

## **CHAPTER VII - STRATEGIC PLAN**

Recommendations are the centerpiece of the comprehensive plan. They synthesize all of the goals and policies into a single, coherent vision. The overall objective of the plan is to provide guidance for the town's future decision making.

### **PRIMARY RECOMMENDATIONS**

#### **I. OVERALL PLAN IMPLEMENTATION**

Establish a committee or task force to prioritize the comprehensive plan recommendations and initiate implementation. (Note: the town board should assume lead responsibility; however, the task force could also include members of different boards and committees such as the comprehensive plan advisory committee, the zoning board of appeals, the planning board, representatives of Fort Drum and the Villages of Black River and Evans Mills, as well as non-affiliated individuals and volunteers).

The town should also review and update the plan on a regular basis to ensure that it continues to reflect the long-range planning objectives of the community. Specifically, the town should conduct an annual progress review detailing achievements; steps completed on goals, and re-set or confirm implementation priorities

#### **2. CONDUCT A ZONING UPDATE**

Establish a zoning update task force to update and amend the town's zoning and development regulations. Such a task force should include individuals from various town boards and committees including but not limited to the town board, planning board, zoning board of appeals, other sub-committees, unaffiliated town volunteers, and town staff as appropriate (perhaps approximately 5 – 7 members). Also, at this point, town staff should be involved in applying for state and national grants that would provide a great deal of the funding for the zoning update. Potential aspects of a zoning update may include:

- Develop a town-wide Conservation Subdivision ordinance as the preferred method of residential development in LeRay outside of the mixed use, hamlet, and focus areas.

- Review permitted commercial uses outside of the Commercial Corridors character area with respect to density and use, particularly related to so-called “big box” development and other high intensity commercial uses.
- Establish new districts to implement the Character Areas (see Chapter IV of the plan).
- Continue to address transition areas adjacent to villages and hamlets. Identify appropriate uses, intensity and scale for transition areas.
- Establish Flexible Development Standards

Flexible development standards deviate from traditional “black and white” zoning regulations, in that they allow for flexibility and creativity to carry out a community’s vision for itself, while respecting the rights and ambitions of individual landowners. Flexible standards can focus more on the quality of development, rather than simple quantity. For instance, the same number of new homes can be arranged differently on the same property, to very different affect. In general, individual project densities are less of a concern than the overall stabilization of development intensity across LeRay and the shifting of allowable densities away from areas that are not served by public infrastructure in favor of areas where infrastructure is available. Meanwhile, in those parts of town with sewer, water and roadway infrastructure in place, a higher level of density can be allowed as a trade-off for the provision of other public amenities such as open space, parks, or other community needs. One method to accomplish this is the use of **sliding scale zoning**, a technique that rewards high quality development that includes a mixture of uses, provisions for community facilities, or enhanced multi-modal access between the proposed development and other areas of the town, through density bonuses. Using the sliding scale approach, projects that protect community-identified resources on the site (such as views and wildlife habitats) or include appropriate infrastructure would be allowed a higher overall density compared with projects that did not make similar efforts. This provides landowners with flexibility to develop at low densities while meeting minimum requirements or at a higher density through high quality site design.

### **3. DEVELOP A FARMLAND PROTECTION PLAN**

Develop a town plan for the identification and protection of key farmland, in conjunction with the US Army's ACUB program and efforts currently underway in Jefferson County. The program should also identify appropriate funding mechanisms including grants, develop regulatory mechanisms for sensitive features such as stream corridors, establish developer incentives to protect open space during the development process, and address stewardship needs. The development of such a plan and implementation efforts will need to closely involve LeRay's landowners and farmers. Currently, New York State funding is available to help finance local farmland protection plans through the New York State Department of Agriculture and Markets.

### **4. IMPROVE AND AUGMENT PARKS AND RECREATION FACILITIES**

The Town of LeRay, in collaboration with the Villages of Black River and Evans Mills should refine efforts to assess its recreational needs. Emphasis should be placed on identifying suitable locations for parks and other active and passive recreational opportunities, identifying specific recreation needs of town residents of all ages, assessing the costs involved in the implementation of such a plan, and identifying ways that parks and recreation facilities can tie into existing and proposed neighborhood areas. Also as part of this process, a town-wide trail and pedestrian mobility plan should be implemented that would identify key access areas and connection points for pedestrian and multi-use trail facilities, emphasizing connections to schools, residential neighborhoods, villages, and shopping and employment centers.

A Parks and Recreation Master Plan should serve the following three broad purposes:

- Provide a rational basis for maintenance and improvement of parks, recreational and community facilities and services;
- Establish long-range goals for facility acquisition and improvement projects; and
- Identify a wide variety of funding sources for recreational enhancements.

Specific Park Strategies for the town include:

- Review the need, location, and programming of a neighborhood oriented community center. Initial concepts may include a year-round indoor recreational and educational facility which could incorporate game rooms, a gymnasium and arts and craft workshops, possibly in conjunction with efforts undertaken by Jefferson Community College. Also, space and facilities could be provided outdoors for skateboarding and other extreme sports;
- New facilities (i.e. youth centers, community pool, skating rink, additional child care programs) should be conveniently sited in or near residential neighborhoods or in village or hamlet areas, where they can be easily accessed by residents and contribute to the sense of community;
- While community and recreational facilities should be improved and/or expanded to meet the growing needs of the town, LeRay should seek opportunities for the efficient and multiple uses of facilities, as well as cooperation and collaboration with adjoining towns, in order to limit increases in costs;
- Continue to cooperate with New York State in preservation of the Coyote Flats State Forest;
- Offer recreation programs and facilities, which promote tourism and preserve and promote the historical and cultural heritage of the town as well as its natural resources;
- Pursue and promote the development of public/private regional recreational facilities and activities;
- Establish public access to LeRay's water resources including the Indian and Black Rivers;
- Because residential development is occurring at a fast pace, the following actions may be taken in addition to, or previous to completing a full park and recreation study:

- Review the town’s policy with respect to “fee in lieu of land” policies for parkland. Such fees should reflect current land values in the town. The town should also consider reviewing its policies with respect to recreation fees for multifamily housing. Currently, the town does not require a per unit fee for multifamily developments, although the town does require a land set-aside for the provision of private recreational amenities for the residents of an individual multifamily development.
  
- Prepare a separate or “advance phase” park study for park facilities in the Routes 342 & 11 Focus Area. As noted elsewhere in the plan, the Route 342 & 11 area is the site of many new and proposed residential developments, many of which are larger in scale and density than what the town has experienced in previous years. Town residents have also expressed a desire for more park amenities, particularly as a venue for organized youth sports programs. Providing such a recreational facility in the Route 342 & 11 Focus Area, adjacent to the town’s most densely populated areas, was strongly supported by town residents. Because development is occurring so rapidly in this area, preparing an advance phase of an overall town parks and recreation plan that focuses on this area of town may be desirable. It only takes one inappropriately sited project today, to prevent the ability of the town to provide a public park in this area tomorrow.
  
- Prepare a town-wide trails and greenway plan. Similar to the provision of parks, developing a plan for trails and greenways will ensure that today’s development decisions do not unnecessarily compromise the town’s ability to provide a linked network of trails and parks tomorrow. The trail plan would build on existing trail assets such as the DANC-Calcium trail; look at ways to build trail segments in connection with development, parks and protected habitats; and identify other potential trail opportunities in the future – such as utility right-of-ways and discontinued rail right-of-ways.

## 5. ENSURE HOUSING CHOICE AND AFFORDABILITY

The Town of LeRay should work with Jefferson County, Fort Drum and local and regional housing agencies toward meeting both the town's and region's need for affordable housing. The town's strategies for affordable housing should build on the existing efforts that are being conducted regionally. Specific strategies include:

- **PROMOTE AFFORDABLE HOUSING.** In conjunction with Jefferson County, establish an affordable housing task force to consider these and additional strategies for the creation of affordable housing units in LeRay. Members of this task force should be a mix of community members, representatives from both of the villages, developers, and member of the various town advisory boards.
- **PROMOTE A MIX OF HOUSING TYPES.** A mix of housing types, including housing for the elderly, ensures a diversity of living environments across the spectrum of incomes, ages and lifestyles. The livability of these developments should be a prime concern in the review process. Large-scale developments for the elderly would be most appropriately located near the Commercial Corridor areas along Route 11, in areas adjoining villages or hamlets, and in areas near services.
- Cooperate with local housing agencies to assist LeRay in providing assistance for low to moderate-income housing; and maintenance and rehabilitation activities in the town. The town should coordinate such efforts with the Jefferson County owner-occupied rehabilitation program, which provides funds on a competitive basis to owner occupants seeking to upgrade and maintain their dwellings.



Affordable housing should be integrated with market-value homes. *Image source: [www.pedbikeimages.org](http://www.pedbikeimages.org) / Dan Burden*

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- Consider establishing an inclusionary zoning ordinance in larger subdivisions requiring that 10-20% of housing within a new development be affordable to residents making less than the regional median income, including any BAH funds, or some type of incentive program for the provision of affordable units. Provide density bonuses, a streamlined development process, or other incentives for achievement of this goal. A density bonus could also be put into place for the inclusion of senior housing within a community.
- Evaluate alternative types of housing that increase density and provide more diverse housing opportunities (e.g., small lots for single family detached units, two-family units, etc).
- Mobile homes – or manufactured housing – can be a source of affordable housing, provided that it meets standards for safety and energy efficiency. The town should review and, where necessary, revise its regulations governing mobile home regulations to bring them in line with current New York State Law. The town should also partner with the owners of mobile homes and parks to seek funding to improve and enhance such properties.
- Identify opportunities for accessory dwelling units (also known as “in-law apartments” or “granny flats”) which could help supply a significant amount of workforce housing and housing to geobachelors stationed at Fort Drum within existing built areas and new neighborhoods.
- Review how changes in the town’s zoning and development regulations might impact the provision of workforce housing. Furthermore, work to ensure that affordable housing units are not being concentrated in any one area, but dispersed throughout the town where infrastructure and services are available. Also, provide incentives and methods to reduce development costs to encourage the development community to provide such units.

- Provide for a range of senior housing opportunities in LeRay including independent and assisted living facilities. Place senior housing in close proximity to commercial uses, medical facilities, park lands, and community facilities to ensure easier access for seniors

## **6. IMPLEMENT GREEN PLANNING POLICIES**

- **TOWN ENERGY AUDIT:** The Town of LeRay should assess its current energy usage, both for town and community facilities and for town vehicles. Once this assessment is completed, a plan should be implemented for town facilities to utilize less energy. Some of the recommendations could include better insulating town facilities, changing traditional incandescent light bulbs to either energy saving, longer lasting fluorescent or LED bulbs, or by adding improvements to town facilities such as solar panels or green roofing for greater energy efficiency.
- Ensure new development does not adversely impact the town's drinking water resources. Work towards a goal of zero runoff from new development.
- Promote "low impact development" techniques such as bio-retention ponds, green roofs, and pervious paving materials during the site planning process. These techniques can greatly reduce the amount of stormwater runoff and pollution generated by new development.
- Maintain and protect LeRay's stream corridors and wetlands, both along the Black and Indian Rivers and along tributary streams within LeRay. Stream corridors and the related ecological habitat provide recreational and educational opportunities; beautification and aesthetic enhancement of the town; effective visual and auditory screening between adjoining land uses; and enhanced property values. Proper management of stream corridors will continue to enhance the quality of life for residents of the Town of LeRay. One tool to consider, a stream and wetlands preservation ordinance would provide a framework to develop buffer zones for the town's streams, flood plains and wetland areas as well as the requirements that minimize the land development within those

buffers. Also, provide opportunities for these corridor areas to be utilized as low impact recreational areas and for river access.

- Ensure that the town’s zoning and subdivision regulations support the construction of small scale solar and wind power systems. This will allow for LeRay residents to lessen long-term energy costs for residents and businesses and to promote community sustainability.

## **7. DEVELOP A COORDINATED AND DIVERSE TRANSPORTATION NETWORK**

In much of LeRay, the only relatively safe means of access from point to point is via automobile, since minimal provision has been made for alternate forms of transportation in LeRay. In most areas of LeRay, no sidewalks are provided, bicyclists and horse drawn wagons are forced to coexist with vehicles moving at high speed and there is no public transportation available with the town. Several options should be assessed in addressing these deficiencies. First, all future subdivisions (over a certain size) and non-residential facilities should be required to provide for pedestrian and non automotive access along their site frontage. Also, by working in consultation with Jefferson County, Fort Drum, and other area agencies, studies should be undertaken that would lead to a regional transit system connecting LeRay, Fort Drum, and Watertown with reliable service. Finally, LeRay should invest in a trail and greenway system that connects neighborhoods, commercial areas, and civic areas in a way that will provide easier access to these areas. These concepts are discussed in more detail within the individual area recommendations.

- **COORDINATE TRANSPORTATION IMPROVEMENTS WITH LAND USE POLICY**
  - Require new developments to demonstrate that there will be adequate road capacity for traffic demands created by the new development before approval or issuance of permits.
  - As roadways are added, each roadway should be assessed in relation to the overall roadway system in LeRay.

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- Fully utilize all available federal and state funding for transportation enhancement projects.
  - Promote connectivity of roadways in new developments. An inter-connected street pattern will provide travel options and alternatives for local residents and should be encouraged. For example, where stub streets are provided or future connections are planned, limits on cul-de-sac lengths (currently 1,000') could be eased or removed.
  - As demands on the town's road network increases, the town should continue to prepare site specific road improvement plans to identify future roadway connections and patterns. A possible example would be in the areas of Route 11 north of the boundaries of the recent Route 11/342 Corridor Study after the construction of the Fort Drum Connector. These studies should also include a land use element describing appropriate uses and densities. This localized planning tool will help to ensure that future growth beneficially impacts the community and ties into the town's vision. When completed, these plans could be adopted as amendments to the comprehensive plan.
- **REVIEW AND ENHANCE ROADWAY DESIGN CRITERIA**
    - Consider allowing flexibility (e.g., smaller road widths) for development projects that protect open space, natural features, and important cultural resources through the conservation subdivision approach or other development/conservation techniques.
    - Develop new Roadway Standards that are "Context Sensitive" – i.e., that respond to and enhance the land use contexts that they serve. For instance, roads serving residential areas should possess different qualities than roads that serve commercial areas. Moreover, different road standards should be provided according to the road's function.

### • **EXPLORE PUBLIC TRANSIT OPTIONS**

At the present time, options for travel beyond automobile based uses are limited in LeRay. As mentioned elsewhere, there are limited pedestrian options in LeRay. Also, there is not public transit or regional bus service available to residents within the Town of LeRay. With Fort Drum continuing to assume a larger role in the community as an employment and residential center and the cost of gasoline continuing to rise, it is imperative that LeRay address its transportation needs in cooperation with Fort Drum, Jefferson County, neighboring municipalities, and other regional entities. The following strategies and policies should be implemented to provide LeRay residents a greater range of transportation options, both within the town and on a regional basis:

- Work with Fort Drum to assess the feasibility of shuttle service between Fort Drum and the Route 11 corridor, including stops at retail centers and multi-family complexes. A park and ride facility allowing users to park off-post and ride into base should be included.
- Work with Fort Drum, Jefferson County and St. Lawrence County on the development of a regional public transit network.
- Encourage land use densities and patterns that are conducive to public transit service.
- Encourage short term car-rental companies such as Flex Car to locate within LeRay to minimize the need of automobile ownership for residents of LeRay.

### • **ENHANCE SIDEWALKS, CROSSWALKS AND TRAIL FACILITIES**

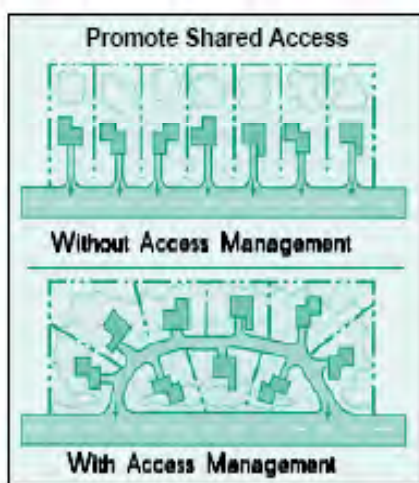
There are significant needs and issues related to the pedestrian environment within LeRay. These should continue to be addressed through the town's subdivision and site planning processes. The following strategies and policies should be implemented to enhance walking and bicycling within the town:

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- Develop a town-wide sidewalk and trail plan for LeRay. The plan should focus on ways to enhance the town's on-road and off-road bicycle and pedestrian system. Components of the plan could include identification of priority areas for improvements, town-wide linkages, intermunicipal connections (e.g., rail trails, trails for ATV and snowmobile uses), funding, and an implementation schedule. (Note: this could be integrated with other open space and/or park planning efforts such as the recommended Greenprint plan and Park and Recreation plan.)
- In general, sidewalks should be provided in the more dense areas of town and connect residential zones to commercial areas, schools, and parks.
- Pedestrian crosswalks and bicycle crossings should be provided throughout the community as necessary for the safety, convenience and feasibility of pedestrian travel between the community's residential, shopping, employment, recreation and institutional sites.
- Provide access for alternative transportation (e.g., bicycle lanes and horse and wagon access), limit the conflicts between automobile and non-motorized forms of travel, and employ traffic calming techniques where applicable.

### • **LIMIT DIRECT ACCESS TO COLLECTOR AND ARTERIAL ROADS IN LERAY**

In many areas of LeRay, all properties have direct access to collector and arterial roadways.



This leads to several issues, including impacting traffic flow and safety concerns. While the town has restrictions in place for commercial uses, in residential areas there are no such restrictions. By designing small-scale roads that would tie into the primary roadway at each end of a subdivision, options for access would be provided and conflict between high-speed roadway traffic and lower speed neighborhood traffic would be minimized.

## **8. SUPPORT THE REVITALIZATION OF EXISTING CENTERS**

The town's existing development sites, particularly those in or adjacent to village or hamlet areas, offer excellent opportunities for infill, locations for the development of small, local businesses, and for overall economic development. These areas should be targeted for re-use and intensification as appropriate. In general, the town should protect and enhance established commercial business areas as they provide vital service for residents and encourage reuse of underutilized and vacant properties. In the village areas, this would have to be further explored by village residents and officials. Additional recommendations related to revitalizing existing, underutilized areas include:

- Direct commercial development to locations appropriate for the scale and intensity of specific activities and consistent with the land use plan.
- Review and revise existing zoning and permit regulations as needed to minimize constraints to adaptive re-use, particularly in retail and industrial areas.
- Partner with villages to develop an action plan for revitalization of commercial areas in villages and hamlets, including comprehensive strategies for addressing complex problems of decay, vacancies, and disinvestment.
- Encourage reuse of underutilized properties and identify the major redevelopment and revitalization opportunities in the town and establish criteria for evaluating them. For example, there are several parcels throughout the town marked by vacant buildings that once served as either light industry or secondary commercial uses. Reuse of such vacant buildings, in particular within the villages of Black River and Evans Mills, is encouraged. As a first step, all such vacant and underutilized buildings should be inventoried.

**9. COORDINATE INFRASTRUCTURE WITH LAND USE POLICY AND GOALS**

- Protect resources by focusing growth and the provision of services within development areas and limiting new infrastructure in areas of town where growth should be limited (e.g., according to the land use plan).
- Continue to work with DANC and other regional utility providers to maintain and enhance utility services within LeRay.
- Develop a town-wide (or area wide) Generic Environmental Impact Statement to coordinate long term growth with the town's capacity to provide infrastructure services such as water and sewer.
- Work with developers to build infrastructure in conformance with the town's land use plan and growth policies.

**10. MONITOR GROWTH AND UPDATE LAND USE POLICIES AS APPROPRIATE**

As new residential and commercial development comes to LeRay, it is important that the community continue to track and monitor growth. The comprehensive plan along with town land development regulations should be seen as a dynamic work that should be revisited on a regular basis to reflect updated best practices as well as the evolving conditions of the community. Recommendations to this end include:

- Work to adopt an official town map pursuant to Town Law §270 that will designate existing and future roadways, park sites, and trails/sidewalks within LeRay.
- Monitor residential and commercial growth by zoning district, school district and type (e.g., single family, multi-family, etc.), both on and off of Fort Drum. Establish a rate of growth or threshold for off-post growth that would trigger further study or consideration of new development policies.

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- Periodically review height and density limits to discourage uses that are inappropriate in size and scale vis-à-vis the surrounding uses.
- Consider developing a Generic Environmental Impact Study (GEIS), either town-wide or focused in specific areas such as the BR-1 zoning district in the vicinity of US 11/NYS Route 342, that would involve a detailed build-out study to identify and evaluate the specific impacts expected from development and growth on all town services and aspects of livability including sewer, water, transportation and traffic, schools, rural character and open space. This type of study could then serve as the basis for establishing an impact mitigation program for future development that allows impacts to be evaluated and mitigated on a comprehensive, rather than project-by-project basis.

## Town-wide Principles

Timeframe	Projects
Ongoing	Maintain LeRay’s unique sense of place
Ongoing	Focus development on areas best suited for growth and change
Ongoing	Utilize a conservation design approach for development
Ongoing	Leverage for opportunities presented by growth
Ongoing	Establishment of new traditional neighborhoods
Ongoing	Enhanced community/pedestrian connections
Ongoing	Creation and enhancement of low-impact recreation opportunities
Ongoing	Plan for and provision of community facilities and active recreational amenities
Ongoing	Partner with Fort Drum for mutually beneficial solutions for LeRay and the region

## Strategic Plan

Timeframe	Projects
0 to 3 years	<b>Overall Plan Implementation</b>
0 to 2 years	<b>Conduct a Zoning Update</b>
	Develop a Conservation Subdivision ordinance
	Review permitted commercial uses outside of commercial corridor area with respect to density and use
	Establish new zoning districts to implement character areas
	Continue to address transition areas adjacent to villages and hamlets
	Establish flexible development standards
1 to 3 years	Develop a farmland protection plan
Ongoing	<b>Improve and Augment parks and recreation facilities</b>
	Create a Parks and Recreation Master Plan
	Review the need, location, and programming of a neighborhood oriented community center
	Siting of new facilities near village and hamlet areas or residential neighborhoods
	Design recreational facilities to enable multiple uses on a year-round basis
	Continue to cooperate with New York State in the preservation of Coyote Flats State Forest
	Offer recreational programs and facilities, which promote tourism and preserve and promote the natural resources and the historical and cultural heritage of LeRay.
	Pursue and promote the development of private/public recreational facilities in LeRay
	Establish public access to LeRay's water resources along the Black and Indian Rivers
0 to 2 years	Review the town's "fee in lieu of land" policy for parkland
	Prepare an "advance phase" park study for areas within the US Route 11/NYS Route 342 Focus Area
	Prepare a town-wide trails and greenway plan
Ongoing	<b>Ensure Housing Choice and Affordability</b>
	Promote affordable housing
	Promote a mix of housing types
	Cooperate with local housing agencies to provide low and moderate income housing in LeRay
2 to 5 years	Consider establishing an inclusionary housing ordinance

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	Evaluate alternative housing types that will increase density and provide more diverse housing options
1 to 3 years	Review and, if necessary, revise local regulations related to mobile homes in LeRay
	Identify opportunities for accessory dwelling units in LeRay
	Review how changes in the town's zoning and subdivision regulations might impact the provision of workforce housing
	Provide for a range of senior housing opportunities, including independent and assisted living options
<b>Ongoing</b>	<b>Implement Green Planning Policies</b>
<b>Within 1 year</b>	Perform a Town Energy Audit
	Ensure that new development does not adversely impact the town's drinking water resources
	Promote low-impact development techniques, including bio-retention ponds, green roofs, and pervious paving
	Maintain and protect LeRay's stream corridors and wetlands
	Ensure that the town's zoning and subdivision regulations support the construction of small-scale solar and wind power systems

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<b>Ongoing</b>	<b>Develop a coordinated and diverse transportation system</b>
<b>Ongoing</b>	<b>Coordinate transportation improvements with land use policy</b>
	Require new developments to demonstrate that there will be adequate road capacity for traffic demands created by new development
	Assessment of each new roadway in relation to the overall roadway system in LeRay
	Fully utilize all available federal and state funding sources for transportation enhancement projects
	Promote connectivity of roadways in new developments
	Prepare site-specific road improvement plans to identify future roadway connections and patterns
<b>Ongoing</b>	<b>Review and enhance roadway design criteria</b>
	Consider allowing flexibility in roadway design for development projects such as conservation subdivision or other development/conservation techniques.
	Develop Context-Sensitive Roadway Standards that respond to and enhance the land uses that the roads serve.
<b>Ongoing</b>	<b>Explore public transit options</b>
	Work with Fort Drum to assess the feasibility of shuttle service between the post and the Route 11 Corridor.
	Establish a Park and Ride at the North Gate of Fort Drum
	Work with Fort Drum, Jefferson County, and St. Lawrence County on the development of a regional public transit network.
	Encourage land use densities and patterns that are conducive to public transit service in areas where transit is desired.

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	Encourage short-term rental car companies and car sharing services such as FlexCar to locate in LeRay.
Ongoing	<b>Enhance sidewalks, crosswalks, and trail facilities</b>
Ongoing	<b>Coordinate Infrastructure with Land Use Policies and Goals</b>
	Protect resources by focusing growth, services, and infrastructure on areas where growth is desired and limit infrastructure in areas where growth should be limited
	Continue to work with DANC and regional utility providers to maintain and enhance utility services
	Develop a Town-wide or area-wide GEIS to coordinate long-term growth with the town's ability to provide infrastructure services
	Work with developers to build infrastructure in conformance with the town's land use plan and growth management policies.
	<b>Monitor Growth and Update Land Use Policies as Appropriate</b>
	Work to adopt an official town map pursuant to Town Law §270 that will designate existing and future roadways, park sites, and trails/sidewalks in LeRay
	Monitor residential and commercial growth by zoning district, school district, and type of housing, both on and off Fort Drum.
	Periodically review height and density limits to discourage uses that are inappropriate
	Consider developing a Generic Environmental Impact Study (GEIS) either town-wide or focused on specific areas within the existing BR-1 zoning district along US Route 11 and NYS Route 342.