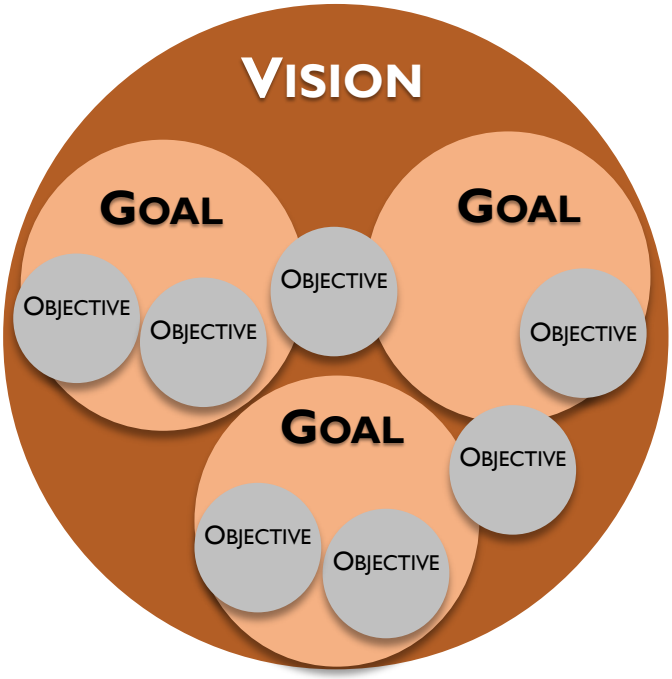
IV: Goals & Objectives



How does the Evans-Angola community work towards achieving their vision? While the vision is the broad statement that guides future policies, development, and other community initiatives, goals and objectives provide more specific direction, a foundation for future actions, and act as a benchmark for measuring success.

Each has its own distinct and different purpose in the planning process. **Goals** describe the desired results of the plan's implementation while **objectives** describe actions that can be undertaken in order to advance toward the overall goals.

Everything in the next sections of the plan relates back to the vision statement, though there may be instances where objectives and actions may overlap. They are not in any particular order or priority, but rather need to be viewed as a whole that is balanced over the life of the Plan - one goal shall not be pursued at the exclusion of others. The following provides a description of the goals and objectives that will set the pace for future development and decision-making within the Town and Village:

Goal 1: Build our future on the foundation of our history and key natural assets

- *To identify cultural, historic and natural resources so residents will better understand their importance and the need to preserve and revitalize them.*
- *To sensitively develop, interpret and provide wayfinding to cultural, historic and natural resources so residents and visitors will have the opportunity to experience them.*
- *To preserve and enhance the character of the Town and Village through high quality design, responsible stewardship and application of sustainability principles.*
- *To revitalize Main Street in the Village of Angola to recapture its historical status as a vibrant, walkable commercial district.*

- *To create and promote a sense of place for the Town and Village through branding, wayfinding signage, gateways and quality design of buildings and the public realm*

Goal 2: Promote transportation strategies and physical design that consider the complete spectrum of users including motor vehicles, bicyclists and pedestrians.

- *To provide safe alternatives that reduce dependency on motor vehicles and promote a healthy lifestyle.*
- *To provide safe, accessible and connected pedestrian routes between destinations and across busy streets.*
- *To provide safe, well-marked bicycle routes and/or multi-use paths to connect key destinations within the Town and Village.*
- *To maintain the physical condition of public streets and pedestrian corridors for the comfort and safety of users of all abilities.*

Goal 3: Pursue development of our strategic location on Lake Erie, easy access to downtown Buffalo, easy access to/from the NYS Thruway and quality school district as focal points for revitalization and economic development.

- *To promote and enhance use of the waterfront for recreation and economic development.*
- *To encourage additional and more diverse offerings for shopping, dining and entertainment.*
- *To attract young couples and families to settle in our community and encourage young adult residents to stay.*
- *To support the development of attractions and activities that will make our community a year-round destination.*
- *To encourage family-friendly events, activities and businesses and to ensure appropriate separation of uses and age groups to ensure the comfort of all users.*

Goal 4: Support infrastructure that balances growth and development with environmental quality, specifically as related to stormwater, utilities, renewable energy and agricultural preservation.

- *To promote approaches to growth that better conserve infrastructure, open space and natural resources.*
- *To ensure development along the waterfront is appropriate for and supportive of its waterfront location.*
- *To provide direction on the development of solar energy in the most appropriate locations.*
- *To preserve a viable agricultural economy within the Town as well as the agricultural character it brings.*
- *To consider the investment in infrastructure to foster economic development including water, waste water treatment and stormwater management.*
- *To address deficiencies in the existing stormwater system and to ensure new development does not exacerbate existing problems/limitations.*
- *Support the upgrades of "cottage roads" and other non-standard roadways in the Town where feasible, seeking to balance their historical character with the need to provide safe travel and maintenance.*

Goal 5: Promote the development of high-quality, affordable, and attractive residential housing options in the Town and Village that balances growth, character, and environmental sustainability.

- *Encourage higher-density development where sewer and water utilities exist or where expansion is feasible and desired.*
- *Ensure that affordable housing options exist and the design/maintenance portrays a positive presence to the community.*
- *Identify areas of the community where housing maintenance or ownership is a concern and target these areas through enforcement and/or municipal programs.*
- *Ensure that seasonal properties, including rentals, are properly maintained and improved.*
- *Encourage reuse, restoration and rehabilitation of existing homes within the Town and Village, especially those with unique local character.*
- *Review design standards for housing in higher-density neighborhoods and similar areas to ensure compatibility with local architecture and scale.*
- *Encourage multi-generational housing options that promote "aging-in-place" as well as affordable options for young families, especially in already developed areas or identified growth areas.*

V: ACTION PLAN

The path to success is to take massive, determined action.

- Tony Robbins

Previous sections of the Comprehensive Plan outline what the community has to work with, it's assets and constraints, issues and opportunities, and the desired vision for what Evans and Angola can be in the future. Using all of this information, creating a "roadmap" for how the Plan is carried out is a critical component. Section V outlines the various tasks that are needed, including policies and physical action, to guide the Town and Village to a successful implementation of the Plan, ***lighting the way to the future***.

This section includes:

- **Future Land Use and Design** - where and how we encourage growth or conservation in the community
- **Plan for Action** - recommendations for policies, regulations, programs, etc.
- **Key Initiatives/Projects** - conceptual projects to act as a catalyst for action
- **Implementation** - tools and strategies for how the plan gets used
- **Funding Opportunities** - avenues for grants and outside funding and an overview of the general process

Future Land Use

What do we want Evans and Angola to look like in the future?

A Comprehensive Plan not only addresses community issues and opportunities, but also growth (and preservation). A future land use plan provides a graphic illustration of the preferred future land use patterns in the community, giving residents, business owners, and developers direction on the proposed form and framework for land uses.



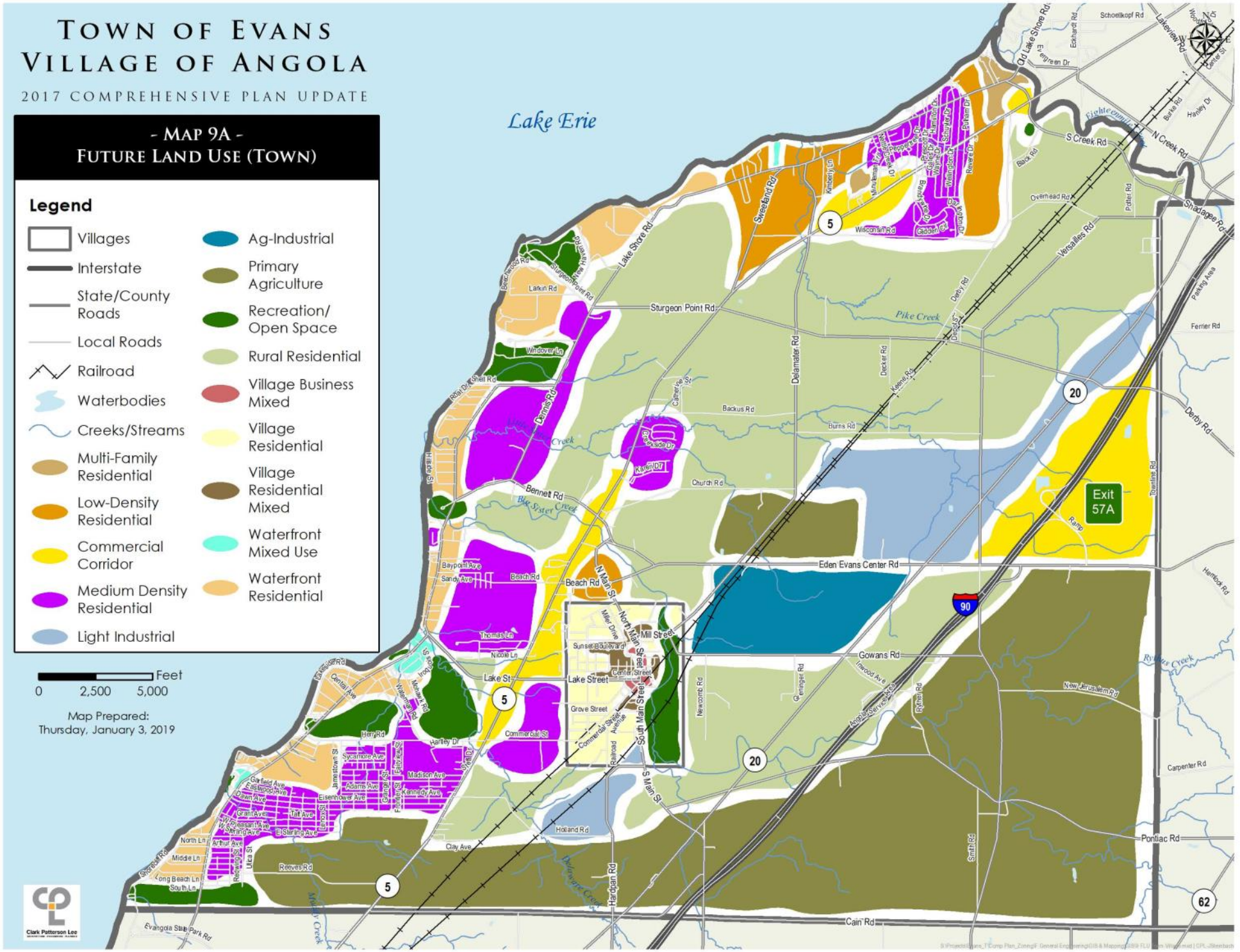
How does Evans desire to develop and grow? Continuing a spread-out, suburban pattern or concentrating into nodes? Encouraging commercial/industrial to a specific corridor?

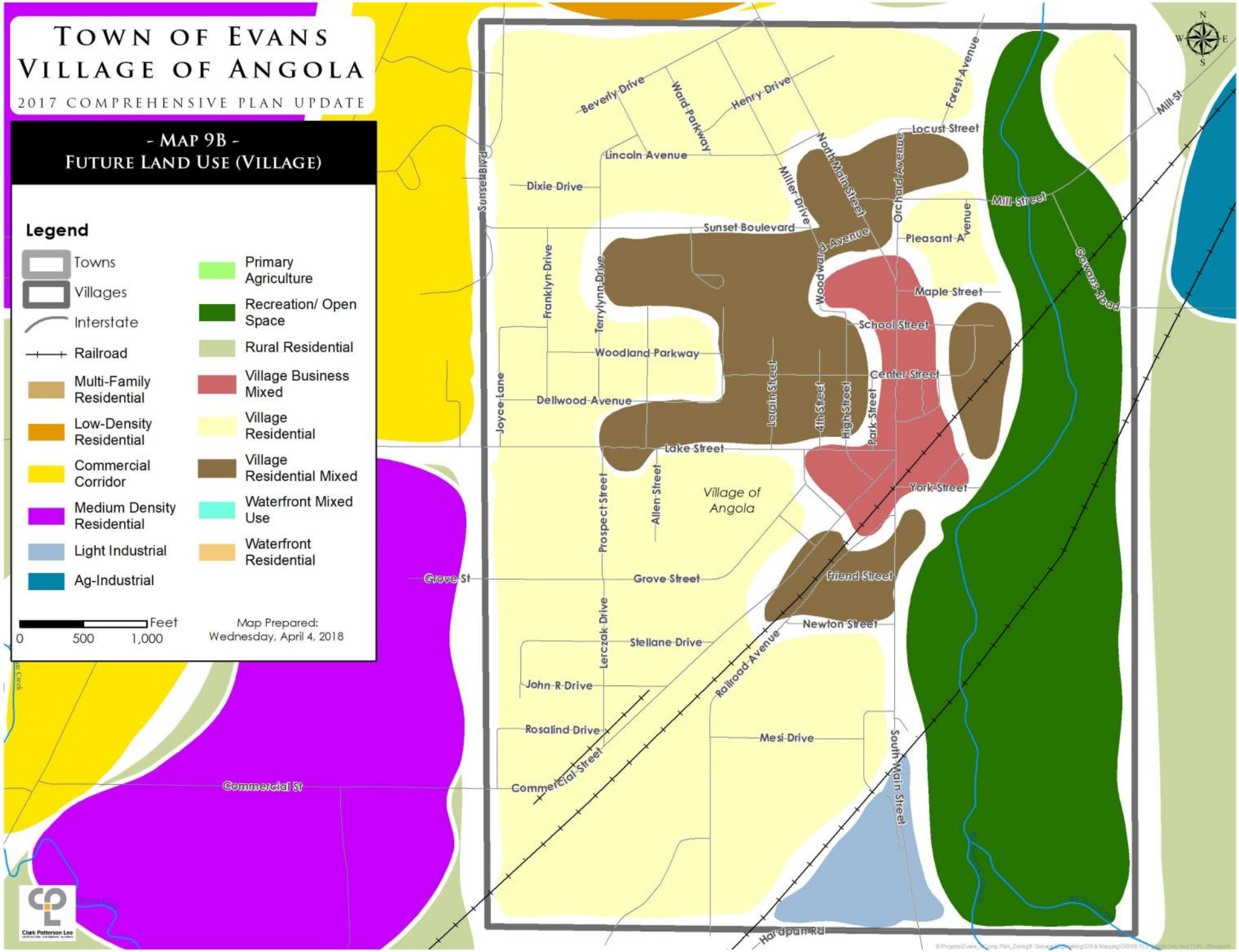
Existing land use patterns, extent of utilities, environmental features, zoning patterns, and areas for targeted development serve as the foundation for the future land use map, providing a more realistic view of potential trends and opportunities. The map not only deals with growth, though, as there are a number of valuable natural and cultural resources within the Town

Town of Evans
Village of Angola

2017 Comprehensive Plan Update

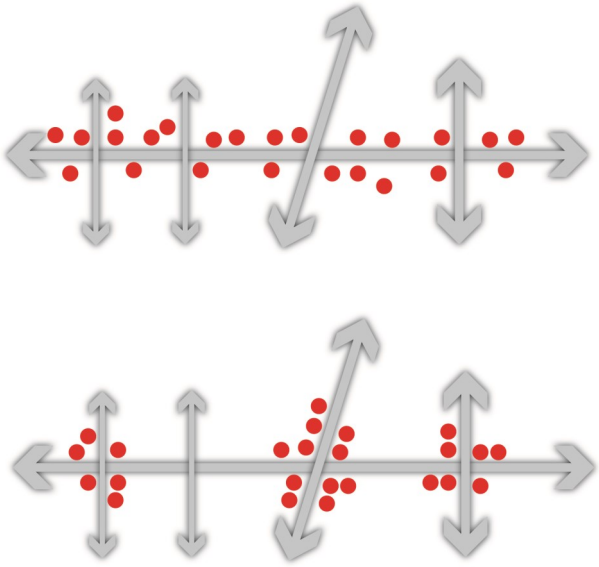
- Map 9A -
Future Land Use (Town)




TOWN OF EVANS
VILLAGE OF ANGOLA
2017 COMPREHENSIVE PLAN UPDATE
- MAP 9B -
FUTURE LAND USE (VILLAGE)
Legend
Towns
Villages
Interstate
Railroad
Multi-Family Residential
Low-Density Residential
Commercial Corridor
Medium Density Residential
Light Industrial
Ag-Industrial
Primary Agriculture
Recreation/ Open Space
Rural Residential
Village Business Mixed
Village Residential
Village Residential Mixed
Waterfront Mixed Use
Waterfront Residential
Feet
0
500
1,000
Map Prepared:
Wednesday, April 4, 2018
Village of Angola
Beverly Drive
Ward Parkway
Henry Drive
Forest Avenue
Locust Street
Lincoln Avenue
Dixie Drive
Sunset Blvd
Miller Drive
North Main Street
Orchard Avenue
Mill St
Mill Street
Sunset Boulevard
Pleasant Avenue
Franklyn Drive
Terrylynn Drive
Woodward Avenue
Gowans Road
Maple Street
School Street
Woodland Parkway
Center Street
Joyce Lane
Dellwood Avenue
Lorain Street
4th Street
High Street
Park Street
Lake Street
Prospect Street
Allen Street
York Street
Grove St
Grove Street
Friend Street
Lerczak Drive
Newton Street
Stellane Drive
Railroad Avenue
John R Drive
Rosalind Drive
Mesi Drive
South Main Street
Commercial St
Commercial Street
Hardpan Rd
Clark Patterson Lee

and Village that contribute to community character and can serve as economic development catalysts. Prime agricultural lands, recreational areas, and sensitive environmental features are all taken into account on the map as well for preservation and limited growth.

The overall intent of the future land use map is to continue to support the existing residential areas in the Town and focus growth in key locations, especially where utilities exist, are underutilized, or could be expanded with minimal effort. Commercial development, while still retaining a "suburban character" and located along the Route 5 corridor, would be better suited to more of a nodal style with greater concentration of uses at intersections, but overall contained within a specific area. This method is a more efficient use of land, better utilizes infrastructure, allows for access management integration, and strives to decrease driving.



While standard strip development (top) has its place in some locations, it is a less efficient use of resources/ infrastructure and promotes more driving as compared to a more compact, nodal style (bottom).

In addition to Route 5, the Thruway interchange and portions of Route 20 and Eden Evans Center Road are also called out as a potential areas of growth, each for different purposes. As noted earlier, the presence of an interchange is a valuable assets for any community due to ease of access to a number of markets - this has been an untapped resource for the Town of Evans since the 1999 plan was developed.

The Town views Eden Evans Center Road as a significant gateway and primary access route to not only Evans Center, but also the waterfront, Village of Angola, and the neighboring Town of Eden. The 1999 Comprehensive Plan the Town recommended this area "**along Eden Evans Center Road from the NYS Thruway entrance to approximately Delamater Road**" be utilized for growth of commercial and light industrial facilities, further noting that "...although agriculture is in the area, industrial uses do not conflict with ag as much as residential" and that no additional residential growth should be permitted for the area.

Though previous efforts to spur growth here have not materialized, the intent remains, as it did then, to provide a mechanism for non-residential growth in this area that co-exists and supports existing or expanded agricultural operations - active agriculture would continue to be encouraged throughout the Town. Cost of community services studies continue to show that behind working and open lands (e.g. farmfields), commercial and industrial uses have a greater return to the community as opposed to residential development. These uses also are better neighbors as they typically have interior

operations and have more limited hours compared to residential. In the last two decades, many residential strip developments have occurred or been allowed to continue on agricultural lands along Eden Evans Center Road, in direct conflict with the 1999 Comprehensive Plan and slowly eroding farmland.

Encouraging light industrial development that is directly related to or supports local agricultural operations or commodities (e.g. product processing, shipment/transport, storage, etc.) and in-line with the State Department of Agriculture and Markets would provide some level of balance in opportunities in these areas.

Value-Added Agriculture

"Today's farmers are exploring new enterprises for diversification or considering alternative marketing strategies that increase a customer's perceived value of existing agricultural products." -USDA

Value-added agriculture is one way to expand farming operations, providing additional income and sustaining farms for future generations. This type of use borders between traditional farming and manufacturing, a form of agri-industry that can include commodity processing, storage, and transport. These uses may not be considered "traditional" agricultural operations to non-farmers, but are valuable components to the overall food chain.

In addition to capitalizing on the thruway access, encouraging development in this area also mirrors County initiatives for redeveloping former light industrial properties in the Town (e.g. airport site) to Ag-Industrial-style uses in a similar fashion to the successful Agri-Business Park in Genesee County. The Town of Eden has also looked at the potential expansion of light industrial uses on Eden Evans Center Road at the border in order to capitalize on the Thruway entrance, creating greater synergies for inter-municipal, strategic development. With the existing, though underutilized water and sewer transmission lines in this area, a larger effort should be made to capitalize on these past investments, improving and expanding them as necessary in order to attract new, compatible light industrial and commercial development to the Town.

Within the Village, revitalization, redevelopment, and infill development are the key initiatives; improving building conditions and facades to encourage further investment.



Main Street, Village of Angola

This serves several purposes: balancing rural character, creating more attractive and walkable core activity areas, and taking advantage of existing infrastructure. Maintaining and encouraging higher density in these core activity areas provides the necessary "rooftops" to support commercial activity.

The remaining areas of the Town will continue to be more rural in nature, taking advantage of the natural resources (and the development

constraints that go along with them) and offering a variety of appropriate growth options.

While a future land use map illustrates areas for general land uses, one item to keep in mind is that this is NOT a zoning map. It outlines areas of the Town and Village that could be considered for future development should conditions arise (e.g. market, landowner desire, developer interest, etc.).

This community-based approach provides guidance on long-term decision-making about land uses, which may include changes to zoning, that implement the goals, policies, and objectives of the Comprehensive Plan. Changes that occur to existing zoning districts in the Town, whether simply regulations and intent or actual boundary changes, will need to be consistent with the Plan. This is a critical connection that is supported and upheld by the courts.

TOWN OF EVANS

Primary Agriculture

These are the portions of the Town that have a higher concentration of active farmlands, prime soils, or within County Agricultural Districts. Agricultural-supportive businesses are encouraged as well as other agribusiness ventures (tourism, recreation, value-added products, retail, lodging, events, etc.), provided they support local farms/farmers.



Agricultural representative image

As the name implies, agriculture may be the main priority, but non-agricultural development is allowed provided that best practices for conversion are followed, such as:

- ⇒ *Location to avoid valuable soils or infrastructure*
- ⇒ *Allow flexibility in development, such as encouraging clustered or conservation subdivisions with dedicated roadways*
- ⇒ *Discourage frontage homes with long, narrow lots*
- ⇒ *Provide lot sizes appropriate for private utility systems and replacements with appropriate separation (between 2-3 acres)*
- ⇒ *Avoid large-lot subdivisions ("too small to farm, too big to mow")*
- ⇒ *Provide buffers between non-agricultural and agricultural uses*

Rural Residential

Areas of the Town that are still more rural in nature, providing the "country character" that is attractive to Evans, but contain a lower concentration of or less active agricultural lands/ farms and therefore having fewer impacts to key farming areas. Agriculture and associated operations/ventures would still continue to be encouraged, but opportunities for non-agricultural development at a slightly higher density compared to the Primary Agriculture category is the primary difference.

In addition to residential uses, limited "rural commercial" development examples may include recreational, tourism, agricultural-supportive business, or low-intensity/land intensive commercial uses that support nearby recreational/tourism resources (e.g. bed and breakfast, outdoor rentals).



Rural residential representative image

This is, however, dependent upon the availability of public water or sewer (or both). Larger parcels (2 acres +/-) would still be needed in these instances to provide adequate space for private septic systems and wells.

Low-Density Residential

These areas are serviced by public water and sewer or are near potential expansion areas and therefore can support a higher density of development (0.5-1 acre +/-) and are catered mostly to single and two-family residential uses. For single-family uses, rather than the typical "bowling alley" type of lots developed along major thoroughfares, subdivisions are encouraged to have dedicated roadways or clustering to better utilize lands and maintain the semi-rural character. In addition, this limits the amount of additional investment required by the Town to extend public utilities out to these areas, instead focusing on the denser locations where infrastructure exists.



Low-Density representative image

Medium-Density Residential

Similar to the density of the neighborhood residential category, the difference in this category is that it includes the various hamlets located in the Town, taking into account local character and age of the neighborhoods. A number of these areas are older and have local historical significance to the Town of Evans. Maintenance of building stock and ensuring new development/infill complements adjacent buildings are the primary intent. This land use category provides the "rooftops" necessary to support adjacent commercial activity as well as provide additional growth capacity where appropriate.

As noted in various sections of the plan, the Town and Village desire to accommodate a range of residential styles, not only catering to older residents who wish to stay in the area, but also young families who can provide longer-term investment. It is within these medium-density areas, which current exist or are where utilities require minimal improvements, that infill housing is proposed such as single-family homes, apartment complexes, townhomes, and condos.

The Town lacks "upgrade housing" from starter homes to longer term homes and these areas would be prime locations for such uses.

While some mobile home parks do exist in these locations, any new developments or expansions should utilize the latest manufactured or modular homes that meet current Federal standards in overall building quality, safety, human comfort, and aesthetics. The Town realizes the affordability of such housing options and shall continue to support these developments, striving for better quality for its residents.

Multi-Family Residential

Primarily located in the hamlet of Derby, this area includes a variety of residential uses that range from single-family residential to townhouses and developments catered to specific lifestyles (seniors, empty-nesters, first-time homeowners, etc.) and income levels.

Waterfront Residential

The Waterfront Residential category includes those areas along the shore of Lake Erie that are primarily residential in character. These areas are largely developed with a combination of seasonal and year-round dwellings. Demolition of multiple older cottages or buildings and replacement with newer, "suburban-style" housing that is out of character with adjacent development is discouraged.

Due to the unique nature of this area adjacent to the Lake, special considerations for land development (infill or redevelopment) should be included that seek to protect water quality, prevent shoreline erosion, promote/maintain water views, and protect sensitive habitats, not only along the Lake, but the many creeks that empty into it.

Some of these considerations include:

⇒ *Prevent nutrient runoff and excessive phosphorus build-up (e.g. fertilizer use)*

⇒ *Promote stormwater retention and treatment practices that filter and slowly discharge water runoff to increase nutrient removal and minimize erosion*

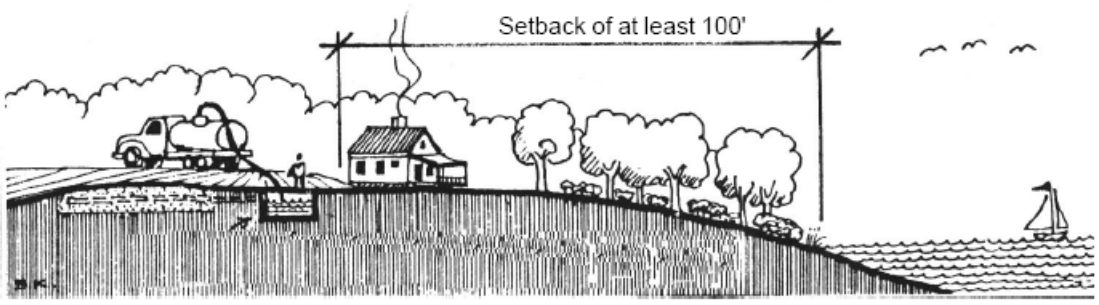
⇒ *Maintain natural shorelines and buffer zones*

⇒ *Limit clearing of trees and expansive vegetation to key viewpoints*

⇒ *Educate and promote the use of lakefront structures that limit excessive disturbance*

⇒ *Enforce septic system compliance and setbacks from waterbodies*

⇒ *Ensure proper setbacks from waterbodies/buffer areas*



A graphic example of appropriate site development adjacent to the waterfront to protect water quality and prevent excessive erosion. *Image courtesy of Urban Lake Management.*

Waterfront Mixed Use

This category provides for a vibrant mixed-use environment that complements and reinforces the waterfront. In addition to encouraging a variety of uses to promote activity, access to the waterfront (visual and/or physical) is be incorporated with any development to the greatest extent feasible. Residential development, when included in any mixed-use development should not be located on lower floors.



Waterfront representative image

New development and redevelopment should focus on high-quality design, pedestrian-scale amenities, and year-round use; adaptive reuse of existing building stock is encouraged as well. Design should reflect the waterfront character and complement any local historical assets.

Commercial

This land use category is catered more towards automobile-oriented commercial uses taking advantage of volumes on the Route 5 corridor. Additionally, regionally-beneficial uses are encouraged such as healthcare/urgent care and lodging. Quality building, site, and landscaping design are still important elements that are to be provided with new and redeveloped uses to convey a sense of pride and improve visual integrity of existing uses. Pedestrian connections are encouraged though mainly within the immediate area as well as to the school or other adjacent residential areas.



Commercial representative image

The area along Route 5 would also function as a gateway into the heart of Evans, establishing a quasi-"town center" and function in tandem with the Village of Angola's central business area, providing auto-oriented uses that are not encouraged in the Village. Design standards should be adopted to provide higher-quality design and location of elements such as parking, drive-throughs, overhead canopies, and the like.

Agricultural-Industrial

Not to be confused with industrial agriculture (i.e. chemically intensive, monoculture or CAFOs/confined animal feeding operations), the intent of this land use category is to continue to promote and encourage active farming operations as well as provide the incentive to expand to other large-scale, agro-based industries, taking advantage of the proximity to the Thruway. This category of land use is

intended to support farmers within Evans as well as farmers from adjacent communities, providing opportunities for cooperative efforts.

Agro-based industries can include a wide range of uses that border between agriculture and industry in their land intensity such as:

⇒ *Local animal processing (poultry, goats, and other small farm animals for meat and/or fiber)*

⇒ *Value-added product production*

⇒ *Agricultural storage and warehousing (e.g. cold storage)*

⇒ *Greenhouses, hydroponics, aquaponics/ aquaculture*

⇒ *Cooperative transportation centers*

⇒ *Local product processing, packaging, and distribution*

A 2016 report by the title of "Real Estate Marketing Analysis Services: Erie County Agribusiness Park Feasibility" was released on behalf of the Erie County Department of Environmental and Planning, setting precedent to earlier claims that the County would be able to sustain the development of agricultural practices at an industrial level. This report identifies a variety of items to key in on, including the need to promote collaborative efforts, specific agri-business subsectors to pursue, and identify the specific requirements for the types of facilities within agricultural industry. Within the report, three sites were identified in the community including two in the Town (the existing "Evans Industrial Park") and one in the Village of Angola.

Although only a feasibility study, the report notes that the Evans-Angola community has the potential to sustain a number of agri-business subsectors including dry goods food manufacturing, fresh fruit processing, refrigerated food products, hydroponics vegetables, and/or distribution centers. This is evident with in the community as Angola is the home of a **Goya** manufacturing and distribution center, featuring over 22,000 square feet of manufacturing space and over 300,000 square feet of distribution space. This facility supplies the Western New York region and beyond, including international markets. Part of this success has evolved based out of the logistics of the community, including easy access to the NYS Thruway, cargo rail access, and population proximity of the community with in a day's travel.

The intent and strategy of agricultural-industrial uses is to minimize costs and expand opportunities, taking into account new approaches and industry changes. The advent of increasing automation in farms as well as factories has led to less human interaction, allowing for processing, packaging, storage, and other associated facilities closer to the source. This, in turn, can reduce the need for more labor and transportation expenditures processes, centralize production and supporting services, allow for "greener" productivity, shorten travel time for goods, and result in more "direct from the farm" products.

VILLAGE OF ANGOLA

Village Residential

Encompassing the majority of the Village, this land use category is catered towards a low density, though still Village-scale, residential-centered development style, mainly single-family. Lots would range in the 10,000 to 15,000 square foot size, consistent with existing density.



Village residential representative image

Village Residential Mixed

A transition area between the lower density of the Village Residential and Business Mixed categories, this area would include a mix of residential housing types (two-family, attached multi-family, apartments, townhouses) as well as some lower intensity commercial uses (e.g. professional offices).



Residential mixed representative image

Conversions of residential uses are encouraged provided that they maintain the Village character and scale and complementary to adjacent uses in terms of lighting, signage, parking, landscaping, etc. Buffering between residential and non-residential uses would be required to minimize conflicts and potential nuisance issues.

Village Business Mixed

Higher density, business-oriented portion of the Village where retail, offices, personal services, dining, banks, and other commercial activities are located, catering to everyday needs of residents. This land use category caters to flexibility in building use and overall diversity; mixing of uses is encouraged whether in the same building or adjacent, though residential uses would not be allowed at street level.



Business mixed representative image

Infill and redevelopment of existing building are strongly encouraged to take advantage of available building stock, though new development is allowed provided it matches and complements the exiting Village scale and design. Architectural and site design should be centered around creating a pedestrian-scale environment that is walkable and engaging; auto-centric elements, such as but not limited to drive-throughs and frontage parking, or uses such as car washes and gas stations are discouraged. Shared parking among businesses/properties and

on-street parking is recommended to utilize available space and provide more efficient means for accommodating users.

OVERLAPPING LAND USES

Recreation/Open Space

This category includes important ecological/ natural/ conservation areas that need to be preserved for local and regional enjoyment. Development is limited to passive recreational and supportive pursuits such as trails, parking areas, overlooks, pavilions, picnicking facilities, etc. Accessibility and proper identification/ wayfinding of these resources can be utilized for marketing and economic development pursuits. Residential or commercial development may be allowed provided it adheres to low-impact development standards and provides significant buffers to sensitive features. Trails or other access (visual or physical) are encouraged for any private, non-residential development.



Representative image

Light Industrial

Though industrial by name, these areas would be predominantly lighter industrial in nature, designed to fit inconspicuously with the surrounding land. Design standards such as landscaping, buffering, and building design would be established to promote sound development and protect nearby areas from undesirable aspects with these more intensive land uses.



Light industry representative image

Encouraging and promoting the proximity to a variety of transportation corridors, including the Thruway, railroad, and State Routes 5 & 20 would be key points, though investment in other public infrastructure may be needed. These areas are also strategically located adjacent to potential future industrial areas in the neighboring Town of Eden to take advantage of joint opportunities that may be available.

Flexibility and diversity in the industrial space and use is encouraged, especially with existing building stock, allowing for adaptive reuse of structures and striving to maintain historical elements to the greatest extent feasible.

Special Topic - Renewable Energy

The Evans-Angola community encourages the development of renewable energy to decrease carbon emissions and provide property owners with alternative means for electricity. To that end, the Town and Village are supportive of small-scale, personal systems that provide power to the property upon which they are sited, whether it is a commercial, industrial, community service, or residential use. These types of systems commonly include wind and solar and can be building-integrated, building-mounted, and/or freestanding, especially in the case of wind systems. Though smaller scale, various other associated issues should be considered for future regulations, such as but not limited to visual character, architectural compatibility, buffering, setbacks, size (physical and power generation), etc.





Small-scale systems include ground mounted (left) and building–mounted (right) solar and lower height wind turbines of varying styles are preferred.

Larger-scale systems, commonly referred to as solar or wind farms or community solar, are developed with the sole intent to provide electric power back to the local utility grid under various financial or incentive-based structures. These types of systems are considered a primary use of the land upon which they are sited and their extensive size typically includes a significant amount of land development to accommodate them. In addition to the associated issues previously noted above, other environmental compatibility concerns should be considered an evaluated including, but not limited to wetlands, flood-hazard areas, stream corridors, steep slopes and their respective buffer areas; wildlife corridors; woodlands/forested areas and any anticipated clearing; scenic views; and agricultural operations. In addition, the proximity to adequate electric distribution/transmission lines should also be taken in account. Siting these facilities should be done on a case-by-case basis, dictated by local regulations, but generally the community is open to these types of systems with the exception of an special planning areas (e.g. LWRP) and along the corridors of State Route 5, Lakeshore/Old Lakeshore Road, and Eden Evans Center Road between Route 5 and Route 20. Areas of prime farmland and County Agricultural Districts should be carefully scrutinized as well as the conversion of agricultural lands for renewable energy purposes effectively takes these lands out of production. Other innovative methods have been utilized elsewhere such as open grazing or "pollinator habitat plantings," but their success has not been fully vetted to provide adequate mitigation for the loss of active farmland. Further consultation with State Agriculture and Markets as well as local agricultural boards will likely be required to mitigate negative impacts.