

Town of Canadice Comprehensive Plan

Adopted By Resolution of the Town Board on February 9, 2015

Acknowledgments

Comprehensive Plan Revision Committee:

- Charlie Gray – Co-Chair
- Bob Henry – Co-Chair
- Dave Melroy
- Chris Vastola
- Jim Kersting – Part Time member
- Mike Loveland – Part Time member
- Dan Nolan – Part Time member

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1. Purpose of a Comprehensive Plan

The basic purpose of preparing a Comprehensive plan for the Town of Canadice is to provide a framework for the Town Board and operating staff to make decisions and implement actions in a consistent and coordinated fashion. The recommendations made here will be strategic in nature, based upon the best information available to the Town Planning Board at the time of preparation. Since it is strategic in nature, it is recommended that the document be reviewed and updated no later than 2018, in accordance with current Canadice Town policy (Resolution # 15 of 1999, dated 2/04/2000).

The initial Comprehensive Plan was adopted in 1996 and revised in 1999.

2. Existing Conditions

2.1. INTRODUCTION

Note: All Maps referred to in Chapters 2 and 6 are available for viewing in the Town Hall.

Map 1 (Ontario and Livingston County Location within New York State) shows the location of Ontario and Livingston counties within New York, the location of the Town of Canadice at the western edge of Ontario County where it adjoins Livingston County and the names of the communities that are nearby. Canadice is about six and one-quarter miles long from north to south and about five and one-quarter miles wide from east to west and has a total area of approximately 32.1 square miles. The Town was formed from the Town of Richmond by an Act of Incorporation passed by the New York State Legislature on April 15, 1829, to become effective April 1, 1830. The first Town meeting took place on April 6, 1830 at the house of Peter Hoppough (9561 Purcell Hill Road).

Over 95% of the Town of Canadice has some natural limitation to development. There are 17.8 miles of shoreline. Freshwater lakes make up about 7% of the Town area. About 68% of the Town is forested. Four percent of the Town is natural wetland or bog. About 35% of the land area has slopes greater than 15%.

The values most appreciated in the Town include the wilderness around Canadice and Hemlock Lakes, the recreational activities on Honeoye Lake, the rural pace and atmosphere, outstanding views, large land holdings, low density population and a low level of commercial development. This constitutes the rural character of Canadice this Plan is designed to maintain.

Hemlock and Canadice Lakes are recognized as the natural and proper source of water for all parts of the watersheds. Upland Town inhabitants have superior rights to the City of Rochester to obtain water from the lakes. In July, 2010 New York State purchased for \$13.7 million and created what is now known as the Hemlock-Canadice State Forest out of what was formally 6,700 acres of City owned land.

2.2. TOPOGRAPHY AND NATURAL HISTORY

The Town lies in the western part of the Finger Lakes area near the northern edge of the Allegheny Plateau. As **Map 2** (Town of Canadice) shows, it completely contains Canadice Lake, the smallest of the Finger Lakes, and borders on Hemlock and Honeoye Lakes, which are also among the smaller Finger Lakes. Canadice is also the only Town with three Finger Lakes. It is flanked on the east by Honeoye Lake and the valley that contains Honeoye Inlet and on the west by Hemlock Lake and a small part of the area at the south end of Hemlock Lake. The northern parts of both Hemlock and Honeoye Lakes extend beyond the Town's boundaries. Honeoye, the shallowest of the three lakes, has the lowest elevation of these three lakes and the lowest in the Town, approximately 804 feet above sea level. Hemlock has an elevation of approximately 903 feet above sea level, and Canadice, an elevation of approximately 1,096 feet above sea level, which is the highest elevation of all the Finger Lakes (see the table in the next section).

Hemlock and Canadice Lakes are separated by a relatively narrow ridge called Bald Hill, whose maximum elevation is 1,845 feet above sea level. Canadice and Honeoye Lakes are separated by a broader ridge, the highest part of which is called Canadice Hill. This ridge has an elevation of 1,500 feet above sea level in the northern part of the Town and rises to a maximum elevation of about 2,200 feet above sea level near the Town's southern boundary, which is the highest elevation in the Town. Canadice Hill and other nearby hills in the Towns of Springwater, Naples, and South Bristol have the highest elevations in this part of New York.

These general topographic features were created by the massive continental glacier that pushed and scraped over this area more than 15,000 years ago. As the glacier moved southward over the Allegheny Plateau, it gouged deep, U-shaped troughs into the plateau, where there had previously been much smaller stream valleys. The Finger Lakes and their inlets and outlets lie in these troughs. The higher parts of the plateau, where less rock was scraped away, were left as ridges between the troughs. In general, the troughs and ridges are aligned along north-south axes, which was the general direction of the glacier's movement.

The glacier pushed, dragged, and carried large amounts of rock and soil that were scraped, gouged, and plucked from the land beneath it. Some of this material was piled up along the front of the glacier, either pushed there directly by the glacier or deposited by meltwaters. Other material was left in place as the glacier melted, and the rest was washed away by meltwaters and deposited elsewhere.

For an extended period of time, the southern boundary of the glacier was only a few miles south of Canadice. It piled up huge quantities of soil and rock in the troughs in the areas between Naples and North Cohocton and between Springwater and Wayland. These piles of rock and soil are known as the Valley Heads Moraine.

A period of rapid melting followed the deposition of the Valley Heads Moraine. This created precursors to the Finger Lakes that were contained by the glacier on the north and by the Valley Heads Moraine on the south. Because these lakes existed only while they were contained by the glacier, they are referred to as proglacial lakes.

Erosion of the newly exposed land washed a great deal of sediment into these proglacial lakes, covering the bottoms of the troughs. The larger streams flowing down the sides of the troughs cut deep ravines (known in various places around the Finger Lakes as gullies, glens, gorges, and gulfs) into the rock and created deltas in the proglacial lakes.

As the glacier retreated farther and farther northward, the proglacial lakes went through various stages. First, individual lakes were created in each trough. Later, these merged into various multi-fingered lakes and, eventually, into a single multi-fingered lake. Then, individual lakes were separated off as lower and lower outlets were exposed by the retreating ice front. Eventually, the conditions that we have today were established with all of the lake outlets flowing north.

The valley bottoms at the north and south ends of the lakes, which were formed by the sediments deposited in the proglacial lakes, are quite flat. The slopes on the upper part of the ridges between the lakes are generally moderate, and the sides of the troughs are generally steep to very steep. The steep slope areas are shown on **Map 3** (Slopes greater than 15 percent within the Town of Canadice)

2.3. SURFACE WATERS AND DRAINAGE

Map 4 (Land Drainage patterns within the Town of Canadice) shows drainage features in the Town. Most of the streams are very small. They usually have fairly straight courses that go east or west down the steep sides of the troughs, where the streams flow either directly into the lakes or into the inlet or outlet streams. In the south central part of the Town, surface water flows southward to Reynolds Gully in the Town of Springwater, then westward to Hemlock Lake. Surface water from a small area in the north central part of the Town drains northward to Whetstone Brook, a tributary to Honeoye Creek.

The lake inlet and outlet streams flow generally northward. Canadice Outlet has a fairly gentle gradient in Canadice, but in the Town of Livonia it has cut a deep ravine into the side of the trough as it bends to the west and flows down to join Hemlock Outlet, a short distance north of Hemlock Lake. The outlet to Hemlock Lake flows northeast to join Honeoye Creek, which is the outlet for Honeoye Lake and which eventually flows into the Genesee River. Consequently, the entire Town of Canadice is within the Honeoye Creek and Genesee River watersheds.

Hemlock and Canadice Lakes are used by the City of Rochester (**Map 5** Public Lands) for public water supply. Rochester also sells some water to other communities along the route of the water transmission mains. The facilities to withdraw, to filter and to transmit the water are at the north end of Hemlock Lake in the Town of Livonia. A low dam has been built across the north end of each lake to increase the amount of water that can be stored, and a small dam has been built across Canadice Outlet near Route 15A in Livonia to divert water to a pipe that leads to the filtration facilities at the north end of Hemlock Lake.

The lake levels and stream flow of the outlets are significantly affected because of the variable water storage of the lakes and because the levels and flows are managed to increase the total amount of water that can be used. The lake levels vary over a wider range than they would under natural conditions. The stream flow of Hemlock Outlet is much less than it would be under natural conditions, and the stream flow of Canadice Outlet is sometimes negligible as additional water is stored in the lake and so more water can be transmitted to the public water supply facilities.

Although these lakes are very clean, like most all other lakes they are sometimes affected by turbidity. Turbidity refers to cloudiness of the water, which in the case of these lakes is caused almost exclusively by very fine sediments that have been washed into the water and have not settled. (In many other lakes, such as Honeoye Lake, algae and other micro-organisms in the water are also a significant factor in turbidity.)

In the past, water from Canadice and Hemlock Lakes was not filtered or otherwise treated to remove suspended sediments, but only chlorinated to kill most pathogenic organisms. The intermittent, modest levels of turbidity were not considered significant. However, current turbidity standards for public drinking water supplies have been made much more stringent for several reasons. Fine sediments can harbor microorganisms that cause public health problems and can make chlorine less effective against those microorganisms. In addition, there are certain pathogenic organisms that have been problematic in other

public water supplies (but not in Rochester's) that are not always killed by chlorination but that can be removed by filtration. Because the water from the lakes does not always meet the turbidity standards that are now in effect, the City has constructed a treatment facility at the north end of Hemlock Lake to do so.

The turbidity conditions in Hemlock and Canadice Lakes are of concern because the lakes are used for public water supply. From a general water quality perspective, they are inconsequential. Because development has been removed from almost the entire shoreline of these lakes, Hemlock and Canadice are the most pristine of all the Finger Lakes.

Honeoye Lake has intensive shoreline development, so it is not pristine like Hemlock and Canadice Lakes. The turbidity levels are substantially higher, but the water quality is generally good and has improved somewhat since sewers were installed in the early 1970s to collect wastewater from lakeside development. Water-based weed growth in some areas, especially the southern part of the lake, is very heavy and has caused problems for many lakeshore residents. As a result, New York State sponsors a project each summer to harvest heavy weed growth with the intent of reducing the available nutrients in the lake that support such growth.

The table below provides additional information about the three lakes that are in or that border the Town of Canadice

Characteristic	Honeoye	Canadice	Hemlock
Max. depth (feet)	30	83	91
Avg. depth (feet)	16	54	45
Length (miles) ^{Note 1}	4.2	3.2	7.3
Width (miles) ^{Note 1}	.9	.4	.5
Surface area (acres)	1,772	649	1,800
Level fluctuation (feet) ^{Notes 2 & 5}	1.9	4.7	9.6
High level (feet above sea level) ^{Note 5}	804.7 ^{Note 3}	1099.3 ^{Note 4}	903.7 ^{Note 4}
Low level (feet above sea level) ^{Note 5}	802.8 ^{Note 3}	1095.6 ^{Note 4}	894.1 ^{Note 4}

Source: CCFL, Town of Canadice, Inventory of Natural Resources and Examination of Resource Hazards, 1984, except as corrected. Corrections based on:

- Note 1: Measurements from USGS topographic maps;
- Note 2: Difference between highest and lowest elevation;
- Note 3: Information in the Honeoye Outlet Study, Larsen Engineers, September 1993;
- Note 4: Information provided by the Rochester Water Bureau, February 1993;

- Note 5: These are average annual values. The figures could be significantly different when the lakes are affected by flooding or droughts.

2.4. FLOOD PLAINS

The boundaries of the special flood hazard areas that are shown on **Map 6** (Floodplain areas within the Town of Canadice) are taken from the Flood Insurance Rate Maps that were prepared as part of the Flood Insurance Study done for the Town. The vast majority of the areas that are subject to flooding are shorelines along the lakes and wetlands that adjoin the lakes.

Because of the extent of development along Honeoye Lake, significant damage can occur to houses and summer cottages there, when the lake is above flood stage. Flood damage along Hemlock and Canadice Lakes is limited primarily to shoreline erosion, although damage to Canadice Lake Road might also occur, since the flood boundary lies beside the road in various places.

2.5. CULVERTS

Eight culverts are shown on the flood profiles in the Flood Insurance Study. Six are for private access roads along Honeoye Lake. The other two are for Purcell Hill Road and Canadice Hollow Road. The flood profiles indicate that every one of these culverts is seriously undersized. None is capable of passing even the 10-year flood flow, much less the 100-year flow. Since the original adoption of the Plan, the culvert on Canadice Hollow Rd., though rebuilt in 1996, remains undersized and has already flooded since being rebuilt.

Undersized culverts, wherever they may be, may cause flooding in some areas that would not otherwise be affected, and existing culverts and related roadway sections may be significantly damaged when flooding occurs. It also implies that many other culverts in the Town may be undersized. This situation should not be misunderstood. It does not mean that these other (less significant) culverts must necessarily be replaced soon. In many cases, even though such culverts may be undersized, areas affected by flooding may simply be too small and undeveloped to warrant attention. The primary tasks that can be undertaken to address this overall situation will:

- Entail the identification of those locations where existing development may be affected by undersized culverts; and
- Involve the adoption and application of more appropriate standards to be followed when new culverts are installed or old ones are replaced.

The Town has adopted a flood damage prevention law that uses the information provided by the Flood Insurance Study to regulate development and minimize future flood damage. As a result of this law, the lowest floor of any new structure or of any substantial improvement to an existing structure must be elevated to or above the elevation of the 100-year flood. (Along Honeoye Lake, this elevation is 806.5 feet above sea level.) Existing development that is below this elevation

remains subject to flooding, but the owners can purchase flood insurance to receive compensation if their structures are significantly damaged when flooding occurs. This does not preclude applications for variances from the elevated requirements set forth in the Town's Flood Damage Prevention Law.

2.6. SOILS

The soils in the Town have been created from the underlying bedrock by the actions of the continental glaciers, the meltwaters, the proglacial lakes, and by more recent erosion and deposition. The soils that blanket the ridges and steep slopes along the sides of the troughs have been formed from glacial tills. These are the materials formed and deposited directly by the glaciers. They contain a mixture of particle sizes from very fine to coarse, and often include larger fragments of rock. The tills in Canadice are formed almost entirely from shale and sandstone with very little lime content. Consequently, on the whole, these soils are fairly acidic and have low fertility, although some respond well to the application of lime and fertilizer.

The tills in some places on the ridges and especially along the steep slopes are only a few feet thick. Numerous grooves have been formed by the small, intermittent streams that run down the sides of the troughs, where they have cut through the till to the bedrock. A few larger streams have cut small to medium-sized ravines into the bedrock. These places are almost completely barren of soil. Moderate sheet erosion has also removed a significant amount of topsoil from some of the moderately sloping areas on the ridgetops that have been farmed. This erosion has reduced the productiveness of the affected areas.

The soil and rock that have been eroded from the uplands have been deposited in the lowlands. The large fragments and coarse-grained sediments settled first, and they have formed a band of well drained alluvial soils along the base of the steep sides of the troughs. Much of the band is fairly narrow. It is widest at the mouths of the gullies, where it forms alluvial fans that spread farther out over the bottoms of the troughs. The California Point area at the end of Affolter Gully is the best example of an alluvial fan within the Town.

Fine-grained sediments have been deposited by floodwaters that washed over the flat areas at the bottoms of the troughs or have been carried into the lakes where they settled to the bottom. All of the areas in Canadice with these fine-grained alluvial soils are poorly or very poorly drained. Both these soils and the other alluvial soils receive new deposits each time flooding occurs.

Many of the areas in Canadice are completely unsuitable for farming because they are too steep or too wet. Many others require very careful management in order to achieve and to maintain reasonable agricultural productivity. None of the soils in the Town have prime characteristics for agricultural use.

However, there are some soils that are capable of providing good agricultural productivity with only moderate levels of management, the most important of which is to minimize erosion. A few of these soils are scattered around the Town, but most are found in four areas:

- In two bands of well-drained alluvial soils: one along the Honeoye Lake trough and the other along the east side of the Canadice Lake trough; and

- In two areas on the Canadice Hill ridge: one of moderate size from Affolter Gully to the vicinity of Canadice and West Canadice Corners and another larger area around the crest of the Canadice Hill near the Town's southern boundary.

Although this land has the best agricultural potential of any in the Town, much of it is not in agricultural production. Along Honeoye Lake, nearly all of it has been converted to lakeside development. Along the Canadice Lake trough, much of it has been converted to woodland by the City of Rochester to protect the quality of the City's public drinking water supply. On the highest part of Canadice Hill, part of the area with good agricultural soils is included in Harriet Hollister Spencer Recreation Area, an undeveloped park that is owned by the State. Most of this land is now wooded. Elsewhere on Canadice Hill, farming has been abandoned on some of the good agricultural soils, and the land has been allowed to revert to woodland.

Many of the soils that are among the better ones for farming are also among the better ones for development. In general, those that are unsuitable for farming because of steepness or wetness are also unsuitable for development, and those that require more careful management for farming (such as erosion control) also require more careful management for development. Many places may have soils that are suitable for building construction, but that may be unsuitable for conventional septic system leach fields because of wetness or poor percolation rates. Special design and construction methods are needed where these conditions exist in order to provide adequate assurance of proper septic system operation.

2.7. FORESTLANDS, WETLANDS AND WILDLIFE

2.7.1. FORESTLANDS

Most of the land area in Canadice is forested, including some forested wetlands. It is estimated that sixty-eight percent of the Town is forested. Trees are especially extensive on the steep slopes of the trough valleys, but some are also found on the ridgetops where the slopes are slight to moderate. Most of the forestlands on the slopes above Hemlock and Canadice Lakes and some of those above Canadice Outlet are on protected lands owned by the State of New York. In addition, the State owns a sizable area of woodland in the Harriet Hollister Spencer Recreation Area. Some of this woodland is on the top of Canadice Hill, and some is on the steep side of the valley wall that slopes down to Honeoye Inlet.

The rest of the forestlands in the Town are on private lands. The large wooded wetland south of Honeoye Lake (over 500 acres) lies almost entirely on one parcel, but the other privately owned forestlands are spread over many areas. A few range up to 100 acres in size, but most are much smaller.

Logging has occurred on all of the forestland in Canadice at some time in the past, and some areas have been logged several times. The City of Rochester has operated the most significant forest management and

logging program in the Town in recent times, but received harsh criticism from several quarters for logging activities that occurred in the early 1980s. The City created a diverse committee to advise about management of the watershed protection lands and later hired a forest management consultant to prepare a new management plan for the lands.

The primary goal of the current plan is to assure good water quality for Hemlock and Canadice Lakes. For the foreseeable future, less than 30% of the State's lands will be managed for timber production. This is the land that is capable of producing good quality lumber that is able to be harvested without creating serious problems. Some of this land has successful conifer plantations, but most of it has native hardwood forests. Harvesting will not be done by clear cutting, but by selective cutting; the best trees will be left standing. Over the next 15-year term of the State's plan, harvesting is recommended on a total of 510 acres (7 %), equaling 34 acres per year. Because of the way Rochester's harvesting program is designed, trees will be removed from less than one percent of the land in any year.

About 48% of the State's lands will be managed for "wildlife" for the foreseeable future. These lands include:

- Marshes and wooded wetlands;
- Abandoned farm fields and former timber stands that were heavily over-harvested where hardwood forests are regenerating; and
- Conifer plantations that have failed where hardwood trees are regenerating under the dead and dying conifers.

About 18% of the State's lands will be managed for "nonconsumptive multiple uses." These areas include hardwood forest lands that are very steep (slopes greater than 35%), shorelines around the lakes and ravine areas. Timber will not be harvested from these areas because it could lead to serious erosion problems or would seriously damage the places with the greatest scenic value.

Less than 4% of the State's land will be managed for agricultural use. This includes only one field in Canadice, which lies beside Canadice Lake Road at the northern edge of the Town. The remaining State land (less than 1% of the total) includes the land devoted to the facilities that are used for water supply management and the park land at the north end of Hemlock Lake in the Town of Livonia.

Although specific information is not available, the other forest lands in Canadice fall into the same basic categories as those specified for the State of New York's property: wooded wetlands, native hardwood forests, conifer plantations, and former farm fields where native hardwood forests are regenerating. Timber has been harvested from some of these forestlands, and this will probably continue in the future, but there is little prospect for commercial forestry operations. Forest management could improve woodland quality on most of these lands, but in many cases, the economic incentives to do so are not strong, and the potential payoff is far off in the future.

2.7.2. WETLANDS

Canadice has about four percent of the land classified as natural wetland or bog. Canadice has four State-regulated wetland areas, which are shown on **Map 7** (NYS DEC Classified Wetland). A small part of SP-1, which is at the southern end of Hemlock Lake, is in Canadice. A much larger part is in the Town of Springwater. The vast majority of SP-3, which is at the southern end of Honeoye Lake, is in Canadice. A small part extends into the Town of Richmond. SP-2 and SP-4, which are at the south and north ends of Canadice Lake, are completely within Canadice. The watershed protection land owned by the City of Rochester includes all of the portion of SP-1 in Canadice, all or nearly all of SP-4, and most of SP-2.

The parts of SP-2 and SP-3 that are nearest to Canadice and Honeoye Lakes are open cattail marshes. The marshes merge into bottomland hardwood swamp forest, as one moves away from the lake and up to the edges of the wetland areas. SP-4 and the portion of SP-1 in Canadice are also bottomland hardwood swamp forest. All of these areas are affected by flooding and seasonally high water levels. The lower portions of these wetlands which are nearest to the lakes have standing water for prolonged periods.

A few green ash trees are intermingled with the cattails in the upper parts of the marsh areas. These areas grade into ash forest, which includes green and black ash, speckled alder, swamp white oak and various willows and viburnums. Cottonwoods and red maples are found at somewhat higher levels, where the high water levels do not last as long. Skunk cabbage and various ferns and sedges are also found on the forest floor.

SP-3 also includes part of the open water area at the south end of Honeoye Lake. This area has various pond weeds and other submergent vegetation. It is an important spawning and nursery area for the lake's fishery.

A few smaller wetland areas that are not regulated by the State are found on flat areas of the uplands. The most significant of these is an upland bog that occurs in a shallow depression beside Canadice Hill Road near the crest of the hill and near the Harriet Hollister Spencer Recreation Area. A bog is a wetland whose vegetation tolerates or thrives in water that is somewhat acidic.

2.7.3. WILDLIFE

Because of the extent of the lands that are not developed and the diversity of habitats that occur, Canadice has a large and diverse population of birds, mammals, and other wildlife. Of special significance is a breeding pair of bald eagles that have a nest south of Hemlock Lake. Although the nest is located in the Town of Springwater, all of Hemlock and Canadice Lakes are included in the eagles' feeding area.

The eagles use of this area is especially notable because it was one of only two sites in the entire State that continued to have nesting bald eagles at the depth of the eagles' decline. Bald eagles are still listed as an endangered species, but a strong restoration program by the DEC and by other states has helped to establish other breeding pairs. The DEC may also eventually encourage another pair of eagles to establish themselves in this area.

Osprey (fish hawks) are another large bird of prey that the DEC is attempting to restore to western New York. The Canadice-Hemlock Lake area provides suitable habitat for them, so it is possible that one or more breeding pairs may eventually establish themselves in the area.

When the water levels of Hemlock and Canadice Lakes have been decreased, mud flats have been exposed at the south ends of the lakes, and the rocky shorelines along the sides become wider. These areas attract shorebirds, such as sandpipers and plovers that feed on invertebrates in the exposed areas.

The deeper waters of Hemlock and Canadice Lakes stay cold all year-around, so these lakes support a cold water fishery involving various kinds of trout. Landlocked salmon have also been established in Hemlock Lake to create a special fishery there. Both lakes are stocked regularly by New York State. Both also support a warm water fishery that includes bass, perch, and panfish in the shallow waters that become warm in the summer. Honeoye Lake does not have a cold water fishery, but does have a productive warm water one that includes walleye, bass, bullheads, perch, pickerel, and pan fish.

2.8. EXISTING LAND USE

Map 8 (Real Property Tax Classification Codes for the Town of Canadice) shows the most common land uses by assessment codes. These designations identify real property by categories such as agricultural, residential, vacant land, City of Rochester watershed lands, and the State Recreation Area.

As **Map 8** also shows, Canadice has no incorporated area and no concentrated community center area. There are no significant industrial developments in the town and only a few, scattered, minor commercial ones. The area where residential development is most concentrated is along and near the shore of Honeoye Lake, especially at the large mobile home park near California Point. Other smaller clusters of residential development occur at Canadice Corners and West Canadice Corners on the ridge between Honeoye and Canadice Lakes, north of Canadice Hill.

Lot sizes and shapes and the access arrangements to the lots are varied in the concentrated development along Honeoye Lake. Most lots are 40 to 60 feet wide, but some are more than 100 feet wide. Some lots extend from the lakeshore to County Road 36 and are very deep (over 1,000 feet deep in some places). Other lots are shallower, with two, and sometimes three, lots between the lake and the road.

All of the housing units along the lake are reached by shared private access roads, rather than individual driveways. In some cases, lots extend only as far as the access roads, so separate lots are found on opposite sides of the access roads. In other cases, individual lots extend on both sides of the access roads.

Although there are other small lots in the town, most are fairly large. The larger lots that are used for residential purposes could be subdivided, but that does not appear to be the intention of most of the owners of these lots. Most lots have direct access to the public roads. A number of recently created lots are arranged along private access roads. The houses on a fair number of the lots along the public roads are set well back from the road and so have long individual driveways.

The State of New York now owns over 7000 acres around the Rochester City's water supply in the Hemlock-Canadice watershed: 3233 acres are in the Town of Canadice. This makes the State the largest private property owner in the Town. Including the Harriet Hollister Spencer Park the State's land constitutes about 16% of the land area of the Town.

The absence of development on State owned property, particularly along the shorelines of Canadice and Hemlock Lakes, creates a unique setting for this area. The property is open to the public for low impact recreation: fishing, hunting, boating, birding, etc.

Finally, the State of New York is currently encouraging the development and implementation of alternate sources of energy, particularly from renewable energy sources. In particular, Wind Power development has begun in the Finger Lakes area. To that end, the Town of Canadice has adopted a regulatory law governing how this might be applied within the Town boundaries. Other activities investigating possible energy sources, there is a significant source of natural gas known as the Marcellus Shale deposit. A review by the State DEC is currently in process to update drilling safety regulations.

2.9. COMMUNITY FACILITIES AND SERVICES

2.9.1. TOWN LANDS AND BUILDINGS

The Town Hall is located in a former one room schoolhouse on County Road 37 in the hamlet of Canadice Corners. The Town's Highway Department garage and storage facility is nearby on the same side of the road. The Town also owns a 25 acre parcel between County Road 36 and Old West Lake Roads, which was the site of the Town dump, but has now been filled, graded, and sodded.

2.9.2. SCHOOLS

Four school districts serve the Town as shown on **Map 9a** (School District). Honeoye Central School District serves most of the Town's area. Wayland/Cohocton, Naples and Livonia Central School Districts serve relatively small areas. None of the school buildings for these districts and no private or parochial schools are located in the Town.

2.9.3. POLICE, FIRE AND EMERGENCY MEDICAL SERVICES

Canadice does not have a police force. These services are provided by the Ontario County Sheriff's Department located in Canandaigua and by the New York State Police from substations located in Livonia and Wayland. There are no fire stations or emergency medical service facilities in Canadice. The Town Board contracts with two local Volunteer Fire Departments to provide these services to Town residents. The Honeoye Volunteer Fire Department serves the eastern and southern areas of the Town, while the Hemlock Volunteer Fire Department serves the northwestern area, as shown on **Map 9b** (Fire District).

2.9.4. PARKS AND RECREATION

There are no Town or County parks in Canadice, but as previously mentioned, there is the semi-developed, Harriet Hollister Spencer State Recreation Area and the new Hemlock-Canadice State Forest. The location is shown on **Map 5**. Over 700 acres encompass some of the top of Canadice Hill and some of the steep slopes above the Honeoye Lake Inlet. Current facilities are limited. There is a dirt road leading to a large clearing that has picnic facilities and the remains of a barn that has been converted to a picnic shelter. There are also a few hiking trails, and beside the access road is an overlook that provides a spectacular view of Honeoye Lake and the inlet valley. Since the Plan's original version, the State has improved the facility by paving a parking lot at the Area's main entrance and by improving many of the hiking/skiing trails on the facility's property.

Many Town residents, especially along the West Lake Road Corridor, make extensive recreational use of Honeoye Lake. There is no public access for swimming or bathing in Honeoye Lake in the Town of Canadice. A commercially operated boat launch at the California Point closed in 1997. In the Town of Richmond, there is a State Marine Park with boat launching site on the east side near the south end, and a swimming area on the west side at the north end.

Many Town residents and other people make extensive recreational use of Hemlock and Canadice Lakes and the Hemlock-Canadice State Forest watershed protection lands. The primary activities are fishing and hunting, but other activities such as bird watching, hiking, and cross-country skiing have been increasing. Swimming, camping, overnight stays, and any activities that might adversely affect water quality are prohibited.

There are three boat launching sites on the State lands: one at about the midpoint on the east side of Canadice Lake, one at the Canadice-Livonia town line on the east side of Hemlock Lake, and another on the east side of Hemlock Lake about one half mile from the south end. Except for canoes, boats must be no more than 16 feet long, and motors must be no more than 10 horsepower. Motor vehicle access is limited to the boat launch areas. For extra protection against water contamination, public access is prohibited on the northernmost 500 feet of Canadice Lake, and the portion of Hemlock Lake in Livonia.

2.10. INFRASTRUCTURE AND UTILITIES

2.10.1. ROADS AND HIGHWAYS

Arterial highways are the basic elements of the areawide or statewide highway network. They provide the primary connections to convey traffic among many communities and generally carry moderately heavy to heavy traffic loads.

The three most important highways in the Town all run north-south. The most important of these is New York State Route 15A, which is a minor arterial highway in the western part of the Town. Route 15A starts in Springwater, crosses Canadice, and continues on to Rochester. At both ends, it connects to New York State Route 15 and, along the way, to many other important highways, including I-390.

The other two important north-south roads are both Ontario County highways that are minor collectors. One is County Road 36 (West Lake Road), which crosses the eastern part of the Town and connects U.S. Route 20A at Honeoye to New York State Route 21 in Naples. The other is County Road 37 (the south end of Canadice Hill Road until the two split at Canadice Corners), which extends through the middle part of the Town from the northeast to the southwest. To the north, it crosses U.S. Route 20A near Honeoye and continues to U.S. Route 20 and New York Route 5 at West Bloomfield. To the south, it continues as a Livingston County highway.

Collector highways are secondary elements of the area wide road network. Their purpose is to provide access to individual properties and to convey traffic by connecting the local roads to arterial and other collector highways. They generally carry moderate traffic loads.

The rest of the public thoroughfares in Canadice are Town roads. They are all local roads whose purpose is to provide access to individual properties and to convey traffic to the collectors and arterials. All of them carry light traffic loads.

There are a total of 37.8 miles of roads maintained by the Town Highway Department, most of which have light duty paving. There are several sections of “unpaved” roads:

- Canadice Hill Road between Ross Road and Town Line Road.
- Town Line Road between Canadice Hill Road and Ross Road.
- Uthe Road
- Holmes Road between Canadice Lake Rd. and the last residence on Holmes Road to the west of County Road 37 (a.k.a. Middle Road).

At one time the northern section of Canadice Hill Road, from Ross Road to the Harriet Hollister Spencer main parking lot, as well as all of Uthe Road, had a coarse top layer of compacted reground material but that has essentially reverted to dirt on both roads. Town Line Road has also had a

coarse layer of compacted reground material, plus a single top coat applied to it. It is in a slightly better condition, perhaps more accurately described as “semi-paved”.

The lower portions of Cratsley Hill Road and Holmes Road, which are not required for access to houses, are closed in the winter because their steepness makes them too dangerous to use. The maintenance of Town Line Road is shared with Springwater. Canadice maintains the portion from Canadice Hill Road to Ross Road, and Springwater maintains the portion from Ross Road to County Road 37.

The Town's Superintendent of Highways is charged to develop a road improvement program. The program is updated each year, and it specifies the various road improvement jobs that are expected to be undertaken in each of the upcoming five years.

2.10.2. WASTEWATER MANAGEMENT

The area along Honeoye Lake is served by wastewater sewers as shown in **Map 9d** (Sewer District). They were installed in the 1970s because the lake's water quality problems were serious and getting worse. The problems were caused by raw wastewater being discharged directly into the lake and by inadequately treated effluent from septic systems leaching into the lake.

The district served by these sewers includes all of the land between County Road 36 and the lake. In order to keep wastewater moving, six lift stations are located along the course of the sewer in Canadice and others are located along the rest of the course on both sides of the lake. The sewer that serves the district in Canadice continues northward, joins with other sewers serving Honeoye and the east side of Honeoye Lake, and connects to a wastewater treatment plant in Honeoye. Effluent from the plant is discharged into Honeoye Creek.

The rest of the developed properties in Canadice are served by private, on-site sewage disposal systems. According to the soil survey, almost all of the land in the town has soil conditions that are poorly suited for the disposal of septic tank effluent as shown in **Map 10** (Soil Limitations for Conventional Septic systems within the Town of Canadice). Most of the soils has low permeability and many are seasonally wet. Under these conditions, almost all of the on-site disposal systems can develop problems, especially during the spring or other times when the soil is very wet. The extent of such problems in the Town is not accurately known, but the Town's Code Enforcement Officer reports that in his experience the problems are not as extensive as one might expect from the soil conditions.

2.10.3. WATER SUPPLY

None of the developed properties in the town are served by public water supply facilities. All are served by private wells or individual waterlines that draw from Honeoye Lake. Accurate information about the quality of

these private water supplies is not available, but in the Residents' Survey that was undertaken in 1991, a number of the respondents reported that:

- The quality of their water supply is poor;
- they use it only for washing and other nonpotable purposes; and
- they bring water from elsewhere, such as the homes of relatives or friends or their workplaces, or they purchase water to use for drinking and cooking.

A proposal has been developed to extend public water supply facilities from the Town of Richmond to serve the lakeshore development and the adjoining area along West Lake Road. This project has been approved by a referendum of eligible voters in 2012 and is awaiting approval by the New York State Comptroller's office and it has an estimated beginning date of Spring of 2015.

3. Development Trends and Projections

3.1. INTRODUCTION

An effective Comprehensive Plan requires a solid foundation of data regarding existing conditions in the community. These data provide an accurate picture of the major features of the community that impact on land use and development and serve as the foundation upon which the other elements of the Plan are built.

This chapter of the Plan examines major characteristics of full-time residents and housing in the Town of Canadice and the predominant trends over the last ten years or more. Projections of population through the year 2010 are also examined. Comparative data regarding population and housing characteristics of Canadice's neighboring communities and Ontario County as a whole are provided as well. By placing data for the Town of Canadice in a historical and comparative perspective, a clearer picture and therefore a better understanding of the community is achieved.

Note: U.S. Census data do not include nonpermanent/seasonal residences

3.2. TOTAL POPULATION – TRENDS & COMPARISONS

As the table below shows, the population of Canadice increased dramatically from 303 in 1950 to 1857 in 1990. The amount of increase was 1554 people or 513% for the 40-year period. In terms of percentages, the rate of increase was greatest in the 1950s (84.2%) and has become progressively smaller with each succeeding decade, although the 26.6% increase for the 1980s was still a rather strong rate of increase. In terms of actual numbers, Canadice's population grew faster each decade from the 1950s through the 1970s (from 255 in the 1950s to 413 in the 1960s to 496 in the 1970s).

Canadice's population growth rate (in percent) was much greater than that of Ontario County as a whole throughout this 40-year period. The Town's growth rate was more than six times as great as the County's during the 1950s (84.2% versus 13.1%), and still almost four times as great during the 1980s (26.6% versus 7.0%). In terms of both numerical amount and percentage, the County's population growth rate peaked during the 1960s (10,779 people, a 15.8% increase). The growth rate has declined significantly since then, but the County still grew at a modest rate during the 1980s (6192 additional people, a 7.0% increase).

By the 1980s, though, the Town's population growth had begun to slow adding only 390 people during the decade. From 1990 to 2000 growth was projected to continue at the lower rate, but instead actually contracted by 11 people and the 2010 census showed a decline of an additional 182 people for a total population of 1,664 people. Population growth for the last 20 years has essentially been flat. The following table shows similar population declines in the neighboring towns of Naples, South Bristol, and Springwater. Modest growth took place in Livonia, Richmond, and Ontario County.

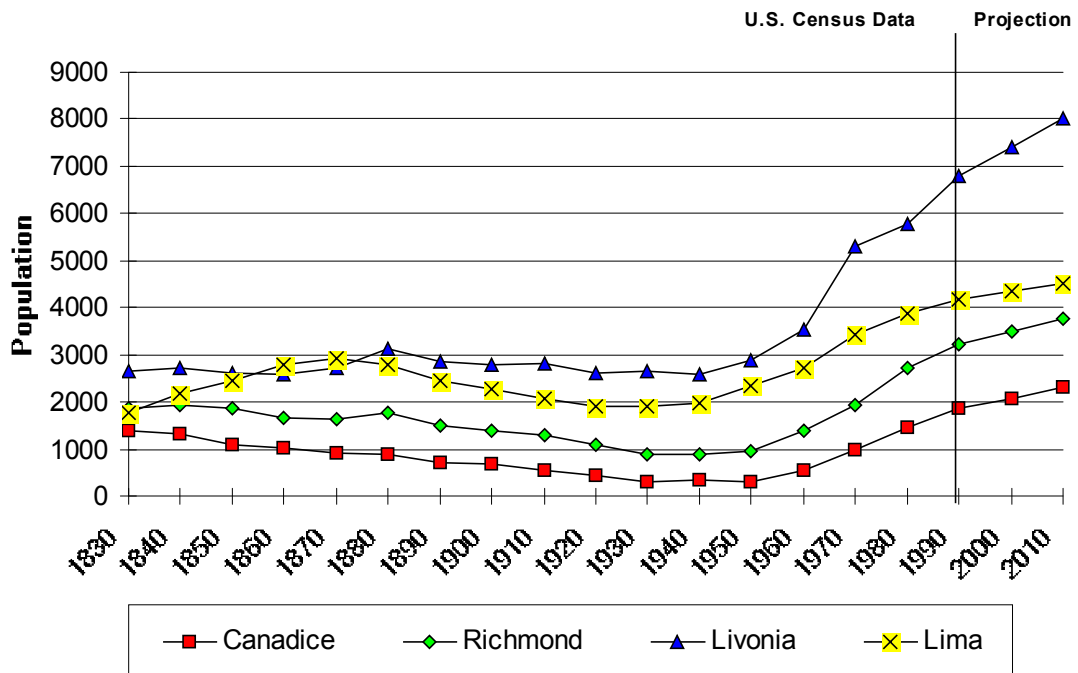
Population Growth 1950 - 2010 Town of Canadice and Ontario County				
Year	Town of Canadice	Percent Change	Ontario County	Percent Change
2010	1664	-9.9	107931	7.7
2000	1846	-0.6	100224	5.4
1990	1857	26.6	95101	7
1980	1467	51.1	88909	12.8
1970	971	74	78849	15.8
1960	558	84.2	68070	13.1
1950	303	-	60172	-

Sources:

- Profile of People, Jobs and Housing (Rochester Area), State of New York, Department of Commerce, 1974
- U.S. Census of Population, 1980 and 1990 These data reflect permanent residents only.
- Census 2010: Public Law 94-171 Data

The following chart shows the Town of Canadice population from 1830 through 2000, with a projection of population growth to the year 2010. It also includes comparisons of the growth of the Town of Canadice with other nearby Towns (Richmond, Livonia and Lima). This chart provides an updated population projection based on the 1990 U.S. Census of Population and indicates greater growth than anticipated by the 1985 projections from the NYSDEC shown in Table 3-8 until 2000 when it began to contract.

**Comparisons of Towns of Canadice, Lima, Livonia & Richmond
Population Growth 1830 - 1990 With Projection to 2010**



Source: U.S. Census of Population Data 1990

As the following two tables show, in terms of percentage, South Bristol was the only adjacent town and the only town in Ontario County that grew at a faster rate than Canadice. In numerical terms, South Bristol grew more than Canadice during the 1980s, but less in the 1970s and only slightly less for the period 1970-1990 (869 additional people for South Bristol, compared to 886 for Canadice). By 1990 this had flattened out and then began to decline. By 2000 Canadice's population was down by 0.6%.

The second table below also shows that two other adjacent towns, which had lower percentage growth rates than Canadice, had higher numerical growth between 1970 and 1990. The population of Livonia in Livingston County increased by 1500 (28.3%), and the population of Richmond in Ontario County increased by 1305 (67.8%) during this twenty year period, compared to 886 (91.2%) for Canadice.

Town	Population				
	1970	1980	1990	2000	2010
Canadice	971	1,467	1,857	1,836	1,664
Livonia	5,304	5,742	6,804	7,286	7,809
Naples	2,236	2,338	2,559	2,441	2,502
Richmond	1,925	2,703	3,230	3,452	3,361
S. Bristol	794	1,205	1,663	1,645	1,590
Springwater	1,678	2,143	2,407	2,322	2,439
Ontario County	78,849	88,909	95,101	100,340	107,931

Town	Percent Change				
	1970-1980	1980-1990	1990-2000	2000-2010	1990-2010
Canadice, T	51.1	26.6	-0.6	-9.9	-10.4
Livonia, T	8.3	18.5	7.1	7.2	14.7
Naples, T	4.6	9.5	-5.6	2.5	-2.2
Richmond, T	40.4	19.5	6.9	-2.6	4.1
S. Bristol, T	51.8	38.0	-1.1	-3.3	-4.4
Springwater, T	27.7	12.3	-3.5	5.0	1.3
Ontario County	12.8	7.0	6.6	7.7	13.5

Similarly, several other towns in Ontario County, as shown in the following table, have lower percentage growth rates than Canadice during the 1980s, had higher numerical changes because of their larger base of population. The towns with larger numerical growth during the 1980s were Hopewell (507), Canandaigua (1100), Victor (1407) and Farmington (1448) (compared to 390 for Canadice). Data sources are the 1980, 1990, 2000 and 2010 censuses.

Change in Population 1980-2010			
Municipalities in Ontario County			
Town/City	% Change 1980 - 1990	% Change 1990 - 2000	% Change 2000 - 2010
Bristol	+14.9	+16.9	-4.4
Canadice	+26.6	-0.6	-9.4
Canandaigua, C.	+2.9	+5.0	-7.6
Canandaigua, T.	+18.2	+6.8	+31.0
E. Bloomfield	-2.1	+3.2	+8.1
Farmington	+16.2	+2.0	+11.7
Geneva, C.	-6.5	-3.7	-2.6
Geneva, T.	-3.6	+10.9	+0.1
Gorham	-2.8	+8.0	+12.5
Hopewell	+20.2	+10.9	+12.0
Manchester	+3.9	-0.7	+1.5
Naples	+9.5	-4.6	+2.5
Phelps	+3.5	+4.0	+0.8
Richmond	+19.5	+6.9	-2.6
Seneca	-0.1	-0.6	-0.4
S. Bristol	+38.0	-1.1	-3.3
Victor	+24.3	+38.7	+45.3
W. Bloomfield	+11.2	+5.0	-3.3
Ontario County	+7.0	+5.4	+7.7

3.3. CHANGES IN HOUSEHOLDS & AGE DISTRIBUTION

Changes in total population provide only a limited (and sometimes a misleading) picture of the overall changes that have occurred in a community. Development is as strongly related to changes in the number of households as to changes in total population. As the table below shows, while the population of Canadice increased by 91.4% (886 people) from 1970 to 1990, the number of households grew at an even faster rate (122.4% involving 393 households). From 1990 to 2000 the population had leveled, but the number of households continued to increase by 8.4%. From 2000 to 2010 the population decreased nearly 10%, and number of households decreased slightly.

Household Population 1970 – 2000, Town of Canadice					
Census Year	1970	1980	1990	2000	2010
Population in households	971	1467	1857	1846	1664
Number of households	321	539	714	771	731
Average household size (persons per household)	3.02	2.72	2.6	2.5	2.3

Source: U.S. Census of Population Data 1970, 1980, 1990, 2000 & 2010

Nationwide, there has been a tremendous growth in the number of households, mostly because the members of the exceptionally large "baby boom" generation became adults and formed their own households. Many of the new households in Canadice have been formed by baby boomers but most of these people did not grow up in the Town. They moved into Canadice primarily from other communities in the Ontario-Livingston-Monroe County area.

The above table also shows that the total population increased at a slower rate than the number of households in Canadice. The average household size decreased from 3.0 persons per household in 1970 to 2.6 persons per household in 1990, and by 2000 to 2.5 persons and by 2010 to 2.3 persons.

The reduction in household size has been a national trend. It is related to decreases that have occurred in the birthrate, the number of children per family, and increases that have occurred in longevity, the divorce rate, and the number of single-parent families, single-person households, and other non-family households (which tend to be smaller than the traditional two-parent families). The same factors that have affected the nationwide trend are thought to be responsible for the decrease in household size in Canadice.

The first table in the next section, Population Projections, compares the average household size in Canadice with other municipalities in Ontario County. The values range from a high of 2.67 persons per household in the Town of Seneca to a low of 2.14 persons per household in the City of Canandaigua. At 2.28 persons per household, Canadice is just above the Cities of Canandaigua and Geneva and the town of Geneva in having the fewest persons per household. Although the particular values differ, most have increased.

The second table in the next section, Population Projections, shows the age distribution of the Town's population and how it has changed. The number of people in every age category increased from 1970 to 1990, but the proportions in the various categories changed significantly during that time. In particular, the numbers of those in the age groups of 25-44, 45-54, and 65+ increased disproportionately more than the others. Conversely, since 1990 the Town's population has increased in only the 45-54, 55-64 and 65+ age groups. All of the others have declined.

The third table in the next section, Population Projections, compares the 2010 population distribution for Canadice with that of Ontario County as a whole. Although the particular figures vary somewhat, the general pattern of distribution is quite similar.

3.4. POPULATION PROJECTIONS

Household Population – 2010, Municipalities in Ontario County			
Town / City	Population in Households	Number of Households	Average Household Size (persons per household)
Bristol	2315	935	2.48
Canadice	1664	731	2.28
Canandaigua, C.	10545	4789	2.14
Canandaigua, T.	10021	3974	2.44
E. Bloomfield	3634	1396	2.59
Farmington	11825	4492	2.63
Geneva, C.	13261	4936	2.29
Geneva, T.	3291	1461	2.23
Gorham	4247	1663	2.53
Hopewell	3747	1392	2.45
Manchester	9395	3770	2.44
Naples	2315	935	2.48
Phelps	7072	2796	2.52
Richmond	3361	1421	2.37
Seneca	2721	1011	2.67
S. Bristol	1590	705	2.24
Victor	14275	5470	2.60
W. Bloomfield	2466	1043	2.36
Ontario Co.	107931	43019	2.43

Source: 2010 Census

Population Changes in Selected Age Groups 1970 – 2000, Town of Canadice										
Age Range	1970		1980		1990		2000		2010	
	No.	%	No.	%	No.	%	No.	%	No.	%
Under 5	94	9.7	113	7.7	128	6.9	95	5.1	84	5.3
5-14	195	20.1	217	14.8	270	14.5	242	13.1	152	9.1
15-24	142	14.6	191	13.0	211	11.4	182	10.1	164	9.9
25-44	244	25.1	462	31.5	631	34.0	559	30.1	338	20.4
45-54	98	10.1	131	8.9	219	11.8	308	16.7	338	20.3
55-64	111	11.4	161	11.0	136	7.3	224	12.1	308	18.6
65+	87	9.0	192	13.1	262	14.1	236	12.8	280	16.8
Total	971	100	1467	100	1857	100.0	1846	100.0	1664	100

Sources:

- Profile of People, Jobs and Housing (Rochester Area), State of New York, Department of Commerce, 1974
- U.S. Census of Population, 1980 and 1990 These data reflect permanent residents only.
- 2000 and 2010 Census for Population and Housing – Summary File 1, New York Data Center

Age Range	Canadice	Ontario County
Under 5	5.3	5.4
5 - 14	9.1	12.7
15 - 24	9.9	13.4
25 - 44	20.4	22.5
45 - 54	20.3	16.3
55 - 64	18.6	14.2
65 +	16.8	15.2
Total	100	100
Source: 2010 Census		

The following table presents various population projections that were prepared by the NYSDEC in 1985 for Canadice, the adjacent communities and Ontario County. For comparison, this table also includes the Census Bureau's actual 1990 and 2000 population figures.

All of the projected figures for 1990 were underestimates and some were especially low. In fact, the actual 1990 population figures for Canadice, South Bristol and

Richmond exceeded the projected population figures for the year 2010. Among the towns that are listed, these three had the highest growth rates during the 1980s which the projection techniques obviously did not predict.

The only 1990 and 2000 population projections that were reasonably close were those for Ontario County and the Towns of Naples and Springwater. Among the communities listed, these three had the lowest growth rates during the 1980s 1990s.

Although Canadice's population grew fairly rapidly in the past, by 2000 the rate of growth decreased to the point of contraction. Unless some drastic unforeseen change occurs, such as a significant recovery in the housing market fueling more vacation properties, the Town's population growth is likely to continue to remain flat. The assumption for the Plan is that fewer baby boomers will relocate to the Town because most have already settled into other communities. Also, the "baby bust" generation will not be able to fuel the same growth rates as in the past because it is so much smaller than the "baby boom" generation. However, at this point, there is no reason to expect a significant decline in population, merely a slow rate of growth.

Town	1990		2000	
	1985 Estimate	Actual	1985 Estimate	Actual
Canadice	1550	1857	1650	1846
Livonia	6450	6804	7150	7286
Naples	2500	2559	2600	2430
Richmond	2850	3230	3000	3452
South Bristol	1300	1663	1350	1635
Springwater	2400	2407	2550	2322
Ontario Co.	94464	95101	99507	9713

Sources:

- The 1985 estimates were made by the NYSDEC in cooperation with County Planning and Regional Planning agencies.
- The 1990 and 2000 figures are actual population counts based on the 1990 and 2000 U.S. Census of Population.

3.5. HOUSING TRENDS & COMPARISONS

The table below shows how the number of housing units in Canadice changed from 1970 to 2010. The U.S. Census Bureau defines a housing unit as a house, an apartment, a mobile home or trailer, or a single room or group of rooms that are occupied or intended to be occupied as separate living quarters. The percentage change in the housing stock during this time was less than the percentage change in either total population or the number of households.

Town of Canadice Housing Units 1970 – 2010			
Year	Number	Change	Percent
2010	1117	16	1.5
2000	1094	-14	-1.3
1990	1108	107	10.7
1980	1001	301	43.0
1970	700	-	-

Source: U.S. Census of Population, 1970, 1980, 1990, 2000 and 2010

The tables below show that during the 1990's total number of occupied housing units decreased slightly and the percentage of year round units increased by 7% while seasonal units decreased by 20%.

Occupancy Type	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Year-round	771	69.6	825	75.4	54	7.0
Seasonal	337	30.4	269	24.5	-68	-20.2
TOTAL	1108	100.0	1094	100	-14	-1.3

Status of Year-round Dwellings	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Occupied	714	92.6	774	93.8	60	8.4
Vacant	57	7.4	51	6.2	-6	-10.5
TOTAL	771	100.0	825	100	54	7.0

Residents of Occupied Year-round Dwellings	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Owners	606	84.9	660	85.3	54	8.9
Renters	108	15.1	114	14.7	6	5.6
TOTAL	714	100.0	774	100	60	8.4

Sources: U.S. Census of Population & Housing, 1990, 2000, STF-1

The table below compares the percent of increase in housing units for municipalities in Ontario County. In general, the communities that had higher population growth also had higher housing growth rates. Of course, the rates of increase for population and housing units, or even for households and housing units, do not correspond because overbuilding can occur and because formerly vacant and seasonal housing units can be converted to year-round occupancy.

Town/City	1990	2000	2010	% Change 1990-2000	% Change 2000-2010	% Change 1990-2010
Bristol	840	989	1058	17.7	7.0	26.0
Canadice	1108	1094	1117	-1.3	2.1	0.8
Canandaigua, C.	4717	5066	5203	7.4	2.7	10.3
Canandaigua, T.	2743	3281	4529	19.6	38.0	65.1
E. Bloomfield	1210	1268	1487	4.8	17.3	22.9
Farmington	3604	4046	4664	12.3	15.3	29.4
Geneva, C.	5654	5564	5486	-1.6	-1.4	-3.0
Geneva, T.	1360	1532	1624	12.6	6.0	19.4
Gorham	1791	1900	2183	6.1	14.9	21.9
Hopewell	1070	1342	1457	25.4	8.6	36.2
Manchester	3705	3815	3993	3.0	4.7	7.8
Naples	1095	1112	1194	1.6	7.4	9.0
Phelps	2530	2817	2927	11.3	3.9	15.7
Richmond	1658	1723	1929	3.9	12.0	16.3
Seneca	992	1032	1078	4.0	4.5	8.7
S. Bristol	1111	1145	1342	3.1	17.2	20.8
Victor	2763	3872	5822	40.1	50.4	110.7
W. Bloomfield	996	1049	1100	5.3	4.9	10.4
Ontario County	38947	42647	48193	9.5	13.0	23.7

Sources:

- Ontario County Planning Department
- Data sources are the 1990, 2000 and 2010 censuses.

The following table compares the median value that owner occupied housing units had in various Ontario County municipalities from 1980 to 2010 (Note: These numbers have very high margin of error, up to +/- 60%).

Town/City	1980	1990	2000	2010
Bristol	\$39,400	\$78,200	\$99,600	\$149,600
Canadice	\$40,800	\$73,100	\$93,400	\$119,400
Canandaigua, C.	\$39,100	\$84,800	\$100,600	\$147,600
Canandaigua, T.	\$49,500	\$105,200	\$123,600	\$207,800
E. Bloomfield	\$46,200	\$86,100	\$96,600	\$161,300
Farmington	\$46,500	\$87,600	\$95,400	\$133,200
Geneva, C.	\$30,500	\$58,500	\$69,300	N.A.
Geneva, T.	\$46,400	\$90,200	\$115,200	\$154,600
Gorham	\$34,000	\$69,700	\$93,600	\$141,900
Hopewell	\$35,900	\$71,200	\$84,000	\$107,100
Manchester	\$34,300	\$69,000	\$79,700	\$91,600
Naples	\$31,000	\$62,300	\$79,700	\$129,500
Phelps	\$34,700	\$64,500	\$83,500	\$115,300
Richmond	\$41,500	\$84,400	\$98,800	\$123,700
Seneca	\$31,600	\$58,900	\$84,800	\$11,100
S. Bristol	\$46,200	\$98,300	\$110,700	\$203,000
Victor	\$51,700	\$106,000	\$144,300	\$222,300
W. Bloomfield	\$43,300	\$90,200	\$101,600	\$117,200
Ontario County	\$39,100	\$78,300	\$94,100	\$135,500

Sources:

- U.S. Census of Population & Housing, 1980, 1990, 2000 and 2010
- Ontario County Planning Department

4. Survey Results & Issues

4.1. THE SURVEY

Approximately 1200 surveys were sent to Canadice residents in 2009 based on a mailing list generated from the property tax rolls. A total of 525 surveys were returned (an 8% improvement over the 1991 survey) and compiled from a mix of 374 year round residents, 99 seasonal residents and 52 non-resident landowners. Based on the 2010 census, there were 1,117 "housing units" and a population of 1,664 in Canadice. (From <http://www.census.gov/>).

4.2. SURVEY QUESTIONS

4.2.1. DEMOGRAPHICS

1. What Mailing address is your property located
2. Are you a Full Time Resident, Seasonal Resident or Land Owner Residing Outside Canadice?
3. Is your property located on the lake and/or do you have lake access/rights?
4. How long have you Lived or Owned Property in Canadice?
5. Where do you perform your Occupation?

4.2.2. QUALITY OF LIFE

6. How would you rate the quality of your Frontier Phone service?
7. If High-Speed Internet were available to you, would you connect to it?
8. What was the most influential reason for your decision to reside or own property in Canadice?
9. If you were uncertain about remaining in Canadice, what reason(s) would cause you to move?
10. What do you perceive are the most pressing problems concerning the town of Canadice?
11. Should the Town take an active role by requiring all septic systems/leach fields have a periodic inspection?
12. What service(s) would you like the Town to provide?
13. In your opinion, what Town ordinance(s) need to be better enforced?
23. My biggest concern(s) about the Environment in the Town of Canadice is/are:

4.2.3. COMMUNICATIONS

14. How do you find out What's Happening in your Town Government?
15. What is the best way for the Town Government to Communicate with you?

4.2.4. ROADS/HIGHWAY DEPARTMENT

16. What three (3) TOWN roads do you use most?
17. Please rate the quality of snow removal and sanding service on the road on which you live.
18. Please rate the general quality of town highways and road shoulders.
19. What is your opinion of the road signs and road striping within the town?
20. Would you be willing to pay \$0.25 more per \$1000 assessed valuation for 3 to 4 Years ONLY to build a self-sustaining Emergency Reserve Fund to help stabilize future Tax Increases?
21. Realizing that severe weather can change any plans, should the Highway Superintendent Supply a 5-Year Plan for Capital Projects & Road Repair Projects, Up-dated Quarterly, and Submitted to the Town Board, and made available to the Public?
22. Should the Highway Superintendent position continue to be an elected position, or should it be up to the Town Board to appoint someone to fill the position?

4.2.5. FUTURE DEVELOPMENT

24. Should the Town encourage more Commercial Development?
25. Should the Town encourage any Industrial Development?
26. How quickly should Residential Development occur in Canadice?
27. What type of new housing would you prefer to see developed during the next twenty (20) years?

4.2.6. PARKS/RECREATIONAL/HISTORICAL

28. Are you satisfied with the number and quality of Public Park and recreational facilities located in the town of Canadice?
29. Should the town of Canadice undertake a joint effort with New York State in providing improved park and recreational facilities at the Harriet Hollister Spencer Recreational Area?
30. If additional investments were to be made for recreational facilities by the Town, what kind of facilities should be provided?

31. If additional investments were to be made for recreational facilities by the Town, with an increase in the Town Tax Rate, where would the best location be?
32. If the property around Canadice and Hemlock Lakes is taken over by the State of New York, should the Town assume a role in encouraging the State DEC.
33. To what extent should the town government be involved in the protection of historic landmarks within the town?
34. Should the town of Canadice purchase and install site id markers for town historic landmarks?

4.2.7. OPEN ENDED RESPONSES

35. Best Ideas, Positive issues, Negative issues, Worst Ideas, etc.

4.3. RESULTS

Summary Interpretation of the Resident Survey Questions (w/ applicable survey question numbers) – Total Survey responses are in Appendix D

How would you rate the Quality of your Frontier Phone service? (6)

Only 17% of those responding thought their Frontier phone service was excellent with the majority selecting Good/Fair (44%) and Poor (13%). Comments suggested that many people have switched to cell phones for even their home use.

If a High-Speed Internet Connection (Roadrunner - Cable, DSL - Frontier, Wireless – NYSYS) were available to you, would you want to connect to it? (7)

The majority of respondents (71%) said Yes (42%) or said they have already connected (29%) to the Internet. Almost one fifth (18%) said No they would not connect.

What was the most influential reason for your decision to reside/own property in Canadice? (8)

For most of the Town: the rural atmosphere, open spaces, and views. For the Honeoye Lake vicinity: lakeside location and lake access.

If you were uncertain about remaining in Canadice, what reason(s) would cause you to move? (9)

39% Left it Blank,

21% Taxes, Higher NYS Taxes, Lakeside Property Taxes

9% General Lack of Services: Cable/Internet, Water, Natural Gas, Medical.

How do you find out What's Happening in your Town Government? (14+10, 12)

Newspaper was the top answer of those who responded (31%) and there seemed to be an even split between the Valley News (since ceased publication), D&C and the Daily Messenger. “Word of mouth” (with its inherent inaccuracies) came in at 21% followed by 14% who rely on the Internet but would like to see more “up-to-date” meeting notes and notices. Only 13% of those responding left this item blank on their survey which showed a large interest in this item.

What is the best way for the Town Government to Communicate with you? (15+26, 30, 35)

Direct Mail was selected most often as the BEST way to communicate with most opting for a regular newsletter or something inserted with the “Tax Bill”. The term “Canadice Chronicle” came up often. Newspapers - Monthly or Weekly article – came in at 15% of those responding, followed close behind by E-mail (12%) and using the Website – Canadice On-Line - (10%). Of those responding to the survey, 66% had some answer.

What three (3) TOWN roads do you use most? (16)

Unfortunately, this was not as good question as we had hoped. The top (Town Roads – not County Roads 36 & 37) used were Candice Lake Road, Jersey Hill Road, with Cratsley Hill Road and Canadice Hill Road next, with Purcell Hill Road rounding out the top vote getters of those responding. The problem with the question showed up in the comments. People who live along the lake on CR36 rarely use “Town Roads”. To complete the survey many chose Jersey Hill, Cratsley Hill, and Canadice Lake by default. Taking this into account, most town roads are evenly used, except Canadice Lake, Canadice Hill, and Purcell Hill.

Please Rate the Quality of Snow Removal & Sanding service on the road on which you live. (17+10, 35)

A full 84% of those responding said they were Satisfied, but 54% didn’t answer the question.

Comments centered more on trying to plow earlier in the morning for people who have to get to work and not forgetting that some workers are not 9-5 workers, but are working later in the evening. Also it seems there is a noticeable line between Richmond and Canadice when plowing on those North/South roads.

My biggest concern(s) about the Environment in the Town of Canadice is/are: (23+9, 10, 35)

The majority of respondents said Water issues (Quality, Adequate Supply, Erosion/Run-off) and they were against any future development of Canadice and

Hemlock lakes. Most were also concerned that population growth will cause loss of the Town's rural atmosphere and natural resources. Some, however, believe that growth is good for the tax base.

Should the Town encourage more Commercial Development? (24, 25, 35)

Those responding wanted development to occur at the present rate or slower. They do not want industrial development (67%) to be encouraged and they wanted to limit further expansion of the existing commercial areas or do nothing to encourage more commercial development.

How quickly should Residential Development occur in Canadice? (26, 27)

For future residential development, there was overwhelming support for Single Family houses and Manufactured Single Family Homes, secondary support for owner-occupied Town houses.

In your opinion, what Town ordinance(s) need to be better enforced? (13+9, 10, 11, 23, 26, 35)

Almost half (48%) left the answer blank. The majority of respondents said Poor Property Upkeep (Junk Cars & Boats, Buildings), Pets, Noise, Fireworks and Burning Garbage.

To what extent should the town government be involved in the protection of historic landmarks within the town? (33, 34)

Many respondents would support an ordinance to protect the Town's historic resources. However, 18% indicated that they didn't think there were such resources and another 45% had no opinion. In addition, only (42%) felt that the Town should be actively involved in the protection of historic landmarks, while (58%) felt that the involvement should be nominal or minimal.

Should the Town take an active role by requiring all septic systems/leach fields have a periodic inspection? (11)

Residents overwhelmingly rejected the idea (71%) since septic problems can't be ignored by the home owner anyway. However, requiring an inspection as property is sold or if a bathroom is added seemed reasonable.

What service(s) would you like the Town to provide? (12)

When asked What Service(s) would you like the Town to Provide? The majority of the respondents (57%) said "Services are adequate" or "We don't need any" and that expanded services would lead to expanded Taxes. However, many did respond that Garbage collection/recycling support (33%), support for Seniors (9%), and town water along Honeoye Lake (8%) would be desired.

Please rate the general quality of town highways and road shoulders. (18+10, 12, 16, 20, 23, 35)

More than half of the respondents (78%) believed that the Town roads were in generally good to fair condition. About 21% believed they were in Poor or Dangerous condition and slightly more than one-fourth were undecided. Residents were split down the middle as to building a Highway Reserve Fund over a 3 or 4 year period, to help stabilize future tax increases. Most of those against were certain the “temporary” increase in taxes would become permanent and never go away.

What is your Opinion of the Road Signs and Road Striping within the Town? (19+16, 18, 35)

Again, 54% were satisfied and answered Good, with 35% saying Fair and only 9% of those responding said Poor. People generally were happy with Good and Fair and didn’t want to pay (Taxes) for Excellent. Also, striping is VERY important to those up on the “hill” because the fog and snow make non-striped roads dangerous (like dirt roads inherently are...)

Realizing that severe weather can change any plans, should the Highway Superintendent Supply a 5-Year Plan for Capital Projects & Road Repair Projects, Up-dated Quarterly, and Submitted to the Town Board, and made available to the Public? (21)

There was overwhelming support for the Highway Superintendent to maintain quarterly a 5-Year plan for Capital Projects AND Road Repair Projects and to have this plan made available to the public (85%).

Should the Highway Superintendent Position continue to be an Elected position, or should it be up to the Town Board to Appoint someone to fill the position? (22)

Respondents preferred Elected to Appointed by a 3 to 1 margin. Almost 70% took the time to make a comment on this issue. Most want to be able to VOTE and do not take lightly to giving up that responsibility. On the other hand it is recognized that the position is too important to become just a “popularity contest”. Some sort of a vetting process by the Town Board with specific criteria could be used to at least “qualify” candidates (although the political parties should be doing the same thing...)

Are you satisfied with the Number and Quality of Public Park and Recreational Facilities Located in the Town of Canadice? (28+10, 29, 31, 32)

Almost $\frac{3}{4}$ of the respondents said that they were satisfied (74%). Comments suggested a variety of ways the Town could enhance what we have now, both with volunteers (Girl Scouts, Boy Scouts, Conservation Clubs, etc.) and through tax dollars.

Should the town of Canadice undertake a joint effort with New York State in providing improved park and recreational facilities at the Harriet Hollister Spencer Recreational Area? (29)

The majority of respondents believed the Town should not work with the State to improve the Harriet Hollister Spencer Recreation Area (45%) vs. 36% who said Yes. 19% had no opinion. Cost vs. benefit, specifically to Canadice residents and possible Higher Taxes seemed to be the reason for the negativity.

If Additional Investments were to be made for Recreational Facilities by the Town, what kind of Facilities should be provided? (30)

Respondents to the survey said “None” (61%), which by far was the highest vote getter. For those who made a suggestion the response was “Bicycling (Paths, Trails) & Hiking Trails” (39%), Picnic Pavilions (13%) and Restroom Facilities at Canadice and Hemlock Lakes (13%).

If the property around Canadice and Hemlock Lakes is taken over by the State of New York, should the Town assume a role in encouraging the State DEC? (32+28, 30)

The Overwhelming response was to Maintain the Status Quo (65%) with a smaller percentage responding that they should Expand Recreational Opportunities (25%).

Should the Town of Canadice Purchase and Install Site Identification Markers for Town Historic Landmarks? (34+33)

Respondents were split on this question 46% said Yes and 54% said No or had No Opinion. But 58% of the respondents had comments to share. Cost was the biggest issue; No Tax increase! And many didn’t know if we even had places to mark. Volunteers and “Grant Money” seemed to be the preferred option.

4.4. ISSUES

A Categorized Summary of Resident's Candid, Written, Open-ended Comments to the Survey Questions - Complete and unedited comments in Appendix D

The survey conducted for the Comprehensive Plan (update C) included over 4,000 written comments from Canadice residents. While every issue has proponents and detractors, following is an evaluated and categorized summary of what they had to say and their recommendations. In a word, it's communication.

4.4.1. GOVERNANCE

A well implemented Comprehensive Plan begins and ends with good governance. Established Plan expectations mean little unless there is a conscious effort to judiciously follow through. Resident's opinions from the survey range from “...too much big bro. Government!” to I want the Town

to do everything. A thoughtful balance must be struck to satisfy the varying positions.

Cost Control, Process, and Regulation:

From the survey feedback three distinct areas of opportunity for improved governance stand out:

Cost Control, Process, and Regulation. All should be considered a priority for successful Plan implementation. Assuming due diligence is paid to each, then the single most important factor affecting how residents feel about these issues is determined by what they know about them. Lack of information, erroneous information, and the resultant passing on of this misinformation to others, results in the anger shown by many in the survey.

Recommendation:

The improved governance opportunity for the Town's Supervisor and Board is to communicate on a regular and continuing basis the “who, what, and why” of the Town's budget and expenses, the processes it follows to resolve issues and the need for the regulations it has. And, in order to accomplish this, the Town needs to understand that “communication” has to be a proactive endeavor. It doesn't happen by itself.

4.4.2. COMMUNICATION

Of the over 4000 written comments submitted by town residents a full 25% of those comments were for the questions:

- How do you find out what's happening in your Town Government?
- What is the best way for the Town Government to communicate with you?

Most of the comments were negative. Residents expressed in many ways that there is virtually no communication from the Town other than published legal notices and their tax bill. Many seem not to be knowledgeable of town codes, services, resources, etc., or where the information could be found. The lack of a planned formal method of providing residents with the relevant information they need and deserve from the Town results in rumor, misinformation and dissatisfaction with town officials and employees. This would include information regarding the environment, roadwork, taxes, codes, etc.

Recommendation:

Given the importance of, and a resident's need for timely, accurate, and up-to-date information, it is highly recommended the Town formulate and implement a formal Communication's Plan as soon as possible.

Residents' preferred method for communication from the Town is in writing and on a scheduled basis.

4.4.3. TAXES

As expected, the questions on the survey related to taxes brought out an emotional response, mostly negative. Many of the comments referred to taxes levied by Ontario County, the State and the local School Districts as well. There is a general misunderstanding about how much of the total Town income is generated by the tax on Real Property versus other sources of revenue. Many of the comments were also in the context of Canadice Town services offered or not offered vis-à-vis the tax levy. While the Town's population has remained flat in the last 10 years:

- Total Property Assessed Valuations +60%
- Added to that is the additional Real Property Tax +25%
- Town Administrative Expenses +70%
- Town Highway Expenses +71%

At the same time Ontario County and Fire Protection Districts Tax Rates have not increased. In an environment that has seen massive unemployment, record home foreclosures and soaring deficits it is unacceptable to not look at the cost of Town operations, the way it conducts its business and the impact it is having on property owners and residents.

Recommendations:

Communication

Some simple routine communications are needed about the Town budget, and where the Town gets its revenue. For example, Real Property Taxes on average represent 23% of Town Income, while Sales Tax collections from the County represent over 53% on average.

General reassessments are performed in Canadice every three years. Many comments by residents complain that the assessments do not reflect lower market values on their property. In addition, the state performs an equalization review that has the potential to raise the effect of assessments by an additional amount. At a minimum, there is a need for more communication on this perception.

Ontario County has been able to allow increased assessments handle the increased revenue demands without increasing its tax rate to residents. Communicate why this model will not work for the Town.

Elimination or Consolidation?

Town Administrative and Highway Expenses each have increased 70% or more over the last 10 years. More analysis is needed to determine the driving elements for these increases. Reconsider the recommendations

from the 1991 SMART Review for Intermunicipal Cooperation. Answer the question: "Why this cannot be done?"

4.4.4. HIGHWAY DEPARTMENT AND ROAD MAINTENANCE

As the single largest Town budget item and the most visible service provided, road maintenance and repair engendered a sometimes visceral response from residents ranging from highway personnel to roads that were in disrepair. That said there was also a general consensus that improvements have been made over the last several years and positive comments regarding the highway supervisor.

Planning

One of the frustrations expressed was not knowing what to expect and when. What's the plan? When asked in the survey residents responded 2:1 in favor of a public and posted plan for the highways. Of specific concern were:

- When would roads be striped?
- General schedule for plowing snow?
- When would a road be blocked off?
- When will MY road be repaired?

Recommendation:

Each of these points reflect a lack of communication. As an item in the budget that has grown over 70% in ten years, it is clear that some resources need to be devoted to timely and clear communication to the tax payer about what is planned and when it will occur.

4.4.5. ZONING

What Zoning?

There were more positive comments regarding the laws than negative ones, but there was also a general lack of knowledge of the zoning codes or where to find them (see communications). For example: "Don't know anything about town ordinances", "Send us a book...so we can intelligently answer the question".

Enforcement:

Lack of enforcement, or a perceived lack of, is also an issue: "Enforce all equally", "...requests for enforcement have gone unanswered".

Junk:

Of all the comments regarding zoning 35% were complaints about the general upkeep and maintenance of property, particularly junk, abandoned cars, and trash: “Throwing junk/trash in ravines”, “Dead vehicles and garbage in yards”.

Recommendations:

- A brochure describing in general terms that the Town has zoning and where to get more information
- Encourage outside agencies for better enforcement of laws outside of the purview of our zoning codes including speeding, trespassing, security and fireworks.
- Consider a property maintenance law, (not) just enforcing the existing junk car law.

5. Opportunities and Constraints

The intent of this Chapter is to define Opportunities and Constraints relative to the various topics and conditions outlined in previous chapters. The table below, summarizes the Opportunities and Constraints in a concise manner for ease of presentation.

The opportunities are not universally desirable. Some may be beneficial to private interests, but detrimental to the Town as a whole or may have both beneficial and detrimental aspects for the Town. Likewise, the constraints are not universally undesirable. Some may be detrimental to private interests, but beneficial to the Town as a whole or may have both beneficial and detrimental aspects for the Town.

The last part of this chapter summarizes various implications of the Opportunities and Constraints and suggests various actions that could be undertaken. The intent is to show that a reasonable balance can be struck between the need for resource protection and the demand for future development. The Town can retain the best of what it has, can obtain more of what it needs and can allow private interests to achieve a reasonable amount of what they desire.

5.1. TABULAR SUMMARY

Topic / Condition	Opportunities	Constraints
General conditions - Steep slopes - Hilltops - Valleys - Lakes - Wetlands - Woodlands - Stream corridors - Soil conditions to bedrock	Primary features that give Canadice its great scenic beauty; generate pride among existing residents and attract new residents; a substantial amount of land has reasonably suitable conditions and is potentially available for development; much land also provides good habitat for wildlife.	Many of these conditions present difficulties for construction and may lead to problems unless appropriate steps are taken; stream corridors, lake shorelines, and many wetlands are subject to significant flooding and are regulated because of the potential hazards; wetlands are also regulated because of their environmental value.
Development near Honeoye Lake	The lake has attracted relatively dense development; some additional land is potentially available for residential development.	The amount of land that is available for development is limited; use of the lake itself has already increased significantly.

Topic / Condition	Opportunities	Constraints
Harriet Hollister Spencer Recreation Area	Protects open space and environmentally sensitive land; provides recreation opportunities; possibility of cooperative activities with the Town.	Reduces development potential and tax revenues.
Hemlock-Canadice State Forest watershed protection lands and regulations	Same as H.H. Spencer Recreation Area; also protects lake water quality; payments are received from NYS as defined in NYS Real Property Tax Law Section 532(g)	Reduces development potential.
Agricultural Land	Contributes to open space and scenic character; remaining areas have generally good potential for sustained productivity.	In general, land that is good for agriculture is also good for development, which would destroy the agricultural potential.
Rural District	Encourages continuation of agricultural land use; reduces property taxes for participating land owners.	Does not encompass all existing active farmland; reduces the Town's potential tax revenues somewhat.
Forest lands with partial tax exemptions as allowed by New York State Real Property Tax Law, Section 480-a and lands under private Conservation Easements	Encourages retention of open space and scenic character; requires serious commitment to proper forest management; reduces property taxes for participating land owners.	Applies to relatively small amount of private forest lands; may reduce the Town's tax revenues in the future.
Relative remoteness from larger communities; limited connections to major highways; low density development in most of the Town; lack of a concentrated center of community development; difficulty of east-west travel	Helps preserve low density, rural character. Attracts seasonal residents.	Limits development potential, especially for commercial and industrial uses; inhibits the development of a strong community identity.

Topic / Condition	Opportunities	Constraints
Private water supplies	Wells that supply good quality water for low density development can be installed in most of the Town.	Some residents have water supply and quality problems, especially those who draw their water from Honeoye Lake.
Private wastewater management systems	Systems that provide proper treatment for low density development can be installed in most of the Town, although some would be expensive, special systems. There may be a county-wide initiative adopted by the Town for minimum standards.	Some systems have failed in the past; many others, especially older ones, are likely to fail in the future due mainly to poor system maintenance compounded by poor soil conditions. Systems required in the future may require greater personal expense and periodic maintenance.
Public water supply facilities	Possible extension along Honeoye Lake from adjoining area in Richmond; the potential service area includes the Town's densest development, which improves the chances of financial feasibility; service in this area would resolve most of the problems that residents experience with drinking water quality and may also improve chances for additional development in the area, which would increase tax revenues.	None of the Town is currently served; the extension of facilities would not be feasible in most of the Town, which limits development potential; many potential customers in this area are seasonal residents and may be willing to continue to purchase or obtain drinking water elsewhere.

Topic / Condition	Opportunities	Constraints
Public wastewater management facilities	Possible extension to adjoining areas near County Road 36; may improve chances for some additional development in the area, which would increase tax revenues.	Currently available only in the area near Honeoye Lake; the extension of facilities would not be feasible in most of the Town, which limits development potential; no incentive for residents to support extension unless their existing system is failing.
Roads and highways	State and County highways are generally in very good condition; most Town roads have light duty paving and are in good condition; road improvement priorities are planned several years beforehand.	Many Town roads have steep to very steep grades; the remaining unpaved Town roads have fairly low levels of use, which makes paving them difficult to justify.
Private roads	Private ownership and maintenance minimizes costs to the Town.	Some existing private roads may not provide suitable access for emergency vehicles; more such roads may be constructed in the future.
Existing Town land development regulations	Familiar issues and concerns are covered; provide a foundation for improvements.	Contain various contradictions, duplications, and ambiguities.

5.2. IMPLICATIONS OF THE CONSTRAINTS AND OPPORTUNITIES

5.2.1. HONEOYE LAKE AREA

- Conditions in this area are very different from the rest of the Town. Land development regulations should recognize this and deal with it appropriately.
- This is the only area where it is feasible to install public water service and extend public sewers. If feasible, public water service would benefit many residents here who have problems with their current source of drinking water. If feasible, extending sewer service would benefit residents who have septic system problems. Financial aid

should be used if available, but the local share of any project cost would be borne entirely by the beneficiaries.

- The combination of public water and sewer service will encourage more intensive development for some of this area. Appropriate development regulations and standards are needed to control and to address potential effects on the use of Honeoye Lake.

5.2.2. OTHER AREAS

- Conditions in much of this area are environmentally sensitive and prone to problems related to development.
- Areas that are not environmentally sensitive are suitable primarily for low density residential development and comparable uses of low intensity such as those that currently exist. Additional development at a low density might be feasible in the upland area, away from the Honeoye Lake area.
- Recognize existing topography and soil conditions to initiate appropriate regulations and standards to properly guide development. One objective of this is to prevent unnecessary disturbance of the environmentally sensitive areas and thereby to minimize costs and avoid potential problems. Another objective is to ensure that the facilities that are installed will adequately serve the development. In particular, private roads that serve a number of lots need to be properly controlled, designed and constructed to ensure they will provide suitable access for emergency vehicles as well as residents.

5.2.3. COMMERCIAL-INDUSTRIAL DEVELOPMENT

- Conditions in the Town are not feasible or suitable for most types of commercial-industrial development.
- If properly designed, small to moderate size businesses may be appropriate.
- Residents will continue to rely on commercial and industrial developments in other communities.

5.2.4. AGRICULTURAL AREAS

- If minimum acreage requirements can be met, it may be possible to establish other agricultural districts
- Owners of active farmland are entitled to the same right to develop their property as other owners of comparable land that is not farmed.

5.2.5. HEMLOCK-CANADICE WATERSHED

- The Town should work with the State DEC, the City of Rochester, other private land owners, and the other affected municipalities to clearly identify the management needs and desires for the watershed (protection of the environmentally sensitive lands and water quality, protection and enhancement of wildlife habitats, etc.).

5.2.6. LAND DEVELOPMENT REGULATIONS

- The regulatory framework should be monitored to insure it encompasses the full range of measures that are needed to minimize potential problems, including:
 - Subdivision regulations to specify various development standards that must be met before property can be subdivided into smaller parcels;
 - Appropriate protections for environmentally sensitive conditions to reduce disturbance in these areas and to require appropriate measures when disturbance is necessary.
- These regulations should be kept as clear and simple as possible, should incorporate all appropriate features of the existing regulations, and should eliminate the existing contradictions, duplications, and ambiguities to minimize the burdens on both the Town government and the applicants.

5.2.7. NATURAL RESOURCE EXTRACTION

Natural gas extraction using the method known as hydraulic fracturing (a.k.a. “hydro-fracking” or “fracking”) has become an issue of concern to municipalities in New York and Canadice is no exception. Especially when you take into consideration we have the only two undeveloped Finger Lakes within our border. At this time Canadice has adequate protection already existing in our Zoning Code which states ‘heavy industry’ is a prohibited land use in Canadice. The current hydro-fracking process is without question, heavy industry and would not be allowed without variances and numerous approvals from all Boards. It is very unlikely that any proposal would receive all the approvals necessary to move forward. Our concern is that future technology advances sufficiently to allow small production sites that would not fit the criteria of ‘heavy industry’. It is our intent to ensure our regulations addresses this potential advancement.

With the assistance of the Ontario County Environmental Quality Committee, a multi-jurisdictional planning group was established to address the concerns of Ontario County municipalities and residents. At the first meeting, this group determined it would be beneficial to work on regulations that will address not only this process, but any commercial, high volume, natural resource extraction. Hydro-fracking is just one process that would fall into this category. The regulations would also

protect us from future processes that we haven't even considered or may not even exist at this time. This is a better, long term approach developing local regulations that should protect our surroundings while working within the confines of state and federal regulations.

5.2.8. MUNICIPAL SERVICES AND FACILITIES

Because of the Town's limited financial resources, it is important to plan ahead and to have clear, sound justifications for any significant capital improvements to Town facilities.

The Town should examine ways that services, facilities or equipment could be shared with neighboring municipalities to reduce costs. Note: At the time of this document's first scheduled review and revision in 1998, a SMART report (State Comptroller's Municipal Advisory Review Teams) is being reviewed and considered by a joint committee of Canadice and Richmond residents. The report presents a range of opportunities for the two towns to consolidate activities that could reduce operating costs.

As of the original authoring of this report by the Comprehensive Plan Committee (2011) there are still valid considerations for some levels of consolidation that should be reconsidered for substantial savings to the Town. The SMART report should be reconsidered in light of current budget restraints, taxes, and future cost issues. A copy of the SMART report is in Appendix C.

5.2.9. RECREATION FACILITIES

- A large area of the Town is already devoted to low impact recreational use. There is little need for the Town to develop additional recreational facilities.
- In high density areas along Honeoye Lake, in apartment complexes or other areas that may be subject to concentrated development in the future, recreational facilities may be required.

5.2.10. COMMUNITY IDENTITY

- Several low-cost ideas might be considered by the Town to promote stronger community identity. These may include efforts to:
 - Identify historic sites and buildings;
 - Sponsor a slogan contest;
 - Place signs using the slogan at the major entrances to the Town; and,
 - Hold an annual Town wide picnic or other get-togethers.
- There may also be ways to work with tourist promotion and commercial interests and perhaps neighboring municipalities to

encourage the establishment of an annual, financially self-sustaining lake-hills festival as a promotional event.

- Quarterly Supervisor's Newsletter

6. Plan Assumptions, Goals and Policies

Chapter 6 describes a rationale for future decisions about the use of land. It establishes a foundation for informed decision making to assure the intelligent use of the Town's natural environs for the benefit of the land owners and the community of Canadice. This Chapter utilizes information from each of the previous chapters:

- Town's existing land use regulations
- Existing conditions
- Trends in population and housing
- Survey results, major considerations and issues and expectations
- Development opportunities and constraints

6.1. OVERVIEW

Canadice is a rural community. The Town's vast undeveloped forested lands, rolling terrain, three Finger Lakes and their tributaries provide panoramic vistas. These features, when combined with the existing relatively low density population, are what the Town residents want to maintain. The principal theme of the Comprehensive Plan is to set forth a strategy to enable the Town to maintain these features in the future. It is not foreseeable that large-scale development will occur in Canadice considering the natural limitations of soil conditions and steep slopes. It is believed that *rapid* development will not occur in areas lacking availability of utilities such as water, electricity, and sewers.

6.2. MAJOR PLAN ASSUMPTIONS

The major assumptions listed below summarize essential information that will be relied upon to develop future land use decisions.

6.2.1. GENERAL ASSUMPTIONS

The two major factors that will attract and cause people to continue to reside in the Town include either a desire for access to Honeoye Lake or an appreciation of the rural atmosphere (e.g. open space and vistas that are found throughout the upland area).

There will be a continuing commitment by the Town to:

- Protect environmentally sensitive lands (e.g. lands containing freshwater wetlands, recharge protection areas for public water supplies, floodplains, steep slopes, very erodible soils, soils with poor percolation, established forested areas and areas possessing important scenic vistas);

- Protect established agricultural operations and productive agricultural soils:
- Protect water quality:
- Regulate the following activities by permit:
 - Logging operations;
 - The conversion of seasonal residences to year-around dwellings;
 - The extent of lot coverage within the Residential Lakeshore Area;
 - Construction of communications towers.
 - Construction of commercial and residential wind towers.

There will continue to be pressure to extend public sewer service west of West Lake Road and to provide public water service to both sides of West Lake Rd (County Rt. 36).

There will continue to be greater emphasis on sustaining the community's identity.

There will be continued reliance on adjacent communities for meeting daily needs (e.g. shopping, medical, public safety, schools, etc.).

There will be continued interest in the merging (or sharing) of governmental services and programs where cost savings to the taxpayers can occur without unnecessary disruption or duplication of services (e.g. animal control, code enforcement, highway maintenance, etc.).

6.2.2. ECONOMIC DEVELOPMENT ASSUMPTIONS

The Town will continue to rely primarily on the residential tax base to provide funding of governmental services and programs.

Job growth within the Town will occur at a much slower rate than in the more developed communities in the county and region.

There most likely will be an increase in the number of home occupations during the next ten years.

When population densities warrant, there could be neighborhood scale commercial development along West Lake Road to meet daily and personal service needs.

6.2.3. POPULATION ASSUMPTIONS

The Town's population growth projection of approximately twenty to twenty-five percent (20% to 25%) from 1990 to 2010 did not occur, but contracted slightly in both previous decades. Given New York State's declining population and economic condition, the Town's growth for the next ten years is expected to remain flat.

The average age of the Town population will continue to increase between 2010 and 2020. The portion of the general population in age groups 45 - 65 will be greater than it has been in the past. The increasing numbers of older residents will have different needs for housing, commercial services, professional services and public safety.

6.2.4. HOUSING ASSUMPTIONS

There will be additional conversions of seasonal to year-round dwellings. This will create more demands for highway maintenance, fire protection and other public safety services.

Additional new housing units will reflect the growth projections of the population which is flat.

If the public sewer district expands along the west side of West Lake Road, there will be opportunities for greater housing diversity, greater densities and more affordable types of housing to meet the needs of all age groups which will place pressure on the Town's existing land use laws.

The average cost of an existing, pre-owned residence will continue to be lower than the average cost of new ones, due primarily to increased costs associated with utilities and building materials. Not only will existing residences continue to house the majority of townspeople, they are likely to be more affordable.

Industrialized Housing, such as Modular and Panelized homes, and Manufactured Housing are becoming acceptable replacements for conventionally built homes

6.2.5. TRANSPORTATION ASSUMPTIONS

Highway projects will largely entail activities to maintain the existing highways, improve drainage and correct areas with public safety problems.

If interior lands are to be developed in the Town, a solution for extending Town roads, or road standards for areas to be developed, will be needed to avoid the situation where private driveways become rights-of-way. It is preferable for purposes of public safety to have properties accessed by Town roads rather than private driveways.

The automobile will continue to be the primary method of transportation. In addition, if national trends are followed, there will be an increasing percentage of households with one car for each driver in the household.

6.2.6. ENVIRONMENTAL ASSUMPTIONS

There will be increased interest in protecting the modest amount of active farmland that remains. The major emphasis of the Town's involvement in farmland protection will be to protect this resource base to permit continued farming operations.

There will continue to be an interest in protecting the majority of the forested lands within the Town. The major focus of the Town's involvement in forest land protection will be through regulation of logging operations and the promotion of sound forest management practices.

The New York State Open Space Plan in New York State: Plan and Final Generic Environmental Impact Statement, dated June 19, 1992 designates the Hemlock-Canadice Lake Area as unique and environmentally sensitive. The State Open Space Plan recommends several options for protecting this area, among which are acquisition of privately owned lands or assigning development rights to the State. If such actions do materialize, the fiscal impact on the Town will require evaluation and involve the Town in the State's Payment In Lieu of Taxes (PILOT) program.

There will be increased interest in private initiatives to preserve open space within the Town.

6.2.7. PUBLIC FACILITIES AND SERVICES ASSUMPTIONS

Unless alternative funding sources are found for extending public water and public sewer services, the funding for such extension into the Town may continue to be cost prohibitive.

Improvement to other utilities (such as gas and electric, and cable and telephone service) will continue to be evaluated in response to the needs of the growing community.

Public safety services (e.g. police, fire and emergency medical) will continue to be provided from facilities located outside the Town.

Assuming future Town growth, there will be a need to improve and expand other existing public facilities to accommodate this growth.

Public school services will continue to be provided by the existing Central School Districts. As development is considered, the Town will continue to coordinate such growth with the respective school districts before final approval of the development plans.

6.3. GOALS AND POLICIES

The goals and policies are a synthesis of the information presented to this point. The Goals summarize in a very general way which the Plan is intended to protect and to achieve. Goals are the ultimate ends of the Plan. The Policies are the processes and actions by which the Town might achieve the Goals.

6.3.1. GENERAL

General Goals	Associated Policies
<p>1. Provide land use regulations that are compatible with the rights of private land owners, that augment the natural limitations of the topography (steep slopes, poor soil conditions) and that help maintain the rural characteristics of the Town.</p> <ul style="list-style-type: none"> i. Retain the existing character of the area by conserving forest lands and open areas. ii. Protect the Town’s special natural features and resources and acknowledge by land-use control the severe developmental limitations of the soil and land contour of the Town. 	<ul style="list-style-type: none"> a. <u>Comprehensive Planning</u>: Use the Comprehensive Plan to guide legislative actions and other Plans within the Town. b. <u>Plan Implementation</u>: Decide upon a program of actions that will be undertaken to implement the Plan. See Chapter 7.
<p>2. Assure activities endorsed by the Town Board or Planning Board have considered the overall tax burden and local conditions as well as the overall cost of the activity.</p> <ul style="list-style-type: none"> i. Consider options to help reduce the tax burden of the property owners of the Town. <ul style="list-style-type: none"> a. Explore the consolidation of Town services with surrounding communities to reduce the taxes while maintaining or improving services provided. 	<ul style="list-style-type: none"> a. <u>Planning and Management</u>: Use sound Planning techniques as a regular part of the overall approach to municipal management to help decide what actions should be undertaken, how limited budget resources should be allocated, and whether development proposals should be approved or modified. b. <u>Cost Benefits Analysis</u>: To assess the influence of policy or actions by the Canadice Town Board and/or the Planning Board on capital expenditures such as land acquisition or major construction that would affect taxes or the Town’s tax

General Goals	Associated Policies
<p>Areas to consider should include storage facilities, repair facilities, highway maintenance, snow removal and recycling facilities.</p> <p>ii. All new activities will consider the impact on Town, County and School taxes.</p>	<p>affect taxes or the Town's tax base, a quantitative analysis shall be required to identify the relative effect of the various options that would result from the proposed policy or action. This analysis shall cover the possible options, the probability of these options becoming reality and assigning dollar values to each option, ending in a cost/benefit for each option. This analysis would then be used to make informed decisions on a path forward.</p> <p>c. <u>Suitable Information</u>: Collect and maintain suitable information about municipal facilities, other existing conditions, and governmental agency activities in order to:</p> <ul style="list-style-type: none"> i. Be able to properly evaluate the status of the community and the effectiveness of activities and be able to detect and evaluate significant changes; ii. have the information that will be needed to properly evaluate Plans submitted by developers; and iii. be able to provide some of the general information that developers need when they begin to prepare their development Plans. <p>d. <u>Outside Funding</u>: Pursue State and Federal funding programs to reduce costs to local taxpayers, so long as those programs advance community goals and do not impose excessive administrative burdens.</p> <p>e. <u>Interagency Coordination</u>: Coordinate with other agencies</p>

General Goals	Associated Policies
	<p>and organizations as appropriate on Planning and management actions and encourage cooperation among others whose actions could benefit the Town.</p>
<p>3. Review and update the Comprehensive Plan on a regular basis.</p>	<p>a. <u>Biennial Planning</u>: The Planning Board will re-examine the Comprehensive Plan on a Biennial basis, adjusting it as necessary and deciding upon a new program of actions that will be undertaken to implement the Plan; make the adjustments to the Plan and the program of explicit actions by summarizing them in a concise written report. See Chapter 8, II, B.</p>
<p>4. Inform Town residents and encourage their active participation in setting Town direction.</p>	<p>a. <u>Public Participation</u>: Include public participation activities in all Planning and management efforts, and periodically survey public perceptions and levels of satisfaction.</p> <p>b. <u>Town Communications</u>: Deliver special notices to property owners when necessary but, for most communications about Town government activities, continue to disseminate information to the official as well as to other local newspapers and rely on them to provide notice.</p>

General Goals	Associated Policies
<p>5. Provide needed services to the Town residents.</p>	<p>a. <u>Police and Other Emergency Services</u>: Continue to utilize the existing arrangements for police, fire and other emergency services.</p> <p>b. <u>Community Identity</u>: Identify and undertake inexpensive measures that would foster a stronger sense of community identity.</p> <p>c. <u>Standards and Procedures</u>: Review operating policies, permit procedures and in-house communications to establish efficient operations.</p> <p>d. <u>Enforcement</u>: Enforce all Town laws, ordinances, rules, regulations, and procedures uniformly and consistently.</p>

6.3.2. STEWARDSHIP, CONSERVATION AND ENVIRONMENTAL PROTECTION

Stewardship, Conservation and Environmental Protection Goals	Associated Policies
<p>1. Maintain or enhance the conditions of the environment and protect it from degradation.</p> <p>i. Encourage the ethic of stewardship among the Town’s residents and property owners.</p> <p>ii. Conserve the scenic vistas in the Town.</p>	<p>a. <u>Forest Management</u>: Review current logging regulations and revise as needed to encourage sound forest management practices and maintain property owners’ right to log. This would include, but not be restricted to the following:</p> <p>i. Notify neighbors prior to the start of logging operation.</p> <p>ii. Prevent erosion and protect water quality.</p> <p>iii. Protect public highways.</p> <p>iv. Provide information to land owners on forest management.</p> <p>v. Provide information to land owners on available forestry</p>

Stewardship, Conservation and Environmental Protection Goals	Associated Policies
	<p>education programs.</p> <p>b. <u>Property Maintenance</u>: Encourage proper maintenance of existing development. In order to improve property maintenance, examine the possibility of annual volunteer efforts in conjunction with the Town's bulk refuse collection activities.</p> <p>c. <u>Preservation of Historic Resources</u>: Continue to disseminate information and increase awareness about the Town's historic resources; protect those resources that the Town is responsible for (such as the public cemeteries) and encourage private interests to do the same.</p> <p>d. <u>Undeveloped State Land</u>: Work with NY State officials to maintain the current status of State owned property within the Town.</p> <p>e. <u>Property Stewardship</u>: Encourage a long term, environmentally responsible stewardship of public and private properties.</p>
<p>2. Preserve and protect the environmental quality of the Town's surface and ground water.</p> <p>i. Assure adequate septic systems are installed and maintained in the Town for areas not supported by public sewers.</p> <p>ii. Review road maintenance practices and influence on water quality.</p> <p>iii. Assure minimum effect from industrial and agricultural</p>	<p>a. <u>Land Care</u>: Discourage the improper use of fertilizers and pesticides.</p> <p>b. <u>State Watershed Protection Lands</u>: Work with State officials to develop a clear statement of mutual expectations.</p> <p>c. <u>Water Quality Protection</u>: Encourage the application of various Best Management Practices (BMP's) for water quality protection. (BMP's are offered by NYSDEC, USDA and other governmental agencies).</p>

Stewardship, Conservation and Environmental Protection Goals	Associated Policies
<p>operations.</p> <p>iv. Review residential site plans for impact on surface and ground water quality.</p>	<p>d. <u>Private Water Supplies and Wastewater Disposal</u>: Examine ways to evaluate existing septic systems and water supplies to determine what, if any, corrective actions are needed.</p> <p>e. <u>Septic Systems</u>: Select new disposal systems compatible with soil qualities to protect surface and ground water resources.</p> <p>f. <u>Septic System Inspection</u>: The Town inspector shall have the authority to examine any and all properties with respect to assuring that property codes are not violated in regard to the proper operation of septic systems. New York State law provides that the Town inspector has the authority to examine septic systems to assure they meet the New York State Public Health laws. The inspector may enter the properties only with due written Notice given to the property owner indicating specifically what violations are being investigated, except in an emergency situation.</p> <p>g. <u>Drainage</u>: Consider conducting a comprehensive drainage study.</p> <p>h. <u>Runoff Control</u>: Site-Review Plans to reduce storm water runoff and assure proper driveway drainage.</p> <p>i. <u>Salt/Sand Control</u>: In order to reduce the amount of salt entering the surface and ground water, to reduce the damage to roadside vegetation and to help prolong the life of vehicles, the Town Highway Department should have an ongoing effort to</p>

Stewardship, Conservation and Environmental Protection Goals	Associated Policies
	optimize the use of salt/sand mix and investigate alternative approaches to follow this policy. In addition they should review road maintenance practices and materials storage practices.
<p>3. Manage Solid Waste</p> <p>i. Decrease littering and illegal dumping.</p>	<p>a. <u>Refuse Collection</u>: Continue to encourage the existing arrangements for refuse collection by private firms.</p> <p>b. <u>Recycling</u>: Continue an active program of recycling and resident disposal of items not normally recycled or removed by commercial refuse haulers, including bulk items such as appliances and junk motorized vehicles.</p> <p>c. <u>Litter control</u>: Consider means to deter road side littering/dumping such as fines. Encourage land owners to clean their roadsides.</p>

6.3.3. LAND USE AND MANAGING DEVELOPMENT

Land Use and Managing Development Goals	Associated Policies
<p>1. Retain the rural character of the Town by defining and guiding the type, density and location of future development to ensure a healthy environment for future generations.</p>	<p>a. <u>Land Development</u>: Consider appropriate zoning and subdivision regulations.</p> <p>b. <u>Facility Planning</u>: Determine the areas where the extension of public water and sewer facilities are feasible and appropriate and where the affected landowners are willing to assume all necessary costs for the facilities; establish an appropriate funding mechanism and prepare Plans so the facilities can be constructed. Develop and maintain Plans as appropriate for other existing Town facilities, such as the Town road system.</p>

Land Use and Managing Development Goals	Associated Policies
	<ul style="list-style-type: none"> c. <u>Facility Improvements</u>: Use capital improvement programming to anticipate when significant changes may be undertaken (such as road paving), to manage costs, and to maintain municipal facilities in good condition. d. <u>Subdivision Development</u>: Use subdivision codes to manage development. When subdivisions are being contemplated, consider the use of the clustering concept. e. <u>Program for Open Area Preservation</u>: The Town may consider the pursuit of specific open space preservation initiatives only if there is a neutral or positive impact on the tax base though such activities will remain primarily in the hands of the private land owner. f. <u>Application Requirements</u>: Require developers to provide appropriate information for the evaluation of their proposals. g. <u>Commercial Wind Towers</u>: Enforce current wind energy zoning regulations to protect the natural and aesthetic environment.
<p>2. Identify strategies for maintaining low-density residential development based on the limitations of natural features to development (steep slopes, poor soil conditions, etc.)</p>	<ul style="list-style-type: none"> a. <u>Resource Protection</u>: Minimize development in environmentally sensitive areas; designate these areas for uses that are consistent with their characteristics. b. <u>Building Density</u>: Develop a minimum lot size policy that identifies availability of public sewers and the naturally occurring limitations to development, such as land contour, soil percolation rate

Land Use and Managing Development Goals	Associated Policies
	<p>and soil depth to bedrock plus proximity to protected streams (class C through all B and A classes), non-protected streams (class C and D), regulated wetlands (Map 7) and precipitous banks. Allow alternatives to conventional septic systems to meet Town codes.</p> <p>c. <u>Erosion and Soil Control</u>: Develop and use siting criteria and construction specifications which require sediment and erosion control. Maintain minimum lot sizes, setback requirements and maximum lot coverage standards which prevent excessive erosion and siltation.</p> <p>d. <u>Restrictions to Development</u>: Generally restrict development on steep slope areas (where slopes exceed 15%). Consider specific restrictions based on the considerations listed in item b above as well as characteristics summarized in Map 12</p> <p>e. <u>Residential Area Integrity</u>: Maintain the integrity of residential areas by allowing only those uses which are compatible with the nature of residential uses.</p>
<p>3. Expansion of housing development will use conventionally constructed , industrially constructed or manufactured homes.</p>	<p>a. <u>Future Development of Residences</u>: Each dwelling used or designed to be used for residence purposes shall be:</p> <ul style="list-style-type: none"> i. Built upon permanent perimeter foundation walls extending below the average frost line; and ii. constructed using (1) conventional on-site building

Land Use and Managing Development Goals	Associated Policies
	<p>methods; or (2) industrialized housing types, which are manufactured partially or completely in a factory, including modular, panelized, pre-cut, dome and log houses, and which must meet New York State and Local building codes; or (3) manufactured housing which is HUD- governed- and- insurable; and which are no less than 14 feet wide; and</p> <p>iii. stationary and therefore included in the assessment of the land on which they are located.</p> <p>b. <u>Mobile Homes</u>: Restrict stationary pre-1976 mobile type homes, generally identified as the pre-cursor to manufactured homes, to the pre-existing mobile home park on West Lake Road and to those pre-existing private lots that have mobile home residences. Replacement of pre-existing mobile homes on such lots would be permitted provided current code restrictions are met.</p> <p>c. <u>Trailers</u>: Regulate casual visitation by people with house trailers on private land to insure proper sanitation rules are being followed and that the stay is for a reasonable time period. For commercial parking restrict trailers and similar recreational vehicles to trailer camps, tourist camps, or similar establishments. Regulate in a manner requiring suitable plans for the provision of sewer or septic system connections, water supply, toilets, bathing facilities, garbage removal, and</p>

Land Use and Managing Development Goals	Associated Policies
	<p>limiting the duration of the stay in such trailers and similar recreational vehicles when used or occupied as living or sleeping quarters, and requiring registration when so used. For purposes of the Comprehensive Plan and ensuing regulations, trailers and similar recreational vehicles are not considered residential or used for residence purposes.</p>
<p>4. Zoning identified those areas where Neighborhood Commercial/Business development might be practicable.</p>	<p>a. <u>Managing Development</u>: Manage development of neighborhood commercial/business to prevent sprawl development in the interest of maintaining the Town's rural character.</p>
<p>5. Provide opportunities for affordable housing.</p>	<p>a. <u>Residential Development</u>: Encourage opportunities for single family homes at affordable costs.</p>
<p>6. Promote agricultural operations where productive soils exist.</p>	<p>a. <u>Farmland Preservation</u>: Encourage agricultural districts and consider other land use controls to retain as much existing farmland as possible.</p> <p>b. <u>Farming</u>: Consider a Right To Farm law.</p> <p>c. <u>Encourage Agriculture</u>: Maintain current tax programs which encourage property owners to keep land in agricultural use.</p>

Land Use and Managing Development Goals	Associated Policies
<p>7. Continue to promote effective Site-Plan Review</p>	<p>a. <u>Review</u>: Evaluate the current procedure.</p> <p>b. <u>Threshold</u>: Identify under what conditions a site-review process must be conducted. Generally a site-review Plan is required when there is any change in land use.</p> <p>c. <u>Process</u>: Identify the information that must be submitted for the Town to properly conduct a site-review (e.g., soil percolation test, subsoil analysis, affect on shoreline, affect on soil erosion, depth of foundation).</p> <p>d. <u>Managing Development</u>: The site-review process is designed to minimize any adverse affect on the health, safety and welfare of residents while honoring the property rights of the proposer.</p>

6.3.4. ECONOMIC DEVELOPMENT

Economic Development Goals	Associated Policies
<p>1. Limit economic development to maintain the Town’s residential and rural character.</p>	<p>a. <u>New Commercial Businesses</u>: Limit new commercial development in the Town to neighborhood commercial/businesses, which do not have a harmful effect on the Town’s residential and rural character.</p> <p>b. <u>Home Occupations</u>: Permit home occupations consistent with State Town law.</p> <p>c. <u>Industrial and Commercial Development</u>: Limit industrial or commercial development other than home occupations to appropriate areas in the Town.</p>

6.4. CURRENT LAND USES

The Zoning Local Law for the Town of Canadice establishes three (3) zoning districts illustrated in Map 13: the Conservation District, Honeoye Lake Shore District and the Rural District. Within these districts no premise, lot, building, or structure shall be used, and no building or structure shall be erected or altered to be used in whole or in part unless it complies with the regulations within the Zoning Schedule.

Town of Canadice Current Land Use (Map 11) is based on current major property assessment categories. This map should help guide development toward the most appropriate areas, thereby protecting the community's extensive rural character and its environmental resources to the fullest extent.

The Environmentally Sensitive Areas map (ESA) (Naturally Existing Limitations to Development: Map 12) is a composite of information from Chapter 2 (Maps 3, 4, 6, and 7) that show land characteristics, such as floodplains and steep slopes, that will require special consideration before development would be permitted. Map 10 in Chapter 2 indicates areas where soil limitations to development exist. Special consideration will be needed if development in these ESA locations is considered. Development in these areas should be subject to Site-Review Plan approval.

These Maps (10, 11, and 12) should be used as a general interpretation of influences on future development. Although these Maps are drawn on a parcel basis, they may not be site specific in all cases.

6.4.1. CURRENT MAP CATEGORIES

The following map categories are based upon the predominant land uses that are found to exist, but do not completely exclude other uses. For example, Publicly Owned Land includes areas with freshwater wetlands, floodplains, forested lands and steep slopes (15% or greater).

Conservation District

To promote a combination of conservation and preservation of existing natural scenic and environmentally significant resource areas, including, but not limited to, woodland, wetland, and open space, within the Town. Limited vehicular access is to be provided to the educational, interpretive, and recreational uses for the public. Forest and water resource protection and management practices, along with public utility management of the public water supply source, are allowed uses, while residential, commercial, and industrial uses are prohibited. The conservation and preservation of the properties in this district contributes greatly to defining the rural character of the Town.

Rural District

This district is an area where a blend of residential, agricultural, home occupation, woodland, and small-scale commercial uses on predominately large lots is allowed that continues to preserve the rural character of the

Town. New development is to continue the existing low-density nature of the Town characterized by large setbacks, abundant forest and tree planting, and the minimizing of lot coverage by buildings, decks, and paved areas. This district is currently served by public roads, but sewer and water utilities are not provided nor intended to be provided. The density of new development shall be maintained below the level that would support municipal water and sewer service in order to preserve the rural character of much of the Town in compliance with the goals of the Comprehensive Plan.

Honeoye Lake Shore District

To provide for the continued improvement of the quality of development of primarily residential land uses in close proximity to the shore of Honeoye Lake, including a mix of single-family year round, seasonal, and rental residences and cottages on small lots in close proximity to Honeoye Lake served by municipal sewer, either public or private roads.

Multifamily

This category is delineated only for the existing apartment complex located along Curtis Road at the north end of the Town, at the Canadice/Richmond Town line. Further development would be subject to Site-Review Plan.

In the future, if the public sewer is extended and/or water service is installed, this would most likely occur along County Road 36 (West Lake Road). There are sites along County Road No. 36 (West Lake Road) that could be suitable for multifamily development. The development of these sites could be integrated into the adjacent single family neighborhood through the enactment of specific multifamily land use controls.

Finally, although considered to be single family dwellings, townhouses could be permitted within this category provided that utilities are available to support such densities.

Mobile Home Park

This category identifies the existing mobile home park site located along County Road 36. No other mobile home park sites have been identified in the Plan. The Plan recommends that the Town enact mobile home park regulations to better integrate this type of land use with the adjacent single family construction. Options to be further evaluated by the Town include whether such a use would be a special permitted use in the Residential Lakeshore District, or whether a separate Mobile Home Park District should be created. This designation is not designed to exclude modular and panelized homes.

Neighborhood Commercial/Business

This category identifies existing commercial uses and includes additional sites that may develop in the future if demands indicate that there is a need. The principal locations for such future land use could be along County Road 36 and State Highway 15A. Such development is subject to Site-Review Plan approval. A separate land use district could be created for this development.

Publicly Owned Lands

This category identifies lands owned by the State of New York and the County of Ontario (for which no development is envisioned) and the Town of Canadice.

New York State Owned Lands

This category identifies land previously owned by the City of Rochester to help protect its public water supply. This property is located adjacent to Hemlock and Canadice Lakes and Canadice Outlet Creek. The contiguous undeveloped lakeshores are unique among the Finger Lakes.

Limited Industrial

This category has not been delineated on the Current Land Use Map at this time. There are two major factors that will continue to operate against the establishment of this land use in the Town. The first is the lack of major highways providing direct access to major urban areas. Usually, industry prefers direct access to major transportation facilities such as a principal arterial (e.g. the Thruway or I-390). Another factor affecting such land use is the availability of public water for fire protection purposes and proximity to fire stations, both of which affect insurance rates for structures.

Agricultural Lands

This category includes active agricultural operations and agri-businesses that are the predominant uses already established in these areas. Such uses include land located within an established agricultural district and lands outside an established district that are presently being farmed.

6.4.2. TRANSPORTATION

This category includes State, County, and Town highways. The Plan identifies the highways as follows: State Route 15A is a minor arterial highway; County roads 36 and 37 are minor collector highways; and all town roads are local highways.

The Plan does not specifically envision the construction or extension of any new highways to accommodate anticipated development. There is a

need to address long-term solutions for access to sites as they develop. Areas along the lakeshore will continue to be served by private drives. All areas will need to assure access to public highways to accommodate emergency vehicles. Town subdivision regulations may need to consider extending public highways to provide access to future residences.

7. Plan Implementation Strategies

Chapter 7 sets forth a list of actions for implementing the goals and policies presented in Chapter 6 (Plan Assumptions, Goals and Policies). The schedule of the recommendations is based on the constraints of time and resources.

The Plan will be implemented in a progressive manner. The action will require

- A commitment of funds and resources by governmental agencies;
- Cooperation by those affected; and
- Town action to be consistent with this Plan.

Adoption of the Plan ensures that:

- The Town's future actions will be guided by the Plan;
- Appropriate coordination with other agencies will occur;
- Incremental developments (e.g. subdivisions and site plans) will be suitable; and
- The community's quality of life, economic potential, and tax base will be preserved.

7.1. PLAN IMPLEMENTATION PROGRAM

The implementation program is based on the following:

- Address the current concerns;
- Plan for the long-term proposals; and
- establish a sound mechanism for dealing with specific actions in the future.

7.1.1. INITIAL PHASES

- Formal adoption of the Plan by the Town Planning Board.
- Formal adoption by resolution of the Plan by the Town Board as the Town's Official Plan document.
- Distribution of the Plan to all boards, departments, and interested citizens of the Town, as well as to other appropriate local, county, regional, and state agencies.

Adoption by resolution of the Plan by the Town Board, is significant because it means that all Town Board decisions will be evaluated in light of the Plan. It also means that land use regulations as well as capital projects by other governmental agencies will have to be coordinated with the Plan.

7.1.2. IMPLEMENTATION ACTIONS – YEARS 1 – 5 (2014-2018)

Action	Initiate	Approve	Support
<p>Develop a Communication Plan to assist resident's need for timely, accurate and up-to-date information including:</p> <ul style="list-style-type: none"> • Supervisor's Report • Highway Schedules • Publish a brochure summarizing the new • Zoning Code for residents, including how to report possible violations. • Other relevant information as needed. 	Planning Board	Town Board	Town Staff
Form a committee to study and recommend actions to more closely manage high volume natural resource extraction activities in the Town.	Planning Board	Town Board	Code Officer, Ontario County Planning Department
Develop a Recycling Plan to assist residents in properly disposing of waste.	Planning Board	Town Board	Code Officer
<p>Act as an Advocate for:</p> <ul style="list-style-type: none"> • Canadice and Hemlock lakes to assure continued protection of the environment and watershed; • Use of Ontario County Soil & Water resources; • Inspection of Septic System when property changes hands. 	Planning Board	Town Board	

7.1.3. IMPLEMENTATION ACTIONS FROM EARLIER REVISIONS OF THE COMPREHENSIVE PLAN

1996				
Action	2014 Status	Initiate	Approve	Support
Codification of existing Town laws.	Complete	Planning Board	Town Board	Committee to oversee the Codification of Canadice Town law, General Code Publishers.
Prepare the Town of Canadice Subdivision Regulations.	Complete	Planning Board	Town Board	Ontario County Planning Department
Evaluate the need to establish a capital improvement program for the Town including highway maintenance and buildings.	Ongoing for roads 5-Year Plan on Highway implemented 2010	Town Board, Planning Board, Town highway officials, local public safety officials and others	Town Board	
Evaluate Site-Review Law.	Completed 10/98	Planning Board	Town Board	Ontario County Planning Department, City of Rochester Water Bureau

1997				
Action	2014 Status	Initiate	Approve	Support
<p>Begin evaluation of land use regulations by zones. These regulations would include provisions for:</p> <ul style="list-style-type: none"> • Protection of water resources; • Different residential district designations and lot sizes for the lakefront area and the upland area; • Special permitted uses and procedures and empower the Planning Board to grant these uses; • Site plan review and approval criteria and procedures; and • Environmental regulations such as Environmental Protection Overlay District (EPOD). The (EPOD) regulations would superimpose, on the underlying zone, factors affecting development. Features to be considered would be Federal and State freshwater wetlands, floodplains, steep slopes (15% or greater), former landfill sites and mature forests. <p>The regulations</p>	<p>Complete Zoning Law implemented 2008.</p>	<p>Planning Board</p>	<p>Town Board</p>	<p>Town Zoning Review Commission, Ontario County Planning Department, City of Rochester Water Bureau</p>

1997				
Action	2014 Status	Initiate	Approve	Support
would also: <ul style="list-style-type: none"> • Incorporate State Environmental Quality Review (SEQR) procedures; • Incorporate new New York State Town Law section numbers; and • Incorporate referrals to and reports from the Ontario County Planning Department on development requiring Agricultural Data Statements. 				

1998				
Action	2014 Status	Initiate	Approve	Support
Evaluate creation of inter-municipal cooperative planning.	Complete	Planning Board	Town Board	Ontario County Planning Department, Code Enforcement Officer
Review and update to the Comprehensive Plan.	In process	Planning Board	Town Board	Ontario County Planning Department, Code Enforcement Officer
Evaluate the consolidation of services with other municipalities.	In process	Planning and Zoning Boards	Town Board	Ontario County Planning Department, Code Enforcement Officer

1999				
Action	2014 Status	Initiate	Approve	Support
Evaluate creation of a Town Conservation Board and the creation of an Open Space Index.	Addressed by zoning law 2008	Planning Board	Town Board	Ontario County Planning Department
Prepare and maintain Town Infrastructure Design Criteria.	Follow-on to Subdivision (started)	Planning Board, Town Highway Officials	Town Board, Town Highway Officials	State and County Transportation Officials, Ontario County Planning Department

2000				
Action	2014 Status	Initiate	Approve	Support
Develop Watershed Management Plans for Canadice, Hemlock, and Honeoye lakes.	Started for Honeoye by Ontario Cty Soil & Water based on Keuka Lake plan	Planning Board	Town Boards in cooperation with other municipalities located within the watershed.	Livingston and Ontario County Planning Department, City of Rochester Water Bureau
Prepare and maintain a Townwide Drainage District Master Plan.	Open	Planning Board	Town Board	Ontario County Planning Department, Town Code Enforcement Officers, City of Rochester Water Bureau

2000				
Action	2014 Status	Initiate	Approve	Support
Review and update the Comprehensive Plan.	Complete 2014	Planning Board	Town Board	Ontario County Planning Department, Zoning Board, Code Enforcement Officer
Develop and adopt an Official Town Map.	See Zoning map	Planning Board	Town Board	

7.2. ONGOING IMPLEMENTATION ACTIONS

In addition to the above list of high priority action items, there are a number of other implementation actions that will need to be considered during the life of the Plan. No specific timeline has been established for implementing these actions. However, as the above list of priority items are implemented, the following actions will be reviewed and a new listing of priorities recommended by the Planning Board and established by the Town Board. Doing this will enable the Town to determine a realistic timeframe for the implementation of these and other needed activities. It will also help to determine additional goals and policy statements that may be necessary after the initial part of the planning period has passed.

Action	Initiate	Approve	Support
Continue coordination with both the public and private sectors to improve recreation and park resources.	Planning Board	Town Board	
Participate in state and county agricultural planning and support activities to help manage established agricultural areas in the best mutual interest of the individual property owners and the Town. Economic and natural conditions are likely to constrain this to silvacultural activities.	Planning Board	Town Board	Ontario County Planning Department
Participate in the NYS Open Space Plan as long as payments in lieu of taxes are made to the Town to compensate for shifts in the tax base	NYS-DEC	Town Board	Planning Board

8. Adopting & Maintaining the Plan

Currently New York State has enabling legislation under Town Law pertaining to Comprehensive Plans. This chapter presents the legislative basis for the adoption and maintenance of the Comprehensive Plan. In addition, this chapter identifies the process and procedure to be followed for periodic reporting on the relevancy of the Plan and how amendments should occur.

The Comprehensive Plan for the Town of Canadice is conceived as a general framework for decision making and serves as the basis for more detailed Planning. It has been prepared in accordance with the criteria contained in Section 272-a of New York State Town Law and is suitable for recommendation by the Comprehensive Plan Committee and the Planning Board and adoption by the Town Board.

Under the provisions of Section 272-a of the New York State Town Law, the Town Board may adopt the Comprehensive Plan by resolution. When adopted, the Comprehensive Plan is intended to serve as a basis for Land-Use regulations, infrastructure development, public and private investment, and any Plans which may detail one or more of the topics in the Comprehensive Plan.

The maps contained in this report are intended to assist in the application of the goals and policies of the Plan, all of which shall be carefully considered when reviewing development proposals, taking action to implement more specific Planning studies, drafting regulations, and assessing cost benefit and potential environmental considerations of any action or program.

8.1. PLAN ADOPTION & COMMITMENTS

In the future, the Town will make numerous decisions which will have an effect on development and related matters. It is important that these decisions be consistent. The Comprehensive Plan, once adopted, can provide the basis for such consistency.

The goal and policy statements contained in the Plan evolved from the Plan-making process. This process involved early public participation and input through the Residents' Survey.

To develop the implementation actions contained in Chapter 7, the Plan integrated:

- The goals and policies,
- Data from the Current Land-Use Map (map 11), and
- Data from the Environmentally Sensitive Areas (ESA) (Naturally Existing Limitations to Development) Map (map 12).

In adopting the Plan, the Town Board is committed to follow an official set of goal and policy statements in its decision making. The goal and policy statements contained in the Plan evolved from the plan-making process which involved early public participation and input through the Residents' survey. The public's

responses helped the Comprehensive Plan Committee to mold a consensus for the future. This vision, combined with the listing of goals and policies, led to the implementation actions contained in Chapter 7.

8.1.1. PERIODIC CHANGES TO THE PLAN

While the consistency of policy is important, the Plan must not be rigid. The Plan shall be reviewed regularly in order to reflect new information, changing conditions, and the evolving needs of the community. If the Plan or any part of it, proves to be inappropriate because of new conditions, values, or ideas, it shall be revised and not ignored.

Changes to the Plan shall occur only after thoughtful consideration of factual information. Careful attention is required to maintain the integrity of the Plan during the process of periodic review and revision. The original 1996 Plan was reviewed and updated accordingly in 1999 and now again in 2014.

8.1.2. PUBLIC REPORTING ON CHANGES

As part of the Town Board's resolution adopting the Plan, provision is made for the Biennial review of the Plan by the Planning Board and for the issuance of a report to the Town Board and general public.

8.1.3. MAINTAINING THE PLAN

The Planning Board has the responsibility for maintaining the Plan. The Planning Board will fulfill this task by using two mechanisms, an on-going Plan Update Log and a Biennial Plan Maintenance Report.

- The Plan Update Log contains all suggestions, comments and concerns regarding land-use
- The Biennial Maintenance Report contains all actions taken on items in the Plan's Update Log.

A formal process for maintaining the Plan needs to be established. In order to maintain the Plan, there must be periodic evaluations to insure that the document continues to be relevant. These evaluations involve the collection of data and the analysis of the implications of the information on present and future conditions in the Town.

8.1.4. THE PLAN AMENDMENT PROCESS

The Planning Board shall adopt a set of uniform administrative procedures for reviewing and amending the Plan. These procedures shall be submitted to the Town Board for approval and become a part of the Town Code.

Procedures shall include how an amendment application is made and who may apply. The components of a complete application to amend the Plan

shall also be specified. Requirements for Town Board notification of the amendment request would also be included. Following the review of a request to amend the Plan, the Planning Board shall recommend to the Town Board whether the application is ready to be processed, or if additional information is needed. Based on the Planning Board's recommendations, the Town Board shall decide whether to amend the Plan.

The Planning Board shall establish the basis upon which an amendment will be considered. The following criteria include, but are not limited to, factors which may initiate the Plan amendment process:

- Significant change within the community (demographic, building activity, economic, environmental, etc.).
- Public health and safety benefit associated with the proposed amendment.
- Unforeseen circumstances or conditions.
- Compliance with new legislation, regulations, programs or projects.
- Maintenance and protection of public investments and resources.

Amendment procedures added to the Town Code shall identify the criteria to be used as Plan amendments are crafted. The criteria shall address all of the following concerns:

- Consistency of any proposed amendment with:
 - Goals and policies,
 - Implementation actions,
 - Current land-use, and
 - Environmentally sensitive areas (naturally existing limitations to development).
- Consistency of any proposed amendment with development trends, community needs, existing Planning programs, State laws and regulations, and actions of other levels of government.
- Evaluation of the environmental effects of any proposed amendment.
- Evaluation of the cost benefits, fiscal and/or tax rate impact of the proposed amendment.
- Consistency with the spirit of maintaining the rural character of the Town.

It is vital that the amendment procedure include public review and comment. At a minimum, the public review shall include:

- Availability to the public of a written description of a proposed amendment and a written evaluation by the Town Planning Board about any proposed amendment.

- Comments by the County Planning Department regarding the impact (including environmental considerations) of the proposed amendment on Plans of adjacent communities or countywide Plans.
- Comments by State or County Highway Departments, Regional Water Service (if any) or the City of Rochester Water Bureau regarding the impact of the proposed amendment on either their transportation (or water service) Plans and projects.
- A public hearing conducted by the Planning Board at which public comments, both oral and written, are accepted and considered.
- A report by the Planning Board to the Town Board about any action that has been taken to amend the Plan and formal recognition of the change by the Town Board. When the Comprehensive Plan is adopted by the Town Board pursuant to New York State Town Law, all amendments must be updated and so noted in the Plan document. Approved amendments shall be distributed to those having official copies of the Plan.
- A Planning Board report to the Town Board specifying implementation actions that may be required as a result of the amendment and the cost implications of such changes.

The Planning Board, in conjunction with the Town Clerk, shall create and maintain a public record of the Planning Board's evaluations and actions for maintaining the Plan during the Plan period. The Planning Board shall determine and authorize all changes to be made in the Plan, including changes to text, maps, figures, etc.

The following is recommended for the Five Year reports by the Planning Board:

- Accurate information on demographic changes in the Town.
- Property Assessments Results
- Code Enforcement Officer Results
- Zoning Board of Appeals Results
- Status of the implementation actions outlined in Chapter 7.
- Status of State, Regional, County, and Town capital projects, including projects started as well as present status of projects in the planning stage.
- Analysis and conclusions about Town conditions, the status of Planning (including Planning by other jurisdictions) and implementation activities in the Town.

The Five Year Review shall be initiated and compiled by the Chair of the Planning Board

8.2. CONCLUSION

The adoption of the Comprehensive Plan by the Town Board confirms that the vision so articulated will be the reference point by which future strategic actions taken by the Board will be measured.

The plan is not intended to be dynamic in the sense that it will be maintained annually. The Plan will be revisited every five years to reflect and refine either new strategic thinking by the Board, and/or new recommendations made by Town citizens through a two-way communication process.

A. Glossary

AFFORDABLE HOUSING:	The measure of affordability, as defined by the U.S. Department of Housing and Urban Development (HUD), which considers housing affordable for a low-income household if it consumes no more than thirty percent (30%) of that household's income.
AGRICULTURAL DISTRICT:	A defined area of land that is designated and is consistent with the criteria set forth in Article 25 AA of the State Agriculture and Markets Law, Sections 300 - 310
AGRICULTURE:	<p>The use of land for the growing and/or production of field crops, livestock, and livestock products including, but not limited to, the following:</p> <ul style="list-style-type: none"> a. Field crops, including but not limited to: barley, wheat, oats, soy beans, corn, hay, potatoes, rye, sorghum, sunflowers and tree farms. b. Livestock, including but not limited to: dairy and beef cattle, goats, horses, sheep, hogs, poultry, game birds and other animals including dogs, ponies and rabbits. c. Livestock products, including but not limited to: milk, butter, eggs, cheese, meat, fur and honey.
BUFFER:	A land area or landscaping treatment which is used to separate visibly one use from another or to shield or block noise, lights, or other nuisances.
CAPITAL IMPROVEMENT PROGRAM:	The multi-year scheduling of expenditures for capital projects (as defined by New York State Law) which the Town proposes to build or to purchase over the next six years. Examples of Capital Improvements include, but are not limited to: Town Highways; Town Drainage District Projects; Town Buildings; Town Park land Acquisition and Improvements; and purchases of highway equipment.
COMMERCIAL BUSINESS:	Business for the purchase and sale or exchange of goods, services and commodities.
CURRENT CONDITIONS:	This would include the data developed on the Plans maps that indicates the current map titles: General Areas with Slopes of 15% and Greater, Drainageways, 100 Year Flood Plains, NYS. DEC Regulated Wet Lands, Real Property Tax Classification Codes, School and Fire Districts, Public Lands, Honeoye Lake County Sewer System and Soil Limitations for Septic Tanks.
DEC:	New York State Department of Environmental Conservation.
DENSITY OF DEVELOPMENT:	The number of dwelling units per unit of land. Unit of land is usually stated as one acre after land exclusions have been calculated for such fixtures as roads.

DESIGN CRITERIA & CONSTRUCTION STANDARDS FOR LAND DEVELOPMENT:	Standards and criteria established by the Town Planning Board for the design, construction and/or installation of infrastructure necessary for the development of a site. These standards also include other regulations pertaining to development which are not included in the Town Code.
DEVELOPMENT:	Any man-made change to improved or unimproved real estate. This definition includes, but is not limited to, buildings and other structures, mining, dredging, filling, grading, paving, excavation, and drilling operations, and storage of equipment and materials.
DRAINAGE DISTRICT MASTER PLAN:	The plan for the development of a special district to collect revenues for the purpose of acquiring rights for access to land and constructing improvements designed to control storm water flow
DWELLING:	A place of residence.
ENVIRONMENTALLY SENSITIVE:	Specific commonly recognized constraints to development: Steep slopes (15 or more percent) wetlands, flood plains, stream corridors and drainageways.
ENVIRONMENTAL PROTECTION OVERLAY DISTRICT(EPOD):	A zoning district which is placed on top of another zoning district. Development is required to conform to the regulations of both districts. Typically, the underlying district specifies permitted uses, and minimum setback and lot size requirements. The overlying district identifies specific resources (areas with steep slopes, for example) which are in need of protection and warrant extra review prior to the commencement of construction.
EROSION:	The wearing away of the land surface by running water, wind, ice, or other geological forces, including such processes as gravitational creep, detachment and movement of soil or rock fragments by water, wind, ice, or gravity.
EROSION CONTROL:	Any temporary or permanent measures taken to reduce erosion, control siltation and sedimentation, and ensure that sediment-laden water does not leave the site
FACTORS AFFECTING DEVELOPMENT (FAD):	Natural and manmade features located in the Town of Canadice that have been determined to be environmentally sensitive and could be protected by the Town in the subdivision and site plan review processes.
FIRE DISTRICT:	A legally established and defined area of the Town for which fire protection services are provided for and governed by Board of Fire Commissioners who are elected directly by the voters of said district, or area.
FLOOD HAZARD AREAS:	Those areas subject to inundation by the base flood. This includes, but are not limited to streams, lakes, wetlands, and closed depressions.

FLOOD PLAIN:	Areas located along certain watercourses in the Town of Canadice that have been identified by FEMA, under provisions of the National Flood Insurance Program, as having at least a one percent chance of flooding in any one year.
GROUNDWATER:	Subsurface water occupying a saturation zone from which wells and springs are fed.
INDUSTRIAL BUSINESS:	A business, plant or enterprise for the production of goods.
INDUSTRIALIZED HOUSING:	Manufactured partially or completely in a factory, including, but not limited to, modular, panelized, pre-cut, dome and log homes
MODULAR HOME:	Will meet most local building codes and is subject to standard regional or state building codes for modular construction. Although a modular house can be transported on an undercarriage, the undercarriage is not a permanent and necessary structural component, and is usually removed when placed on a foundation.
PANELIZED HOME:	Also called prefabricated home, consists of packaged, factory-built components and are site-assembled. All must conform with local and state or regional building codes for site-built construction.
LOT COVERAGE:	The percentage of the area within a lot which is devoted to buildings.
MANUFACTURED HOMES:	Defined by HUD's Manufactured Housing Construction and Safety Standards as a structure, transportable in one or more sections, which is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein, commonly called "HUD-Code" houses as distinguished from Pre-1976 "mobile homes": conveys an implication assurance that the unit meets the minimal level of safety, soundness, and amenity required by the HUD standards.
MOBILE HOME:	Pre-1976 constructed residential structures built on an undercarriage with necessary wheel assembly to be transported to a permanent or semi-permanent site. The wheel assembly can be removed when placed on a permanent foundation, but the undercarriage remains intact as a necessary structural component. In some instances, the presence of an undercarriage as a necessary structural component is the primary distinguishing factor between a higher quality mobile home and a modular home.
MUNICIPALITY:	A primarily political unit having corporate status and powers of self government (e.g., Town, Village, City).

NATIONAL FLOOD INSURANCE PROGRAM:	A program administered by the Federal Emergency Management Agency (FEMA) which provides property insurance to homeowners and businesses whose properties lie within a designated flood hazard area (100 year flood plain). The flood insurance program is administered locally by each municipality (Town, City, Village) when it adopts its own set of flood plain regulations which govern the type and conditions under which a flood plain area may be developed. These local flood plain development regulations must meet certain minimum requirements in order for the municipality to maintain its eligibility for National Flood Insurance.
NYCRR:	Legal abbreviation for New York Code of Rules and Regulations.
OFFICIAL TOWN MAP:	A map accepted by the Town Board showing the location and width or size of existing and future streets, highways, parks and drainage systems within the area over which it has jurisdiction. Such map also identifies those existing streets, highways, parks and drainage systems (or portions thereof) which are proposed to be abandoned or closed.
OPEN AREA:	Any area characterized by natural scenic beauty or, whose existing openness, natural condition or present state of use, if preserved, would enhance the present and potential value of abutting or surrounding development, or would establish a desirable pattern of development, or would offer substantial conformance with the planning objectives of the municipality, or would maintain or enhance the conservation of natural or scenic resources.
OPEN SPACE INDEX:	An inventory of open areas within the municipality.
PERCOLATION RATE:	The rate, usually expressed inches/hour, in which water moves through saturated granular material.
PERCOLATION:	The movement of water through soil.
PILOT:	PAYMENT IN LIEU OF TAXES -- Process NY State uses to compensate a community for lost revenue when the State assumes responsibility for a parcel of land.
PROTECTED STREAM:	Any stream, portion of a stream, lake or reservoirs for which there has been adopted by the New York State Department of Environmental Conservation or any of its predecessors any of the following classification standards: A and AA - Drinking water and all other uses B - Swimming C - Fish propagation and fishing Most protected streams in Canadice are classified as class C while Canadice Outlet Creek as well as Hemlock, Canadice and Honeoye Lakes are classified as class AA.

RESIDENCE	A dwelling built upon a permanent perimeter foundation wall which extends below the average frost line.
RESIDENT:	Property owner, or person who lives within the borders of the Town of Canadice.
RIGHT TO FARM LAW:	A law enacted by a municipality that protects farmers from nuisance ordinances and nuisance suits that would restrict normal farming practices.
RIGHT-OF-WAY:	A strip of land which is acquired, usually by a government body, for the purpose of a road, crosswalk, railroad, utility lines, or other similar uses.
RUNOFF:	Water originating from rainfall and other precipitation that is found in drainage facilities, rivers, streams, springs, seeps, ponds, lakes and wetlands as well as shallow ground water. The portion of precipitation, snow melt, or irrigation that flows over and through the soil, eventually making its way to surface water supplies (such as streams, rivers, ponds); runoff includes surface runoff, underflow and ground water flow.
RURAL CHARACTER:	Low population density and rolling hills, lakes, and forested areas.
SEPTIC SYSTEM, ALTERNATIVE	Systems that are sometimes used where site evaluation precludes use of conventional systems. There are several alternative designs such as, but not limited to: raised systems, mounds, and intermittent sand filters
SEPTIC SYSTEM, CONVENTIONAL	On site wastewater treatment system serving residential properties, without the admixture of industrial wastes or other wastes, in quantities of less than 1000 gallons per day. System consists of septic tank, drainfield, and distribution box.
SEDIMENT:	Fragmented material that originates from weathering and erosion of rocks or unconsolidated deposits, and is transported by, suspended in, or deposited by water.
SETBACK:	The distance between the street right-of-way and the front line of a building or any projection thereof, or the minimum prescribed distance to a lot line that a structure can be placed by Town regulation.
SILTATION:	The process by which a stream, river, lake, or other water body becomes clogged with sediment.
SITE:	The portion of a piece of property which is directly subject to development.
SPECIAL FLOOD HAZARD AREA:	An area having special flood, mudslide (i.e. mudflow) and/or flood-related erosion hazards.

STATE ENVIRONMENTAL QUALITY REVIEW ACT:	(SEQRA) Refers to 6 NYCRR Part 617 environmental review regulations which are applicable to all state and local agencies within New York State, including all political subdivisions, districts, departments, authorities, boards, commissions, and public benefit corporations. Typical actions which require environmental review under SEQRA include site plan approvals, rezoning actions, formation of special districts, subdivision approvals, funding and other governmental activities.
STEEP SLOPE:	Refers to a site's topographic feature where the slope of the land is fifteen percent (15%) or greater.
STEWARDSHIP:	The responsibility to manage property with proper regard to the rights of others.
SUBDIVISION REGULATION	A local statute authorizing the review of the division of land within the municipality into lots, blocks or sites, with or without streets or highways.
TELECOMMUTING:	The use of electronic communications to facilitate working without the need for leaving home or the local area.
TOWN CODE:	The Official Town Code Manual entitled "Code of the Town of Canadice, County of Ontario, State of New York," as may be amended from time to time by the Town Board. Official copies of the Code are maintained and are on file in the Town Clerk's Office. This manual contains the codification of the Town's Local Laws and Ordinances consisting of twenty-eight (28) chapters and one appendix.
TOPOGRAPHY:	General term to include characteristics of the ground surface such as plains, hills, mountains, degree of relief, steepness of slopes, and other physiographic features.
TOWN CONSERVATION BOARD:	A body established by the Town Board which acts in an advisory capacity with the primary objective of preserving natural and scenic resources at the local level. A Town Conservation Board may be created only after the following steps are taken: (1) the Town Board has established a Conservation Advisory Council; (2) the Conservation Advisory Council has prepared a conservation open area inventory and map; and (3) the Town Board has received from the conservation Advisory Council and accepted the conservation open area inventory and map as the Open Space Index of the municipality.
TRAILER:	A unit not intended to be considered a permanent building, permanent residence, nor a permanent dwelling, not attached to the soil, in which the towing apparatus, wheels, and undercarriage are not removed or affixed to a foundation. Merely removing the wheels, towing apparatus, and undercarriage or affixing to a permanent foundation does not meet the definition of a residence.
VISTA:	Expansive view, a view framed by trees

WATER QUALITY:	A term used to describe the chemical, physical, and biological characteristics of water, usually with respect to its suitability for a particular purpose.
WATERSHED:	The geographic area which is drained by a given stream or river. An area of land that contributes runoff to one specific delivery point; large watersheds may be composed of several smaller "subwatersheds" or "subcatchments," each of which contributes runoff to different locations that ultimately combine at a common delivery point.
WETLANDS, STATE:	As applied in 6 NYCRR Part 663, the term "wetlands" refers to all wetlands at least 12.4 acres in size which meet the definition in Article 24-0107(1) of the Freshwater Wetlands Act. Wetlands include areas characterized as bogs, swamps, kettleholes, marshes, wet woods, flooded lands and similar areas. Vegetation is used as the primary determinant of wetland character, although soils and hydrology are also used.
ZONING:	The division of a municipality into districts for the application of municipal regulations or appropriate building regulations.

B. Changes from Previous Version

See following pages inserted from a separate PDF.

Updated in 2014 from the 1999, Version B document.

These use and refer to the original 1999 document format so page and section numbers do not apply directly to the reformatted 2014 Plan document here.

Appendix B

Changes to Canadice Comprehensive Plan Document, 1999 Version B Updated 2010

Text in *Italics* -- Text added to original text

Text in ~~Strike throughs~~ -- Text removed from original text

Chapter 1

Pages 1-7

Local Laws

Deleted the 1996 Inventory of Existing Laws and Ordinances and replaced with a statement of purpose for the Comprehensive Plan.

Chapter 2

Page 1

Introduction

Noted that *all maps referred to in the Plan document were available from the Town Hall.*

In July, 2010 New York State purchased for \$13.7 million and created what is now known as the Hemlock-Canadice State Forest out of what was formally 6,700 acres of City owned land.

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VII. FORESTLANDS, WETLANDS AND WILDLIFE

State of New York replaces reference to City of Rochester at this point and throughout the rest of the document regarding ownership of watershed lands.

VIII. EXISTING LAND USE

Finally, the state of New York is currently encouraging the development and implementation of alternate sources of energy, particularly from renewable energy sources. In particular, Wind Power development has begun in the Finger Lakes area. To that end, the Town of Canadice has adopted a regulatory law governing how this might be applied within the Town boundaries. Other activities investigating possible energy sources, there is a significant source of natural gas known as the Marcellus Shale deposit. A review by the state DEC is currently in process to update drilling safety regulations.

X. INFRASTRUCTURE AND UTILITY

C. WATER SUPPLY

A proposal has been developed to extend public water supply facilities from the Town of Richmond to serve the lakeshore development and the adjoining area along West Lake Road.

Chapter 3

II. TOTAL POPULATION - TRENDS AND COMPARISONS

By the 1980s, though, the Town's population growth had ~~begun to slow somewhat~~ adding only 390 people ~~added~~ during the decade. From 1990 to 2000 growth was projected to continue at the lower rate, but instead actually contracted by 11 people and estimated growth for 2010 shows a continued decline with a loss of an additional 7 people by mid-2009. Population growth for the last 20 years has essentially been flat. Table 3-2 shows similar population declines in the neighboring towns of Naples, S. Bristol, and Springwater. Modest growth took place in Livonia, Richmond, and Ontario County.

Updated Charts including explanatory comments from available census data for:

- Population Growth: Town of Canadice and Ontario County
- Comparisons of Towns of Canadice, Lima, Livonia & Richmond: Population Growth
- Population Change: Town of Canadice and Adjacent Municipalities
- Change in Population: Municipalities in Ontario County
- Household Population: Town of Canadice's
- Household Population: Municipalities

- Population Changes in Selected Age Groups: Town of Canadice
- Percent of Population in Selected Age Groups: Town of Canadice and Ontario County
- Population Projections: Selected Communities
- Housing Units: Town of Canadice
- Housing Stock Characteristics: Town of Canadice
- Change in Housing Units: Municipalities in Ontario County
- Value of Owner-Occupied Housing Units: Municipalities in Ontario County

Chapter 4

Survey Results and Issues

Pages 1-9

Complete rewrite of chapter base on the new survey completed in 2009.

Chapter 5

OPPORTUNITIES AND CONSTRAINTS

INTRODUCTION

TABLE 5-1

PLANNING OPPORTUNITIES AND CONSTRAINTS IN CANADICE

Topic or Condition	Opportunities	Constraints
General Conditions steep slopes hilltops valleys lakes wetlands woodlands stream corridors soil conditions to bedrock	Primary features that give Canadice its great scenic beauty; generate pride among existing residents and attract new residents; a substantial amount of land has reasonably suitable conditions and is potentially available for development; much land also provides good habitat for wildlife.	Many of these conditions present difficulties for construction and may lead to problems unless appropriate steps are taken; stream corridors, lake shorelines, and many wetlands are subject to significant flooding and are regulated because of the potential hazards; wetlands are also regulated because of their environmental value.
Development near Honeoye Lake	The lake has attracted relatively dense development; some additional <i>minimal</i> land is potentially available for residential development.	The amount of land that is available for development is limited; use of the lake itself has already increased significantly.
Harriet Hollister Spencer Recreation Area	Protects open space and environmentally sensitive land; provides recreation opportunities; possibility of cooperative activities with the Town.	Reduces development potential and tax revenues.

Table 5-1 continued

Topic or Condition	Opportunities	Constraints
Rochester NY State Forest watershed protection lands and regulations	Same as H.H. Spencer Recreation Area; also protects lake water quality; City pays payment in lieu of taxes (PILOT) is the responsibility of the State. property taxes.	Reduces development potential.
Hemlock Canadice watershed in DEC Region 8 - Designated high priority area open space - conservation Property owned by heirs of E. Mueller and other - property at south end of Honeoye Lake discussed by State for acquisition	Possible acquisition of land or development easements, or a variety of other strategies that would protect open space; would protect additional open space and environmentally sensitive land and provide additional recreation opportunities.	Potential areas for acquisition and potential restrictions unclear; may reduce development potential. Threat of acquisition may create uncertainty for some landowners
Agricultural Land	Contributes to open space and scenic character; remaining areas have generally good potential for sustained productivity.	In general, land that is good for agriculture is also good for development, which would destroy the agricultural potential.
Agricultural Rural District	Encourages continuation of agricultural land use; reduces property taxes for participating land owners.	Does not encompass all existing active farmland; reduces the Town's potential tax revenues somewhat.
Forest lands with partial tax exemptions as allowed by New York State Real Property Tax Law, Section 480-a and lands under private Conservation Easements	Encourages retention of open space and scenic character; requires serious commitment to proper forest management; reduces property taxes for participating land owners.	Applies to relatively small amount of private forest lands; may reduce the Town's tax revenues in the future.
Relative remoteness from larger communities; limited connections to major highways; low density development in most of the Town; lack of a concentrated center of community development; difficulty of east-west travel	Helps preserve low density, rural character. Attracts seasonal residents.	Limits development potential, especially for commercial and industrial uses; inhibits the development of a strong community identity.
Private water supplies	Wells that supply good quality water for low density development can be installed in most of the Town.	Some residents have water supply and quality problems, especially those who draw their water from Honeoye Lake.
Private wastewater management systems	Systems that provide proper treatment for low density development can be installed in most of the Town, although some would be expensive, special systems. There may be a county-wide initiative adopted by the Town for minimum standards.	Some systems have failed in the past; many others, especially older ones, are likely to fail in the future due mainly to poor system maintenance compounded by poor soil conditions. Systems required in the future may require greater personal expense and periodic maintenance.

Table 5-1 continued

Topic or Condition	Opportunities	Constraints
Public water supply facilities	Possible extension along Honeoye Lake from adjoining area in Richmond; the potential service area includes the Town's densest development, which improves the chances of financial feasibility; service in this area would resolve most of the problems that residents experience with drinking water quality and may also improve chances for additional development in the area, which would increase tax revenues.	None of the Town is currently served; the extension of facilities would not be feasible in most of the Town, which limits development potential; many potential customers in this area are seasonal residents and may be willing to continue to purchase or obtain drinking water elsewhere.
Public wastewater management facilities	Possible extension to adjoining areas near County Road 36; may improve chances for some additional development in the area, which would increase tax revenues.	Currently available only in the area near Honeoye Lake; the extension of facilities would not be feasible in most of the Town, which limits development potential; no incentive for residents to support extension unless their existing system is failing.
Roads and highways	State and County highways are generally in very good condition; most Town roads have light duty paving and are in good <i>to fair</i> condition; road improvement priorities are planned several years beforehand.	Many Town roads have steep to very steep grades; the remaining unpaved Town roads have fairly low levels of use, which makes paving them difficult to justify.
Private roads	Private ownership and maintenance minimizes costs to the Town.	Some existing private roads may do not provide suitable access for emergency vehicles; more such roads may be constructed in the future.
Existing Town land development regulations	Familiar issues and concerns are covered; provide a foundation for improvements.	Contain various contradictions, duplications, and ambiguities.

E. Hemlock-Canadice Watershed

- ~~2. Any changes in the ownership of the City's property would impact on the revenues and character of the Town. These changes would require a complicated process to reach completion. The Town will need to remain alert to these possible changes to minimize any adverse consequences.~~
- ~~3. Concerns persist that at some point the City will sell this attractive land. In 1993, in an attempt to address this matter, City of Rochester City Council adopted resolution No. 93-39 which states, relative to city watershed holdings, "Properties should be maintained in a natural, undeveloped state".~~

F. Land Development Regulations

1. ~~The regulatory~~ Regulatory framework should be ~~expanded~~ *monitored to insure* it encompasses the full range of measures that are needed to minimize potential problems, including:
 - b. ~~zoning requirements to divide the Town into suitable districts, to specify which land uses are allowed in each district, and to specify various standards that must be met when property is developed; and~~

I. Community Identity

- d. *continue to hold an annual Town wide picnic and ~~or~~ other get-togethers.*
3. Quarterly ~~or semi-annual~~ Supervisor's Newsletter

Chapter 6

III. MAJOR PLAN ASSUMPTIONS

A. General Assumptions

- 1.d.v. *construction of commercial and residential wind towers.*

B. Economic Development Assumptions

3. There most likely will be an increase in the number of home occupations during the next ~~twenty~~ *ten* years.

C. Population Assumptions

1. The Town's population *growth projection of is expected to increase by approximately 370 to 470 persons, or approximately twenty to twenty-five percent (20% to 25%) from 1990 to 2010 did not occur, but contracted slightly in both previous decades. This represents a projected growth of ten percent per decade. This prediction reflects a continuation of population growth but at a slower rate than has occurred in the Town over the past two decades. Given New York State's population and economic condition, the Town's growth for the next ten years is expected to remain flat.*
2. The average age of the Town population will continue to increase between ~~1990 and 2010~~ and 2020.

D. Housing Assumptions

2. ~~There will be approximately 155 to 195 additional dwellings built between 1990 and 2010 to accommodate a projected average of 2.4 persons per dwelling unit. The 2.4 persons per dwelling unit assumes, as a standard for Canadice, the national projections for decreasing family size. Additional new housing units will reflect the growth projections of the population which is flat.~~

F. Environmental Assumptions

- ~~1. Strict federal and state water quality standards may result in the City of Rochester's Watershed Rules and Regulations being updated to help meet new water quality standards. This could affect additional lands in the Town and may require further land use control.~~
4. ~~The Town will need to evaluate and determine the advisability of establishing Environmental Protection Overlay District (EPOD) regulations to supplement existing Town land use regulations.~~

G. Public Facilities and Services Assumptions

2. Improvement to other utilities (such as gas and electric, ~~and~~ cable, telephone, *and internet service*) will continue to be evaluated in response to the needs of the community.
4. ~~As the Town continues to~~ *Assuming future Town growth*, there will be a need to improve and expand other existing public facilities to accommodate this growth.

IV. GOALS AND POLICIES

B. Stewardship, Conservation and Environmental Protection

<p>3. - Manage Solid Waste</p> <p>i. Decrease littering and illegal dumping.</p>	<p>a. <u>Refuse Collection</u>: Continue to encourage the existing arrangements for refuse collection by private firms.</p> <p>b. <u>Recycling</u>: Consider <i>reinstating</i> an active program of recycling and resident disposal of items not normally recycled or removed by commercial refuse haulers, including bulk items such as appliances and junk motorized vehicles.</p> <p>c. <u>Litter control</u>: Consider means to deter road side littering/dumping such as fines. Encourage land owners to clean their roadsides.</p>
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C. Land Use and Managing Development

<u>Land Use and Managing Development Goals</u>	<u>Associated Policies</u>
<p>1. - Retain the rural character of the Town by defining and guiding the type, density and location of future development to ensure a healthy environment for future generations.</p>	<p>a. <u>Land Development</u>: <i>Continue</i> appropriate zoning and subdivision regulations.</p>
<p>2. - Identify strategies for maintaining low-density residential development based on the limitations of natural features to development (steep slopes, poor soil conditions, etc.)</p>	<p>b. <u>Building Density</u>: Develop a <i>Maintain the</i> minimum lot size policy that identifies availability of public sewers and the naturally occurring limitations to development, such as land contour, soil percolation rate and soil depth to bedrock plus proximity to protected streams (class C through all B and A classes), non-protected streams (class C and D), regulated wetlands (Map 7) and precipitous banks. Allow alternatives to conventional septic systems to meet Town codes.</p> <p>c. <u>Erosion and Soil Control</u>: Develop and use <i>Maintain the</i> siting criteria and construction specifications which require sediment and erosion control. Maintain minimum lot sizes, setback requirements and maximum lot coverage standards which prevent excessive erosion and siltation.</p>

V. CURRENT LAND USES

A. Introduction

The Zoning Local Law for the Town of Canadice establishes three (3) zoning districts illustrated in Map 13: the Conservation District, Honeoye Lake Shore District and the Rural District. Within these districts no premise, lot, building, or structure shall be used, and no building or structure shall be erected or altered to be used in whole or in part unless it complies with the regulations within the Zoning Schedule.

B. Current Land Use Map Categories

The ~~Current Land Use Map~~ following map categories are based upon the predominant land uses that are found to exist, but do not completely exclude other uses. For example, Publicly Owned Land includes areas with freshwater wetlands, floodplains, forested lands, and steep slopes (15% or greater).

1. **Conservation District** - To promote a combination of conservation and preservation of existing natural scenic and environmentally significant resource areas, including, but not limited to, woodland, wetland, and open space, within the Town. Limited vehicular access is to be provided to the educational, interpretive, and recreational uses for the public. Forest and water resource protection and management practices, along with public utility management of the public water supply source, are allowed uses, while residential, commercial, and industrial uses are prohibited. The conservation and preservation of the properties in this district contributes greatly to defining the rural character of the Town.

2. **Rural Residential District** — ~~These are the privately owned rural lands. Within large portions of these areas there are suitable conditions for a limited amount of development. However, these areas are not served by public water or sewer and there are no Plans for such services to be extended to these areas. Some of these areas also have topographical limitations to development such as poor soil percolation, highly-erodible soils and steep slopes (15% or greater).~~

~~Most recent new development has occurred in this area. Included also in this category is the seasonal dwelling (e.g. summer cottages and hunting cabins). The Plan envisions additional single family development on lots compatible with the natural limitations of the topography. Much of the land within the Rural Residential area will remain undeveloped for the indefinite future.~~

Rural District - This district is an area where a blend of residential, agricultural, home occupation, woodland, and small-scale commercial uses on predominately large lots is allowed that continues to preserve the rural character of the Town. New development is to continue the existing low-density nature of the Town characterized by large setbacks, abundant forest and tree planting, and the minimizing of lot coverage by buildings, decks, and paved areas. This district is currently served by public roads, but sewer and water utilities are not provided nor intended to be provided. The density of new development shall be maintained below the level that would support municipal water and sewer service in order to preserve the rural character of much of the Town in compliance with the goals of the Comprehensive Plan.

3. ~~**Residential Lakeshore** — These are lands located between the Honeoye Lakeshore line and the east side of County Road No. 36 (West Lake Road). This land use category envisions a continuation of predominantly single family dwellings. Because of the existence of public sewers, but no public water service, there is potential for greater residential densities and diversified dwelling units to be constructed in this area.~~

~~Within the Residential Lakeshore Area, reduced lot sizes could be permitted on a uniform basis for those properties between the Honeoye Lakeshore line and the east side of County Road No. 36. In this area, the dimensional requirements could be based on meeting the average set backs for adjacent properties. The west side of County Road No. 36 is included under the Rural Residential category.~~

Honeoye Lake Shore District - To provide for the continued improvement of the quality of development of primarily residential land uses in close proximity to the shore of Honeoye Lake, including a mix of single-family year round, seasonal, and rental residences and cottages on small lots in close proximity to Honeoye Lake served by municipal sewer, either public or private roads

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8. **New York State Owned Lands** - This category identifies land previously owned by the City of Rochester to help protect its public water supply. This property is located adjacent to Hemlock and Canadice Lakes and Canadice Outlet Creek. The contiguous undeveloped lakeshores are unique among the Finger Lakes.

Chapter 7

Page 1

PLAN IMPLEMENTATION RECOMMENDATIONS

II. PLAN IMPLEMENTATION PROGRAM

A. Initial Phases

~~The second Phase~~, Adoption by resolution of the Plan by the Town Board, is significant because it means that all Town Board decisions will be evaluated in light of the Plan. It also means that land use regulations as well as capital projects by other governmental agencies will have to be coordinated with the Plan.

Page 2

B. High Priority Implementation Actions - Years 1-5 (2011-2015).

2010

Action	Status	Initiated by	Approved by	Support by
1. Develop a Communication Plan to assist resident's need for timely, accurate, and up-to-date information including: -- Supervisor's Report --Highway Schedules -- Publish a brochure summarizing the new Zoning Code for residents, including how to report possible violations. --other relevant information as needed.		Planning Board	Town Board	Town Staff
2. Develop a Recycling Plan to assist residents in properly disposing of waste.		Planning Board	Town Board	Code Enforcement
3. Act as an Advocate for: -- Canadice and Hemlock lakes to assure continued protection of the environment and watershed; -- Use of Ontario County Soil & Water resources; -- Inspection of Septic System when property changes hands.		Planning Board	Town Board	
4. Resolve status of the following Action Items that not been completed from		Town Board	Town Board	

<i>Item C (below). Go or No Go or should they be removed from further consideration. Update the Plan accordingly.</i>				
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C. High Priority Implementation Actions - Years 1-5 (1996-2000).

The Town ~~begins~~ *began* the implementation of its planning program with the following actions to occur within the first five years of the Plan's adoption:

1996

Action	Status(2010 Rev.)	Initiated by	Approved by	Support by
1.Codification of existing Town laws.	Complete	Planning Board	Town Board	Committee to oversee the Codification of Canadice Town law, General Code Publishers.
2.Prepare the Town of Canadice Subdivision Regulations.	In process Complete	Planning Board	Town Board	Ontario County Planning Department
3.Evaluate the need to establish a capital improvement program for the Town including highway maintenance and buildings.	Ongoing for roads <i>5-Year Plan on Highway Implemented 2010</i>	Town Board, Planning Board, Town highway officials, local public safety officials and others	Town Board	
4.Evaluate Site-Review Law.	Completed 10/98	Planning Board	Town Board	Ontario County Planning Department, City of Rochester Water Bureau

1997

Action	Status(2010 Rev.)	Initiated by	Approved by	Support by
1. Begin evaluation of land use regulations by zones. These regulations would include provisions for: <ul style="list-style-type: none"> a. Protection of water resources; b.different residential district designations and lot sizes for the lakefront area and the upland area; c. special permitted uses and procedures and empower the Planning Board to grant these uses; d.site plan review and approval criteria and procedures; and 	Not yet addressed - due to activities - with Subdivision - and Site plan - Review Moved to 1999. <i>Complete.. Zoning Law Implemented 2008</i>	Planning Board	Town Board	Town Zoning Review Commission, Ontario County Planning Department, City of Rochester Water Bureau

<p>e. environmental regulations such as Environmental Protection Overlay District (EPOD). The (EPOD) regulations would superimpose, on the underlying zone, factors affecting development. Features to be considered would be Federal and State freshwater wetlands, floodplains, steep slopes (15% or greater), former landfill sites and mature forests.</p> <p>The regulations would also:</p> <p>a. Incorporate State Environmental Quality Review (SEQR) procedures;</p> <p>b. incorporate new New York State Town Law section numbers; and</p> <p>c. incorporate referrals to and reports from the Ontario County Planning Department on development requiring Agricultural Data Statements.</p>	<p><i>Complete</i></p>			
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1998

Action	Status(2010 Rev.)	Initiated by	Approved by	Support by
1.Evaluate creation of inter-municipal cooperative planning.	<i>Complete</i>	Planning Board	Town Board	Ontario County Planning Department, Code Enforcement Officer
2.Review and update to the Comprehensive Plan.	<u>In process</u> On Going	Planning Board	Town Board	Ontario County Planning Department, Code Enforcement Officer
3.Evaluate the consolidation of services with other municipalities.	<u>In process</u> On Going	Planning and Zoning Boards	Town Board	Ontario County Planning Department, Code Enforcement Officer

1999

Action	Status(2010 Rev.)	Initiated by	Approved by	Support by
1.Evaluate creation of a Town Conservation Board and the creation of an Open Space Index.	<i>Addressed by Zoning Law 2008</i>	Planning Board	Town Board	Ontario County Planning Department
2.Prepare and maintain Town Infrastructure Design Criteria.	Follow-on to Subdivision (started)	Planning Board, Town Highway Officials	Town Board, Town Highway Officials	State and County Transportation Officials, Ontario County Planning Department
3. Begin evaluation of land use regulations by zones. These regulations would include provisions for: <ul style="list-style-type: none"> a. Protection of water resources; b.different residential district designations and lot sizes for the lakefront area and the upland area; c. special permitted uses and procedures and empower the Planning Board to grant these uses; d.site plan review and approval criteria and procedures; and e. environmental regulations such as Environmental Protection Overlay District (EPOD). The (EPOD) regulations would superimpose, on the underlying zone, factors affecting development. Features to be considered would be Federal and State freshwater wetlands, floodplains, steep slopes (15% or greater), former landfill sites and mature forests. 	<i>Complete. Zoning implemented in 2008</i>	Planning Board	Town Board	Town Zoning Review Commission, Ontario County Planning Department, City of Rochester Water Bureau

<p>The regulations would also:</p> <p>a. Incorporate State Environmental Quality Review (SEQR) procedures;</p> <p>b. incorporate new New York State Town Law section numbers; and</p> <p>c. incorporate referrals to and reports from the Ontario County Planning Department on development requiring Agricultural Data Statements.</p>				
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2000

Action	Status(2010 Rev.)	Initiated by	Approved by	Support by
1.Develop Watershed Management Plans for Canadice, Hemlock, and Honeoye lakes.	Started for Honeoye by Ontario Cty Soil & Water based on Keuka Lake plan	Planning Board	Town Boards in cooperation with other municipalities located within the water shed.	Livingston and Ontario County Planning Department, City of Rochester Water Bureau
2.Prepare and maintain a Townwide Drainage District Master Plan.		Planning Board	Town Board	Ontario County Planning Department, Town Code Enforcement Officers, City of Rochester Water Bureau
3.Review and update to the Comprehensive Plan.	<i>Complete 2010</i>	Planning Board	Town Board	Ontario County Planning Department, Zoning Board, Code Enforcement Officer
4.Develop and adopt an Official Town Map.	<i>See Zoning Map</i>	Planning Board	Town Board	

III. ONGOING IMPLEMENTATION ACTIONS

Action	Initiated by	Approved by	Support by
1.Continue coordination with both the public and private sectors to improve recreation and park resources.	Planning Board	Town Board	
2.Participate in state and county agricultural planning and support activities to help manage established agricultural areas in the best mutual interest of the individual property owners and the Town. Economic and natural conditions are likely to constrain this to silvacultural activities.	Planning Board	Town Board	Ontario County Planning Department
3. Complete a design guideline handbook giving examples of housing site layouts. Until this project can be completed, collect reference materials which can be copied and shared with those who wish to develop property in the Town as an adjunct to the Site-plan Review law.	Planning Board	Town Board	Code Enforcement Officer, Ontario County Planning Department
4.Participate in the NYS Open Space Plan as long as payments in lieu of taxes are made to the Town to compensate for shifts in the tax base	NYS-DEC	Town Board	Planning Board

Chapter 8

ADOPTING AND MAINTAINING THE PLAN

II. PLAN ADOPTION AND COMMITMENTS

In the future, the Town will make numerous decisions which will have an effect on development and related matters. It is important that these decisions be consistent. The Comprehensive Plan, once adopted, can provide the basis for such consistency.

The goal and policy statements contained in the Plan evolved from the Plan-making process. This process involved early public participation and input through the Residents' Survey. ~~Draft Plans were submitted to the public at 2 widely publicized Informational Meetings. Two official Public Hearings were held. One was conducted by the Town Planning Board, on April 22, 1996 where the Town Planning Board recommended the Canadice Comprehensive Plan be adopted by the Town Board (see Appendix E). The Town Board then conducted a Pubic Hearing, after which the Town Board adopted the Canadice Comprehensive Plan by Resolution on October 14, 1996 (see Appendix H)~~

A. ~~Periodic Changes to the Plan~~

~~While the consistency of policy is important, the Plan must not be rigid. The Plan shall be reviewed regularly in order to reflect new information, changing conditions, and the evolving needs of the community. If the Plan or any part of it, proves to be inappropriate because of new conditions, values, or ideas, it shall be revised and not ignored.~~

~~Changes to the Plan shall occur only after thoughtful consideration of factual information. Careful attention is required to maintain the integrity of the Plan during the process of periodic review and revision. The Plan was reviewed and updated accordingly in 1998.~~

A. Public Reporting on Changes

As part of the Town Board's resolution adopting the Plan, provision is made for the Biennial review of the Plan by the Planning Board and for the issuance of a report to the Town Board and general public. ~~A Comprehensive Plan Update Log shall be maintained. This Log will provide input for the Biennial Plan Maintenance Report (Appendix G). This Maintenance Report will reflect actions taken on items in the Update Log. This Chapter establishes the Biennial time frame for these maintenance reports and the format they are to follow. This Chapter also provides the administrative process to be followed for a formal Plan amendment by the Town Board. The procedures to amend the Plan are recommended to be established in the Town Code.~~

B. Maintaining the Plan

~~The Planning Board has the responsibility for maintaining the Plan. The Planning Board will fulfill this task by using two mechanisms, an on-going Plan Update Log and a Biennial Plan Maintenance Report.~~

- ~~1. The Plan Update Log contains all suggestions, comments and concerns regarding land use~~
- ~~2. The Biennial Maintenance Report contains all actions taken on items in the Plan's Update Log.~~

~~A formal process for maintaining the Plan needs to be established. In order to maintain the Plan, there must be periodic evaluations to insure that the document continues to be relevant. These evaluations involve the collection of data and the analysis of the implications of the information on present and future conditions in the Town.~~

The following is recommended for the *Five Year* reports by the Planning Board:

1. Accurate information on demographic changes in the Town.
2. ~~Housing sales and price ranges, including any changes from the previous Biennial report.~~
Property Assessments Results
3. ~~New construction and rehabilitation activity – agricultural, commercial, industrial and residential, including square footage, location, assessed value, number of housing units or establishments, building permits issued and of those, certificates of occupancy issued, etc.~~
Code Enforcement Officer Results
4. ~~Requests for variances, site plan review, subdivision review and any related legal challenges. This should include an analysis of patterns which seem to be emerging.~~
Zoning Board of Appeals Results
5. ~~Status of the environmental issues, including for example, information on changes in agricultural land use.~~
5. Status of the implementation actions outlined in Chapter 7. ~~and other items such as neighborhood or Comprehensive Planning efforts; project and program Plans for the upcoming year.~~
6. Status of State, Regional, County, and Town capital projects, including projects started as well as present status of projects *in the planning stage.* ~~for the next year and anticipated impacts on the Town.~~
7. Analysis and conclusions about Town conditions, the status of Planning (including Planning by other jurisdictions) and implementation activities in the Town.
9. ~~Recommendations for the upcoming year including actions and financing mechanisms.~~

~~The Five Year Review The Biennial Maintenance Reports of the Planning Board, starting in 1998, shall be initiated and compiled by the Chair of the Planning Board and the Code Enforcement Officer in February and March, reviewed by the Planning Board in April and presented to the public at a meeting of the Town Boards in May.~~

~~The Planning Board reports to the Town Board shall include projects and programs proposed to be included in the next two years' Town Operating and/or Capital Budgets. The Biennial Maintenance Report will assist the Planning Board in assessing the continued relevancy of the Plan and the need, if any, for Plan amendments.~~

D. — The Plan Amendment Process

~~The Planning Board shall adopt a set of uniform administrative procedures for reviewing and amending the Plan. These procedures shall be submitted to the Town Board for approval and become a part of the Town Code.~~

~~Procedures shall include how an amendment application is made and who may apply. The components of a complete application to amend the Plan shall also be specified. Requirements for Town Board notification of the amendment request would also be included. Following the review of a request to amend the Plan, the Planning Board shall recommend to the Town Board whether the application is ready to be processed, or if additional information is needed. Based on the Planning Board's recommendations, the Town Board shall decide whether to amend the Plan.~~

~~The Planning Board shall establish the basis upon which an amendment will be considered. The following criteria include, but are not limited to, factors which may initiate the Plan amendment process:~~

- ~~1. Significant change within the community (demographic, building activity, economic, environmental, etc.).~~
- ~~2. Public health and safety benefit associated with the proposed amendment.~~
- ~~3. Unforeseen circumstances or conditions.~~
- ~~4. Compliance with new legislation, regulations, programs or projects.~~
- ~~5. Maintenance and protection of public investments and resources.~~

~~Amendment procedures added to the Town Code shall identify the criteria to be used as Plan amendments are crafted. The criteria shall address all of the following concerns:~~

- ~~1. Consistency of any proposed amendment with:
 - ~~— goals and policies,~~
 - ~~— implementation actions,~~
 - ~~— current Land Use, and~~
 - ~~— environmentally sensitive areas (naturally existing limitations to development).~~~~
- ~~2. Consistency of any proposed amendment with development trends, community needs, existing Planning programs, State laws and regulations, and actions of other levels of government.~~
- ~~3. Evaluation of the environmental effects of any proposed amendment.~~

4. ~~Evaluation of the cost benefits, fiscal and/or tax rate impact of the proposed amendment.~~
5. ~~Consistency with the spirit of maintaining the rural character of the Town.~~

~~It is vital that the amendment procedure include public review and comment. At a minimum, the public review shall include:~~

1. ~~Availability to the public of a written description of a proposed amendment and a written evaluation by the Town Planning Board about any proposed amendment.~~
2. ~~Comments by the County Planning Department regarding the impact (including environmental considerations) of the proposed amendment on Plans of adjacent communities or countywide Plans.~~
3. ~~Comments by State or County Highway Departments, Regional Water Service (if any) or the City of Rochester Water Bureau regarding the impact of the proposed amendment on either their transportation (or water service) Plans and projects.~~
4. ~~A public hearing conducted by the Planning Board at which public comments, both oral and written, are accepted and considered.~~
5. ~~A report by the Planning Board to the Town Board about any action that has been taken to amend the Plan and formal recognition of the change by the Town Board. When the Comprehensive Plan is adopted by the Town Board pursuant to New York State Town Law, all amendments must be updated and so noted in the Plan document. Approved amendments shall be distributed to those having official copies of the Plan.~~
6. ~~A Planning Board report to the Town Board specifying implementation actions that may be required as a result of the amendment and the cost implications of such changes.~~

~~The Planning Board, in conjunction with the Town Clerk, shall create and maintain a public record of the Planning Board's evaluations and actions for maintaining the Plan during the Plan period. The Planning Board shall determine and authorize all changes to be made in the Plan, including changes to text, maps, figures, etc. Revised sections will be identified in Appendix G of the Plan. The date of each revision by the Planning Board shall be specified in Appendix G. In addition, the revision date of Town Board adoption of change shall be noted on the bottom of the affected pages or on the legend of maps or figures.~~

~~E. Appeals~~

~~If an amendment is denied, the applicant may decide to abandon or modify the request. Any modification would require the applicant to begin again. The decision by the Town Board shall be considered the final administrative remedy available to the applicant.~~

III. CONCLUSION

The adoption of the Comprehensive Plan by the Town Board confirms that the vision so articulated will be the reference point by which future strategic actions taken by the Board will be measured. ~~is not the end of the community's Planning program. It is the beginning of an on-going program focused on~~

The plan is not intended to be dynamic in the sense that it will be maintained annually. The Plan will be revisited every five years to reflect and refine either new strategic thinking by the Board, and/or new recommendations made by Town citizens through a two-way communication process.

C. SMART Report

See following pages inserted from a separate PDF.

A MESSAGE FROM COMPTROLLER H. CARL McCALL

Dear Local Official:

The message being sent to local governments all across New York State is "do more with less." But as you well know, that is not an easy task. Increased demands and dwindling resources have made providing basic government services increasingly difficult.

In response to this problem my office has developed SMART (State Comptroller's Municipal Advisory Review Teams). This program is designed to help local governments become more efficient by finding ways to enhance non-property tax revenues and to contain or reduce expenditures while still providing necessary government services.

My staff has worked with officials and staff from your local government and the Town of Richmond to review government operations and develop recommendations to find savings and efficiencies. Prudent fiscal management, sound fiscal policy and a commitment to work together has enabled us to serve the taxpayers more effectively by making better use of our limited resources. Toward this end, I look forward to continuing to work with your municipality and all other local governments throughout the state. I hope that the success of this review will encourage you to seek out and implement additional cost savings and revenue enhancements for the benefit of your residents.

If my office can be of assistance to you or if you have any questions concerning this review, please feel free to contact Gregory L. Smith, Chief Examiner of our local area office for your County at 716- 454-2460.

Sincerely,



H. Carl McCall

EXECUTIVE SUMMARY

INTRODUCTION

Local governments throughout the State continue to face significant fiscal constraints. Increased demands and dwindling resources make providing basic government services increasingly difficult. In response to these challenging times, there is a need to reevaluate operations. Participating in a **SMART** review is a positive initiative on the part of town officials and will ultimately benefit the taxpayers of the Town of Canadice.

PURPOSE AND SCOPE

The purpose of **SMART** reviews is to make recommendations so that local officials can consider ways to enhance revenues other than real property taxes and contain or reduce expenditures. Our reviews will also serve as a means of sharing “best practices” with other local governments and identifying and recommending changes to statutes to improve cost effectiveness.

Participation in **SMART** is voluntary and this review was requested jointly by officials from the Towns of Canadice and Richmond. Members of the Office of the State Comptroller's (OSC) staff worked together with the towns' officers and employees in reviewing the area of intermunicipal cooperation.

ROLES OF PARTICIPANTS

OSC reviewed the previously noted area and is including in this report recommendations resulting from the review which may benefit the Town of Canadice. These recommendations were discussed with the management of the Towns of Canadice and Richmond and their input was considered in preparing this report. In making the recommendations we considered the cost/benefit to the towns. However, it is the responsibility of each town's management to review these recommendations and implement those which they deem appropriate. In addition,

officials from the Town of Richmond will receive a report containing similar recommendations which have been tailored to the opportunities identified for their town.

The response of officials of the Town of Canadice to this review is included as an addendum to this report. We commend town officials for availing themselves of the opportunity for a \$SMART review and thank them for their cooperation.

SUMMARY OF RECOMMENDATIONS

This report contains recommendations which, if instituted in cooperation with the Town of Richmond, should provide savings specific to the Town of Canadice. Estimates are based on current costs and the towns' current levels of activity. For convenience of the reader, the recommendations, which are more fully addressed in the Recommendations Section of this report, are summarized below:

RECOMMENDATIONS	ESTIMATED SAVINGS	
	Annual	5 Year Aggregate
<p><u>Intermunicipal Cooperation</u> Opportunity 1 - Consolidation of the Justice Courts</p> <p>Town officials should consider consolidating the two town justice courts into one town justice court.</p>	<p>\$3,633 to \$5,850*</p>	<p>\$18,165 to \$29,250*</p>
<p>Opportunity 2 -Consolidation of the Assessing Function</p> <p>Town officials should consider a joint assessing function.</p>	<p>\$9,000 (one time revenue)</p>	<p>\$9,000</p>

*These amounts are also included as part of the calculation to arrive at General Fund Operations Savings described in Opportunity 3 (Consolidation of the Towns of Canadice and Richmond). Should town officials decide not to pursue the consolidation of the towns, this savings opportunity, along with Opportunity 2 (Consolidation of Assessing Functions), would still be available.

RECOMMENDATIONS	ESTIMATED SAVINGS	
	Annual	5 Year Aggregate
<p>Opportunity 3 - Consolidation of the Towns of Canadice and Richmond</p> <p>Town officials should consider the feasibility of the consolidation of the two towns into one town.</p>	<p><u>General Fund Operations:</u> \$60,166</p> <p><u>Town Hall:</u> \$5,000 to \$6,100 (one time savings)</p>	<p>\$300,830</p> <p>\$5,000 to \$6,100</p>
TOTAL	<p>\$77,799 to \$81,116</p>	<p>\$332,995 to \$345,180</p>

PROLOGUE

BACKGROUND

SMART reviews are one of the Office of the State Comptroller's (OSC) partnership programs to help local governments review their operations to look for improvements in how business is conducted. Every dollar of additional non-real property tax revenue or reduced cost has the effect of minimizing the need for additional local property taxes. During these reviews we also worked with local officials to identify proposed amendments to or the elimination of laws and regulations that lead to inefficiencies.

Participation in a SMART review is voluntary and this joint review for the Towns of Canadice and Richmond was requested by each Town Board adopting a resolution requesting such a joint review.

GOALS

Working together with local government officials, the goal of SMART reviews is for OSC to present recommendations on ways local governments can enhance revenues other than real property taxes and can contain or reduce expenditures. Consistent with this goal, the objective of this review was to make recommendations for each Town Board's consideration. We considered both legal requirements and internal control concerns in preparing our recommendations.

ROLES OF PARTICIPANTS

This SMART review has resulted in recommendations. Those recommendations specific to the Town of Canadice are presented in this report. These recommendations have been discussed with town officials and a draft report was made available for their review. Officials from the Town of Richmond will receive a report containing recommendations tailored to the opportunities identified for their town.

It is the management responsibility of town officials to review the recommendations contained in this report and determine the best method of addressing them. It is also the town officials' responsibility to evaluate the cost/benefit and public policy considerations before implementing any recommendation. This Office will be available to provide technical assistance in implementing the recommendations.

The SMART review differs in a number of respects from an audit. An audit requires, among other procedures, sufficient testing of transactions to determine the facts and support any conclusions. In a SMART review, OSC staff depends to a great extent on information provided by local officials. Tests are not conducted, except when the information presented is not consistent with other data or facts. The quality of recommendations made depends to some extent on the accuracy and quality of the information provided. SMART reviews are also limited to issues that are likely to result in positive cost/benefit relationship. For these reasons, this report does not represent OSC's opinion on town operations.

METHODOLOGY

During the conduct of the SMART review, OSC staff met with town officials to identify pertinent records that were needed to perform this review, specific areas to be reviewed, and criteria to be used in evaluating activities.

In determining the areas to be reviewed, consideration was given to the towns' initial requests for participation in SMART. Based on these requests, an overview of certain operations was obtained. As a result of this process and discussions with town officials, this review was limited to the area of intermunicipal cooperation.

OSC worked with the towns' officers and employees to review the identified area. Procedures used in performing this review included surveys, interviews with local officials, staff, and consultants; observation of operations; review of records, documents, controls and procedures; and, comparative analysis with similar entities, when applicable.

OSC reviewed the specific area noted and reported recommendations to each of the towns. SMART review procedures were performed on current operations and were completed on October 29, 1996.

RESPONSE FROM LOCAL OFFICIALS

A written response from the officials of the Town of Canadice is included in the Appendix to this report. Town officials are encouraged to prepare a plan of action to address the recommendations contained in this report. OSC staff is available to assist in providing additional technical assistance to implement the recommendation.

RECOMMENDATIONS

INTERMUNICIPAL COOPERATION

BACKGROUND

The Towns of Canadice and Richmond are rural towns located in Ontario County with populations of approximately 1,900 and 3,200, respectively, according to the 1990 federal census. There are no villages in either town. The Town of Richmond was established in 1789 and, in 1829, the Town of Canadice was formed out of the southwest corner of the original town. The Town of Canadice reported 1995 operating fund expenditures of approximately \$791,000; and the Town of Richmond reported 1995 operating fund expenditures of approximately \$1,238,000. The Towns of Canadice and Richmond border each other and together encompass the entire shoreline of Honeoye Lake, a small member of the Finger Lakes. Full value assessments from the 1994 tax rolls were \$107,382,000 in the Town of Canadice and \$168,889,000 in the Town of Richmond. The geographic proximity and similarity, as well as the common needs of the towns, should help facilitate intermunicipal activities and make consolidation a reasonable possibility.

As part of our \$SMART review, we performed the following preliminary survey procedures related to intermunicipal cooperation: reviewed audit reports and corrective action taken; reviewed existing intermunicipal agreements; performed analytical procedures of the towns' budgets, expenditures, per capita costs, populations and highway mileages; reviewed highway equipment inventories; and interviewed town officials.

Consideration was also given to the towns' initial request for participation in \$SMART. Based on this initial request and our discussions with town officials, we reviewed the towns' operations trying to identify opportunities that could save the towns money and improve their efficiency through cooperative intermunicipal arrangements. Based on our survey, we presented certain potential objectives for their consideration. As a result of further discussions with town officials, our review of the intermunicipal cooperation area was limited to the following intermunicipal cooperation objectives:

- ◆ Helping town officials explore the feasibility of consolidating the town justice courts.
- ◆ Helping town officials explore the feasibility of consolidating the assessing function of both towns.
- ◆ Helping town officials explore the feasibility of consolidating the two towns into one town.

Information gathered during our preliminary survey included the following:

Consolidation of the Justice Courts - The Towns of Canadice and Richmond hold court in two separate buildings that are located approximately four miles apart. The Town of Canadice has appropriated \$11,850 in their 1996 budget for court operations, and the Town of Richmond has appropriated \$17,377 in their 1996 budget for court operations.

Consolidation of the Assessing Function - The Towns of Canadice and Richmond each act as their own assessing unit. Canadice elects three part-time assessors, while Richmond appoints an assessor and a deputy assessor, both part-time. The Town of Canadice has appropriated \$19,665 in their 1996 budget for the assessing function and the Town of Richmond has appropriated \$34,000 in their 1996 budget.

Consolidation of the Two Towns - Both towns have requested us to review the potential financial impact of a town consolidation.

As a result of our review of the above-mentioned intermunicipal cooperation objectives, certain opportunities came to our attention that could result in decreased costs to and additional revenue for the Town of Canadice. Our recommendations follow.

OPPORTUNITY 1

CONSOLIDATION OF THE JUSTICE COURTS

RECOMMENDATION

Town officials should consider consolidating the two town justice courts into one town justice court.

DISCUSSION

The town courts of the Towns of Canadice and Richmond are each staffed with two justices. Each town holds court weekly in their respective town halls. During 1995, the Canadice court reported 319 cases to the Justice Court Fund while the Richmond court reported

631 cases. We note that none of the town justices have a court clerk to assist with the maintenance of administrative and accounting records and reports. The following is a summary of the 1995 financial activity relating to court operations in the Towns of Canadice and Richmond:

	<u>Canadice</u>	<u>Richmond</u>	<u>Total</u>
Expenditures:			
Justices' salaries	\$ 10,700	\$ 14,929	\$ 25,629
Contractual expenditures	<u>715</u>	<u>918</u>	<u>1,633</u>
Total	<u>\$ 11,415</u>	<u>\$ 15,847</u>	<u>\$ 27,262</u>
Fines and Forfeited Bail Revenues	<u>\$ 6,233</u>	<u>\$ 9,848</u>	<u>\$ 16,081</u>

The Uniform Justice Court Act permits the Town Boards of two adjacent towns, within the same county, to establish a single town court. The towns could reduce their total expenditures since the combined court would be comprised of two justices; one from each town.

If the towns decide to consolidate the two justice courts into one justice court pursuant to Uniform Justice Court Act, §106-a, the towns should be able to achieve cost savings by reducing the number of justices from four to two (one elected justice from each town). As prescribed by Uniform Justice Court Act, §106-a, the remaining town justice within each town would also have jurisdiction in the other town to the same extent as if the justice was elected in the other town. Each remaining town justice would have to keep separate sets of records, dockets and reports for each town in which he/she exercises jurisdiction. This will help ensure that each town continues to receive its own fines and forfeited bail revenues, just as it did before the courts were consolidated.

In light of the increased case load and additional record keeping requirements that each remaining justice will face in a court consolidation, the towns may experience an increase in certain personal service costs. This may take the form of increased salaries for the remaining justices, the joint employment of a court clerk or both. A court clerk shared by the justices could be responsible for the preparation and maintenance of most of the justices' records and reports.

To estimate the potential savings from consolidating court functions, we first considered the elimination of salaries for two justices. Since the court in Richmond handles more cases, we used the salaries in the Canadice court (\$10,700) for our estimated savings. We therefore estimated future costs based on this analysis to be \$16,562 (\$27,262 - \$10,700). We did not analyze the composition of the contractual expenses and therefore, we did not project savings in this category. The cost of a court clerk or an increase in salary for the remaining justices has not been factored into this calculation.

In an attempt to validate the projected savings in operating expenses of a joint town court, we reviewed the operating costs of other courts in the Finger Lakes region which had similar activity levels to the combined courts. We compared six courts where total fines and fees reported to the Justice Court Fund in 1995 were within 5% of the combined total reported by Canadice and Richmond. Three had revenues that were within a range of 5% less than the combined total of Richmond and Canadice, and three were within a range of 5% greater.

We adjusted the total court expenditures for the municipalities in our comparison to exclude certain costs not required for the joint court. For example, we excluded the one time cost of computer purchases in one unit and office rent payments in two other cases.

The average of court operating costs for the six municipalities in our comparison were approximately \$4,100 less than the operating costs currently incurred by Canadice and Richmond combined. The average cost of the other six courts was \$23,123 in 1995 compared to the total cost of \$27,262 for the Canadice court and the Richmond court combined. We therefore estimated the future costs based on this analysis to be \$23,162 (current costs \$27,262 - \$4,100). We note that the \$23,162 average cost generally includes increased salaries for the town justices or the salary of a court clerk.

Town officials should study, evaluate and discuss the costs and benefits of the proposed town justice court consolidation. If town officials decide that the justice court consolidation benefits both towns, each Town Board should adopt a resolution calling for the reduction of the number of justices in their town and in the other town. Thereafter, Uniform Justice Court Act, §106-a requires that a joint public hearing be held by the Town Boards. If both Town Boards decide to pursue the court consolidation after the joint public

hearing, they should jointly adopt a resolution detailing how the reduction in the number of justices will be accomplished. This joint resolution must then be submitted to the voters in each town for approval.

To evaluate the potential savings, we distributed the estimated costs between the two towns on the basis of the 1995 case load. Therefore, we allocated 33.6% (319/950) of the combined costs to the Town of Canadice. The following illustrates our estimated savings from a joint justice court:

Town of Canadice's Current Costs:	\$11,415
Estimated Future Costs:	\$16,562 to \$23,162
Town of Canadice's Share of Estimated Costs: (33.6%)	\$5,565 to \$7,782
Estimated Savings:	\$5,850 to \$ 3,633

ESTIMATED BENEFITS The actual benefits accruing to the town would be a function of several variables including but not limited to salaries paid, cost of a court clerk (if one was to be hired), and the amount of contractual expenses incurred.

As indicated above, the annual savings would range between \$3,633 and \$5,850 per year or \$18,165 to \$29,250 over the next five years.

OPPORTUNITY 2 CONSOLIDATION OF THE ASSESSING FUNCTION

RECOMMENDATION **Town officials should consider a joint assessing function.**

DISCUSSION Currently, each town acts as its own assessing unit. The Town of Canadice employs three elected part time assessors. The part-time assessor and part-time deputy assessor in the Town of Richmond are appointed. The State Legislature has enacted provisions in the Real Property Tax Law which gives assessing units two options for combining their assessing functions. Section 579 authorizes two or more assessing units to establish a coordinated assessment program while Section 1602 authorizes the establishment of a consolidated assessing unit.

The Legislature has also provided a monetary incentive for local governments that implement either one of these cooperative efforts.

Pursuant to the Real Property Tax Law, §1572-a, each assessing unit that participates in one of these initiatives is entitled to a one-time payment of up to \$7.00 per parcel in the constituent municipalities. Based on the 1994 assessment rolls, the Town of Canadice has 1285 parcels and the Town of Richmond has 2208 parcels. Therefore, if the towns implemented either of the cooperative assessment options, they would be eligible to claim state assistance in the amounts of \$8,995 and \$15,456, respectively.

Our review of two other cooperative assessing functions in the Finger Lakes region indicated that there were no predictable cost savings associated with such a change.

The operational requirements for the coordinated assessment program and the consolidated assessing unit, as well as the procedures for establishing each option, vary. However, each alternative requires the governing boards of the participating municipalities to adopt identical local laws to initiate the process. Therefore, in order to take advantage of the available state assistance, both Town Boards need to review the applicable statutes and agree on the alternative that is best suited to their circumstances.

ESTIMATED BENEFITS By merging their assessing functions, the Town of Canadice would be eligible for a one time state aid payment of approximately \$9,000.

**OPPORTUNITY 3 CONSOLIDATION OF THE TOWNS OF CANADICE
AND RICHMOND**

RECOMMENDATION **Town officials should consider the feasibility of the consolidation of the two towns into one town.**

DISCUSSION Pursuant to Article 5-b of Town Law, two or more towns may consolidate into one town.

At the request of town officials, we reviewed the potential financial impact of consolidating the Town of Canadice and Richmond. In discussions with local officials, certain subjective issues were identified as concerns over a possible consolidation. Some of the issues noted were: local pride in one's town; an unfair share of the tax burden placed on one group of taxpayers; the potential loss of town provided services; etc. Since the decision to consolidate involves concepts which cannot be objectively measured, it is not our intent to advocate or propose a particular course of action.

Our review was, therefore, limited to evaluating the financial aspects of a potential consolidation of the Towns of Canadice and Richmond. We have presented the results of our review in the following two categories: town operations and capital expenditures - town hall construction. If the towns consolidated, the cost of operations would be financed by real property tax levies on the entire combined area. Therefore, we have distributed estimated costs between Canadice (38.9%) and Richmond (61.1%) based upon their full assessed value from 1994. We also note that the savings previously discussed in Opportunity 1 are included as part of the calculations that follow.

Town Operations - General Fund

We analyzed the operations which are accounted for in the general funds of both towns to identify the specific functions performed by each town. We found that the categories of expenditures were similar in each town's budget. In 1996, the Town of Canadice had budgeted general fund expenditures of \$176,866 for these similar categories while the Town of Richmond's budgeted general fund expenditures was \$238,179.

To estimate potential savings, we first considered the elimination of expenditures for each category. Since the amount expended by the Town of Canadice was less than the amount expended by the Town of Richmond for each category, the projected savings represent Canadice's budgeted amounts. In order to account for any potential increases in costs associated with increased work loads, we have increased the remaining amounts (represented by the Town of Richmond's current budget) by 25%, resulting in total approximate budgeted expenditures of \$300,000.

The following chart illustrates our estimated savings from general fund operations:

Town of Canadice's Current Costs		\$176,866
Estimated Future Costs	\$300,000	
Town of Canadice's Share of Estimated Costs	38.9%	<u>116,700</u>
Estimated Savings		<u>\$ 60,166</u>

Town Operations - Highway Fund

We also reviewed the highway operations in both towns to determine any potential savings in a combined town effort. We obtained data from fifteen towns in the same geographic area for comparative purposes. Our analysis indicated that there were no consistent trends which would indicate potential savings in this function. Since this analysis was inconclusive, we have not projected any cost savings for highway fund operations.

Capital Expenditures - Town Hall Construction

We were informed by officials of the Town of Canadice that they are currently in the preliminary stages of reviewing building an addition of approximately 2000 square feet onto the existing town hall. Town of Richmond officials indicated that they are considering building a new town hall structure of approximately 5000 square feet. If the towns were to consolidate, there would be the need for only one town hall structure.

We discussed construction costs concepts relating to buildings of this type with the architect retained by the Town of Canadice. Generally, building costs are divided into three categories: Construction, Engineering/Design, and Construction Administration. Construction costs in this geographic area range from \$75 to \$90 per square foot. Engineering and design costs are approximately 12% of the construction costs while construction administration costs are approximately 10% of construction costs.

In addition, in a combined town hall structure, office space needs would be less than the space needed for two town offices. For example, only one meeting room would be needed, only one office for the town clerk, one office for the town supervisor, etc. We believe that even with the building addition to the existing Canadice town hall, this facility would not be adequate to accommodate the consolidated operations. Therefore, we developed estimates for a single town hall using 5000 square feet, based on the larger of the two facilities currently under consideration.

The following chart illustrates our analysis:

	<u>Canadice</u>	<u>Richmond</u>
Square foot needs	2,000	5,000
Construction costs (\$75-\$90)	\$150,000 to \$180,000	\$375,000 to \$450,000
Engineering, Design and Construction Administration	<u>\$ 33,000 to \$ 39,600</u>	<u>\$ 82,500 to \$ 99,000</u>
Total	\$183,000 to \$219,600	\$457,500 to \$549,000
Portion of Canadice's full value assessments compared to the total combined assessments	38.9%	
Canadice's Net Cost of 5,000 square foot building	<u>\$178,000 to \$213,500</u>	(38.9% x \$457,500 to \$549,000)
Estimated Savings	<u>\$ 5,000 to \$ 6,100</u>	

Since the basis for distribution of the primary revenues currently received from external sources (e.g., state aid, sales tax and mortgage tax) would not be affected by the consolidation of the two towns, the one consolidated town would receive revenues from these sources equal to the total received by the two towns individually. Therefore, no adjustment has been made to offset the estimated cost savings.

ESTIMATED BENEFITS As indicated above, the estimated general fund operating savings to the Town of Canadice would be \$60,166 per year, or \$300,830 over a five year period. Potential one-time savings in the construction of a town hall range between \$5,000 and \$6,100. Although the savings in town hall construction may appear to be minimal, the costs are based on a capacity greater than currently planned by the Town of Canadice.

APPENDIX

LOCAL OFFICIALS' RESPONSE

The local officials' response to this \$MART Review can be found on the following pages.

Town of Canadice

5949 County Road 37
Springwater, New York 14560
Phone (716) 367-2050
Fax (716) 367-3880

February 4, 1997

Mr. Dominic Aloisio
Associate Examiner
Division of Municipal Affairs
125 St. Paul St. - Suite 105
Rochester, New York 14604

Dear Dominic:

On behalf of the Town of Canadice I want to thank you and your agency for the many hours spent in the preparation of our "Smart Review". It has proven to be a worthwhile project and should prove to be a guide to cost savings in the future.

Per our meeting on January 23, 1997 I am submitting the following comments.

Opportunity # 1: Consolidation of the Justice Courts

I agree with your findings if the "single town court" can operate out of a single office. If two offices have to be maintained, thereby requiring files in separate locations and travel for both the Justices and Court Clerk, savings will be minimal. However, if the "single town court" can operate from one location the following savings could be realized:

>wages; Reduction of two Justices with the addition of one single court clerk should reduce overall wages paid.

>office space; Both the Towns of Richmond and Canadice are contemplating new town halls. This would allow for a reduction of 200 to 250 square feet of office space for one town hall.

>utilities and maintenance; The reduction in office space would provide long-term savings in these areas.

>office equipment; The need for such items as computers, software, furniture etc. would be cut in half

>publications; The cost of law books, updates, articles and other literature would be cut in half.

>mailings; The cost of mailings from associated departments and agencies both Federal, State and County governments and private would be cut in half.

This option could be phased in as current Justices retire or enacted in conjunction with the town hall projects.

Opportunity # 2: Consolidation of the Assessing Functions

Again I agree with your analysis. However, a "consolidated assessing unit" working out of one location could provide additional savings. Some of the savings which could be realized are as follows:

>wages; One appointed assessor with clerical staff could provide services to both towns. Initially this would provide minimal savings. However, over a period of time there would be considerable savings as the cost of wages and benefits for two individuals is much easier to control than that of four or five.

>training; Only one assessor would require the State mandated training. When compared to the cost for two or four assessors this savings could be considerable over a period of time.

>office space; As mentioned above if the assessing functions for both towns can be provided from one location 200 to 250 square feet of office space could be saved.

>utilities and maintenance; The reduction in office space would provide long-term savings in these areas.

>office equipment; The need for such items as computers, software, furniture etc. would be cut in half.

>publications; The cost of books, updates, articles and other literature would be cut in half.

>mailings; The cost of mailings from associated departments and agencies both Federal, State and County governments and private would be cut in half.

This consolidation should be taken one step further by consolidating all Ontario County municipal assessing units into a single Ontario County Assessing unit. All the cost savings mentioned above could be increased significantly.

The Town of Canadice is in the process of attempting to go to a single appointed assessor at this time. If this process succeeds the consolidation of its assessing unit with the Town of Richmond's assessing unit would be a logical direction to pursue.

Opportunity # 3: Consolidation of the Towns of Canadice and Richmond

Over a period of time significant savings could be realized by consolidation of the two towns. I believe the savings could be much greater than those indicated in your draft document. However, the consolidation needs to be phased-in to provide for local pride, elimination of positions and personnel, control of local territory etc.

This can be accomplished through the consolidation of the functions covered above and others such as Code Enforcement Officials and Highway Departments. Last but not least the towns could be consolidated and the Town Clerk/Tax Collector, Budget Officer, Bookkeeper and Town Board functions would be combined.

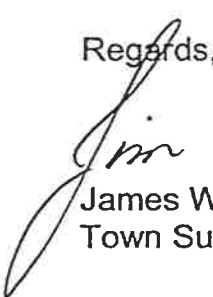
Although this would be a lengthy and difficult process it would be one worth pursuing. There are few areas in which an individual town can reduce its budget. However, through consolidation with other municipalities savings can be realized and taxes can be controlled.

Town Hall Projects:

At this time I believe both Towns must move forward with their Town Hall projects, as the above mentioned consolidation can not be achieved in the immediate future. However, both Town Halls should be designed considering the possibility of future consolidation. This can be accomplished by designing for minimal needs and by utilizing moveable partitions in place of solid walls in office space areas.

I trust these comments and suggestions are helpful in producing your final document. If I can provide additional information or be of further assistance please contact me.

Regards,



James W. Smoot
Town Supervisor

March 1997

To : Jim Smoot, Supervisor
Re: SMART Review feedback
From: Jim Kersting

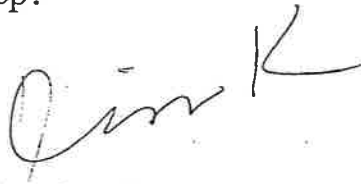
Jim;

Thanks for the opportunity to give feedback on the SMART review. Basically I am in agreement with your feedback.

1. I am (as you were) perplexed why the savings seemed so minor in the review of the shared space for a new Town Hall.
2. I found it odd they did not dig very deep into the Highway Fund savings that could occur if the two Highway Depts. were merged. They noted on p.13 that their analysis showed no potential savings. There must be a problem in the "model" they are using if it did not show any potential for savings. I would not expect a 50% savings as the equipment (assuming the combined dept. would not need "two of everything") would get more wear and tear, but even a 10-20% savings would be in the \$50-100,000 range, and quite substantial compared with the other savings they found.
3. For the same reasons it could be cost effective to combine Justices and Assessors, I would think combined CEO functions would be logical as well.
4. I especially agree with you about the timing (if ever) of the two Towns merging into one. If the residents demanded it, it would happen faster. That raises a question..... if we wanted to peruse the merging of some of the functions, it would require a referendum, right? I assume in the final analysis the residents who vote will determine the changes, but most certainly the Board is a major factor in how the issue is dealt with.

What's the next step?

Jim K

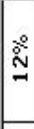
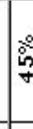
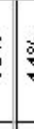
A handwritten signature in black ink, appearing to read "Jim K", is written over the typed name "Jim K". The signature is fluid and cursive.

D. Residents Survey

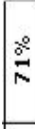
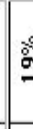
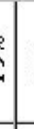
See following pages inserted from a seperate Excel PDF.

2009 Canadice Comprehensive Plan - Survey

1. What Mailing address is your property located

Hemlock		12%
Honeoye		45%
Springwater		44%


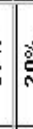
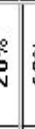
2. Are you a Full Time Resident, Seasonal Resident or Land Owner Residing Outside Canadice?

Resident		71%
Seasonal		19%
Land Owner Residing Elsewhere		10%

3. Is your property located on the lake and/or do you have lake access/rights?

Yes		38%
No		62%





4. How long have you Lived or Owned Property in Canadice ?

0-5 Years		17%
6-10 Years		20%
More than 10 Years		63%

5. Where do you Perform your Occupation?

Away from home		55%
Home		6%
Unemployed/Retired		38%





6. How would you rate the Quality of your Frontier Phone service?

Excellent		17%
Good/Fair		44%
Poor		13%
Do not have phone service/ Not Applicable		26%

Typical Comments:

Our service (quality) was so bad we discontinued it. Terrible hum on line, no high speed internet offered. We had to put in Satellite DSL (better than dial up but not much). We just got rid of the phone here. Cells work just fine. Since AT&T added or upgraded a cell tower, we have had great signal so we canceled the Frontier land line. Constant static online - have dial-up often lose the connection.

7. If a High-Speed Internet Connection (Roadrunner - Cable, DSL - Frontier, Wireless - NYSYS) were available to you, would you want to connect to it?

Yes		42%
No		18%
Already Connected		29%
Not Applicable		11%

8. What was the Most Influential Reason for Your Decision to Reside or Own Property in Canadice?

Rural atmosphere, reasonably priced property, lower taxes -- and this is the house I grew up in.
 Rural; Access to watershed property/lakes; low taxes
 Peaceful; quiet; away from cities and big towns; God's country lakefront property, reasonable priced
 Clean air, lower taxes, less crime, near family

9. If you are uncertain about remaining in Canadice, what Reason(s) would cause You to Move?

Typical Comments:

High cost of living in New York State
 Rise in gas prices - would move to cut driving time
 I would move if the area became heavily developed, especially Canadice Lake.
 Quality of lake water for fishing, boating, swimming
 Ability to access services as I get older. This would be a hard place to live by myself as and older person

39% Had No Answer

10. What do you Perceive are the Most Pressing Problems concerning the Town of Canadice?


Typical Comments:

Protecting the natural environment while at the same time accomodating necessary development
 The future of Canadice and Hemlock Lakes
 Decaying highway system. Some roads in town are returning to gravel roads
 Condition of our roads are an embarrassment & dangerous - shoulders and deep, deep ditches on each side of road
 High taxes & no services received - Lake Resident

40% Had No Answer

11. Currently all New or Replacement Waste Water & Septic/Leach Systems in Canadice are designed & built to NY State Standards and are Tested & Approved by Ontario Soil & Water and NYS Health Department.

The Town becomes involved with Existing Septic/Leach Systems on a Complaint Basis Only.
 Should the Town take a more Active Role by Requiring that ALL Septic/Leach Systems have Periodic Inspections?

Yes		29%
No		71%

If YES , How often should the inspection take place?

Typical Comments:

Most septic problems can't be ignored by the home owner anyway. Inspections would just add to our cost
 When property is sold or addition is built on property which includes a bath
 Periodic inspections w/o a reason are costly to the town and residents. Doing "on complaint" is very good idea.
 If it's not broke, don't fix it" Country people like their privacy. Don't need to be "checked-up on" all the time
 Periodic leach field inspection especially for those near watershed property

12. What Service(s) would you like the Town to Provide? e.g., Transportation, Senior Citizen Activities, Refuse Collection/Recycling, Fire/Police/Security Protection, Other?

Typical Comments:

Refuse collection since I think it prevents roadside dumping & burning of trash
 Refuse collection if less expensive than other providers
 Any additional services would only result in more taxes
 Public water along County Road 36
 Police-Fireworks are illegal & not being enforced. We usually can't stay in our own place over the 4th

57% said Services are adequate or We don't need any

13. In your opinion, what Town ordinance(s) need to be better enforced?

Typical Comments:

Poor property maintenance - abandoned cars + junk in yard
Ban burning garbage in residential areas
There are too many variances being granted. People are building huge homes on tiny lots.
Difficult to answer because I am not well versed on the specific town ordinances
Noise - constant weekend weekend gunfire/fireworks

48% Had No Answer

14. How do you find out What's Happening in your Town Government?

Typical Comments:

31% -- Newspaper
21% -- Word of mouth - that info is not always correct
14% -- Internet/Website
8% -- Lack of Information
Town minutes on COL are not current
Unfortunately, I do not hear of any town government until election time. Then it's the only signs I see on the road.
By smoke signals; Does anything "happen" in Canadice?
We did not like the fact that residents were not notified by mail (postcard) about the lakes (Hemlock & Canadice) possibly being sold by the City of Rochester

13% Had No Answer























15. What is the best way for the Town Government to Communicate with you?

Typical Comments:

24% -- By Mail - If no compute sign up for mailed newsletter
15% -- Newspaper - Weekly article or monthly article in the Valley News
12% -- E-mail
10% -- Website/Internet
Have a recorded message we could call
Put Town Board minutes on-line in a more timely manner

34% Had No Answer

16. What three (3) TOWN roads do you use most?

Burch Hill Road		5%
Jersey Hill Road		15%
Canadice Hill Road		11%
Johnson Hill Road		2%
Canadice Hollow Road		2%
Middle Road North		3%
Canadice Lake Road		17%
Middle Canadice Road		3%
Coykendall Hill Road		2%
Old Bald Hill Road North		2%
Cratsley Hill Road		11%
Old Bald Hill Road South		2%
Curtis Road		2%
Old West Lake Road (North)		3%
Hayward Road		2%
Old West Lake Road (South)		3%
Holmes Road		0%
Purcell Hill Road		7%
Lawrence Hill Road		2%
Ross Road		3%
Luckenbach Hill Road		2%
Town Line Road		2%

Typical Comments:

- The great majority of town roads are in good condition
- All are in poor shape and Town Line Road needs to be paved/stoned and oiled!
- Dangerously deep ditches, no striping, no shoulder, poorly maintained.
- Keep it rural, we don't mind bumps
- Road condition vastly improved last few years - thanks to the Highway Department

25% Left Comments Section Blank

17. Please Rate the Quality of Snow Removal and Sanding service on the road on which you live.





Satisfied		84%
Unsatisfied		16%

Typical Comments:

I think the highway guys do a great job with snow removal Better than Richmond. Always clear and in good shape Needs to start earlier especially CR36 Richmond does a "much" better job! Every spring it's a major clean-up job in our yard as half of the road & shoulders are put there by the snow plow!

53% Left Comments Section Blank

18. Please rate the General Quality of Town Highways and Road Shoulders.





Good		38%
Fair		40%
Poor		14%
Dangerous		7%

If Dangerous, which one(s)?

Bald Hill South
 Canadice Hill Rd ditches are deep enough to swallow up a car
 Cratsley Hill & Jersey Hill are falling into gulleys
 Curtis Road - ditch is very deep & no shoulder - someone could get killed.
 Between the top of Hayward Hill and Country Colony estates on Middle Rd -
 Curtis Road is always in very bad condition

26% Left Comments Section Blank

19. What is your Opinion of the Road Signs and Road Striping within the Town?

Good		54%
Fair		35%
Poor		9%
Dangerous		2%

Typical Comments:

Right turn sign for County Rd 37 at Canadice Hill Rd is way too small
 The stop sign at my corner is totally illegible - just a pink thing on a stick
 Would like to see "Share the Road" signs to remind drivers that roads are also used by runners, walkers, & bikers
 Fair is OK. I am not willing to pay for "good"

28% Left Comments Section Blank

20. A little over 60% of the Town Budget goes to the Highway Department for Road Maintenance/Repair and Equipment Purchase/Repair. That's about \$2.11 per \$1000 assessed valuation.

Question: Would you be willing to pay \$0.25 more per \$1000 assessed valuation for 3 to 4 Years ONLY to build a self-sustaining Emergency Reserve Fund to help stabilize future Tax Increases?

NOTE: At the end of 4 Years MAX this Temporary increase would not be collected.

Yes		49%
No		51%

Typical Comments:

- NO - I've never known government to stop collecting a tax once they start. Look at the tolls on the Thruway!
- NO - Use what money you have more efficiently. Money does not = a better outcome!
- YES - If the HW department stops buying new equipment and starts actually using it
- YES - Provided the town board wisely maintains and protects such a fund. Constant borrowing is not prudent
- ? - Under current circumstances I'm undecided & would need better information on an exit policy & management strategy

29% Left Comments Section Blank

21. Realizing that severe weather can change any plans, should the Highway Superintendent Supply a 5 Year Plan for Capital Projects AND Road Repair Projects, Up-dated Quarterly, and Submitted to the Town Board, and made available to the Public, so that people will have an idea of what Roads are Scheduled to be worked on and when?

Yes		85%
No		15%

Typical Comments:

- Should be made public & posted at town hall
- Residents should be informed not only what roads and when work will be scheduled, but what exactly is the nature of the work
- I am sure it would be helpful for long-range planning & for people in the community
- How can you possibly plan budget and effectively utilize the resources currently available without one?
- This should not be used against the highway department in the event that the plan cannot be met because of emergency work, which has been a serious problem for our town over the last few years

44% Left Comments Section Blank

22. Should the Highway Superintendent Position continue to be an Elected position, or should it be up to the Town Board to Appoint someone to fill the position?

ELECTED - You the Voter selects candidate from those running every two years.

Direct taxpayer control is better than appointed positions.

76%

Town Board should vet candidates before they are allowed to be on the slate.
Criteria should be: work experience, relevant educational background, managerial skills

PRO: You get to Decide.

CON: Superintendent can do great on Road Repair but not so great with Budget Control.
Great Roads could equal Higher Taxes.

Too much chance for abuse of power if appointed.
Budget oversight should be in place whether or not the position is elected or appointed.
Don't threaten high taxes, do a responsible job and there won't be a need

APPOINTED - Town Board makes selection.

24%

I've seen favoritism because of popularity.
I think job should be applied for & Boards would appoint them on their merits

PRO: If Budgeted Work is not being done, or if Budget is way over spent, the Town Board could replace the Highway Superintendent.

Town Board is elected to be responsible for those decisions

CON: Town Board could "play politics" (In which case, we would have to vote THEM out at next election).

I think the odds are better that the town board could make a good hiring decision and properly manage the Highway Superintendent more then I believe one could be elected by popular vote.

31% Left Comments Section Blank




23. My biggest concern(s) about the Environment in the Town of Canadice is/are:

Typical Comments:

Wind turbines would be great, the town could use the income from them. In Spain they're excellent
Concerned that land around Hemlock and Canadice Lakes might be developed. It should stay rural for the unique beauty here in Canadice
Environmentally - dust from dirt roads cause severe asthma & bronchial conditions. The towns policy of dirt roads is environmentally unsound, not only for health reasons, but for having to use more water to clear dust from homes & cars;
Runoff caused by too much development (logging, land clearing, etc.) with clay subsoil the land cannot percolate enough to sustain a lg pop

53% Had No Answer

24. Should the Town Encourage more Commercial Development?




Yes		24%
No		63%
No Opinion		13%

If Yes, What Kind and Where?

Tourism - restaurants, bars on the lake
 Restaurant/Marina on Honeoye lake front
 We could use a convenience store near Town Hall to cut
 down on the 8 mile drive into Honeoye.

34% Left Comments Section Blank

25. Should the Town Encourage any Industrial Development?


Yes		19%
No		67%
No Opinion		14%

If Yes, What Kind and Where?

Only small scale and environmentally sustainable
 Again small enterprises requiring high tech, trained labor
 Environmentally friendly business
 Are you crazy - that why we all live here - away from com. and indust. dev.

38% Left Comments Section Blank

26. How Quickly should Residential Development occur in Canadice?

Slower than present rate		28%
Present rate		66%
Faster than present rate (Accelerated)		6%

Typical Comments:

Development & services need to occur concurrently; new development should pay for rise in services
 As the market dictates - not government's job to limit or increase
 Natural beauty and development are very often at odds. There has been too much development
 already in recent years. We are a _small_ town, and there is nothing wrong with that
 I live here because so few people do, and I enjoy it being sparsely populated

35% Left Comments Section Blank

27. What Type of New Housing would you Prefer to see developed during the Next Twenty (20) Years?




Single Family Homes 89%
 Manufactured Single Family Homes 60%
 Townhouses - Owner Occupied 38%
 Mobile Homes **NONE!**
 Townhouses - Rental **NONE!**
 Duplexes or Apartment Complexes **NONE!** 40%

DATA:	Mobile Homes	Duplexes or Apartment Complexes	Townhouses - Owner Occupied
#1	2%		#1 3%
#2	1%	#1 0%	#2 20%
#3	14%	#2 0%	#3 38%
#4	6%	#3 3%	#4 11%
#5	6%	#4 13%	#5 2%
#6	32%	#5 24%	#6 1%
NONE!	38%	#6 19%	NONE! 24%
		NONE! 40%	

Townhouses - Rental	Single Family Homes	Manufactured Single Family Homes
#1 0%	#1 89%	#1 3%
#2 1%	#2 5%	#2 60%
#3 7%	#3 1%	#3 11%
#4 28%	#4 0%	#4 4%
#5 20%	#5 1%	#5 5%
#6 4%	#6 0%	#6 1%
NONE! 39%	NONE! 4%	NONE! 17%

#1 = Highest Priority #6 = Lowest Priority **NONE!** = Did not want ANY of this type

28. Are you Satisfied with the Number and Quality of Public Park and Recreational Facilities Located in the Town of Canadice?




Yes		74%
No		12%
No Opinion		15%

Typical Comments:

We have been here 7+ years and didn't know we had any except HHS park. What are the others I don't see where public parks or Rec. Fac. benefits our town. They bring in more traffic & people, but for what benefit?
 Town could encourage co-operation between conservation clubs, boy scouts, girl scouts, etc. to enhance quality of trout streams, bird nesting boxes, runoff abatement methods, etc.
 Another option possibly by Canadice Lake to go fishing & swing set (playground) for young children & families for picnicing

36% Left Comments Section Blank

29. Should the Town of Canadice undertake a joint effort with New York State in Providing Improved Park and Recreational Facilities at the Harriet Hollister Spencer Recreational Area?

Yes		36%
No		45%
No Opinion		19%

Typical Comments:

But, in no circumstance should the wilderness quality of the park be compromised. It would be nice, but who will provide upkeep & maintenance as the attendance increases. How about security? Roads? Parking?
 No, NO. NO...If it is expanded, then it would not be for our local residents only but for others. If it's for others, then it should be paid for by them which should come from state taxes and not from Canadice residents. The current facility is fine as is. I ski, hike and picnic whenever I want to. So what more do I need.
 Are other state parks maintained by the state and town they're in? Canadice can't even afford to maintain the road that goes there

33% Left Comments Section Blank

30. If Additional Investments were to be made for Recreational Facilities by the Town, what kind of Facilities should be Provided?





- None**
- Bicycling (Paths, Trails) & Hiking Trails** 61%
- Restroom Facilities** 39%
- Picnic Pavillions** 13%
- 13%

Typical Comments:

Over the last 20 years as a resident I have noticed more non-tax paying people using the areas, than local residents. The more you build or expand the more they will come at the our expense
 Take a look at Bristol's community park ~ it's wonderful and used!!
 Facilities which can be maintained with very little town \$\$ or need for new equipment, i.e., mowers for ballfields or pump houses for pool
 Maybe hiking trails, bike paths and picnic areas. Town is too small to support other items. We can travel nearby for those

61% Left Comments Section Blank

31. If Additional Investments were to be made for Recreational Facilities by the Town, with an Increase in the Town Tax Rate, Where would the Best Location be?




Harriet Hollister Spencer State Recreation Area		26%
Near the Town Hall		11%
Honeoye Lake		19%
No Opinion		44%

Typical Comments:

Maintain what we already have first: the one restroom at the boat launch is a cesspool and should be condemned
 Can't you people (encourage-let-allow-leave) the citizens create their own diversions?
 South end of Honeoye with weekend education activities
 In another town on someone else's tax rate
 Where the sun doesn't shine!!

39% Left Comments Section Blank

32. If the Property around Canadice and Hemlock Lakes is Taken over by the State of New York, Should the Town assume a Role in Encouraging the State DEC to:




Maintain Status Quo		65%
Expand Recreational Opportunities		25%
Reduce Recreational Opportunities		2%
Town should Play No Role		9%

Typical Comments:

The way it is now people can enjoy it without destroying it. Those areas are so beautiful because they are in such a natural & undeveloped state
 Town must assume a very active role in the future of Canadice & Hemlock. The DEC does not reflect the needs of the residents of Canadice. Town should seek out & work with all organizations involved in protecting the lakes This property is a jewel that should not be developed
 We should always have a say in what happens to the lakes as it will effect our lives and that of our community
 Swimming especially. Perhaps other wanted facilities could be cooperatively developed with the state

27% Left Comments Section Blank

33. To What Extent should the Town Government be Involved in the Protection of Historic Landmarks Within the Town?


Active Involvement: Town Identifies and Designates Landmarks; Permits Required for Landmark Modification; Technical Assistance Provided		42%
Nominal or Minimum Involvement		38%
No Involvement: Total Voluntary Preservation Efforts and No Regulations on Preservation of Historic Landmarks		20%

Typical Comments:

Are there any landmarks within the town?
 If they're not protected, they'll eventually be destroyed
 I believe preservation of historic landmarks is important to society & the town. Maintain historical sites. Maybe have volunteers to help preserve graveyard. Do we have a preservation society?
 Voluntary efforts should be encouraged and taxes should not be raised
 If the town gets involved, we suspect, we will as taxpayers be the ones to carry the burden

45% Left Comments Section Blank

34. Should the Town of Canadice Purchase and Install Site Identification Markers for Town Historic Landmarks?

Yes		46%
No		30%
No Opinion		24%

Typical Comments:

It would be nice for the people in our town and visitors to be informed of some of the history in our town. And we should know about them all. Maybe a booklet or something so we can tell our kids.
 A map highlighting the landmarks can help promote self-guided tours/tourism
 It would be nice to have sign, however this would be an excellent project for scouts to earn their eagle badge. A win-win situation - doesn't cost town any money and a super project for eagle badge
 Please do - the old places are getting overgrown and forgotten. The old timer/founders were tough!
 We can't even manage the funds for the highway department, no taxes

42% Left Comments Section Blank

35. Please use the following space to let us know if we missed YOUR issue or if you have any general or specific comment that you want us to be aware.

Have a plan. Organize, do your homework, present to the community, allow involvement, don't keep secrets

Continued input from the people can only create better transitions & successful outcomes

Well done - important topics for our town

Thank you for seeking resident input!

I don't like a board making and taking control of all issues without public input. If given information residents should be able to agree on direction of their small community

Need more communication on town activities. We hear more about the happenings in Richmond than in our residency

I feel like I don't know anyone in the town gov't office. Would like to get to know them better

No new taxes until the economy improves, salaries increase, and the need is obvious. You can't satisfy everyone's wants, stick to the basics

We as a town, have a unique area that is relatively undeveloped. The potential for tourism & outdoor activities is not mentioned in the survey. What about more restaurants, B&B's, campgrounds hiking, biking & and non-motorized boating, fishing hunting, etc. Those would all generate tax \$ & capitalize on our wonderful proximity to nature. When we lived in the city we would drive here to hike. We would drive to N. Pennsylvania to backpack, High Tor to hike, Tug Hill or Canadice to ski. Lots of people would if we can develop the amenities to attract tourists!

I have a 500 sq ft seasonal cabin with a 200 sq ft porch and my school taxes are \$2,971. I have a 1,650+ sq ft house main residence year round and my Webster school taxes are \$2,589. Why are the Honeoye school taxes 13% higher?

Canadice has no real identity for the 21st century beyond a frozen in time rural spot. It has used the lake residents to subsidize the hill folks without doing anything to provide town services. The dump is gone, there is no municipal water garbage pick up, or anything else to make life better for residents

Governments often feel that they need to be doing things in order to be useful. In a place like Canadice, I feel that maintenance of the status quo is wonderful, with perhaps the exception of the amount spent versus results on town roads. While my answers probably make me sound old and curmudgeonly, I am only 31 years old and have lived here most of my life. I have no intention of moving at any point, unless drastic changes make it less desirable to live here

Biggest issue is the lack of sheriff patrols in the area. Cars go flying by my house at 70+ on a normal basis

Fireworks: we don't mind some, but the late night cannon blasts are so bad that your windows rattles and debris melts the paint on cars.

Please improve our highway system Bruce, it sure needs it. I'm not finding fault with our present Supt of Highways. It's not an easy job. It takes a lot of money & most importantly cooperation from highway personnel and town board. Thanks

Towns have suffered liability in having dirt roads due to health reasons. NY towns have had several suits in which the towns have lost!

Let's preserve the rural integrity of this beautiful town. We can't do that by bringing to Canadice all the wants of suburbia

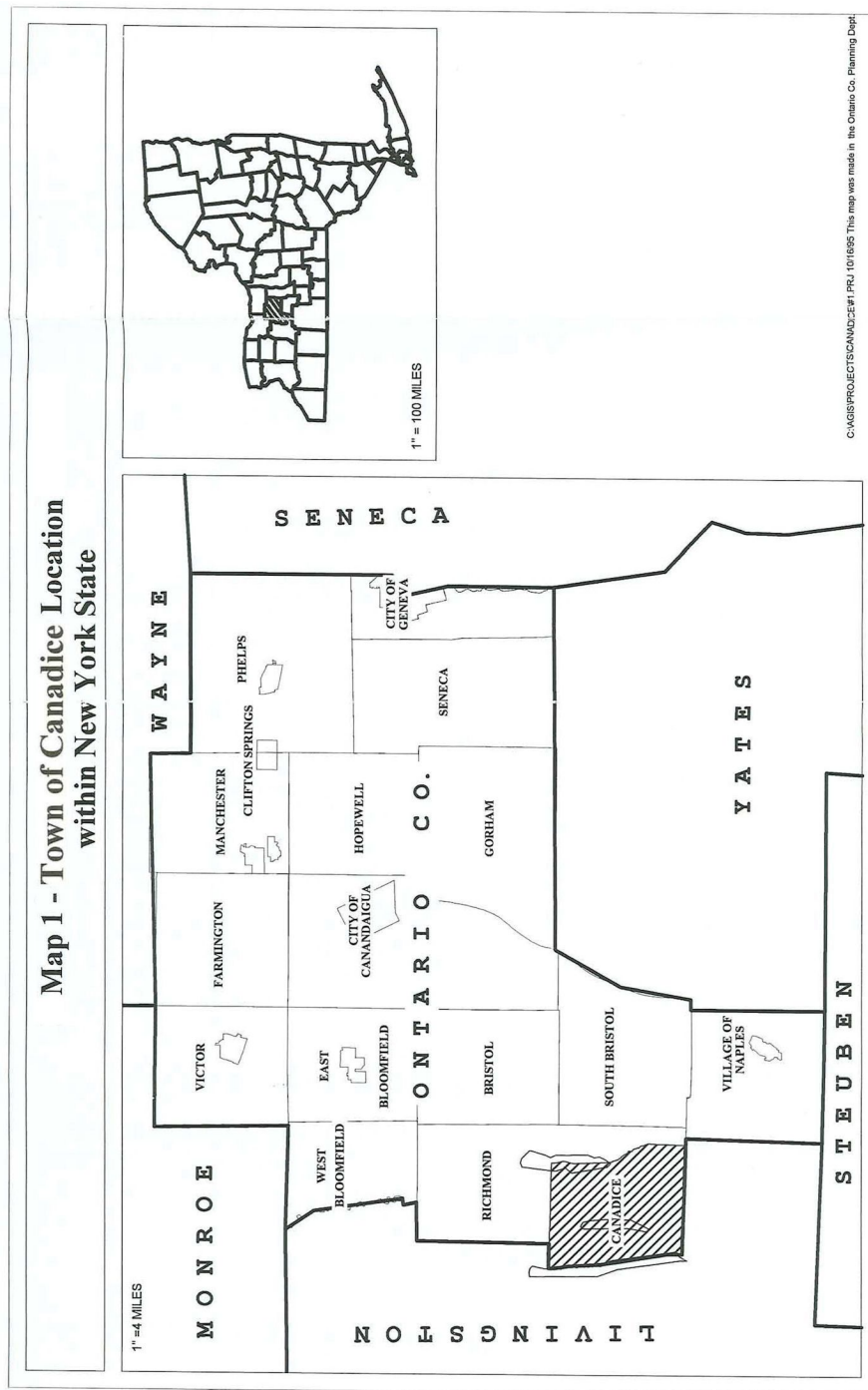
People are attracted to the town because of its rural and beautiful landscape. Every effort should be made to maintain the status quo. Residential development should be slow and be geared to single family that would have pride of ownership and community spirit

Commercial services for the town's citizens are available to them in Honeoye, Naples, and Hemlock, etc. Industrial development would require additional infrastructure and does not fit the town's image

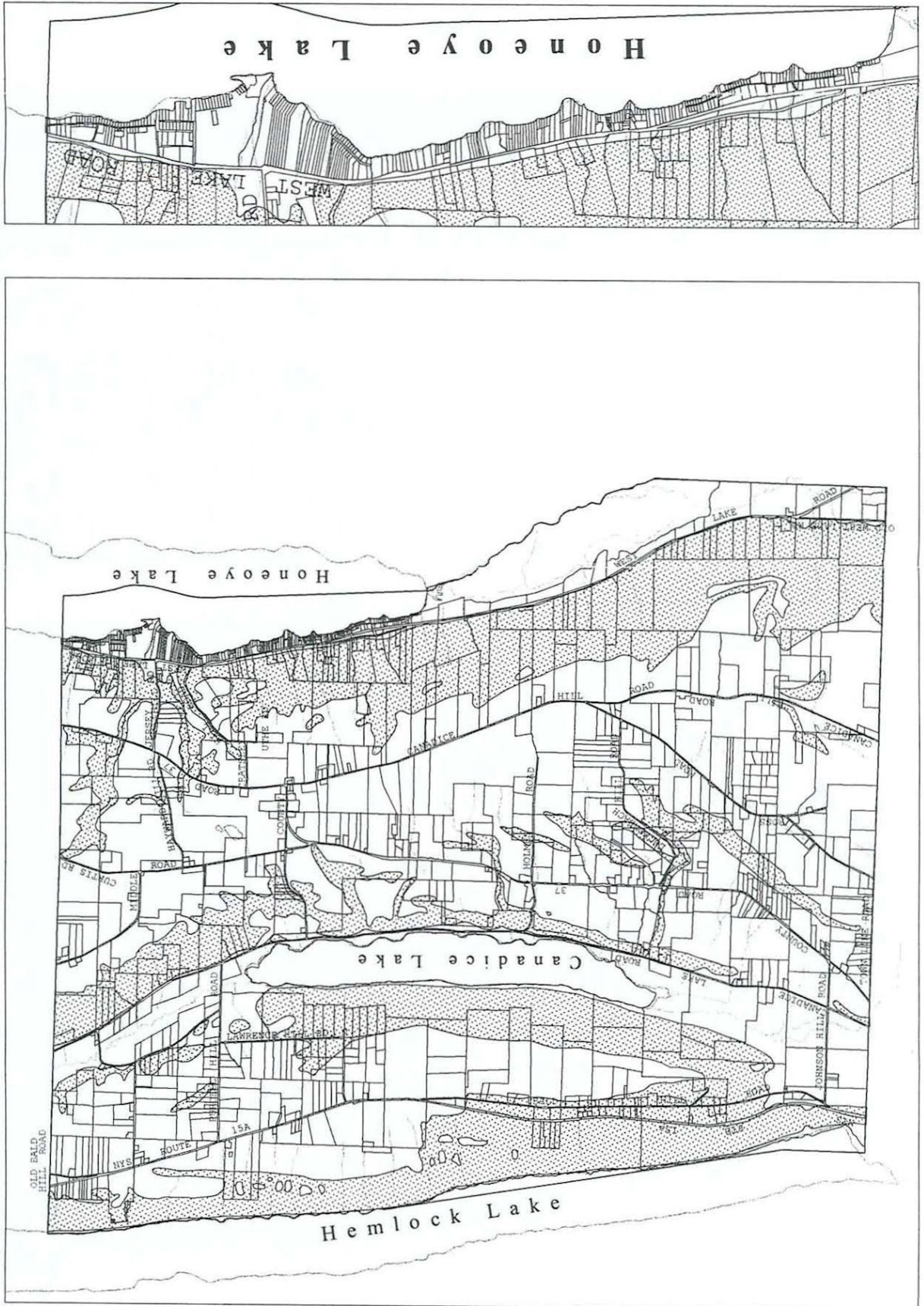
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E. Maps

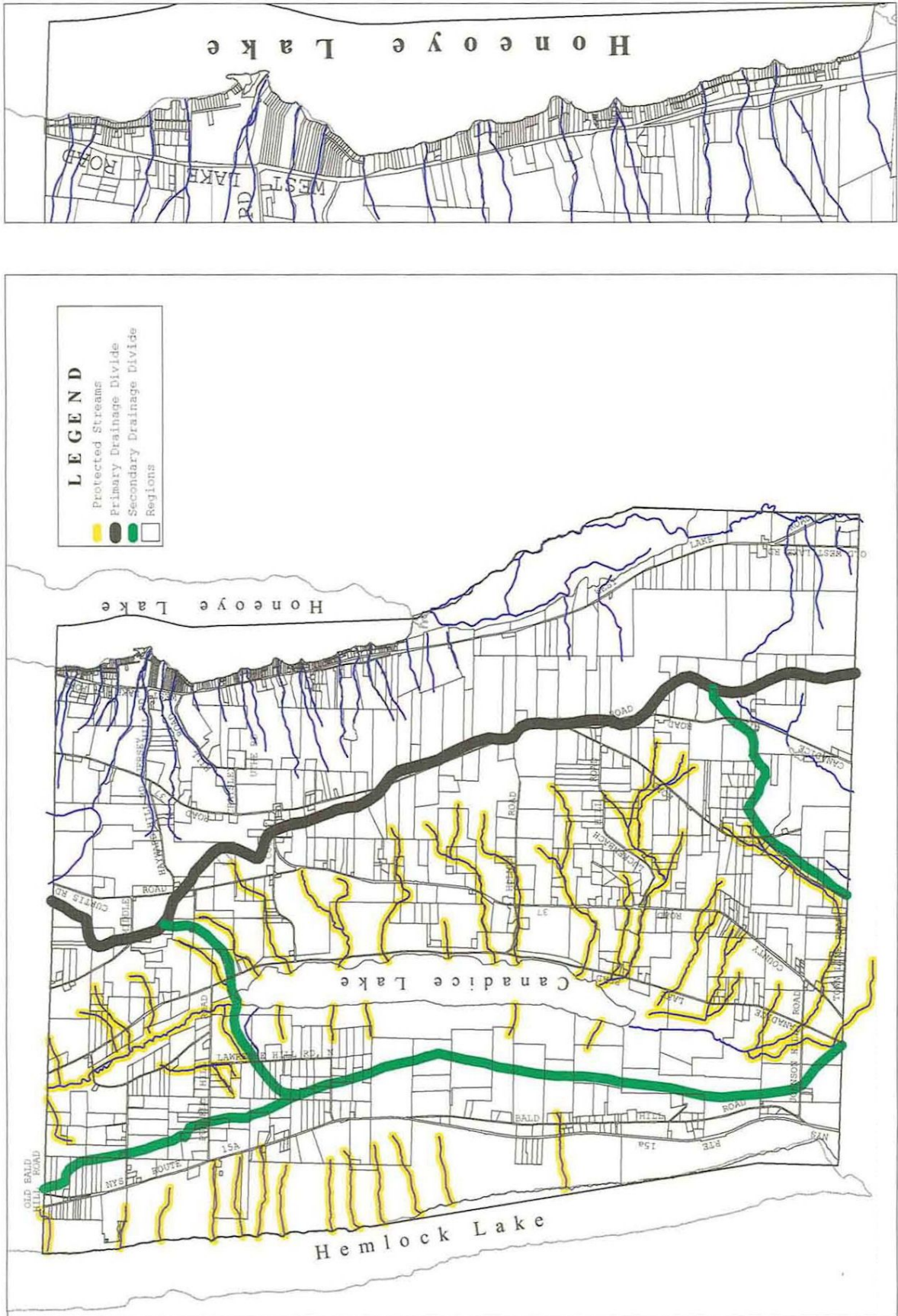
Except for map 9B (fire protection districts) not revised from the 1999, Version B document since changes are minimal, except for land ownership change from City of Rochester to NYSDEC.



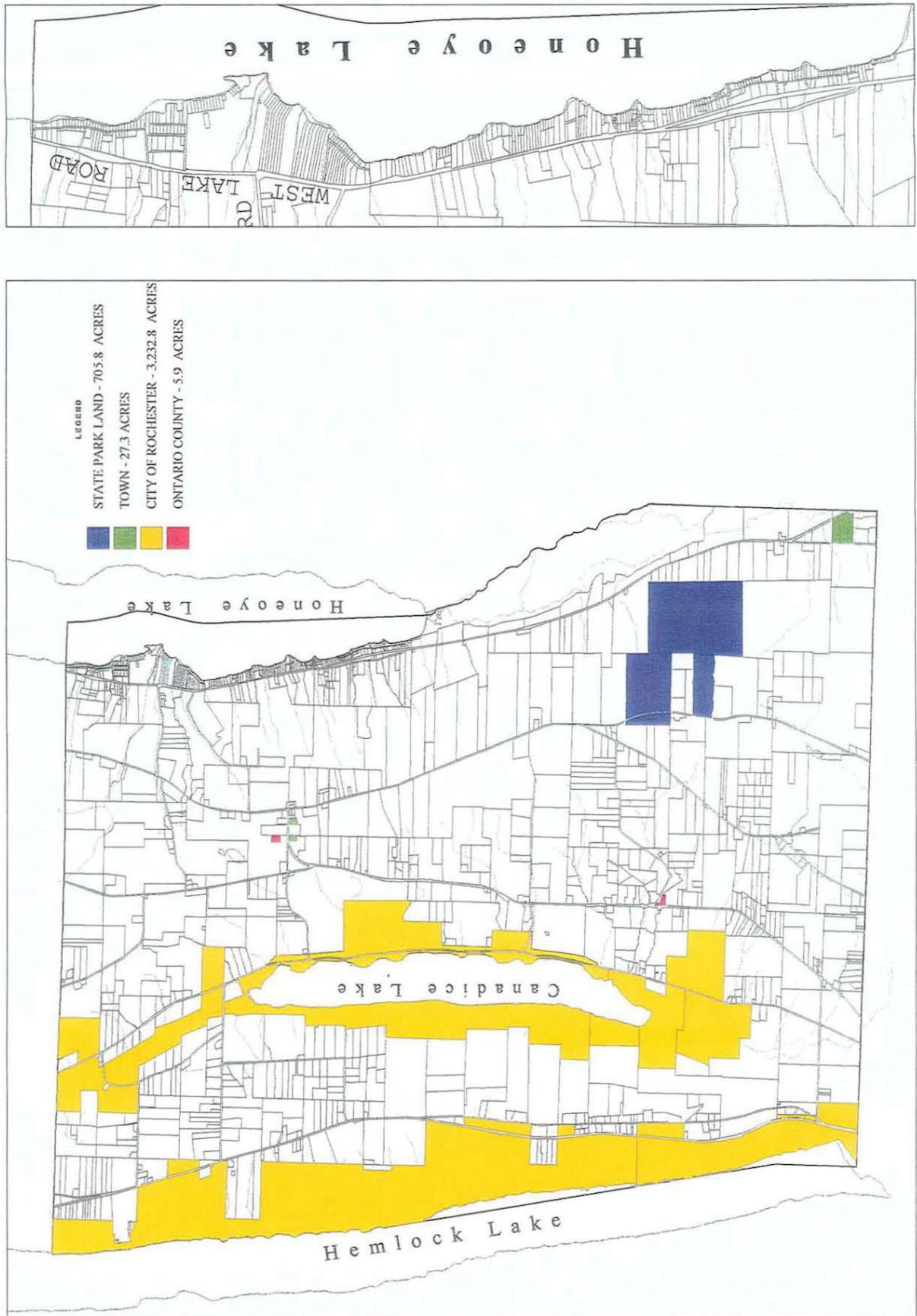
Map 3 - Slopes Greater than 15% within the Town of Canadice



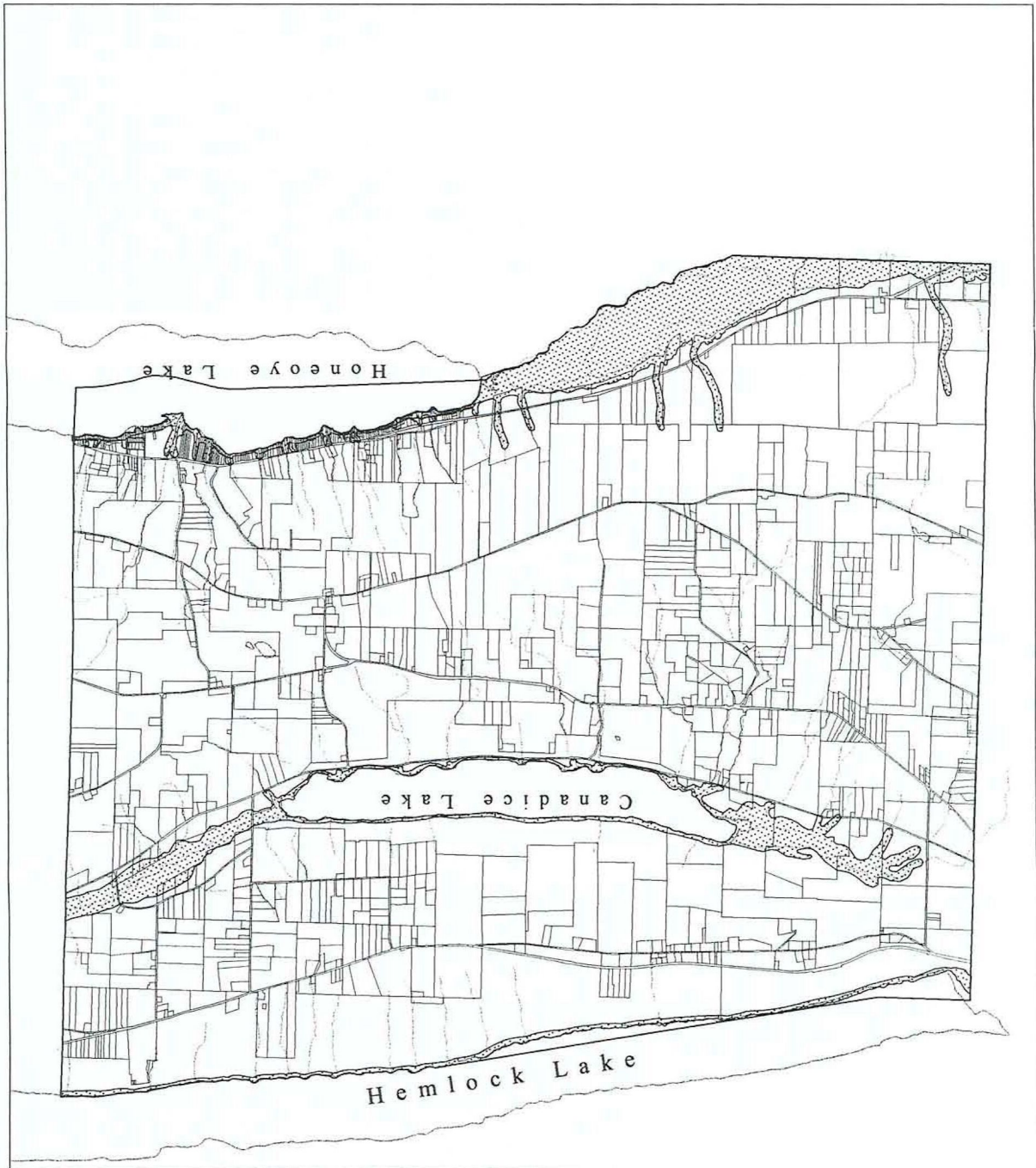
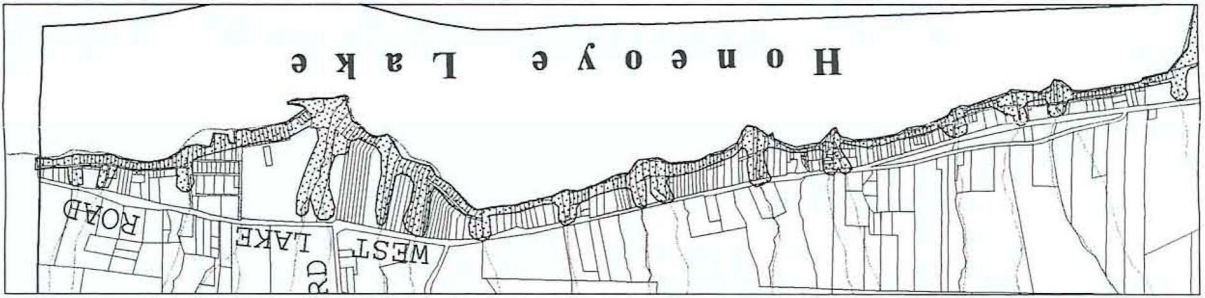
Map 4 - Land Drainage Patterns within the Town of Canadice



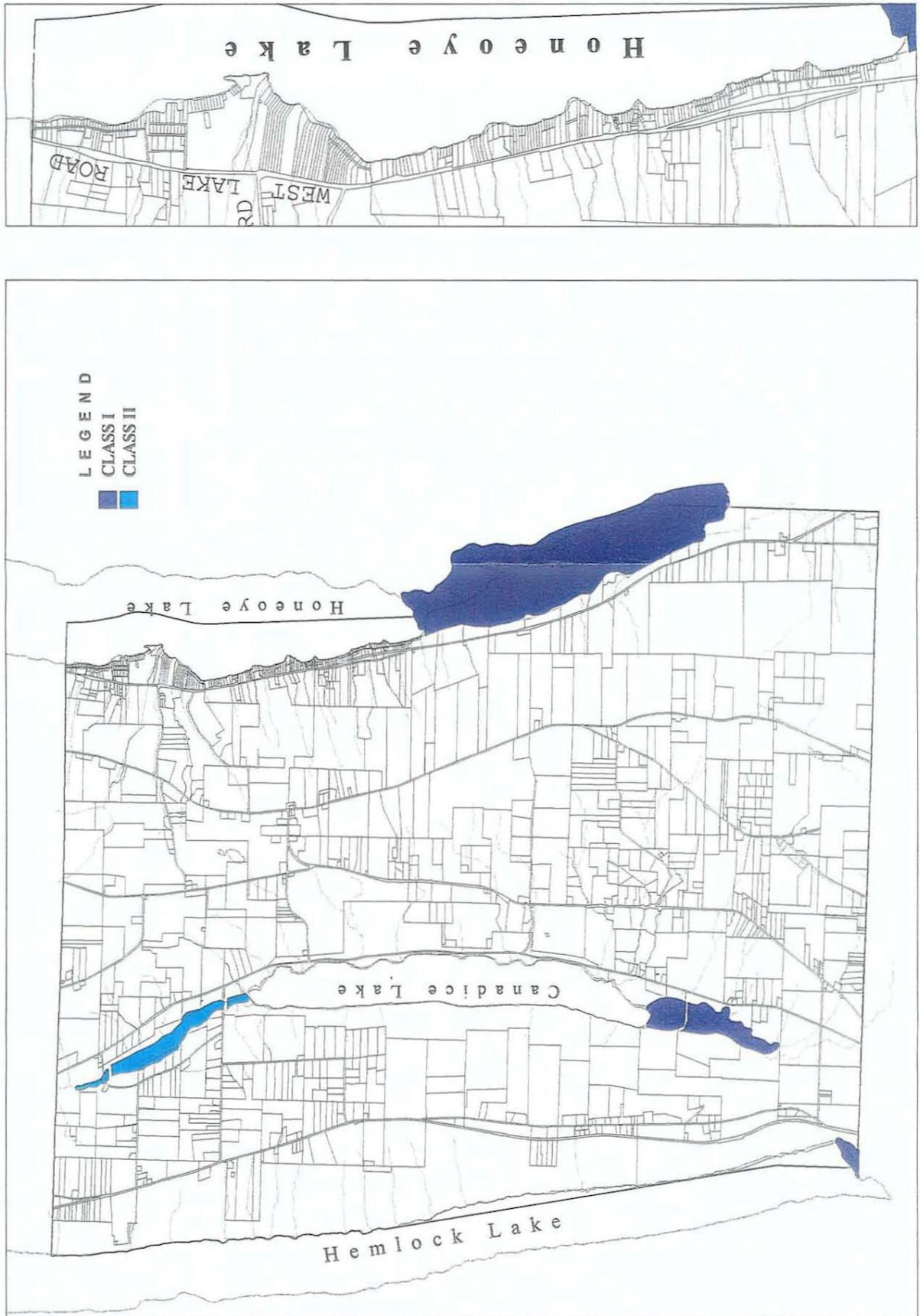
Map 5 - Public Lands



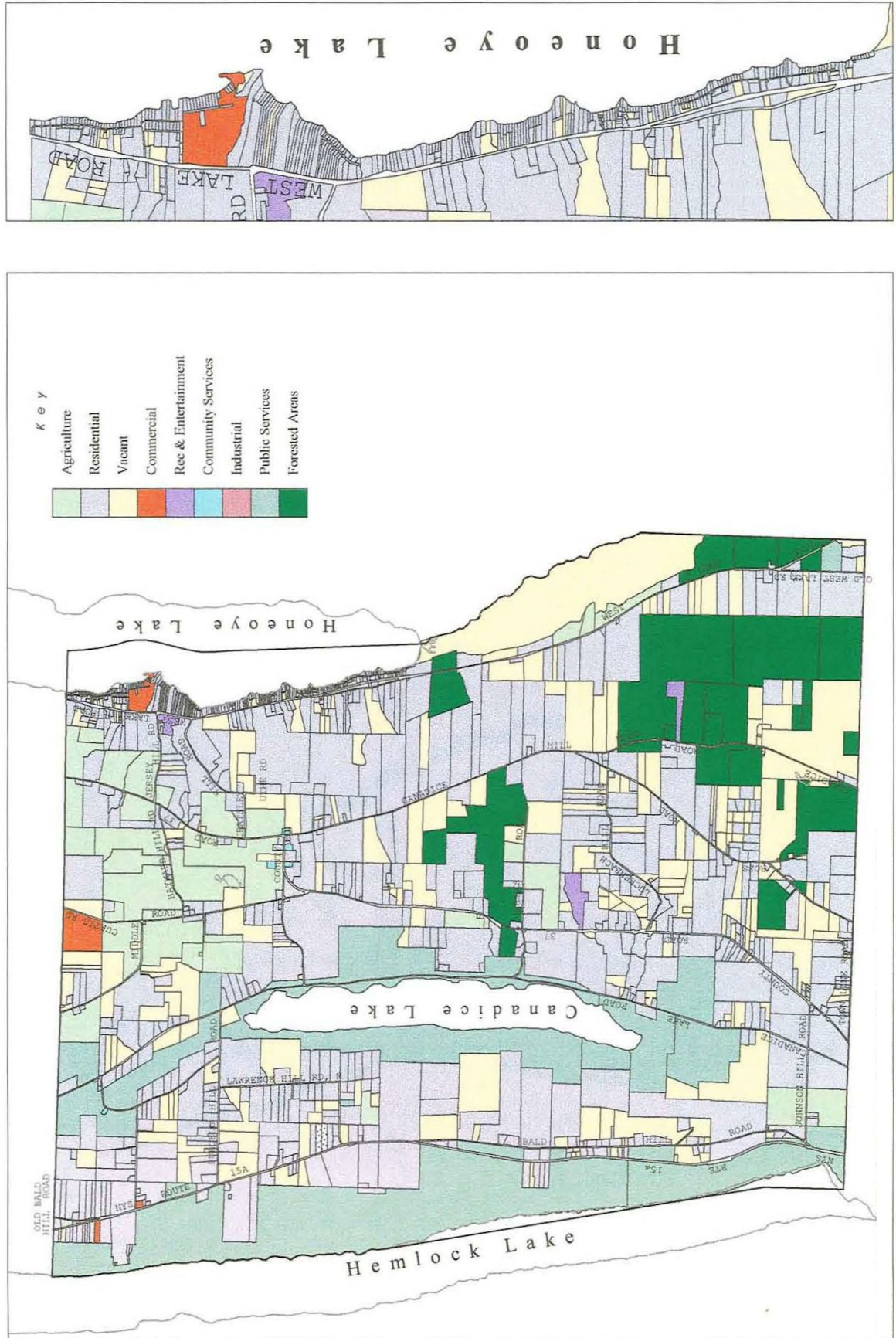
Map 6 - Flood Plain areas within the Town of Canadice



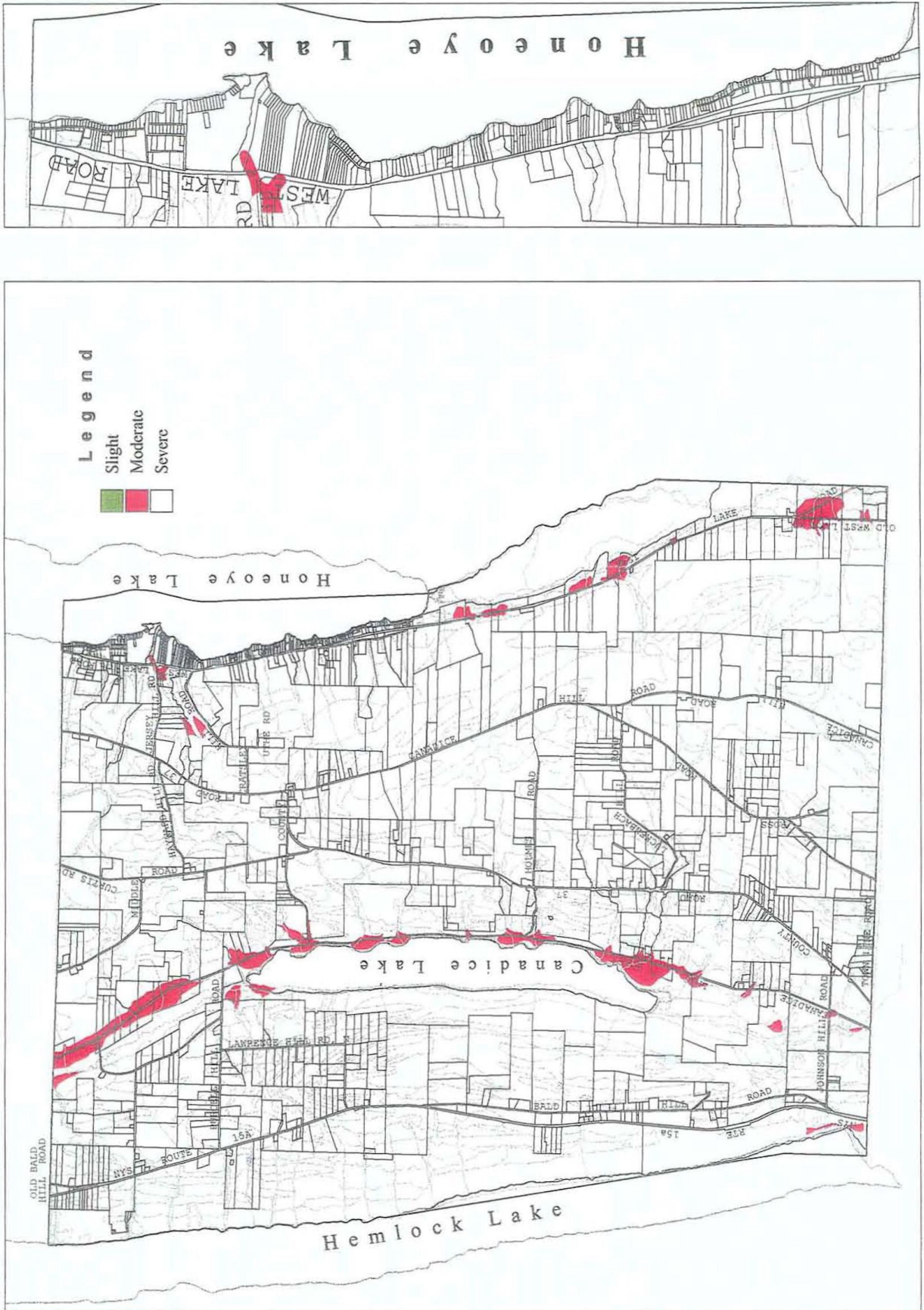
Map 7 - NYS DEC Regulated Wetlands



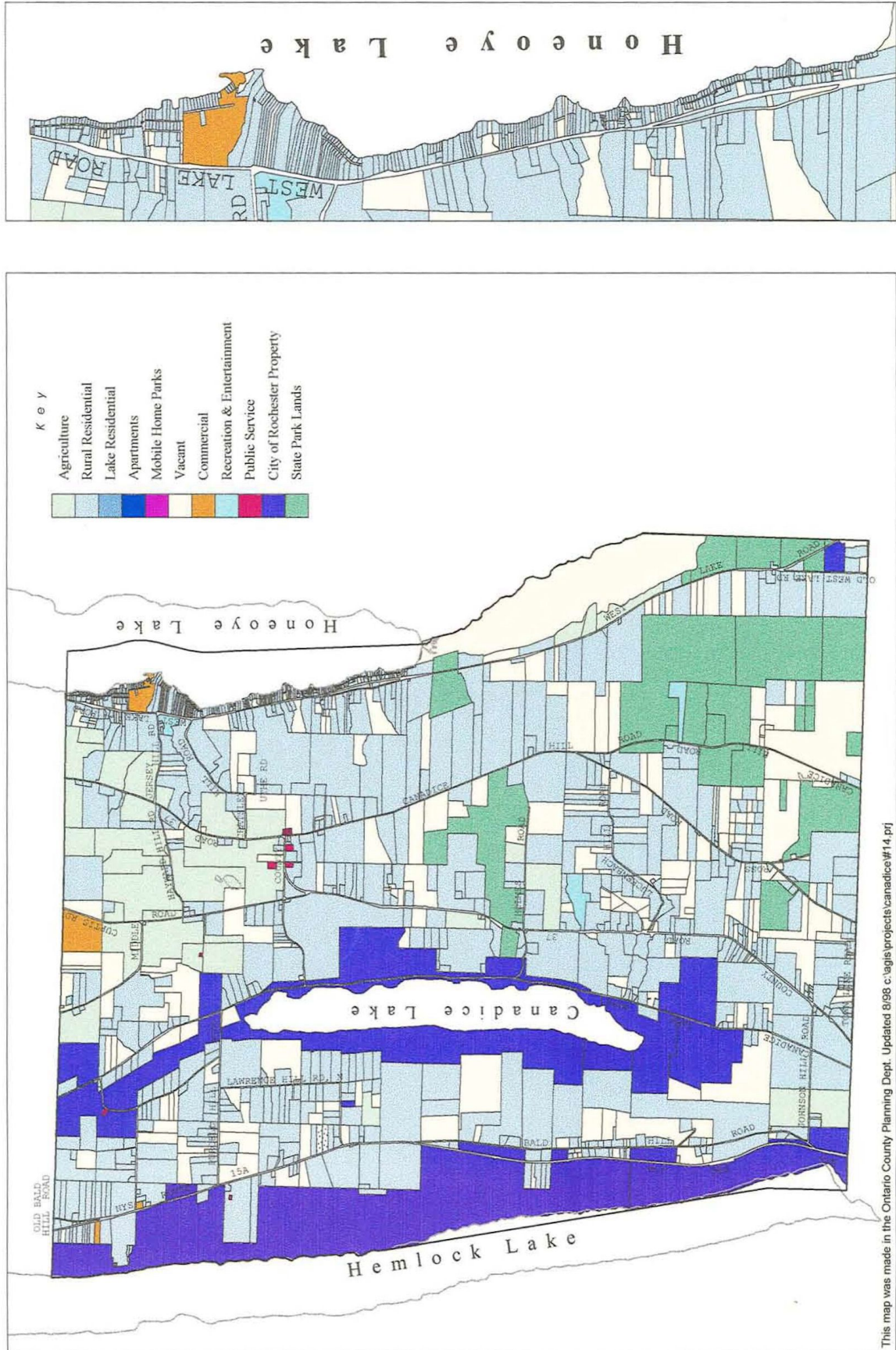
Map 8 - Real Property Tax Classification Codes for the Town of Canadice



**Map 10- Soil Limitations for Conventional Septic Systems
within the Town of Canadice**



Map 11 - Current Land Use Based on the Real Property Tax Classification Codes



This map was made in the Ontario County Planning Dept. Updated 8/98. c:\agis\projects\canadice\#14.pr

F. SEQR Filing

See following pages inserted from separate PDF's.

Town of Canadice

Town Board

Resolution Number 15 of 2015

February 9, 2015

DECLARATION OF NO NEGATIVE ENVIRONMENTAL IMPACTS RESULTING DIRECTLY FROM THE ADOPTION OF THE PROPOSED REVISIONS OF THE CANADICE COMPREHENSIVE PLAN

WHEREAS, The Town of Canadice adopted the Canadice Comprehensive Plan on October 14, 1996 with Resolution #45 of 1996; and

WHEREAS, Said plan requires periodic reviews; and

WHEREAS, The plan was reviewed and revised in 1999 with the revisions being adopted with Resolution #41 of 1999 on June 14, 1999; and

WHEREAS, The Planning Board has conducted an in-depth review of the plan and submitted proposed revisions to this Board; and

WHEREAS, Adoption of any revisions which result from said review constitute a Type 1 action as stated in the New York State Environmental Quality Review (SEQR) regulations; and

WHEREAS, In accordance with said regulations, this Board opened a public hearing on December 8, 2014, recessing that hearing and reconvening on February 9, 2015 to entertain comments pertaining to the SEQR issues relating to the adoption of said revisions; and


WHEREAS, No negative comments were presented at said hearing or received by the Town Clerk prior to the adjournment of the public hearing in regard to SEQR issues; now, therefore, be it

RESOLVED, That this Board, acting as Lead Agency, declares that there will be no negative environmental impacts resulting directly from the adoption of the proposed revisions; and, be it further

RESOLVED, That the Clerk of this Board send certified copies of this resolution to the following agencies: Ontario County Planning Department, DEC Region 8 Office, City of Rochester Department of Environmental Services, NYS Department of Transportation, Ontario County Highway Department, Honeoye Lake Sewer District, Richmond Town Supervisor, Springwater Town Supervisor and the Livonia Town Supervisor.

I hereby certify that I have compared the preceding copy of a Resolution with the original thereof, duly adopted by the Town Board of such Town at a regular meeting of such Board, held on the 9th day of February, 2015, and that the same is a true and correct copy of such Resolution and of the whole thereof.

In testimony whereof I have hereunto set my hand and affixed of the Seal of said Town this 11th day of February, 2015.


Eileen Schaefer, Town Clerk
Town of Canadice

Town of Canadice

Town Board

Resolution Number 14 of 2015

February 9, 2015

DESIGNATION OF LEAD AGENCY

WHEREAS, The Town of Canadice adopted the Canadice Comprehensive Plan on October 14, 1996 with Resolution #45 of 1996; and

WHEREAS, Said plan requires periodic reviews; and

WHEREAS, The plan was reviewed and revised in 1999 with the revisions being adopted with Resolution #41 of 1999 on June 14, 1999; and

WHEREAS, The Planning Board has conducted an in-depth review of the plan and submitted proposed revisions to this Board; and

WHEREAS, Adoption of any revisions which result from said review constitute a Type 1 action as stated in the New York State Environmental Quality Review (SEQR) regulations; and

WHEREAS, Said regulations require the designation of a Lead Agency for such action; and

WHEREAS, An Environmental Assessment Form (EAF) was completed; and

WHEREAS, All involved and interested agencies were notified of the Town's intent to be Lead Agency and were advised that the EAF and complete text of the proposed revisions were available for viewing on the Town's website; and

WHEREAS, Comments pertaining to the proposed revisions were requested to be submitted to the Town Clerk by December 8, 2014 or for a period of seven days following said public hearing in writing by letter or electronic mail; and

WHEREAS, Due to inclement weather, the time to receive comments was extended to February 9, 2015; and

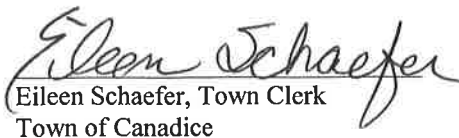
WHEREAS, No negative comments have been received; now, therefore, be it

RESOLVED, That this Board, after due deliberation, hereby designates the Town Board of the Town of Canadice as Lead Agency in the SEQR action as it applies to the adoption of the Town of Canadice Comprehensive Plan Revision; and, be it further

RESOLVED, That the Clerk of this Board send certified copies of this resolution to the following agencies: Ontario County Planning Department, DEC Region 8 Office, City of Rochester Department of Environmental Services, NYS Department of Transportation, Ontario County Highway Department, Honeoye Lake Sewer District, Richmond Town Supervisor, Springwater Town Supervisor and the Livonia Town Supervisor.

I hereby certify that I have compared the preceding copy of a Resolution with the original thereof, duly adopted by the Town Board of such Town at a regular meeting of such Board, held on the 9th day of February, 2015, and that the same is a true and correct copy of such Resolution and of the whole thereof.

In testimony whereof I have hereunto set my hand and affixed of the Seal of said Town this 11th day of February, 2015.


Eileen Schaefer, Town Clerk
Town of Canadice

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Amendment of the Town of Canadice Comprehensive Plan		
Project Location (describe, and attach a general location map): Town of Canadice, Ontario County		
Brief Description of Proposed Action (include purpose or need): Periodic review and update of the Plan as contained in the originally adopted Plan.		
Name of Applicant/Sponsor: Town Board		Telephone: 585-367-2050 E-Mail: supervisor@canadice.org
Address: 5949 County Road 37		
City/PO: Springwater	State: NY	Zip Code: 14560
Project Contact (if not same as sponsor; give name and title/role): Kristine Singer, Supervisor		Telephone: 585-367-2050 E-Mail: supervisor@canadice.org
Address: 5949 County Road 37		
City/PO: Springwater	State: NY	Zip Code: 14560
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board	January 12, 2014
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Planning Board	October 27, 2014
c. City Council, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Planning Board	December 10, 2014
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	
Municipal Water Supply for the City of Rochester is within the proposed action area	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
 HLS - Honeoye Lakeshore Dist, R - Rural District, C - Conservation District
 Overlay District - Planned Residential Development Dist.

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Honeoye Central and Wayland Cohocton Central

b. What police or other public protection forces serve the project site?
NYS Trooper, Ontario County Sheriff

c. Which fire protection and emergency medical services serve the project site?
Richmond Fire Department, Hemlock Fire Department

d. What parks serve the project site?
Harriett Hollister Spencer Park, Canandice Hemlock State Forest

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres
 b. Total acreage to be physically disturbed? _____ acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,
 i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,
 i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:
 i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

• acres of aquatic vegetation proposed to be removed: _____

• expected acreage of aquatic vegetation remaining after project completion: _____

• purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

• proposed method of plant removal: _____

• if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

• Name of district or service area: _____

• Does the existing public water supply have capacity to serve the proposal? Yes No

• Is the project site in the existing district? Yes No

• Is expansion of the district needed? Yes No

• Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

• Describe extensions or capacity expansions proposed to serve this project: _____

• Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If, Yes:

• Applicant/sponsor for new district: _____

• Date application submitted or anticipated: _____

• Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

• Name of wastewater treatment plant to be used: _____

• Name of district: _____

• Does the existing wastewater treatment plant have capacity to serve the project? Yes No

• Is the project site in the existing district? Yes No

• Is expansion of the district needed? Yes No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):</p> <p>_____</p> <p>_____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p> <p>_____</p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 20px;">_____ Square feet or _____ acres (impervious surface)</p> <p style="padding-left: 20px;">_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p> <p>_____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p>_____</p> <p>_____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ _____ _____ • Will stormwater runoff flow to adjacent properties? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>_____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>_____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>_____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)</p> <p>_____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n.. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
i. Describe the habitat/community (composition, function, and basis for designation): _____ _____	
ii. Source(s) of description or evaluation: _____	
iii. Extent of community/habitat:	
<ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

<p>e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p>ii. Name: _____</p> <p>iii. Brief description of attributes on which listing is based: _____</p>
<p>f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe possible resource(s): _____</p> <p>ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Identify resource: _____</p> <p>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p>iii. Distance between project and resource: _____ miles.</p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Identify the name of the river and its designation: _____</p> <p>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Town of Canadice Town Board Date 2/9/15

Signature  Title Supervisor

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]
 Project :
 Date :

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features
 The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) NO YES
If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water
 The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) NO YES
If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D,2,h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) NO YES
If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Yes", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
 If "Yes", answer questions a - g. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
 If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
 If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Project : Date :

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Canadice Town Board as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

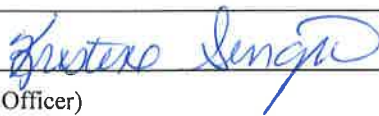
Name of Action: Amendment of the Town of Canadice Comprehensive Plan

Name of Lead Agency: Canadice Town Board

Name of Responsible Officer in Lead Agency: Kristine Singer

Title of Responsible Officer: Supervisor

Signature of Responsible Officer in Lead Agency:



Date:

2/9/15

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

PRINT FULL FORM

G. Town Board Resolution to Adopt Plan

See following page inserted from a separate PDF.

Town of Canadice

Town Board

Resolution Number 16 of 2015

February 9, 2015

ADOPTION OF THE TOWN OF CANADICE COMPREHENSIVE PLAN REVISIONS

WHEREAS, The Town of Canadice adopted the Canadice Comprehensive Plan on October 14, 1996 with Resolution #45 of 1996; and

WHEREAS, Said plan requires periodic reviews; and

WHEREAS, The Plan was reviewed and revised in 1999 with the revisions being adopted with Resolution #41 of 1999 on June 14, 1999; and

WHEREAS, The Planning Board has conducted an in-depth review of the plan and submitted proposed revisions to this Board; and

WHEREAS, The Canadice Planning Board conducted a Public Hearing on October 27, 2014 to entertain comments pertaining to the plan revisions; and

WHEREAS, The Canadice Planning Board recommends that this Board adopt said revisions to the Plan; and

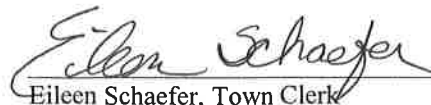
WHEREAS, In Accordance with the New York State Environmental Quality Review (SEQR) regulations this Board opened a public hearing on December 8, 2014, recessing that hearing and reconvening on February 9, 2015; now, therefore, be it

RESOLVED, That this Board, after due deliberations, hereby adopts the Town of Canadice Comprehensive Plan Revisions; and, be it further

RESOLVED, That the Clerk of this Board send certified copies of this resolution to the following agencies: Ontario County Planning Department, DEC Region 8 Office, City of Rochester Department of Environmental Services, NYS Department of Transportation, Ontario County Highway Department, Honeoye Lake Sewer District, Richmond Town Supervisor, Springwater Town Supervisor and the Livonia Town Supervisor.

I hereby certify that I have compared the preceding copy of a Resolution with the original thereof, duly adopted by the Town Board of such Town at a regular meeting of such Board, held on the 9th day of February, 2015, and that the same is a true and correct copy of such Resolution and of the whole thereof.

In testimony whereof I have hereunto set my hand and affixed of the Seal of said Town this 11th day of February, 2015.


Eileen Schaefer, Town Clerk
Town of Canadice