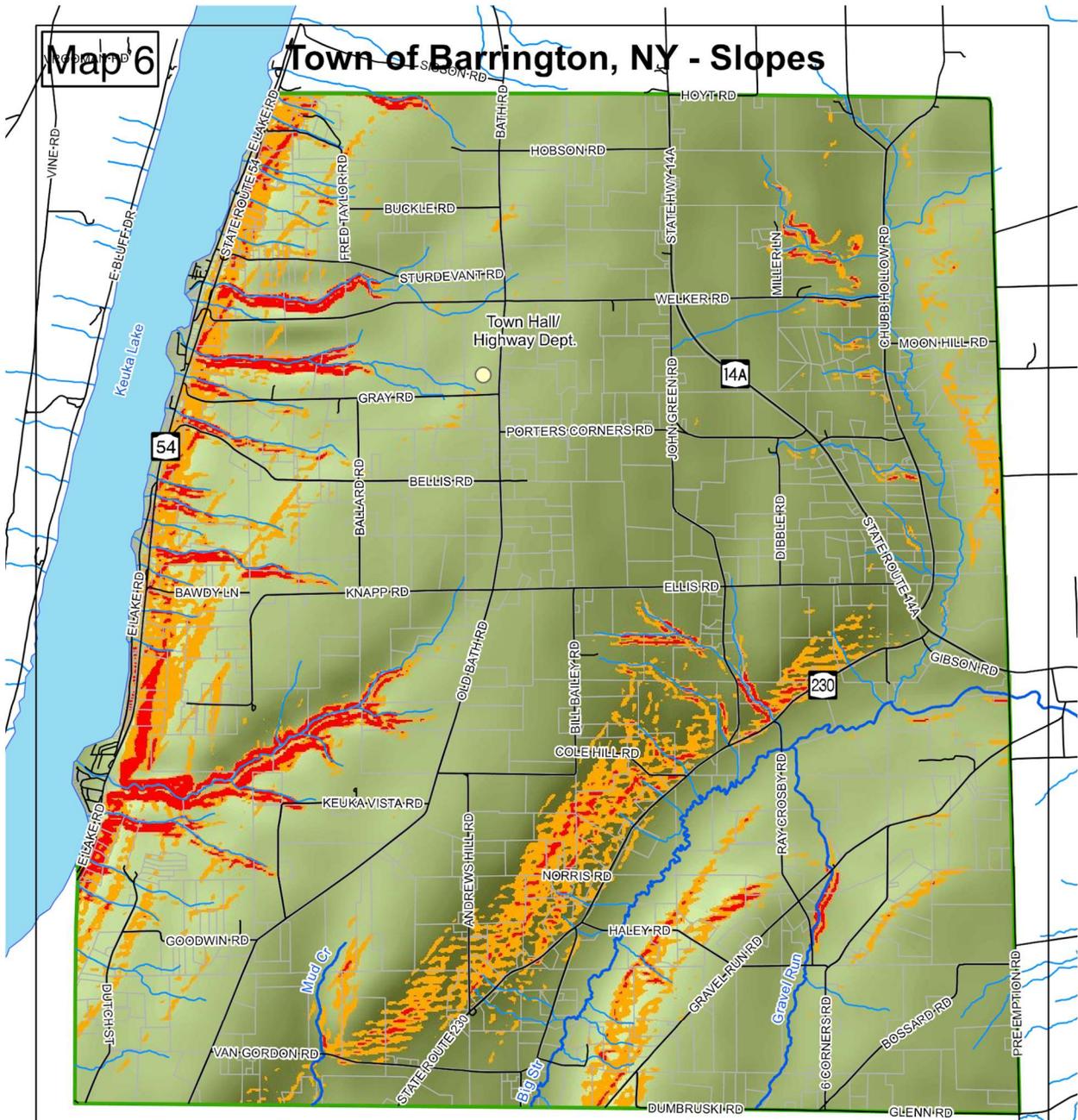
Town of Barrington
Landuse



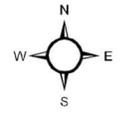
Map produced by:
Yates County Soil & Water
Conservation District GIS

Map 6

Town of Barrington, NY - Slopes

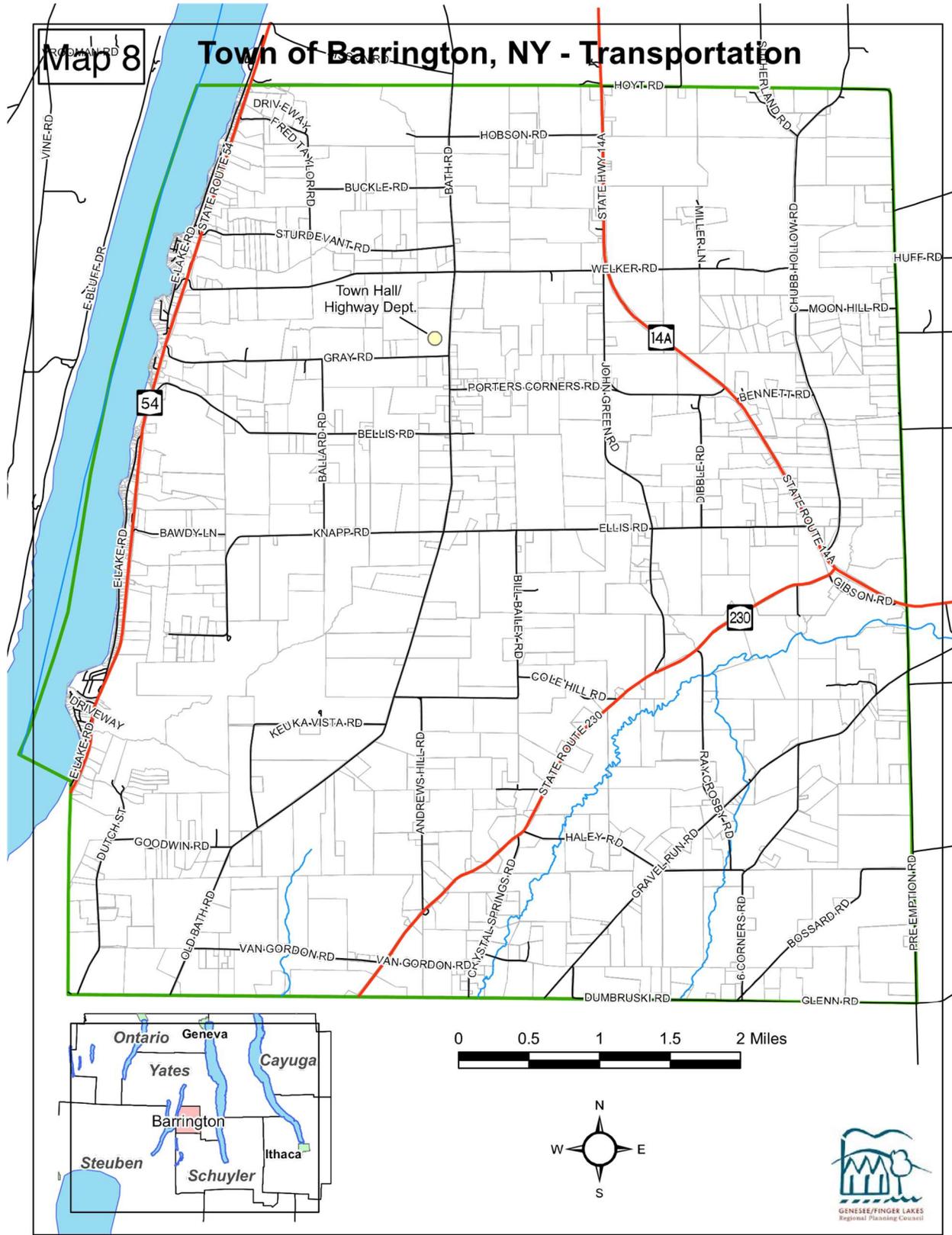


Percent Slope



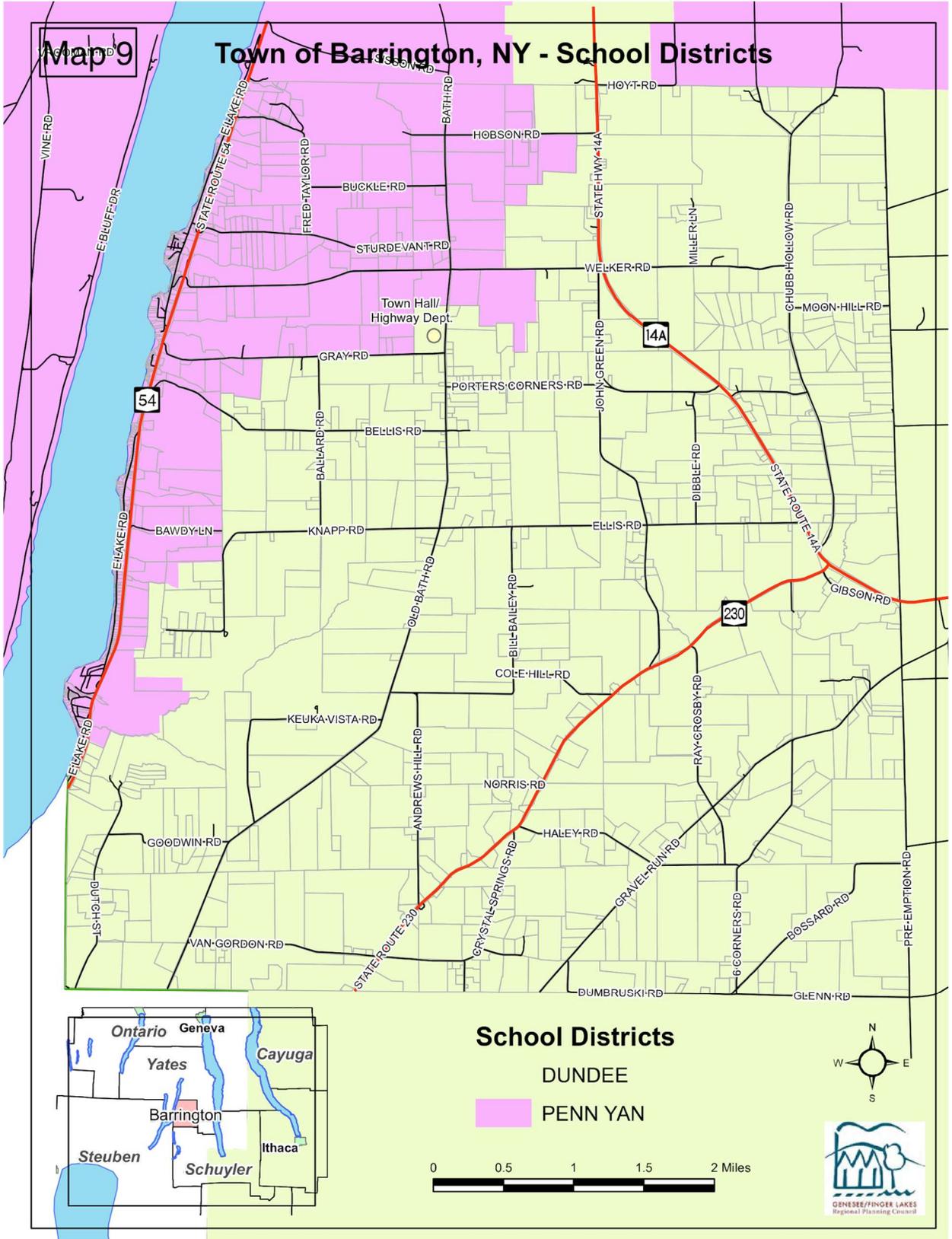
Map 8

Town of Barrington, NY - Transportation



Map 9

Town of Barrington, NY - School Districts



School Districts

DUNDEE

PENN YAN

