

**TOWN OF CANANDAIGUA
COMPREHENSIVE PLAN
2011 UPDATE**

Prepared For:

Town of Canandaigua
5440 Route 5 & 20 West
Canandaigua, New York 14424

Prepared By:



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TABLE OF CONTENTS

Executive Summary	v
A. Introduction	1
1. Methodology and Process	1
B. Canandaigua's Profile	2
1. Land Use and Regulations.....	2
a. Land Uses	2
b. Existing Land Use Regulations.....	4
2. Population and Housing Trends.....	6
a. Demographics	6
b. Housing Trends	9
3. Environmental Resources.....	10
a. Lakes and Watersheds.....	10
b. Wetlands, floodplains and streams.....	11
c. Soils and Steep Slopes.....	11
4. Scenic, Cultural and Recreational Resources	12
a. Scenic and Open Space Resources:.....	12
b. Cultural and Historic Resources	13
c. Parks and Recreational Resources	17
5. Infrastructure.....	17
a. Municipal Sewer and Water Supply.....	17
b. Drainage Districts (Stormwater Management).....	17
6. Transportation.....	17
a. Roadway system	17
b. Public Transit.....	19
7. Community Economy.....	20
a. Fiscal Profile	20
C. Renewed Vision and Goals.....	22
1. Renewed Vision Statement.....	22
2. Goals	22
D. Plan Recommendations.....	24
1. Agricultural Protection and Community Development.....	26
2. Resource Protection	28
3. Recreation	34
4. Economic Development	35

5. Community Character	37
6. Housing.....	39
7. Transportation Network.....	40

LIST OF TABLES

Table 1: Town of Canandaigua Land Use Acreage.....	3
Table 2: Town of Canandaigua Tax Parcels per Land Use Category	3
Table 3: Population Change in the Town of Canandaigua, NY 1980-2010.....	7
Table 4: Population Change for Town and City of Canandaigua, 2000 to 2010.....	8
Table 5: Regional Population Change.....	8
Table 6: Comparison of Land Coverage to Assessed Value by Land Use Classification.....	20
Table 7: Town of Canandaigua – Revenues and Expenditures	21

LIST OF FIGURES

	after page
Figure 1: Land Use	2
Figure 2: Town of Canandaigua Zoning Map	4
Figure 3: Water Resources	11
Figure 4: Prime Agricultural Soils	11
Figure 5: Cultural and Historic Resources	12
Figure 6: Municipal Sewer and Water Service	17
Figure 7: Transportation System	18

LIST OF APPENDICES

Appendix A: Town of Canandaigua’s 2003 Comprehensive Plan
Appendix B: Proposed Progress Report Template

Acknowledgements

The Canandaigua Town Board would like to thank the members of the Citizen Advisory Committee who dedicated their time, talent and energy to the community to facilitate the preparation of the Comprehensive Plan Update. The Board would also like to thank all residents, business owners, and municipal staff who contributed valuable local knowledge to this effort.

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Executive Summary

The Town of Canandaigua's 2003 Comprehensive Plan (2003 Plan) recommended as a long-term action that the 2003 Plan should be updated within five to seven years, "to assess progress on the implementation actions and to address the community's changing conditions, needs, and desires." This Comprehensive Plan Update (Plan) responds to that recommendation, and is intended to supplement the findings and recommendations adopted by the Town at that time.

The Town has experienced a substantial amount of growth in the past decade. It is in the Town's interest to balance its growth in a pragmatic and forward-thinking manner, while also protecting its unique and valuable natural resources. To achieve this balance, the community has refocused its vision for sustainable growth and the protection of its community character. This document includes a summary of the process and methodology of updating the 2003 Plan, an inventory and assessment of the current Canandaigua profile, a renewed vision statement and goals, and updated recommendations with specific action steps premised on the community's renewed goals.

The implementation of this Plan is intended to fulfill the Town of Canandaigua's renewed vision statement: **"On behalf of the current and future generation, the Town of Canandaigua will strive to maintain its small Town rural character and beauty by protecting its natural, scenic, historic and cultural resources and providing needed community services along with opportunities for sustainable economic development."**

The primary desired outcomes of Plan implementation are threefold:

1. To improve the effectiveness and efficiency of local regulations;
2. To identify and capitalize on opportunities for sustainable economic growth and resource conservation; and
3. To establish productive collaboration with neighboring communities and other levels of government.

To achieve these outcomes, the Plan advances a series of recommendations:

- *Agricultural Protection*: The Town should support protection and continued development of agriculture, recognizing that industry's contribution to the local economy, environment, and heritage.
- *Resource Protection*: the Town should protect and improve its abundant natural, cultural, and historical resources and open space.
- *Recreation*: The Town should continue to meet the recreational needs of residents through maintenance and improvements to its parks and waterfront, and to identify new opportunities for recreational tourism.

- *Economic Development:* The Town should strive for responsible, resilient economic development through a diverse tax base, collaboration with neighboring municipalities and other public agencies, and efforts to strengthen key regional industries.
- *Community Character:* The Town should coordinate efforts to protect its valuable hamlets and gateways.
- *Housing:* The Town should support future growth that contributes to the livability of the Town for residents of all ages, abilities, and income levels.
- *Transportation Network:* The Town should continue to maintain a safe and efficient transportation network for its residents and businesses.

Each recommendation is accompanied by a series of proposed action steps, and a proposed progress report template is provided for the purpose of tracking implementation. Strategic, deliberate action towards implementation will help the Town achieve its renewed vision for an economically vibrant and environmentally healthy community.

A. Introduction

Notwithstanding the downturn in the national economy over the previous three years, the Town of Canandaigua has experienced a substantial amount of growth since the adoption of the 2003 Plan. The Town continues to be rich in natural, scenic, historic, and cultural resources. Coupled with improvements to the Route 332 corridor, these resources have made the Town and City increasingly attractive to those who commute to the greater Rochester area for work and daily needs. While the Town welcomes this increased residential investment, commercial development has not kept the same pace. It is in the Town's interest to balance its growth in a pragmatic and forward-thinking manner. This Comprehensive Plan Update (Plan) is envisioned as an important step in achieving that balance.

The community's vision has been renewed with a sharper focus on future growth that is sustainable and consistent with Canandaigua's character. The community's preferences essentially remain the same: to protect its rural character, agrarian culture and history, and to achieve economic growth which is complementary to existing patterns. Consequently, the challenges the community faces are also substantially similar: to protect its most valuable assets, increase opportunities for employment in greater Canandaigua, and provide targeted services where needed in the community. Canandaigua's renewed vision statement reflects a prudent understanding of its potential future in light of current and projected trends.

This update includes a summary of the process and methodology, an inventory and assessment of the current Canandaigua profile, a renewed vision statement and goals, and updated recommendations with specific action steps premised on the community's renewed goals. The updated Plan recommendations follow the format of the 2003 Plan, which is incorporated herein as Appendix A.

1. Methodology and Process

In keeping with the Town's community-centered planning approach, the methodology for updating the 2003 Plan incorporated community input to better understand the needs and preferences of the community. This Plan update process included assessing current conditions, renewing its vision statement and goals, modifying the Plan recommendations where appropriate, and structuring an implementation schedule to guide its planning efforts over the next five to seven years.

The process involved touring the town, researching relevant data bases, collecting information regarding capital improvements, amendments to the town zoning regulations and other land use ordinances. This initiative was guided by the Citizens Advisory Committee (CAC), which was comprised of a healthy cross-section of representatives from the Greater Canandaigua community. It began on April 26th, 2010, with the project kickoff meeting. To gain a solid

understanding of the local issues and concerns, small group interviews were facilitated with members of the Planning Board, Zoning Board of Appeals, Department of Parks and Recreation, Environmental Conservation Board, and Zoning and Code Enforcement Officers among others. These interviews were held during the second week of May, 2010. A project summary update meeting with the CAC took place on June 24th, which was followed by the public informational meeting on July 26th, during which the comprehensive update process was explained and additional issues and concerns were discussed. The CAC then met for a visioning work session on August 19th. Once the renewed vision statement and goals were finalized by the CAC, they then directed their focus on the updated Plan recommendations and action steps.

B. Canandaigua's Profile

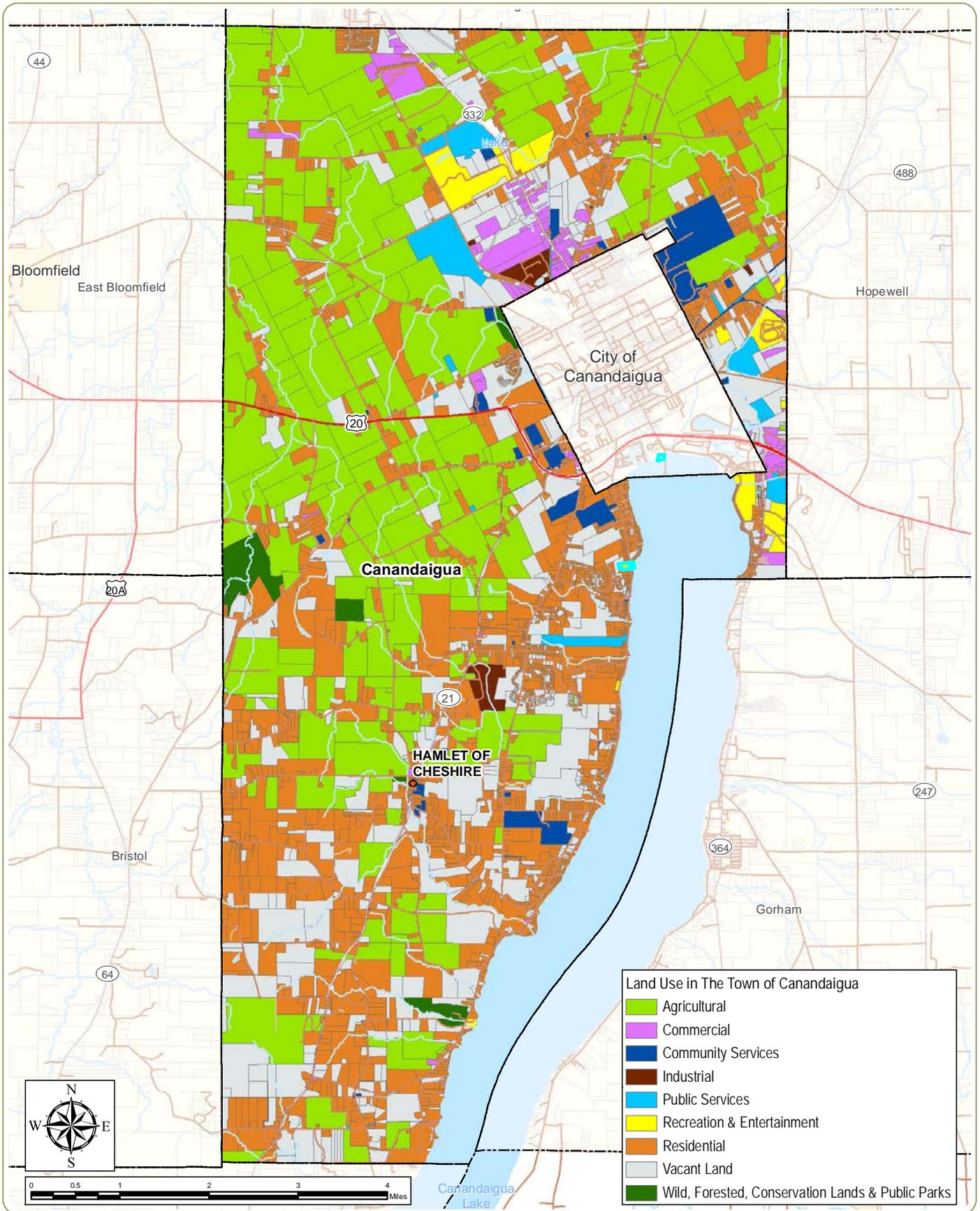
The following profile of Canandaigua is a continuation of that which was described in the 2003 Plan. As an update, the focus is on the important changes in growth trends and land uses; a continued understanding of local assets in terms of local natural, historic, cultural, scenic and recreational resources; changes in demand for municipal sewer and water and on the transportation network; and changes in the health of the community economy. Recommendations regarding the future treatment are provided in the following section.

1. Land Use and Regulations

a. Land Uses

The most significant change in land use that has occurred since 2003 has been the reduction in agricultural acreage within the Town, a loss of 2,605 acres (7.1% reduction). The Town had a slight increase in commercial land of approximately 1% and a slight increase in acreage for residential and recreational uses. This indicates the Town continues experiencing a similar pattern of growth to that observed in 2003. It is noted that the Town has taken steps to slow down the rapid rate at which its agricultural lands were lost to other land uses, primarily residential development (see Appendix A). Since 2003 a few active farms in the Town have been accepted into the New York State Department of Agriculture and Market's Purchase of Development Rights grant program, thus allowing them to remain as active agricultural lands. Although agricultural land use is by far the most dominant in terms of acreage, this land use classification includes only 4.6% of the Town's total number of tax parcels.

Similar to the distribution of land uses in 2003, residential land use encompasses the majority of tax parcels at 73% of the Town's total number of parcels. With the average residential parcel size at 3.2 acres, this reflects the Town's preferred development pattern of smaller lots (1 to 2 acre) (see Figure 1: Land Use). The Town's main commercial corridor continues to be Route 332 with some growth occurring along the eastern edge of the Town that borders the southeastern edge of the City of Canandaigua.



**Comprehensive Plan Update
Inventory and Analysis**
Town of Canandaigua - Ontario County, New York

Figure 1: Land Use
May 2011

Notes: Base Map: 2010 Tax parcel data for Ontario County, New York and ESRI StreetMap North America, 2008.

Land Use Data Source:
2010 Tax parcel data for Ontario County, New York.



Table 1: Town of Canandaigua Land Use Acreage

Land Use	Total Acreage 2009	Difference from 2003	Percentage of Total Acreage 2009	Difference from 2003	Average Parcel Size (Acres) 2009
AGRICULTURE	14,777	-2,605	42.12%	-7.1%	74.3
COMMERCIAL	734	373	2.09%	1.1%	5.5
COMMUNITY SERVICES	733	124	2.09%	0.4%	18.8
INDUSTRIAL	202	-127	0.58%	-0.4%	50.5
PUBLIC SERVICES	593	131	1.69%	0.4%	17.9
RECREATION & ENTERTAINMENT	557	-93	1.59%	-0.3%	42.8
RESIDENTIAL	10,226	190	29.15%	0.7%	3.2
PARKS & CONSERVATION	383	352	1.09%	1.0%	63.8
VACANT	6877	1400	19.60%	4.1%	9.2
TOTAL	35,082	N/A	100.00%	N/A	N/A

Source: NYSORPS, 2009

Table 2: Town of Canandaigua Tax Parcels per Land Use Category

Land Use	Number of Parcels 2010	Percentage of Total 2010
AGRICULTURE	199	4.6%
COMMERCIAL	134	3.1%
COMMUNITY SERVICES	39	0.9%
INDUSTRIAL	4	0.1%
PUBLIC SERVICES	33	0.8%
RECREATION & ENTERTAINMENT	13	0.3%
RESIDENTIAL	3,155	72.9%
PARKS AND CONSERVATION	6	0.1%
VACANT	748	17.3%
TOTAL	4,331	100.0%

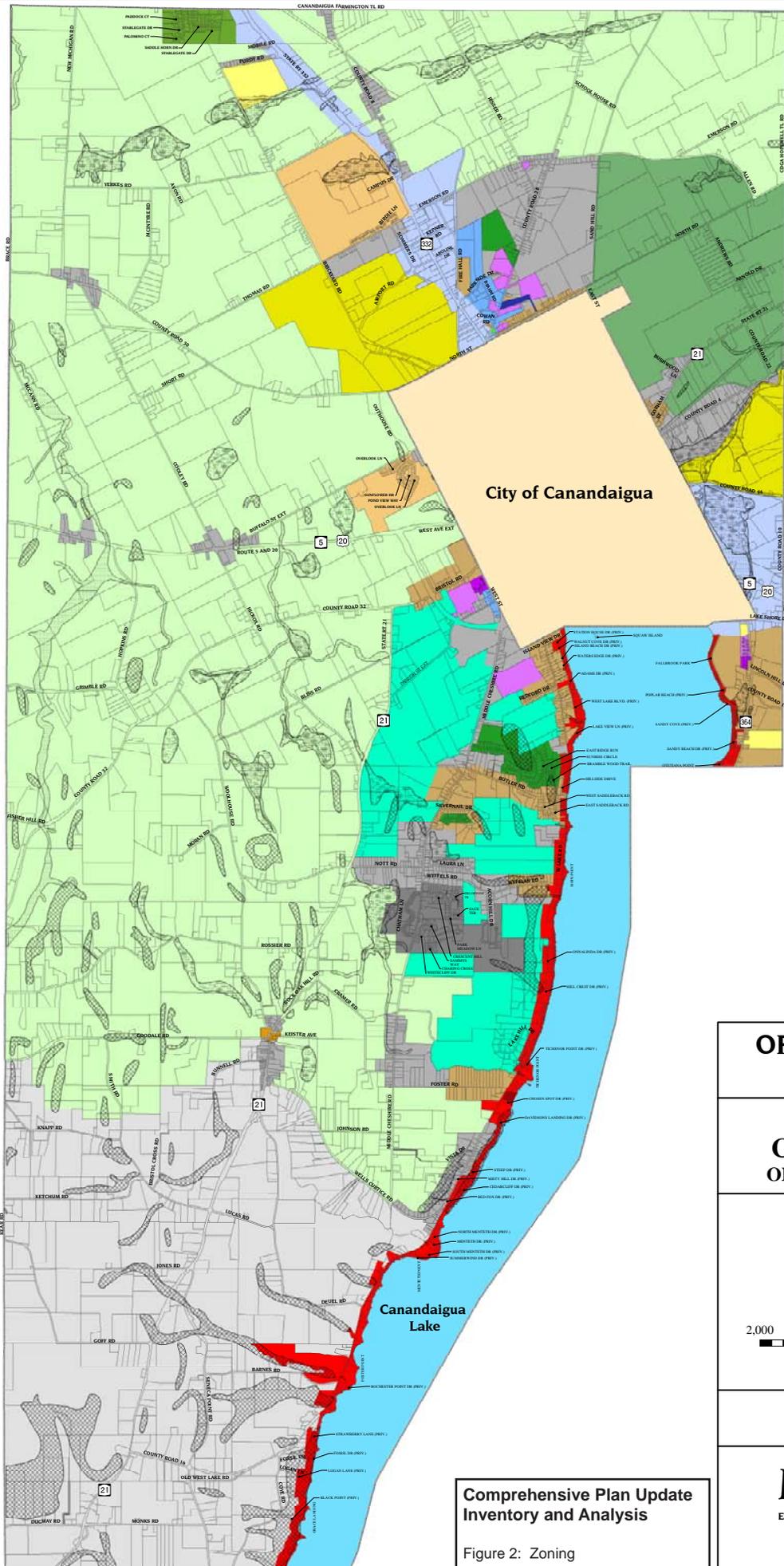
Source: NYSORPS, 2009

Of equal significance is the actual location of the residential parcels. As illustrated by the Land Use Map in Figure 1, smaller residential parcels are generally located near or on the lake's shoreline, whereas the larger parcels are generally located in the southern corridor. The agricultural lands in the Town's northern half have not been completely lost to residential land use and continue to provide significant open space and natural habitat protection.

b. Existing Land Use Regulations

In response to specific recommendations in its Comprehensive Plan, the Town has amended its zoning districts and subdivision regulations. A comparison of the Town's 2003 zoning map (see Appendix A, Existing Zoning Map) with its current 2008 zoning map (see Figure 2) reveals the additional base zoning and overlay districts added to the Town's land use regulations. Specifically, the Town added 10 new districts. The Town also adopted conservation subdivision regulations as an alternative to conventional subdivision regulations within the Southern Corridor Residential zoning district, and cluster development for all other districts. The Town's zoning code was recently codified to provide organizational structure.

Although it has followed the 2003 Plan recommendations to preserve and protect its natural, scenic, cultural and historic features and has amended its zoning since 2003, under its current zoning code, the Town is still vulnerable to losing much of its open space and the rural agrarian landscape with which it identifies and prefers to preserve and protect. The following is a summary description of the purpose of each zoning district added after 2003:



Legend

- AR-1 - Agricultural Rural Residential - 1 Acre Lot
- AR-2 - Agricultural Rural Residential - 2 Acre Lot
- CC - Community Commercial
- I - Industrial
- IZ - Incentive Zoning
- MH - Manufactured Home
- MR - Multiple Residential
- MR-281 - Multiple Residential - 281
- Mixed Use Overlay District
- NC - Neighborhood Commercial
- PUD - Planned Unit Development
- R-1-20 - Residential 20,000 Sq. Ft.
- R-1-20/278 - Residential 20,000 Sq. Ft. - 278
- R-1-20/281 - Residential 20,000 Sq. Ft. - 281
- R-1-30 - Residential 30,000 Sq. Ft.
- R-1-30/278 - Residential 30,000 Sq. Ft. - 278
- RB-1 - Restricted Business
- RLD - Residential Lakeshore District
- RLD-281 - Residential Lakeshore District - 281
- RR-3 - Rural Residential
- SCR-1 - Southern Corridor Residential - 1 Acre Lot

Limited Development Overlay District

- Steep Slopes - 10% Or Greater
- NYSDEC - Freshwater Wetlands
- FEMA - Flood Hazard Area

OFFICIAL ZONING MAP

**TOWN OF CANANDAIGUA
ONTARIO COUNTY, NY**



2,000 0 2,000 4,000 6,000 8,000

1"=2000' When Printed @ 24" x 36"

**Date: March 2008
MRB Project #030000**

Mapping Prepared By:
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**Comprehensive Plan Update
Inventory and Analysis**

Figure 2: Zoning

Agricultural Rural Residential District (AR-2): The purpose of this district is to foster normal agricultural operations and land uses, to maintain an open rural character, to protect viable agricultural soils and areas, to conserve natural resources and to assure compatible types and densities of residential development. This zone is very similar to AR-1 in purpose and use (agricultural operations and other rural activities, plus single family homes) except that minimum lot size for a single-family home is two acres instead of one. As in AR-1, two-family dwellings are only permitted in clustered subdivisions.

Incentive Zoning (IZ): The purpose for this overlay district is to advance the Town's specific physical, cultural and social policies in accordance with the Town's Comprehensive Plan and in coordination with other community planning mechanisms or land use techniques. The following zoning districts are eligible for zoning incentives: Residential Single Family-30, Residential Single Family-20, Multiple Residential, Neighborhood Commercial, Community Commercial, Restricted Business, Limited Industrial and Industrial.

Multiple Residential District (MR): The purpose of this overlay district is to allow the construction and development of multiple-family residences provided that such development is appropriate and will not conflict with existing single-family residence areas.

Mixed Use Overlay District (MUOD): The purpose for this overlay district is to supplement existing regulations within growth nodes identified in the Town's Zoning Code. This zone is intended to enable a mix of land uses while minimizing land use conflicts between sites.

Single Family Residential, 20,000 and 30,000 (R-1-20 and R-1-30): The purpose for allowing single family residential cluster development is to enable and encourage flexibility of design and development of land in such a manner as to preserve the natural and scenic qualities of open lands.

Residential Lake District (RLD): The purpose of the Residential Lake District is to control development of the lake vista and lakefront properties, to protect water quality and to preserve pre-existing waterfront uses with or without public sewer.

Limited Development Overlay District: This overlay district is intended to protect the unique natural features within the Town. These features include wetlands, steep slopes and flood hazard areas.

Southern Corridor Residential (SCR-1): The purpose of these regulations is to achieve a balance between well-designed residential development, meaningful open space conservation and natural resource protection.

And although it is found outside of the zoning ordinance, the Town's subdivision of land ordinance (§174) has also been amended to include provisions for clustered development (§174-27). This is an approach to subdivision that is intended to allow for the appropriate and flexible development of property while conserving more open space than that which results from conventional subdivision.

On balance, the Town's land use regulations indicate a community-wide desire to balance development with conservation. The Town has employed a combination of larger lot sizes in outlying districts with incentives for denser development and mixed uses. However, land use is a highly dynamic condition with many consequences on public health, safety, and welfare. Additional changes must always be considered if the Town code is to remain effective and relevant to these changing conditions.

2. Population and Housing Trends

a. Demographics

Unlike most other towns in Ontario County, the Town of Canandaigua continues to grow as it enters the second decade of the 21st century. Recently released data from the 2010 U.S. Census reflects a very strong rate of population growth for the Town of over 30% between 2000 and 2010. This growth rate far exceeds even the relatively strong growth from 1990-2000 (7% growth), and has outpaced even the Census Bureau's own projections for the Town.

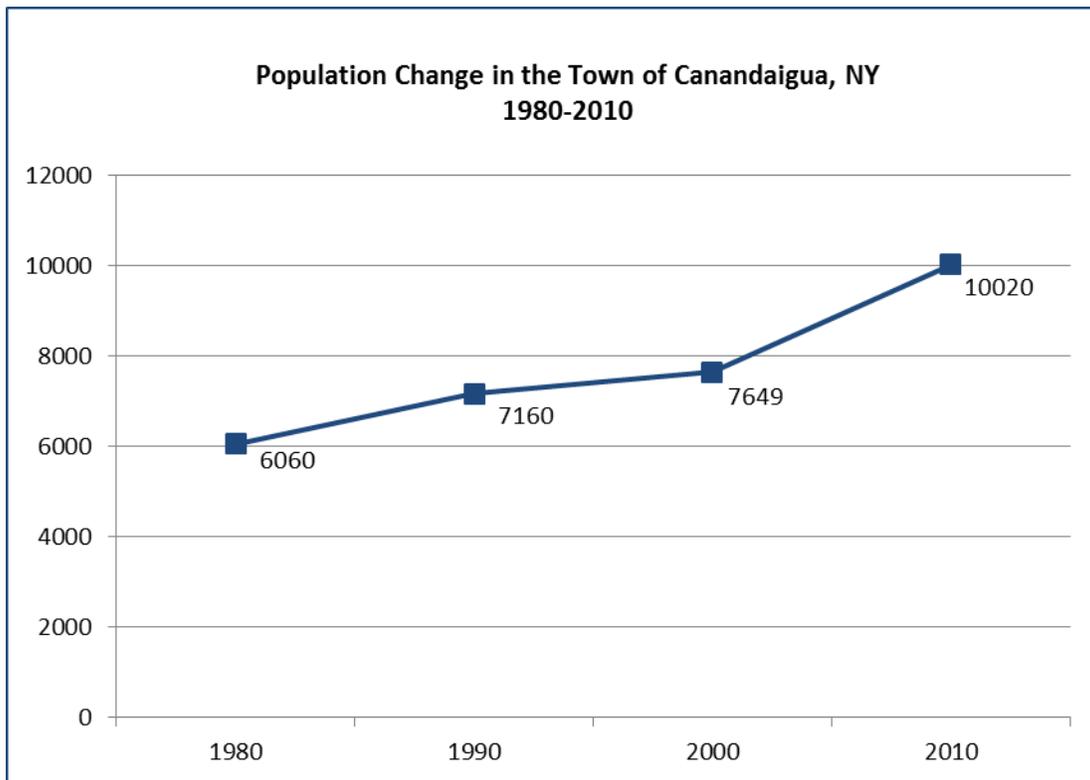
These growth trends reflect a larger regional pattern of shifts in population, which often contribute to local growth while masking regional population stagnation or decline. As with much of the rest of western and central New York, population in the metropolitan Rochester area has shifted from the central urban area to the outer-ring suburbs. The City of Rochester saw its population decline by almost five percent, while Ontario County grew by more than seven percent. The outer-ring suburban townships to the southeast of the city, including the towns of Canandaigua, Victor, East Bloomfield, Hopewell, and Farmington, accommodated much of this growth. In addition to the growth of the Town of Canandaigua, the Town of Victor grew almost 45%, the Towns of Hopewell and Farmington both by 12%, and the Town of East Bloomfield grew by 8%.

The racial and ethnic composition of the Town has changed somewhat in the past ten years. In 2000, White, Black, and Asian residents accounted for 97.1%, 0.7%, and 0.8% of the Town's population, respectively. In 2010, they accounted for 96.1%, 1.0%, and 1.2%, respectively. While the Town remains predominantly White, these findings

indicate that the proportion of Black and Asian residents has grown by 43% and 50%, respectively. In addition, the proportion of Hispanic residents within the Town grew by more than 70%, from 1.1% of the population in 2000 to 1.9% in 2010.

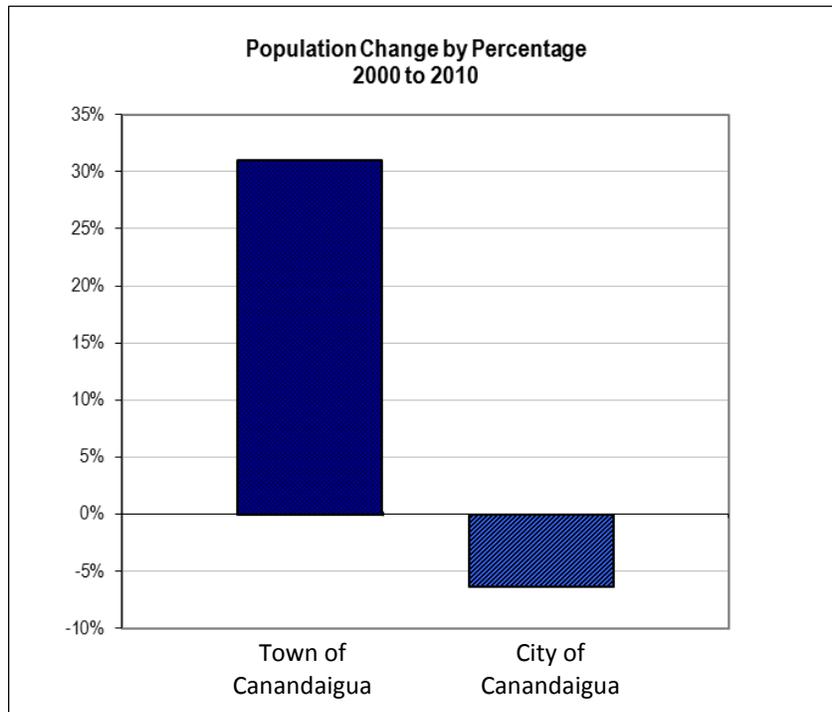
The age profile of Town residents has changed substantially, as discussed in further detail under part b, Population & Housing Trends.

Table 3: Population Change in the Town of Canandaigua, NY 1980-2010



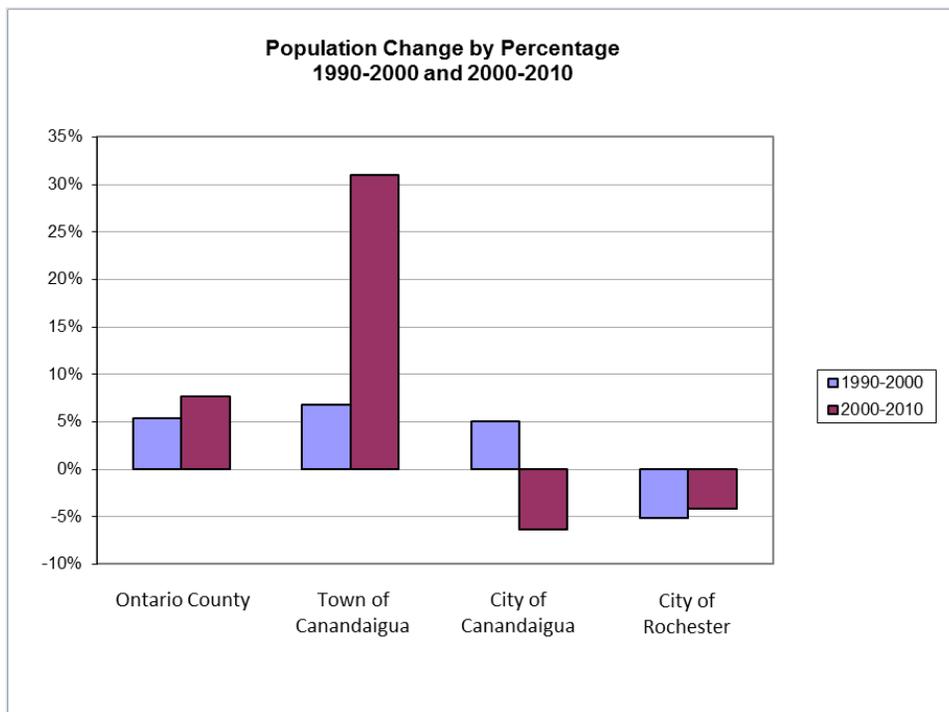
Source: U.S. Census Bureau

Table 4: Population Change for Town and City of Canandaigua, 2000 to 2010



Source: U.S. Census Bureau

Table 5: Regional Population Change



Source: U.S. Census Bureau

b. Population & Housing Trends

Given the rise in population, it is important to assess the current housing stock in Canandaigua in light of the projected growth in the senior population to ensure the community's housing needs are being met in that arena.

According to the Town of Canandaigua records, since 2003 approximately 1,083 residential dwelling units received final approval, of which only 152 are multiple-dwelling units. As of May 2010 there are approximately 456 potential lots that have received preliminary approval but are awaiting final approval. This evidences the continuous growth being experienced in the Town of Canandaigua. There are currently 14 senior housing options in the City of Canandaigua, however only three such housing developments are in the Town of Canandaigua, with several others located in surrounding towns.

This growth pattern informs the Town about the type of housing needs/demands it may soon face as well as services required to meet the needs of its citizens. An assessment of the building permits for the last five years evidences new construction to be primarily single-family houses, patio homes and a few townhomes. If the 2010 Census data confirms the anticipated trend in growth in the senior population, not only will more senior housing be needed, but also the single-family housing supply may exceed the demand.

The Ontario County Office for the Aging predicts that the county will see a 52% increase in the 65 and older population, and a 56% increase for that 85 and older, between 2010 and 2015 (2009 Annual Report). Indeed, the median age within the Town of Canandaigua increased less than 6% between 1990 and 2000, but approximately 14% in the decade that followed. Median age was 37.5 in 1990, 39.6 in 2000, and 45.1 in 2010 – a 20% increase over twenty years.

Surrounding towns in the county are experiencing a similar trend of population aging, though to varying degrees. Median age within the Town of Bristol, Town of Farmington, and City of Canandaigua increased by 2%, 6%, and 8%, respectively, from 2000 to 2010. It is evident that issues pertaining to the senior population are not isolated to any particular Ontario County geography.

Ontario County government has in place a program to encourage and enable its elderly population to age in place. With an array of home care programs ranging from regular check-in phone calls (Tel-A-Tend) to in-home non-medical services (EISEP: Expanded In-Home Services for the Elderly Program) to a long-term "nursing without walls" home-based health program (LTHHCP: Long Term Home Health Care Program), the county is well-positioned to help its citizens who wish to remain at home during their later years. For additional support of its aging population, there are

32 senior housing facilities throughout the county, five nursing homes, 13 senior clubs, a senior center, and a variety of transportation options for accessing these (and other) community resources.

With such a robust program in the county and senior facilities in neighboring towns, to date Canandaigua has been able to meet the needs of its senior citizens. Aging-in-place is not only increasingly desired by seniors and immediate families and caregivers, it can improve the quality of life for all involved. To do it right, the specific services must be in place, along with strategically located housing accommodations. With the known demographic trends and increased desire to age-in-place, the Town should carefully assess whether or not it can meet the needs of its aging population in the next five to ten years.

3. Environmental Resources

a. Lakes and Watersheds

Canandaigua Lake is the primary natural resource for the Town and a central feature in the region. It continues to be a major source of revenue for the Town as people enjoy swimming, boating and fishing on the lake. Recreational fishing has added as much as \$8 million annually to the local regional economy, some of which is enjoyed by the Town. The northern half of the lake carries more recreational use (boating, swimming and fishing) than the southern portion. Currently, during peak use the boat density range is 10.8 to 15.9 acres per boat for the entire lake (see [Canandaigua Lake Peak use Boat Inventory and Carrying Capacity Analysis, 2010; Long Term Water Quality Report Health of Canandaigua Lake and its Tributary Streams, 2009](#)). The recommended carrying capacity for Canandaigua Lake is 15-20 acres/boat, thus, currently, during peak use the number of boats on the lake equals to or exceeds the lake's carrying capacity. The overarching concern is to ensure recreational boating activities do not compromise the overall health of the lake.

Of equal significance is that Canandaigua Lake provides drinking water to 60,000 area residents. The source of the City of Canandaigua municipal water is from Canandaigua Lake, thus Town residents serviced by municipal water enjoy this resource. The dominant threat to the lake's water quality is non-point source pollution. Land uses surrounding the lake fall under local municipal jurisdiction and thus are regulated by local land use regulations. It is the cumulative effects of local land uses that threaten the lake quality.

Over the years, shoreline development including docking and mooring facilities has grown, impacting the quality of life and recreational enjoyment along the lake. In the Town there are 496 parcels with lake frontage. Of those, 453 are privately-owned with residential land use (non-seasonal), six municipal-owned (generally having to do with sewer and water systems), three are privately-owned with recreational use, one publicly-owned with recreational use, and thirty-three are classified as vacant lands. Approximately, 1.4% of the shoreline parcels provide public access. Due to

the limited public access to the lake, keeping the town-owned land well maintained is important to the community. Recreational/Entertainment Lands along the shoreline include Canandaigua Country Club, Canandaigua Yacht Club, German Brothers Marina, the West Lake Rd Schoolhouse and Onanda Park.

Though it is important to focus on land uses on or near the shoreline, the quality of Canandaigua Lake also requires a concern for the health of its watershed. As illustrated in Figure 3: Water Resources, the Canandaigua Lake watershed covers a significant portion of the Town of Canandaigua. Whatever happens within this watershed can eventually influence the lake. Consequently development and activities within the watershed should be reviewed with an understanding of their potential impact on the lake. The Canandaigua Lake Watershed Council (CLWC) is charged with the responsibility of managing significant issues facing the lake, its watershed and all constituent communities fronting the lake. In 2001 the CLWC completed a *Watershed Management Plan*. The recommendations within this Plan should be carefully considered and if appropriate incorporated into the Town's land use regulations that address any development within the Canandaigua Lake watershed.

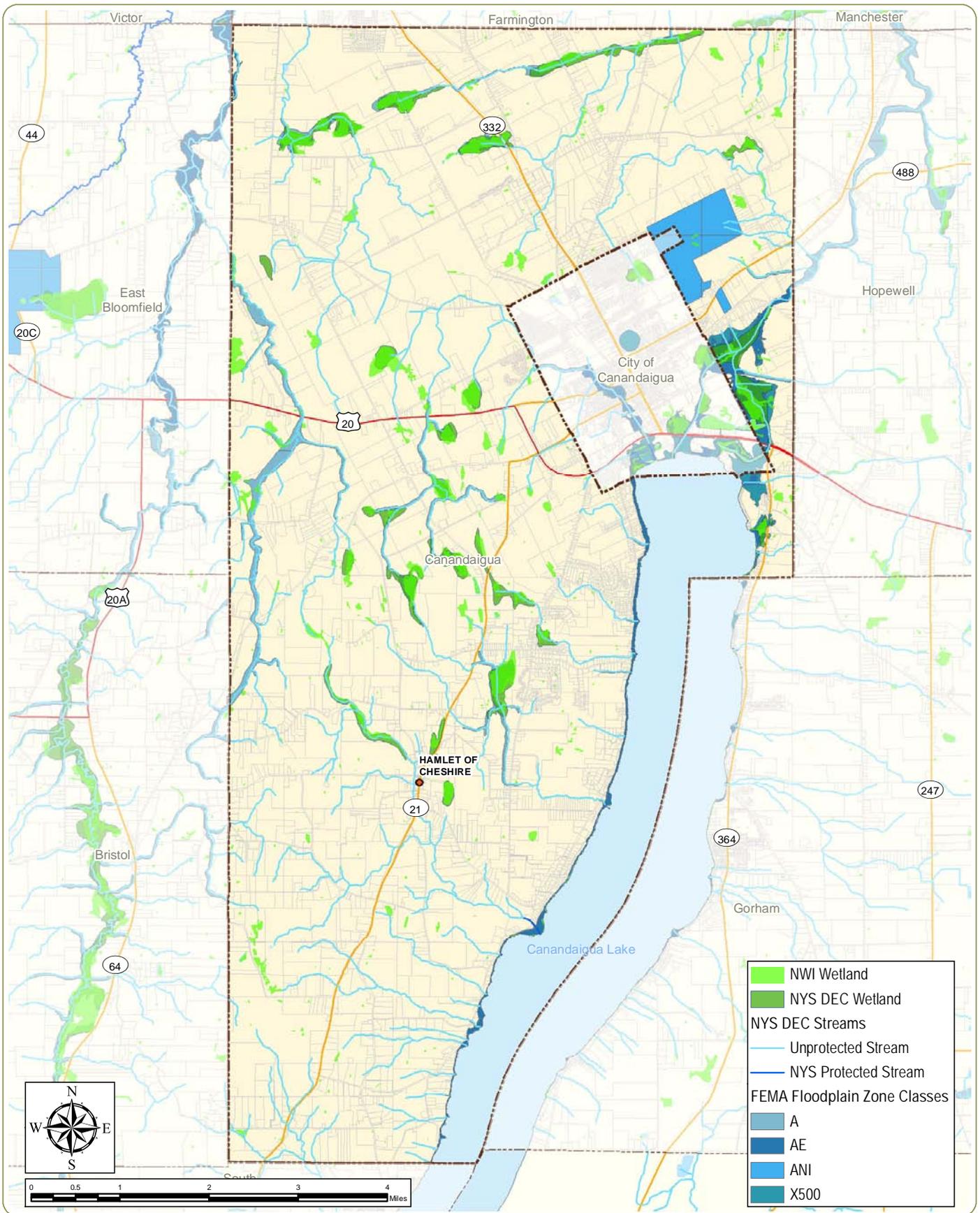
The Town should also consider how lessons learned through the extensive planning done for Canandaigua Lake and its watershed might be applied to the other watersheds in the Town (Canandaigua Outlet, Mud Creek)

b. Wetlands, floodplains and streams

Beyond Canandaigua Lake, the Town has an abundance of natural resources. Canandaigua's floodplains, wetlands, and streams, have not been significantly altered since 2003. Interestingly, as illustrated in Figure 3: Water Resources, less than 5% of the Town's land area falls within the floodplains as identified by FEMA. Nevertheless, development throughout the Town directly influences the Town's surface water resources (and ultimately the water quality of the lake). Protective measures should be included in appropriate land use regulations to reduce erosion, ensure the best management practices for storm water management and to encourage a compatible coexistence between natural ecosystems and future development.

c. Soils and Steep Slopes

The Town remains rich with soils conducive to agricultural production. Approximately 73% of the soil in the Town is considered Farmland of Statewide Significance according to the U.S. Department of Agriculture Natural Resources Conservation Service (USDA NRCS). Approximately 9% is considered Prime Farmland and the remaining soils are not considered important farmland soil (see Figure 4: Prime Agricultural Soils). Although the profile of steep slopes and ridgelines in Canandaigua remains the same since 2003, what has changed is the increasing interest in residential development on some of the more dynamic ridgelines because of the beautiful scenic view across the lake. To address some of these pressing issues, the Canandaigua Lake Watershed Council established a Land Use



**Comprehensive Plan Update
Inventory and Analysis**
Town of Canandaigua - Ontario County, New York

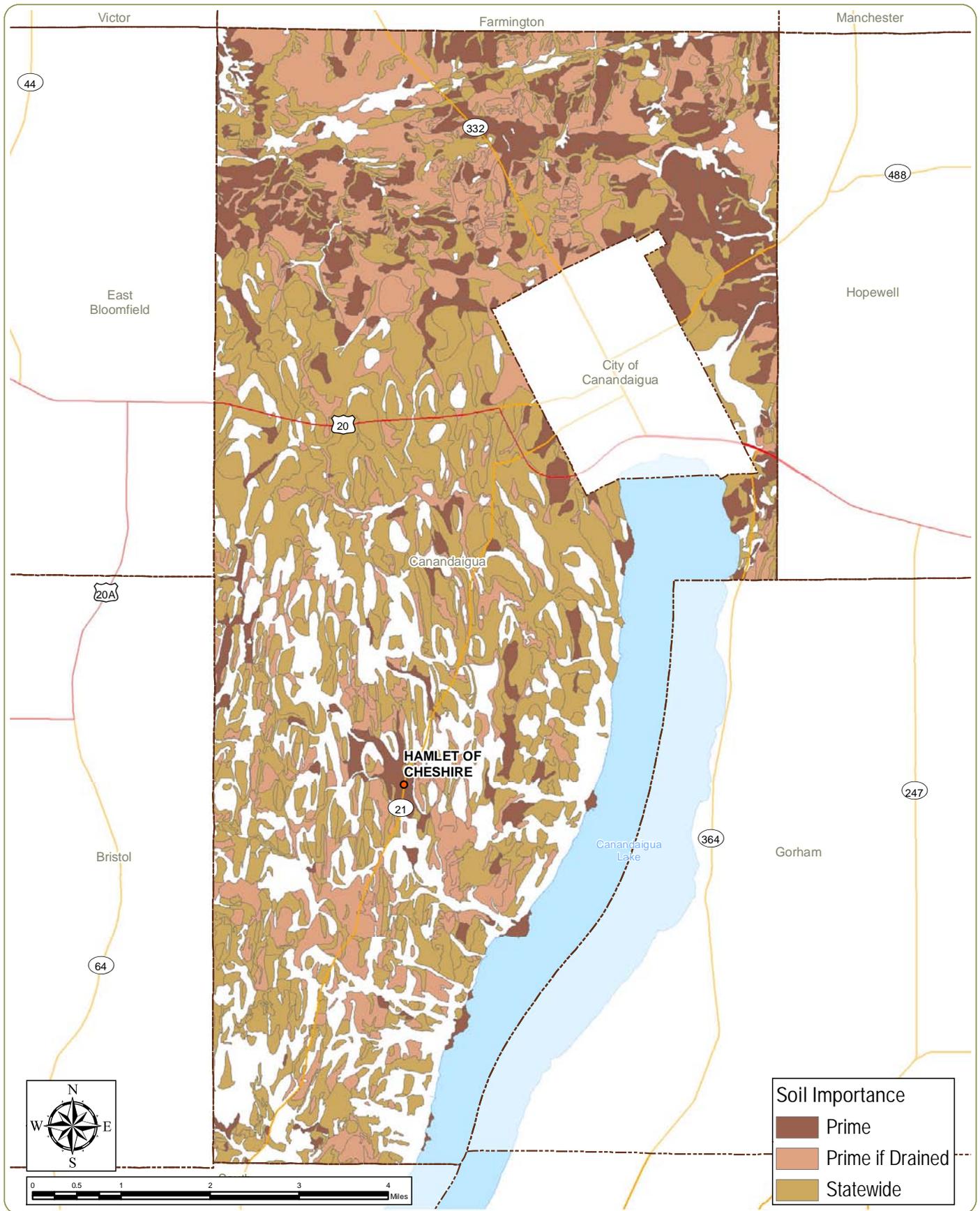
Figure 3: Water Resources

May 2011

Notes: Base Map: 2010 Tax parcel data for Ontario County, New York and ESRI StreetMap North America, 2008.

Data Sources:
NYS DEC - Streams and DEC Wetlands
National Fish & Wildlife Service - NWI Wetlands
Federal Emergency Management Agency - Floodplains





Comprehensive Plan Update
 Inventory and Analysis
 Town of Canandaigua - Ontario County, New York

Figure 4: Prime Agricultural Soils
 May 2011

Notes: Base Map: ESRI StreetMap North America 2008.

Soil data provided by Ontario County.



Subcommittee made up of local zoning and planning officials for the municipalities within the watershed. Working in collaboration with the Genesee/Finger Lakes Regional Planning Council, the committee reviewed various land use techniques and regulations for protecting steep slopes and ridgelines from over-development. The goal was to provide guidance to the watershed municipalities on steep slopes, stormwater management and watercourse protection. The Committee issued its final report in 2007 and encouraged all local municipalities to review their local land use regulations and adopt them accordingly (see [Canandaigua Lake Watershed Council Land Use Subcommittee Local Laws Project, 2007](#)). The Town of Canandaigua adopted ridgeline development guidelines in 2008 for the purpose of protecting the natural resources within the Canandaigua Lake watershed.

4. Scenic, Cultural and Recreational Resources

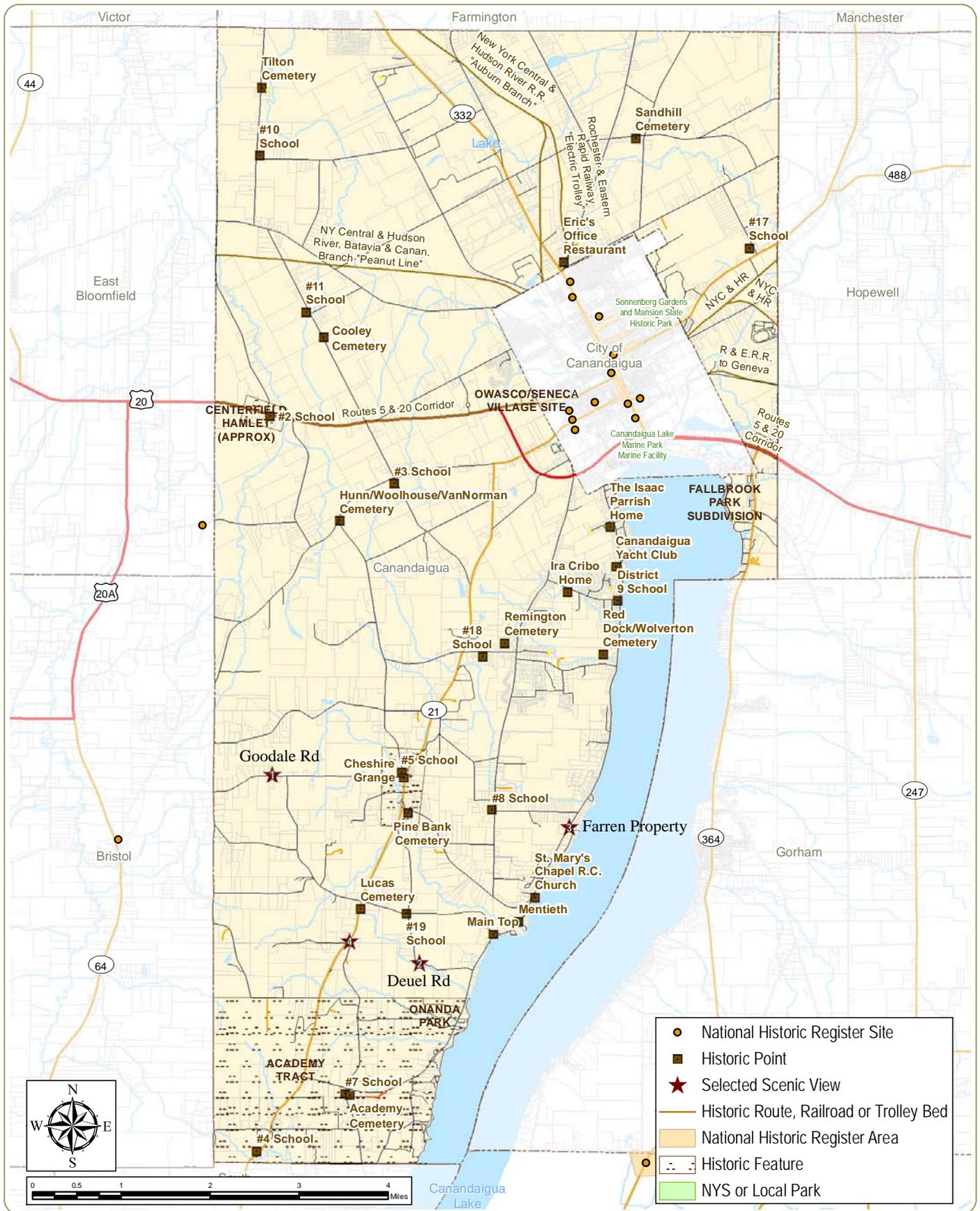
a. Scenic and Open Space Resources:

The citizens and leaders of the Town of Canandaigua are very aware of the valuable scenic and open space resources in the Town. As evidenced in the stated goals of the 2003 Comprehensive Plan, they are also very interested in preserving farmland, conserving open space and protecting scenic views. To accomplish this, the Town's recent challenge has been to identify these resources, understand the elements or features that contribute to their value and then prioritize the resources. The purpose for prioritizing its lands with conservation value is to equip the Town boards responsible for decisions relative to resource protection, land use/development and growth management (such as the Planning Board, Zoning Board of Appeals, and Environmental Conservation Board) with detailed information about these resources.

A detailed inventory of farmland and open space resources, including scenic views, was produced for the Town of Canandaigua in 2004. Additionally, in 2006 the Town of Canandaigua created an Environmental Conservation Commission. The Commission's initial task was to identify the lands in Canandaigua with the greatest conservation value. In response thereto, and in keeping with the Comprehensive Plan, the Conservation Commission decided to prioritize the sites inventoried in the 2004 *Farmland and Open Space Program* report. Their results are reflected in the 2006 report [Prioritizing Farmland and Scenic Views in the Town of Canandaigua](#). The Conservation Commission evaluated the lands included in the 2004 inventory plus additional farms and scenic views. There were 21 scenic views reviewed and ranked. Each site was accorded a value for its landscape factors, ridgeline/scenic views, legal protection, potential development, and extraordinary conditions. The top three scenic views in the Town are:

1) Goodale Road (just west of Smith Road), 2) Deuel Road, and 3) Farren – Property (County Route 16 south of Foster Road) (see Figure 5 Cultural and Historic Resources).

Additionally, 10 farms were reviewed and ranked. Each farm was accorded a value for its landscape (size, shape and location), agriculture (soil quality for farming), environmental sensitivity, ridgeline and scenic views, legal protection,



Comprehensive Plan Update Inventory and Analysis

Town of Canandaigua - Ontario County, New York

Figure 5: Cultural and Historic Resources

May 2011

Notes: 2010 Tax Parcel Data for Ontario County and ESRI StreetMap North America, 2008.

Historic and Cultural Data provided by Town of Canandaigua Historian, Ray Henry.

Note: Per National Historic Register, no sites or areas of national significance are located within the Town of Canandaigua.



potential development, and extraordinary conditions. The top three farms are the John Miller farm, Miller farm (County Route 32) and the Hicks farm. It is expected that the inventories of these resources will be updated regularly as conditions change.

An important next step will be to understand the connectivity between these important resources. This would help the Town in understanding its overall network of land with ecological, scenic and agricultural value. Coupled with an inventory of its cultural and historic resources, the Town will be better informed and therefore equipped to manage its growth over the next 10 years.

b. Cultural and Historic Resources

Without question, the Town of Canandaigua and surrounding areas are rich in history, which stems back to the 18th century. Although historical sites listed on the National Register of Historic Places are not located in the Town of Canandaigua, there are many historical sites in the town of local and regional significance. The following is a summary description of some of the historic and culturally significant places in the Town of Canandaigua (see Figure 5: Cultural and Historic Resources).

Local Hamlets: The original hamlets in the Town were the Hamlet of Academy, located at Seneca Point and Old West Lake Roads; the Hamlet of Centerfield located on Route 20 along the 5 & 20 Corridor; and the Hamlet of Cheshire, essentially sited along State Route 21 between Rock Oak Hill Road and Deuel Road. Of these three local hamlets, only the Hamlet of Cheshire maintains a significant physical presence today. However, each hamlet has its own historical significance, which should be understood and preserved if possible. The Hamlet of Cheshire has its own master plan, which addresses future development in the Hamlet. Growth of any significance, commercial, professional and/or residential will require an upgrade to the current sewer and water infrastructure.

Owasco/Seneca Indian Village: In 1936 Dr. William A. Ritchie, New York State Archeologist, excavated an Owasco stockaded Indian village on "old Routes 5 & 20" (West Avenue Extension). He initially excavated the site in 1936 and again in 1959. Numerous artifacts were unearthed which, along with other historical data, suggested that this was also the site of the Seneca Indian Village of Kanandaigua (see *A Prehistoric Fortified Village Site at Canandaigua, Ontario County, New York*).

District No. 9, West Lake Road School: The original rural schoolhouse was built in 1819. The current building, which is owned by the Town of Canandaigua, was built in 1906 to replace the original schoolhouse. When completed, the New York State Commissioner of Education stated that the new schoolhouse was the finest rural school in the State. It was equipped with slate blackboards, a library with a fireplace, running water and indoor restrooms and student

lockers in the basement. In the *Cornell Rural School Leaflet*, published by the New York State College of Agriculture at Cornell University in 1913, the Canandaigua No. 9 school building was presented as a model of a "modern rural school". As the editor of the Cornell booklet states: "All persons interested in the development of the rural schools of New York State will be impressed with the results of the efforts made by Mr. C.F. Booth and his associates of Canandaigua, who have placed before the State a concrete piece of work that reflects credit on the public spirit and is certainly a most valuable contribution to the entire neighborhood." Although the school building is no longer part of the Canandaigua School District, it is still used for educational purposes as arts and crafts classes for children are held there in the summer months.

The other remaining district school buildings, include: school building #2 located on Centerfield Road, school building #3 located on Hickox Road, school building #4 located on Route 21, school building #5 (which is currently the Company Store in the Hamlet of Cheshire) on Route 21, school building #7 located at Seneca Point Road, Academy, school building #8 located at Middle Cheshire Road and Foster Road, school building #10 located at Yerkes Road, and school building #11 located on Cooley Road.

Hunn Cemetery: Located on the corner of County Road 32 and Woolhouse Roads, this historic cemetery is the final resting place of approximately 10 to 12 Revolutionary War veterans and of Zadoc Hunn, a Yale graduate and Congregational minister, who, at the request of Oliver Phelps in 1791, came to Canandaigua with the express request of establishing churches in this new frontier. Ultimately, through his ministry and influence, nine Congregational churches were organized in the Canandaigua region between 1795 and 1802. In this cemetery, burials date from 1801 to 1931.

Other cemeteries in the Town of Canandaigua (both public and private, organized and abandoned) include Pine Bank (Wells Curtice Road), Sand Hill (Sand Hill Road), Academy (Seneca Point Road), Red Dock/Wolverton (off West Lake Road. north of Wyffels Road), Tilton (New Michigan Road), Cooley (Cooley Road), Remington (Nott Road), and Lucas (Route 21 south of Lucas Road).

The Academy Tract: In 1804, this tract of land, containing three thousand acres in the south end of Lot #9 in Canandaigua, was donated by Oliver Phelps to aid in establishing and maintaining the Canandaigua Academy, and hence derived its name. It extended from the west shore of Canandaigua Lake west to the Bristol Town line, and north from the north line of the Town of South Bristol to contain the described acreage, roughly in the vicinity of and including Camp Onanda. The first settlement was in 1810. There was a post office at Brand's general store on Route 21 South, and two district schools one on Seneca Point Road and one on Route 21 south.

Cheshire Grange: Less than 10 years after the Civil War the Johnsons, who then-owned Cheshire Grocers, built a theater in the Hamlet of Cheshire, for local citizens (many of whom were successful farming families) to enjoy their precious leisure time. The Cheshire Amusement Company produced and performed countless musical and dramatic programs in the Cheshire Grange. It was also a performance venue for many musicians from near and far. Local residents and business owners enjoyed the concerts, dances, dramatic plays, comedies and musicals. In today's vernacular, it was a major area "destination."

In 1898 the building was purchased by the Knights of the Maccabees, a farmers' fraternal organization, which continued to use the building for theatrical and musical events and community meetings. The Academy Grange became the major tenant and bought the building in 1920. Over time the building became known generally as "The Grange". Since 1970 the building has been privately owned, and has unfortunately deteriorated from its glory days. In 2009 the Cheshire Community Action Team (CCAT) purchased the property with the goal of restoring "The Grange" for use as a community meeting hall.

Onanda Park: This park, which is owned by New York State Department of Environmental Conservation (NYS DEC) and the Town of Canandaigua, was started in 1911 as a YWCA camp in the old Foster Home. It continued as such until the Town purchased it in 1989. It is currently located in the extreme northeast section of the Academy Tract, which was known as Bell's Point. For information regarding Onanda Parks' current conditions, see the [Town of Canandaigua Parks and Recreation Master Plan 2007-2012](#).

Squaw Island: Squaw Island is located at the north end of Canandaigua Lake. It is known to be New York State's smallest Fish and Wildlife Management Area and one of the two known islands in the eleven Finger Lakes. This island is one of the very few places where the extremely rare water biscuit is formed. These "biscuits" are comprised of calcium carbonate surrounding a pebble or twig in concentric layers, with algae attaching to create a binding, fibrous cake which is tough but becomes crumbly if left to dry out.

The island has been eroding rapidly from the forces of ice, wind, water current and development changing the lake's wave patterns. In 1853 the island was approximately two acres and has shrunk to approximately 55 feet by 145 feet, which is all that remains today. NYS DEC owns the island and the Squaw Island Preservation Society contributes to its preservation.

Railroads and Trolleys: In 1841 the Auburn and Rochester Railroad, known as the "Auburn Road" entered Canandaigua from Farmington at Town Line Road, east of Route 332, then roughly paralleling and crisscrossing Route 332, entered the City of Canandaigua near Tops Market. It continued on to Shortsville, Clifton Springs,

Phelps, Geneva, Waterloo, Seneca Falls, and Auburn. Later extended to Syracuse, the Auburn Road became part of the New York Central system. It was officially abandoned by New York Central in 1958, although parts of it are still in use today. In 1853 another line started in the City of Canandaigua and ran to the suspension bridge at Niagara Falls. Taken over by the New York Central it was called the "Peanut Line" because, as one Central director said, it was too expensive for such a peanut of a line. This line between Holcomb and Canandaigua was abandoned in 1972. The Town of Canandaigua now owns a portion of this line, the section between County Road 30 and Cooley Road.

The Rochester and Eastern Rapid Railway (Electric Trolley) ran from Canandaigua to Rochester, and from Canandaigua to Geneva. Built in 1904, the track between Canandaigua and Farmington paralleled County Road 28 for a distance, then turned north and came into alignment with the New York Central's "Auburn Road" at Paddleford Station on County Road 8. From there it went northwest, crossing Route 332 at Johnson's Crossing, and then paralleling Route 332 to the Town Line. The route east to Geneva through the Town was parallel to County Road 46 (County House Road).

Ontario County Orphan Asylum: Eric's Office Restaurant on County Road 28 at North Road is the last remaining building of the Ontario County Orphan Asylum. The Asylum was organized in July, 1863, primarily for orphans of soldiers who died in the Civil War, and was housed in the "Greenleaf" House at the corner of North Main Street and North Road where Heritage Motors is now located. The "annex" (Eric's Office Restaurant) was built sometime prior to 1904 and was used as the nursery. The Asylum was sold to the Loyal Order of the Moose in 1947, and was destroyed by fire in 1961.

Canandaigua Yacht Club: The Canandaigua Yacht Club moved to the former home of Major F.O. Chamberlain (then the Beecher estate) on West Lake Road in 1939. Major Chamberlain purchased the 153-acre farm and moved his family here in 1873. In 1869 Chamberlain became Supervisor of the Town of Canandaigua. He later served as Under Sheriff and was Postmaster of Canandaigua for eight years. In 1890 he was elected to the New York State Assembly. Chamberlain was also President of the Ontario County Agricultural Society and a trustee of the State Agricultural Society.

Other locally significant historic homes include: The Isaac Parrish home (now a Bed & Breakfast) on West Lake Road; the Crib home, a cobblestone on Butler Road; Main Top, a small turn-of-the-century lake hotel; Mentieth Manor on West Lake Road.

Many of the points along the west side of the lake are significant due to their use in the summer by Native Americans. Steamboat stops, including Red Dock, Tichenor Point, and Mentieth Point were also points of interest.

Approximately 100 to 150 one hundred year old barns still exist in the Town. Information regarding these structures resides in the Town Historian's Office.

c. Parks and Recreational Resources

The assessment of recreational resources presented in the 2003 Comprehensive Plan remains relevant today. In 2007 the Town commissioned a professional consulting firm to undertake a comprehensive analysis of the Town's recreational resources and needs. The 2007 Town of Canandaigua *Parks and Recreation Master Plan* includes a thorough inventory and assessment of the Town's recreational resources. Additionally, the Town of Canandaigua's Trails Committee prepared and completed a *Trails Master Plan* in 2010. The Trails Master Plan identifies connectivity opportunities between existing parks and recreational amenities. The focus is to create a comprehensive recreational trail system throughout the Town which is connected to popular public recreational places.

5. Infrastructure

a. Municipal Sewer and Water Supply

The public sewer and water districts have changed since 2003 (see Figure 6: Municipal Sewer and Water). The City of Canandaigua continues to provide municipal water service to the Town of Canandaigua as well as the Towns of Farmington and Hopewell. In 2010, the average daily amount of water used is 3,669,716 gal/day. Of this amount, the Town of Canandaigua only consumes approximately 476,119 gallons per day. Most residents are not connected to municipal water and use private wells. Town residents connected to municipal sewer are serviced by the Ontario County sewer collection system. Those not connected to the municipal sewer system use individual septic systems for their wastewater disposal. For more details regarding the municipal water system or the wastewater treatment facility, please see the 2003 Plan, Appendix A.

b. Drainage Districts (Stormwater Management)

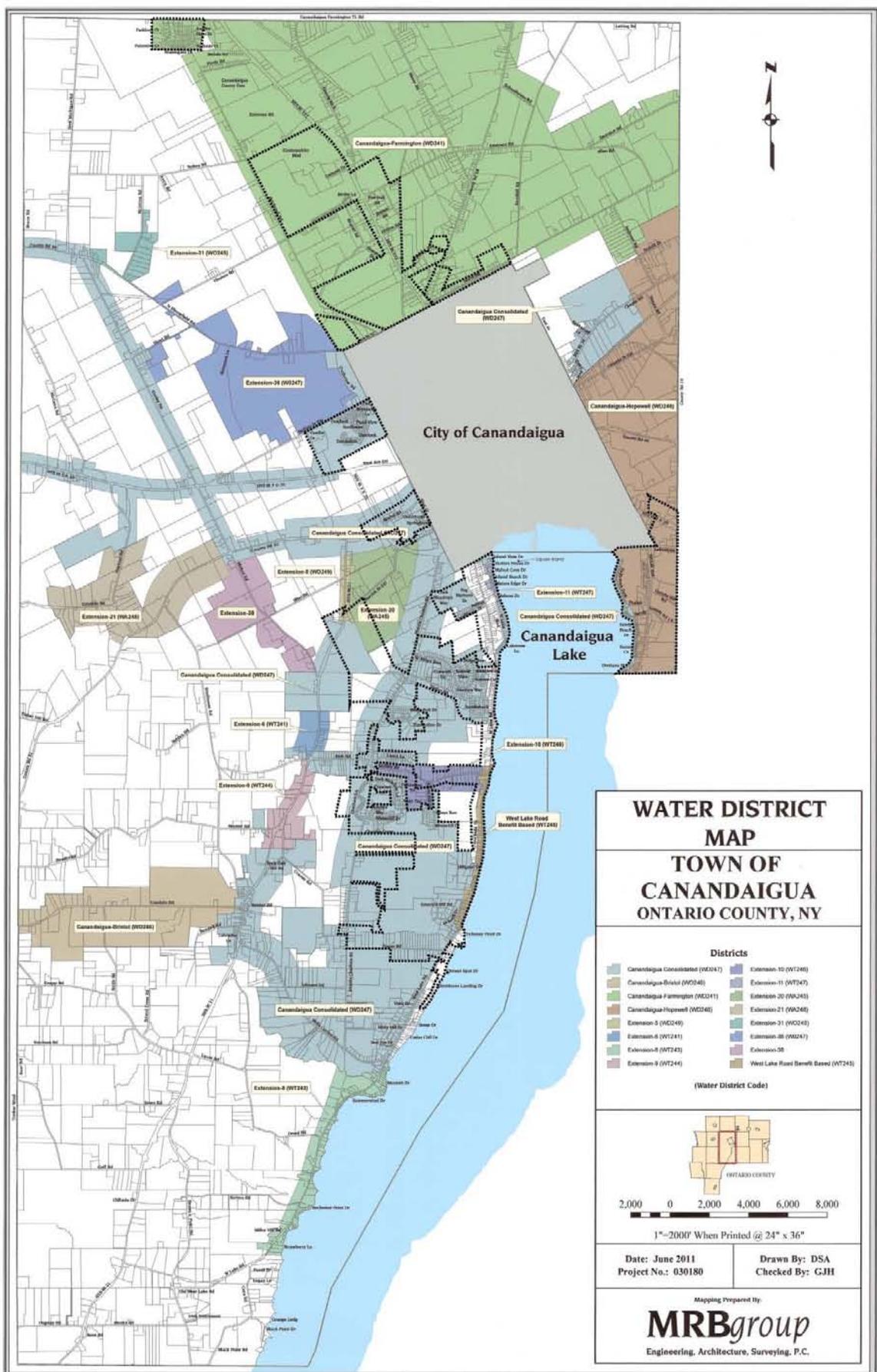
With the intent of managing its stormwater, the Town created one major and several minor drainage districts. These districts serve as a funding mechanism to address drainage problems as they arise. The expense of drainage management in these areas is borne by the district's property owners. The main drainage district encompasses Route 332 from the City line north to Emerson and Thomas Roads. The minor districts, created mainly for residential subdivisions, include those at Ashton Place, Fox Ridge, The Landings, West Lake Estates, and Old Brookside.

6. Transportation

a. Roadway system

The quality of life experienced by local citizens and the practical functionality of a community is directly influenced by its transportation system. Over the last decade, Canandaigua's transportation system has experienced a steady

Note: This map is for general planning purposes only. The dashed lines depicting the approximate boundaries of existing sewer districts were added separately by Town of Canandaigua and are not a product of the MRB Group



Comprehensive Plan Update
Inventory and Analysis
Figure 6 : Municipal Sewer and Water Service

----- Sewer Districts

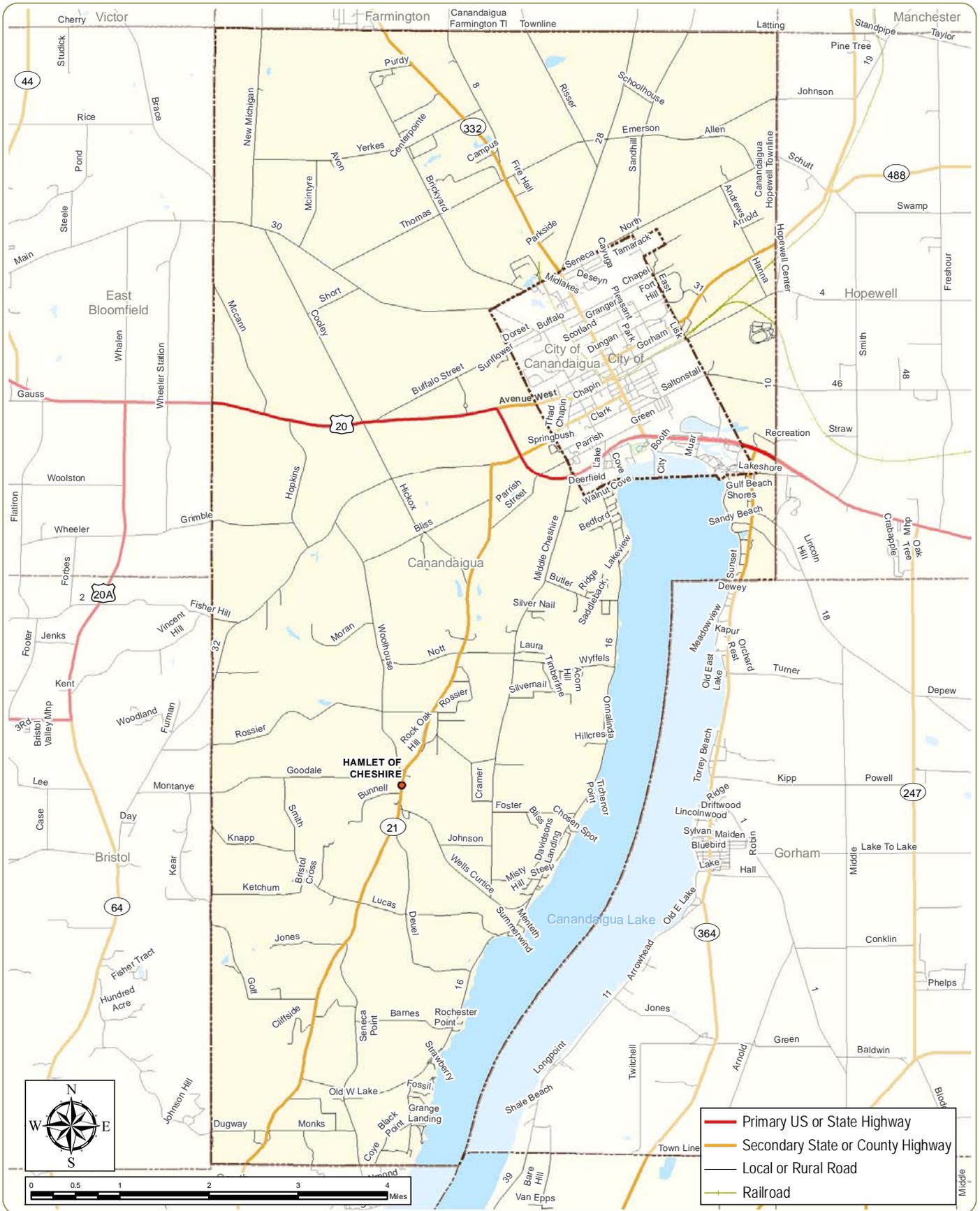
increase in traffic volume. Some roadways/highways are more significantly impacted than others. An understanding of the physical and functional conditions of the transportation system that services the Town of Canandaigua, including public transit services, is provided below.

The transportation system in the Town of Canandaigua is based on a primary north/south connector and an east/west arterial (see Figure 7 Transportation System). The main north/south corridor, NYS Route 332, links the Town and City of Canandaigua to the NYS Thruway and the Greater Rochester area. U.S. Route 20 and NYS Route 5 are the primary east/west connector. County Road 16 services the west side of the lake and NYS Route 364 services the east side of the lake. Both routes run south from Routes 5 and 20. For a more detailed description of the roadway systems throughout the Town see the 2003 Plan, Appendix A.

Recent improvements to NYS Route 332 from the City of Canandaigua to the Thruway created a four-lane highway separated by a median that serves as an integral component of the commuter corridor from the greater Rochester area to the Towns of Canandaigua, Farmington and Hopewell. For purposes of servicing the commuters interested in traveling from Canandaigua to either the Thruway or the greater Rochester area, the improved corridor has been very successful. The Genesee Transportation Council has identified this corridor as an important trade corridor in the region. This is undeniable as the annual average daily traffic for this corridor ranges from 20,000 to 40,000 vehicles. The average daily traffic increases during the summer season when Canandaigua Lake becomes a tourist destination. This corridor along with Routes 5 & 20 also experience significant truck traffic traversing Central New York.

This corridor however, serves another function, albeit secondary, for the Town of Canandaigua. That is as a local commercial corridor. From the perspective of improved accessibility to offices, retail stores and restaurants along Route 332, the recent improvements have complicated matters. Right-hand turn ingress is the only access option for motorists on Route 332. Access to any business on the opposite side of the highway, which would require a left-hand turn is not an option. Thus, U-turns at strategic intersections are required. Parallel access roads have not been provided and internal connections to adjoining parking areas are not consistently available throughout the corridor.

The primary arterial that runs east/west is Routes 5 and 20, which merge into one highway for the entire length of the Town of Canandaigua (the two routes merge into one from Auburn west to Avon, New York). The annual average daily traffic count ranges from 10,000 – to 20,000 vehicles. This corridor connects Canandaigua to the City of Geneva to the east and the Villages of Bloomfield and Lima to the west. Routes 5 & 20 cross the northern half of Canandaigua, approximately 1000 feet north of the northern tip of Canandaigua Lake. It serves the needs of truckers, commuters, tourists, and local residents.



Comprehensive Plan Update
Inventory and Analysis
Town of Canandaigua - Ontario County, New York

Figure 7: Transportation System
May 2011

Notes: Base Map: ESRI StreetMap North America, 2008.

The Preservation League of New York State has included U.S. Route 20 west of Albany as one of its “Seven to Save” historic resources due to its rural and picturesque character. Today historic Transcontinental U.S. Route 20 through Central New York has been identified as a State Scenic Byway that offers a reflection of Americana. (see www.scenicbyway.com).

The effects of increased traffic are evident on roads throughout the Town but a few more than others. Although it is not a major connector, County Route 10 has experienced a significant increase in traffic over this last decade. This increase is due to the general growth experienced within the Town and City of Canandaigua as well as the Finger Lakes Community College, among other local businesses near Route 10. With the focus on improving traffic flow in this area, Ontario County has plans to construct a roundabout at the intersection of Routes 10 and 4 and Routes 10 and 46. Construction is expected to begin within the next five years.

The Town has experienced residential growth south of Routes 5 & 20, which has generated vehicular as well as pedestrian traffic on County Road 16. Unfortunately County Road 16 is not structured as a multi-use corridor and has relatively narrow shoulders that don't safely accommodate bikers, joggers or walkers. Higher levels of traffic near residential development along Middle Cheshire Road has created pedestrian/vehicle conflicts and raised concerns over safety and levels of service at key intersections. Though the Town has worked to address these issues additional planning may be needed to safely accommodate continued development.

b. Public Transit

The public transit system servicing the citizens of the Town of Canandaigua is managed and operated by Ontario County and is known as County Area Transportation Services (CATS). Of CATS' 7 fixed routes, the following 6 routes service the greater Canandaigua area:

1. Route 2A - Canandaigua City North
2. Route 2B – Canandaigua City South
3. Routes 3 & 7 - Canandaigua/Victor
4. Route 4 – Canandaigua/Geneva
5. Route 6 – Canandaigua Naples

Where fixed-route services are not available, CATS also operates the Dial-A-Ride (DAR) service for residents throughout most of Ontario County. In 2010 Ontario County Board of Supervisors completed a study of CATS to determine if it was meeting the mobility needs of the county residents. This study identified affordable short-range

improvements for the transit system. During this study Ontario County looked at areas for service improvements, improved coordination of transportation services with human service agencies in the area, and improving inter-county transportation connections to better serve the public transit needs of the greater region. Details regarding recommendations can be found in *Ontario County Fixed Route Evaluation Final Report, 2010*.

7. Community Economy

a. Fiscal Profile

Table 6: Comparison of Land Coverage to Assessed Value by Land Use Classification

Land Use	Total Acreage	Percent of Total Acreage	Percent of Town's Total Assessed Value
Agriculture	14,777	42.12%	2.56%
Commercial	734	2.09%	9.11%
Community Services	733	2.09%	12.51%
Industrial	202	0.58%	1%
Public Services	593	1.69%	4.24%
Recreation and Entertainment	557	1.59%	0.88%
Residential	10,226	29.15%	65.59%
Parks and Conservation	383	1.09%	0.13%
Vacant	6877	19.60%	3.65%
Total	35,082	100%	100%

Source, Office of Real Property Services, 2010

As indicated in Table 6, the Town's land uses remain dominated by agricultural and vacant land uses. The classification of "vacant" applies to lands that are not being farmed and are otherwise unused. The fiscal impact of this fact hasn't changed. Essentially, the highest percentage of the Town's land area is occupied by these uses and they generate under 7% of the Town's total assessed value (see Table 6). As in 2003, residential properties comprise less land area yet contribute a greater share of the total assessed value. Residential landowners not only continue to contribute a higher percentage of property taxes, they also constitute the largest percentage of the Town's expenses as they continue to be the Town's greatest consumers of services provided by the town, county and school districts. This is not true with agricultural/open space land use as the cost of services is less than the revenue produced.

A quick review of the Town's revenues and expenses reveals a positive revenue-to-expense ratio from 2005-2008, a pattern which was accompanied by annual increases in total outstanding debt. The revenue-to-expense ratio

became negative in 2009, while total outstanding debt continued to increase. Although total expenditures had decreased from 2008, they exceeded total revenue by more than \$500,000. These relationships are consistent with the fiscal challenges faced by many municipalities throughout the region, as property tax revenues have declined while expenses and liabilities have continued to grow.

Table 7: Town of Canandaigua – Revenues and Expenditures

	2009	2008	2007	2006	2005
Total Revenues and Other Sources	\$8,307,532	\$9,353,123	\$10,183,149	\$8,437,484	\$8,362,516
Total Expenses and Other Uses	\$8,812,040	\$9,110,224	\$9,106,067	\$7,903,194	\$7,552,430
Total Outstanding Debt at end of Fiscal Year	\$2,661,476	\$2,635,264	\$2,630,145	\$1,650,785	\$1,830,420

Source: New York State Office of State Comptroller, 2011

C. Renewed Vision and Goals

Updating the comprehensive plan necessitated reviewing the community's vision for future growth. This was done with direct input from the Comprehensive Advisory Committee. The following renewed vision statement and goals guided the Town while developing its recommendations for sustainable growth and development in the near future.

1. Renewed Vision Statement

On behalf of the current and future generation, the Town of Canandaigua will strive to maintain its small Town rural character and beauty by protecting its natural, scenic, historic and cultural resources and providing needed community services along with opportunities for sustainable economic development.

2. Goals

Agricultural Industry

1. Establish a regulatory and economic framework that supports the preservation and continued development of agriculture.
2. Support viable and sustainable economic endeavors within the agricultural industry.
3. Promote the purchase of local produce and other local agricultural products.

Resource Protection

1. Environmental

- a. Ensure the protection of the Town's natural resources.
- b. Protect Canandaigua Lake and its watershed as a major natural resource enjoyed by the Town and greater Canandaigua area.

2. Cultural and Historic

- a. Preserve the history of Town of Canandaigua and support the protection of significant historic properties.
- b. Promote awareness of the influences of the Native American heritage on the evolution of the Town of Canandaigua and the greater Canandaigua area.

3. Scenic

- a. Preserve and protect the scenic views as identified in Prioritizing Farmland and Scenic Views in the Town of Canandaigua.

4. Open Space

- a. Conserve and maintain the land that provides critical open space as identified in the Prioritizing Farmland and Scenic Views in the Town of Canandaigua.
- b. Conserve lands with open space(s) and create a network of linkages for wildlife habitat, stormwater management, scenic views and active recreational trails.

Recreation

1. Improve and expand the Town's recreational resources to meet the needs of the community in accordance with the goal set forth in the adopted Town of Canandaigua Parks and Recreation Master Plan and Trails Master Plan.
2. Focus on contributing to and strengthening the local and regional tourism industry through the provision of recreation opportunities.

Economic Development

1. Promote development of a diverse and sustainable tax base.
2. Maximize opportunities for large and small scale commercial development within the Town without compromising the Town's natural, scenic, cultural and historic resources.
3. Collaborate with the City of Canandaigua and other neighboring municipalities in the delivery of services.
4. Focus on contributing to and strengthening the local and regional tourism industry.
5. Provide public water and sewer services in areas of the Town identified in this plan for continued residential, commercial and industrial growth. Limit the expansion of these services in the areas of the Town where increased growth is not encouraged by the plan such as the agricultural-residential areas.

Community Character

1. Structure land use regulations, design standards and zoning code to improve and protect the character of the Town's hamlets and gateways.
2. Coordinate planning efforts with other municipalities and agencies as appropriate.

Housing

1. Encourage residential development patterns that are elder-friendly.
2. Support future residential growth that makes Canandaigua livable for people of all ages and income levels.
3. Encourage elder-friendly residential housing near the City of Canandaigua.

Transportation Network and Services

1. Plan for and provide adequate maintenance of the town-owned roadways.
2. Keep the town's roadways safe for all users.
3. Establish an access management program that addresses all town roadways.
4. Work with Ontario County to provide the level of public transit that meets the community's needs.
5. Consider the needs of pedestrians and bicyclists during transportation planning.

D. Plan Recommendations

The central purpose of this Comprehensive Plan update is to provide a baseline understanding of existing conditions, proposed improvements based on the community vision, and a strategic outline how to achieve them. In the years following the adoption of the 2003 Comprehensive Plan, the Town embarked on a series of initiatives to achieve the balance between economic growth and environmental health as outlined in the Plan. These efforts have included the following plans, studies, and guidelines:

- Hamlet of Cheshire master plan (2004)
- Farmland and Open Space Conservation Program (2004)
- NYS Routes 5 & 20 Corridor Study- Lima to Canandaigua (participant) (2004)
- Prioritizing Farmland and Scenic Views in the Town of Canandaigua (2006)
- Parks and Recreation Master Plan (2007)
- Ridgeline Development Guidelines (2007)
- Shoreline Development Guidelines (2007)
- Trails Master Plan (2010)

Some have resulted in changes to the Town Code, including amendments to the cluster development ordinance (2004), as well as adoption of the conservation subdivision ordinance in the Southern Corridor Residential (2004) and the Limited Development Overlay District (2006). Each initiative has called for public and/or private action; however, many relevant and useful recommendations contained within these documents have not yet found their way into enforceable language within local law. The recommendations included herein are not intended to replace those that have been generated throughout these more focused initiatives, but rather to complement and strengthen them

where appropriate. Furthermore, most recommendations in the original 2003 Plan have either been accomplished by the Town or remain pertinent, and should therefore be referenced along with these updated recommendations when addressing land use and development decisions (see Appendix A).

The recommendations included in this update are accompanied by a series of action steps. Many of these steps fall into one of three categories: revisions to the Town Code or other regulations; the continued support of existing efforts; and the identification of new opportunities for collaboration, development, or improvement. The list of action steps is not exhaustive, but should provide the Town with the foundation it needs to carry the principal goals forward. As the proposed implementation schedule suggests, these action steps can be used by the appropriate town boards and/or partnerships with other boards or committees to establish strategic planning objectives while they continue to put the plan into practice.

In doing so, the Town will coordinate its efforts as necessary and appropriate with stakeholders, public agencies, and public officials throughout the region and at every level of government. As shown in the recommendation matrices, a series of proposed partnerships is suggested to assist the Town in achieving the various recommended goals. These partnerships will necessarily be influenced by available budgets, staff time, and interest. Where such arrangements are feasible, they may provide the basis for productive collaboration.

In the end, however, much of the oversight required to follow through with implementation is the responsibility of the Town's elected leaders. In the process of updating the Comprehensive Plan, concerns have been raised as to the commitment to monitoring implementation progress. The 2003 Plan recommended quarterly meetings between all Town boards and committees involved with land use and planning. To continue monitoring its success in Plan implementation, it is recommended that boards and committees engage in a formal strategic planning process, whereby action items are prioritized, further actions are proposed, and implementation is officially evaluated.

Such a process may not require quarterly meetings per se, but semi-annual meetings of all involved parties, at a minimum, are recommended. Simple quarterly progress reports should be distributed to all parties, and should be reviewed at semi-annual meetings; a progress report template is provided herein (see Appendix B). Consensus on the process should be achieved shortly after the adoption of the Comprehensive Plan update, and should include a framework for the evaluation of all implementation efforts.

The primary desired outcomes of Plan implementation are threefold:

1. To improve the effectiveness and efficiency of local regulations;
2. To identify and capitalize on opportunities for sustainable economic growth and resource conservation; and

3. To establish productive collaboration with neighboring communities and other levels of government.

As was specifically noted in the 2003 Plan, the Town Board is ultimately responsible for seeing that adequate measures are in place to achieve the community's common vision. Given adequate resources, creativity, commitment, and leadership, it is expected that these desired outcomes can be achieved through the recommended action steps outlined below.

Finally, it is recommended that the Town commence the process of developing a new Comprehensive Plan within five years of the adoption of this update.

1. Agricultural Protection and Community Development

The issues and challenges faced by the Town in 2003 relative to preserving its agrarian lifestyle and supporting the agricultural practices remain pertinent in 2011. Preserving agricultural land is a complex, multifaceted effort with many competing interests. Of particular importance for the residents of Canandaigua is agriculture's contribution to the Town's open space and rural character. As farmland is incrementally subdivided and urbanized, the Town slowly continues to lose more of the scenic resources it has identified worth preserving. At the same time, land is the prime asset of many local farm businesses, and there are real limits to the Town's ability to prevent the conversion of that asset.

Consequently, agricultural protection and land preservation require more than simply purchasing development rights, placing land in conservation trusts, and managing the pattern of development density, as challenging as those tasks may be. It requires the promotion and support of the local agricultural industry and affiliated businesses. Such efforts will take time, energy, and cooperation. But without sustained and supported initiatives, the Town is at risk of losing more than its pastoral scenery. Agriculture serves vital economic and environmental functions in the Town of Canandaigua, and large agricultural properties have an increasingly important impact on the fiscal ramifications of development patterns. Local farmers should continue exploring opportunities to capitalize on Farm to School, Pride of New York, and specialty Crop Block Grant programs. They could collaborate with the local school districts, collaborate with the Finger Lakes Culinary Bounty and New York Wine and Culinary Center, and work with the local restaurants and grocery stores to further develop an "eat locally" program.

The purpose of slowing the conversion of productive agricultural land is not to prevent development but to increase the quality of development, and to guide it toward those areas in which it is most appropriate and consistent with the Town's vision statement. The following action steps will assist the Town in following through with these recommendations.

Agricultural Protection and Community Development

Goals & Recommended Action Steps	Short Term Action 1-18 months	Long Term Action 2-10 years	Continuous Action	Partnering Boards, Agencies, and Committees
Goal 1. Establish a regulatory and economic framework that supports the protection and continued development of agriculture.				
Recommended Action Steps				
1. Continue to seek out active participation from members of agricultural community on the Town planning, zoning board appeals and/or environmental conservation board.			X	Town Board
2. Revise the Conservation Subdivision and Cluster Development ordinances to more effectively promote the protection of agricultural land.	X			Town Board; Planning Board
a. Review the base density for all agricultural districts and rural residential districts and determine the effectiveness in protecting agricultural practices.	X			Town Board; Planning Board
3. Continue supporting local farmers' participation in the NYS Department of Agriculture & Markets' Farmland Protection and economic development programs.			X	Town Board; Director of Development
a. Continue assisting local farmers through the purchase of development rights program offered by NYS Department of Agriculture and Markets.			X	Town Board; Director of Development
4. Strengthen professional relationship with agriculturally-focused conservation organizations (American Farmland Trust, Ontario Farm Bureau, NYS Farm Bureaus) and other conservation organizations (Finger Lakes Land Trust, Genesee Land Trust).			X	Environmental Conservation Board
5. Continue defining the Town's stewardship role in holding and maintaining conservation and /or open space easements.			X	Town Board; Director of Development
a. Standardize the land management plans required within the conservation subdivision process, to ensure that all plans contain an acceptable level of detail regarding stewardship and monitoring responsibilities.	X			Town Board, Director of Development
6. Continue building upon the Town's existing resources to fund and implement a farmland preservation and economic development plan.			X	Director of Development; Environmental Conservation Board;
a. Use the "Farmland and Open Space Conservation Program" (2004) and "Prioritizing Farmland and Scenic Views in the Town of Canandaigua" model (2006) to establish the most appropriate preservation opportunities.			X	Environmental Conservation Board
b. Compile and maintain a public data resource regarding land preservation funding streams, mechanisms, requirements, and affiliated organizations.	X			Environmental Conservation Board

Agricultural Protection and Community Development				
Goals & Recommended Action Steps	Short Term Action 1-18 months	Long Term Action 2-10 years	Continuous Action	Partnering Boards, Agencies, and Committees
7. Create an inventory of farming operations that includes renting, owning, etc.			X	Environmental Conservation Board
Goal 2. Support viable and sustainable economic endeavors within the agricultural industry.				
Recommended Action Steps				
1. Facilitate a yearly round-table with local farmers, Cornell Cooperative Extension, various public agricultural agencies, and neighboring towns to discuss local agricultural issues.			X	Environmental Conservation Board; Director
2. Continue to strengthen relationship with Cornell Cooperative Extension for research and support of viable agriculturally based economic endeavors.			X	Director of Development; Environmental Conservation Board

2. Resource Protection

Environmental:

Since 1973 the Town has had an Environmental Conservation Commission (ECC) with the responsibility of advising the Town Board in matters relative to the preservation and health of the community's natural and scenic resources (see Chapter 18 of the Canandaigua Town Code). The recently created Environmental Conservation Board is authorized to review projects that occur in specific areas designated on the Open Space Index Map. Utilizing the ECB's expertise and experience to protect other environmentally sensitive areas could be beneficial to both the Planning Board and the Town as a whole. To achieve this, the site plan and subdivision review process could incorporate the ECB as an advisory board with limited review of development projects that could impact some of the Town's more sensitive environmental resources.

The Town has made great strides in acting on all the recommendations regarding preservation of the rural character and natural features. In addition to requiring the use of conservation design in designated areas, it has adopted incentive zoning, ridgeline and shoreline development guidelines, and exterior lighting standards. Additionally, the Town, in conjunction with others, continues improving its natural resources map. Other options for resource

protection have been explored, such as increased lot sizes and cluster subdivision designs, though their impact is less clear.

Having gained experience with the effectiveness of its conservation-oriented regulations, it is recommended the Town use its lessons-learned toward its goal of improving upon its current regulations. The Town should review the effectiveness of its conservation subdivision regulations §220-32, Limited Development Overlay District §220-29, and conventional subdivision regulations in Chapter 174 (specifically Cluster development §174-27, Preservation of natural features §174-15, and Land requirements §174-14) as separate sections as well as how well they dovetail with other sections in the Town Code.

Cultural and Historic Resources:

The Town of Canandaigua and surrounding areas are rich in history, beginning in the 17th century through to present day. From the earliest archeological evidence of the Native Americans to the 19th and 20th century development of the agricultural and residential assets of the Town, it is vital that we identify and preserve, to the extent possible, these historic assets. These assets may be visual, such as buildings, monuments, vistas, or documents; or they may yet be discovered during excavation.

Of equal importance is the on-going education of the residents regarding the scope of these assets with the intent that they are protected and valued by all as a source of knowledge and pride in our history and heritage.

Open Space and Scenic Resources:

The preservation of the community's open spaces and natural resources continue to be important considerations. Clarifying the cumulative impact of one and two acre residential zoning on the potential fragmentation of agricultural lands and natural resource corridors may lead to further refinement of the conservation subdivision regulations. Of equal importance is discontinuing road-frontage residential development along primary and secondary roadways or along sensitive ridgelines. Recently the Town completed the study "Prioritizing Farmland and Scenic Views" which supports the Town's Open Space Index Map. These resources will be of value when addressing land use decisions specific to farmland, open space, and scenic views. The next step is to utilize the results of this study with more effective land use regulations, site development standards, and site plan, subdivision and limited development review process. Strategic extension of municipal infrastructure, specifically sewers and water, will support the community's goal of preserving its rural character.

Canandaigua Lake and Watershed:

Protecting and improving the overall health of the lake requires managing the health of its watershed and the many streams and tributaries included therein. Protection of such a substantial resource not only can be but also should be achieved in conjunction with economic growth and development. Water quality standards are important to maintain along with the healthy movement of water through the watershed. Given the importance of the lake as a local drinking water source, it is important to maintain the health of that supply with regard to nutrients, pathogens, and suspended solids. Concerted efforts toward reducing nonpoint source pollution and maintaining a resilient hydrologic regime are key ingredients to protecting the health of the lake and watershed.

Currently the Town's zoning regulations include provisions to address soil erosion and sedimentation with the intention of eliminating unwanted impacts to the local stream corridors and ultimately Canandaigua Lake (see Soil Erosion and Sedimentation Control §165). It is recommended that this section be reviewed periodically to incorporate "best management practices" where appropriate. The Canandaigua Lake Watershed Council (CLWC) has a strong understanding of the various issues that may compromise the health of Canandaigua Lake. It is recommended that the Town continue collaborating with the CLWC on addressing these issues with the goal of improving and maintaining this substantial natural resource. The next step in the collaborative effort should be developing a GIS based resource map which includes the critical natural features, including all watersheds in the Town, to serve as a common reference tool for the CLWC, Director of Development, Planning Board, Zoning Board of Appeals, and code enforcement officers. This type of resource map was initially discussed in the Town's 2003 Plan. Improving the existing maps to be interactive with multiple users would also be very beneficial to the community.

Lakefront residential properties remain in demand and living on Canandaigua Lake has not lost its golden appeal. Due to positive effort on behalf of the Town's code enforcement officers, the educational information provided by the CLWC, and a general increase in awareness of development related impacts, the community has a better understanding of the impacts from lakefront development. From over-engineered shorelines to residential teardowns replaced by larger/taller residential houses, the lake is experiencing years of accumulated development-related impacts. Although Canandaigua's shoreline is essentially fully developed, and has been for some years, it continues to receive development pressure in the form of "redevelopment". The Town has taken the initiative to minimize the impact of both existing and future development with the adoption of appropriate regulatory controls; however, the enduring health of Canandaigua Lake will require long-term vigilance in ensuring such controls are adequate.

Another recent and pressing issue pertains to public access to the lake. The creation of semi-public lakefront access and docks has generated an awareness of possible landside and waterside impacts. Depending on the volume of

users and type of boating allowed, semi-public access can generate excessive use impacts on the lake as well as neighboring properties. Amending appropriate sections of the Town Code, specifically the Residential Lake District zoning regulations (§220-21), would equip code enforcement personnel and Planning Board with the appropriate regulatory framework to manage and address these access and use impacts. Additionally, the 2003 Plan recommendation to develop site design standards specific to the Residential Lake District remains pertinent. Establishing specific standards that restrict shoreline engineering will, over time, reduce the visual and environmental impacts of these developments. The site design standards should also address the use of vegetation to minimize impacts on neighboring properties. The Shoreline Development Guidelines, adopted in 2007, should be strengthened toward requiring best shoreline development practices.

The Town is exceptionally fortunate to have such valuable environmental, scenic, and cultural resources. A common desire to protect these resources has been reaffirmed throughout any number of public initiatives including the renewed vision statement, and the following action steps will assist the Town in doing so.

Resource Protection				
Goals & Recommended Action Steps	Short Term Action 1 - 18 months	Long Term Action 2-10 years	Continuous Action	Partnering Boards, Agencies, and Committees.
Environmental				
Goal 1. Ensure the protection of the Town's natural resources.				
Recommended Action Steps				
1. Create and maintain a central GIS inventory of significant historic, cultural, scenic, and environmental features within the Town to aid development review and policymaking.	X			Town Board; Director of Development; Environmental Conservation Board; Town Historian
a. Establish a direct link on the Town website to an online version of the map.		X		Director of Development
2. Continue to reduce the negative impact of development on significant environmental features.	X			Planning Board; Director of Development
a. Revise the Limited Development Overlay ordinance to more effectively protect significant environmental features.	X			Town Board; Planning Board
b. Revise subdivision procedures to include the assessment of significant environmental features within all zoning districts.	X			Town Board; Planning Board

Resource Protection

Goals & Recommended Action Steps	Short Term Action 1 - 18 months	Long Term Action 2-10 years	Continuous Action	Partnering Boards, Agencies, and Committees.
3. Continue to work with environmental organizations such as the Ontario County Soil and Water Conservation District and Cornell Cooperative Extension to educate Town residents about significant environmental features, landowner responsibilities, ecosystem services, and the risks and costs associated with resource degradation.			X	Town Board; Director of Development; Environmental Conservation Board
a. Create mailers to inform landowners of the specific significant environmental features found within and near their properties.	X			Environmental Conservation Board
b. Develop informational materials regarding the identification (and proper removal, where appropriate) of non-native invasive species.			X	Environmental Conservation Board
4. Develop a plan to monitor and manage public lands to reduce non-native invasive species and encourage healthy native ecosystems.			X	Highway & Water Superintendent; Environmental Conservation Board

Goal 2. Protect Canandaigua Lake and its watershed as a major natural resource enjoyed by the Town and greater Canandaigua area.

Recommended Action Steps

1. Continue the Town's partnership with the Watershed Commission and Canandaigua Lake Watershed Council (CLWC) and efforts to protect the quality (and quantity) of water in Canandaigua Lake.			X	Town Board; Director of Development; Environmental Conservation Board; CLWC
2. Review, and revise when necessary, local regulations to reduce the impact of impervious surfaces on surface water quality and quantity.			X	Town Board; Planning Board; Director of Development
3. Monitor shoreline development and continue to develop and implement best practices.			X	Director of Development; Code Enforcement Officer; Planning Board
4. Promote the integration of low-impact development (LID) principles in the development of residential, commercial, and public properties.			X	Town Board; Planning Board; Director of Development
5. Continue to develop and maintain mapped inventories of storm water management features, and examine opportunities for networking these features or the development of innovative management practices.	X			Town Board; Planning Board; Highway Department
6. Continue to work with CLWC and Ontario County Soil & Water Conservation District (SWCD) to promote the reduction of nutrient loads, pesticides, and siltation.			X	Director of Development; Town Board; Environmental Conservation Board
7. Continue to work with the CLWC to update the Canandaigua Lake Watershed Management Plan.			X	Director of Development
8. Continue to disseminate relevant data and reports regarding lake stewardship on the Town's website.			X	Director of Development

Resource Protection				
Goals & Recommended Action Steps	Short Term Action 1 - 18 months	Long Term Action 2-10 years	Continuous Action	Partnering Boards, Agencies, and Committees.
a. Provide links to resources such as the CLWC and Finger Lakes-Lake Ontario Watershed Protection Alliance websites, and the New York State Department of Environmental Conservation's Oswego River/Finger Lakes Watershed webpage.	X			Director of Development;
Cultural and Historic Resources				
Goal 3. Preserve the history of Town of Canandaigua and support the protection of significant historic properties.				
Recommended Action Steps				
1. During site plan review continue to incorporate full consideration of impacts to historic assets.		X		Director of Development; Planning Board; Town Historian
2. Continue to support the Town Historian and partner with other organizations that help preserve artifacts important to the Town's History.			X	Planning Board; Town Board; Town Historian
3. Consider leveraging existing trail networks and historical sites to create a local history trail			X	Town Historian; Trails Committee
Goal 4. Promote awareness of the influences of our cultural heritage on the evolution of the Town and the greater Canandaigua area.				
Strengthen local formal and informal opportunities for cultural heritage education, such as brochures or historical markers at existing cultural, historical, and environmental heritage locations.		X		Town Historian
Open Space and Scenic Resources				
Goal 5. Conserve and maintain the land that provides critical open space and scenic resources as identified in the Prioritizing Farmland and Scenic Views in the Town of Canandaigua.				
Recommended Action Steps				
Revise Conservation Subdivision and Cluster Development ordinances and the Town's Ridgeline and Shoreline Development Guidelines to encourage conservation of high-quality open space scenic views.	X			Town Board; Planning Board

Resource Protection				
Goals & Recommended Action Steps	Short Term Action 1 - 18 months	Long Term Action 2-10 years	Continuous Action	Partnering Boards, Agencies, and Committees.
Goal 6. Create a network of linkages for wildlife habitat, storm water management, scenic views and active recreational trails.				
Recommended Action Steps				
1. Continue to develop and maintain mapped inventories of important wildlife habitats, and encourage a continuous network of habitat corridors.	X			Environmental Conservation Board
Goal 7. Limit the expansion of sewer and water services to only those areas of the Town where increased growth and development is most appropriate.				
Recommended Action Steps				
1. Educate Town residents about the long-term costs associated with low-density development, and the advantages of conservation development.			X	Town Board: Environmental Conservation Board
2. Continue considering the direct and indirect impacts of expanding sewer and water services.			X	Town Board; Planning Board

3. Recreation

Subsequent to the adoption of its 2003 Plan, the Town developed and adopted a Parks Master Plan. The 2007 Town of Canandaigua Parks and Recreation Master Plan (Parks Master Plan) sets forth specific goals and objectives for improvements to the Town's recreational resources. The Parks Master Plan should be referenced during all development projects to ensure opportunities for recreational connections are not overlooked. The recommendations set forth in the Parks Master Plan should be incorporated into the Town's comprehensive planning efforts. The following action steps are recommended with the understanding that they will be acted upon in conjunction with the recommendations and actions steps in the Parks Master Plan.

Recreation				
Goals & Recommended Action Steps	Short Term Action 1 - 18 months	Long Term Action 2-10 years	Continuous Action	Partnering Boards, Agencies, and Committees
Goal 1. Improve and expand the Town's recreational resources to meet the needs of the community in accordance with the goals set forth in the adopted Town of Canandaigua Parks and Recreation Master Plan and Trails Master Plan.				
Recommended Action Steps				
1. Continue to maintain, improve, and invest in the appearance, functionality, and safety of town-owned recreational properties.			X	Director of Parks & Recreation; Town Board
2. Identify opportunities to increase the amount of publicly accessible waterfront areas, whether through purchase or other acquisitions.			X	Director of Parks & Recreation; Town Board
Goal 2. Focus on contributing to and strengthening the local and regional tourism industry through the provision of recreation opportunities.				
Recommended Action Steps				
1. Coordinate recreational opportunities with larger tourism initiatives.			X	Director of Parks & Recreation

4. Economic Development

Few, if any, regions of the United States have weathered the boom-and-bust economic pattern of the previous decade without suffering important losses in every sector along the way. The retail, manufacturing, real estate, construction, and financial services industries have seen a mix of substantial gains and crippling losses since 2003. Throughout the western New York and Finger Lakes regions, the economy has followed the fortunes of research and development, tourism, and healthcare. It is within this cyclical context that the Town of Canandaigua seeks to refocus its collective goal toward responsible and resilient economic development.

These recommendations for economic development depend heavily on the collaborative efforts of local and partnerships. They aim to take full advantage of an economic infrastructure which is largely in place already; one focused on retaining and expanding local businesses, increasing outreach to regional priority sectors, and leveraging the Town's existing resources. Consistent with the renewed vision statement, these recommendations shape an economic development agenda which works with, not against, the protection of the Town's community character and environmental health.

The Town recognizes the importance of collaboration in economic development. The sectors that are most vital to the Canandaigua economy are significantly interdependent upon the labor market, supply chain, and regulatory regime of the county, region, and state. The following action steps will provide a foundation upon which the Town may achieve its goals for a more sustainable, resilient economic climate.

Economic Development				
Goals & Recommended Action Steps	Short Term Action 1 - 18 months	Long Term Action 2-10 years	Continuous Action	Partnering Boards, Agencies, and Committees
Goal 1. Promote development of a diverse and sustainable tax base.				
Recommended Action Steps				
1. Consider developing a gap analysis, identifying necessary services not adequately addressed within the Town and City.		X		Town Board; Chamber of Commerce; Ontario County Office of Economic Development; neighboring municipalities
2. Understand the existing constraints and opportunities that influence the relocation of businesses (and new residents).			X	Director of Development
Goal 2. Maximize opportunities for large and small scale commercial development within the Town without compromising the Town's natural, scenic, cultural and historic resources.				
Recommended Action Steps				
1. Survey Town businesses to identify local regulatory constraints to business operations within the Town.	X			Director of Development; Chamber of Commerce
2. Support the development of infill sites in character with surrounding sites.			X	Director of Development; Planning Board
Goal 3. Collaborate with the City of Canandaigua and other neighboring municipalities in the delivery of services.				
Recommended Action Steps				
1. Continue partnering with neighboring towns, the City of Canandaigua, and Ontario County; examine opportunities for shared service efficiencies through participation in the NYS Local Government Efficiency program.			X	Town Board; Director of Development; Highway Superintendent

Economic Development				
Goals & Recommended Action Steps	Short Term Action 1 - 18 months	Long Term Action 2-10 years	Continuous Action	Partnering Boards, Agencies, and Committees
2. Establish annual meetings between liaisons representing the Town Board, Planning Board, and Ontario County Office of Economic Development.			X	Town Board; Planning Board; Ontario County Office of Economic Development
a. Establish inter-municipal development goals, evaluation procedures, and development progress.			X	Town Board; Planning Board; Ontario County Office of Economic Development
Goal 4. Focus on contributing to and strengthening the local and regional tourism industry.				
Recommended Action Steps				
1. Continue to support the promotion and development of local recreational trails as a tourist attraction.			X	Town Board; Trails Committee
2. Support the development of non-traditional recreational events befitting rural outdoor settings.			X	Town Board; Trails Committee
3. Continue promoting Town parks and other historic, cultural and recreational assets as regional tourist destinations, for both seasonal events and as year-round attractions.			X	Town Board; Director of Parks and Recreation
4. Review the Town code with regard to temporary, event-based special use permitting procedures.	X			Town Board; Director of Development;

5. Community Character

Rural Character

The Town remains committed to maintaining its rural character through the preservation of open space, and as such it should continue to analyze methods to separate the concepts of density and lot size in its approach to residential development. In 2004 the Town refocused its approach to residential development by increasing residential lot sizes in the southern corridor to one acre, and employing conservation subdivision design in that area as an alternative to conventional subdivision design. As stated in §220-32 “the purpose of these regulations is to achieve a balance between well-designed residential development, meaningful open space conservation, and natural resource protection in portions of the Town of Canandaigua by requiring conservation subdivisions instead of conventional subdivisions. The use of conservation subdivisions is intended to preserve tracts of environmentally and scenically significant undeveloped land....” (see Town of Canandaigua Zoning, Chapter 220, §220-31.A). The Town’s interest

in maintaining a healthy balance between high quality residential development and meaningful open space continues. Thus, expanding the conservation subdivision principles and process to rural and agricultural zoning districts is in keeping with its vision for future sustainable growth.

Road-frontage development, natural resource preservation, and ridgeline protection continue to be three of the most critical issues relative to the preservation of rural character. It is recommended that the Town re-examine specific sections of its zoning code to improve its effectiveness as a tool for the Planning Board and code enforcement officers to use when addressing these issues. The critical sections to review are Limited Development Overlay District, Conservation Subdivision Regulations for the Southern Corridor Residential-1 acre, Subdivision of Land, and Site Development Standards. The Town's Shoreline and Ridgeline Development Guidelines should also be evaluated for their effectiveness in guiding development. The action steps recommended herein for agriculture protection and community development equally apply to the goal of preserving Canandaigua's rural character.

Hamlet of Cheshire

In response to the 2003 Plan, the Hamlet of Cheshire Master Plan was prepared and adopted in 2004. It provides strong guidance for future growth in and near the Hamlet. Supporting sustained growth in the Hamlet while protecting its unique character, at first blush, sounds like an oxymoron. However, with appropriate land use regulations and context-sensitive design standards, hamlet growth in its preferred pattern can be achieved. It is recommended that the Town follow through with the Hamlet Master Plan, and revise zoning regulations as needed to manage the Hamlet's growth. The following action steps will assist the Town in following through with these recommendations.

Community Character				
Goals & Recommended Action Steps	Short Term Action 1 - 18 months	Long Term Action 2-10 years	Continuous Action	Partnering Boards, Agencies, and Committees
Goal 1. Structure land use regulations, design standards and zoning code to improve and protect the character of the Town's hamlets and gateways.				
Recommended Action Steps				
1. Update the Hamlet of Cheshire Master Plan.		X		Town Board; Director of Development
2. Build consensus on the issue of developing design standards for the Hamlet of Cheshire in accordance with the Hamlet Master Plan.		X		Town Board; Director of Development
Goal 2. Coordinate planning efforts with other municipalities and agencies as appropriate.				
Recommended Action Steps				
1. Continue collaborating with the City of Canandaigua and neighboring municipalities in using similar designs for decorative signage, streetscapes, and other public space initiatives.			X	Town Board

6. Housing

In general, in light of current housing options, Canandaigua's aging population will likely seek senior housing options outside of the Town. Providing alternative housing options for Canandaigua residents will allow many to age-in-place, which is often the preference. The provision of senior housing also represents an opportunity for investment with substantial social and economic benefit for the Town as a whole. The following action steps will assist the Town in following through with these recommendations.

Housing				
Goals & Recommended Action Steps	Short Term Action 1 - 18 months	Long Term Action 2-10 years	Continuous Action	Partnering Boards, Agencies, and Committees
Goal 1. Support future residential growth that makes Canandaigua livable for people of all ages, abilities, and income levels.				
Recommended Action Steps				
1. Continue supporting well designed affordable housing.			X	Town Board; Director of Development
2. Continue supporting the availability of a variety of elder-friendly housing types.			X	Town Board; Planning Board
3. Collaborate with the Ontario County Office for the Aging and the development community to identify the level of need and potential locations for senior housing for the greater Canandaigua Community.			X	Director of Development; City of Canandaigua and Ontario County Planning Departments

7. Transportation Network

The Town should continue advancing its interest in encouraging nodal development along Route 332. This corridor continues to be one of two primary gateways into the Town of Canandaigua. As such, the corridor’s future “form and function” is critical to the “Gateway” presentation of Canandaigua.

In response to the 2003 Plan recommendations, the lands along Route 332 have been rezoned to encourage more nodal-type development rather than commercial “strip” development. This area was rezoned to Community Commercial, and much of the land in the nodal areas is subject to the Mixed Use Overlay District, which promotes nodal development. This gives the Town another tool for ensuring this area continues to develop into the preferred character, consistent with the goals of the 2003 Plan. However, the Town has not implemented the Corridor Conservation Overlay District, which was recommended in the 2003 Plan to prevent or slow the conversion of property between the proposed nodes. It is recommended that the Town not adopt another zoning district, but rather examine other methods by which the goal of corridor preservation could be achieved (see Agricultural Protection and Community Development recommendations). Existing Incentive overlay regulations, and/or other land preservation measures could be employed in this regard.

The specific recommendations regarding future development in the southern and northern nodes should be distributed to all potential developers to inform them of the Town's vision and overall intent for these areas. It is recommended that the Town continue to encourage development in the two nodes with an emphasis on mixed uses, density and form. As development continues, the Town should periodically review the specific standards set forth in §220-33 for each node to encourage a healthy balance of mixed uses and to ensure they effectively achieve the community's vision for development along Route 332.

Route 332 continues to serve the community in two capacities: as a commuter corridor for local and regional traffic, and as a commercial corridor for local business. It functions well as a commuter corridor, as traffic moves quickly and with few interruptions. However, convenient access to local businesses along the corridor has not been fully realized. Due to a lack of median crossings, there are few convenient opportunities for drivers to access businesses located on the opposite side of the roadway. The direct impact of this inconvenient access is not entirely clear, but in an effort to support the economic health of businesses on both sides of the roadway, convenient access must be enhanced. Balancing the commuter function of this corridor with its local commercial function can be achieved by providing interior access roads for local traffic. Establishing vehicular connections to all businesses from secondary routes such as Yerkes, Airport and Thomas Roads will provide convenient access for local residents without interrupting commuter traffic along Route 332. The Town should continue striving to strategically locate vehicular and pedestrian connections that encourage development within nodal areas rather than between nodal areas. This will minimize strip development along Route 332 and improve its dual-function as a commuter and commercial business corridor.

Recently the Town has experienced an increase in traffic congestion on Routes 10 and 42. Ontario County has plans for improvements with the installation of a roundabout at the intersection of Routes 10 and 4 and Routes 10 and 42. The Town has also expressed a preference for the concept of "complete streets"- those that accommodate all users, not just motorists. In implementing these and other transportation projects, designing thoroughfares in such a manner will increase usability and safety, and can provide substantial aesthetic improvements over traditional roadway design. The following action steps, focused on transportation diversity and efficiency, will assist the Town in creating a network that serves users of all kinds.

Transportation Network and Services

Goals & Recommended Action Steps	Short Term Action 1 - 18 months	Long Term Action 2-10 years	Continuous Action	Partnering Boards, Agencies, and Committees
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Goal 1. Plan for and provide adequate maintenance of the town-owned roadways.

Recommended Action Steps

1. Continue to analyze operational obstacles to improve maintenance efficiency for Town-owned roads.			X	Highway Superintendent; Town Board
2. Continue to analyze potential consolidation opportunities for highway services between neighboring communities, and the potential for expanding shared services where they exist.			X	Highway Superintendent; Town Board; Ontario County Planning Department

Goal 2. Keep the town's roadways safe for all users.

Recommended Action Steps

1. Continue to work with State/County transportation officials to reduce the speed limits where necessary to be consistent with neighborhood character, and address safety and noise concerns.			X	Town Board; Highway Superintendent
2. Continue requiring all future streets to be built to the Town's design standards and consider Complete Streets design elements that will enable safe access to public roads for all users.			X	Town Board; Planning Board; Highway Superintendent
3. Continue supporting the work of the Trails Committee and encourage coordination between the Town and City with regard to the planning, development, and maintenance of non-motorized transportation facilities (trails, sidewalks, bike lanes, etc.).			X	Town Board; Planning Board; City of Canandaigua

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Appendix A – 2003 Comprehensive Plan

The 2003 Comprehensive Plan, updated in November of 2011 is available online at the [Town of Canandaigua website](#) or at the Town of Canandaigua Town Hall.

APPENDIX B
Implementation Progress Report Template

DRAFT
TOWN OF CANANDAIGUA
COMPREHENSIVE PLAN
IMPLEMENTATION PROGRESS REPORT

March 2011

The intent of this Progress Report is to provide a template for the consistent evaluation of the various recommendations found within the 2011 Comprehensive Plan update. It is expected that the boards or committees tasked with implementation objectives will provide a thorough review of progress toward their respective responsibilities. These reports will be reviewed at quarterly and/or semi-annual meetings throughout a strategic planning process.

Board/Committee oversight: [board/committee name]

Date of progress report: [m/d/yyyy]

Recommendation category:

- Agricultural Preservation and Community Development
- Resource Protection- Environmental
- Resource Protection- Cultural and Historic
- Resource Protection- Canandaigua Lake and Watershed
- Recreation
- Economic Development
- Community Character
- Housing
- Transportation Infrastructure

Goal : [number] [description]

Action step: [number] [description]

Is this action leading the board/committee to an enforceable ordinance? [yes/no]

If so, briefly identify the ordinance being proposed or amended:
[proposed ordinance name, existing section of Town Code, etc.]

Is this action undertaken in collaboration with other boards, committees, or organizations? [yes/no]

If so, briefly identify the entities involved:
[partnership members]

Estimated percent complete:

- 0 – 25%
- 26 – 50%
- 51 – 75%
- 76 – 99%
- 100%

Estimated completion: [anticipated date, if applicable]

Describe the progress to date: [enter description]

Identify the next task in the completion of this Action Step: [enter next task(s)]

Identify the next Action Step to be addressed by this board/committee toward the achievement of the Goal:
[enter next Action Step on the board/committee agenda]