
Appendix A.

Inventory and Analysis

INVENTORY AND ANALYSIS

Existing Land Use and Land Use Regulations

Existing Land Use

Table 1 - Land Use

Land Use	Acreage	Percentage of Total
AGRICULTURE	17,382	49.2%
COMMERCIAL	361	1.0%
COMMUNITY SERVICES	609	1.7%
INDUSTRIAL	329	0.9%
PUBLIC SERVICES	462	1.3%
RECREATION & ENTERTAINMENT	650	1.8%
RESIDENTIAL	10,036	28.4%
UNKNOWN	31	0.1%
VACANT	5,477	15.5%
Total	35,335	100.0%

In terms of land use, the Town of Canandaigua remains an agriculturally based community today. Agricultural uses occupy 49.2% (17,382 acres) of the town's total acreage. Agricultural uses are found on both the east and west sides of the NYS Route 332 corridor. On the western side of town, agriculture is the primary land use as far south as the hamlet of Cheshire. Most of the farmland in the northern portion of the town is located within Ontario County Agricultural District 1 or 7 (note: this is not a zoning district). South of Cheshire the landscape changes. This is the portion of town where the Central Lowlands meet with Allegheny Plateau to the south. The Allegheny Plateau increases in elevation and therefore this is the part of town that contains the most severe slopes. Some of the few parcels that are relatively flat here are still farmed. A very small area



at the town's boundary with South Bristol is within Ontario County Agricultural District 9. In total, 19,296 acres within the town are included in three Ontario County Agricultural Districts.

Residential and vacant lands are the next two highest categories of land use at 28.4% and 15.5% respectively. Residential land uses are most prevalent south of the city along the lake, extending west up the hillside to NYS Route 21. This area is referred to as the Southern Corridor. Residential development here takes advantage of the spectacular views of Canandaigua Lake. South of the hamlet of Cheshire, residential uses extend west of NYS Route 21 to the Town of Bristol. There are also smaller areas of residential land use north of the city near NYS Route 332, and in scattered locations elsewhere around town. The *Existing Land Use* map on the following page shows existing land uses at a parcel level for the entire town.

Commercial and industrial land uses exist primarily along the Route 332, Routes 5/20 East, and Route 364 corridors. There are also very small areas of commercial activity immediately adjacent to the city, in the hamlet of Cheshire, at the intersection of County Road 16 and State Route 21 South, and in a few locations along Route 21 North. The two land use categories utilize a very small proportion of the town's total land area, one percent (1.0%) for commercial and 0.9% for industrial.

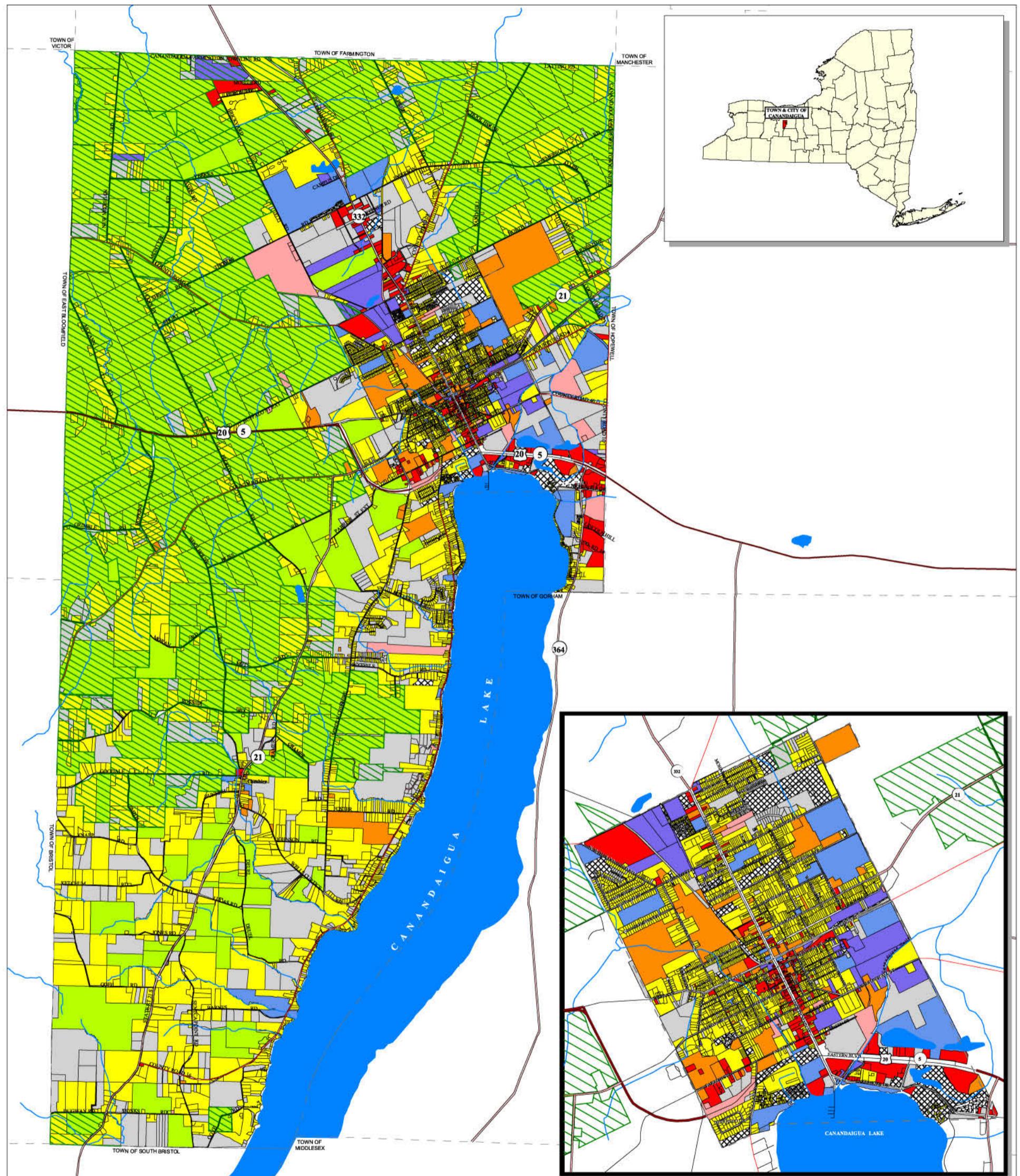
Land Use Regulations

Table 2
Zoning

ZONING DISTRICT	ACREAGE	% ZONING
AR-1	18,968	52.10%
CC	908	2.50%
I	958	2.63%
LI	201	0.55%
MR	122	0.34%
NC	17	0.05%
PUD	600	1.65%
R-1-20	1,068	2.93%
R-1-30	6,346	17.43%
RB-1	126	0.35%
RLD	556	1.53%
RR-3	6,534	17.95%
TOTAL	36,407	100%

The Town of Canandaigua's zoning districts are illustrated on the *Existing Zoning* map which follows the land use map. The majority of land in the town, approximately 56%, is zoned as Agricultural Rural Residential (AR-1). This zoning district encompasses much of the northwestern and northeastern sections of the town. The purpose of the AR-1 district is "to encourage a proper environment to foster normal agricultural operations, and land uses, to maintain an open rural character to protect viable agricultural

TOWN OF CANANDAIGUA



2003 Comprehensive Plan

- (Circle) State Highway
- (Square) U.S. Highway
- (Interstate logo) Interstate*
- (Red arrow) Access Ramp*
- (Red arrow) US Highway*
- (Yellow arrow) State Highway*
- (Red arrow) County Road*
- (Blue arrow) Local Road*
- (Blue wavy line) Rivers & Streams*

- (Blue square) Lake*
- (Light yellow square) Parcel*
- (Green diagonal lines square) Agricultural Districts*

LAND USE

MAY 2003

THE SARATOGA ASSOCIATES

LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.
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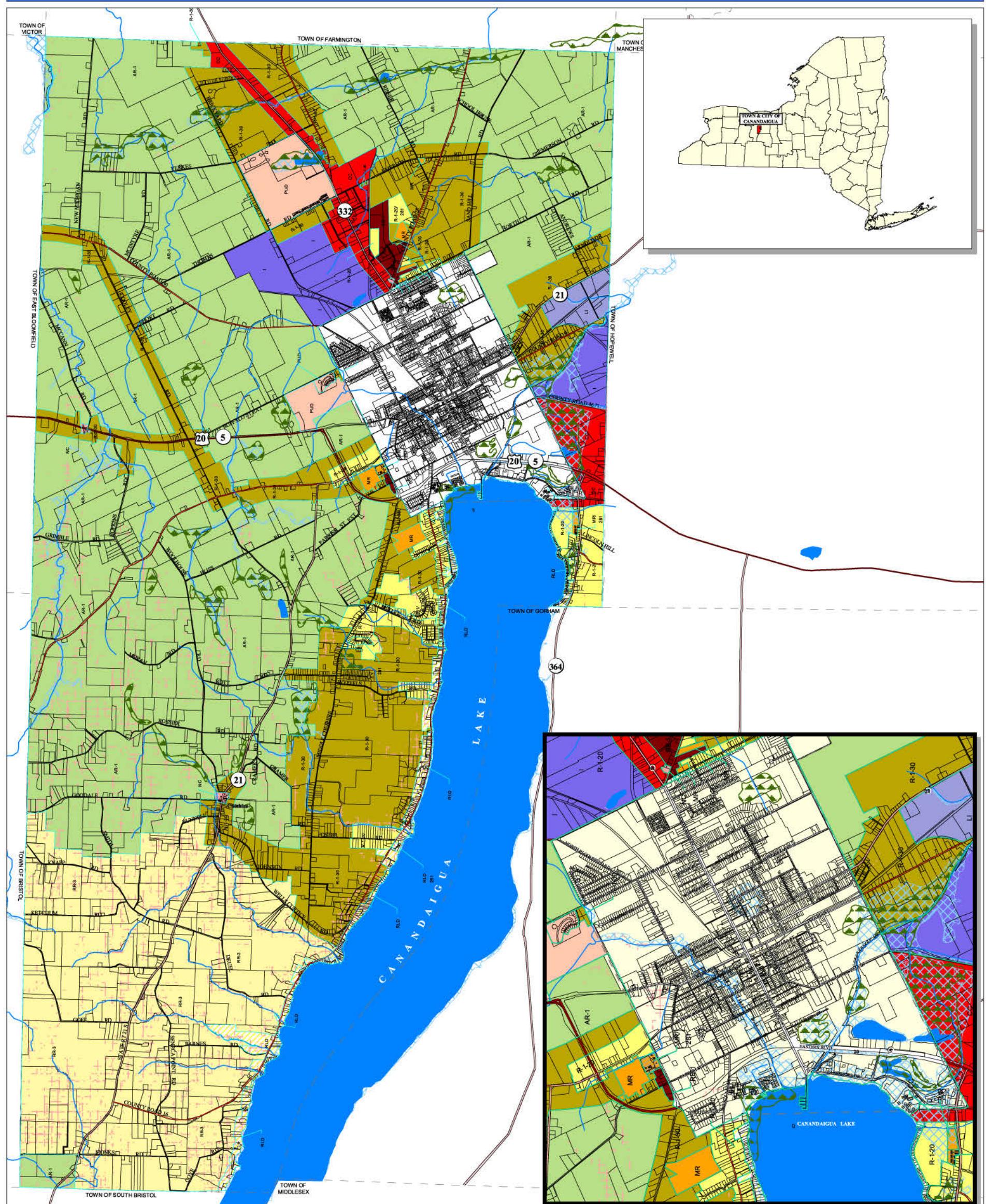
1 0 1 Miles

LAND USE CLASSIFICATION*

- (Light Green) Agriculture
- (Red) Commercial
- (Orange) Community Services
- (Purple) Industrial
- (Pink) Public Services
- (Blue) Recreation & Entertainment
- (Yellow) Residential
- (Grey) Vacant
- (Black hatched) Unknown

* Data Provided by Ontario County

TOWN OF CANANDAIGUA



2003 Comprehensive Plan

A legend containing eight entries, each with a colored arrowhead symbol followed by a text label. The symbols are: Municipal Boundary* (dark blue), Interstate* (orange), Access Ramp* (red), US Highway* (dark red), State Highway* (brown), County Road* (green), Local Road* (light green), Zoning District Boundary (light blue), and Rivers & Streams* (light blue).

-  State Highway
-  U.S. Highway
-  Lake*
-  Parcel*

EXISTING ZONING

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ZONING DISTRICTS

The legend consists of two columns of colored squares with corresponding labels:

- Agricultural Rural Residential (AR-1)** (Green)
- Rural Residential (RR-3)** (Yellow)
- Residential (R-1-20)** (Light Yellow)
- Residential (R-1-30)** (Dark Yellow)
- Residential Lakeshore District (RLD)** (Yellow with diagonal lines)
- Multiple Residential (MR)** (Orange)
- Planned Unit Development (PUD)** (Light Orange)
- Neighborhood Commercial (NC)** (Pink)
- Community Commercial (CC)** (Red)
- Restricted Business (RB-1)** (Dark Red)
- Limited Industrial (LI)** (Blue)
- Industrial (I)** (Dark Blue)

LIMITED DEVELOPMENT OVERLAY DISTRICT

 >16% Slope DEC Wetlands * FEMA Flood Zones *

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.” In addition to agricultural operations and other rural activities, single-family homes are a permitted use in this district. The minimum lot size for a single-family home is one (1) acre.

The southwestern corner of town is classified as Rural Residential (RR-3). This area, the second largest zoning classification, covers approximately 18% of the town’s total acreage. The purpose of this 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. Single-family dwellings on three (3) acre minimum lots are the principal permitted use in this district.

Sizeable areas near the northwestern shore of Canandaigua Lake, corridors along some of the town’s primary arterial and collector roads, and some larger blocks near the NYS Route 332 corridor have been zoned as Residential (R-1-30). This zoning designation covers 17% of the town’s land area. 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 minimum lot size for a single-family dwelling is 30,000 square feet (S.F.).

A narrow strip of land abutting the actual lake shoreline is classified as the Residential Lakeshore District (RLD). The purpose of this district is to “control development of lake vista and lakefront properties located within the Town of Canandaigua, to protect water quality, to preserve waterfront uses that exist on sites with or without public sewer, all by requiring review and permit approval prior to commencement of development.” Although this district covers a mere 1.5% of the town’s land area, it is of critical importance to the town due to the potential impact of lakefront development on the lake. The district has also been the location of many recent land use disputes as pressure to develop the last remaining areas of lakefront continues to grow. The replacement of seasonal homes with year-round homes has also changed the character of this district in recent years.

Interspersed between the R-1-30 and the RLD on the west side of the lake is the Residential (R-1-20) zone. This zone is also found along the east side of the lake, and in small pockets near the city border. The purpose of the R-1-20 District is “to promote orderly single family development and two family development where clustered on sites that have public sewer and/or water; and to provide for residential uses at suburban standards and densities.” The minimum lot size for a single-family dwelling in this district is 20,000 S.F. Two-family dwellings are permitted by special use permit on lots of at least 30,000 S.F. Clustered residential subdivisions are allowed in this district by special use permit.

The final residential zoning designation is Multiple Residential (MR). This district is scattered in small areas just outside of the City of Canandaigua’s boundary. The purpose of the MR District is “to permit,

where appropriate, the construction and development of multiple-family residences in the Town. At the same time, the town does not desire the large-scale development of these units to the extent that large areas of the Town would be devoted to such use and single-family residences would be incompatible. Accordingly, additional areas may be zoned as a MR District upon application for a specific proposal in accordance with the normal rezoning procedures...Areas proposed to be zoned MR shall be served by sanitary sewers and public water." Townhouse units, apartment houses, and two-family dwelling units are the primary uses permitted in this district. The minimum lot-size in most cases is three (3) acres.

Neighborhood Commercial (NC) zoning has been assigned to three small areas in the town -- in the Hamlet of Cheshire, at the intersection of McCann Road and Routes 5/20, and just north of the city along County Road 28. The purpose of the NC District is "to provide areas for 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 one another. Additionally, such areas are intended to attract pedestrian customers from surrounding residential development." A number of commercial uses are listed as permitted in this district, including stores selling convenience groceries, meats, baked goods, and other such food items, antique shops, woodworking shops, lawn and garden equipment shops, hairstyling shops, real estate branch offices, insurance branch offices, small engine repair shops, financial services, and restaurants.

The Community Commercial (CC) zoning district is located along the NYS Route 332 corridor, and the Routes 5/20 corridor east of the city, between the city and the Towns of Gorham and Hopewell. The purpose of this District is "to provide a broader range of general and comparison commercial goods, services, and facilities necessary to serve the needs of the population of major portions of the town and adjacent areas." In addition to the uses listed for the NC District, the CC District allows shopping centers, malls, plazas or other grouping of commercial uses and buildings, theaters, concert halls, stage productions or similar places of assembly..., newspaper printing, the sale, lease or rental of vehicles..., commercial uses such as gift shops, tourist shops, clothing stores, furniture stores, craft shops, sporting goods, shoe stores, grocery stores and liquor stores, Laundromats and dry cleaners, building supply and farm equipment stores, and many more. This district is where most of the town's commercial activity is located. The commercial growth in this area has been, and is required to be, highway-oriented in character.

A Restricted Business (RB-1) zone is located along County Road 28 immediately north of the City of Canandaigua, and along Parrish Street at the western edge of the city. The purpose of this district is "to establish and preserve areas for employment activity and service to the public of a restricted business character, which do not materially detract from nearby residential uses, are conducted entirely within an enclosed building, on a landscaped lot served by public sewer and water; and which uses do not generate large volumes of traffic such as the more intensive commercial uses associates with the CC Community Commercial District." Primary permitted uses in this district are offices of business, professional or

financial organizations..., laboratories and other research facilities..., medical and dental offices, including clinics, and more.

The town's Industrial (I) zone includes an area between the City of Canandaigua and Thomas Rd, just west of the CC District that straddles NYS Route 332. There is also an area east of the city along the border with Hopewell, between County Roads 4 and 46, that is zoned as Industrial (I). The purpose of the Industrial District is "to provide for the establishment of industries, essential to the development and maintenance of a well balanced industrial environment, on public water and/or sewer, in a manner which will not be detrimental to the adjacent development or to the general community health, safety or welfare."

Finally, a Limited Industrial (LI) zone exists between County Road 4 and NYS Route 21, adjacent to the Town of Hopewell. The purpose of the LI District is "to permit, where appropriate, the construction of facilities for: research and development oriented industries; high technology and/or light manufacturing operations, certain retail outlets; and warehousing."

Table 3
Percentage of Land Use within Zoning Districts

Current Land Use	Zoning											
	Commercial/Business			Industrial		Agricultural &				Residential		
	NC	CC	RB-1	I	LI	AR-1	MR	PUD	R-1-20	R-1-30	RLD	RR-3
Agriculture	0%	7%	1%	12%	59%	75%	0%	0%	1%	50%	0%	34%
Commercial	33%	20%	15%	1%	0%	0%	0%	0%	20%	1%	0%	0%
Community Services	7%	1%	1%	0%	3%	2%	68%	0%	3%	2%	0%	0%
Forested	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Industrial	0%	7%	1%	27%	0%	0%	0%	2%	0%	0%	0%	0%
Public Services	0%	4%	0%	33%	8%	0%	0%	0%	4%	1%	1%	0%
Recreation & Entertainment	0%	12%	0%	10%	3%	0%	0%	41%	5%	1%	14%	0%
Residential	47%	10%	7%	9%	21%	15%	25%	24%	43%	31%	80%	44%
Vacant	13%	39%	77%	9%	5%	7%	7%	33%	24%	15%	5%	22%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Table 3 (above) is a breakdown of the percentage of the land use type within each zoning district. For example, the 33% located in the second row and column (shaded) indicates that 33% of the land that is now zoned as NC (Neighborhood Commercial) is actually classified as Commercial. Each column of percentages (i.e. NC, CC, RB-1, etc...) adds up to 100% for that zoning district. The land use classification is based on the Real Property Parcel data provided by the Ontario County Planning Department.

The table shows that 75% of the land that is zoned AR-1 (Agricultural Rural Residential) is classified as agriculture. Also, looking across the agriculture land use row in the table, we see that there are high percentages of agricultural land use in some of the other Zoning Districts. In other words, a lot of the land zoned for other purposes is still being used for agriculture. Zoning districts with particularly high percentages of agriculture land are LI (59%), R-1-30 (50%), and RR-3 (34%). If these areas were to build-out according to their zoning designation, a substantial amount of the town's agricultural land, approximately one-third or 5,500 acres, would be lost.

Table 3 also shows the there are substantial areas of land that are currently vacant, all of which are zoned for development. Some of the larger percentages are RB-1 (77%), CC (39%), PUD (33%), R-1-20 (24%), and RR-3 (22%). The vacant land in these zones totals approximately 2,300 acres.

The Town of Canandaigua has an abundance of potentially developable land, much of it zoned for either residential or commercial uses. One of the challenges for this comprehensive plan will be to determine whether the zoning designations currently in place are appropriate for the town's future. In addition to questions of land *use*, the appropriate *form* of development should be considered. The zoning code can then be evaluated for its impact on development design.



The town's zoning also contains a Limited Development Overlay (LDO) District. The purpose of this district is "to establish supplemental regulations to the underlying zoning districts that recognize the unique natural features of the environment. These features...include, but are not limited to, wetlands, slopes of ten (10) percent or greater (a ten foot or greater change in elevation when measured over one hundred feet horizontal in length), and flood hazard areas. It is intended that the LDO District will provide the town with an additional level of review and regulations that controls how land development permitted by the underlying zoning districts should occur in the sensitive or unique environmental areas." A Limited Development Overlay Area (LDOA) Permit from the Building Inspector is required for specified development activities within this district.

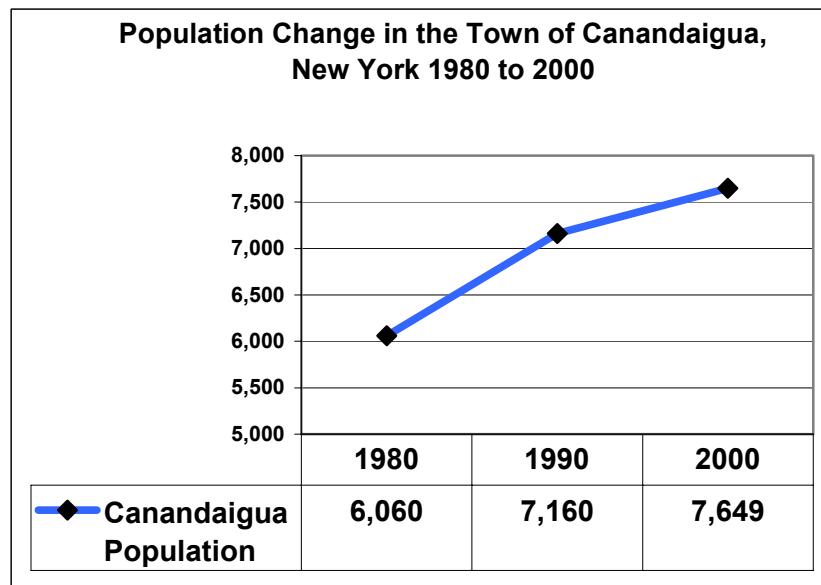
A Commercial Development Overlay (CDO) District has been identified in the zoning text but is not yet developed. There is also an Adult Use and Entertainment Establishment Overlay (AUO) District identified in the code. Essentially this is a floating zone within the town's Industrial District. Town Board approval, under specified criteria, is required for the establishment of an AUO District. The Town Code also contains special chapters detailing a Manufactured (Mobile) Home District and a Planned Unit Development (PUD) District.

In addition to zoning, the Town of Canandaigua has adopted regulations to guide the process of subdividing land. In addition to conventional subdivision of land, the town's subdivision regulations allow for Cluster Development, in accordance with Section 278 of NYS Town Law, within the Residential R-1-20 zoning district. Cluster development makes it possible to build the same number of homes allowed under zoning using less land. By allowing smaller lot sizes, the houses consume only a portion of the original site, and areas of permanently undeveloped land are created. This concept will be discussed in more detail later in the plan.



Population and Housing Unit Trends

Table 4



The Town of Canandaigua's population grew substantially in the second half of the 20th Century. From a population of 4,894 in 1960, the town grew to 5,419 persons in 1970 (an 11% increase). The population increased another 12% in the 1970's to 6,060 persons in 1980, and 18% in the 1980's to 7,160 persons in 1990. Recently released results from the U. S Census Bureau's Census 2000 indicate that the Town of Canandaigua continues to gain population. During the 1990's, however, the rate of population growth was a much slower 6.8% resulting in a town population of 7,649 persons.

Table 5

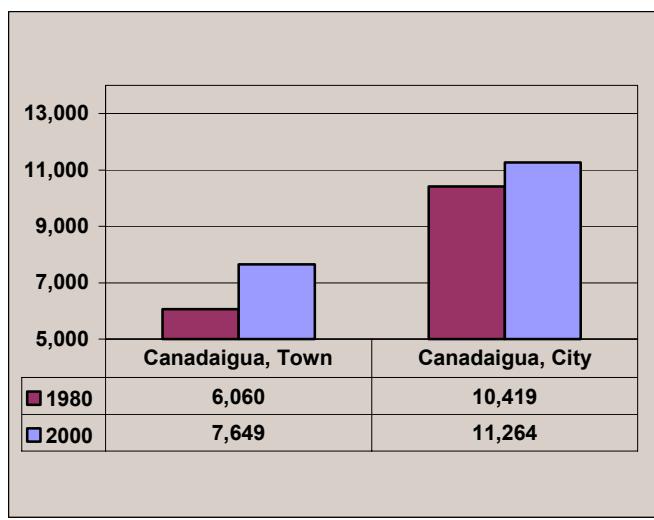
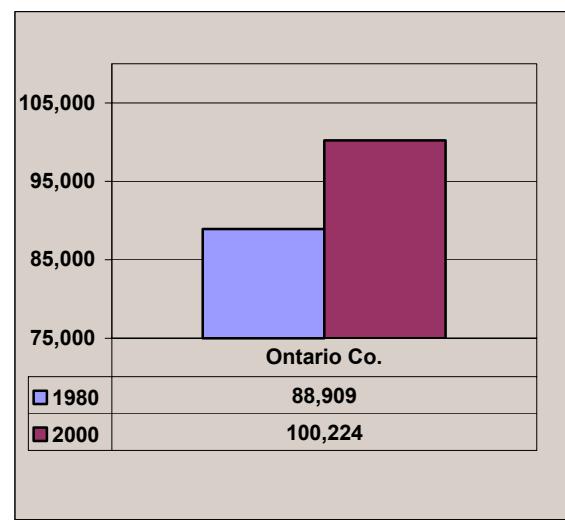


Table 6



While the town's population growth rate has decelerated in the last decade, it still exceeded the county's overall growth rate of 5.4%. In terms of actual population change for municipalities in Ontario County, the town added the third highest number of people (489) during the 1990's – behind only the Town of Victor (2,786) and the City of Canandaigua (539).

The Town of Canandaigua had 3,281 housing units according to Census 2000. This was a 19.6% increase from 1990's total of 2,743 housing units. Despite its modest rate of population change, the Town of Canandaigua added the second highest number of new residential units (431) in the county during the period between 1993-1999. Only the Town of Victor permitted more residential units (751) during the same period. In fact, an analysis of Real Property Data prepared by the Genesee / Finger Lakes Regional Planning Council (G/FLPC) demonstrates that over a 20-year period (1980-1999), the Town of Canandaigua's average annual rate of growth in total assessment (net physical change which are the result of mainly changes in construction – whole or in part – versus demolition and fire) has been 2.2%, second only to the Town of Victor (3.4%) in Ontario County. According to the G/FLPC report, entitled *1999 Rural County Land Use Monitoring Report* (July 2000), "While not a perfect measure, the net physical/quantity change data are a useful indicator [of growth rates] when one considers that a large net physical change average within a municipality over a twenty-year period is the result of successive growth of new structures and improvements to existing ones (minus demolition and fire)."

Population growth and associated patterns of residential development remain a concern as Canandaigua heads into the 21st Century. The continued expansion of the Rochester metropolitan region (despite little actual population growth), and enhanced access to/from the Rochester area via a newly widened NYS Route 332, will likely mean that pressure for residential development in the Town of Canandaigua will continue in the foreseeable future.



Demographics

Table 7
Age Composition

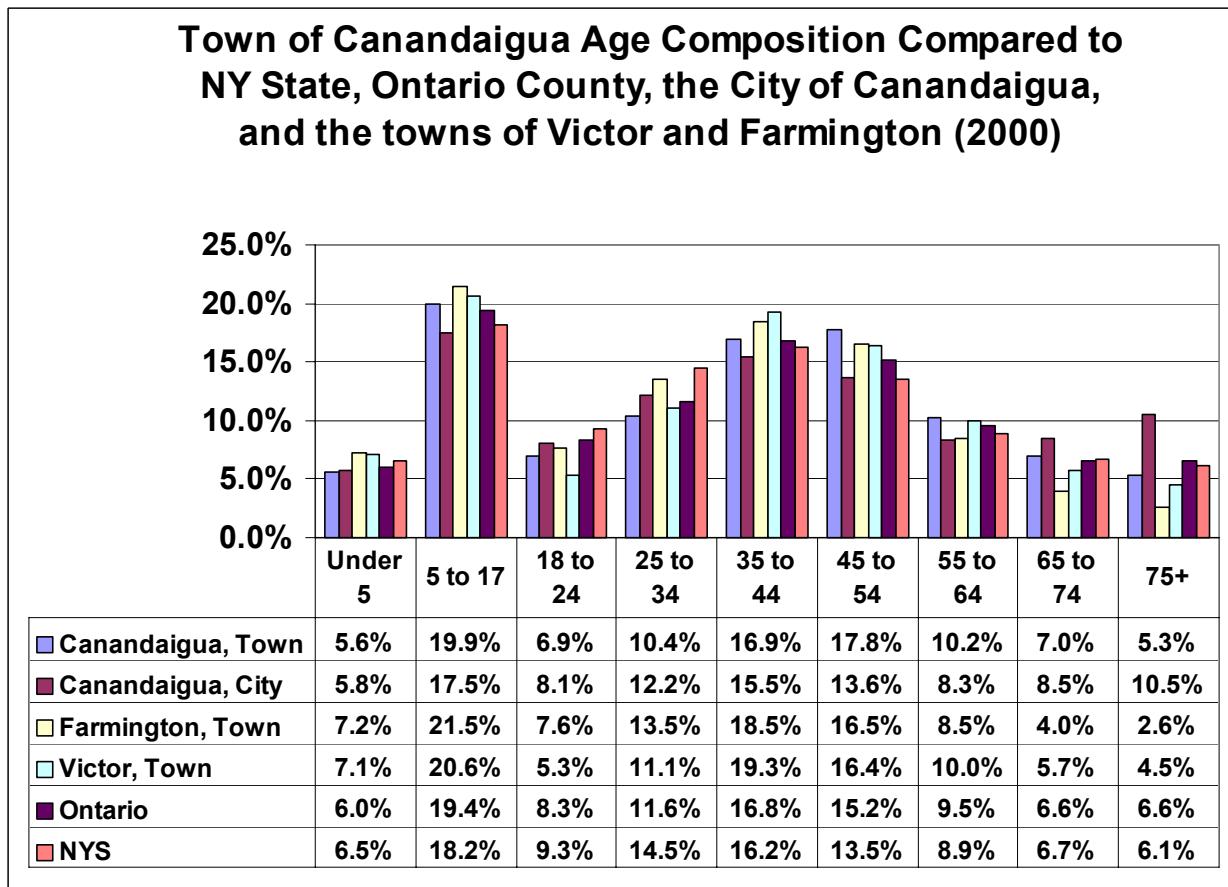
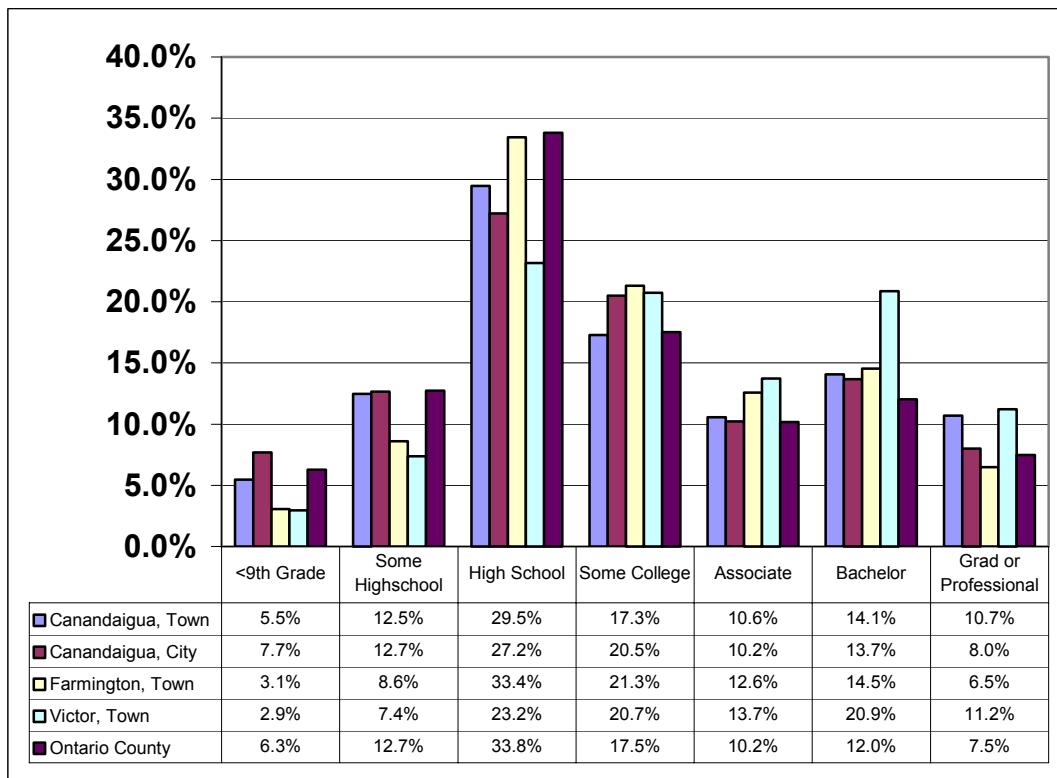


Table 7 shows the number of residents in various age groups, as a percentage of the total population, for the town, the City of Canandaigua, the towns of Victor and Farmington, the county, and the state. As the table indicates, the Town of Canandaigua has a somewhat larger percentage of its population in the 45-54 and 55-64 year old age bracket when compared to the other study areas. The town's percentage of school-aged residents (5-17 years old) is higher than the city, county, and state, but lower than both the towns of Farmington and Victor. The elderly population (75+ years old) comprises a significantly lower percentage of the town's total population than it does for the city, and a slightly lower percentage than both the county and the state, but a lower percentage than both Farmington and Victor. Compared to its immediate neighbor - the City of Canandaigua – the town has a higher percentage of school-aged children and middle-aged adults, while the city has a higher percentage of young adults (18 to 34) and the elderly.

The figures shown in Table 7 indicate a modest shift in the town's age composition from the 1990s. The percentage of the town's total population that was under 5 years old dropped during the 1990s from 7.4% to 5.6%, but the percentage of town residents who were school-aged (5-17) increased from 16.2% to

19.9%. There was also a decrease in the percentage of the town's population that was between 65 and 74 (from 9.8% to 7.0%) and those aged 75 years or older (from 5.8% to 5.3%). The largest shift was in persons aged between 45 and 54, from 10.2% of the town's total population in 1990 to 17.8% of the town's total population in 2000. In general terms, the town became more school-aged and middle-aged over the last decade, with a smaller share of infants, young adults, and seniors.

Table 8 - Educational Attainment (1990)



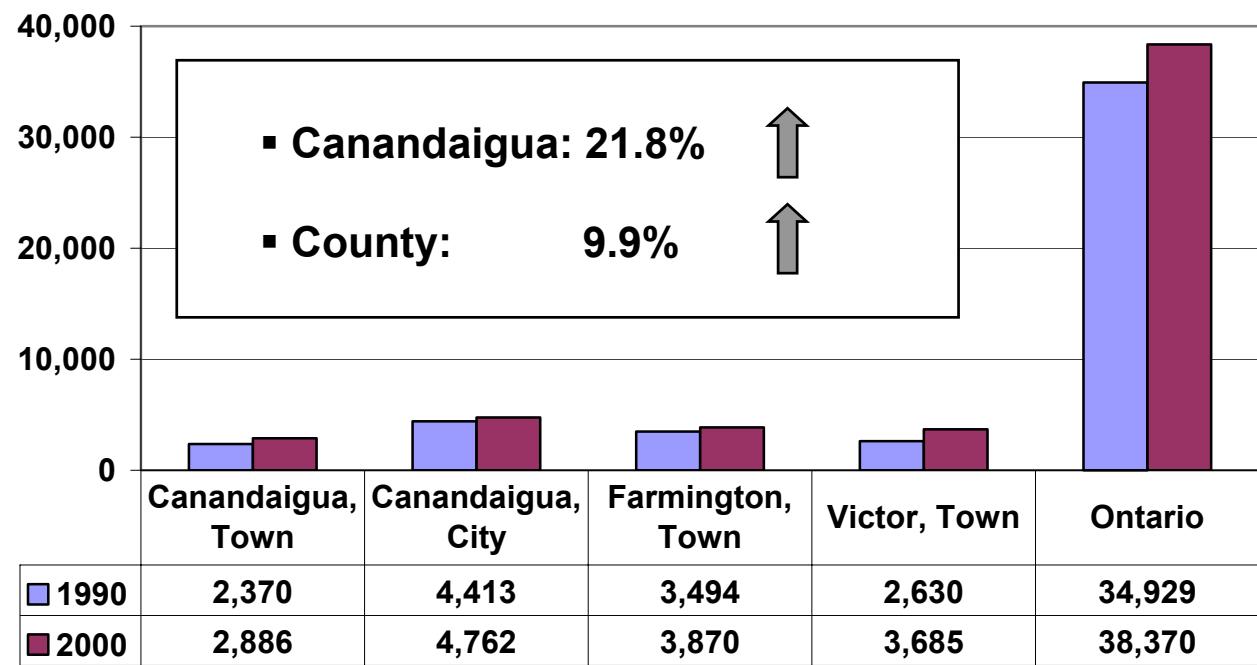
In terms of educational attainment, Table 8 shows that 10.7% of the Town of Canandaigua's residents, who are at least 25 years old, held graduate or professional degrees in 1990. 1990 data is used as educational attainment figures from the 2000 Census are not yet available. Another 14.1% of residents (again aged 25 or older) held bachelor's degrees. This is a higher percentage than for the City of Canandaigua and for Ontario County as a whole, but lower than the towns of Victor and Farmington. Additionally, a smaller percentage of town residents (aged 25 or older) claim "less than 9th grade" or "some high school" as their highest level of educational attainment compared to the city and the county as whole, yet this percentage is higher than for both Victor and Farmington. Overall, residents of the Town of Canandaigua exhibit a higher level of educational attainment than those in the City of Canandaigua and the residents of Ontario County as a whole, but a lower level of attainment than the residents of the towns of Victor and Farmington.

Table 10

TOWN OF CANANDAIGUA COMPREHENSIVE PLAN
APPENDIX A. INVENTORY AND ANALYSIS

Households

Changes in Household Formation in the Town of Canandaigua Compared to Ontario County and other Ontario County Municipalities, 1990 - 2000



The Town of Canandaigua experienced a 21.8% increase in the number of households during the 1990s. This rate is more than twice the rate the county experienced (9.9%). The City of Canandaigua and the towns of Farmington and Victor also had increases in the number of households. Most of the change can be attributed to increases in population and the national trend toward smaller household size.

The average household size in the town is now 2.62 persons per household, according to census figures from 2000. Of the 2,132 family households in the town, 1,804 (85%) are married couple families, and 848 of those have children under the age of 18. Another 213 households with children have only one parent present.

Environmental Resources

The map entitled *Environmental Features* on the following page, shows the location in the Town of Canandaigua of various significant environmental features, including: the boundary of the Canandaigua Lake Watershed, NYS DEC regulated wetlands, FEMA flood zones, hydric soils, and steep slopes.

Canandaigua Lake

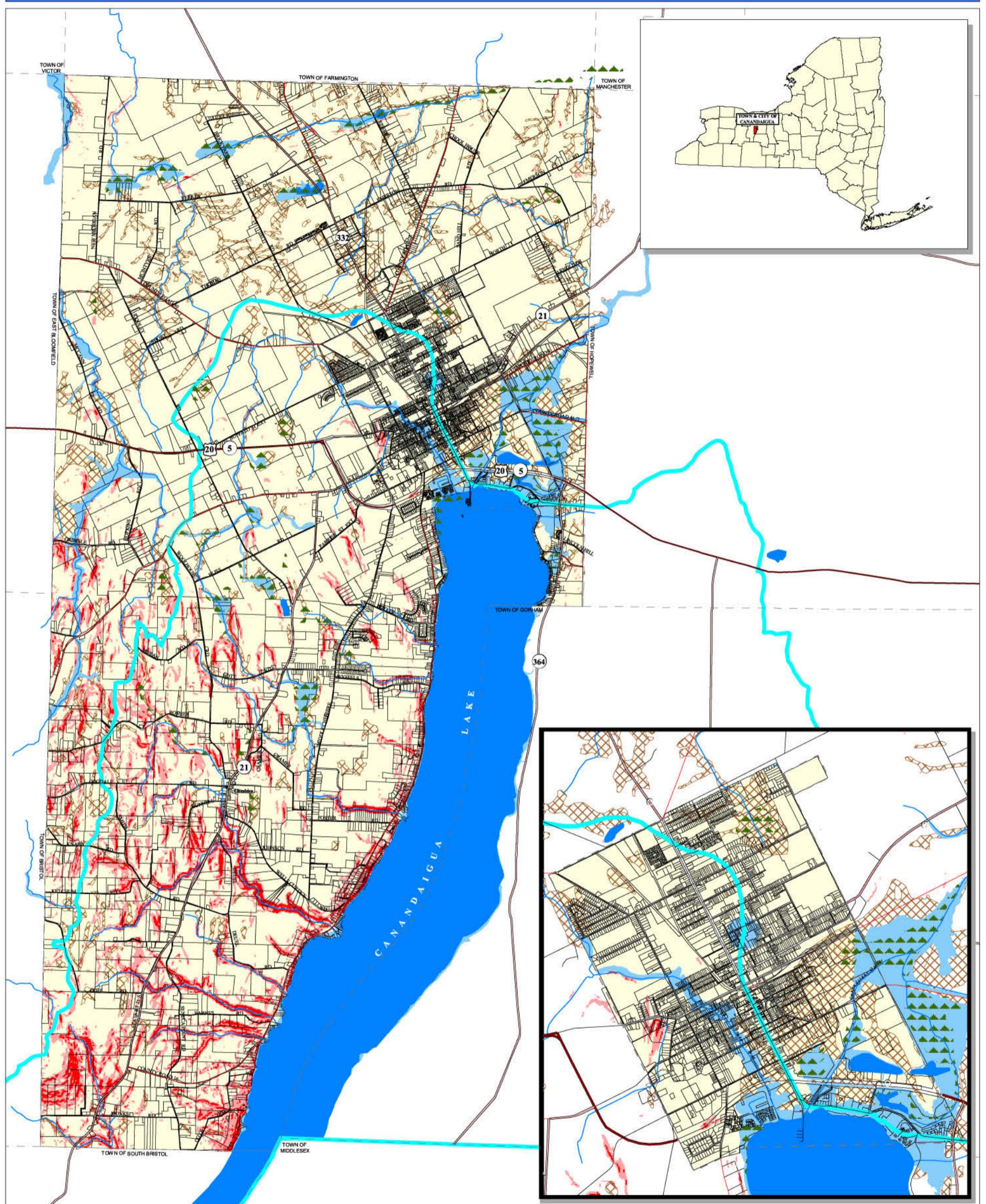
Canandaigua Lake is 15.5 miles long and approximately one mile wide on average. Canandaigua Lake is the third largest Finger Lake (based on volume), and it has a watershed that encompasses 111,360 acres. The watershed covers about half of the town's land area.

Canandaigua Lake's water quality is classified as AA, and it is the water source for over 50,000 people served by municipal water in the area and for most of the approximately 1,500 residences directly along the shore. The lake is also a major source of revenue as people travel to the region to swim, boat, and fish. An estimate from the New York State Department of Environmental Conservation states that approximately \$8 million annually is added to the local economy from fishing on the lake alone (Source: *Canandaigua Lake Watershed Management Plan*, 2000).



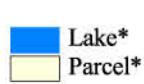
Since agriculture is the primary land use in the Town of Canandaigua, and residential development pressure is greatest on the hillsides leading down to the lake in the Southern Corridor, non-point source pollution is a concern for water quality. The recreational and drinking water value of the lake could be threatened if non-point source pollution is not carefully monitored and controlled. Fortunately, the town along with all of the municipalities in the lake's watershed, signed an inter-municipal agreement in December 1999 committing each to continued funding of implementation activities identified in the *Canandaigua Lake Watershed Management Plan*. Part of plan implementation is to work with area farmers to help them control non-point source pollution through Agricultural Best Management Practices such as barnyard management runoff, manure storage, fencing off streams, and other similar measures. Also, with agricultural land being developed for residential and commercial uses, the Watershed Management Plan recommends that municipalities look at their regulations regarding erosion and sedimentation from new development activity. The Town of Canandaigua has adopted the principles

TOWN OF CANANDAIGUA



2003 Comprehensive Plan

- State Highway
- U.S. Highway
- ◆ Municipal Boundary
- Interstate *
- Access Ramp*
- US Highway*
- State Highway*
- County Road*
- Local Road*
- Rivers & Streams*



ENVIRONMENTAL FEATURES

MAY 2003

THE SARATOGA ASSOCIATES

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NEW YORK CITY SARATOGA SPRINGS BOSTON
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1 Miles

- ▲ Canandaigua Lake Watershed *
- ▲ DEC Wetlands *
- FEMA Flood Zones *
- ▨ Hydric Soils *
- Steep Slopes
- 16 - 25% Slope
- 25 - 100% Slope

* Data Provided by Ontario County

identified in the Watershed Management Plan. In fact, the Watershed Council uses the town's regulations as a model for other communities.

Wetlands

Wetlands are among the world's most productive ecosystems. 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. Wetlands serve many important functions including: providing habitat for wildlife and plants, playing a role in storm water management and flood control, filtering pollutants, recharging groundwater, and providing passive recreational and educational opportunities.

Federal policy regarding wetlands is that there shall be no net loss. Under the most recent federal rules, which took effect in the fall of 2000, the U. S. Army Corps of Engineers regulates any disturbance of 1/10 of an acre or more of wetlands. If the disturbance is between 1/10 and ½ of an acre, the Army Corps must be notified. If the disturbance is more than ½ acre, an individual permit must be obtained from the Army Corps. Federally regulated wetlands, because they are not mapped as such, can be difficult to identify and are sometimes overlooked in project reviews. It requires vigilance on the part of responsible landowners, and local review boards, to ensure that these smaller wetland areas are not destroyed as development occurs. The *Environmental Features* map shows areas of hydric soils within the town. Hydric soils are a strong indicator of the presence of wetlands.

New York State, through the Department of Environmental Conservation (NYS DEC), generally regulates all wetlands that are 12.4 acres or more. New York State regulated wetlands are mapped and are therefore more likely to be considered in project reviews. The *Environmental Features* map shows NYS DEC regulated wetlands. Over 1,000 acres (3.28%) of the land area in the town is classified as state regulated wetlands.

Floodplains

Areas bordering on a stream, river, pond, lake or wetland that are periodically submerged by flood water are considered to be floodplains. Floodplains serve two important purposes; they act as temporary natural water storage areas during periods of high water after heavy rains or melting snow, and they reduce peak flows during flooding, therefore limiting downstream bank erosion. Flood zones, as identified by the Federal Emergency Management Agency (FEMA) are shown on the *Environmental Features* map. Over 1,700 acres (almost 5%) of the town's land area falls within floodplains as identified by FEMA.

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. In the northern end of town, where the Allegheny Plateau meets the Central Lowlands, the land is more level with slightly rolling terrain. As shown on the *Environmental Features* map, steep slopes (>16%) in the Town of Canandaigua are located almost exclusively south of Routes 5 and 20. Steep slopes cover 3,638 acres or 10.3% of the town's land area. 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. Attempting to build on these slopes is not impossible, but it must be done with great care. Vegetated ground cover acts as a sponge, slowing down rainwater and snowmelt and allowing the 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 in Canandaigua Lake.

Soils

The Glaciers that helped to form this region slowly retreated 10 to 12,000 years ago. They left behind the hills, eroded mountaintops, and the small river valleys along with Canandaigua Lake and the rest of the Finger Lakes. In addition to the landscaping that the glaciers performed, they also left behind material that was removed from these mountains and valleys in what is known as glacial till. The remaining till, the topography, climate, and time have helped to form the soils that exist in the area today.

Over 80% of the soil within the Town of Canandaigua is considered *Important Farmland Soil* by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), compared to 76% countywide (311,900 acres). This soil is classified as either *Prime Farmland* or *Farmland of Statewide Significance*. *Prime Farmland* is land having the best combinations of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. These soils have the growing season, soil quality, and moisture supply needed to produce sustained high yields of crops. While approximately 50% of Ontario County's soil is *Prime Farmland*, only 8.85% of Canandaigua's soil is consistent with this classification. *Farmland of Statewide Significance* is land that is considered of statewide importance for the production of crops. These soils are important to agriculture in the state, but exhibit some properties that do not meet *Prime Farmland* criteria, such as seasonal wetness, and erodibility. Such land produces fair to good yields when managed appropriately. In the Town of Canandaigua, 72.88% of the land is considered *Farmland of Statewide Significance*, compared to 25% countywide. The remaining 18.27% of the town's land is not considered an *Important Farmland Soil*.

Scenic, Cultural and Recreational Resources

Scenic and Cultural Resources

In 1991, the Canandaigua Lake Watershed Resources Project released a report entitled, *The Inventory of Significant Geological, Geographical, Historical, Cultural and Scenic Resources*. The report attempted to document these resources within Ontario County's portion of the watershed, including within the Town of Canandaigua. The scenic resources inventory included a community questionnaire that asked residents to identify "favorite views and scenic corridors" in the community, as well as field research and photography. A map was produced which displayed the most important visual resources in the watershed. In the Town of Canandaigua these resources are generally located on the hills overlooking the lake in agricultural areas to the west of NYS Route 21 South. Historic and Cultural Resources were identified using a combination of existing materials, interviews, and field research. The report summarizes the history of the region from pre-Iroquoian settlement through early European settlement. The Ontario County Historical Society is a tremendous resource for information about the regions history.

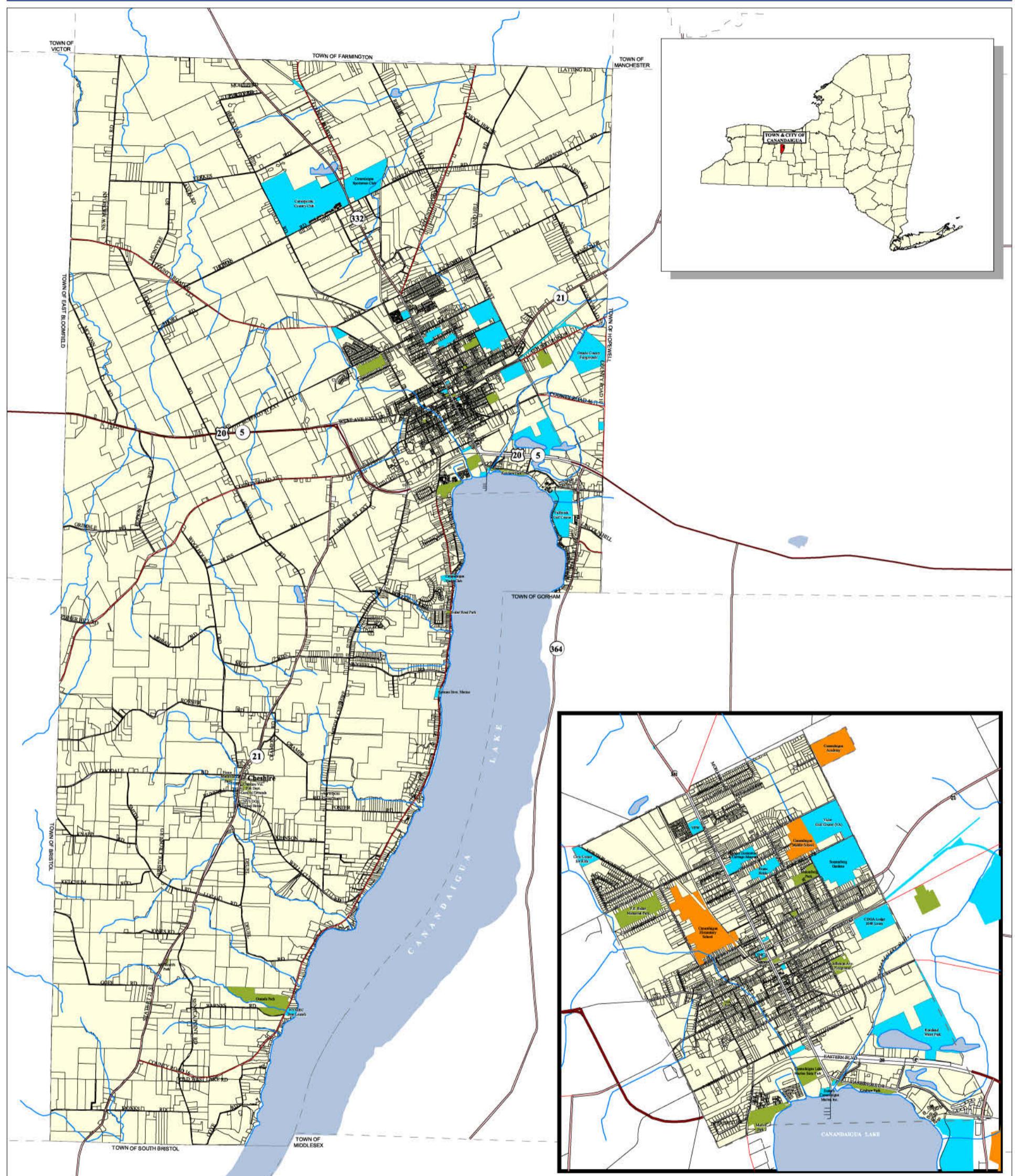


Recreation

Currently the Town of Canandaigua has 570 acres that are designated as Public Parks and Recreation areas. Adding school facilities to that total increases the acreage by another 125 acres. In addition, public golf courses add another 368 acres. These properties aggregated together, form a total of 1063 acres, which is 2.8% of the total acreage in the Town of Canandaigua.

The town owns and maintains 4 parks in the community – the Butler Road Park, McJannett's Park, Leonard R. Pierce Memorial Park, and Onanda Park. Onanda Park is by far the largest of these facilities. Consisting of 80 acres, about seven of which are lakeside, Onanda Park features picnic pavilions, cabins for rent, hiking, fishing, sledding, and boat launching. Butler Road Park is a small swimming area along Canandaigua Lake at the intersection of Butler Road and West Lake Road. McJannett's Park is a small roadside picnic area along Route 21 south of Cheshire that features magnificent views of Canandaigua Lake. Finally, Leonard R. Pierce Memorial Park is a park in the hamlet of Cheshire that contains a ball diamond, soccer field, sand volleyball court, basketball court, swings and other playground equipment.

TOWN OF CANANDAIGUA



2003 Comprehensive Plan

- State Highway
- U.S. Highway
- * Municipal Boundary*
- Interstate*
- Access Ramp*
- US Highway*
- State Highway*
- County Road*
- Local Road*
- Rivers & Streams*

- Lake*
- Parcel*
- School
- Recreation
- Park

PARKS AND RECREATION



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engineered plans or land surveys are required.

* Data Provided by Ontario County

There is also a scenic wooded area and stream, a pair of pavilions, and restrooms at this neighborhood park. Geographically, the town's recreational resources are concentrated in the southern part of town. Aside from the hamlet of Cheshire, most areas of the town lack nearby active recreational facilities. The city's, and the school district's recreational facilities help to relieve some of this need. Additionally, good cooperation between the city and the town for recreational programming has benefited both communities.

The effort of the Ontario Pathways program has brought a valuable recreational resource to the town. Currently, the Ontario Pathways Trail is a 23-mile converted railway that connects Canandaigua, Stanley, Seneca Castle, Orleans, and Phelps/Clifton Springs in two different legs. The trail is open to the public year round and can accommodate hiking, bicycling, horseback riding, and cross-country skiing at no charge. The trail is owned and maintained by Ontario Pathways, Inc., a private, non-profit organization. The trail begins in the city on Ontario Street and heads out to the Ontario County Fairgrounds before leaving the town.

A variety of recreational programs are available to town and city residents alike as a result of the relationship between the town and city. The programs include day camps, hiking and nature walks, arts & crafts, canoeing, and golf, swimming, and tennis lessons. Safety and certification classes are also available, such as lifeguard training and boating safety. There are programs available to all ages, from preschool to adult. The results of the comprehensive plan survey sent out to a random sample of town residents identified a need for additional park resources, as well as improvements to existing parks. Specifically, more than 20% of those surveyed felt there existed a need for additional restrooms and hiking and biking trails. More than 60% of those surveyed also felt the town should further develop public lakefront access, mostly for swimming and picnicking purposes. Currently, Butler Road Park and Onanda Park offer public access to the lake. In terms of expanding recreational activity opportunities, 42.4% of respondents felt expanding activities for teens was most important, as compared to 32.5% favoring expansion of activities for youth and 27.0% for seniors. The spatial distribution of existing facilities should also be addressed, as all four of the town's public parks lie in the Southern Corridor.

Comparison to national recreation standards can also provide a useful benchmark for assessing the adequacy of a community's recreational facilities. While population based standards do not give a wholly accurate view of what the community needs specifically, they do indicate how the community fares in terms of certain minimum recreational requirements. An analysis of the town's existing recreation facilities in this manner reveals that, while perhaps providing adequate resources when paired with the City, the town alone falls below national recommended standards in some respects.

Overall, the Town of Canandaigua by itself does not offer adequate park and open space acres to meet the needs of residents. Currently, the town has approximately 88 acres of public parks split between Onanda, Butler Road, McJannett's, and Pierce Memorial Park. If the Ontario Pathways converted railway land that lies within the town is included in the analysis, there are an additional 16 acres available.

Town of Canandaigua - - Comparison of Recreational Facilities to National Recreation Standards

Type of Area or Activity	Standard (acres/1000 persons)	Need Based on Standard (acres)	Existing Facilities	Existing Facilities (estimated acres)	Surplus / Deficit (acres)
Hiking, camping, nature study	10	76.49	Onanda Park hiking trails, Ontario Pathways	73.7 (parks) + 15.9 (OP) = 89.6	+13.11
Field sports Activities	1.5	11.47	Parts of Pierce Memorial Park	2.4	-9.07
Court sports activities	0.2	1.53	Volleyball, basketball at Pierce Park	0.1	-1.43
Parking at recreational areas	1	7.65	Parking at each park	2	-5.65
Indoor recreation center	0.1	.76	Pavilions/cabins/lodges at Onanda, pavilions at Pierce, schoolhouse at Butler	0.6	-.16
Picnicking	4	30.60	McJannett's Park, parts of all other parks	8.7	-21.9
Children's play area w/ equip.	0.5	3.82	Pierce Park	0.03	-3.79

The approximations used above provide a general idea of the resources currently available to residents, along with the areas in which the recreation resources are lacking. However, a good relationship between the City of Canandaigua and the town expands the opportunities for town residents. The city's public recreation areas include Baker Park, Sonnenberg Park, Jefferson Park, the city pier, and the Telyea Tot Lot, which adds an additional 40+ acres. Along with this additional space comes a greater population served, however. The athletic fields and playground areas of the Canandaigua City School District also provide additional space.

As the town and region develop, there will be a growing need for more recreational opportunities to meet residents' needs. Furthermore, as a community with a significant tourist economy based on its natural beauty, there are opportunities for Canandaigua to build upon its recreational resources as an economic development tool. For example, the beauty of the lake and the surrounding hillsides could be more fully explored through the creation of a biking/hiking trail system in the town and the region.

Infrastructure and Transportation

Public Water Supply

Water districts for the Town of Canandaigua encompass the areas shown on the *Sewer and Water* map on the following page. Major areas that are supplied by water are the commercial, industrial and light industrial areas immediately surrounding the city boundary. There are also residential areas that run near

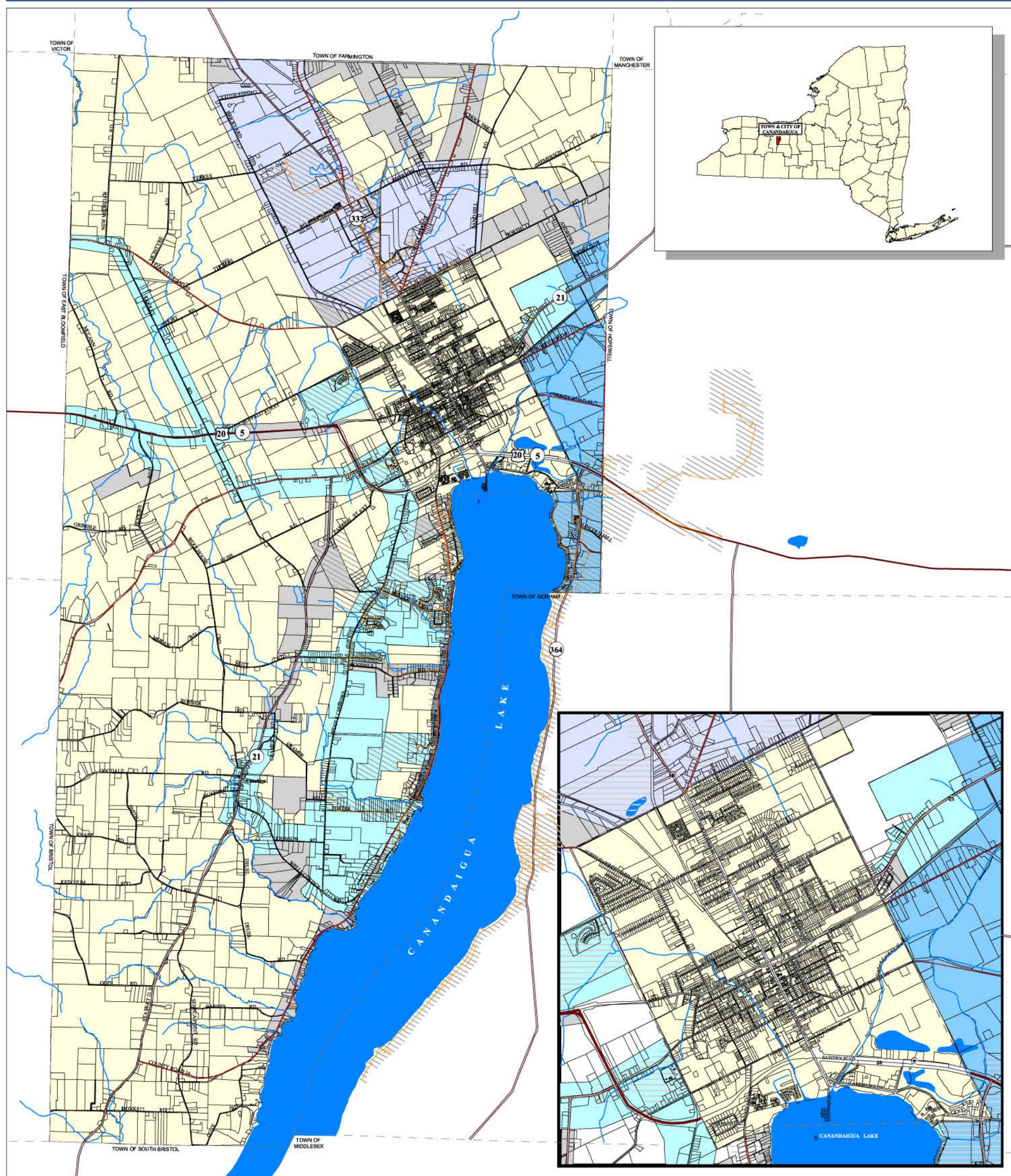
the northwestern shore of Canandaigua Lake that are connected, and water districts extend to properties along County Road 46, Routes 20 and 5, and Cooley Rd.

Water is provided by the City of Canandaigua. The city's water treatment plant, located in the town, pulls high-quality water from Canandaigua Lake. The city water services the Towns of Farmington and Hopewell as well. The maximum amount of water that can be drawn out of the lake, as regulated by the Department of Environmental Conservation (DEC), is 6,000,000 gallons per day or 6 MGD. On average, only 3.2 MGD are used on any given day with a maximum of about 5 MGD during a hot dry summer. The Town of Canandaigua on average only consumes approximately 315,000 gallons per day. Residents that are not online with the water district use private wells and a few residents located along the shoreline still take their water directly from the lake.

Drainage Districts

The Town of Canandaigua contains one major and several minor drainage districts. The creation of these drainage districts creates a funding mechanism to deal with drainage problems in specific areas around the town. The expense of drainage management in these areas is borne by the district's property owners. Management practices in these districts may include erosion control, retention pond creation, and stream corridor modification. The main drainage district encompasses Route 332 from the city line north to Emerson and Thomas Roads. The minor districts, created mainly for residential subdivisions, include those at Ashton Place, Fox Ridge, The Landings, West Lake Estates, and Old Brookside. The creation of a town-wide drainage district should also be investigated as a means of dealing with frequent drainage problems.

TOWN OF CANANDAIGUA



2003 Comprehensive Plan

- State Highway
- U.S. Highway
- * Municipal Boundary*
- * Interstate*
- * Access Ramp*
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- * State Highway*
- * County Road*
- * Local Road*
- * Rivers & Streams*

- Lake*
- Parcel*



SEWER AND WATER

MAY 2003

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Water Districts

- | | |
|---|------------------------|
| ■ | Canandaigua/Farmington |
| ■ | Canandaigua/Hopewell |
| ■ | Consolidated |
| ■ | Extensions |
| ■ | West Lake |

- Sewer Line
- Sewer Service Area
- Sewer District

* Data Provided by Ontario County

Public Sewer

The wastewater treatment plant is located within the City of Canandaigua. The City co-owns the plant with Ontario County. The City has its own sewer collection system. The County Sewer District services the Town of Canandaigua, City of Canandaigua, Town of Hopewell, and the Town of Gorham. Coverage in the Town of Canandaigua is shown on the *Sewer and Water* map. The sewage treatment plant's operating capacity is shared between all with 60% being allocated to the City and the remaining 40% allotted to the other three municipalities. The capacity of the plant is 6.5 MGD with 2.6 MGD going to the county and the remaining 3.9 MGD going to the city. The city is currently processing about 3 MGD. The Town of Canandaigua sends approximately .75 MGD to the treatment plant. Homes and businesses that are not served by county sewer use individual septic systems for their wastewater disposal. This includes properties in the hamlet of Cheshire and a few properties along the lakeshore.

Transportation

There are four primary highways that run through the Town of Canandaigua. One of these, U.S. Route 20 and State Route 5, connects Canandaigua to eastern and western New York. State Highway 332 carries traffic generally north and south, and links the City and Town of Canandaigua to the New York State Thruway (I-90) and the City of Rochester. The Thruway is approximately 3 miles from the Town of Canandaigua / Town of Farmington border using Route 332. State Highway 21 runs through the town from southwest to northeast and eventually connects with the New York State Thruway northeast of Canandaigua. Traveling along Route 21, the Thruway interchange is approximately 6 miles from the City of Canandaigua border. The fourth primary highway is State Route 364. Route 364 runs south from Routes 5 and 20 along the eastern shore of Canandaigua Lake. In addition to these four primary highways, there are also numerous county roads that deliver traffic to all areas of the town and the region.

Overall, the flow of traffic throughout the town is good with the exception of peak hour travel to and from the Rochester area. Improvements to Route 332 are nearly complete. When this extensive highway project is complete, it will facilitate the movement of cars and trucks



from the NYS Thruway to and through the City of Canandaigua at least in the short-term. The additional access will also induce the growth of commercial and residential development in this part of the Town of Canandaigua, and ultimately create more traffic in the area. The town is in the process of developing parallel access roads that will help disperse local traffic that is generated by the new development.

Ontario County has recently initiated an inter-municipal study of the Route 332 corridor. The study includes participation from the Town of Canandaigua, the Town of Farmington, the City of Canandaigua, and the Victor and Canandaigua School Districts. The Genesee Finger Lakes Regional Planning Council will also contribute. The study will evaluate build-out scenarios and make recommendations for the management of this corridor.

A regional transportation study coordinated by the Genesee Transportation Council was recently funded through a \$100,000 grant. This study will explore traffic growth and transportation alternatives for the regional transportation network that is centered on Canandaigua.

Elsewhere in the Town of Canandaigua, curb-cuts (driveways) on arterial and collector roads in rapidly developing areas continue to be a concern. This is especially true in portions of the Southern Corridor. Much of the residential development that has occurred in this area has occurred along the road frontage, while the interior areas have remained largely undeveloped. A number of recommendations for this portion of the town are contained in the *Southern Corridor Study* completed in 1998.



The Town highway department continues to improve the town's remaining gravel roads at a rate of one to two miles per year. These ongoing improvements will reduce erosion, improve the safety of the roads, and make them cheaper to maintain in the long run.

Fiscal Considerations

Comparison of Land Coverage to Assessed Value by Land Use Classification

LANDUSE	Total Acres	Percent of Total Land	% of Town's Total Assessed Value
AGRICULTURE	17,382	49.2	3.5
COMMERCIAL	361	1.0	6.9
COMMUNITY SERVICES	609	1.7	18.3
INDUSTRIAL	329	0.9	4.0
PUBLIC SERVICES	462	1.3	1.1
RECREATION & ENTERTAINMENT	650	1.8	1.5
RESIDENTIAL	10,036	28.4	61.7
Unknown	31	0.1	
VACANT	5,477	15.5	3.0
TOTAL	35,335	100.0	100.0

As described earlier, the Town of Canandaigua's land base is dominated by agricultural and vacant land uses. Almost 65% of the town's area (based on tax parcels) is occupied by these uses, but they generate only 6.5% of the town's total assessed value because of their "undeveloped" condition. Residential properties, on the other hand, comprise 28.4% of the land area but constitute almost 62% of the assessed value in the town. Commercial, Community Service, and Industrial lands also generate considerably higher percentages of assessed value than they consume in land area. Much of this land, however, is not taxable. Community Service uses are often tax exempt, and some Industrial properties receive tax breaks for a period of years as an incentive for locating in the area.

The reality in Canandaigua is that residential property owners contribute the bulk of the property tax revenue. This statement is somewhat misleading, however, because it does not address the expenses side of the equation. Residential properties also are the greatest consumers of town, county, and school services – items that the property tax funds. In fact, numerous studies from across the state and nation have demonstrated that residential development tends to be a net fiscal drain on a community. In nearly every case, the results of these "cost of community services" studies have shown that for every dollar of property tax revenue collected from residential land uses, the cost of providing community services is higher than a dollar; and for every dollar of property tax revenue generated from open land / farmland, the cost of providing community services is substantially less than a dollar. Some examples from the Farmland Information Center of American Farmland Trust are:

Revenue to Expenditure ratios in dollars

<u>Community</u>	<u>Residential</u>	<u>Farm / Forest/ Open Land</u>
Williamstown, MA	1:1.11	1:0.34
Amenia NY	1:1.23	1:0.25
Deerfield MA	1:1.16	1:0.29
Montor NY	1:1.50	1:0.29

In the case of Williamstown (above), for every dollar generated from residential land uses, the community spends \$1.11 on providing services to these uses. For every dollar generated from farm/forest/open land, the community spends \$0.34 on providing community services. One simple explanation for this is found in the phrase, “cows don’t go to school.” School costs, the most expensive service provided out of property tax revenue, is a public expenditure that is consumed exclusively by residential land uses. Commercial and industrial uses are also shown to be net fiscal contributors in most cost of community service studies. These studies show that residential growth does not necessarily enhance a community’s finances, and that a balance of residential, commercial, and open lands is necessary to balance the rising costs for services. However, in each case, there is an assessed value point where residential homes do contribute positively to the fiscal equation. This value differs from community to community. These studies also do not address other forms of impact such as the economic impact or sales tax impacts of residents and workers.

Still, the fiscal benefits of open and agricultural land are not always well understood. As a recent article in the *New York Times* explains: “Although an increasing number of municipalities are trying to slow the juggernaut by acquiring open space and requiring large lots for construction, local officials are still obsessed by the never-ending pursuit of development they hope will offset property tax increases that were largely caused by earlier residential growth” (An Appetite for Construction: New Jersey Cries Sprawl, but Lets Suburbs Swell, March 11, 2001).

Appendix B.

Neighborhood Meeting Notes



TOWN OF CANANDAIGUA

COMPREHENSIVE PLAN UPDATE



NEIGHBORHOOD MEETING RESULTS

What works and needs to be enhanced or preserved?

Wednesday, August 1, 2001

- The lake
- Farmland preserved – agriculture
- Agriculture/residential (zoning)
- Environment – wildlife
- No more large highways through farmland/rural areas
- Uniqueness of community (much has been lost – becoming like other suburbs)
- Open spaces
- Recreation areas
- Not a bedroom community (our own resources)
 - Becoming more of a suburb though
- Fine quality of life
- FLCC performing arts center (county should step up)
- Need to look after everybody
- Eye candy
 - Scenic vistas and hills (rural character)
 - Hilltops generally well-designed
 - Material and color (so far)
- Safe – throughout town (day and night)
- Accessible to lake and regional recreation
- Look of Main Street
 - Town's Main Street
 - Victorian character
 - Sidewalks
 - Lakeshore
 - Historic preservation
- Forest
- Good parks
- Rural character
- Farming – positive (good to keep)
 - Agricultural districts help sort out potential conflicts
- Preserve lakefront
 - Accessible to individuals
 - Lakefront extends to route 21 (watershed)
 - Quality of water
- Peace and quiet of town
- Full service community
 - Jobs
 - Homes

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TOWN OF CANANDAIGUA

COMPREHENSIVE PLAN UPDATE



NEIGHBORHOOD MEETING RESULTS

- Yet regionally accessible
- Farmland
 - Agricultural uses
 - Open space
 - Incentives to keep agricultural land active
- Open space
- Wetlands
- Hillsides
- Zoning
- Existing vegetation along 332
 - Additional landscaping and entire town
- Dirt roads
 - Coye Road
- Quality of life
 - Rural character
 - Noise and light in portions of town
- Parks – only 2
 - North end needs park
 - Municipality cooperation – pay to enter parks
 - More youth activities – roller blading/skateboarding
 - Ononda Park – provide lake access/non-motorized
- Cheshire must be preserved
- Lake
- Environment / Aesthetics
- Quality ecosystem
- Wetlands
- Recreation – Ontario pathways
- Good employers
 - However – balanced?, controlled?
- Quality of life
 - Schools
 - Recreation
- Relationship – City and Town

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TOWN OF CANANDAIGUA

COMPREHENSIVE PLAN UPDATE



NEIGHBORHOOD MEETING RESULTS

What works and needs to be enhanced or preserved?

Thursday, August 2, 2001

- Just plain like it here
- The lake
- One of best farmland in US – Productive
- Open space
- Agriculture
- Preserve Agricultural land/open space -> enhance preservation tools
- Preserve views through design standards
- Wooded land
- Quality of life – unique
- Arts and culture
- Access to Rochester
- Good medical care
- Commercial uses/access
- Seasons/wildlife
- School system
- Low crime rate
- Zoning
 - Asset to control growth
- Lake
 - Recreational potential
 - Tourism potential
 - Preserve water quality
 - Sewer for waterfront residents
 - Lakefront development is an asset as well as a conflict between local residents
- Town services
 - Tax base
 - School taxes
 - Transfer station
 - Recycling
 - Mulch/fill
 - Road maintenance
 - Appropriate for town density
 - Sufficient for travel volume
 - Dirt roads
 - Effective/responsible officials
 - Fire/police/EMS are great
- Agriculture establishes character
- Rural character and dirt roads

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TOWN OF CANANDAIGUA

COMPREHENSIVE PLAN UPDATE



NEIGHBORHOOD MEETING RESULTS

- Lake
 - Undeveloped to shore
 - Social/entertainment
 - Water quality
- Rolling hills and scenic vista (wooded hills and lake setting, barns, agricultural land)
- Historic nature of area
 - City and town
 - Need to promote Native American and European
- Tourism – good but balance
- Peaceful and quiet
- Lakeshore
 - 200 yards (physical)
 - Viewshed – within eyesight
 - Ecological – watershed
 - Taxable interest
- Small town atmosphere/history/family ties
- Town Main Street = City Main Street - vested interest
- City provides good shopping, galleries, arts and culture
- Regional proximity/yet sustainable center
- School system, hospital, FLCC
- Town/city decisions affect each other
- Local customs
 - Water arts festival
 - Events fit
- Good public infrastructure – extend?
- Balance character, lake quality, development
- Parks – Onanda Park
- Mix of residential and farming
- Lake – beauty, purity
- Low traffic
 - Can walk or bike along many roads
- Beauty of the land
- Open spaces, ridgelines, rural character
- Aesthetics – pretty community
- Community minded – active citizenry – all ages
- Ideal location for employment – Rochester Metro
- Schools
- Medical care – availability of all types of services
- Agriculture – respect for the tradition (heritage)
- Safe neighborhoods – everywhere
- Cultural – Arts Center (Main St.)
- Mix of recreational opportunity
 - Lake

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TOWN OF CANANDAIGUA

COMPREHENSIVE PLAN UPDATE



NEIGHBORHOOD MEETING RESULTS

- Skiing
- Golf course
- Hiking (Ontario Pathways)
- Civic center
- Ononda Park
- Small local stores – hamlet
- Tourism oriented businesses – arts and crafts
- Respect for the heritage – history – “Ring of Fire”
- Summer residents
- Good housing stock
- Natural areas
 - Lake
 - Farmland
 - Work with Land Trusts/Conservancy to preserve agricultural land
 - Open spaces
 - Recreation opportunities
 - Hiking trails along ridgelines would be nice
 - Ont. Pathways
 - Onanda Park
 - Enhance – canoes, kayaks, decrease motorized boat traffic
 - Rural character
 - Dirt roads
 - Speed on West Lake Road (problem)
 - Maintain scenic viewscapes
 - Wildlife habitat – preserve and enhance
- Cheshire
- Unique environment – rolling hills, greenery
- Quality of life
 - Agriculture
 - Rural – peace & quiet – low noise and light pollution, large estates
 - Cultural – FLPAC
 - Education
 - Crime rate
- Spaciousness – large lots
- Community spirit/pride

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TOWN OF CANANDAIGUA

COMPREHENSIVE PLAN UPDATE



NEIGHBORHOOD MEETING RESULTS

What are the problems / concerns that should be addressed through the plan?

Wednesday, August 1, 2001

- Mixed uses in 332 area (commercial, residential, light industry)
 - Things in proximity - "Main Street"
- Senior housing – not necessarily all in one place (note: look at VA property)
 - Single floor in the housing stock
- Housing for young adults
- Recreation areas
 - Residents and tourists
 - Biking/hiking paths
 - Traffic issues: cars, buses, bikes, pedestrians
 - Great town park (Ononda)
 - Nothing similar in other parts of town
 - Passive, quiet, lake frontage
 - A pool area – near 332
- Overdevelopment
 - Traffic
 - Lighting
 - Signs
 - Character of development
 - Route 332 – some of these facilities are here to stay (and pay taxes, etc.)
 - Don't want to see the continuous spread of this
- Amount of blacktop with development – runoff to lake
- Flaglots
 - Look at this
 - Can be a good design tool
 - Very difficult to get under current zoning
- Don't like "cookie cutter" designed subdivisions
- Clustering without an association doesn't work (maintenance)
- Buried utilities (332 would have been nice)
- Control of wildlife (deer)
- Speed limits (332 will be 55 mph in portions)
- Through traffic into the city
 - How to solve this
 - Bypass – is this a good idea?
- Farming as a business
- Park programs
- Architectural standards – commercial
- Lakefront character changing – not for good

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



LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.

TOWN OF CANANDAIGUA

COMPREHENSIVE PLAN UPDATE



NEIGHBORHOOD MEETING RESULTS

-
- Route 332 to 96 development – avoid Henrietta Road character
 - Neighborhood services – north end of town
 - Landscape character – landscape/boulevard
 - Gateway with dignity – to city and town
 - Reuse existing buildings
 - Auto dealers – front parking mitigated
 - Parking to rear or side – enhance boulevard character
 - Encourage community businesses to look better
 - 24/7 anchors – churches, theater, movie (culture),
 - add to dinner/bistro,
 - residential
 - coordinate with downtown – uptown hamlet
 - need infrastructure to support – E, S, and W
 - Speed limit – hamlet speed
 - Is bypass still needed?
 - Creative zoning (cluster) – not strip commercial
 - Setbacks for greenspace
 - Gateway to lake
 - Rural character, not urban
 - Avoid abandoning existing commercial (ex. Hopewell Mall)
 - Areas cleaned up
 - Housing
 - Roadside
 - Restore barns
 - PUD
 - Farming areas
 - Avoid scattered frontage development
 - Preserve \$ value
 - Define options and work with farms
 - New development adjacent to existing comparable values – protect values
 - Preserve farming
 - HSG – Senior Housing
 - Route 21 and Routes 5/20 – manage commercial development standards - Don't have to be the same
 - hamlet and rural
 - Route 5/20
 - West – farmland (protect)
 - East – maintain/mow grass, litter
 - Employment
 - Prepare for telecommuting
 - Shared service town/city
 - Manage cell towers – locate on town property with standards
 - Commercial building standards
 - Strip development

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TOWN OF CANANDAIGUA

COMPREHENSIVE PLAN UPDATE



NEIGHBORHOOD MEETING RESULTS

- Commercial – high density
- Residential
 - Lake quality
 - Air quality
 - Noise quality
 - Viewscape loss
- Sense of place
- Zoning
 - Consistent with character
 - Code enforcement/property appearance
 - Building safety – sanitary conditions
 - Lack of city/town cooperation
 - Zoning
 - Planning
 - Regional planning board?
- Route 332 – gateway
 - Preserve Victorian feel
 - Preserve history
 - Preserve culture
 - Design guidelines
 - Architectural standards
 - Sign ordinances
 - Bicycles/trails
 - Pedestrian access
 - Decrease speed limit
- Telecommunications - broad band
- Increase water districts
- Natural buffers
- Safety issues
 - Speed limits (downtown)
 - Infrastructure (sidewalks)
- Route 332 gateway
 - Traffic
 - Light
 - Noise
 - Tops
- Planning Board tools
 - Preserve future
 - Outdated preservation of open space
- Another bypass
- Sensible development

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TOWN OF CANANDAIGUA

COMPREHENSIVE PLAN UPDATE



NEIGHBORHOOD MEETING RESULTS

What are the problems / concerns that should be addressed through the plan?

Thursday, August 2, 2001

- Zoning
 - Too many variances granted
 - Variances should be the exception, not the rule
 - Review process needs to be looked at – made more efficient
 - 332 control growth
 - Better enforcement
 - Noise ordinance (lake residents hear music)
 - Design guidelines – residential screen houses
- City/Town
 - Better cooperation
- Tourism
 - Need natural science center
- Housing
 - Affordable housing
 - Young/single
 - New families
 - Enough senior housing
- Parks
 - None on north end
 - Bike/pedestrian path along West Lake Rd. and townwide
 - Improved lake access from downtown
 - Trolley
 - Pedestrian
 - Rail to trail
 - Increased coordination town/city
- Traffic
 - Truck traffic
 - By-pass or not?
 - Mass transit
 - To Rochester
 - In and around Canandaigua
 - Roads should have names
- Water quality
 - More sewer along lake
 - Alternative systems
 - Better enforcement/voluntary
- Threats to character
 - Tract development

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TOWN OF CANANDAIGUA

COMPREHENSIVE PLAN UPDATE



NEIGHBORHOOD MEETING RESULTS

- Main Street enhancements
- Rte. 332 improvements
 - Landscape
 - Setback - road to buildings
 - Lighting – restrain commercial lot lighting – time limit
- Approach to city
 - Lack attractive approach
 - Community building standards
 - Need welcome signs
 - Gateways – preserve 5/20W, RIS – don't over commercialize
- Evaluate dirt roads – future maintenance
- Integrate comprehensive plans with land use and fiscal sustainability
 - Balance land use – residential/commercial/agricultural/industrial
- Transportation
 - Improved and lower speed – West Lake, Seneca Point
 - Enforce
 - Traffic lights – Perry Street Extension/5/20, Collie Road
 - Rte. 332
 - Enhance bus system – elders
- North end lake
 - Carefully plan, needs image
 - Lakeshore Drive area
- Pedestrian/bike system – via roads and/or trails
 - Do now, before too late
 - Link with city and regional trails – West Lake Rd.
 - Coordinate with upland development
- Update zoning
 - Lakefront – protect vistas
 - Commercial expansion
 - 1 lot removed from lakefront – upland development should not destroy views
 - Lot size/house size
 - Big homes too close to lake (evolving)
 - Architecture changing character
 - Over clear and excavation
 - Loss of trees
- Infrastructure Extension
 - Ecological/lake quality
 - Development
- Works well with new development – don't change density
 - Natural colors
 - Porches/historic character
 - Tradition
- Numbering system on West Lake Road

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LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.

TOWN OF CANANDAIGUA

COMPREHENSIVE PLAN UPDATE



NEIGHBORHOOD MEETING RESULTS

- WXXI Radio – no reception
- Sewer (does not extend far enough south) – lake water quality
- Speeding (all over)
 - No respect for agricultural equipment
- Services – as town grows, maintenance becomes a concern – fire hydrants
 - Police, Fire, Ambulance
- Population – how do we protect our resources – lake, ridge lines
- Need to manage growth
- Agricultural preservation
 - Generational transfer – young people
 - Price of products down
 - Retirement (land)
 - Explore creative options to make farming more viable
- Land preservation
- Mobile homes – double wides not permitted – (affordable housing)
- Too many variances
- Planning Board – more “common sense” – rules, simplify
- Businesses – encourage appropriate projects – what does this mean?
 - Small businesses, not large enterprises
 - Tourism (summer business is important)
- Industry? Taxes and jobs – but not everyone wants them here
- No “Town Center” now
 - Cheshire has potential
 - Not just the City, encourage subcenters
- Careful with water and sewer – growth inducing
- Hillsides/erosion from development
- Water quality and aesthetics
- Recreation for kids of all ages
 - Playground
 - More activity at Ononda Park
 - More activity at Pierce Park (Cheshire)
- Finish paving roads in the town
- Recreation, small stores/services in other parts of town – Route 21, Routes 5/20 West (careful – well managed aesthetics)
- Keep industry in 332 area
- Tourism – how to get people here in winter
 - Current: Bristol Mtn. (new lodge, Bristol House), Festival of Lights, Fall Foliage
- Housing Developments
 - Old Brookside – outdated
 - Needs buffer zone
 - Recreation opportunities
- Multi-unit housing
 - Senior housing (Centerpointe)

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TOWN OF CANANDAIGUA

COMPREHENSIVE PLAN UPDATE



NEIGHBORHOOD MEETING RESULTS

- Concentrate housing
- Stricter guidelines
 - Not on steep slopes
 - Make safe for lake
 - Larger lot sizes (especially along lakeshore)
 - Continuity in building
 - Route 332
 - Balance and control
 - Code enforcement
 - Variances too easy
 - Learn to refuse
- Building enforcement (lakeside estates)
- Inter-municipal cooperation
 - Bypass
 - Infrastructure
 - Roads, maintain shoulders
 - Cultural opportunities (N & L)
- Safety – speed limits (recreation opportunities)
- Protect the lake
 - Sewer
 - Water
- Shopping
 - Make sure Route 332 corridor is accessible
- Recreation opportunities
 - Ont. Pathways extention
 - Roads
 - Maintain shoulders
 - Hiking
 - Walking
 - Biking
- Lower income consideration
 - Affordable
 - Six figure necessary? – keep diverse
 - Seniors
 - Taxes high
- Opportunities for younger population
 - Teens
 - jobs
- Developing gateways for better sense of character
- Natural areas – viewscape
 - Maintenance
 - Protection
 - Dirt roads

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Appendix C.

Community Survey Results

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



LANDSCAPE ARCHITECTS, ARCHITECTS, ENGINEERS, AND PLANNERS, P.C.

TOWN OF CANANDAIGUA COMPREHENSIVE PLAN COMMUNITY SURVEY RESULTS

In October 2001, approximately 1,000 community surveys were mailed to a random sample of property owners in the Town of Canandaigua. In total, 321 completed questionnaires were returned to Town Hall and entered into a spreadsheet by The Saratoga Associates.

Attached are the results of the Community Survey. The first attachment is the survey depicting the percentage of respondents that responded to each question (i.e., frequency distribution).

The second document is a more detailed (unrefined) analysis of the survey results showing each question, the total number of responses and the frequency distribution.

Below is a clarification of the abbreviations used in the second document:

Resp: This column shows what was available to be keyed or clicked on as a response to the question

Freq: This column shows the number of respondents that chose a particular answer category.

%: The % column shows the percentage of respondents that chose each answer category, using all respondents as a base for calculations.

Revised % (Rev. %): This column shows a percentage that uses only those respondents that responded to a user – created answer category to base the calculation on. Respondents that responded No Response/Does no know are not included when calculating this column.

Cum %: The Cum % column adds up or accumulates the % column figures to give a cumulative value.

Response Label: This column shows the answer category description in the survey.

This survey has a sampling error of +/- 6% at the 95 percent confidence level – in other words, the chances are 19 out of 20 (95 percent) that the actual population value is within 6 percent of our estimate, in either direction.



TOWN OF CANANDAIGUA COMMUNITY SURVEY

2001 COMPREHENSIVE PLAN UPDATE

1. This survey is part of the citizen participation component of the Comprehensive Planning process. Your response will help set the direction for the Town of Canandaigua as it moves forward in an effort to become an even better place to live, work and recreate.

We would like to start by getting your overall impression of life in the Town of Canandaigua. For each of the next eleven questions **check (✓) the one response that best describes your opinion.**

	One of the best things about living in the Town	About the same in the Town as in the Finger Lakes Region	One of the worst things about living in the Town
The kind of housing available to me in the Town is?	51.7 %	46.9 %	01.4 %
The availability of shopping in the Town is?	26.9 %	58.1 %	14.9 %
The quality of Town government services is?	33.2 %	62.4 %	04.4 %
The schools in the Canandaigua District are?	70.9 %	27.3 %	01.7 %
The schools in the Bloomfield District are?	13.3 %	80.0 %	06.7 %
The kind of job opportunities that Town residents have is?	07.8 %	76.3 %	15.9 %
The quality of the area of town where I live is?	77.4 %	20.9 %	01.7 %
The amount of Town taxes I pay is?	16.5 %	54.9 %	28.6 %
The local road system is?	34.5 %	62.9 %	02.6 %
The public transit system (CATS) is?	19.0 %	75.2 %	05.8 %
The recreational opportunities in the general area are?	50.3 %	44.3 %	05.3 %
The quality of life in the Town is?	69.9 %	30.1 %	00.0 %

2. This community cares about people like me:

- a. **07.5 %** Strongly Agree
- b. **77.8 %** Agree
- c. **11.5 %** Disagree
- d. **03.2 %** Strongly Disagree

SERVICES AND FACILITIES

3. This section is to find out how you rate the Town of Canandaigua's performance in providing services and facilities. **Please check (✓) the one response that best describes your opinion.**

	Services and Facilities	1. Excellent	2. Satisfactory	3. Unsatisfactory	4. Do not use	5. Not Applicable
A.	Parks and Recreation	34.1 %	53.2 %	06.1 %	06.1 %	00.6 %
B.	Roads and Highway Maintenance	30.6 %	64.0 %	05.4 %	00.0 %	00.0 %
D.	Sheriff/State Police protection/Crime prevention	38.8 %	57.4 %	02.6 %	01.0 %	00.3 %
E.	Fire Protection	41.9 %	54.0 %	01.6 %	02.2 %	00.3 %
F.	Water/Sewer Service	26.1 %	50.7 %	07.8 %	07.8 %	07.5 %
H.	Code Enforcement	13.0 %	65.0 %	13.0 %	05.7 %	03.3 %
I.	Land use/Zoning Regulations	09.3 %	64.2 %	20.2 %	03.6 %	02.6 %
K.	Controlling spending and taxes	08.0 %	71.1 %	18.9 %	00.7 %	01.3 %
L.	Community relations/public information	12.5 %	72.7 %	12.5 %	00.7 %	01.6 %
M.	Transfer Station / Recycling Facility	57.7 %	31.9 %	03.2 %	05.8 %	01.3 %

4. Looking to the future, what additional shared services/issues should the Town and City pursue addressing together?
(Check three top priorities)
- a. **53.3 %** Coordinated recreation trail and park system d. **22.7 %** Inter-municipal exchange of development rights
b. **62.9 %** Economic development e. **25.2 %** Heritage tourism
c. **63.2 %** Consistent commercial development standards f. **16.3 %** Other _____

MAKING THINGS EVEN BETTER IN CANANDAIGUA

In this next section we would like your opinion on things that could be done to improve the Town's parks, neighborhoods, and overall image. For the following four questions, please **check (✓) the one response that best describes your opinion.**

5. PARKS: What is the one thing that would make the biggest improvement in Canandaigua's Town Parks (Butler Road Park, McJannett's Park, Leonard R. Pierce Memorial Park, and Onanda Park)?
- a. **03.4 %** The Town's parks need to be closer to neighborhoods
b. **09.1 %** The equipment and design of parks needs to be changed to meet changing recreational needs
c. **12.8 %** The Town has too few parks.... the Town should develop more
d. **04.0 %** The existing parks need to be better maintained
e. **02.4 %** The Town has too many parks.... some should be sold for redevelopment
f. **04.0 %** Need more playing fields
g. **56.9 %** Parks are fine
h. **07.4 %** Other: _____
6. YOUR NEIGHBORHOOD: The one thing that would make the biggest improvement in the area where I reside is:
- a. **05.8 %** Get property owners to take better care of their houses/property
b. **05.8 %** Develop sidewalks
c. **32.8 %** Prevent loss of open space and rural character
d. **05.8 %** Buffer residential areas from commercial/industrial development
e. **23.7 %** My neighborhood is fine
f. **14.0 %** Provide public sewer
g. **06.2 %** Provide public water
h. **05.8 %** Other: _____
7. CANANDAIGUA'S OVERALL IMAGE: The one best way to improve the Town of Canandaigua's image would be to:
- a. **05.2 %** Relax development standards so that each property owner can do what he or she wants
b. **31.7 %** Set design standards to encourage a more "high quality" look for new development
c. **15.4 %** Beautify public spaces
d. **37.6 %** The overall image of the Town of Canandaigua is fine
e. **10.1 %** Other: _____

CANANDAIGUA'S COMMERCIAL SERVICES

As part of the comprehensive plan process, we want to ensure that the commercial and service needs of the Town residents are provided for in the Town.

8. What type of activities **need to be provided for in the Town?** Check () one in each category.

Arts/ Entertainment	Shopping	Recreation	Services
22.2 % a. Community Events (park concerts)	19.1 % a. Specialty Shops/ Boutiques	21.2 % a. Community/ Teen Center	07.2 % a. More professional offices
31.4 % b. Theatre/Movie House	15.4 % b. Outlet Shops	07.9 % b. Senior Center	10.1 % b. Conference Center
16.0 % c. First Class Restaurant	02.3 % c. Additional Antiques Shop	05.0 % c. Skate Park	08.6 % c. Health Clinic
01.0 % d. Museum	23.1 % d. Grocery Store	21.5 % d. More Hiking / Biking Trails	09.4 % d. Adult Education
00.0 % e. Bowling	04.7 % e. Bakery	03.6 % e. Equestrian Trails	01.8 % e. K- 12 Education
07.5 % f. Sports Facilities / Meeting Center	02.7 % f. Electronics	14.6 % f. Lakefront Access (fishing, boat launch)	04.3 % f. Library
20.6 % g. None Required	29.4 % g. None Required	05.0 % g. More Parkland	56.5 % g. None Required
		18.5 % h. None Required	
01.3 % Other:	03.3 % Other:	02.6 % Other:	02.2 % Other:

COMMUNITY CHARACTER

This section is to determine from the community's perspective, what methods the Town of Canandaigua should use to protect community character.

9. Indicate your level of agreement or disagreement with each of the following statements (**with a check , mark one response for each statement**).

	Strongly Agree	Agree	Disagree	Strongly Disagree
Consistent landscaping in commercial areas is needed to improve the appearance of the Town.	32.4 %	52.9 %	13.1 %	01.6 %
Standards for commercial signs are needed to improve the appearance of the Town's commercial areas.	29.0 %	54.5 %	14.9 %	01.7 %
There is a good mix of commercial, institutional, government and office development in the Town.	04.7 %	77.4 %	14.2 %	03.7 %
Sidewalks and trails for Bicycle and Pedestrian travel are needed to connect the area where I live to commercial nodes.	23.4 %	25.1 %	42.3 %	09.3 %
Buffers between residential areas and Commercial Zones are needed.	28.0 %	52.6 %	18.1 %	01.4 %
The Town needs to regulate development so that it results in a Town with a distinctive sense of place.	41.4 %	49.5 %	07.7 %	01.3 %
Reduction in noise between commercial areas and residential areas is needed.	22.7 %	51.0 %	25.2 %	01.0 %
Reduction in light from adjacent areas to residential areas is needed.	22.8 %	44.2 %	31.2 %	01.8 %
Residential areas are unsafe and need to be better protected.	00.7 %	12.4 %	74.6 %	12.4 %

10. Please indicate your level of agreement or disagreement with each of the following policy options. **With a check (✓) mark one response for each question.**

	Strongly Agree	Agree	Disagree	Strongly Disagree
The Town of Canandaigua needs to change zoning regulations to protect open space and views.	36.9 %	42.3 %	17.8 %	03.0 %
The Town should buy land or easements to preserve open space and views.	28.0 %	44.1 %	23.0 %	04.9 %
The Town should change zoning regulations to protect water quality in areas not served by public water.	31.4 %	52.4 %	14.1 %	02.1 %
The Town should do nothing; the market will determine the best use of land.	05.3 %	12.0 %	46.3 %	36.4 %

11a. Should the Town promote historic preservation of historic properties?

- a. **84.3 %** yes b. **15.7 %** no

11b. If yes, the methods of historic preservation should include (**Check all that apply**).

- a. **65.9 %** Conduct a historic structures and sites inventory
- b. **61.0 %** Develop a written history of the town
- c. **39.0 %** Develop an interpretive sign/trail program
- d. **76.5 %** Provide incentives for rehabilitation of historic structures

12. What means should the Town of Canandaigua pursue when considering financing Town Open Space Preservation (**select one**)

- a. **04.7 %** Utilize Town budget to purchase land for open space (Town Board Approval)
- b. **08.4 %** Utilize tax payer funding to purchase land for open space (Voter Approval)
- c. **13.9 %** The Town should rely on state and federal grants which are competitively awarded
- d. **40.9 %** Combination of a, b, and c
- e. **01.0 %** Improvements should be financed by special district use fees
- f. **08.8 %** Not at all – the Town should not expend public funds for this purpose
- g. **12.8 %** Lower tax assessment so property owners can afford to keep private undeveloped property
- h. **09.5 %** Change zoning laws to facilitate open space preservation

13. Implementing some aspects of the comprehensive plan will likely cost the Town additional money. Which of the following items are you willing to pay for through the regular Town budgeting process. (**check all that apply**)

- a. **24.6 %** Improved appearance of Canandaigua roads
- b. **41.4 %** Acquisition of open space or environmentally sensitive land
- c. **15.3 %** Construction of new sidewalks
- d. **28.0 %** Construction of bicycle trails
- e. **20.6 %** Enhanced code enforcement
- f. **24.0 %** Implementation of new development regulations
- g. **25.9 %** Parkland acquisitions
- h. **27.4 %** Park improvements

ENVIRONMENTAL SETTING

This section of the survey is to find out what aspects of the Town's environmental setting the community wants to preserve or protect.

14. Which features define the distinctive character of the town? **Check (✓) all that apply.**

- | | |
|---|---|
| a. 82.6 % Views of rural landscape | f. 63.9 % Agricultural fields/pasture |
| b. 36.8 % Undeveloped road frontages in rural areas | g. 56.3 % Historic barns and farm buildings |
| c. 42.4 % Undeveloped wetlands | h. 43.1 % Open space in residential areas |
| d. 43.6 % Undeveloped streams | i. 72.0 % Lakefront |
| e. 72.0 % Wooded areas | j. 63.6 % Hill tops/ridge lines |

15. Indicate how important it is for Canandaigua to protect or preserve the following characteristics of the rural part of the Town **With a check (✓) mark one response for each statement.**

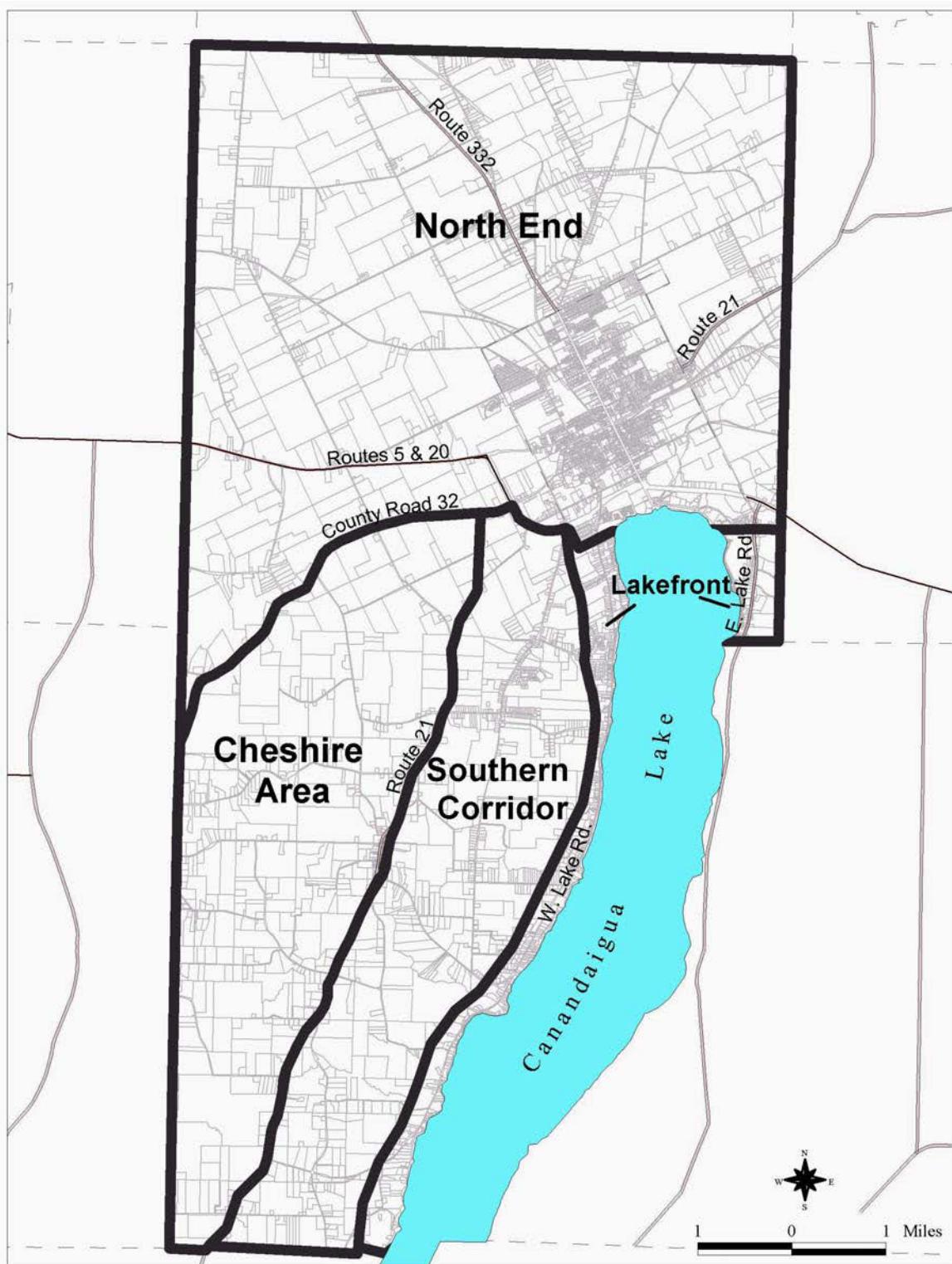
	Most Important	Important, but not most important	Somewhat important	Not at all important
Views of rural landscape	50.7 %	34.3 %	12.7 %	02.3 %
Undeveloped road frontages in rural areas	13.0 %	35.9 %	38.7 %	12.3 %
Undeveloped wetlands	25.4 %	38.0 %	28.2 %	08.4 %
Undeveloped streams	27.8 %	38.5 %	26.4 %	07.3 %
Wooded Areas	44.9 %	37.8 %	15.0 %	02.4 %
Agricultural fields / pasture	28.3 %	40.6 %	27.3 %	03.8 %
Historic Barns and Farm Buildings	25.4 %	39.9 %	27.8 %	06.9 %
Open space in residential areas	23.8 %	36.7 %	32.5 %	07.0 %
Lakefront	56.6 %	28.6 %	11.1 %	03.7 %
Hill tops/ridge lines	41.1 %	36.4 %	19.2 %	03.4 %
Other (note: only 35 respondents selected this)	48.6 %	25.7 %	14.3 %	11.4 %

HOUSING & RESIDENTIAL AREAS

This section of the survey should be answered based on your observations of the **residential area in which you live**. Using the map below, please identify your residential area and check the appropriate box at right. This section of the survey is also to find out what the priorities should be for the Town of Canandaigua for developing new housing and for helping neighborhoods retain their vitality.

Please check (✓) one:

- | | |
|--------|-------------------|
| 31.7 % | North End |
| 17.2 % | Cheshire Area |
| 31.0 % | Southern Corridor |
| 20.1 % | Lakefront |



16. Neighborhoods can have many qualities that make them attractive and enjoyable places to live. The following is a list of common neighborhood qualities. Please rate **your neighborhood** on each of the following categories. **With a check (✓) mark one response for each question.**

	Excellent	Satisfactory	Unsatisfactory	Not Important
Where I live feels like a neighborhood	32.8 %	53.3 %	05.6 %	08.3 %
Housing costs are reasonable	08.6 %	76.2 %	13.2 %	02.0 %
Convenience of neighborhood businesses	17.3 %	59.0 %	11.5 %	12.2 %
Roads are clean and in good condition	31.7 %	63.7 %	04.2 %	00.3 %
Schools are reasonably accessible	27.6 %	61.8 %	03.0 %	07.6 %
Sidewalk system is safe and useful	02.3 %	18.3 %	33.1 %	46.4 %
Trails are safe and useful	04.6 %	41.5 %	21.9 %	31.9 %
Park within walking distance	10.8 %	33.5 %	22.7 %	33.1 %
Road lighting	04.9 %	44.2 %	20.7 %	30.2 %
Key intersection lighting is good	12.5 %	63.2 %	15.9 %	08.4 %
Protected from adjoining commercial area lighting	14.7 %	54.3 %	12.6 %	18.3 %

17. Overall, how would you measure **your neighborhood** as a place to live?

a. **57.5 %** Excellent b. **38.0 %** Good c. **03.8 %** Fair d. **00.6 %** Poor

18. Which types of housing are needed in the Town of Canandaigua? (**Check all responses that apply.**)

- | | |
|--|---|
| a. 04.0 % Efficiencies | f. 38.0 % Large Single Family: rural large lot |
| b. 08.7 % Apartments | g. 03.1 % Two-Family |
| c. 15.0 % Townhouses | h. 20.6 % Senior Housing |
| d. 14.3 % Small Single Family; subdivisions in small lots (<1/2 acre) | i. 05.9 % Income Assisted Housing |
| e. 34.9 % Large Single Family; subdivisions in large lots (1/2 –1 acre) | j. 01.9 % Mobile Homes |
| | k. 04.4 % Manufactured Homes |
| | l. 26.5 % Don't Know |

Indicate whether you agree or disagree with the following 3 statements. **With a check (✓) mark one response for each question.**

19. Public water and sewer services should be extended to support either new or existing underserved residential development

- a. **33.0 %** Strongly Agree
 b. **42.8 %** Agree
 c. **16.3 %** Disagree
 d. **07.8 %** Strongly Disagree

20. Are you willing to pay for public sewer and water services?

- a. **70.9 %** Yes
 b. **29.1 %** No

21. Increasing the availability of affordable housing assistance (e.g., low interest loans, grants, technical assistance) is one of the most important things for the Town to do:
- 08.6 %** Strongly Agree
 - 27.9 %** Agree
 - 41.5 %** Disagree
 - 21.9 %** Strongly Disagree

22. Important things the Town should provide to improve the residential area where I live would include:
- 14.3 %** Sidewalks
 - 14.3 %** Trails
 - 12.5 %** Parks
 - 28.7 %** Sewer and Water
 - 08.1 %** Street lights
 - 41.4 %** Wider shoulders on roads for walking or biking

PARKS & RECREATION

23. Which of the following improvements or attractions are needed in any of the Town's parks (**check all that apply**)
- | | |
|---|---|
| a. 10.6 % new playground equipment | l. 06.2 % equestrian trails |
| b. 08.7 % soccer fields | m. 10.9 % skateboard park |
| c. 06.9 % baseball/softball fields | n. 04.0 % BMX bike |
| d. 03.1 % lacrosse | o. 05.0 % volleyball courts |
| e. 02.5 % football | p. 05.6 % basketball court |
| f. 29.3 % restrooms | q. 09.3 % tennis courts |
| g. 11.5 % landscaping | r. 03.1 % bocce |
| h. 14.3 % benches | s. 18.1 % picnicking |
| i. 08.1 % lights | t. 13.1 % cabins/tent sites |
| j. 24.0 % bike trails | u. 24.6 % no improvements are needed |
| k. 21.2 % hike trails | |

24. Is more public indoor *meeting* space needed in the Town?

- 18.5 %** Yes
- 81.5 %** No

25. Is more indoor *recreation* space needed in the Town?

- a. **43.3 %** Yes  b. **56.7 %** No

25b. If Yes, what type? (**check all that apply**)

- | | |
|-----------------------------|---|
| 22.0 % Dance | 01.6 % bowling |
| 27.6 % Gymnasium | 43.9 % multi-purpose field house |
| 37.4 % Swimming pool | 50.4 % Performing arts/theater |
| 08.9 % Soccer | 10.6 % Other _____ |
| 10.6 % Ice-skating | |

26. Should the Town develop public lakefront access?

a. **61.5 %** Yes

b. **38.5 %** No



26b. If Yes, for: (**check all that apply**)

- | | |
|--|--------------------------|
| 45.6 % Trails | 74.2 % Swimming |
| 41.2 % Boating | 67.0 % Picnicking |
| 47.8 % Fishing | |
| 36.8 % Small craft (car top) launch | |
| 04.9 % Other _____ | |

27. Rate the following on how important you think it is for the town to expand the following activities. **With a check (✓) mark one response for each question.**

	Most Important (1)	Important, but not most important (2)	Not Important (3)
Expanding activities for youth	32.5 %	49.8 %	17.7 %
Expanding activities for teens	42.4 %	42.4 %	15.2 %
Expanding activities for seniors	27.0 %	51.2 %	21.8 %

RESPONDENT PROFILE

28. What is your age?

- a. **00.3 %** 18-24
- b. **22.4 %** 25-44
- c. **31.1 %** 45-54
- d. **22.8 %** 55-64
- e. **13.8 %** 65-74
- f. **09.6 %** Over 75

Sex: **60.1 %** Male **39.9 %** Female

09.1 % single person household

49.8 % two-person household

41.1 % more than a two-person household

29. How many people are in your household? **2.7 (Average)**



30. How many of the people in your household are in each of the following age categories?

- | | |
|----------------|------------------|
| a. _____ 0-5 | e. _____ 45-54 |
| b. _____ 6-17 | f. _____ 55-64 |
| c. _____ 18-24 | g. _____ 65-74 |
| d. _____ 25-44 | h. _____ Over 75 |

31. How long have you lived in the Town of Canandaigua? _____ Years



03.8 % Less than a year

15.1 % Between 1 and 5 years

13.8 % Between 5 and 10 years

28.5 % Between 10 and 20 years

38.8 % Over 20 years

32. Your current work status is:

- a. **17.7 %** Employed in the City of Canandaigua
- b. **06.2 %** Employed in the Town of Canandaigua
- c. **01.3 %** Employed in the City of Geneva
- d. **18.7 %** Employed in the Rochester Metropolitan Area/Monroe County
- e. **11.8 %** Employed in Ontario County but not the City/Town of Canandaigua or the City of Geneva
- f. **08.5 %** Work at home/self employed (non-farming)
- g. **00.7 %** Self-employed as farmer
- h. **01.0 %** Currently unemployed
- i. **00.7 %** Student
- j. **26.6 %** Retired
- k. **00.7 %** Disabled
- l. **06.2 %** Other _____

33. Do you...

- a. **99.3 %** Own your residence? **13.3 %** one
- b. **00.3 %** Rent your residence? **52.8 %** two
- c. **00.3 %** Live with parents or relatives? **23.6 %** three

34. How many vehicles are associated with your household? **2.4 (Average)**



- 08.0 %** four
- 02.0 %** five
- 00.3 %** six or more

35. What is your Household Income

- a. **03.0 %** less than \$21,000
- b. **07.4 %** 21,000-30,000
- c. **11.1 %** 31,000-42,000
- d. **14.4 %** 43,000-60,000
- e. **27.4 %** 61,000-80,000
- f. **10.4 %** 80,000-100,000
- g. **26.3 %** more than 100,000

36. Regarding your residency in the town, are you a:

- a. **08.3 %** Seasonal Resident
- b. **91.7 %** Year Round Resident

37. What is the highest educational attainment for members of your household?

- a. **01.0 %** Some high school
- b. **16.6 %** High school degree
- c. **20.9 %** 2 year college degree
- d. **28.8 %** 4 year college degree
- e. **32.8 %** Post graduate degree

38. How are you most likely to learn about the Town sponsored programs, activities and events? (**Check all that apply**)

- a. **76.0 %** Daily Newspaper
- b. **29.9 %** Weekly shopping guides/newspaper
- c. **18.1 %** Radio
- d. **14.3 %** Television
- e. **19.3 %** Flyers in public places
- f. **39.9 %** Directly through the mail
- g. **04.4 %** Internet
- h. **36.4 %** Word of mouth
- i. **01.6 %** Other _____

39. Do you have any additional thoughts, comments or suggestions to share with the Comprehensive Plan Committee?

PLEASE RETURN THIS FORM IN THE ATTACHED POSTAGE PAID ENVELOPE NO LATER THAN

November 2, 2001.

Appendix D.

Focus Group Workshop Notes

**Town of Canandaigua
Comprehensive Plan Committee**

**Route 332 Corridor Focus Group Meeting
February 28, 2002 – 4:00 P.M.**

Agenda

- I. Welcome, Introductions, and Agenda Review**
- II. Comprehensive Plan Process – Status Report**
- III. Emerging Concepts for the Route 332 Corridor - presentation**
- IV. Facilitated Discussion**
- V. General Comments or Questions**
- VI. Adjournment**

Meeting Notes – public comments are recorded below:

- Perhaps there should be a second node near Purdy Road. This would be smaller than the first. There are a couple of businesses there now.
- Question about whether the demand is strong enough for TDR in the corridor. Belief that the town has limited commercial land now. There is not much left. However, the idea of a wider depth commercial area (node) seems to make sense.
- If you need to purchase development rights somewhere else in order to develop your land, doesn't that, in effect, devalue your land.
- Example of Celebration, Florida – it is very difficult to purchase development rights in their commercial corridor due to the astronomical asking prices.
- Assuming the TDR would work, is the horse out of the barn already? The type of commercial here needs volume and visibility. Where would they go?
- In the northern zone – if there is a second, “northern” node, would the town invest in the interconnected streets, infrastructure, etc. (like they are doing in the southern node). Right now, the new median is a problem for businesses in the northern area.
- The idea presented is intriguing – obviously there are technical issues to resolve. Need to also change from a “wait and see what is proposed” posture to a “go out and attract the type of development/developers we want” posture
- The median will be installed in the northern section of the corridor this summer. Road construction has already been a problem. The median will cut this persons business off from southbound traffic. Very frustrating. Does not like the NYSDOT project – it really hurts. Note – this property could be within the second, northern node.

**Town of Canandaigua
Comprehensive Plan Committee**

**Agricultural Community Focus Group Meeting
February 28, 2002 – 7:00 P.M.**

Agenda

- I. Welcome, Introductions, and Agenda Review**
- II. Comprehensive Plan Process – Status Report**
- III. Emerging Concepts for Canandaigua's Agricultural – Residential Areas**
- IV. Facilitated Discussion**
- V. General Comments or Questions**
- VI. Adjournment**

Meeting Notes – public comments are recorded below:

- The city and town should work together to buy more parkland.
- Increasing traffic and farm equipment – a growing problem
- Agricultural notification – let new homebuyers know that they are moving into a farming area. Perhaps work with the Real Estate Community.
- Farmers are a small minority of town residents. Difficult to be heard.
- Economy of farming – higher prices for their products would make the biggest difference.

Appendix E.

Draft Plan Community Workshop Notes



Town of Canandaigua Comprehensive Plan Committee

Preliminary Draft Plan Public Workshop August 14, 2002 - 7:00 P.M. to 9:00 P.M. Canandaigua Senior Academy Auditorium

~ Agenda ~

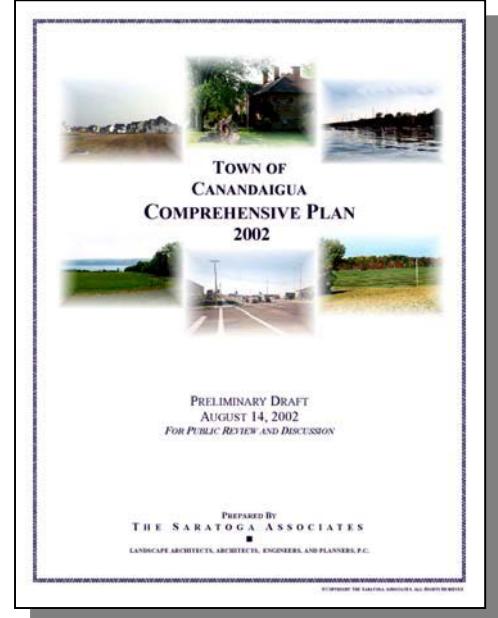
Workshop Purpose: to summarize and answer questions about the draft plan's major recommendations, and to receive feedback from the community.

- I. Welcome, Introductions, and Agenda Review**
 - II. The Comprehensive Plan – Committee Progress and Timeline**
 - III. Presentation: Summary of the Main Elements of the Preliminary Draft Comprehensive Plan**
 - IV. Questions and Comments**
 - V. Next Steps**
 - VI. Adjournment**
-

Preliminary Draft Plan Available for Public Review at:
Canandaigua Town Hall
Wood Library (134 North Main Street, Canandaigua)
Finger Lakes Community College Library (on campus)

Also available for viewing or downloading at:
www.townofcanandaigua.org

Take home copies available by purchase at:
QuickPrint (located at 330 South Main Street in Canandaigua)



Please submit additional written comments and/or suggestions to the Committee by Wednesday, August 28th:

Town of Canandaigua Comprehensive Plan Committee
Canandaigua Town Hall
5440 State Routes 5 & 20
Canandaigua, NY 14424

**TOWN OF CANANDAIGUA, NY
COMPREHENSIVE PLAN UPDATE**
■
THE SARATOGA ASSOCIATES

Town of Canandaigua
Comprehensive Plan Committee
Preliminary Draft Plan Public Workshop
August 14, 2002 – 7:00 P.M.
Canandaigua Senior Academy Auditorium

I. Welcome, Introductions and Agenda Review.

Welcome made by Supervisor Sam Casella at 7:05 p.m. Mr. Casella stated that the members of the Town Board are present, members of the Parks and Recreation Committee, Planning Board, and members of the Comprehensive Plan Committee.

II. The Comprehensive Plan – Committee Progress and Timeline

Mr. Dan Sitler and Mr. Mike Welti of Saratoga Associates were introduced and the meeting was turned over presentation of the information. Mr. Sitler stated that this meeting is a preliminary presentation of the Town of Canandaigua Comprehensive Plan that will be presented to the Town Board for adoption. Information presented in the preliminary plan are a result of extended outreaches to the town, research and response from the public with focus groups and workshops.

Mr. Sitler explained that New York State legislation, through the home rule, provides the Town Board with the authority to adopt zoning codes and the authority to regulate open space. These provisions can be done through a comprehensive plan. Mr. Sitler explained that the focus of a comprehensive plan is different with each town and community depending on what their priorities are, core values and perspective.

The timeline consists of:

- Gathering comments from the public.
- Presenting the information before the Comprehensive Plan Committee.
- Briefing of the Preliminary Comprehensive Plan to the Town Board.
- Public Hearing.
- Final Presentation to the Town Board for adoption.

III. Presentation: Summary of the Main Elements of the Preliminary Draft Comprehensive Plan

Mr. Mike Welti reviewed the material in the Comprehensive Plan via a visual Powerpoint presentation.

Vision and Goals:

Reviewed from Powerpoint presentation. (page 5, 6, 7)

Plan recommendation (page 8) and now the question is how to apply the Comprehensive Plan for the future and future growth.

- One of the aspects reviewed was the *Conservation Subdivision Design* (by Randall Arendt), and the four-step process that is taken (page 17) (pages 18-24) - demonstrated the process of developing a subdivision) Conservation easement will prevent future growth on the subdivision design so that no more homes could be built in that development. Who owns the land? Ownership options for conservation land was reviewed as presented on slide 25.

Other recommendations for the southern corridor were reviewed beginning on slide 26.

- *Maximum development density*: key is that the maximum number of homes on the lot would be 32, whether each lot is one acre or more or less.
- *Incentive Zoning*: Exchange between public and usually the developer.
- *Lands of Conservation Interest Map* (slide 27). Determine what the open spaces are that the community values and where they would want to preserve the character of the community. Starting point for planning department and developers.
- *Design Guidelines* for hillside development,
- *Stream corridor overlay district*.

Ag Residential Area (reviewed on slides 29 through 33)

- *Farmland and Open Space Conservation Program*
 - 1.) Farmland Protection (PDR-slide 31)
 - 2.) Open Space Protection (slide 32)
- *Conservation Subdivision Design* (slide 33)
- Establish a maximum development density of 1 home per two acres (slide 34)
- Eliminate strips of R-1-30

Canandaigua's Lakefront (slide 34-37)

- Require higher standards of lakeside development.
- Develop design standards in the Resident Lake District.
- Apply to new construction

Hamlet of Cheshire (slide 38)

- *Hamlet revitalization*
- *Hamlet expansion*
Mini-master plan (slide 39)

Eastside Canandaigua (slide 40-41)

- Work with NYSDOT, Genesee Transportation Council, etc and address transportation issues (slide 41)
- Establish 5&20 as eastern gateway to Canandaigua.
- Eliminate light industrial and industrial zoning districts and replace with mixed-use neighborhood commercial.

- Slides 42-43 were additional town-wide recommendations that did not fit into any geographical location and were general recommendations.

PRIORITY ACTION (slide 44)

Cannot focus on everything at once need to prioritize

- 1.) Zoning and subdivision revisions to reflect the comprehensive plan's recommendations.
- 2.) Farmland and Open Space Conservation Program.

Short-term actions:

- 1.) develop on-road bicycle touring routes
- 2.) locate, design, and develop a new Town Park

Medium-term action:

- 1.) farmland and open space conservation program (phase 2)
- 2.) study of town-wide drainage district
- 3.) Hamlet of Cheshire

IV. Questions and Comments

Burt Mabala
West Lake Road

- After living in Canandaigua for 27 years, it is the Lake that brings people to the area. He would like to see the Plan consider the affects development has on the condition of the lake.
- Commented on the negative effects of Fox Ridge, and the chemical run-off from lawns into the lake. Would like to see some restrictions.
- Displacement of animals...taking away from their food source.

Bernard Knopel (former planning board)

- Spoke about density and what is proposed to happen to the R-1-20 and R-1-30 districts. What will be eliminated and thereafter created.
- Does the plan offer a percentage of open space; establishing a minimum percentage of 40 to 50% of open space land.
- Had concerns over clustering in areas where sewers.
- Home associations (which was stated are not allowed in Canandaigua).
- Mentioned conservation easement and he said the open space has to be privately owned. He does not believe that homeowners will want to pay for liability insurance required.

Mr. Welti agreed that there is nothing to compel a property owner to allow the public on privately owned property. Mr. Welti explained that the conservation easement does not change

the rights of the property owner. Mr. Welti stated that the issues of liability are a good question and other communities have had to deal with this issue. The State has been dealing with issues of property owners opening up their land for recreational purposes. If the town is going to pursue this avenue, they will need to look into the liability issues. Mr. Welti explained that these issues are not going to be ignored and will be addressed.

Scott Morel
Morel builders

- In looking at the plan as a developer, he stated his support of the town going through this process. He commented that the open space is a good thing, especially for subdivisions. Mr. Morel stated that 95% of the population in Canandaigua has housing needs under \$250,000, and 70% of the land is agricultural. Commented that the \$250,000 will be non-existent.

Mr. Welti stated that for clarity, there would continue to be areas of R-1-30. Saratoga Associates is sensitive to the topic of property values. They have looked at ways to preserve the lower lots and they have identified areas to do so. Encourage developers to build in a broad range of price ranges for integrated communities.

Dennis Brewer

- Liked what he sees, lives in Cheshire and he likes the recommendations given for the Hamlet. Question raised between the difference of the mention of 88 acres of parks and another area where it indicates 570 acres designated as park areas and recreation areas.

Mr. Welti indicated that he would look into the discrepancy and provide a clarification.

Kathy Wysier
Middle Cheshire Road

- Concerned about the implementation of the Plan and what is going to encourage those with authority to implement this plan?

Mr. Sitler explained that legislative authority has been given to the Town Board, and it is their duty and responsibility to engage in these types of implementations. The Town Board wants to hear from the community and make sure that this Plan reflects the desires of the community.

- Regarding the Conservation Subdivision and the four steps reviewed, questions raised were who makes sure the four steps are followed and what authority is there to continue forward once the four-steps are performed.
- It would appear that the Plan is recommending a number of tools or options, question raised was how long will it take to put the tools in place.
- Is it possible to put in a moratorium until the zoning ordinances are redone so as to not deal with problems in the area before the plan is put into place?

Mr. Sitler explained the process of putting a moratorium in place, and further stated that it takes 3 or 4 months in itself to establish a moratorium. Mr. Sitler indicated that the decision would need to be made on whether to town should put their energy into a moratorium or working on re-vamping the zoning ordinances.

- Mrs. Wysier commented that she felt that is pressure of development, especially around the lake because that is the first place a developer is going to go. She felt that there IS pressure to act quickly and her concern is that the Plan become implemented and not sit on the shelf.

Melinda Kanear

- What is the residential-to-farm open space threshold; ratio for farmland to homes?

Mr. Welti indicated that there is no ratio.

- Is there a rule of thumb with regard to development and amount of services. How does this impact the fire department, Sheriff's Office, etc.
- Has this plan been reviewed by the different school districts?

Mr. Sitler explained that the Comprehensive Plan will go through the legal process, which includes review of the document by various jurisdictions that have a legal right to review the Plan.

A short discussion occurred on the fiscal perspective of tax impacts in covering services as it relates to development.

Joyce Marthaler

- Questioned whether the Town has a balance of commercial, open space and residential, and what type of balance is needed to stay fiscally prosperous.

Mr. Sitler explained that there needs to be a little shifting to balance and that's why many of the recommendations presented in the Plan are centered toward achieving that objection.

- Once the Town has achieved a good balance, how will it be able to remain at that balance? Are there goals that are being set and is there any guide for an outcome?

Mr. Sitler stated the fiscal impact of the town will serve as a model. Saratoga Associates have developed a Plan that through the design development recommendations and zoning, the balance has been significantly improved. Mr. Sitler stated that we live in a changing world and a changing economy and the balance is something that the Town needs to keep apprised of and continue to be involved in.

Bill Patricks

- Comment on the moratorium and a Supreme Court decision that determined moratoriums were unconstitutional, except under special provisions. His opinion was that moratorium would unlikely be approved.

Mr. Welti stated that the particular case was overturned, but there are very particular and strict parameters.

- Mr. Patricks stated his concern with PDR's as a tactic and controversial topic. At face value it seems as if those lands are at a premium value and who would be eligible for a PDR. The option of a PDR may not be an attractive tool, except on a case-by-case basis.

So, is this tactic going to be effective in Canandaigua and what factors in this town led Saratoga Associates to believe that this is a good tactic.

Mr. Welti stated that PDR's are purely voluntarily and on a case-by-case basis. Whether a PDR is a useful tool in Canandaigua, there are some farms that would qualify under the State's criteria for funding. It was noted that the Plan makes the information available as an option.

- With regard to the issue of mixed communities, question was raised as to whether there examples in New York State where communities have been affected? What are some issues that would need to be addressed from a planning perspective to make mixed communities effective?

V. NEXT STEPS

Saratoga Associates will review the oral comments and written comments received from the public and present those comments to the Comprehensive Plan Committee. The Comprehensive Plan Committee will have a meeting to review the final plan and brief the Town Board on the information; a public hearing will be held, and the Plan will be presented to the Town Board for adoption. If there is interest in zoning rewriting, then that process can begin if everything seems to be heading in the right direction.

Meeting was adjourned at 9:05.

Respectfully submitted,

Lisa Phillips, Stenographer

Appendix F.

Comprehensive Plan Committee Public Hearing Notes

**Town of Canandaigua
Comprehensive Plan Committee**

Public Hearing
November 13, 2002 - 7:00 P.M. to 9:00 P.M.
Canandaigua Senior Academy Auditorium

~ Agenda ~

Purpose: to receive public comment about the Committee's Draft Comprehensive Plan.

- I. Welcome, Introductions, and Agenda Review**
- II. Presentation: Summary of the Main Elements of the Draft Comprehensive Plan**
- III. Public Comments**
- IV. Next Steps**
- V. Adjournment**

Draft Comprehensive Plan Available for Public Review at:

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**TOWN OF CANANDAIGUA, NY
COMPREHENSIVE PLAN UPDATE**



THE SARATOGA ASSOCIATES

**Town of Canandaigua
Comprehensive Plan Committee**

**Public Hearing
November 13, 2002 – 7:00 p.m. to 9:00 p.m.
Canandaigua Senior Academy Auditorium**

I. Mr. Casella introduced the agenda for the evening, and explained that this is the public hearing for the benefit of the committee. There will be one more public hearing for the Town Board. Mr. Casella thanked everyone for attending the public meeting and provided a brief explanation of the draft Comprehensive Plan. After comments tonight, the Committee will then take the appropriate action and turn it over to the Town for action.

Purpose is to receive public comments of the committee's draft comprehensive plan. Earlier drafts have been reviewed by members of the community and revised. Mr. Welti began with a brief presentation, hitting the highlights of the Plan. After presentation, public comments will be taken, recorded, and the committee will discuss the comments.

The town will be required by law to have one public hearing prior to adoption of the Comprehensive Plan.

The Plan has been available at the town hall, library, website, and copies are available for purchase at Quick Print.

II. Mr. Welti went through a video presentation and reviewed the following:
Refer to attached printout:
Vision and Goals (pages 4,5,6) This is what guided the recommendations throughout the Plan.

Plan Recommendations (page 7)

Specific areas: Route 332 (page 8, 9, 10,11,12, The concept: break-up the strip
Southern Node/Northern Node

Southern Corridor (page 13 – 27)

Reviewed Frontage development
 Conservation Subdivision Design
 Lands of Conservation Interest map
 Design Guidelines or “best development practices”

Agricultural-Residential Areas (AR-1 and RR-1) [pages 28-33]

Reviewed
 Farmland Conservation Program [page 30]
 Open Space Conservation Program [page 31]
 Conservation subdivision design [page 32]

Canandaigua's Lakefront [pages 33-36]
Reviewed issues and recommendations.

Hamlet of Cheshire [pages 37-38]
Reviewed issues, response and recommendations.

Eastside of Canandaigua [pages 39-40]

Additional town-wide recommendations for infrastructure and recreation recommendations are included in the Plan.

Implementation [page 42-44]

Priority Actions: Zoning and Subdivision revisions to reflect the comprehensive plan's recommendations.

Beginning of Farmland and open space Conservation program
Phase 1 – Production of Conservation Interest Map

III. Public Comments [began at 7:44 pm]

Mr. Knopf
Cooley Road :

Inclined to agree that committee has done a good job with forming of the plan. There were a couple of items he felt were a cross purpose as far as the agricultural. The first goal was to enhance and maintain the ag section of the town, which is mostly on western and north portion, but the Plan states to set residential lots at 2 to 3 acres. The Plan seems to say maintain the agricultural land, but if they build on two and three acre lots, twice as much land will be used. Mr. Knopf commented that in today's style of living, people don't have the time to maintain a 2 or 3 acre lot, and ultimately an acre of the lot is taken care of with the rest of the lot being grown over. By making the lots bigger, you are defeating the purpose of keeping agricultural land because you are asking for twice as much of a building lot.

With regard to the removal of R-1-30, Mr. Knopf suggested that it also be taken off of the town roads because it allows the sale of 30,000 square foot lots, rather than what is presently allowed under the AR-1, which is a one acre lot. He would like to see this removed, noting his understanding that it was put there because of the water lines.

Mr. Jeff Morel
Morel Builders:

Mr. Morel noted his specific concerns with the Plan as it refers to the southern corridor and the resulting zoning changes to one house per acre, as a net yield and a supply restriction that will result because of that. Morel Builders had supplied to the Town of Canandaigua a market analysis of the housing requirements and that analysis had two points that were not disputed by

the Town or the Comprehensive Committee. These points were that over 90% of the population in Canandaigua needs housing below \$250,000, and even more so, 82% of the housing requirements in Canandaigua are below \$200,000. The second concern was that the corresponding employee salary ranges does not support housing options above \$250,000.

What was disputed in their report was that the corresponding changes in the Plan would not result in any type of detrimental impact. Those changes would result in a cost increase to the housing market, and with those cost increases, if they did take place, would result in the loss of housing options for the majority of the town residences. Mr. Morel noted various studies that were performed:

- Harvard University Institute for Economic Research, The Impact of Zoning on Housing Affordability, study completed in March 2002. The conclusion of that study was that the bulk of evidence suggests that zoning and other land use controls are more responsible for high prices and measures of zoning strictness are highly correlated with high prices. It would seem to suggest that this type of government regulations is responsible for high housing costs. Following up on that report, the Fanny Mae Foundation's conclusion on their impacts of density changes.
- Smart Growth includes many things, but at its core it seeks to use the area land resources for urbanized and rural as efficiently as possible. Their argument is simple, housing can and should be developed at higher densities as a now standard practice in order to alleviate many metropolitan woes, such as fiscal imbalances, job housing affordability imbalances, and the waste of open land.
- Smart Growth America, statement from the president: "You plan for open space and you plan for it and you weigh that higher density, you do not sacrifice the firemen, policemen, school and teachers."
- Greater Rochester Association of Realtors. Quoting from an article published in the Democrat and Chronicle entitled What is Canandaigua Up to? "Imposing zoning restrictions would limit the amount of land available, thereby reducing supply of housing over time, refuting the terms of basic economic theory when the supply is scarce and demand is sustained or expanded, the result in an increase in price, as price increases, the more people are excluded." Mr. Morel noted that when this was discussed it was said that 1 home per acre was a yield and movement to 40% open space would not result in price increases. He wanted to state that in the Greater Rochester area there is not a single new home community serving markets under \$225,000 that has a base density of one home per acre and combines 40% open space.

Mr. Morel explained that Morel Builders currently has a project on Middle Cheshire Road, which is for the current density and in there they are currently working with customers that are 98% Canandaigua residents. 100% of those residents need housing between \$160,000 and \$250,000. Their profile is as follows: 12 teachers, 6 health care professionals, 9 employees of local business, 5 small business owners, 6 retired, 4 in government services or law enforcement categories. In Mr. Morel's opinion, it is these types of people who would be impacted by these changes.

The recommendations from Morel Builders for the Plan stands as reviewed in their paper submitted over a month ago. Currently, 70% of land area in the Town of Canandaigua is already

zoned in a protected state that lacks access to sewer and water, which already ensures rural character in the future. The Plan moves to an open space method of between 40% and 50% applied in the southern corridor, and it also moves to a conservation subdivision design which can utilize those lands in most effective ways possible both for the development of homes, as well as the future protection of the environment. The question on density is strongly disagreed with, but Morel Builders supports the density neutral position as mentioned by numerous studies throughout the United States so that teachers, health service providers, manufacturer workers, and town residences are not excluded from the town or specific parts of the town. Morel Builders does not believe that rural character is going to be lost, but believes that there is an excellent balance that has been provided on a number of suggestions from Saragota Associates, and ask that the density concern be re-reviewed in support of what he provided this evening.

Kathy Weishaar

Acorn Hill Drive:

With regard to the conservation subdivision, Ms. Weishaar asks if the recommendation was being stated as a requirement or a possibility. Her major concern is that developers do not influence the consultants. She has an interest in what is happening this evening because she is a resident and she understands the goal of developers is to get hordes of people to move into Canandaigua. She has not gotten the impression that people are looking for housing in the price range mentioned by Mr. Morel. She did not think that Canandaigua is similar to the examples used by Mr. Morel. Although agreeing with the density issue, she does not believe that the development should be addressed through the profit margin of the developer. She regrets the impression that he gives that we are sacrificing the “poorer” people of the community. Every professional moving into Canandaigua may not be looking to build a big house. Mrs. Weishaar stated her acceptance to the Comprehensive Plan, as long as the conservation development is a requirement.

Mrs. Horrock

Wyffels Road:

Loves this community and feels that the Comprehensive Plan is trying to satisfy everyone, but not everyone can be satisfied. She has felt from the beginning that the southern corridor, which is the majority of residence, wanted to maintain its current character. Mrs. Horrock commented on an article she recently read regarding the Town of Farmington’s zoning issues and that they are now looking at establishing larger lots to protect the areas that they have. Many who live near the new development on Middle Cheshire Road are not very happy. She discussed some of the problems caused by the development and noted her concern of having so many houses put in a small area without knowing the potential repercussions.

Pam Helming

Bristol Road:

Mrs. Helming asked if the Plan addresses any recommendations on the agricultural districts where there will be water and commented on going from two acres to five acres.

Mr. Jim Weishaar

Acorn Hill Drive:

Mr. Weishaar stated that he read the draft Comprehensive Plan and commented that it was well thought out and well put together. Mr. Weishaar noted his concern that an advocate be put in place to continue with the vision of the plan so that it really works. The community show know that the Plan has the support of the local government. Discussed his youth growing up in Webster with the development of Kodak. He referred to an article mentioning the unrestricted growth in Penfield and their regrets of failing to think ahead of time and read the article out loud.

There being no further public comments, Mr. Welti stated that this committee would be scheduling another meeting to discuss the public comments from tonight and decide how they will be addressed prior to forwarding the Plan to the Town Board. The Town Board is the only entity that can approve the Plan and they will have a public hearing.

Mr. Casella thanked the Comprehensive Plan Committee, Mr. Sitler and Mr. Welti for their efforts through the entire process, lasting over a year. He thanked the community who regularly attended the public meetings and were willing to voice their opinions and concerns.

Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Lisa Phillips, Stenographer