

# HAMLET OF CHESHIRE MASTER PLAN



TOWN OF CANANDAIGUA, NEW YORK



ADOPTED AS AN AMENDMENT TO THE COMPREHENSIVE PLAN

MAY 17, 2004

PREPARED BY:

THE SARATOGA ASSOCIATES



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*TOWN OF CANANDAIGUA*

*HAMLET OF CHESHIRE MASTER PLAN*

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T H E S A R A T O G A A S S O C I A T E S



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## ***Introduction***

The Hamlet of Cheshire is a unique, historic Finger Lakes community situated near Canandaigua Lake, along State Route 21 in the Town of Canandaigua. Recognizing the hamlet's unique qualities, the Town of Canandaigua identified in its recently adopted Comprehensive Plan a goal to 'preserve the historic qualities of the Hamlet of Cheshire and enhance the ability of the hamlet to prosper and grow without sacrificing the character that makes it a special place.' The goals and recommendations in the Comprehensive Plan initiated the development of this hamlet master plan. The master plan, developed through public participation, will provide hamlet specific recommendations and methods for implementation to revitalize and sustain the hamlet into the future.

***“Preserve the historic qualities of the Hamlet of Cheshire...”***

~ Town of Canandaigua  
Comprehensive Plan Goal

### **A Proud Past**

The hamlet's first settler, John Rowley, came to the area in 1795. Cheshire was initially known as Rowley's School House. Mr. Rowley was responsible for building the first school in the hamlet. The hamlet was later called Cheshire, after residents from Cheshire, Connecticut settled in the hamlet.

In the 1820's and 1830's the population in the hamlet grew. Agriculture was the main industry. Cheshire boasted several associated industries including a sawmill, distillery, a corn-cracking mill and carding mill. In the late 1830's the hamlet's population dwindled due in part to western migration and also due to the presence of the distillery. The production of hops was a major agricultural activity in Cheshire and the presence of the distillery in the hamlet was a source of contention among residents. Those of strong religious faith were opposed to the distillery and eventually moved away from Cheshire.

After the Civil War, Cheshire experienced a boom in population and businesses. During the late 1800's and early 1900's, the agricultural industry continued to thrive. In addition to hops, Cheshire was known for its production and manufacturing of cider, wagon wheels and carriage parts. A post office, blacksmith, potash factory, harness shop and shoe shop were also present. Additional support services and general merchants rounded out the mix of commercial and industrial activity in the hamlet.

Cheshire often served as a resting place for westbound stagecoach passengers, providing all the necessary services. The hamlet thrived until distance from the nearest railroad (8 miles) eventually limited its ability to support this level of activity.

While current day Cheshire is not the bustling center of activity it once was, it does have limited commercial activities and community services. It is home to the Cheshire Union company store and antique center as well as other commercial activities, such as an ice cream/snack bar and an outdoor services business. The Cheshire Community Church remains an integral part of community life. Residents, business owners and visitors continue to recognize that Cheshire is a community rich in historic character and rural charm.



A number of buildings in Cheshire are directly connected to its rich history. The church, Grange Hall and Cheshire Union are three such buildings. At one time the hamlet was home to four church organizations. The existing Cheshire Community Church building was built in 1870. It was at this time the four churches merged together to form the Union Church of Cheshire. The church was reorganized as the Cheshire Community Church in 1926.

The Grange #62 organization based in Cheshire is the oldest organization of its kind in Ontario County. Established in 1874, the organization held meetings in the home of its members. Membership grew so quickly that the Grange rented the Knights of the Maccabees (K.O.T.M) Hall in the center of Cheshire. In 1920, the Grange purchased the building that is now referred to as the Grange Hall. The Grange Hall was a social gathering place for residents of the hamlet and the surrounding area. Saturday night dances and other social activities were weekly events.

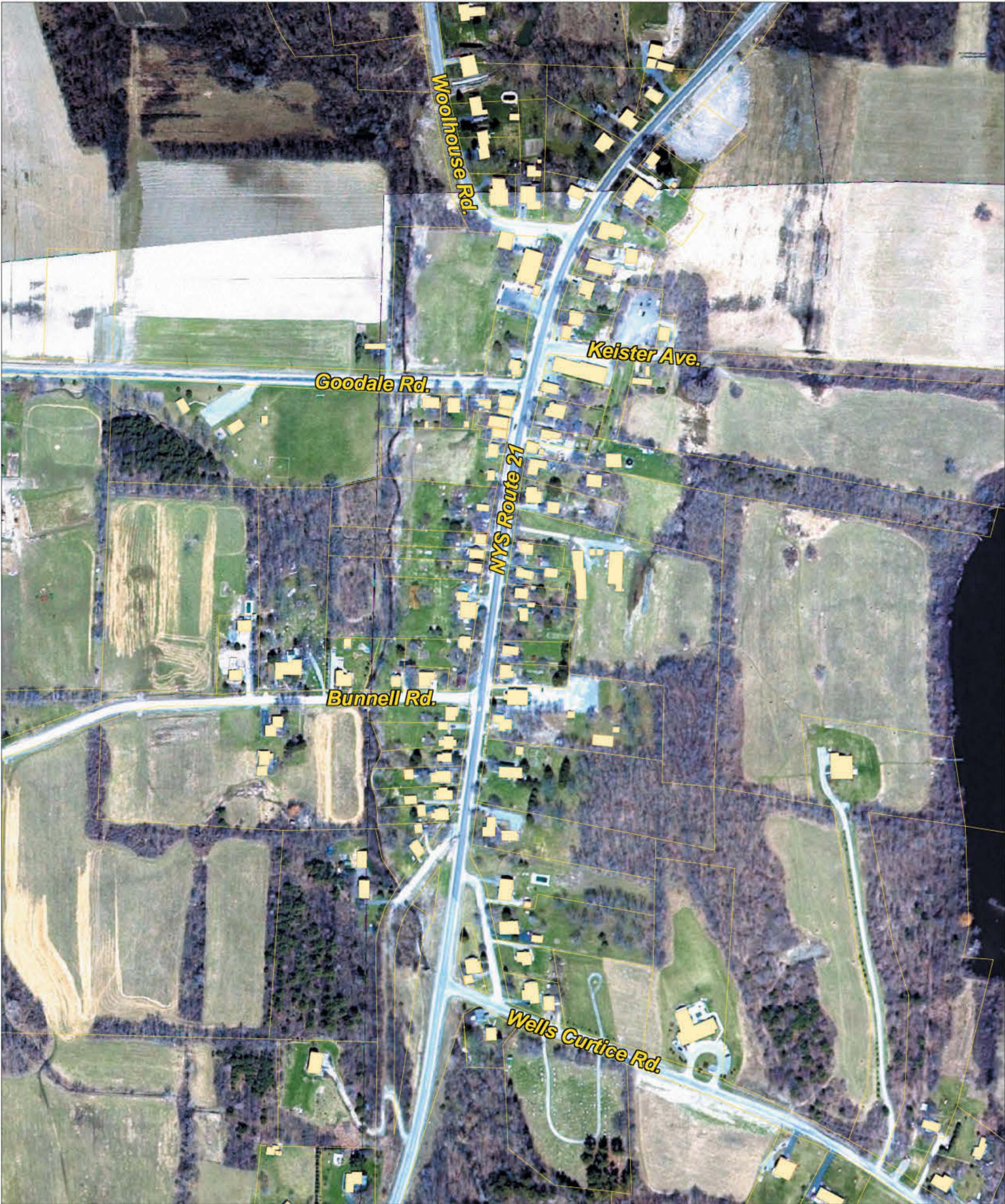
The Cheshire Union Free School District was the district responsible for providing education to the children of Cheshire. Consolidation of the Canandaigua Schools lead to the eventual closing of Cheshire Union. In the late 1950's, a petition was filed to allow residents of Cheshire to choose which district to attend - the Cheshire Union Free School District or Canandaigua Central Schools. As a result, enrollment in the Cheshire Union Free District declined and the school ceased to exist. The Cheshire Union building, however, remains a center of activity in the hamlet.



**A Promising Future**

The investment of time and finances into this master plan demonstrates that the Town and hamlet residents are dedicated to ensuring Cheshire's future. The master planning process resulted in the development of two primary groups of recommendations to assist in the preservation of the hamlet's historic character and enhancement of its rural charm. The first group focuses on improving existing conditions, which involves creating opportunities for investment and addressing issues of traffic, pedestrian safety and septic systems. The second group of recommendations focuses on managing growth. Managing hamlet growth addresses where and how growth might occur as well as ensuring that new development is consistent with existing hamlet character.

# HAMLET OF CHESHIRE



## Hamlet Master Plan

-  Property Boundaries
-  Building Footprints

Note: Real property data provided by Ontario County Planning. Aerial imagery captured April, 2001. Imagery is owned by Pictometry International, LLC, and is provided through a license agreement with Ontario County. Building footprint edges and locations are derived from aerial imagery and are approximate.

### Aerial Perspective



JUNE 2003

0 400 0 400 Feet

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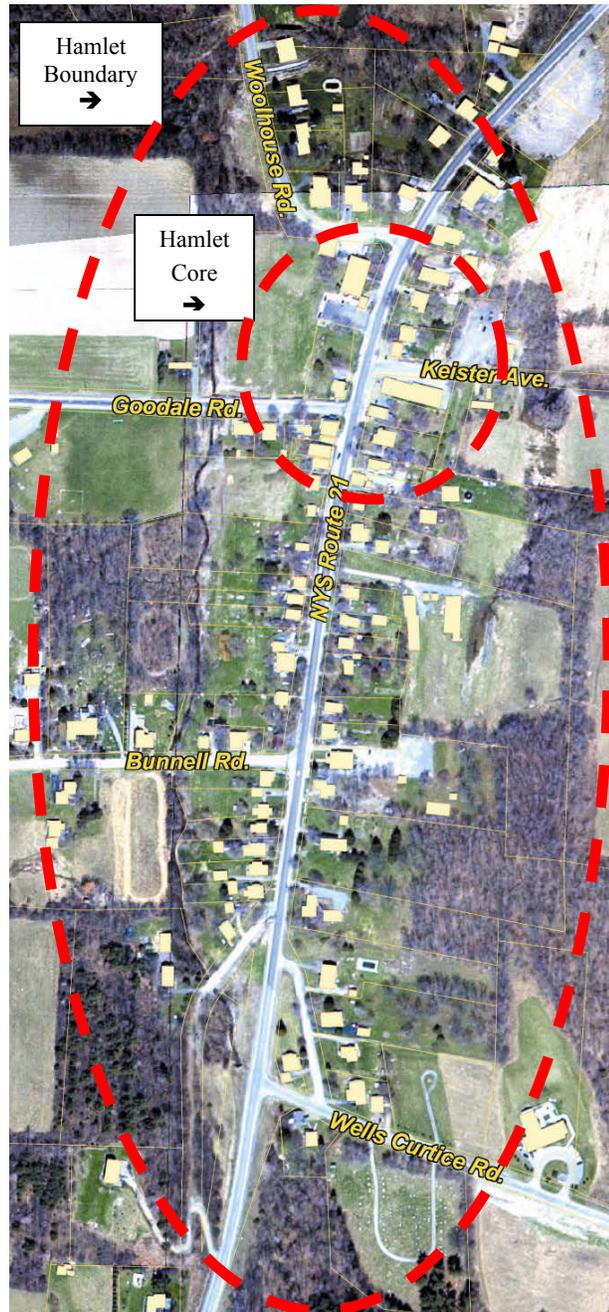
## Existing Conditions

The Hamlet of Cheshire is defined as the area along NYS Route 21 starting just north of Woolhouse Road and ending just south of Wells Curtice Road. It consists primarily of small parcels that have frontage along either side of NYS Route 21. It extends just a few hundred feet to the east and west of NYS Route 21, and not more than a few hundred feet down intersecting streets including Woolhouse Road, Keister Avenue, Gooddale Road, Bunnell Road, and Wells Curtice Road.

The hamlet is a compact, mixed used neighborhood with historic character. Cheshire has many opportunities from which to build upon, including its beautiful natural setting and distinctive character. Identifying existing conditions is a key step in determining what opportunities exist. The following describes existing conditions in terms of land use; land use regulations; housing; environmental resources; recreational resources; and infrastructure.

### Land Use

Based on the tax assessor's land use code, land use along Route 21 in the hamlet proper is primarily residential. Agricultural land uses surround the hamlet. Recreational uses exist along Route 21 and Gooddale Road. A small amount of commercial land uses exist in the northern portion of the hamlet along State Route 21. However, commercial activity is limited. The Cheshire Union, home of The Company Store, a gift shop and an antique store, and Finger's Upholstery business are the primary commercial uses found in the hamlet.



Approximate boundaries of the Hamlet of Cheshire

There are also community service land uses dispersed throughout the hamlet including the Cheshire Community Church and the Cheshire Fire Department. The Cheshire Fire Department, - is in the process of moving to a new building adjacent to the Cheshire Community Church.

Several areas within the hamlet are vacant and underutilized. The Grange Hall and buildings adjacent to it are underutilized buildings located in the heart of the hamlet. The figure on the following page illustrates land use and zoning in the hamlet.

**Land Use Regulations**

Land use regulations in Cheshire fall into the following four zoning categories: Residential, Agricultural Rural Residential, Rural Residential and Neighborhood Commercial. (See the Existing Land Use and Zoning figure below.) It should be noted that the current zoning will change in the near future as a result of the Comprehensive Plan recommendations.

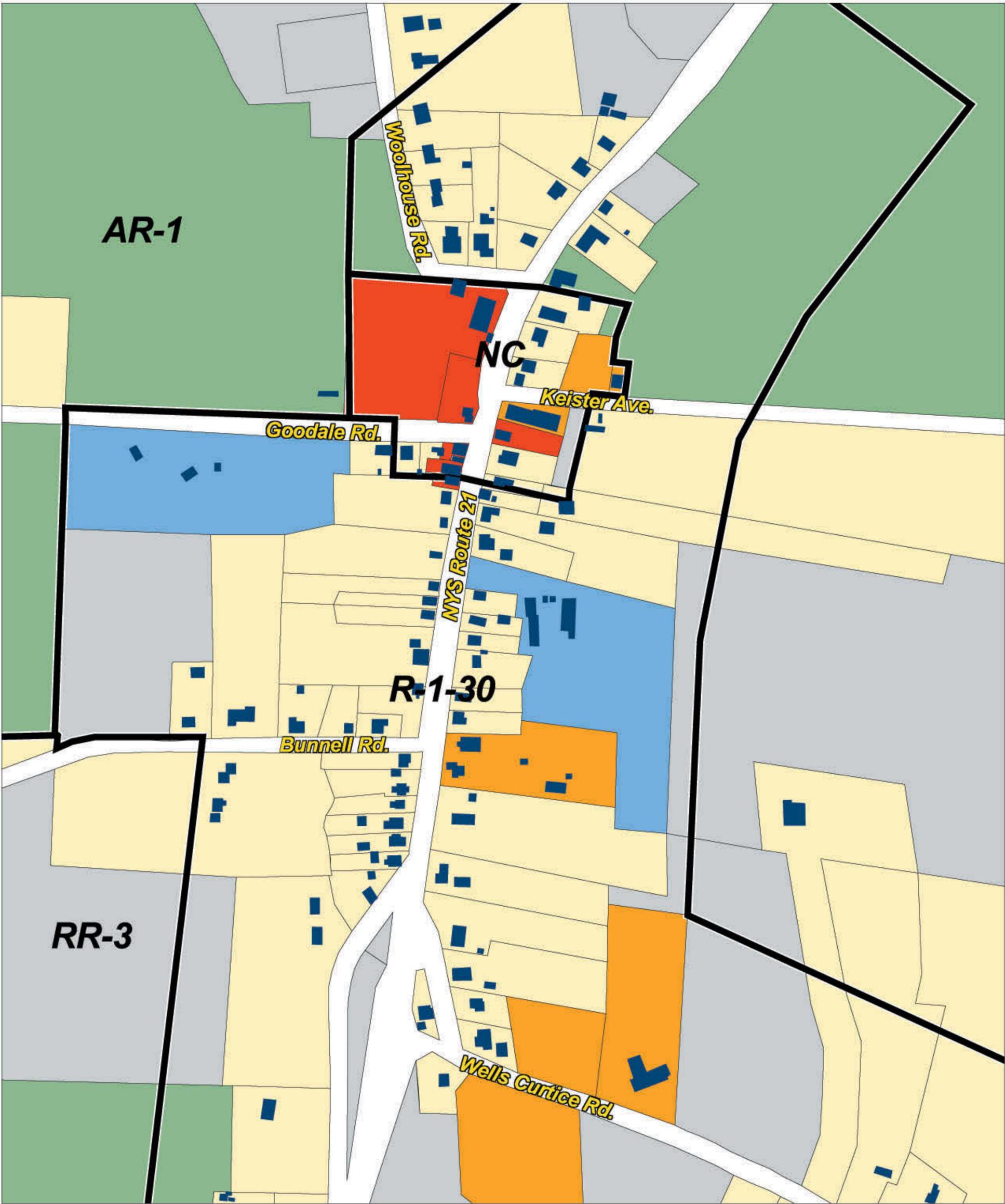
The Residential (R-1-30) District zoning district covers the majority of land area in the hamlet. The purpose of the R-1-30 district is “to promote orderly single-family development on sites that have public water, but no public sewers; to maintain a transitional residential density zone between the AR-1 and R-1-20 Districts; and to maintain the rural residential character of the community.”

The R-1-30 district has a minimum lot size of 30,000 square feet (S.F.) per single-family dwelling, according to the Town’s current zoning code. It should be noted that few parcels in the hamlet actually meet this criteria. In addition, the minimum setback requirement for a principle building in this district is 60 feet (front) and is not consistent with the existing hamlet residences or with traditional hamlet design. The large lot size and setback requirements conflict with the desire for a walkable community.

The smallest zoning district in the hamlet proper is the Neighborhood Commercial (NC) district. The purpose of the NC district is “to provide areas of convenient shopping to serve residential neighborhoods. These districts shall be located so as to be generally distributed throughout the town in proportion to population and shall be limited both in size and in proximity to on another. Additionally, such areas are intended to attract pedestrian customers from surrounding residential development.”



# HAMLET OF CHESHIRE



## Hamlet Master Plan

- LAND USE CLASSIFICATION**
- Agriculture
  - Commercial
  - Community Services
  - Recreation & Entertainment
  - Residential
  - Vacant

- Zoning District Boundaries
- Building Footprints

**EXISTING LAND USE AND ZONING**

Note: Real property data provided by Ontario County Planning. Building footprint edges and locations are derived from aerial imagery and are approximate.



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The NC district extends north to Woolhouse Road and south past Goodale Road. This is one of three NC areas in the Town of Canandaigua. Multiple commercial uses are allowed in this district including stores for meats, convenience groceries, baked goods and other food items, antique shops, lawn and garden shops, hairstyling shops, woodworking shops, real estate offices, insurance branch offices, financial services, engine repair shops and restaurants.

The minimum lot size in the NC District is 1 acre. Several existing commercial uses in this district are located on lot sizes smaller than the minimum lot size allowed. A minimum front setback of 150 feet is required in this district. In addition to allowed uses, residential uses are permitted as accessory uses.

***“...enhance the ability of the hamlet to prosper and grow without sacrificing the character that makes it a special place.”***

~ Town of Canandaigua  
Comprehensive Plan Goal

The Agricultural Rural Residential (AR-1) District and the Rural Residential (RR-3) District frame the hamlet proper. The AR-1 district covers the area immediately surrounding the hamlet. This district’s purpose is “to encourage a proper environment to foster normal agricultural operations, and land uses, to maintain an open rural character to protect viable agriculture; soils and areas; and to assure compatible types and densities of development on lands where public sewers and water service do not exist and are not envisioned in the near future.” Agricultural operations and other rural activities are permitted. Single-family dwellings with a minimum lot size of 1 acre are also a permitted use.

The Rural Residential (RR-3) District is located in the area south of the hamlet. The RR-3 district allows single-family dwellings on 3-acre minimum lot size. The purpose of the RR-3 district is “to promote orderly residential development of rural areas comprised primarily of abandoned farmlands, brushlands, open lands, woodlands, ravines and hills, where public sewer and water service either does not exist, or is not envisioned in the near future.”

**Housing**

Average home sales in the hamlet appear to be lower in value than sales throughout the Town of Canandaigua. Sales for old style homes in Cheshire average \$83,000 according to the Town Assessor, while old style homes in the Town average \$197,678. The lack of sewer service in Cheshire and failing individual septic systems might be factors influencing lower housing values. Trends indicate that townwide lot values and home values increase substantially after the installation of public sewer or other wastewater treatment facility.



**Environmental Resources**

Given its location in the heart of the Fingers Lakes Region, the hamlet of Cheshire possesses a variety of environmental resources. Cheshire is located within the Canandaigua Lake Watershed, has New York State Department of Environmental Conservation (NYSDEC) wetlands and steep slopes. The Environmental Features map illustrates the environmental features of the area,

including the location of the wetlands and steep slopes.

*Canandaigua Lake*

Canandaigua Lake is the water source for those served by municipal water in the area and has a watershed that encompasses 111,360 acres. The watershed covers approximately half of the Town of Canandaigua’s land area, including the hamlet of Cheshire. Cheshire is located in the Menteth Gully Subwatershed (Subwatershed #3).

*Wetlands*

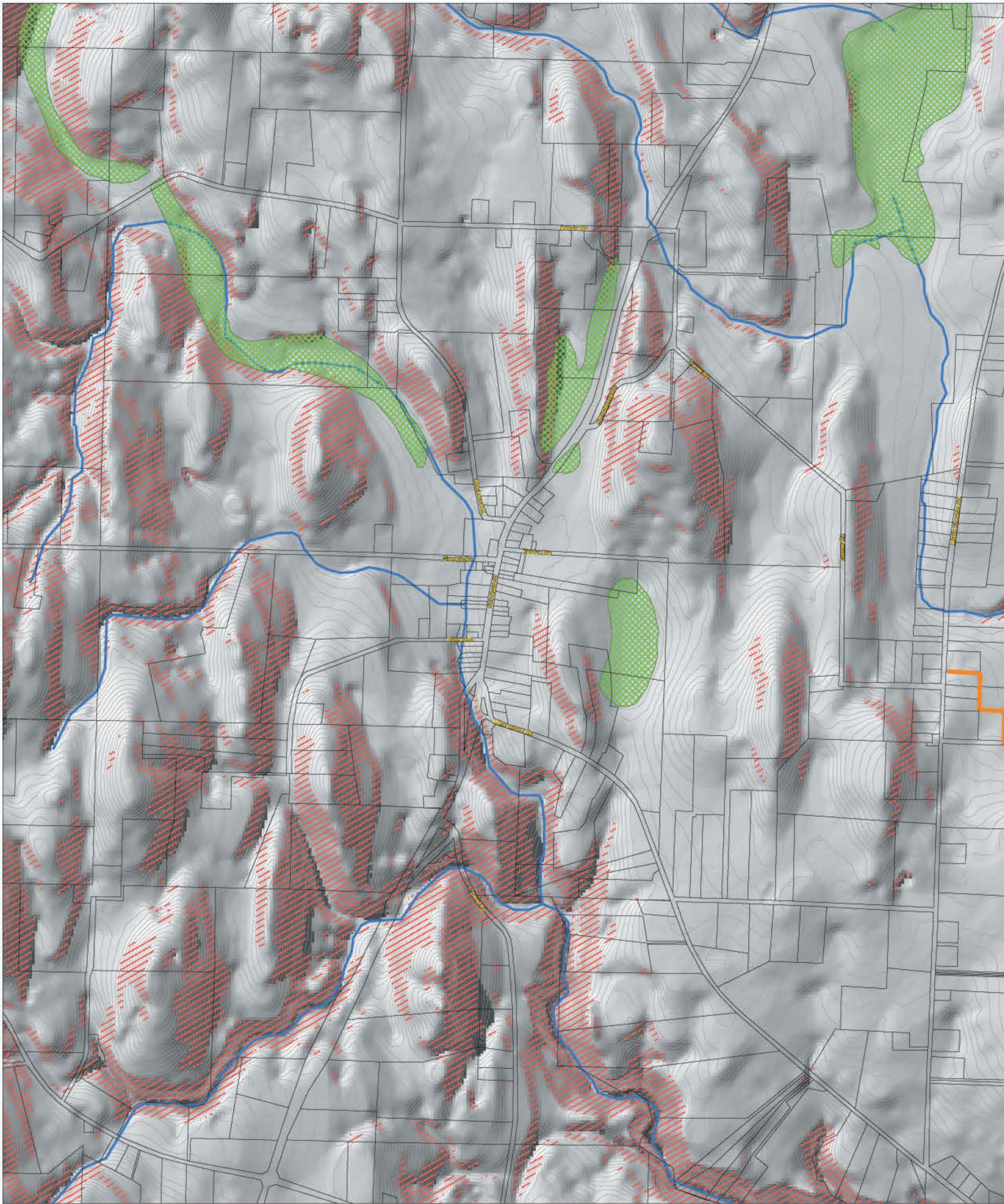
Wetlands are generally defined as areas covered with shallow water permanently or for periods long enough to support aquatic or semi-aquatic vegetation. Areas designated as wetlands may include bogs, swamps, marshes, wet meadows, flood plains, and water-logged (hydric) soils. NYSDEC regulated wetlands are located on the hamlet’s eastern boundary as illustrated in the previous figure.

*Steep Slopes*

In the southern half of the Town of Canandaigua, the topography consists of gently rolling hills and streams. This area is the beginning of the Allegheny Plateau that continues south into Pennsylvania. Areas west of NYS Route 21 south, and along the ravines carved by small streams that run into the lake, are the location of most of the steep slopes. Vegetated ground cover acts as a sponge, slowing down rainwater and snowmelt. This allows water and nutrients to be absorbed into the soil. Careless development can expose the soil causing increased runoff and erosion, which can in turn increase sedimentation rates and nutrient loading



# HAMLET OF CHESHIRE



## Hamlet Master Plan

-  Property Boundaries \*
-  DEC Wetlands
-  Steep Slopes > 16%
-  Streams
-  Contour Lines (5 foot interval)

### ENVIRONMENTAL FEATURES



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1000 0 1000 Feet

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in Canandaigua Lake.

**Recreational Resources**

Cheshire, situated just west of Canandaigua Lake, offers a variety of scenic views and recreational opportunities. Within the hamlet, the Leonard R. Pierce Memorial Park offers



numerous recreational facilities.

Pierce Memorial Park is a Town-owned park located on Goodale Road. The park is a memorial to Leonard R. Pierce who was killed during World War II. The park provides an opportunity for active recreation and contains a ball diamond, soccer field, sand volleyball court, basketball court, swings and other playground

equipment. There is also a scenic wooded area and stream, a pair of pavilions and restrooms at this neighborhood park.

**Infrastructure**

*Water Supply*

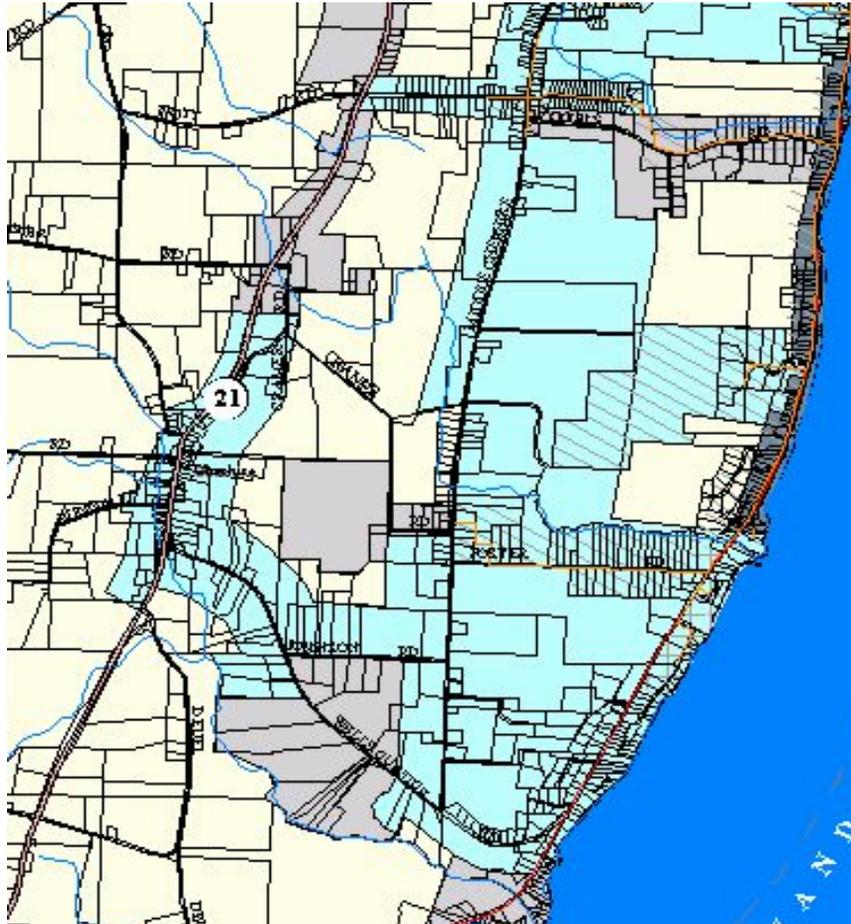
Many areas in the Town of Canandaigua are served by public water, including areas of the hamlet located along Route 21. Town of Canandaigua water districts are illustrated in the Water and Sewer Infrastructure figure. Areas of Cheshire using public water are in the Consolidated district. Those areas not serviced by public water use private wells.

*Septic Systems and Public Sewer*

Cheshire does not have public sewer service. Individual septic systems are utilized for waste disposal. There is a sewer line located along Foster Road, extending only as far Middle Cheshire Road. The lack of public sewer service to the hamlet has been identified in the Town of Canandaigua Comprehensive Plan as a limiting factor to its growth and vitality. In addition, many septic systems may not be functioning properly and pose a health concern.

The hamlet is located within the Canandaigua Lake watershed area and failing septic systems are also a potential threat to the water quality of the watershed. The figure below illustrates the location of the sewer line.

Water and Sewer Infrastructure



Water Districts

- |   |                        |   |                    |
|---|------------------------|---|--------------------|
|  | Canandaigua/Farmington |  | Sewer Line         |
|  | Canandaigua/Hopewell   |  | Sewer Service Area |
|  | Consolidated           |  | Sewer District     |
|  | Extensions             |   |                    |
|  | West Lake              |   |                    |

*Transportation*

State Route 21 is the main roadway traveling north-south through the hamlet. Route 21 typically services longer, inter-community trips. It provides access to the Town of South Bristol to the south and to Routes 5 & 20 and the City of Canandaigua to the north. Route 21 ultimately



connects with the New York State Thruway northeast of Canandaigua.

Local roadways, including Woolhouse Road, Goodale Road and Bunnell Road, are located west of the hamlet. Goodale Road provides access to the west into the neighboring Town of Bristol. Wells Curtice Road, east of the hamlet, provides the east-west roadway to Cheshire from Canandaigua Lake.

## ***Master Plan Process***

The Hamlet Master Plan process was initiated with the completion of the Town of Canandaigua Comprehensive Plan and its recommendation for the creation of a hamlet master plan. The Town of Canandaigua Zoning Review Committee is the group leading the master plan process. The Zoning Committee is updating the Town's zoning townwide. The Hamlet Master Plan is a sub-task of the zoning committee.

An important component in the master plan process involves public participation. The participation of all interested parties, including residents, business owners, landowners and others in the community, has been encouraged from the start.

A variety of public involvement activities took place throughout the master plan process. The first activity was a public workshop, including a design charrette. The public workshop discussed existing hamlet conditions. Participants were asked to respond to the following questions:

1. What do you like about living/working in Cheshire? What is working and should be protected or enhanced?
2. What problems/concerns should be addressed through the plan? What can be done to improve life in the hamlet?

Following a discussion of responses to these questions, participants worked in groups around maps and aerial photographs to identify opportunities for addressing the problems and concerns. The responses generated emerging concepts for the future of Cheshire.

The second public involvement activity was a follow-up meeting. The follow-up meeting presented results of the first workshop and design charrette. In addition, the follow-up meeting provided an opportunity for participants to respond to the emerging concepts. These concepts were discussed and refined by residents, business owners, landowners and other participants. Those participating were asked to respond to the following questions:

1. What do you like about the ideas presented? Which of these do you think will make the greatest positive contribution to the Hamlet's future? Why?
2. Which of the ideas presented do you disagree with? Which concern you? Why? The resulting concepts transformed into the recommendations found in this master plan.

The refined concepts were then used to develop recommendations and the draft master plan. The Hamlet Master Plan will ultimately be forwarded to the Town Board for adoption as an amendment to the Comprehensive Plan. Notes from each public meeting are included in the appendix.

## Recommendations

The hamlet master plan recommendations are targeted toward revitalizing Cheshire. In addition, the recommendations will provide Cheshire with the tools necessary to manage future growth. The recommendations are the result of an active public participation process and will enable the hamlet to enhance existing qualities, prepare for future growth and maintain its unique community character. Recommendations are divided into two categories: improving existing conditions and managing growth. Recommendations for improving existing conditions focus on creating opportunities for investment and addressing issues of traffic, pedestrian safety and septic systems. Recommendations for managing growth address where and how growth might occur as well as ensuring that new development is consistent with existing hamlet character.

### Recommendations to Improve Existing Conditions

A number of recommendations emerged from the public participation process that can improve existing conditions and assist in revitalizing the hamlet. Each recommendation is described below. The figure on the following page illustrates each of the recommendations.

#### Gateways

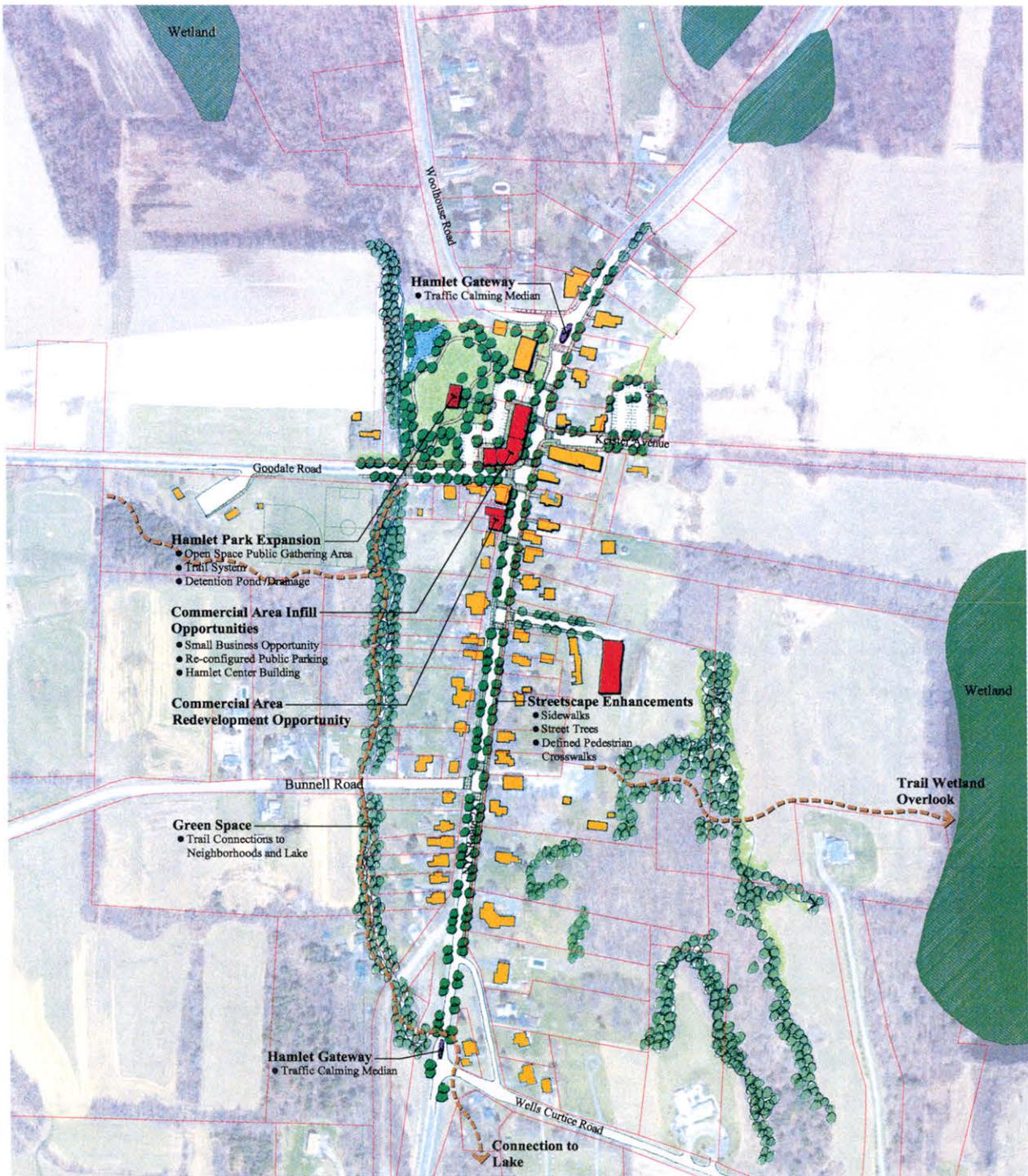
Gateways signify the entrance to the hamlet and welcome visitors and residents alike. The streetscape along Route 21 at the northern and southern entrances to the hamlet plays a key role in forming the hamlet's identity. Enhancing the rural character and attractiveness of these gateways is an important step to revitalizing the hamlet. Maintenance of gateways could be a partnership with the NYS Department of Transportation, the Town and the hamlet community.

Gateways can also play a role in effective traffic calming. Traffic calming involves designing roadways in a manner that improves pedestrian safety. Traffic calming techniques provide visual cues to motorists to slow down and be alert for other motorists and for pedestrians. Typical traffic

#### Sample Gateways



# HAMLET OF CHESHIRE



## Hamlet Master Plan

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calming measures may include narrowing the street, tight turn radii, bulb outs and curb extensions, on-street parking and textured or well-marked crosswalks. Since Route 21 is a state highway the NYS Department of Transportation must be involved in the design and implementation of these techniques.

- It is recommended that gateways be placed on Route 21 at the northern and southern entrances to the hamlet. Gateways should be designed in a manner that reflects the rural character of the hamlet. In addition, gateways should include traffic calming medians to reduce vehicle speed through the hamlet and increase pedestrian safety. Examples A and B (above) each illustrate the concept of a gateway with a traffic calming median.
- It is recommended that the speed limit signs located at each the entrance to the hamlet be relocated further outside of the hamlet. This will allow more time for vehicles to slow their speed before arriving in the hamlet.

### ***Streetscape Enhancements***

Streetscape enhancements can have a significant impact on the visual and functional aspects of a community. Curbs, sidewalks, planting strips, street trees, lighting, benches, trash receptacles, and more are streetscape elements that together define the character and function of the hamlet environment. The presence or absence of these streetscape elements contributes to the experience of place. Streetscape enhancements improve the quality of the public realm creating a place where people feel safe and a place where people want to be. This contributes to a more vibrant center of activity. Pedestrian safety can also be improved.

Streetscape can be thought of the as the landscape of urban environments. The images below help to demonstrate the importance of streetscape to the feel of a place.

The following streetscape enhancements are recommended:

- It is recommended that existing sidewalks be improved and sidewalks be added where needed. Safe, functional sidewalks will encourage pedestrian traffic and ultimately increase the commercial activity in the hamlet.
- It is recommended that street trees be added throughout the hamlet to improve the streetscape. Street trees should be native species capable of surviving in a neighborhood setting.
- It is recommended that pedestrian crosswalks be improved, defined or added where needed. Well-defined crosswalks improve safety and flow for pedestrian traffic. Crosswalk treatments could range from a variety of striping patterns to raised, textured crosswalks.

- It is recommended that pedestrian-scaled street lighting be installed in the commercial area.

***Park Improvements***

The opportunity exists to create additional park spaces and improve existing spaces. Park improvements will assist in creating a greater sense of community as well as providing more opportunities for social interaction and public space for hamlet activities. For example, some of the land behind the Cheshire Union south to Goodale Road could be developed as a new community park. With the new firehouse nearing completion, there may be another opportunity to create public space. The following park improvements are recommended:



- It is recommended that opportunities for community open space and public gathering areas in the hamlet be investigated.
- It is recommended that, if the area behind Cheshire Union is considered for a location of additional park space, the stormwater detention area be creatively changed into a water amenity.

***Trail Connections***

The opportunity exists to maximize pedestrian facilities and create trail connections throughout the hamlet. The Town of Canandaigua Open Space and Farmland Conservation Program could be a resource used to identify potential trail connections.



- It is recommended that trails be established through volunteer activities to create links within the hamlet.
- It is recommended that trail links be made to Canandaigua Lake and other destinations outside the hamlet.

***Commercial Area Redevelopment***

The hamlet could create a commercial redevelopment strategy through coordinated efforts with the Town, the Ontario County Office of Economic Development and the Ontario County

Industrial Development Agency. Strategically located vacant and underutilized buildings offer redevelopment opportunities that can stimulate private investment. This will ultimately result in long-term investment in the hamlet. The following recommendations offer methods that could spur commercial redevelopment in the hamlet.

- It is recommended that infill opportunities be examined, especially in the Neighborhood Commercial district near Goodale Road, Route 21 and Keister Avenue. Underutilized and vacant buildings dispersed throughout the hamlet provide potential infill opportunities. Additional infill sites exist on the vacant parcels between Woolhouse Road and Goodale Road.



- It is recommended that a façade improvement program be examined for the commercial area. The Town could develop a façade improvement program that may offer incentives to encourage improvements. Incentives may include low interest loans, deferred assessment increases or grant funding to cover project costs.
- It is recommended that small business opportunities be investigated. Attracting small businesses to the hamlet will assist in efficiently using the vacant and underutilized buildings. Low interest loan programs and other assistance can be attractive to small businesses. The Town should coordinate small business efforts with the Ontario County Office of Economic Development, the Industrial Development Agency and local funding institutions.
- It is recommended that public parking be reconfigured to allow for more convenient and efficient use of the existing parking facilities. Currently the off-street parking requirements in the Town zoning are inappropriate for the hamlet. To accommodate parking needs in the hamlet, a community parking lot should be considered. Public parking should be screened and placed in the rear of buildings, where possible. On-street parking may also be an option. On-street parking is a traffic calming technique that gives the appearance of a narrow street and a motorist's natural instinct is to slow down. On-street parking also buffers the pedestrian from moving traffic.

### ***Housing Program***

Partners such as the local Rural Preservation Company can assist in providing residential housing opportunities and improving existing homes in the hamlet. The Bishop Sheen Ecumenical

Housing Foundation also provides financial and grant writing assistance for home improvements and home ownership. Eligibility for assistance from Bishop Sheen is based on household income.

- It is recommended that incentives for housing improvements, such as façade and structural improvements be researched and encouraged. Incentives may be in the form of financial assistance for repairs.
- It is recommended that the Town develop a relationship with Bishop Sheen and explore programs that are suited to the conditions in Cheshire.

### ***Historic Preservation***

Cheshire's historic buildings and landscapes contribute to its unique identity. It is important not only to recognize, but also to preserve this unique identity. The Grange Hall and adjacent buildings along Route 21, for example, are in need of immediate structural improvements. It is important to stabilize the structural condition of these buildings before the condition is beyond repair. Once these structures have been stabilized, the following historic preservation recommendations could be implemented with assistance from the Ontario County Historical Society and Museum.

- It is recommended that the establishment of a Historic District be considered for the hamlet to assist in preserving its historic qualities. A Historic District is typically an area possessing a concentration of sites, buildings, objects or structures united in culture, aesthetics or architectural style. Historic Districts are locally managed districts. The type and number of restrictions placed on structures and objects in the district is dependent on locally determined standards. Creation of such as district would also increase eligibility for state and federal funding opportunities. The New York State Office of Parks, Recreation and Historic Preservation could provide technical assistance to the Town.
- It is recommended that individual buildings and structures of historic significance be identified and perhaps nominated for historic designation at the state and federal level. An inventory of potential historic buildings would be the first step. The New York State Office of Parks, Recreation and Historic Preservation and the National Register of Historic Places would be sources of assistance.
- It is recommended that incentives for historic preservation be investigated and implemented. There are a variety of incentives available at all levels. The Federal government encourages the preservation of historic buildings through the Federal Historic Preservation Tax Incentives program, which gives either a 10% or 20% tax credit to property owners who make *substantial* improvements to their properties. The 1997 New York State Real Property Tax Abatement enabling legislation, otherwise known as the Ithaca Bill, gives municipalities the right to establish tax abatement measures for historic home restoration for either locally or nationally significant

structures. New York State is also currently considering a bill that would give owners of historic homes a state level tax credit for improvements to historic properties, at least 50 years of age. One advantage of this legislation is that the tax credit is a burden on the state rather than on municipalities. It is anticipated that this will be a significant tool to promote reinvestment in older properties.

### ***Infrastructure Improvements***

The hamlet currently utilizes individual septic systems for wastewater treatment. While the Town does have sanitary sewer, the sewer does not extend to include the hamlet. It is known that some of the individual septic systems have failed in the past or are currently operating below required treatment standards. It is believed that more will follow. The condition of the individual septic systems is impacting the hamlet's property values and limiting the reuse of commercial buildings, such as the Grange Hall. Therefore, addressing the issue of septic systems may allow for additional reinvestment in the hamlet.

Three possible alternatives exist to address this serious issue. These alternatives are described below. The hamlet and surrounding area may qualify for financial assistance, such as low interest loan or grants, to properly install an appropriate system.

Common Septic Systems – This alternative consists of constructing a series of septic systems to serve multiple property owners. The number of lots that could be connected to a single septic system depends on factors such as the distance between buildings, adequate space in a commonly accessible area and site topography. The type of system that could be constructed depends on factors such as adequate soils, seasonal groundwater tables and excessive grade slopes. Conventional systems would consist of a common septic tank and leach field, while alternative systems may use pumps or gravity to trickle septic tank effluent through sand, organic matter or constructed wetlands for treatment. The required maintenance associated with the common septic system varies based upon the type of system constructed.

Common septic systems can work for Cheshire if properly sited, designed, constructed and maintained. The most common cause of failure is the installation of conventional systems at sites with inadequate soils and/or high groundwater tables. This, combined with the failure to perform routine maintenance, can cause system failure and result in site contamination.

Town Sewer Extension – This alternative consists of the extension of an existing sanitary sewer main that is owned by Ontario County. The main currently terminates approximately one mile to the east of Cheshire and its extension could be made over an area that is primarily undeveloped agricultural land. A brief review of the topography suggests that the existing grades might allow for the construction of a gravity sewer from Cheshire to the Town sewer main. The available capacity of both the existing main and the Town's wastewater treatment plant would need to be confirmed and evaluated to determine if the proposed flow increase could be handled.

Once within the hamlet, it is likely that the sewer main would be installed within the public right-of-way and service laterals extended to the right-of-way line. Property owners would then be responsible for connecting their buildings to the service laterals. The topography of the hamlet would determine if a pump station(s) is needed to allow connection to low areas. Significant demolition and restoration within both the public right-of-way and on private property would likely be required during the initial construction. Once the sewer is installed and tied into the Town main, however, there is little required maintenance and the possibility of a failure is virtually non-existent.

This alternative would likely have a significant initial construction cost. The fact that the majority of the distance to the main is over farmland will help lower the cost, as there will be very little required clearing and restoration. The cost and inconvenience to daily life would increase once the construction entered Cheshire. It is likely that there are sources of funding that could offset the engineering and construction costs. Once constructed, property owners would incur a yearly sewer tax from the Town of Canandaigua. In addition, growth inducing impacts of extending a sewer line across undeveloped farmland must be considered. Methods to mitigate the impacts of growth are discussed in detail in the Recommendations for Managing Growth, but include conservation easements and Traditional Neighborhood Design (TND).

Localized Sewer System – This alternative consists of the construction of a wastewater collection system and a package wastewater treatment plant to serve Cheshire exclusively. The construction of the collection system through the hamlet will require virtually the same public right-of-way and private property costs, disturbance and design factors (topography) as described above for the sewer extension. Instead of the sewer piping continuing on to the Town's existing sewer main, however, a package wastewater treatment plant would be constructed to treat the sanitary flow. Package treatment plants are pre-manufactured facilities that are designed and sized based on anticipated contributing flows and the level of effluent treatment required. The package plant would discharge the treated water to a nearby creek (a Class C stream) that ultimately drains to Canandaigua Lake.

The level of treatment that is required can dramatically affect the type, size and cost of package plant to be constructed. While the specific permit requirements for Cheshire to discharge to the creek need to be investigated with NYSDEC, it is anticipated that they will be stringent as the City of Canandaigua is currently performing an upgrade to its wastewater treatment plant to improve the water quality of Canandaigua Lake. Cheshire and the stream flowing through it are part of the Canandaigua Lake Watershed.

This alternative would likely have a significant initial construction cost. In addition, the maintenance of the package plant would need to be considered. The type and size of package plant constructed will affect the yearly maintenance requirements.

- It is recommended that the Town examine, through additional study, alternative solutions to the septic issue. Each of the solutions discussed would resolve the issue of below standard individual septic systems in the hamlet. However, factors such as design and construction costs, maintenance requirements, impacts on future hamlet character, and impacts on the Canandaigua Lake Watershed must be considered carefully. Costs for methods of limiting growth along a possible sewer extension, such as conservation easements, should be considered as well.

***Clean-up Opportunities***

Communities often hold annual clean-up days to collect litter in parks, along sidewalks and other locations. Activities such as planting flowers, pruning bushes and painting could also be encouraged and would improve the appearance of the community. This is a great way to keep a community clean and foster community involvement.



- It is recommended that a hamlet clean-up day be initiated to help ‘Keep Cheshire Clean’. The clean-up day could be a joint effort, sponsored by the Town of Canandaigua, local businesses and the community.

***Code Compliance and Education***

The Town Code Enforcement Officer is continuously working with residents to maintain the health and safety of the community. However, compliance with existing Town code and State codes can be a challenge for any community, especially with recent code revisions to the State *Uniform Fire Prevention and Building Code* (Uniform Code). The Uniform Code was revised in July 2002 to include the Property Maintenance Code, which applies to all properties. Increasing general knowledge of all code in a community can assist in compliance with the regulations. Residents of Cheshire recognize that education is the best method to inform property owners and businesses owners of the code requirements. Outreach activities currently being considered include articles in the local newspaper that discuss a variety of code issues.

- It is recommended that improved education of existing code and regulations occur to assist in code compliance. An informational packet describing basic code regulations could be developed by the Town to educate property owners.

**Recommendations to Manage Growth**

The hamlet is in the unique position to prepare for and manage growth without the immediate pressure of rapid residential growth. Residential growth is occurring at a moderate pace throughout the Town and is primarily focused in areas immediately west of Canandaigua Lake. The hamlet and the surrounding area are not currently in the direct path of this growth. However, the hamlet should be prepared to manage growth, should it occur.

A number of recommendations have been discussed to improve existing conditions. Some of these recommendations may have the potential to induce growth in the area. Identifying techniques to manage growth before the growth occurs is an important, proactive step to reduce the impacts of growth on hamlet character.

Planning for growth in a manner consistent with the existing hamlet is important. The hamlet is currently a compact center with a mix of residential, commercial and community service uses. It is a center of community activity surrounded by open space and agricultural resources. Unrestricted growth would most likely be sprawling in nature, would be primarily residential and may threaten the existing open space resources. The following map illustrates recommendations to manage growth. The map is intended as only a representation of discussions that emerged from public workshops held in the hamlet.

***Residential Growth Alternatives***

Planning for residential growth will allow the hamlet to anticipate, prepare and manage the added pressures of growth. It is important to recognize that much of the land surrounding the hamlet is privately owned. However, there are several methods in which the Town, through the use of zoning overlay districts and other tools, can assist the hamlet in preparing for any future growth.

- It is recommended that future residential growth follow a Traditional Neighborhood Design (TND). A Traditional Neighborhood Design is typically compact and walkable. TND's follow these principles:
  - ✓ walkable and compact
  - ✓ diversity and mix of uses, residential and commercial
  - ✓ parks and community places
  - ✓ edges and gateways
  - ✓ business core
  - ✓ street grids
  - ✓ institutions (church, community center)
  - ✓ defining views

# HAMLET OF CHESHIRE



## Hamlet Master Plan with Future Residential Expansion

THE SARATOGA ASSOCIATES

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 PROJECT#2001-013 MARCH 2003

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- It is recommended that future residential development have open space provisions and possibly connections to walking trails and Leonard R. Pierce Park. Community groups or volunteers could maintain walking trails.
- It is recommended that a diversity of housing types, such as townhomes, patio homes and senior apartments be allowed when considering future residential development.

***Conservation Land***

Scenic landscapes and agricultural lands surround Cheshire. Preserving these resources as conservation land would assist in preserving the uniqueness of the hamlet. The hamlet is unique in that it has a clearly defined edge. This edge distinguishes between the compact, mixed used hamlet and the surrounding open space and agricultural lands.

The Town recently accepted the *Town of Canandaigua Farmland and Open Space Conservation Program Report* as a policy guide. The Report identifies significant open space resources throughout the Town. A Lands of Conservation Interest Map, is also included in the Report and illustrates the Town’s open space vision. The purpose of the Report as a policy guide is to assist the Town Board with future conservation efforts and guide the Town’s review boards, the development community and the public in planning for conservation even while development occurs. The *Farmland and Open Space Conservation Program Report* is not a regulatory document. Actions for conservation of land should be consistent with any recommendations set forth in the Open Space document.

- It is recommended that conservation easements be put in place to maintain open space resources. Working with willing landowners to create easements would effectively create an unofficial growth boundary, or green buffer, around the hamlet, limiting the extent of hamlet growth. This would assist in maintaining a small, compact area for hamlet growth. In addition, this recommendation could be coordinated with the *Farmland and Open Space Conservation Program Report*.

***Examine Keister Avenue Extension***

Keister Avenue begins at Route 21 in the center of the hamlet and travels to the eastern edge of the hamlet. The potential exists to extend Keister Avenue to Cramer Road and Middle Cheshire Road. The possible extension of Keister Avenue could be examined by the Town with technical assistance from Ontario County. Extending the roadway could have significant impacts on the surrounding land uses and the character of the hamlet.



However, methods exist that could limit such impacts. With a conservation easement in place, for example, the roadway extension would not result in uncontrolled growth. It is important to consider all impacts carefully.

- It is recommended that the extension of Keister Avenue to Cramer Road and Middle Cheshire Road be examined in detail. Extension of this roadway would increase access to the hamlet, and could improve emergency services and response times. In addition, a Keister Avenue extension would provide a possible location for future sewer extensions, if expansion of sewer has been identified as a viable alternative. Further study of this option is recommended.

## ***Implementation***

The hamlet, in partnership with the Town of Canandaigua, can be a driving force behind implementation of the hamlet master plan. The first step in implementing the Hamlet of Cheshire Master Plan is the Town Board's formal adoption of the master plan as a component of the Town's Comprehensive Plan. Adoption of the plan illustrates the Town's commitment to revitalize the hamlet. The specific actions that will implement this plan are described and prioritized below. In each case guidance is provided for organizing the action. Potential sources of funding or technical assistance (where applicable) are also identified in a table format at the end of this section.

Identifying and prioritizing short-term, mid-term and long-term actions can assist in the implementation process. Short-term actions can be implemented quickly with little financial investment. These actions may also address concerns that need immediate attention. Short-term actions are key in continuing the momentum of the planning process. Mid-term actions are those that may require additional investment of finances and time which build on the successful completion of earlier tasks. Long-term actions would require significant commitments of time and funding, but are critical to sustaining the hamlet into the future. Actions are prioritized below.

### **Short-term Actions**

#### ***Cheshire Community Group***

During the process of creating this Master Plan, the community expressed a great deal of interest and enthusiasm for the hamlet. The energy generated at the public workshops in the hamlet bodes well for the future of this small community within the Town of Canandaigua. Moving forward, residents of the hamlet can help to organize for and promote implementation of some of the plan's recommendations through the establishment of their own informal Community Group.

A Community Group in Cheshire could become a vehicle for hamlet residents, business owners, and property owners to work together toward community self-improvement. The group could organize volunteer activities within the hamlet such as spring clean up and/or other beautification efforts that express the pride that residents share about their community. Much can be accomplished through the volunteer, hands-on efforts of such a group.

There are other recommendations in this plan that will need to be initiated by the Canandaigua Town Board. For example, if a sewer extension or localized sewer system were seriously contemplated for the hamlet, the Town Board would have to undertake a feasibility study, organize, and develop funding strategies for such a project. This type of infrastructure investment could take a great deal of time and effort to put together and would require financial commitment

from the property owners benefiting from the improvement. Before a special taxing district could be created to pay for some portion of the infrastructure development and maintenance, the Town Board would seek approval from the impacted property owners. The State Comptroller's Office would also need to approve the financing plan for such a project.

The Town Board has recognized the special importance of this small neighborhood to the history and culture of the larger community. Recognizing the Town Board's efforts on its behalf, the Community Group should look for opportunities to be a resource to the Town Board, helping it to achieve success. If, for example, a resident of the hamlet has experience writing grants and an interest in volunteering time, the Community Group could work with the Town Board to identify appropriate grant programs and apply for funding with the Town as the applicant. In most cases grant programs will require that the Town Board sponsor or at least support the application, therefore formal Town Board approval must be requested. In consideration of available time, funds, and other resources that must be shared town-wide, the Town Board will do what it can to assist the hamlet in achieving its goals.

In the long term, the hamlet community may desire to raise its own funds for specific improvements or regular maintenance and programs in the hamlet. For example, the hamlet might want to have a planting program, seasonal banners on light posts, or a promotional effort for businesses in the hamlet. It is important to note that some of these activities might require a Town Permit or approval. Small downtowns and business districts across the state and nation have often found that the best way to fund such activities is for the property owners who would benefit from the proposed improvements or activities to tax themselves. Creating a special assessment district for the hamlet is one possible mechanism that could be considered. By law, a special assessment district could only be created by the agreement of property owners (property tax payers) in the proposed district.

### ***Zoning Revisions***

Zoning revisions can assist in the implementation of several recommendations. Zoning revisions have been recommended in the Town of Canandaigua Comprehensive Plan and the Town Zoning Review Committee is actively considering a variety of revisions to the Town's current zoning. A new Cheshire Hamlet Zoning District should be considered along with the development of hamlet design guidelines. Hamlet design guidelines could be established to focus development in a manner consistent with existing hamlet character. In addition, design guidelines could effectively preserve the residential character of buildings outside the commercial core. While building uses may change, the character of the structures should remain residential.

Revising zoning to allow for mixed-use development, such as residential mixed with office uses, would assist in revitalizing the commercial area within the hamlet. Also, establishing an overlay district could provide options for future growth. An overlay for a Traditional Neighborhood Design District, for example, may be a viable option for landowners. The overlay district would

allow for mixed use-residential uses such as townhomes, patio homes and senior apartments, but would ensure that there are located using Traditional Neighborhood Design (TND) principles.

Additional zoning options to prepare for future growth may include clustering and conservation easements. Each option would allow for growth, while maintaining open space resources in the hamlet. The area surrounding the hamlet might be zoned for Conservation Subdivision Design.

#### ***Clean-up Opportunities***

The Community Group can lead community driven clean-up efforts in the hamlet. The Town Highway and Water Department could partner with the Community Group in hamlet clean-up activities and offer assistance in refuse removal and recycling.

#### ***Code Compliance and Education***

The Town Code Enforcement Officer could continue to assist the hamlet in code compliance issues and work in conjunction with the Community Group to initiate an education program. Educational fliers or brochures may be distributed as a method to inform residents of code regulations.

#### ***Streetscape Improvements - Crosswalk Striping***

Clearly identified crosswalks should be placed at key locations in the hamlet. Crosswalks would improve pedestrian circulation and safety. The Town should coordinate with the New York State Department of Transportation (NYSDOT) to install crosswalks according to state and local standards.

#### ***Infrastructure Improvements***

The Town could initiate discussions with the NYS Water and Sewer Infrastructure Co-funding Initiative. Alternatives for addressing the septic issue could be discussed and the Co-funding Initiative could assist the Town in determining an appropriate solution. The Co-funding Initiative can also provide information about which of the many state and federal funding sources are most appropriate for the hamlet.

#### ***Stabilization of Grange Hall and Adjacent Buildings***

The structural integrity of the Grange Hall and adjacent buildings should be addressed. Given the prime location in the heart of the hamlet commercial area and the historical significance of these structures, maintenance is key. The Town could work with property owners to consider methods of securing funding and technical assistance to maintain and improve the structural integrity where needed.

**Mid-term Actions*****Gateways***

The Town and Community Group could coordinate with the NYSDOT to install traffic calming gateways at the north and south entrances to the hamlet. Maintenance of the gateways may be a coordinated effort with the Town and hamlet community. Existing guidelines and regulations regarding roadway safety should be followed. Funding opportunities may be available through the NYSDOT Transportation Enhancements Program and technical assistance may be available through the Context Sensitive Street Design Program.

***Streetscape Improvements***

Streetscape improvements such as sidewalk improvements, installation of street trees and street lighting should be implemented. The Town could begin these actions, with funding assistance through the NYSDOT Transportation Enhancements Program. Coordination with state and local programs and guidelines is important. In addition, streetscape improvements could be coordinated with infrastructure improvements to reduce construction impacts.

***Park Improvements and Trail Connections***

Park improvements and trail connection activities should be researched. Volunteers could assist in the creation and maintenance of trails. The Town could also research possible properties that may be available for additional public open space. Discussions with property owners regarding donations or right of ways concerns should also be initiated. In addition, funding opportunities may be available through the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP). The NYSOPRHP, for example, offers grant funding opportunities for the development of parks or acquisition of permanent easements. Also, possible technical assistance and funding may be available from Ontario County, the Genesee Finger Lakes Regional Planning Council and the National Parks Service Rivers, Trails and Conservation Assistance Program.

***Housing***

Activities and programs for housing improvements should be initiated. The Bishop Sheen Ecumenical Housing Foundation and the NYS Rural Housing Coalition could offer sound technical assistance and potential financial support.

**Long-term Actions*****Historic Preservation***

The designation of a historic district or historic site designations require action by the Town. The first step would be an inventory of historic resources in the hamlet, followed by discussions with

and assistance from the New York State Office of Parks, Recreation and Historic Preservation. Implementation of this action would serve to protect the historical integrity of the hamlet. The Ontario County Historical Society and Museum may also be of assistance.

Implementing incentives for historic preservation would include seeking federal, state and local opportunities. The following two federal tax credit programs were established by the Tax Reform Act of 1986 (PL 99-514; Internal Revenue Code Section 47):

- a 20% tax credit for the *certified rehabilitation of certified historic structures*, and
- a 10% tax credit for the rehabilitation of *non-historic, non-residential* buildings built before 1936.

A tax credit lowers the amount of tax owed on income taxes. If, for example, a property owner invests \$100,000 in a qualifying property, they may be able to deduct up to \$20,000 from the amount of taxes they owe in a given year. Projects that are seeking the 20% tax credit must get approval or “certification” from the National Parks Service. These projects must involve a building that is listed in the National Register of Historic places, and the rehabilitation must be consistent with the historic character of the property. There may be some alterations to structures, but the projects cannot damage interior or exterior features that define the building’s historic character.

State supported incentive programs include the Ithaca Bill. This legislation allows municipalities to assess property at pre-improvement values for 5 years and increase assessment by 20% each of 5 subsequent years until reaching full market value in year 10. Thirty-five municipalities in New York State have passed this legislation. However, its success as a tool to promote historic preservation has been hampered by the need for extensive cooperation between tax jurisdictions, including school districts and towns.

### ***Commercial Area Redevelopment***

Commercial area redevelopment actions could be coordinated through the Town with assistance from the Action Team. In addition, technical assistance could be provided by the Ontario County Office of Economic Development and the Industrial Development Agency or the Empire State Development Corporation. However, the redevelopment of the commercial area is ultimately dependent on the solution of the septic issue.

### ***Conservation Easements***

Conservation easements could be researched as an option for preserving open space resources surrounding the hamlet. Support could come from a variety of sources including the Ontario County Agriculture Enhancement Board, the Genesee Valley Conservancy and the Finger Lakes Land Trust. The Town has already recognized the importance of open space resources and is in the process of developing an Open Space and Farmland Conservation Program, which includes a Lands of Conservation Map. The map is a detailed inventory of significant resources in the Town

as identified by Town residents. This will be a valuable resource to assist in identifying resources in the hamlet to consider for conservation.

A multitude of technical assistance and funding sources exist to implement the recommendations. The following tables provide a breakdown of potential sources for each recommendation. The Town, together with the hamlet Action Team, can use these sources to revitalize and sustain the Cheshire.

## Short-term Recommendations

<i>Recommendation</i>	<i>Technical Assistance/Funding Sources</i>
<b>Clean-up Activities</b>	<ul style="list-style-type: none"> <li>▪ <b>Ontario County Department of Solid Waste and Recycling</b> www.co.ontario.ny.us</li> <li>▪ <b>Town of Canandaigua Highway and Water Department</b> www.townofcanandaigua.org</li> <li>▪ <b>Community Organizations/Volunteers</b></li> <li>▪ <b>Private businesses</b></li> </ul>
<b>Code Compliance and Education</b>	<ul style="list-style-type: none"> <li>▪ <b>Town of Canandaigua</b> www.townofcanandaigua.org</li> </ul>
<b>Streetscape Improvements - Crosswalks</b>	<ul style="list-style-type: none"> <li>▪ <b>NYS Department of Transportation</b> www.dot.state.ny.us/progs/tea21/guide/tep <ul style="list-style-type: none"> <li>○ Transportation Enhancements Program</li> </ul> </li> <li>▪ <b>Town of Canandaigua</b> www.townofcanandaigua.org</li> <li>▪ <b>Community Organizations/Volunteers</b></li> </ul>
<b>Infrastructure Improvements</b>	<ul style="list-style-type: none"> <li>▪ <b>Environmental Protection Agency (EPA)</b> www.epa.gov</li> <li>▪ <b>NYS Water and Sewer Infrastructure Co-funding Initiative</b> www.nycofunding.org</li> <li>▪ <b>NYS Department of Environmental Conservation</b> www.dec.state.ny.us <ul style="list-style-type: none"> <li>○ Clean Water/Clean Air Bond Act</li> <li>○ Rural New York Grant Program</li> <li>○ Design Standards for Wastewater Treatment Works</li> </ul> </li> <li>▪ <b>NYS Department of Health</b> www.health.state.ny.us <ul style="list-style-type: none"> <li>○ Drinking Water State Revolving Loan Fund</li> </ul> </li> <li>▪ <b>NYS Environmental Facilities Corporation</b> www.nysefc.org <ul style="list-style-type: none"> <li>○ Clean Water State Revolving Loan Fund</li> </ul> </li> <li>▪ <b>NYS Office for Small Cities</b> www.nysmallcities.com <ul style="list-style-type: none"> <li>○ Community Development Block Grant (CDBG)</li> </ul> </li> <li>▪ <b>Ontario County Department of Public Works</b> www.co.ontario.ny.us</li> </ul>

**Short-term Recommendations (continued)**

<i>Recommendation</i>	<i>Technical Assistance/Funding Sources</i>
<b>Stabilization of Grange Hall and Adjacent Buildings</b>	<ul style="list-style-type: none"><li data-bbox="659 386 1273 464">▪ <b>NYS Office of Parks, Recreation and Historic Preservation</b> www.nysparks.state.ny.us<ul style="list-style-type: none"><li data-bbox="753 506 1214 537">○ Assistance for historic preservation</li></ul></li><li data-bbox="659 548 984 619">▪ <b>Town of Canandaigua</b> www.townofcanandaigua.org</li></ul>

## Mid-term Recommendations

<i>Recommendation</i>	<i>Technical Assistance/Funding Sources</i>
<b>Gateways</b>	<ul style="list-style-type: none"> <li>▪ <b>NYS Department of Transportation</b> www.dot.state.ny.us/progs/tea21/guide/tep               <ul style="list-style-type: none"> <li>○ Transportation Enhancements Program</li> </ul> </li> <li>▪ <b>Town of Canandaigua</b> www.townofcanandaigua.org</li> <li>▪ <b>Community Organizations/Volunteers</b></li> </ul>
<b>Streetscape Improvements</b>	<ul style="list-style-type: none"> <li>▪ <b>Federal Office of Housing and Urban Development</b> www.hud.gov</li> <li>▪ <b>NYS Department of Transportation</b> www.dot.state.ny.us/progs/tea21/guide/tep               <ul style="list-style-type: none"> <li>○ Transportation Enhancements Program</li> <li>○ Context Sensitive Street Design</li> </ul> </li> <li>▪ <b>Town of Canandaigua</b> www.townofcanandaigua.org</li> <li>▪ <b>Community Organizations/Volunteers</b></li> </ul>
<b>Park Improvements</b>	<ul style="list-style-type: none"> <li>▪ <b>NYS Department of Transportation</b> www.dot.state.ny.us/progs/tea21/guide/tep               <ul style="list-style-type: none"> <li>○ Transportation Enhancements Program</li> </ul> </li> <li>▪ <b>NYS Office of Parks, Recreation and Historic Preservation</b> www.nysparks.state.ny.us</li> <li>▪ <b>Town of Canandaigua</b> www.townofcanandaigua.org</li> <li>▪ <b>Community Organizations/Volunteers</b></li> </ul>
<b>Trail Connections</b>	<ul style="list-style-type: none"> <li>▪ <b>NYS Department of Transportation</b> www.dot.state.ny.us/progs/tea21/guide/tep               <ul style="list-style-type: none"> <li>○ Transportation Enhancements Program</li> </ul> </li> <li>▪ <b>NYS Department of Environmental Conservation</b> www.dec.state.ny.us</li> <li>▪ <b>Ontario Pathways</b> www.ontariopathways.org</li> <li>▪ <b>Finger Lakes Trail System</b> www.fingerlakestrail.org</li> <li>▪ <b>Town of Canandaigua</b> www.townofcanandaigua.org</li> <li>▪ <b>Community Organizations/Volunteers</b></li> </ul>

**Mid-term Recommendations (continued)**

<i>Recommendation</i>	<i>Technical Assistance/Funding Sources</i>
<b>Housing</b>	<ul style="list-style-type: none"><li data-bbox="659 415 1078 485">▪ <b>NYS Rural Housing Coalition</b> www.ruralhousing.org</li><li data-bbox="659 495 1289 609">▪ <b>Bishop Sheen Ecumenical Housing Foundation</b> www.sheenhousing.org<ul style="list-style-type: none"><li data-bbox="753 575 1354 609">○ Rehabilitation, Home ownership, Grant writing</li></ul></li></ul>

### Long-term Recommendations

<i>Recommendation</i>	<i>Technical Assistance/Funding Sources</i>
<b>Historic Preservation</b>	<ul style="list-style-type: none"> <li>▪ <b>National Register of Historic Places</b> www.nps.gov</li> <li>▪ <b>New York State Office of Parks, Recreation and Historic Preservation</b> www.nysparks.state.ny.us</li> <li>▪ <b>Town of Canandaigua</b> www.townofcanandaigua.org</li> </ul>
<b>Commercial Area Redevelopment</b>	<ul style="list-style-type: none"> <li>▪ <b>Empire State Development Corporation</b> www.empire.state.ny.us</li> <li>▪ <b>Ontario County Office of Economic Development and Industrial Development Agency</b> www.ontariocountydev.org</li> <li>▪ <b>Private Businesses</b></li> </ul>
<b>Residential Growth Alternatives –</b> - <i>TND</i> - <i>Open Space Connections</i> - <i>Mix of housing</i>	<ul style="list-style-type: none"> <li>▪ <b>Town of Canandaigua</b> www.townofcanandaigua.org</li> <li>▪ <b>Private Developers</b></li> <li>▪ <b>Community Organizations/Volunteers</b></li> </ul>
<b>Conservation Easements</b>	<ul style="list-style-type: none"> <li>▪ <b>American Farmland Trust</b> www.farmland.org</li> <li>▪ <b>Ontario County Agriculture Enhancement Board</b> www.co.ontario.ny.us</li> <li>▪ <b>Genesee Valley Conservancy</b> www.geneseevalleyconservancy.org</li> <li>▪ <b>Finger Lakes Land Trust</b> www.flit.org</li> <li>▪ <b>Town of Canandaigua</b> www.townofcanandaigua.org</li> </ul>
<b>Examine Keister Avenue Extension</b>	<ul style="list-style-type: none"> <li>▪ <b>Ontario County Department of Public Works</b> www.co.ontario.ny.us</li> <li>▪ <b>Town of Canandaigua</b> www.townofcanandaigua.org</li> </ul>

## ***Appendix A – Public Meeting Notes***



**Town of Canandaigua  
Hamlet Of Cheshire Public Workshop**

**February 12, 2003  
Cheshire Firehouse**

**Meeting Notes - Question 1**

**1. WHAT DO YOU LIKE ABOUT LIVING/WORKING IN CHESHIRE? WHAT IS WORKING, AND SHOULD BE PROTECTED OR ENHANCED?**

- Business Exposure - Location / Access
- Feel of Small Town (compact, rural, walkable)
- Long-term Residents
- Privacy in Public Areas
- Maintain Rural Feel
- Proximity of Urban Centers
- Away from Density / Larger Lot Size
- Attached Group - Closeness of People
- Newcomers Welcome / Treated Like Family
- Type / Nature Commercial Activity / Gathering - Family Center Feel
- Company Store / Hub of Activity
- Where Available - Sidewalk a Plus
- Historic Brick Sidewalks
- Park / Well Used
- Fire Department (new)
- Safety
- Feeling of space (elbow room)
- Cheshire Union
  - Historic Buildings
  - Convenient - walk
  - Meeting place - informal "Town Hall"
- Community - Neighbors
- Friendly
- Community Center for the Area - satisfies local needs

- Park - also walkable
- Rural Charm - not urban; not suburban
- Rural but not far from the City (stores, etc.) Close to Bristol
  - Route 21 - good access
- Quiet (for now)
- Potential (underutilized commercial buildings)
- Clean Air
- Cooler (good in the summer)
- Closeness - generations (roots)
- Close to the Lake
- Scenic View on Route 21 McJanet Park
- Great place to raise children
- The Gulley
- Halloween “Decorations”
  - Toilet Paper
- Antique Show and other events - Company Store puts these on.
- The Fire Department
- Has an Identity
- Streetlights (7) add visibility



**Town of Canandaigua  
Hamlet Of Cheshire Public Workshop**

**February 12, 2003  
Cheshire Firehouse**

**Meeting Notes - Question 2**

**2. WHAT PROBLEMS / CONCERNS SHOULD BE ADDRESSED THROUGH THE PLAN? WHAT CAN BE DONE TO IMPROVE LIFE IN THE HAMLET?**

- Connections to Park / Pedestrian / Parking
- New Sidewalks Where Applicable
- Speed of Traffic (truck traffic)
- 35 mph in, 55 mph Outside
- Septic Systems (public sewer) / Pollution / Property Value
- Rural Growth
- Emporium Antiques / Grange Hall; Vacant Commercial; Code Enforcement
- Recreation Center / Children's Center / Clubs
- Drainage - Stormwater Management
- Junk Cars in Yards
- Septic (real problem)
  - Old Systems
  - Poor Soils
  - The vacant commercial buildings - no room for septic
- Walking
  - No safe place
  - No definition to the edge of street
  - In places, there are old brick or slate sidewalks
  - If we do someday have sidewalks, they need to be clear (parked cars)
- Speed of Traffic
- Old Buildings in Disrepair - Old Grange Hall
- Junk / Maintenance
  - Some Homes (not owner-occupied)

- Enforcement of Ordinances
  - Dogs
  - Noise
  - Burning Garbage
- More Equipment for Younger Children
- Lack of Walking Trails at the Park
- Smell of Manure - but this is recognized as necessary for farming
- Sewer - concern about growth inducement - especially on farmland.
- Sewer - concern about topography (gravity system?)
- Could use Natural Gas



**Town of Canandaigua  
Hamlet Of Cheshire Public Workshop No. 2**

**April 23, 2003  
Cheshire Firehouse**

**Meeting Notes - Question 1**

**1. WHAT DO YOU LIKE ABOUT THE IDEAS PRESENTED? WHICH OF THESE DO YOU THINK WILL MAKE THE GREATEST POSITIVE CONTRIBUTION TO THE HAMLET'S FUTURE? WHY?**

- Everything
- Traffic calming – very important
- Clean-up and fixing buildings – need to help people do this through volunteering and grants – people are willing to help
- Code enforcement – junk, junk cars, buildings that have been let go – safety and health concerns (bats)
- Package plant for septic – cheapest and quickest solution
- Emphasis on the small commercial row (Grange Hall)
- Grange Hall –piece of history
- Pedestrian crosswalks
- Creating an edge to the hamlet
- Parking requirements; shared parking
- Sidewalks (prefer on one side – not in agreement)
- Trails – also idea of linking to other areas of the town
- Clean-up day – Town pick-up; a good incentive to clean-up
- Planning for future residents is good – if growth is going to happen, this is a good solution.
- Keister Road – Use this to organize any new residential – unclear about connection to Middle Cheshire
- Gateways/divided highway at entrance of hamlet. Possibly move to a location further outside of hamlet. Concern with accidents
- Sidewalks and street trees – even better if NYSDOT will install
- Speed limit signs - reduce speed further outside of hamlet

*Note: These meeting notes are comments from members of the public participating in the workshop. No decisions have been made and no direction is to be assumed at this time. Thank you.*

- Look at the hamlet's history. Create a historic district?
- Underground utilities – especially for any future growth/expansion
- Zoning for hamlet specifically
- Code enforcement – educate about existing regulations, especially regarding junk cars and burning barrels
- Improve appearance of mailboxes
- Common septic or sewer just for hamlet with linear limits
- Trails along creek beds and gully. Allow for non-motorized uses only
- Keister Avenue extension with no sewer
- Like the traditional style of development



**Town of Canandaigua  
Hamlet Of Cheshire Public Workshop No. 2**

**April 23, 2002  
Cheshire Firehouse**

**Meeting Notes - Question 2**

**2. WHICH OF THE IDEAS PRESENTED DO YOU DISAGREE WITH? WHICH CONCERN YOU? WHY?**

- Keister Road – there are some positives to an extension, but would need to be careful about growth and traffic. Concerns that an extension would spur more growth that can't be controlled
- Question about demand for additional commercial – possible market survey
- Can the character of new commercial development be controlled? Important to keep charm of hamlet.
- Traffic is already a problem in the summer and must be considered as part of new growth.
- Concern with turning movements from new Fire Hall and what will happen to existing firehouse when new one opens
- Natural gas – could it be brought to Cheshire? This was discussed 13 years ago (petition submitted to Town from residents). This would be great.
- Density of new residential growth
- Conservation areas should be preserved adjacent to core hamlet area and development can occur outside of that
- Concern with growth along corridor if sewer occurs. Growth is important, but sewer would facilitate uncontrolled growth and may be too much. A package plant would work.
- Historic preservation - need more research
- Concerns with controlling what is going on outside of hamlet
- Need a follow-up on recommendations – possible household survey, place info on website?
- Trails along creek – concerns with septic and health issues
- Is there a defined boundary for hamlet? No legal boundary for hamlets in NYS
- Next Steps – Zoning Committee Meeting on May 21<sup>st</sup> 6:00 PM Town Hall
- Draft Plan will be available for the public to view
- Possibility of placing presentation on the Town's website
- Implementation mechanism

- Town adoption of Master Plan
- Community involvement key, especially to immediate items such as clean-up day
- Organize a hamlet meeting without consultant – task force?
- Community newsletter (published by Town)
- Spring clean-up – concerns with proper recycling

## *Appendix B – Sources*

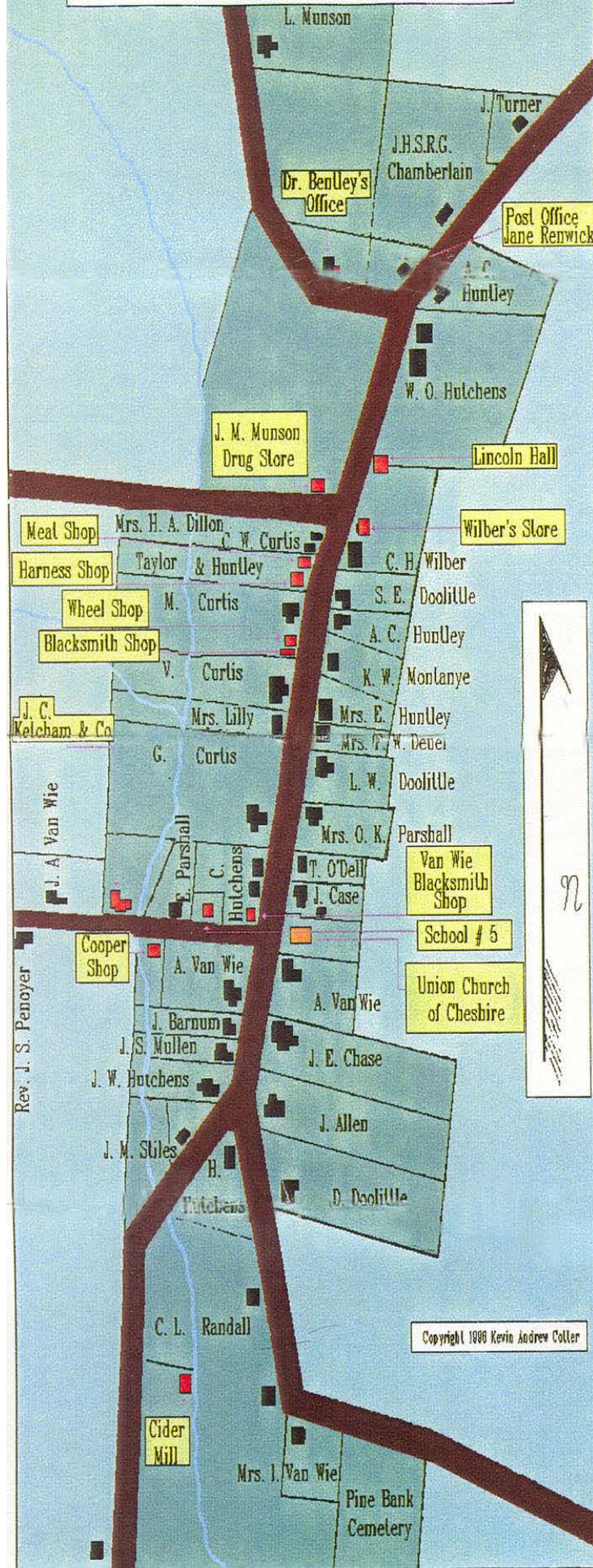
**Sources**

1. Cotter, Rev. Kevin, Cheshire Community Church. Personal Conversation June 10, 2003.
2. Ontario County Historical Society and Museum. Various historical materials. Canandaigua, New York, May 2003.
3. *Town of Canandaigua Comprehensive Plan*. Canandaigua, New York, Adopted April 2003.
4. Varno, Ed. Town of Canandaigua Historian. Personal conversation on May 22, 2003 and June 10, 2003.

## *Appendix C –Historic Map of Cheshire*

# CHESHIRE

Town of Canandaigua - About 1875



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