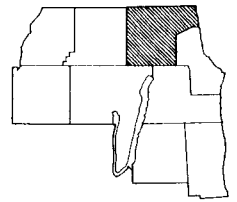


Benton Growth Management Plan



BENTON

The plan for the Town of Benton reflects the presence of excellent and highly productive soils and thus has been classified as predominantly an Agriculture/Farmstead district. Other smaller concentrations of land-use and development zones are evenly distributed throughout the

town and are interrupted by large expanses of agricultural land. These include Woodlot Residential, Transitional Field Residential, and Upland Forest Residential districts. Each of these districts represent the potential for low density development to occur within the agricultural context without

significantly effecting the rural character of Benton. The Town also contains a Natural Resources Protection district which includes the steep slopes and gullies of the Kashong Creek and Sucker Brook. The numerous D.E.C. classified wetlands that are found throughout the town are also part of this environmental protection district. The relatively short length of shoreline along Seneca Lake is designated as the

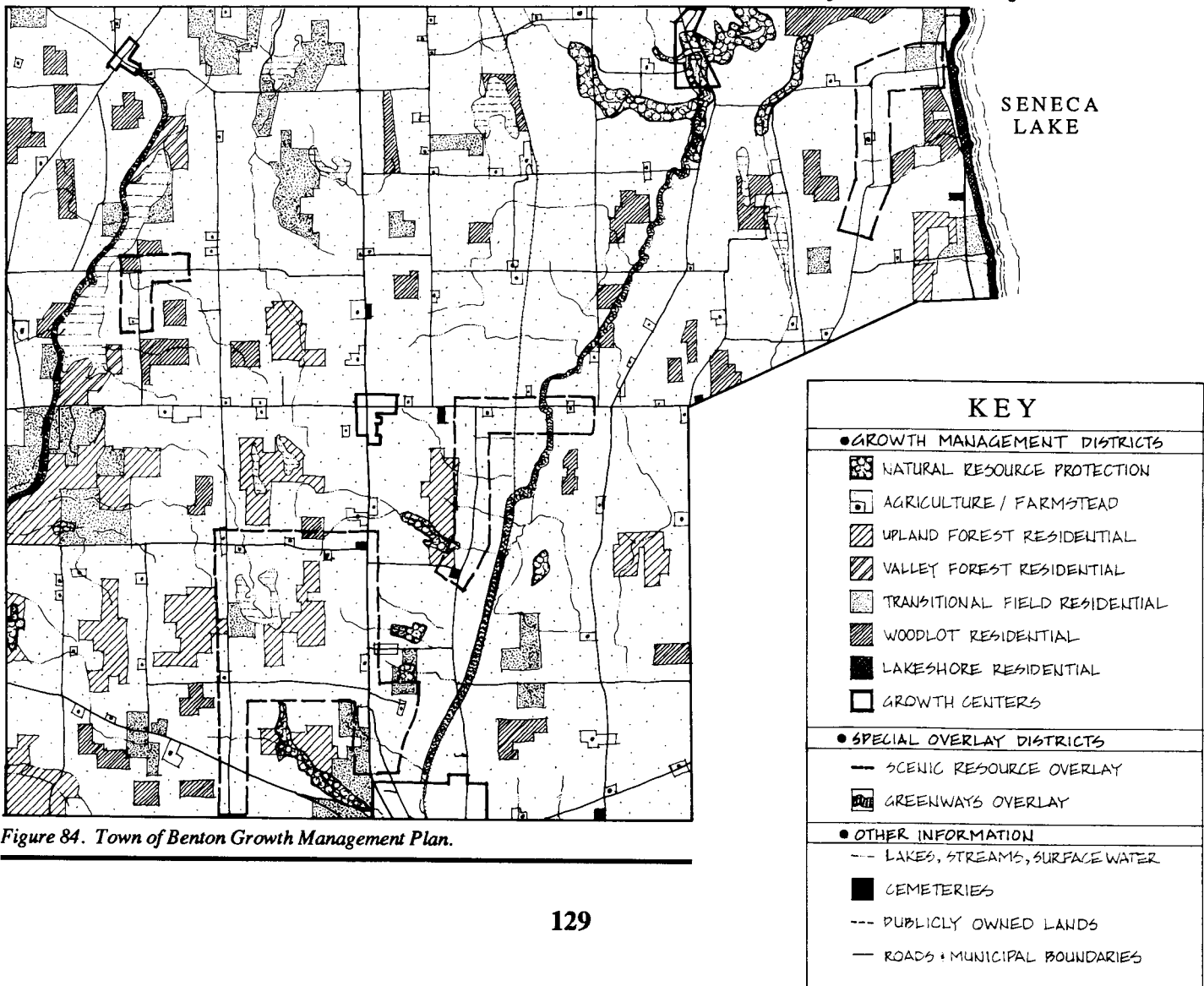
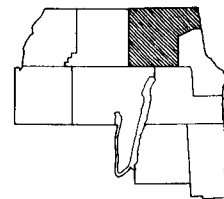


Figure 84. Town of Benton Growth Management Plan.

Benton Growth Management Plan



Lakeshore Development district. This narrow land area and the Transitional Field and Woodlot Residential districts next to it are highly desirable locations for new development.

The primary Growth Center district occurs along the southern boundary of Benton in the Village of Penn Yan. With a relatively high level of commercial, institutional and governmental services along with substantial public water and sewer facilities already in place, new development is most appropriate for Penn Yan.

Additional lands for future growth and expansion can also be accommodated to the northwest of Penn Yan in transitional and woodlot districts. However, portions of this area are influenced by a Scenic Overlay zone. The remaining Growth Centers include the small hamlets and crossroad communities of Bellona,

Ferguson's Corners and Benton Center.

The growth management plans call for the creation of two north-south running Greenway Overlays. By utilizing the existing natural and man-made features of the streams, wetlands, woodlands, and railroad grades, the proposed system of greenways in Benton connects rural and

urban communities together. The eastern-most greenway links the Village of Penn Yan together with the

northern hamlet of Bellona via portions of the Jacobs Brook Valley system and other small streams eventually connecting to a branch of the Kashong, south of Bellona.

In Bellona, several historic buildings are highlighted as part of the system. The greenway to the west extends southward from Ferguson Corners along the Kashong Creek and swamp into the Town of Potter.

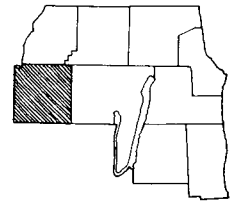
In order to conserve and enhance the unique rural qualities of Benton, four scenic

district overlays were formed. The majority of the scenic views focus on agricultural activities and farmsteads that are most significant to the Town's character including some of the finest Mennonite farm complexes in the county. These districts contain sections along Baldwin, Lovejoy, Stape, Maiden Lane, Rasmussen, Flat Street, Johnson, Earls Hill and Routes 14 and 14A.

Benton includes some of the finest Mennonite farm complexes in the county.

KEY	
● GROWTH MANAGEMENT DISTRICTS	
	NATURAL RESOURCE PROTECTION
	AGRICULTURE / FARMSTEAD
	UPLAND FOREST RESIDENTIAL
	VALLEY FOREST RESIDENTIAL
	TRANSITIONAL FIELD RESIDENTIAL
	WOODLOT RESIDENTIAL
	LAKESHORE RESIDENTIAL
	GROWTH CENTERS
● SPECIAL OVERLAY DISTRICTS	
	SCENIC RESOURCE OVERLAY
	GREENWAYS OVERLAY
● OTHER INFORMATION	
	LAKES, STREAMS, SURFACE WATER
	CEMETERIES
	PUBLICLY OWNED LANDS
	ROADS + MUNICIPAL BOUNDARIES

Italy Growth Management Plan



ITALY

Much of the land in Italy is designated as Natural Resource Protection districts made up of either steep hillsides or wetlands unsuited for intensive development. Although farming activities continue on the flatter lands in Italy and are included in the Agricultural/Farmstead district, they are naturally being converted into the Transition Field Residential and Upland Forest Residential districts. This pattern of land use is evident on Italy Hill and throughout the southern portions of the Town, representing two major areas of development potential. A significantly smaller, but important land category is the Valley Forest Residential district found along the wooded areas of Italy Valley. This zone is capable of supporting low density residential development without altering the rural character. In order to accommodate greater levels of development in the township, proposed Growth Centers are located along Italy Valley Road, in Italy Valley and in the hamlet of Italy Hill.

Augmenting these growth management districts, a network of Greenway and Scenic Overlays has been introduced to facilitate the enjoyment and appreciation of the outstanding landscape features present in Italy and adjacent towns. Largely following the Italy Valley and the Flint

Creek, the proposed greenway system links together the following communities and natural resource areas: the hamlets of Potter, Italy and Italy Hill; the High Tor Game Management Area and State Reforestation Areas; and the Jubertown Swamp in the Town of Jerusalem. A northern spur of the Finger Lakes Trail has also been incorporated in the Italy greenway system.

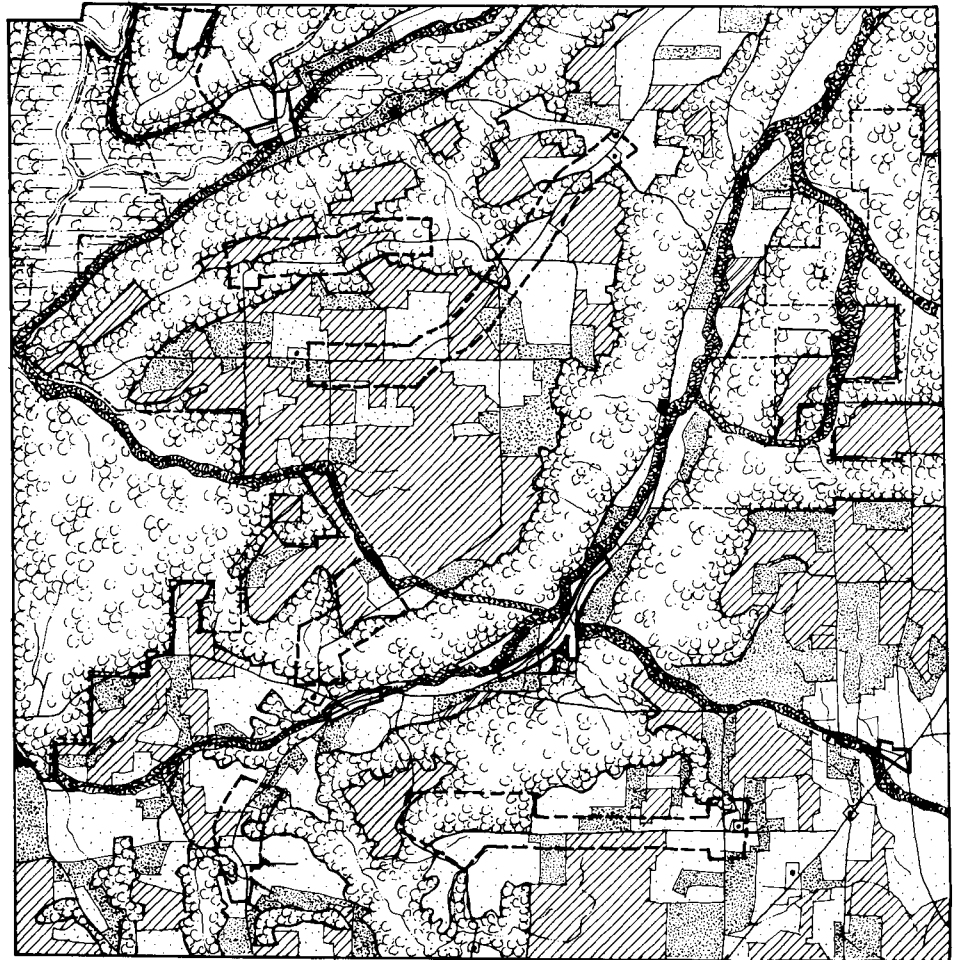
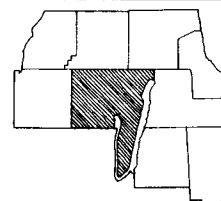


Figure 85. Town of Italy Growth Management Plan.

Italy/Jerusalem Growth Management Plans



The six proposed Scenic Overlays contain a variety of complex and diverse landscape features. Many of these areas include alternating blocks or patches of agricultural crop-land, forest, transitional land and farmsteads, all set against the larger pattern of glacially carved hills, valleys and lakes. The Scenic Overlays are located along portion of the following roads: Emerson, Wells, Prattsburg, Wood Hill, Shay, Lower, Parrish Hill, South Hill and Sunnyside.

JERUSALEM

In the Town of Jerusalem, the Growth Management Plan represents some of the most complex and interesting land-use relationships in the county. Containing the largest land area and the second highest concentration of people in Yates County, Jerusalem has the greatest demand for new development.

To help guide the future development patterns in Jerusa-

lem, all lands were designated into one of eight possible growth management districts. The Agriculture/Farmstead district is found throughout the Town and has the largest concentrations in the southwest and northeast sections, as well as the Guyanoga Valley and Bluff Point peninsula. A significantly smaller zone, the Woodlot Residential district commonly set into the agricultural areas, provide a place for small clusters of housing to be built without

significantly altering the landscape. The Upland Forest Residential district forms a large, continuous pattern of districts west of the Guyanoga Valley. Other important concentrations of Upland Forest zones are along Bluff Point north of the pinnacle and adjacent to Keuka Park.

Jerusalem's Lakeshore Development district is the longest one in Yates County.

The Natural Resource Protection (NRP) district

surrounds both Bluff Point and the Pinnacle area to the north of it, reflecting the existence of steep slopes and forested hillsides. Other NRP areas include portions of the Guyanoga Valley where wetlands and steep slopes come together, Keuka Lake State Park and the State Reforestation Lands. With the exception of some NRP lands on the west branch of Keuka Lake, the entire shoreline is part of the Lakeshore Development district, the largest one in Yates County. Over the past

Jerusalem Growth Management Plan

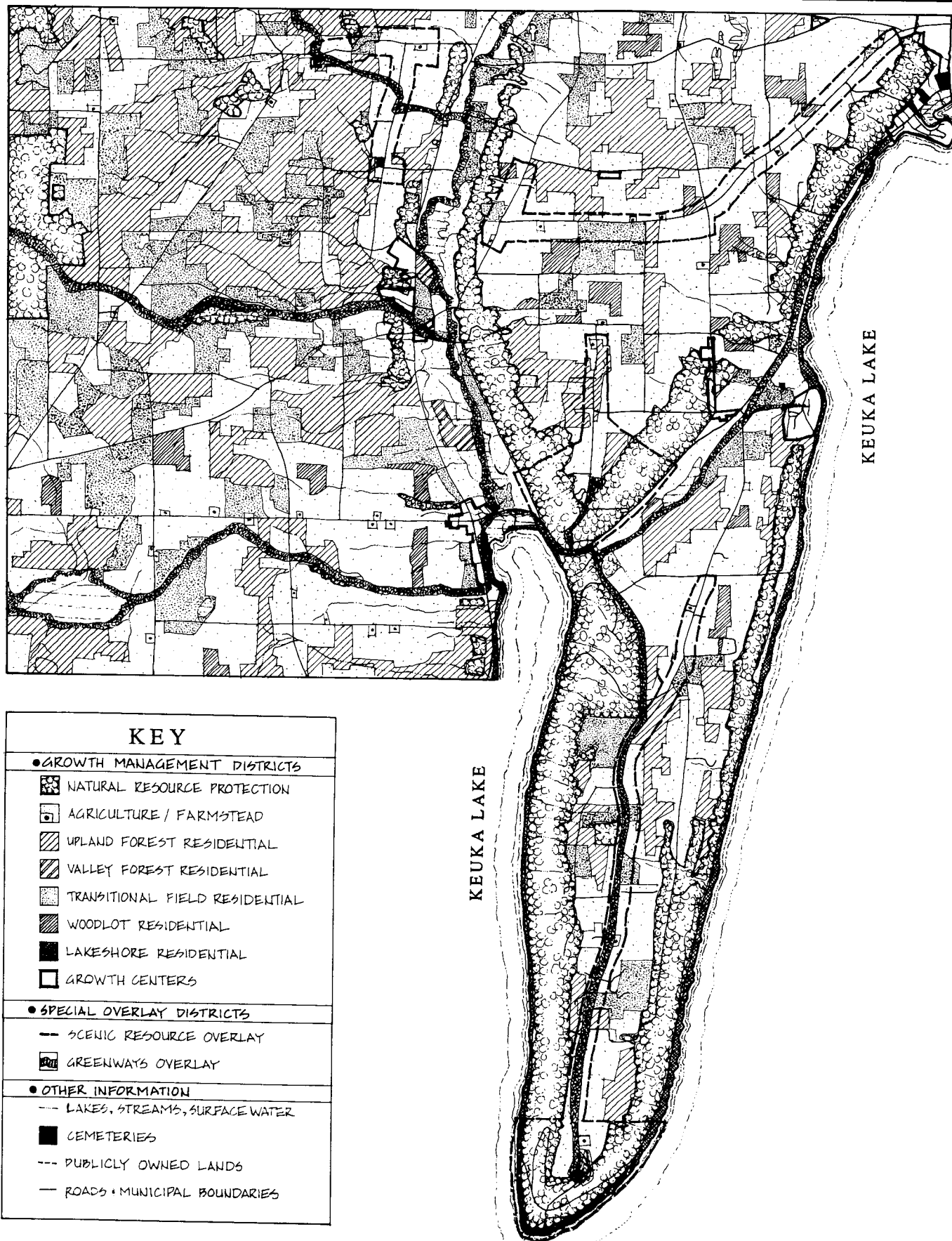


Figure 86. Town of Jerusalem Growth Management Plan.

