

**ARTICLE XIV
MASTER PLAN**

The Town of Middlebury is located in Western New York in Wyoming County, approximately fifty (50) miles from Buffalo and Rochester.

According to the US Census of 2000, the Town of Middlebury has a population of 1,508, representing similar slightly downward population trends for the western New York region as a whole. Population shifts from the counties of Erie and Monroe have also led to a larger percentage of Town residents who now commute to major population centers in surrounding counties for employment, while still enjoying many of the benefits of rural living.

Two thousand, five hundred and eighty acres in the Town is currently owned by the State of New York and is designated as the Carlton Hill multiple use area. This area will remain a recreational use for the foreseeable future and is under the jurisdiction of the New York State Department of Environmental Conservation.

The brine industry has located salt wells in the Dale area. This continues to be the largest independent supplier of saturated brine solutions to the North American chlorine industry.

The largest industry in the Town is agriculture with dairy and grain crop farming as the predominant industries. With initiatives by New York State to promote the use of corn-based ethanol production, corn crop farming should continue to provide additional growth opportunities and improved economic outlook for the agricultural base. There are also some sizable fruit operations within the township. Additionally, both small and large maple product production should lead to improved economic conditions and increased tourism.

Every effort should be made to protect and promote the agricultural industry within the Town while designating specific commercial zones in targeted areas along the Route 19 corridor. Agricultural districts should be continued as an incentive to keep the agricultural base strong, while smart growth opportunities are identified.

The current emphasis on the placing of alternative sources of energy generation within the Town needs to be carefully examined. The availability of solar power, wind power, geothermal power and bio-energy has created new kinds of working land uses. Any development of alternative energy sources allowed to take place within the Town needs to be directed to those areas that are most appropriate. Identifying and inventorying the Town's natural resource capabilities and constraints will help in guiding the local development, management and

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protection efforts of these resources. Wind energy development in particular represents a mix of working landscapes with the economic, cultural, or scenic benefits to the residents of the Town. Planning involves balancing a variety of needs and priorities, with proposed land uses and activities and must be analyzed and evaluated for their respective advantages and drawbacks.

The largest concentration of rural residences continues to be located in the hamlet of Dale. There is also some ongoing development west of Route 19, both north and south of the village of Wyoming and along Transit Road and East Road to the Genesee County line.

Currently, there is limited manufacturing in the Township. While there are no major arterial highways crossing the Town east to west, New York State Route 19 does provide an excellent transportation route from north to south and commercial development of the Route 19 corridor remains viable.

The purpose of the Master Plan is to continue to promote agriculture, and its related industries, the orderly growth in rural residences, and intelligent utilization of the Town's natural resources while preserving the rural character of the Town.