

CHAPTER V: ALTERNATIVES

The development of a comprehensive plan involves a process of evaluating alternatives. A plan begins with community discussions and an inventory and analysis. It is given focus with a vision and a set of goals and objectives, and refined through the evaluation of alternative land uses and development scenarios. Because the Town of Greece is nearing build-out, alternatives to the proposed land use and development scenarios presented in this document are limited.

The one obvious alternative encountered during the process of plan development is the “no-action” alternative. The “no-action” alternative represents the impact of permitting development to continue under current land use and zoning regulations.

The “no-action” alternative represents the growth potential of the Town of Greece under current zoning and land use regulations and identifies potential impacts related to this growth. Under existing regulations, a variety of potentially adverse impacts related to land use will remain unchanged. Traffic movement will be severely impacted in a number of areas. The continued development of commercial uses along West Ridge Road, Mount Read Boulevard, and Dewey Avenue, for instance, with numerous curb cuts and no access management, will limit traffic accessibility and adversely affect the safe movement of traffic and pedestrians through the area.

As pointed out in the Growth Management section provided in Chapter V: Update of Plan Elements and Recommendations, if residential development continued as presently zoned to build-out, the additional population that would be generated would create substantial increases in town services and school enrollment. The fiscal impacts of this residential development to build-out on the town’s operating budget would be negative and therefore could create a substantial increase in real property taxes. The amount of existing, industrially zoned lands, which are vacant, are far in excess of what the market could absorb. If these lands remain zoned as such, their property values would be compromised. In addition, the industrially zoned lands in District #1 and District #11 are located within primarily residential and rural areas. Industrial uses are generally incompatible with residential uses because of the amount of auto and truck traffic, noise, and use of vast expanses of open space needed for their development.

Currently, the town is planning to extend sewer service throughout the entire town to meet the future demands of the land use proposals provided in the 1992 Community Master Plan. The cost of extending these services, even though developers pay for installation, will also negatively impact the town’s operating budget.