

TOWN OF WHEATLAND

COMPREHENSIVE MASTER PLAN UPDATE 2025





PLAN PREPARED BY:

Genesee/Finger Lakes Regional Planning Council
with support from the Comprehensive Plan Update Committee

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Chapter 4 presents the original 2004–2024 Master Plan content as adopted at that time, maintained here for reference and historical context. It is not part of the updated plan presented in the preceding chapters but rather serves as a record of the Town’s prior planning efforts and policy framework. This information represents historical data and background only, not the current situation. Some information may be inaccurate at the time of the adoption of the new Plan.

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The appendices were originally included in the 2004 Master Plan for the Town of Wheatland and Village of Scottsville. They provide detailed background information, supporting documentation, and foundational data that inform and substantiate the most recent 2025 Plan update.



Chapter 1:

INTRODUCTION

Every community needs a vision. One of the most important powers and responsibilities granted to local governments by New York State is the authority to undertake comprehensive planning. This process enables communities to establish a long-term vision, protect public health and safety, and promote the general welfare of their residents. A comprehensive plan outlines a community's goals and policies, grounded in the values and aspirations of its people. Most importantly, these goals are shaped by the voices of the community and serve as a blueprint for the future. This Comprehensive Plan (the Plan) for the Town of Wheatland documents the process and community dialogue that informed the vision for the Town and identifies the steps needed to bring that vision to life.

INTRODUCTION

The Wheatland Master Plan Update Committee was formed to review the 2004- 2024 Town of Wheatland, Village of Scottsville Master Plan, to update it specifically to the Town, and provide updates. The concept was to make the Master Plan easier to update. The 2025 Plan Update is organized as follows:

Chapter 1 Introduction: Describe the Plan update process.

Chapter 2 Community Vision & Goals: Defines Wheatland’s vision and outlines key themes.

Chapter 3 Action Plan: Outlines actionable steps to realize the vision. This chapter also showcases a number of land use challenges and opportunities that should be considered during implementation.

Chapter 4 Background & Detail: Committee review of the 2004-2024 Comprehensive Master Plan. This chapter provides additional details, historical context, and reference materials.

Appendix A-C: The Appendixes provide greater details, history, and reference material to the Comprehensive Plan. Appendix A is the executive summary of the 2004-2024 Town/Village Plan, Appendix B is the list of the Plan goals and recommendations, and Appendix C includes with maps referred to throughout the Plan.

The Update Committee summarized all of the 2004-2024 Comprehensive Master Plan conclusions and recommendations and reviewed each one in depth. If an item was completed, no longer applied or conditions had changed, the item was either deleted from these recommendations or modified. New items were added based upon current and projected conditions. Conclusion and recommendations were then grouped into topic areas.

Sub committees were formed to create neighborhood “visions” for four distinct neighborhoods of the Town. This section provides specific guidance and recommendations for each area. This is intended to be a guidebook for planning within each area.

The Update Committee agreed that the 2004- 2024 Master Plan Town goals were still applicable to the Town and saw no need to modify them. In fact, there has been an increased focus on every item based upon public input during actions before the Town Board, Planning Board and Zoning Boards. Common threads are that people wish to have a Town that maintains agriculture, rural character, historic character with a good quality of life. Please note that not all goals have newly developed actions. This Plan Update induces only those actions created by the Update Committee.

1.1 TOWN OF WHEATLAND

In many ways, the Town of Wheatland still appears untouched from 1786 when Ebenezer “Indian” Allan first settled along the Oatka Creek and recognized the great agricultural possibilities west of the Genesee River. The rural landscapes that we enjoy today just beyond the urbanized boundaries of Scottsville and Mumford look very similar to the agricultural landscapes of the 1800s when Wheatland was known worldwide for our agricultural marvels. This rural character is one of the primary reasons that people have chosen to live here and stay here.

Wheatland is a dynamic community with a strong sense of identity rooted in both its pioneering spirit and rich historic heritage. During the 1970s, many people were drawn to Wheatland to enjoy its open spaces and rural character, a trend that continues today, as seen in development patterns within Wheatland and its neighboring towns. The town’s preserved historic sites, structures, and scenic countryside reflect its deep connection to the past. This preservation has been made possible in large part by the continued vitality of the agricultural industry, which helps maintain open space, and by the absence of major highway access, which has helped shield Wheatland from the rapid growth experienced by nearby communities.

INTRODUCTION

Since the planning process began, there have been significant social and economic changes, most notably the lasting impacts of the COVID-19 pandemic. The pandemic affected nearly every aspect of life, from widespread illness and loss of life to overwhelmed hospitals, school and business closures, restrictions on gatherings, job losses, and ongoing supply chain disruptions. It is anticipated that several new trends that emerged during the pandemic will likely remain.

Remote work and online learning have become more common, and there has been a marked shift away from traditional “brick-and-mortar” businesses toward internet-based commerce and rapid delivery services, even for essential goods like groceries and meals. As a result, technology now plays an even greater role in everyday life, making high-speed internet access, reliable electricity, and dependable mobile phone service essential for modern living.

There is also increased demand for local recreation opportunities. Residents are seeking outdoor activities closer to home, such as trails, bikeways, sidewalks, and accessible parks. Local open spaces have become critical to community well-being. At the same time, there is a growing desire to protect the environment, preserve historic features, and maintain the Town’s small-town character.

Additionally, climate change has become a greater concern for residents and leaders alike, influencing priorities in infrastructure, land use, and resource conservation.

Housing costs and inflation have also risen significantly, contributing to economic uncertainty. While it is difficult to predict long-term trends, the impacts of recent events will continue to shape community needs and values for years to come.

1.2 PLAN UPDATE

The last comprehensive plan for the Town of Wheatland was a joint Plan with the Village of Scottsville adopted in December 2004. Maintaining an updated comprehensive plan is important, not just because it helps course-correct for gradual changes in our demographics and values over time. Many communities rely on these plans to identify new trends which should be addressed, and potential future challenges we wish to prepare for, or opportunities to capitalize on.

In 2021 the Town Board assembled a diverse group of residents to review and update the Town Comprehensive Master Plan. The Master Plan Update Committee met biweekly in 2021-2022. The goal was to update, consolidate, and clarify the plan in essence to make it more user friendly. Members of the Update Committee included:

- Joe Burns
- Peter Gores
- Oliver Miller Co-chair
- Jay Coates, Co-Chair
- Pat Hirokawa
- Donna Piasecki
- Tim Davis
- Camille A. Martina
- Suzanne Stokoe
- Kane Gascon
- Laura Michaels
- Mark Turner

INTRODUCTION

With support from previous planning efforts and the work already completed by the members of the 2021-2022 Updated Committee, the 2025 Plan sets forth an updated direction that is reflective of today's community conditions and a vision for the future of the Town. The Plan will serve as the foundation that future planning and policy decisions are to be based. The 2025 Comprehensive plan provides a roadmap for the Town of Wheatland that will guide decision making and planning efforts. The plan details the vision of the defines a tionable goals and provides recommendations to shape future land use and growth.

1.2.A Why Update the Plan?

Plan for Near Term Growth in Rural Wheatland Areas Served With Public Water: The 2002 plan projected that, for the purposes of this planning study and future long-range decision making, it is recommended that the community as a whole plan for continued growth. The Committee believes that near-term growth will be in the portions of rural Wheatland that are already served with public water. Other areas that do not have public water will most likely continue to grow at a slower rate and that development will be from the Village outward as water mains are extended or if a water district is formed. There have been some recent resident requests for water service extension in the southeastern portion of the Town specifically the River and Quaker Road areas.

Growth Rate: The current plan projected an average growth of 2 to 3 percent. The 2002 plan projected that based on the then current population growth, and an evaluation of the local trends, it recommended that the community plan on an average growth rate of about 2% to 3% per year for the next 20 years. In fact, this did not occur. As of the census of 2000, there were 5,149 people (4,960 by the 2007 census estimate), 2,011 households, and 1,425 families residing in the town. The population density was 168.1 people per square mile (64.9/km²). There were 2,093 housing units at an average density of 68.3 per square mile (26.4/km). In the 2020 census the population was 4,897, a DECREASE of 5%. The population density was 161 people per square mile. There were 2194 occupied housing units with a 93.9% occupied housing unit rate. There is a near term potential for a population increase as Clearview Farms was approved to develop a residential complex containing 144 apartments and 80 townhouse units located near the intersection of Robert Quigley Drive and Browns Road. This project was delayed by the COVID pandemic and is still pending.

Societal Changes: There have been significant social changes since this plan was first drafted. Most recently, and with potentially longer impacts than was anticipated, is the COVID-19 pandemic. This pandemic impacted everyone- sickness, loss of life, hospitals at or above capacity, schools shut down, businesses shut down, gatherings limited, many jobs lost, supply chain issues and supply shortages just to name a few. In addition, many portions of our cities are in turmoil, there are international crises and there is an increased focus on climate change. Housing prices and inflation are on the rise or have increased significantly. It is difficult to anticipate what the long-term trends will be. There are several trends that are apparent and will most likely increase. Work and schooling from home has drastically increased. There has been a significant trend away from "brick and mortar" storefront businesses toward internet based rapid delivery of even the basic services such as food. Technology has impacted all facets of life, high speed internet, reliable electric service and reliable mobile phone service are priorities for living. People now look for locally based recreation and exercise, especially outdoor based recreation such as trails, bikeways, sidewalks and there is a significant interest in and use of local parks. There is an increased focus on preserving the environment, preserving the historic features of the Town and maintaining a small-town look and feel.

1.3 RELEVANT REGIONAL PLANS

There are a number of relevant and important plans that were reviewed and referenced as part of the 2025 Plan Update.

1.3.A Monroe County Agricultural And Farmland Protection Plan, 2025

The Monroe County Agricultural and Farmland Protection Plan was completed by the Monroe County Agricultural Farmland Protection Board. The Plan provided information regarding background farmland statistics, agricultural trends, land use practices, current issues and concerns, and recommendations. This plan is unchanged and still in effect. The Purpose of the Plan is to ensure that farming continues as a way of life for Monroe County residents and that county residents can enjoy the benefits that come from having valuable, highly productive farmland within Monroe County. The Plan will focus on updating the County's 1999 and 2021 Agriculture and Farmland Protection Plan as well as developing a soil-to-table system approach to agriculture and farmland protection.

The Monroe County Agricultural and Farmland Protection Board (AFPB) reviewed the Western District No. 5 and Eastern District No. 6. The AFPB recommends proposed modifications to the Western District, which would result in a gain of approximately 537 acres for the district. Recommended modifications to the Eastern District result in a gain of approximately 153 acres for the district. The AFPB also recommends the consolidation of the Eastern District No. 6 into the Western District No. 5, to be known as Monroe County Agricultural District No. 5.

1.3.B Regional Transportation Atlas, 2021

The Regional Transportation Atlas was completed by the Genesee Transportation Council providing information regarding transportation systems, population, activity centers, and commuting data. The information is included in the Plan. In 2021 the Genesee Region Transportation Council issued its Long-Range Transportation Plan 2045. Many of the goal align with the 2022 Master plan update, especially expansion of biking, walking, trails and trail access. In the recommendation for Economic Development ED-10 Rural Mobility Option Expansion it states "Increase active transportation and multimodal connections to destinations in rural communities, especially where personal vehicles are the dominant mode." This recommendation should be monitored.

1.3.C Monroe County Comprehensive Development Plan, 1978-1986

The Monroe County Comprehensive Development Plan (County Plan) includes several volumes pertaining to the following key elements of regional planning: Land Use (1979), Environment (1979), Housing (1985), Transportation (1978), County parks (1979), Economic Development (1979), and Wastewater (1978). These volumes were all prepared for the first time in the late 1970s and some have been updated. Therefore, an overall status report was prepared in 1986 that presented the current status of the County Plan and the progress made in implementing the recommendations as of June 26, 1986. The County is currently updating the County Master plan known as Plan Forward.

1.4 RELEVANT LOCAL PLANS

1.4.A Town of Wheatland, Village of Scottsville Master Plan, 2004-2024

The Town Board of Wheatland and the Scottsville Village Board of Trustees appointed a volunteer Comprehensive Master Plan Update Committee of citizens and business leaders to update the existing 1991 Comprehensive Town Master Plan. The following members of the Committee graciously contributed their time, thought, and dedication to various tasks associated with the completion of the Plan:

- Burt Brown
- Kenneth Kemp
- John Korte
- Robert Columbus
- Thomas Leo
- Marian Misner
- Brian Daily
- Kevin Marks, Co-chair
- Jim Phillips
- Kip Finley, Co-chair
- Paul Gee
- Jeff tokoe
- Pat Hirokowa
- Richard Jasinski
- Kathy Sheffiel

A Plan Adoption Committee was established to guide the final stages of the 2004-2024 Plan. Committee members included Marian Misner, Michael Souers, Tammy Spear, and Donald Woerner. They were assisted by MRB Group, P.C. and RLB Planning, who supported the final preparation of mapping, revisions, additions and the completion of the environmental review record.

In addition to the appointed committee members, several community members contributed valuable expertise not readily available within the committee. These contributors included Chuck Hazelton, Rick VenVertloh, and Barb Galbraith. The Committee also received significant support from Renee Casler, Gerald Chairper, Rochelle Bell, Wayne Harris, Paul Schenkel, and Steve Olussen from Monroe County.

To engage the public, two information meetings were held to explain the Comprehensive Plan process. A written public opinion survey provided valuable insights into community values and priorities. Subcommittees were formed to collect factual data from various local and state government agencies.

The Committee met regularly over several years to develop the Plan. The Town of Wheatland adopted the Comprehensive Plan on December 2, 2004, and the Village of Scottsville adopted it on November 9, 2004.

1.4.B Town of Wheatland Comprehensive Town Master Plan, 1991

The Town of Wheatland Plan was completed in May of 1991 by a volunteer committee of the Town of Wheatland Planning Board. The 1991 master plan included general town-wide studies and recommendations as well as recommendations that included the Village of Scottsville. The Town Board accepted the Master Plan as an advisory document on October 7, 1993; however, the master plan was never officially adopted by the Village of Scottsville Trustees.

A total of thirty-one recommendations were presented in the 1991 plan concerning land use, commerce and industry, residential, utilities/sewer/water, municipal buildings/services, recreation, transportation, special area plans, capital improvements, general recommendations, legal changes for implementation of the plan,

and suggested zoning changes. Many of the recommendations have been implemented; those that have not been implemented were evaluated by the Committee to determine consistency with the current needs expressed by the community. Those recommendations still deemed appropriate have been addressed in one form or another in the new Plan.

1.4.C Scottsville-Wheatland Community Master Plan Report , 1970

The original Master Plan for the community was prepared in 1970 and accepted as an advisory plan however was never adopted by the Town of Wheatland or the Village of Scottsville. The study and recommendations applied to the town, in general, as well as specifically highlighted areas such as the Village of Scottsville and the Mumford Hamlet. The plan recommended numerous capital improvement projects including a variety of capital projects and programs associated with highways, parks, utilities, and facilities. The projects included village bypasses, the acquisition of large tracts of land for conservation, new civic centers, and sanitary sewer and public water extensions. Several of the recommendations were implemented other more progressive recommendations, such as the highway bypasses, acquisitions of large tracts of land for conservation, and the construction of civic centers were not implemented.

Recommendations from the past 30 years that were not previously implemented have been reviewed, and those still considered relevant have been incorporated, either in their original form or adapted, into this Plan Update.

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Chapter 2:

Community Vision & Goals

The Town of Wheatland is a safe, clean, friendly and prosperous community that is welcoming to visitors, with a vibrant small-town, rural atmosphere, great natural beauty and amenities that facilitate a high quality of life for residents of all ages and interests. Wheatland strives to be a model of contemporary small-town America, seamlessly touching the past through its rural and historic character, while actively embracing a bright future."

2.1 VISION FOR THE TOWN OF WHEATLAND

The vision for this Plan is to ensure that the Town of Wheatland is a safe, clean, friendly and prosperous community that is welcoming to visitors, with a vibrant small-town, rural atmosphere, great natural beauty and amenities that facilitate a high quality of life for residents of all ages and interests. Wheatland strives to be a model of contemporary small-town America, seamlessly touching the past through its rural and historic character, while actively embracing a bright future.

The following goals are meant to be a framework to guide this community. Although specific recommendations proposed by the Committee are discussed in Chapter 3, it is anticipated that not every possible situation has been addressed. Therefore, many municipal and private development decisions will need to be made based on these goals. As such, it is imperative that all local civic leaders, citizens, and business owners understand the basic community expectations expressed in this chapter. A complete understanding will give the needed background to make those day-to-day decisions that are not addressed by the recommendations in this Plan. All associated decisions that affect the community should be evaluated based on the following goals:

- 1. Preserve and maintain rural and historic character**
- 2. Maintain and promote safety and high quality of life**
- 3. Protect and enhance the natural environment and resources**
- 4. Attract clean and diverse commerce and technology**
- 5. Provide high quality and efficient municipal services**
- 6. Develop unique strategies for key areas of the Town**

Each of the Community Goals listed above can only be realized through planned actions led by specific policies that recognize and promote the Community Goals. Each goal is listed below, with specific policies that the Committee believes reflect the values of the Wheatland-Scottsville-Mumford community. Each goal also identifies potential funding opportunities to support its implementation.

Much of our community's character is based on a long history of agriculture as the primary way of life in Wheatland. The rolling farmlands, the wooded hedgerows, the agrarian architecture and the historic buildings and other structures that comprise our village-like neighborhoods are all factors that define Wheatland.





Chapter 3:

ACTION PLAN

Chapter 3 of the Comprehensive Plan outlines a set of tables that provide an overview of the implementation guidance to inform decision-making related to funding and activity priorities within the Town. These will be necessary to implement and realize the vision of the Plan over the next decade. Implementation of this plan will require strong leadership from the Town Board, with cooperation and assistance from the Planning Board, Zoning Board, local municipal departments, committees, as well as some outside organizations and agencies. Although this plan identifies priorities, it will be the decision of the Town Board to determine which steps to take and when. This chapter also outlines a number of land use challenges and opportunities that should be considered during implementation.

ACTION PLAN

The Update Committee did not revise any of the original goals, believing they remain relevant to the Town, reaffirming the importance of maintaining agriculture, rural and historic character, and a high quality of life. A key addition in this 2025 update is the identification of four distinct neighborhoods, each with its own vision and set of recommendations.

The Committee reviewed and summarized all conclusions and recommendations from the 2004–2024 Comprehensive Master Plan (Appendix B). Items that had been completed, were no longer applicable, or had been affected by changing conditions were either removed or revised. New recommendations were added based on current and projected trends. All conclusions and recommendations were then grouped by topic area for clarity. **Please note that not all goals have newly developed actions.**

The goals in Chapter 2 are broken down into specific actions, and only includes actions created by the Update Committee. These actions are specific items that should be implemented to carry out the Comprehensive Plan's goals and policies. These actions are broken down into specific categories:

- **Environment (E)**
- **Agriculture (A)**
- **Livability (L)**
- **Neighborhoods (N)**

It is not realistic to expect that all of the action items will be implemented immediately. Those items that require immediate action are identified within each section by topic. Other items are classified as either Short Term actions that should be implemented within 2 years, Medium-Term 3-5 years, Long Term actions are targeted for implementation over 5 years' timeframe, or ongoing initiatives with no definite timeframe and are actions the Town should continue to do. Each action also identifies the leading Town Department or Committee, State and County partners, and the potential need for outside contractor support.

3.1 GOAL 1: PRESERVE & MAINTAIN RURAL & HISTORIC CHARACTER

Much of Wheatland's character is based on a long history of agriculture in the community. The rolling farmlands, the wooded hedgerows, the agrarian architecture and the historic buildings and other structures that comprise our village-like neighborhoods are all factors that define Wheatland.

The results from the Public Information Survey indicate that this rural and historic character is very important to our people and is one of the primary factors that affected their decision to live here, and their decision to stay here. Therefore, the community's rural and historic character should be preserved. Due to the dual-faceted nature of this issue, the community goal must be addressed in two parts, addressing rural character, and historic character.

The rural character of Wheatland is comprised of working field , wooded hedgerows, new and old barns, and patches of wooded land surrounding the many natural topographical features that separate the many farms in the area. This rural (agrarian) character can only be preserved as long as agriculture is a viable industry in Wheatland. The economy of the area cannot sustain these features as publicly funded parks or as "forever wild" land easements or trusts. The historic character of Wheatland is comprised of the rural landscape attributes described above as well as the historic architecture and landmarks that are visible in the rural areas, and the settled areas in and around Scottsville and Mumford.

Our rich history and ties to the past can only be maintained as long as we can see the physical signs firsthand . Reading about them and viewing pictures in books is not as effective as living with the real evidence of our history. Historic structures can be most appreciated when they continue to fit into the fabric of the community as useful components in our lives. They fit best into the community when they are surrounded by new and old structures that resemble the same period of the architecture.

Funding Resources

- New York State Parks, Recreation and Historic Preservation Park & Trail Partnership Grant Program
- New York Council on the Arts Preserve New York Grant
- New York State Department of Agriculture and Markets Farmland Protection Planning Grant
- New York State Department of State Smart Growth Community Planning and Zoning Grant

ACTION PLAN

Goal 1: Agriculture: Preserve & Maintain Rural Character			
	Action	Responsible Party	Timeframe
E1	Support agriculture and promote continued agricultural uses.	Town Board	Ongoing
E3	The Planning Board should require applicants to cluster development to maintain large, open, contiguous agricultural parcels.	Planning Board	Short-Term
E8	The Planning Board should require any developer to submit a comprehensive development plan.	Planning Board	Short-Term
E8	The Town code should be modified to include guidance on subdivision and clustering.	Town Board Building Department	Mid-Term
E8	The Town should codify and require “dark sky” lighting provisions in rural zones.	Planning Board	Mid-Term
E8	Planned Residential and/or cluster developments should be designed to preserve rural character.	Town Board Planning Board	Long-Term
E8	Modify the Town code to include agricultural buffering and screening standards.	Town Board Building Department	Mid-Term
A1	Town Review of Agricultural Topics. It is recommended that the Town review agricultural impacts for all major development proposals.	Planning Board	Short-Term
A2	Create an Agricultural Advisory Committee.	Town Board	Short-Term

3.2 GOAL 2: MAINTAIN & PROMOTE SAFETY & HIGH QUALITY OF LIFE

Our community's perception of safety and high quality of life is shaped by several interconnected factors. While safety is a key element that influences how residents experience quality of life, it is not the sole determinant. For this reason, this Plan will address the topics of safety and quality of life as distinct yet related themes. We recognize that a safe and secure environment enhances all other aspects of quality of life, and thus, both areas will be examined individually to ensure comprehensive attention.

The Town of Wheatland is generally a safe community where the majority of people feel that we live in a safe environment. In the Public Information Survey, respondents were generally concerned about traffic speeds and a perceived increase in the number of trucks on our highways. As such, our focus should be on maintaining what we have and promote improvements where feasible and practical.

Based on responses from the Public Information Survey, our community enjoys a high quality of life. Many respondents noted that they specifically moved to our community because when compared to others, Wheatland rated highly in their view. Several also wrote responses that reflected a generally pleased attitude toward life in Wheatland. As a result, our focus should be to maintain the favorable quality of life that we enjoy and promote improvements where feasible and practical.

Funding Resources

- U.S Department of Transportation Safe Streets and Roads for All Grant
- New York State Community Development Block Grant Program (CDBG)
- Smart Growth Community Planning and Zoning Grant
- NYS Homeland Security and Emergency Services Volunteer Fire Infrastructure & Response Equipment (V-FIRE) Grant Program
- USDA Rural Economic Development Loan and Grant Program

Goal 2: Livability: Maintain & Promote Safety & High Quality of Life			
	Action	Responsible Party	Timeframe
E8	The Planning Board should require any development to have dedicated open and or green space as a condition of approval.	Planning Board	Mid-Term
E8	The Town should require separation and buffers for any incompatible uses, developments and districts.	Planning Board Zoning Board	Short-Term
L1	Develop an integrated Town wide trail plan to link parks, the Genesee Valley Greenway, the Genesee Country Village and Museum, and new development that is done in the Town.	Town Board Planning Board Highway Department Recreation Department	Mid-term
L1	Construct a separated bike path that runs from the Genesee Greenway along Scottsville Mumford Road to Mumford and the Genesee Country Museum.	Town Board Planning Board Highway Department Recreation Department	Mid-term

ACTION PLAN

L1	Link the Town trail/bike path to the Genesee Valley Greenway, Oatka Park, Town Land on Scottsville Mumford Road, Gravel Ponds, Town Land at Oatka Creek in Mumford, Freeman Park and Genesee Country Village & Museum.	Town Board Planning Board Highway Department Recreation Department	Mid-term
L1	Develop Town Land at Oatka Creek in Mumford for small park and creek access.	Town Board Highway Department Recreation Department	Mid-term
L1 L3	Develop a town-wide park master plan to document existing conditions (including flooding), develop goals and objectives for park improvements and present strategies for implementation. Parks to be included (but not limited to) Freeman Park, Indian Allen Park, as well as Town land on in Mumford adjoining Oatka Creek, and vacant land throughout the Town.	Town Board Planning Board Highway Department Recreation Department	Mid-term
L1	Develop an integrated Town wide sidewalk replacement and maintenance Plan. Replace the section of sidewalk along Flint Hill Road, between George Street and the cemetery.	Town Board Highway Department Recreation Department	Long-Term
L1	Explore connection to Route 253 and Route 251 Genesee River access points.	Town Board Highway Department Recreation Department	Long-Term
L1	Develop an integrated Town-wide Facilities and Maintenance Plan that evaluates current and future needs for the construction, rehabilitation, and equitable distribution of public facilities. This plan should ensure that community resources are accessible and well-maintained across all neighborhoods, supporting both quality of life and long-term sustainability. Facilities include parks, bicycle routes and/or trails that link our many resources, athletic field , recreation facilities, and any other civic facilities.	Town Board Highway Department Building Department Recreation Department	Long-Term
L1	Require developers to incorporate walkways, trails and bikeways be incorporated into any proposed development and be linked to the Town trail system.	Town Board Planning Board Code Enforcement Highway Department	Mid-term
L2	Upgrade all pedestrian facilities such as sidewalks, pedestrian-level (dark sky) lighting in heavily populated areas, widened shoulders on rural highways, asphalt, gravel or cinder trails in recreational areas, and street lighting at intersections and other hazardous locations in rural areas.	Town Board Highway Department	Long-Term

ACTION PLAN

	Action	Responsible Party	Timeframe
L4	Encourage streetscape improvements whenever feasible through capital improvements projects, tree planting and maintenance programs, replacement of street lighting with "dark sky" lighting, beautification programs and the creation of public gardens when there is a commitment for ongoing care.	Town Board Highway Department	Long-Term
L5	Coordinate with the school districts to provide recreational opportunities.	Town Board Recreation Department School Districts	Short-Term
L6	Continue to provide senior programs and dedicated staff to these programs.	Town Board Recreation Department Senior Center Recreation Commission	Short-Term
L7	Work with Rochester Transit Service (RTS) to monitor and explore ways to meet the basic transportation needs of our citizens and workers, as needed and or practical.	Town Board RTS	Long-Term

3.3 GOAL 3: PROTECT AND ENHANCE THE NATURAL ENVIRONMENT AND RESOURCES

Wheatland is home to a variety of unique natural resources that attract naturalists from across the state. The town's natural rock outcroppings, forests, springs, and high-quality fishing streams are not only ecological assets but also integral to the landscape that residents deeply value. Public Information Survey responses showed that community members take pride in these natural features and are strongly committed to their protection.

Funding Resources

- New York State Parks, Recreation and Historic Preservation Environmental Protection Fund Grants Program for Parks, Preservation and Heritage (EPF)
- New York State Research & Development Authority (NYSERDA) Clean Energy Communities program
- New York State Department of Environmental Conservation (NYS DEC) Climate Smart Communities Grant
- New York State Community Forest Conversation Grant

Goal 3: Environment: Protect & Enhance the Natural Environment & Resources			
	Action	Responsible Party	Timeframe
E2	Continue to address water quality issues by actively participating in the various watershed and water quality committees, and by maintaining current knowledge of existing and upcoming regulations pertaining to water quality. The Town supports the Oatka Creek Watershed Management Plan.	Town board Oatka Creek Watershed Committee	Ongoing
E4	Continue to protect local wetlands and environmentally sensitive areas as identified during the State Environmental Quality Review Act review by various town boards. Consider wetland mitigation to be performed during the Planning Board approval process.	Town Board Planning Board	Ongoing
E5	Strictly enforce F-1 zoning for flood planes. Careful consideration must be given before granting any variances to existing ordinances.	Building Department Planning Board Zoning Board	Ongoing
E6	Require open space reforested in any development to mitigate the impacts of the Emerald Ash Borer devastation in the Town.	Planning Board	Ongoing
E7	Consider steep slope preservation and enhancement as part of the New York State Environmental Quality Review Act (SEQRA) process.	Planning Board	Ongoing

3.4 GOAL 4: ATTRACT CLEAN & DIVERSE COMMERCE & TECHNOLOGY

Wheatland's economy is largely driven by agriculture, supported by a few mid-sized industries and numerous small family-owned businesses. However, this narrow commercial base presents several challenges. It offers limited employment opportunities for residents, generates minimal revenue from external sales, brings few outside resources into the community, and often lacks the capacity for significant corporate reinvestment. Additionally, farms and small businesses typically do not contribute substantial taxable real estate value or generate significant sales tax revenue. There are two indicators that substantiate that it is time for us to diversify our economic base in Wheatland:

Fiscal Constraints: The lack of substantial revenue brought into the community from diverse, healthy commerce poses the dilemma that residents must accept limited municipal services and benefits provided by relatively small fiscal programs administered by the Town of Wheatland, or they must pay more in taxes to fund improved or expanded municipal services.

Local Economic Leakage: Since many of our residents work in other locations around Monroe County, they also find many opportunities to spend their pay outside of Wheatland. This trend was confirmed by responses received through the Public Information Survey that indicated most residents work outside the community and, with only a few exceptions, prefer to shop outside the community. This trend can also be verified by viewing the vacant business storefronts and commercial sites in Scottsville and Mumford.

Funding Resources

- New York State Empire State Development (ESD) Strategic Planning & Feasibility Studies program
- New York State Empire State Development (ESD) Excelsior Jobs Program
- New York State Empire State Development (ESD FAST NY Shovel-Ready Grant Program
- New York State Research & Development Authority (NYSERDA) Workforce Development & Training programs

There are no new actions recommended for Goal 4.

3.5 GOAL 5: PROVIDE HIGH QUALITY & EFFICIENT MUNICIPAL SERVICES

The revenue needed to provide municipal services under the current economic structure is limited. This limitation requires municipal leaders to make use of creative solutions and advanced planning to provide quality services delivered through efficient means.

Funding Resources

- New York State Water Infrastructure Improvement Program grants
- New York State Community Development Block Grant (CDBG)
- New York State Parks, Recreation and Historic Preservation Park & Trail Partnership Grant Program
- USDA Rural Economic Development Loan and Grant Program

There are no new actions recommended for Goal 5.

DRAFT

3.6 GOAL 6: DEVELOP UNIQUE STRATEGIES FOR KEY AREAS OF THE TOWN

The committee identified four general areas in the Town and developed visions for each area. This is intended to give guidelines to developers and the Town Board as to what should be considered for future development in each neighborhood. The neighborhoods are:

- Mumford
- Agricultural Rural (A-2)
- Northeast
- Scottsville Mumford Road

Funding Resources

- New York State Parks, Recreation and Historic Preservation Park & Trail Partnership Grant Program
- New York State Community Development Block Grant (CDBG)
- New York State Department of State Smart Growth Community Planning and Zoning Grant
- New York State Department of Agriculture and Markets Farmland Protection Planning Grant

3.6.A Mumford Neighborhood

The rural hamlet of Mumford is nestled on the outskirts of a larger village in the Southwest corner of Wheatland, New York. Established in 1799, Mumford boasts a rich history of agricultural land and open spaces. To date, many historic buildings are still in use such as the Donnelly House, a former hotel in 1876, which now houses the Mumford Library; the Mumford Fire Department Building is also an important landmark that was previously the Exchange Hotel in the early 1800s; and the Genesee Country Inn Bed and Breakfast, a former plaster mill built in 1833. Additionally, many descendants of this hamlet still live in the area today. Mumford is also home to Genesee Country Village & Museum, the largest living museum in New York State and a prime destination for 95,000 visitors each year.



Over the years, this hamlet has maintained its quaint appeal by avoiding highway development, population booms, and large commercial facilities that would change the character and landscape of the community. Our vision is to continue to preserve and protect the heritage of this small town while meeting the needs of our residents. In doing so, we plan to attract and promote businesses that complement the area's character such as antique shops, boutiques, and restaurants. We also plan to expand our outdoor offerings to include additional bike paths, hiking trails, and fishin , as well as tying into the Greenway path along route 383 which is paramount to our vision of country living.

Vision For the Mumford Neighborhood

Mumford will be a welcoming, vibrant destination that celebrates its rural charm, natural beauty, and small-town character. By attracting unique, locally rooted businesses such as antique shops, boutiques, bakeries, and eateries we will create a lively environment to serve residents and entice visitors. We envision an expanded network of outdoor recreation opportunities, including bike paths, trails, and fishing areas, connected to the Genesee Valley Greenway via Route 383. Preserving our open space and agricultural land will remain central to our identity, ensuring that growth enhances, rather than compromises, the character of our community.

What Fits?

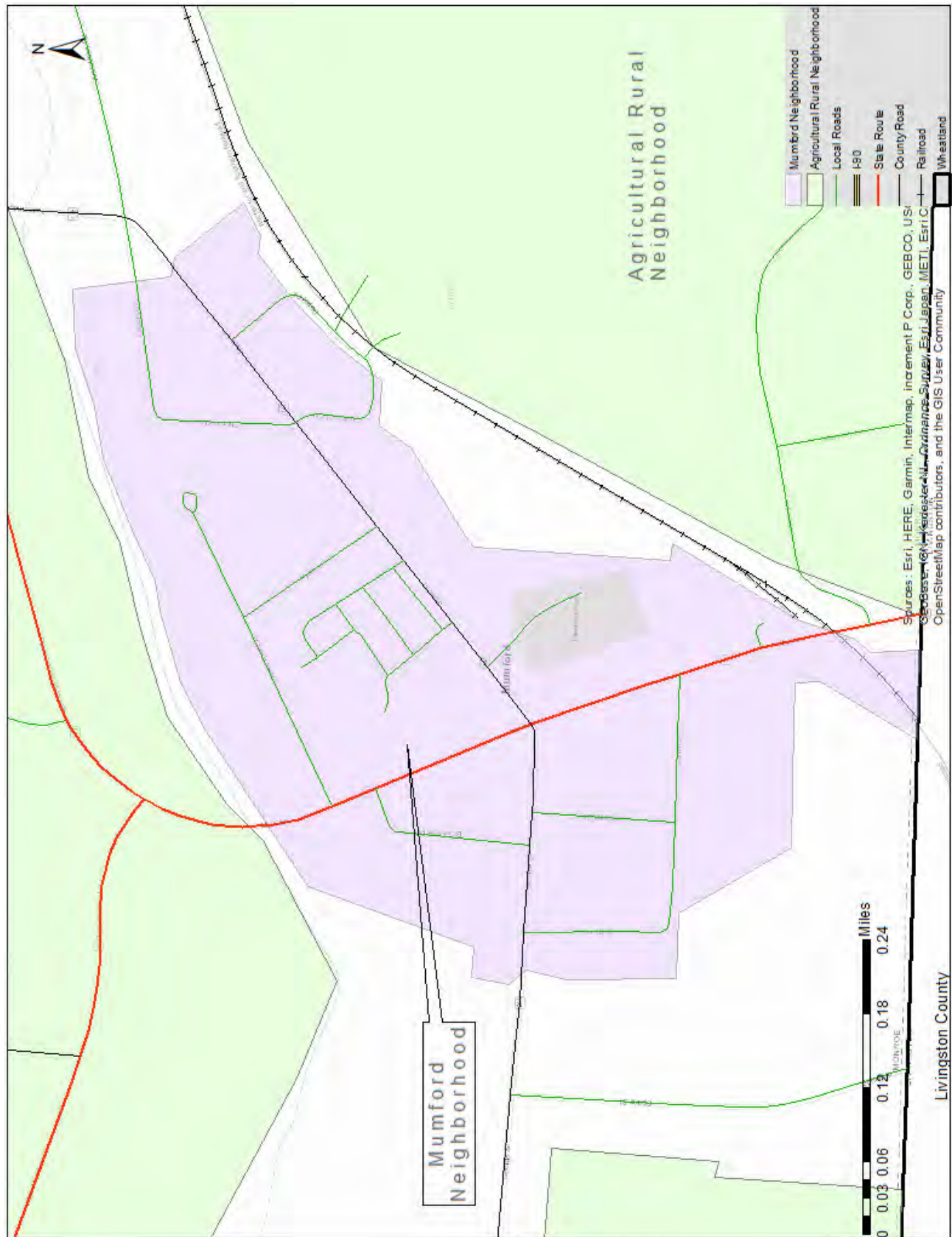
Encourage businesses that preserve and protect the heritage of the town while meeting the needs of our residents. Chain stores and franchises, gas stations, heavy industry, multi-family residences, and cell phone towers should be discouraged in Mumford Neighborhood.

Neighborhood Needs

- Water and sewer extensions (this could be cost-prohibitive)
- Internet
- Additional parking & sidewalks for businesses
- Road improvements, including railroad crossing
- More presence from Monroe County Sheriffs/Law enforcement
- Protection of agricultural lands, watersheds and wetlands, environmentally sensitive areas including Oatka Creek, and historic buildings.

Neighborhood Challenges

- Delivery and heavy-duty trucks utilizing bridges when they aren't making deliveries
- Parking for businesses near the flashing light is lacking
- Animals- limit the number of pets that residents can have



Map of Mumford Neighborhood

ACTION PLAN

Goal 6: Develop Unique Strategies for Key Areas of the Town: Mumford			
	Action	Responsible Party	Timeframe
N1	Rezone the Highway Commercial “island” at 866 Scottsville Mumford Road.	Town Board Planning Board	Short-term
N2	Rezone the Mumford Village Industry “island” (old Burnwell facility).	Town Board Planning Board	Short-term
N3	Utilize zoning to discourage first floor commercial spaces being used as residential is the Hamlet.	Planning Board Zoning Board	Mid-Term
N4	Utilize zoning tools to allow for commercial to residential conversion. Example: Freestyle	Planning Board	Mid-Term
N5	Controlled building of new homes to increase tax base.	Planning Board Zoning Board	Mid-Term
N6	Conduct a parking study in Mumford to determine if current parking is being used appropriately or if more is needed.	Town Board Highway Department	Mid-Term
N7	Develop pedestrian and bicycle corridors along Scottsville Mumford Road, and along Spring Street. Ensure that the Mumford neighborhood has green and open space.	Town Board Highway Department Planning Board	Mid-Term
N8	Address incompatible uses through zoning.	Planning Board	Short-Term
N9	Develop an entrance to Freeman Park with signage or a gazebo.	Town Board Highway Department Building Department	Mid-Term
N10	Develop vacant lots across from Fire Museum (there may be an issue with the property being able to support a septic system)	Town Board Highway Department Building Department	Long-Term

3.6.B Agricultural Rural Neighborhood

The bulk of the land in Wheatland is farmland, almost all of Wheatland is within Monroe County's Agricultural District 5 and agriculture is the predominate activity. The zoning classification is AR-2 Agricultural Rural District. The purpose of the AR-2 Agricultural Rural District is to encourage a proper environment to foster normal agricultural operations and a rural, low-density, residential land use; to preserve viable land for agriculture; to assure compatible types and densities of rural development where public sewers and/or water service do not exist and are not envisioned; and to protect groundwater quality to the greatest extent possible by controlling development over established aquifers.



It is intended to be rural in character with rolling open countryside, field, woods and sparse development predominantly outside the higher-density business and residential areas. Any development in AR-2 should focus on preservation of agriculture, open space, wood lots and rural residential character. Business development, if permitted, should blend architecturally and visually with adjacent residential and agricultural uses. All development should be compatible with the surrounding area. To maintain a good quality of life residents of Wheatland strongly support agriculture, appreciate the history of the community, and generally support growth and development in appropriate areas.

Vision For the Agricultural Rural Neighborhood

The AR-2 zoned areas will be valued and serve to preserve the community's agricultural heritage, rural character, and natural resources. Protecting farmland and expanding parks, trails, and open spaces will be key to enhancing residents' quality of life. Future growth will be directed to areas with existing infrastructure, ensuring that development aligns with environmental goals and supports the town's historic rural identity. Reuse of vacant Light Industry and Highway Commercial sites will be encouraged, and new development will be prioritized in locations with access to public sewer and water. The preservation of agricultural land ownership will remain a core principle guiding future land use decisions.

What Fits?

Encourage agricultural farms (including hobby farms) that grow a mix of commodities such as wheat, corn, soybean, oats, vegetables, fruits and livestock such as cattle, sheep, chickens, duck, geese, goats. Continue to support recreation and agricultural entertainment such as Stokoe Farms (Christmas trees, pumpkins) and value-added products including maple syrup, alpaca wool, honey along with garden nurseries such as Baker's Greenhouses, Zantopia, etc. Maintain current AR-2 zoning for single family dwellings with the possibility of "cluster development" to preserve large parcels of farmland and less fragmentation of ownership. Support farm worker housing. Heavy Industry and incompatible housing such as trailers, mobile home parks, and apartment buildings with more than 4 units should be discouraged. It is also recommended that architectural building design inconsistent and out of character should also be discouraged.

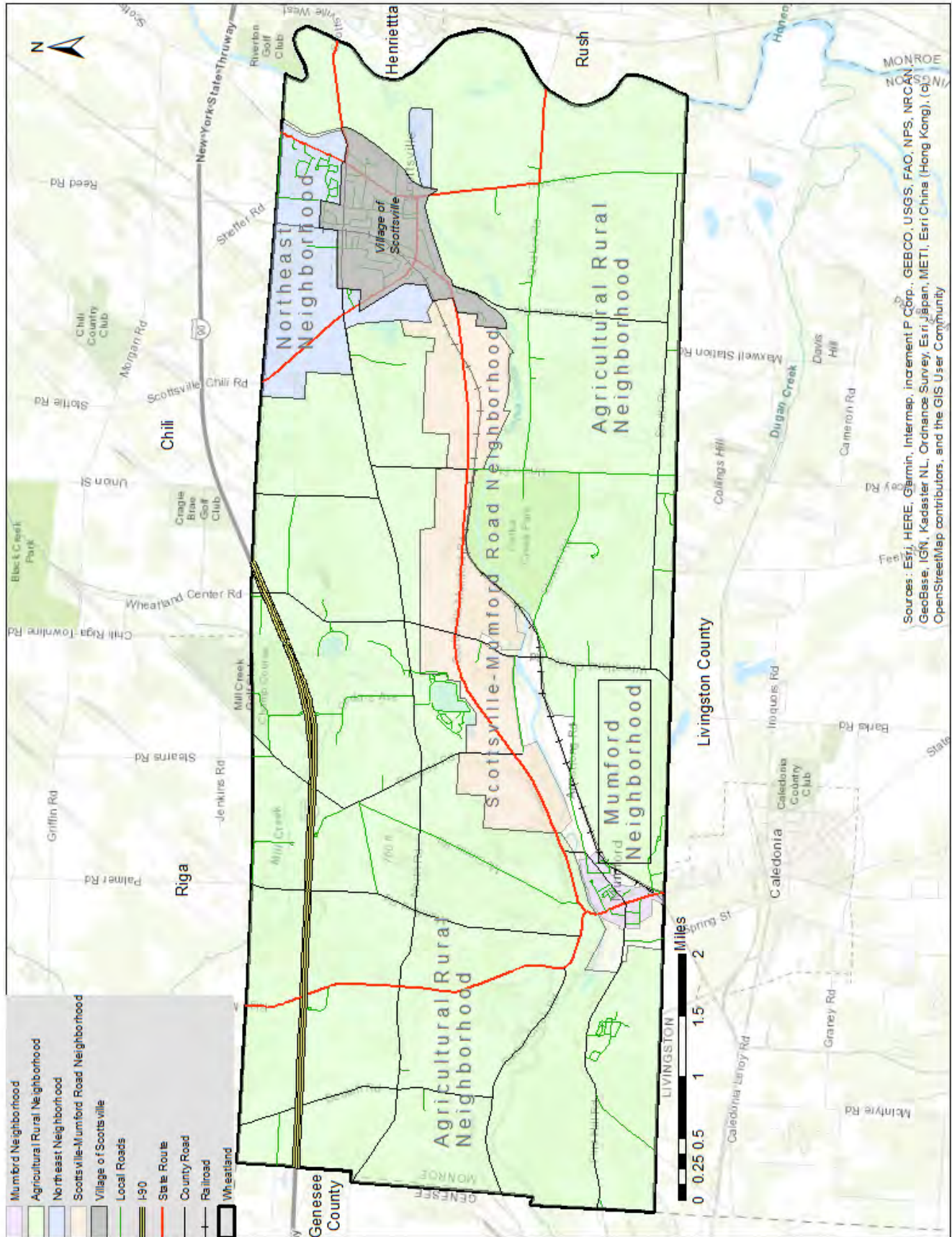
Neighborhood Needs

- Designation of an agricultural rural district to be able to qualify for USDA Economic Development Funds.
- Controlled development of utility infrastructure along Scottsville Mumford Road including but not limited to internet, water, and natural gas. Internet service should be available throughout the Town.
- Supportive regulation of short-term rentals for rural experience, farm stays and glamping sites.
- Continued support for agricultural uses
- Reclamation of previous surface gravel mines
- Protection of: Watersheds, wetlands, unique habitats, steep slopes and other regulated lands per State and Federal regulations , environmentally sensitive areas including Oatka Creek, dark sky, right to farm.



Neighborhood Challenges

- Infrastructure improvement and expansion
- Mining subsidence
- Locations of petroleum pipelines which limit land use
- Sustainable tax rates
- Maintain/improve farmland rainwater drainage patterns
- Maintain roadside and field access for farm crop production including harvest



Map of Agricultural Rural Neighborhood

Goal 6: Develop Unique Strategies for Key Areas of the Town: Agricultural Rural			
	Action	Responsible Party	Timeframe
N11	Maintain the current AR-2 building lot size change minimum lot size to 2 acres.	Town Board Zoning Board	Short-term
N12	Add Agricultural land to open space, if the agricultural land is to remain open space by means of dedication, conservation easements, deed restrictions and other means.	Planning Board	Short-term
N13	Consider areas for large lot zoning.	Town Board Planning Board Building Department	Mid-term
N14	Rezone the Highway Commercial single lot at 866 Scottsville Mumford Road to AR-2 to match the surrounding area.	Town Board Planning Board Zoning Board	Short-term
N15	Balance the rights of land ownership and ability to be profitable/sustainable while maintaining the agricultural feel of Wheatland.	Planning Board	Ongoing
N16	Preservation of agricultural way of life and natural environment.	Town Board Planning Board Building Department Zoning Board	Ongoing
N17	Create an Agricultural Advisory Committee to review the 2014 Agriculture and Farmland Protection Plan(a collaborative project with the Town of Chili).	Town Board	Short-term
N18	Require preservation of the rural vistas for any development.	Planning Board	Short-term

3.6.C Northeast Neighborhood

The Northeast Neighborhood in the Town of Wheatland encompasses a compact area north and west of the Village of Scottsville, including Indian Allan Park to the southeast. Bounded by the Town of Chili, Route 383 (Scottsville Road), and Route 386 (Scottsville-Chili Road). The Northeast Neighborhood has several types of land use (including residential, commercial, institutional, recreational, agricultural, and vacant land). This neighborhood lacks cohesion with the challenge of limited walkability and bikeability.

- Residential: Includes neighborhoods along Route 386, Fairview Road, Robert Quigley Drive (Clearview Farms), Rolling Acres, and Terra Vista. Some areas are zoned R-12 and R-16.
- Commercial: Scottsville Road and Route 386 include retail, service, and mixed-use businesses, with some properties requiring zoning variances.
- Institutional: Includes part of the Wheatland-Chili School District and church properties near Brown's Road.
- Recreational: Genesee Valley Greenway State Park and Indian Allan Park offer multi-use trails and natural recreation.
- Agricultural: Zoned AR-2, with scattered residential and commercial uses via variance.
- Open/Vacant Land: Natural wetlands north of Fairview Road and near the old "Marl" ponds.

Vision For the Northeast Neighborhood

The Northeast Neighborhood is a cohesive combination of diverse areas that collectively form a distinctive integrated community in conjunction with the Village of Scottsville, providing a vibrant small-town atmosphere blended seamlessly with the broader rural and natural environment of the Town of Wheatland. This region promotes safe, healthy and high-quality social lifestyles with an emphasis on walkability and biking throughout the breadth of the community. Local service and convenience businesses, along with recreation areas are readily accessible for all residents of this region, residents of the rest of the Town of Wheatland and visitors to the community. The various areas of the Northeast Neighborhood community, including the Village of Scottsville, are interconnected through a network of functionally integrated, environmentally and people friendly, pedestrian walkways and bikeways.

What Fits?

An appropriate blend of residential and service oriented supporting commercial land uses. This would include agricultural farms (including hobby farms) that grow a mix of commodities and livestock, single family dwellings, apartments and townhouses within the appropriate areas (RA zoned district), commercial uses compatible with Shopping Center Business District and recreational uses. Any development in this neighborhood should be designed with a small-town look and feel compatible with the historic nature of the Town. It is recommended that the current AR-2 zoning be maintained with the possibility of "cluster development" to preserve large parcels of farmland and less fragmentation of ownership. Industrial and non-service oriented commercial land uses do not provide significant value for this region should be discouraged.



Neighborhood Needs

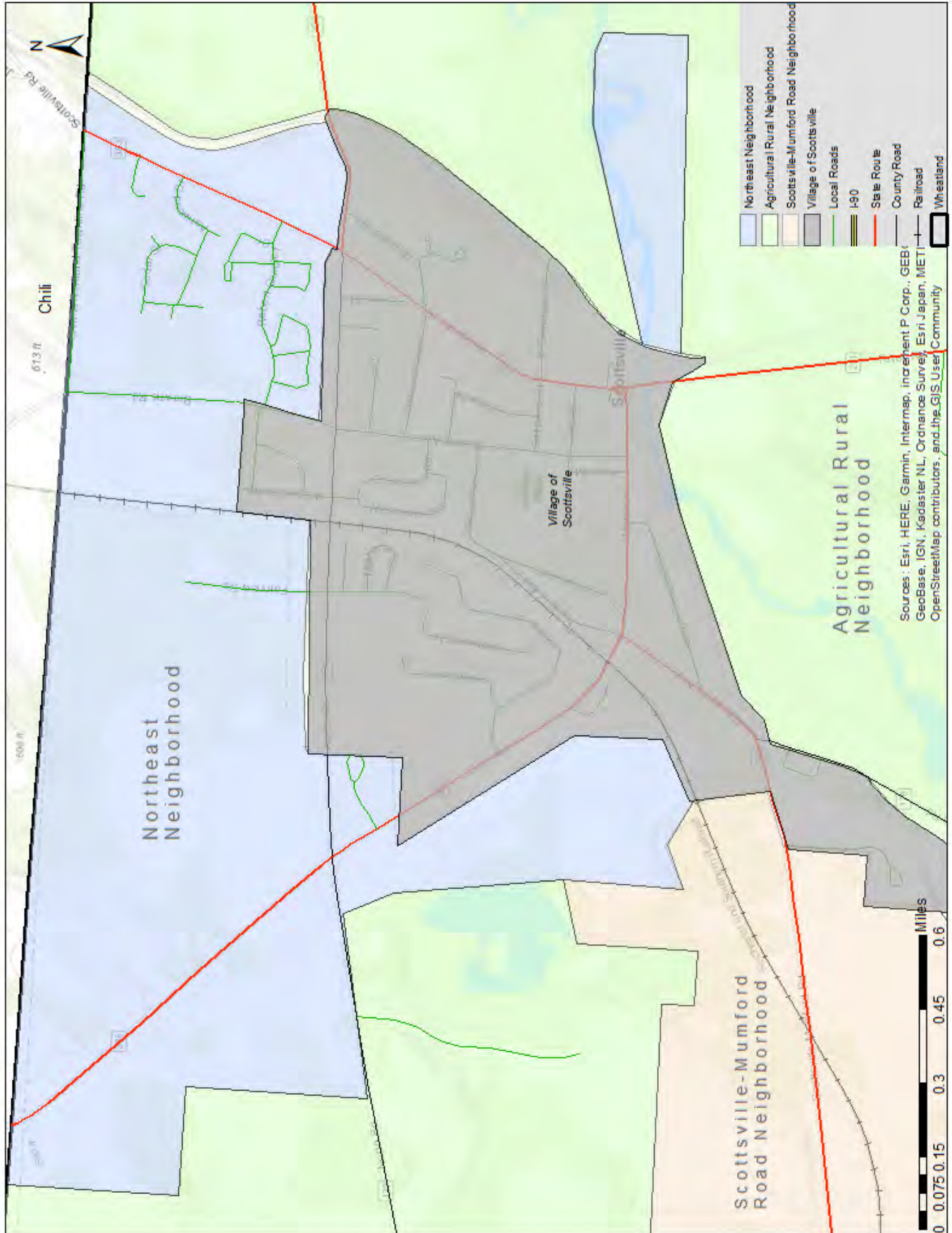
The Northeast Neighborhood will serve as an important transition zone between the higher density population and commercial areas of this neighborhood and the Village of Scottsville, and the open spaces that define the natural beauty of the broader Town of Wheatland. Land use transition techniques, such as functional buffering will be needed to ensure that transitions zones within the Northeast Neighborhood and with adjacent areas of the Town provide a harmonized natural appearance. Support residential lifestyles through a variety of means, including:

- Pedestrian safety and connectivity
- Access to utilities
- Access to parks and recreation
- Existing wetlands in the region should continue to be protected by both New York State and Federal regulations. Environmentally sensitive areas including Oatka Creek.

Neighborhood Challenges

Public water and sewer systems will need to be built out to support residential development in areas where these services are not currently provided. In addition, there are several gas pipelines and high voltage transmission power lines that will require diligence in planning to limit any impacts and may limit development within a certain distance.

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Map of Northeast Neighborhood

Goal 6: Develop Unique Strategies for Key Areas of the Town: Northeast Neighborhood			
	Action	Responsible Party	Timeframe
N19	Utilize zoning to require buffer zones between contrasting land uses, such as defined setbacks, landscaping (i.e., berms) and separation walls.	Planning Board Zoning Board	Short-term
N20	Encourage new residential growth within the neighborhood by allowing new homes west of Browns Road in the R-2 district.	Town Board Planning Board	Short-term
N21	Encourage new residential growth within the neighborhood by allowing cluster development on AR-2 land west of Chili Avenue to preserve open space near Marl Pond and wetlands.	Town Board Planning Board	Short-term
N22	Encourage large-lot single-family homes along Route 386 near the Chili boundary to continue existing development and provide a scenic rural buffer.	Town Board Planning Board	Short-term
N23	Develop a comprehensive plan to connect trails and parks, promote health, support local stewardship, and enhance recreation access especially linking to the Genesee Greenway and Genesee Country Museum. Prioritize improvements at Indian Allan Park. A Trail Plan will enhance trail connectivity and regional access by supporting the maintenance of off road trails.	Town Board Planning Board Highway Department Recreation Department	Mid-term
N24	Prioritize completing service/convenience businesses in the SCB area on the east side of Scottsville Road. Ensure new development maintains the Village's small-town character.	Planning Board	Mid-term
N25	Ensure sidewalks and bike lanes are part of major road corridors for safe, multimodal travel.	Town Board Planning Board Highway Department	Long-term
N26	Provide safe, visible highway crossings with appropriate traffic controls.	Town Board Highway Department	Long-term

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	Action	Responsible Party	Timeframe
N27	Ensure pedestrian and bicyclist safety features specifically for night travel.	Town Board Highway Department	Long-term
N28	Add pedestrian amenities: Install benches along routes that reflect the community's rural, small-town character.	Town Board Highway Department	Long-term
N29	The Northeast Neighborhood should be recognized and promoted as a key access point to the Town of Wheatland and to the broader Genesee Valley area.	Town Board Recreation Department	Ongoing
N30	The Town of Wheatland should be recognized and promoted as a "Gateway to the Genesee Valley", supporting a developing brand established for the Town of Wheatland and surrounding communities.	Town Board Recreation Department	Ongoing
N31	Develop a Town gateway and entrance on Route 383 in the Northeast Corridor. This will provide a clear impression of the Town's broader regional position along the highest vehicle traffic corridor in the Town.	Town Board Highway Department	Long-term

3.6.D Scottsville Mumford Road Neighborhood

This is a corridor along Scottsville Mumford Road (route 383) extending from the Village of Scottsville to the hamlet of Mumford. It has greatly varied use along its length, residential, recreational, commercial, and industrial. The vision is to continue to preserve and protect the heritage of this small town while encouraging development of the highway commercial and CIP zoned areas. It is expected that development will occur along this corridor if sewer service is extended as water service is already in place.

Vision For the Scottsville Mumford Road Neighborhood

Create a connected corridor along Route 383 linking key destinations with an offset bike path. Support cluster residential development that preserves farmland and open space. Expand recreation, including camping areas. Preserve historic buildings. Promote thoughtful growth in highway commercial zones and the Commercial Industrial Park.

What Fits?

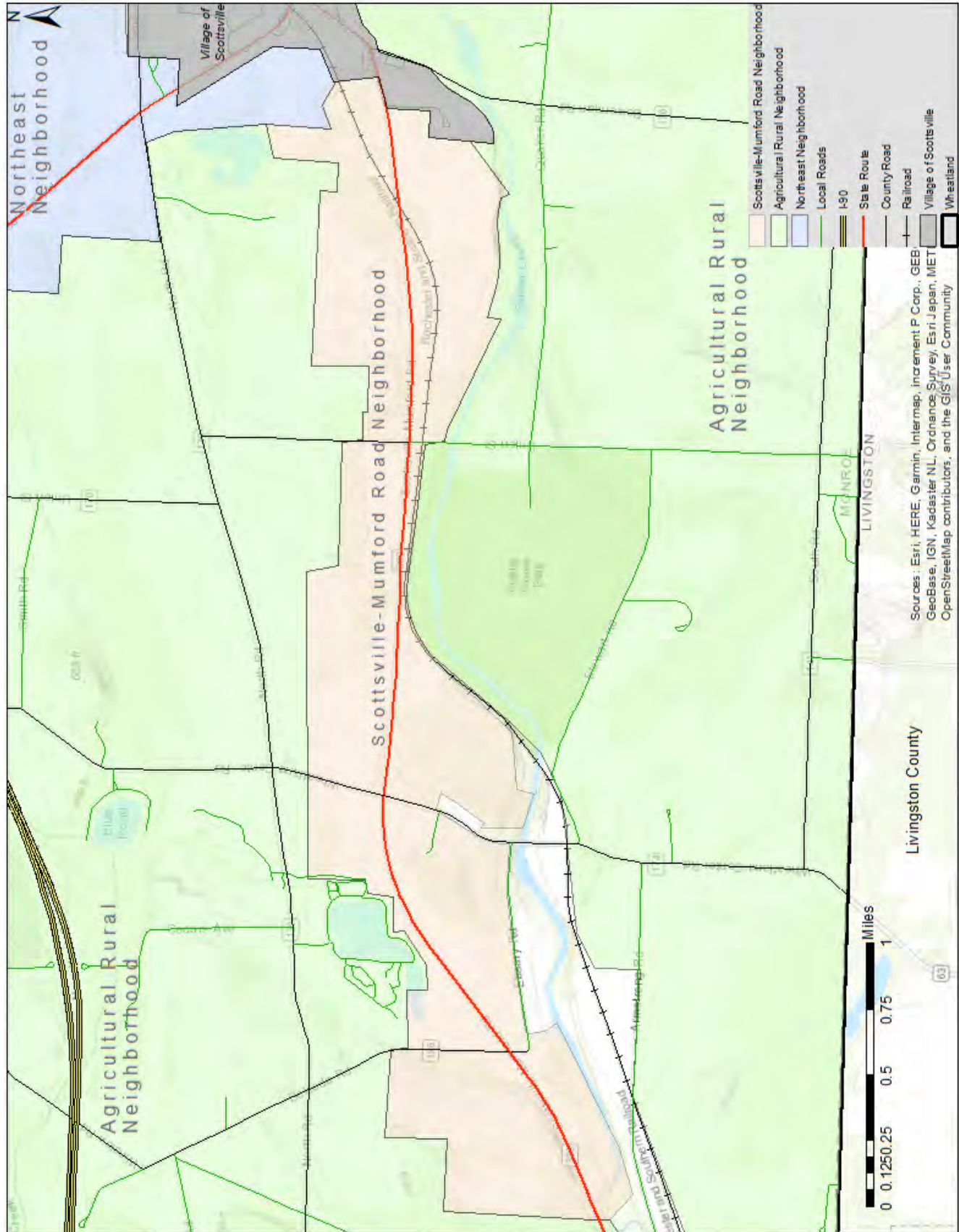
Many uses fit in this area including business, light industrial, recreation, residential, and agricultural. Development that does occur needs to preserve and protect the heritage of this small town, while meeting the needs of our residents. Each section of Route 383 should be evaluated for use types and compatibility, however chain stores and franchises should be generally discouraged.

Neighborhood Needs

- Sewer expansion (this may be cost-prohibitive)
- Protect: agricultural lands, watersheds, wetlands, environmentally sensitive areas including Oatka Creek, and historic buildings.

Neighborhood Challenges

- Mixed uses along the corridor
- Mixed and incompatible uses within H/C areas
- Large portions of the area are in the mine subsidence area.
- Hazardous material pipelines in the area
- Flood Zone



Map of Scottsville- Mumford Road Neighborhood

Goal 6: Develop Unique Strategies for Key Areas of the Town: Scottsville Mumford Road			
	Action	Responsible Party	Timeframe
N32	Rezone the HC island at 866 Scottsville Mumford Road to AR2.	Town Board Building Department	Short-term
N33	Develop a corridor for a central walk/bike trail along Scottsville Mumford Road.	Town Board Planning Board Highway Department Recreation Department	Long-term
N34	Separation/shielding of incompatible uses.	Planning Board Zoning Board	Ongoing
N35	Town wide interconnected trail, walkways, bikeways, and sidewalks.	Town Board Planning Board Highway Department Recreation Department	Mid-term
N36	For residential development in AR2 use cluster, planned residential developments to preserve open space and agricultural lands.	Planning Board	Short-term
N37	Encourage Commercial Development near Gravel Ponds (Popular area specifically in the summer)	Planning Board	Mid-term

3.7 LAND USE CHALLENGES & OPPORTUNITIES

Preserving the rural character, agricultural heritage, and historic identity remains a top priority, new challenges and opportunities have emerged that must be addressed through thoughtful planning and strategic policy updates. This section outlines key issues related to housing, infrastructure, economic development, environmental protection, and emerging regulatory concerns. It reflects the community's values while identifying areas for improvement, growth, and consideration while implementing the actions in this Plan, all while ensuring Wheatland remains a vibrant, resilient, and connected place for future generations.

3.7.A Housing

The principal development-prone areas of the community are the State Route 383 corridor, between Scottsville and Mumford; George Street and Flint Hill Road in Mumford, North Road from the Wheatland-Chili Central High School to Wheatland Center Road; and Wheatland Center Road, from Oatka Creek to Blue Pond.

Medium density residential development, characterized by lot sizes ranging from 12,000 to 24,000 square feet, is envisioned for areas immediately north and west of the Village of Scottsville, contingent upon the extension of public sewer services. Additional moderate-density residential growth is also appropriate along the western and southwestern edges of Scottsville, particularly near existing residential areas along NYS Route 386 and adjacent to the Wheatland-Chili Central School High School campus. These locations either currently have, or are in close proximity to, public water and sanitary sewer infrastructure, and are within walking distance of the high school and surrounding neighborhoods. To ensure cohesive community design, Planned Unit Developments (PUDs) should be encouraged in these areas. PUDs should prioritize the integration of open space, trail systems, and interconnected greenspaces to support walkability and neighborhood cohesion. Development in these areas should reflect and extend the character of the Village, with zoning revisions that require traditional "village-style" features such as sidewalks, street trees, street lighting, and pedestrian-scale infrastructure. These design standards will help create a seamless transition between Scottsville and new residential areas while reinforcing a walkable, connected, and visually cohesive community.

Continuing zoning low density residential single-family lots at a minimum of 2-acres within agricultural areas. The Committee recommends modifying the code to establish a minimum of two (2) acres in an AR-2 zoned area.

3.7.B Utilities & Infrastructure

There have been significant changes in the need for infrastructure. Water, sewer, and internet are not available for the entire town. These services are very capital intensive. Typically, these services would be part of any developments that are constructed and extended incrementally. New technologies may be the best answer for broadband extension within the Town. The town also has a significant number of underground pipelines. These pipelines transport hazardous materials and natural gas. Although these pipelines are generally considered to be a safe form of transport of these materials, any accidents or spills can have significant impacts to adjoining areas. The Town should review and control any development, evaluate the risk, and require mitigation measures. Pipeline rights-of-way should be used for agricultural, open space, and recreational purposes. There has also been a significant increase in commercial solar generating facilities. These do offer benefits of providing power and a source of income, however, do bring several new challenges. The Town should ensure that the land on which these developments are built can

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be restored to its original condition. Solar developments also impact the visual look and feel of the Town. The Town should ensure that the local vistas are preserved. If energy storage technologies are proposed, they should be required to have safety and environmental concerns addressed and the cost of any local fire protection measures is paid for by the project.

Historic Preservation

A focus on maintaining historic resources should be taken. Unless very significant historic landmarks are uncovered during the Wheatland Historic Association's Historic Structure Inventory, or unless individual property owners become exceptionally compelled to initiate the National Register evaluation process, it is recommended that municipal focus and encouragement be given to the maintaining as much of the existing historical buildings and environment around the buildings as possible. The Planning Board should rigorously review applications and maintain as much of the historic character as possible. This can include but is not limited to design and architectural methods, separation from incompatible uses, visual shielding, and preservation of historic vistas.

Maintaining a small-town look and feel is important; people find Wheatland's rural-influenced surroundings a setting in which they feel comfortable and at home. They may attribute this to the large number of older and well-cared for buildings and properties as well as for the openness of the landscape. There is, however, a more fundamental reason at work. The individual buildings and properties and the roads that connect them are recognizable as fitting together in an arrangement that is traditional and has deep roots in our past. As such, these patterns represent an historical identity that can be recognized and understood in contrast to modern development patterns, which often seem pattern-less and haphazard. The historic development patterns still clearly evident in Wheatland today reflect an organization and coherence in the landscape in many ways.

Wheatland Township has a historical identity because it retains a strong sense of its rural past and early settlement pattern, even with its proximity to the City of Rochester. The historic beginnings of the community are still evident to anyone traveling through it. There are a substantial number of surviving older buildings. A high proportion of old structures to new and survival of the early settlement pattern and road alignments which make up the historic landscape and streetscape.

Mining

It is recommended that the Town control the density of and types of development within the Mine Subsidence Overlay (MSO) Zoning District. To address the risks associated with land subsidence, the Town has consolidated relevant records into a comprehensive electronic database as recommended in the 2004-2024 Plan as seen in Appendix B (page B.4). Procedures have been established to ensure this information is readily accessible to the public, including a file access system and notification protocols for applicants during Planning and Zoning reviews. As part of this process, applicants are required to acknowledge the potential risks of subsidence and sign a release from liability.

The Planning Board should continue to actively monitor development within identified subsidence-prone areas. All current procedures—including public notification, risk acknowledgment, and liability waivers should remain in effect and be consistently applied during the review of proposed development. Ongoing evaluation of these procedures is encouraged to ensure they remain effective, transparent, and protective of both public safety and municipal interests.

In the past the Town has extensively mined gravel products. Much of this occurred prior to New York State and local regulation. There exists a significant number of unclaimed lands from these uses. There have been

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several successful reclamation efforts such as the Gravel Ponds Campground, single family housing along Wheatland Center Road and the recent clean fill of an old gravel pit on North Road.

The Town should continue to encourage the reclamation of subsidence-affected areas through clean fill practices and appropriate reuse. Potential future uses may include residential development where conditions allow, recreational amenities such as parks or trails, reforestation efforts, and the long-term preservation of open space.

Design Guidelines

Wheatland's residents have a strong desire to maintain the historic character of the Town. This desire is supported by local building inspectors and the Wheatland Historic Association for both aesthetic and economic development reasons. It is recommended that the Town give further consideration to design guidelines that are fair and equitable to applicants for new construction and modifications to existing buildings. The Planning Board, as part of any application should require commercial developments to be designed to reflect and enhance the small-town look and feel.

Commercial & Industrial Development

The Plan will continue to encourage the economic viability within the and the Hamlet of Mumford. The highway commercial area in the center of the Town on Scottsville/Mumford Road should be promoted for new industries. Scottsville Road (State Route 383), between the Village line and the Town border should be promoted as a "business ready area" of the community.

It is recommended that business uses in the Wheatland Center area be expanded to lands that have historically been used for mining, and adjacent to other existing industrial and commercial uses. This area has public water, easy access to major highways, and is the location where all three major traffic corridors converge. Almost every commuter that passes through Wheatland, as well as every resident west of Wheatland Center Road passes through this area at least two times each day. Zoning in this area should only be changed once a complete review of the zoning requirements for the new districts has been made. This area is envisioned as a professional, technological and recreational area with a sprinkling of retail uses to serve the adjacent businesses and residents. Design guidelines should be developed to ensure that setbacks, landscaping, and other site development features are designed to be compatible with the surrounding residential and agricultural uses. This area is also adjacent to the Gravel Ponds Campground area and small commercial and retail developments would support this area.

Highway Safety & Project Planning

It is recommended that the Town of Wheatland maintain an active participation in the planning and development of any Monroe County or New York State highway project. This participation activity includes making the State aware of the Community Goals, local traffic and safety concerns, local aesthetic concerns, municipal utility needs, economic development issues such as parking and access during construction, pedestrian issues, extending trails and local social impacts associated with the projects

3.8 EMERGING REGULATORY CHALLENGES

There are several new developments that the Town should address either by policy or by town code changes and consider while implementing this Plan.

3.8.A Remote Work

The COVID-19 pandemic has drastically impacted society and the lives of residents. Many people began and continue to work from home. Schooling, meetings, and government all changed their method of operations. Meetings, schooling and social contacts were conducted from home. This has led to increased reliance on the internet, computers, mobile phones and technology. Recreation has become more local based with people walking and using the Greenway much more, reinforcing the importance of local trails, sidewalks and maintaining the small-town look and feel.

3.8.B High Speed Internet Access

Access to high-speed internet became a critical priority during the Covid-19 pandemic, with many residents working from home and students attending schools at all levels virtually. Seemingly overnight, high-speed internet access became essential infrastructure, as critical to residents as indoor plumbing, electricity, and paved roads.

Extension of this service is not a municipal function and prior to the Covid pandemic was accomplished by competing companies based on financial analysis. In 2023, Monroe County announced the "Community Access Plan and Funding Strategy for Broadband," which served as a blueprint for American Rescue Plan (ARPA) funds Monroe County appropriated in an attempt to alleviate this disparity for underserved and unconnected areas throughout the County.

The Town of Wheatland figured prominently in this plan. Over the next two years, more than 100 homes that lacked high-speed internet were connected via fiber-optic technology. Placement of critical infrastructure, costing millions of dollars, paved the way for residents who desired access, now or in the future.

Several developing technologies could also help in alleviating this shortage, including cellular 5G and satellite-based services. The Town should continue to review cell phone ordinances to prepare for 5G development and apply for any applicable funding sources.

3.8.C Storage Containers

Commercial metal storage containers ranging in size from ten feet wide to between ten to forty feet long. These are increasingly being used on properties for storage and even being converted to cabins. Currently these are unregulated. There should be reasonable limits placed on the number, location, and maintenance of storage containers.

3.8.D Tiny Homes

Rising real estate and housing costs have popularized tiny homes. New York State Residential Code defines a tiny home as a home that is 400 square feet or less; typically, a tiny home ranges from 96 to 400 square feet. The Town code has a required minimum square footage for residential housing that ranges from 800 square feet to 1,000 square feet depending on the zoning district. In the AR-2, R-24, and R-16 zoning districts, one- and two-family detached dwellings, including rowhouses or townhouses, are required to be a minimum of 1,000 square feet. In the RA and R-12 zoning districts, the minimum required is 800 square feet.

The Committee does not recommend changing the current code. The focus in the town should be on the construction of single-family homes on adequate lots with room for expansion. High density developments should be a special exception and planned residential subdivision.

3.8.E Short-Term Rentals

There has been a new trend for renting homes, apartments, cabins, condos and even rooms for a short amount of time. Unlike bed and breakfast sites which are regulated, the short term rentals are largely unregulated and may exist without any knowledge or approval. In some areas this has created some issues within residential neighborhoods. Transient occupants may negatively impact residents of the Town. Additionally, there are health and safety, fire safety, adequate parking, emergency contact information, proper waste disposal and property maintenance implication with running temporary accommodations. The Committee believes and recommends the Town modify its code to address these issues and establish a permitting process.

3.8.F Charging Stations

Electric vehicles (EVs) represent a rapidly expanding mode of transportation, with growing demand for accessible and reliable charging infrastructure. Currently the Town code is silent on the installation of these facilities. It is recommended that the Town code be modified to account for the installation of both residential and commercial charging stations. The Town should consider a three-pronged approach:

- Residential Accessory Use – Charging stations installed for private use at one- and two-family dwellings.
- Accessory to a Principal Use – Charging stations installed in conjunction with a primary use, such as office buildings, shopping centers, multifamily dwellings, industrial parks, and retail establishments.
- Primary Use – Standalone EV charging stations that serve as the principal use of a property.

Each type of charging facility should be clearly defined in the zoning code, with regulations addressing size, setbacks, screening, lighting, and signage. Importantly, EV charging stations should not be counted toward minimum parking space requirements. All installations should be subject to inspection and compliance with the National Electric Code and other applicable safety standards.

3.8.G Solar Development

Wheatland has seen a rapid expansion of solar installations and inquiries to develop them. Solar development is a complex and evolving technology with evolving application opportunities. There are many advantages and disadvantages to allowing solar development that the Town Board should consider.

Advantages:

- Reliable energy resource
- Photovoltaic panels at a solar farm are very easy to maintain. However, the appearance must be maintained such as vegetative buffers and mowed.
- Once built and installed, solar is a zero-emission energy resource. However, petroleum is often used to create the photovoltaic panels and associated equipment.
- By installing a solar facility in in your community, the energy collected can be shared with homes that would normally not be able to benefit from solar power.

Disadvantages:

- Solar installations take up a lot of space; to generate 1 megawatt, a solar facility would require about 2.5 acres. Most solar installations are approximately 100 acres or less in size. In Wheatland they are averaging 40 acres.
- Solar installations on prime and productive farmland removes the land from active agricultural production. Solar can provide farmers with a valuable and diversified income source, however their placement on prime agricultural land raises concerns about long-term land use and food security. The

Town should encourage the siting of solar energy facilities on lands that are less suitable for agriculture, such as marginal or previously disturbed lands to maintain the Town's agricultural heritage and economic base while supporting the transition to clean energy.

- Output levels can be affected by weather conditions.
- Solar facilities will alter the landscape in practical and aesthetic ways. The land can no longer be used for anything but power generation and the reflective panels may not be attractive to some people. The Town and Planning Board have received numerous complaints about the visual impact. The panels, once installed, can also alter local habitats, and affect wildlife in negative ways. The Town Planning Board should require visual studies and mitigation.

3.8.H Dark Sky

Too often, outdoor electric lighting installations at night are over lit, left on when not needed, and are harmful to the environment. As a result, light pollution is a growing global issue that can negatively affect our environment and impact our quality of life. IDA and the Illuminating Engineering Society have published the joint Five Principles for Responsible Outdoor Lighting. If light is deemed useful and necessary, follow these guidelines to prevent, or when that's not possible, minimize light pollution:

- Useful: All light should have a clear purpose. Consider how the use of light will impact the area, including wildlife and the environment.
- Targeted: Light should be directed only to where needed.
- Low light levels: Light should be no brighter than necessary. Use the lowest light level required.
- Controlled: Light should be used only when it is useful. Use controls such as timers or motion detectors to ensure that light is available only when it is needed.
- Color: Use warmer color lights where possible.

By applying these principles, properly designed electric lighting at night can be beautiful, healthy, and functional. Projects that incorporate these principles will save energy and money, reduce light pollution, and minimize wildlife disruption. The Committee recommends these standards be incorporated into the Town Code and Planning Board site approval process.

3.9 OTHER CHALLENGES

3.9.A Emergency Services

We are living in a period where emergency services are all strained and in need of support. For decades the primary ambulance provider were the Caledonia Ambulance and Scottsville Fire Department. Several years ago, these functions were absorbed into a career department CHS Mobile Integrated Health Care. There is no longer any local control over general ambulance services. The Mumford Fire District and the Wheatland Scottsville Joint Fire District provide fire, rescue and EMS services to the Town. Both maintain first response emergency medical capability. The Mumford Fire Department responds to all requests for ambulance service, the Scottsville Fire Department only for serious events or when requested. Both are staffed by volunteers, staffing and recruitment have become increasing issues. The time involved for training and responses has increased over the years. Maintaining a volunteer local based fire service saves tens of thousands of tax dollars annually. Another challenge is increasing equipment costs which has outpaced inflation for several years.

Homeland Security and Emergency have become a major focus in the Town. The Town is part of the County Hazard Mitigation Plan and is now required by New York State to have and maintain several different

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Chapter 4:

BACKGROUND & DETAIL

The 2021–2022 Wheatland Master Plan Update Committee was formed to review and update the existing 2004–2024 Wheatland Master Plan. The following Chapter 4 presents the original 2004–2024 Master Plan content as adopted at that time, maintained here for reference and historical context. It is not part of the updated plan presented in the preceding chapters but rather serves as a record of the Town's prior planning efforts and policy framework. This information represents historical data and background only, not the current situation. Some information may be inaccurate at the time of the adoption of the new Plan.

4.1 REVIEW OF EXISTING CONDITIONS

The purpose of this chapter is to describe the Town of Wheatland at a “snapshot” in time, and then project future anticipated needs based on current trends and public input. This information represents historical data and background only, not the current situation. Some information may be inaccurate at the time of the adoption of the new Plan.

4.1.A Introduction and History

During the 18th century, the great immigration into western New York State and the fording of the Genesee River was an important step toward the development of our area. In 1786, Ebenezer “Indian” Allan arrived to discover great agricultural possibilities in the Wheatland area. He was followed by many settlers: Sheffer, Blackmere, McNaughton and, of course, Isaac Scott, for whom Scottsville was named.



Many of the buildings in this early “snapshot” of Main Street in Scottsville are still visible in today’s “snapshot. Time and progress have changed the neighborhood to some extent. However, the rich heritage is still evident nearly one century later.

Gypsum was discovered in the early 1800s. A Quaker settlement developed. Mills sprung up along the Oatka Creek. The LeRoy-Scottsville Railroad and the Genesee Valley Canal were developed. In 1851, Wheatland was awarded the first prize for great wheat at the World’s Fair in London, England. In 1905, electricity came to our town. A village water supply and sewage system were installed in 1923.

Today, residential areas, businesses, and industry continue to spread outward from downtown Rochester. As the metropolitan area spreads, the distance between the “city” and the “country” is shrinking. Wheatland lies within an easy commuting distance, and virtually on the edge of the larger metropolitan Rochester area.



The Donnelly House (left) and Frey's Store (below) have remained virtually untouched for more than 100 years, serving similar purposes as a community gathering place and a retail shop in Mumford.

The Donnelly House is home of one branch of the public library, accommodates community meetings, and houses the Town Historian's office.

This store is currently used as a tin smith's shop.

The proprietor sells timeless wares and is actively part of the historic theme in Mumford that includes the Genesee Country Village and other merchants selling vintage goods.



Wheatland's rich historic heritage is evident in the preserved beauty of its historic sites, structures and open rural countryside. Preservation has been possible largely due to the vitality of the agricultural industry in the town that maintains the rural open space, and to the lack of major highway access into our community that makes Wheatland a little more difficult to get to than some of our neighboring towns.

Consequently, our area has not traditionally experienced the heavy development pressures that other towns have.

4.1.B Population

Wheatland is a relatively small community when compared to others in Monroe County and other major metropolitan areas. However, it is comparable to the other surrounding rural communities. Although there have been variations in the population of our community in the past, there were no significant trends.

The previous review of census data obtained in June 2001 indicated that overall, population in Monroe County had grown as had the population in our immediate community. Although the Town, as a whole, has only experienced a 1.1 percent increase in population over the past ten years there has been a significant percentage increase of 11.3 percent in the population of Scottsville. It is believed that some of this growth may represent the influx of residents in

northwestern portion of the village, near Coopervision.™

The original growth predictions offered by the Center for Governmental Research as part of the concurrent community study, The Wheatland Town Hall Assessment of a Joint Facility with the Village of Scottsville, indicated that growth over the next ten years can be anticipated to be less than 2% under the current conditions. The 2022 update found that this had proven to be significantly incorrect, in the 2020 census the population was 4,897, a DECREASE of 5%

Although significant regional and local growth are not anticipated there is a potential for a regional shift in population to occur into Wheatland from other locations in Monroe County, should more convenient access to regional transportation become available.

However, it should also be noted that easy access and faster commuting routes are only minor factors when considering a move to rural areas. Many urbanites still view public water and sanitary sewers as essentials of life, and these services are limited in the rural portions of our community. Also, dust and odors associated with farming operations are not always tolerable for those individuals moving into the area from more heavily developed urban neighborhoods.

Therefore, aside from a gradual influx of residents from the more urban areas of Monroe County seeking the peace and tranquility of rural, small-town lifestyle, it is anticipated for the purposes of this Plan that the population of the Wheatland and Scottsville area will remain fairly stable. It is assumed that our growth will begin when surrounding towns such as Henrietta and Chili become over-crowded, making our community more attractive and convenient.

Wheatland is a family-based community. The two largest segments of the population, based on the public survey, are the youth (1-19 yrs.) and middle-aged (41 to 50 yrs) residents. There is also a large population of senior citizens.

4.1.C Housing and Building Stock

Much of the housing in Wheatland is comprised of single-family residences. They are located in Scottsville, Mumford and throughout the town. Concentrated pockets of multi-family residences are located either in the Village of Scottsville or immediately adjacent to the village, in the town. Very few multi-family residences exist in the rural areas. There is a high percentage of the population in rental units, there are 334 rental units (3 or more apartments) in the Town outside the Village.

Wheatland is visibly an older community. Several of the neighborhoods were started before 1900, and many period homes and businesses remain standing in our community and form the basis for the historic character that graces the countryside and urbanized areas. The public survey indicated that a relatively high percentage of people live in homes over 100 years old, and that the majority of the rest live in homes older than 20 years.

An observation has been made that in general, the current mix of housing appears to be adequate to meet resident needs. However, there may be fewer homes than needed, or not enough available land for new housing. Real estate sales are typically brisk when property becomes available, and there is little evidence of notable vacancy in the multi-family market.

There is a concern that the percentage of rental units vs. single family homes is disproportionately large. The school district is also concerned about the same issue.

4.1.D Economic Base, Employment Trends and Business Development

Economic Base

Much of the major industry in town is agriculture. Agricultural land use covers the majority of the Town. In contrast, land used for non-agricultural uses is fairly limited. There are small clusters of light industry in our community. The largest areas of light industry are:

- Scottsville Main Street (One large property Rodwin Industrial Center)
- Sabin Metals area (Wheatland Center Road at Armstrong road, Wheatland)
- Coopervision/Heany area (North Road at Briarwood Drive (Scottsville, north)
- School House business complex (Dakin Street at William Street, Mumford)
- Small Business Cluster (North Rd./Scottsville-Chili Rd.)
- Center of Town Vacant large old Stylex Building, a church, Town Highway garage, three light industrial businesses (Scottsville Mumford Road West of Wheatland Center)

In addition to these locations, there are several other smaller manufacturing businesses located in the residential districts where they are permitted by Special Exception.

Currently, most commercial land uses are located along NYS Route 383, in Wheatland, Scottsville and Mumford. There are small clusters of commerce in our community.

They are:

- Shopping Center Business district; Scottsville Road (north of Scottsville)
- Scottsville “Main Street” Business District (central Scottsville)
- Mumford “Main Street” Business District (central Mumford)
- Highway Commercial district; Scottsville-Mumford Road (near Town DPW)

The Scottsville Main Street business district has a significant number of first floor apartments and professional businesses. This makes it difficult to obtain a density of retail or food service locations that is necessary for a thriving small town business center. In order to obtain a density of retail and food service that will be integrated and self- supporting there should be focus on the Mumford and shopping center for development.

In addition to these areas, there are several other smaller areas along NYS Route 383 that are either used for commercial enterprises or are zoned for commercial use.

Excluding land used for agricultural, other industrial and commercial land uses occupy a minor percentage of the total land area in our community.

Our local economy is based more on the success or failure of farming than on a variety of other businesses. There has been little sign of economic stress in the farming community. The primary indicator of the relative health of agriculture in our community is the lack of agricultural land for sale for non-farming uses. At the early onset of economic duress, farming sector land becomes available along the frontage lots and in the areas that are difficult to farm. As financial hardships

worsen, whole tracts of good farmland become available. Therefore, it is necessary to take precautions early on to avoid this situation that can result in dramatic changes to the look and feel of our rural community. Agriculture has seen an increase in event based seasonal products such as pumpkins and Christmas tree production. Also, some local farmers are offering specialty items such as maple syrup, eggs, produce meat products and honey.

As with agriculture, there are signs that indicate the relative economic prosperity of some of the non-agricultural businesses. In our community, there have been a variety of mixed indicators depending on the type of business. Businesses such as Coopervision, Sabin Metals, “Shurfine Plaza”, Rodwin Industrial Center in contrast to the previous plan where they expanded or have made significant capital improvements are currently vacant. Other businesses have closed their doors and the buildings are currently vacant.

Employment Characteristics

Only about 1% of our workforce is employed in agriculture. As noted above, the Public Information Survey results indicated that most residents in our community travel to other forms of employment outside of the community. Just as many of our residents commute out of the area to work, many workers commute into Wheatland, Scottsville, and Mumford from areas as far away as Greece, Irondequoit and the southern tier.

A growing alternative to commuting by car is telecommuting. It is believed that more and more of our residents are beginning to work at home through the use of computer links to their offices outside town. It is suspected that Internet use also makes it possible for many residents to conduct “dot-com” businesses that are not readily apparent to the rest of the community. The Covid-19 pandemic has in fact created a significant work and school at home environment.

Business Development

A healthy and diverse economic base yields a healthy revenue stream with which to finance the basic community services desired by residents as well as those mandated by state and federal regulations.

There are several businesses in Wheatland growing, as demonstrated by building expansions and other renovations such as the expansion at Coopervision and Sabin Industries.

We need to continue working toward an even more diverse, expanded, and healthy economic base for the future, to provide jobs for our people and to smooth out the negative impacts of any specific downturns in any one industry. Based on the results of the Public Information Survey, high technology industry and specialized personal retail businesses such as specialty foods, jewelry and clothing, and medical facilities appear to be the most desirable forms of non-agricultural industry for our community.

4.1.E Natural Resources, Agricultural Land and Environmental Issues

General Topography and Environmental Corridors

The Town of Wheatland has an area of 30.7 square miles, or 19,648 acres. The east- west width is approximately 9.5 miles and the north-south dimension is approximately 3.5 miles. The town is essentially long and narrow and is populated primarily on each end. Its terrain is generally rolling with flatter areas along the Genesee River, Oatka Creek and Black Creek drainage ways. There are also a few areas where the terrain has greater than 15% slopes. These, and other environmental factors are discussed in this section because they affect development in our community.

There are three distinct environmental corridors that dominate Wheatland. These are typically considered environmentally sensitive areas that should be protected. Figures 2.3, 2.4 and 2.5 illustrate identified wetlands, flood hazard areas, steep slopes and waterways. The individual environmental elements of these sensitive areas are discussed in the following sections of this Plan.

The most prominent environmental corridor includes Oatka Creek and its associated flood plain that runs in a west to east direction dissecting the middle of town and through Scottsville. The second corridor is a chain of wetlands, small creeks and ponds that run through the northern portion of Wheatland and include Blue Pond, Mill Creek, an unnamed tributary (locally known as Carpenter's Creek) that runs near the Gravel Ponds Recreation Area, and an unnamed tributary that flows through Scottsville, near Holy Angels Cemetery then into Oatka Creek. This Blue Pond corridor flows in generally a west to east, or south to north direction depending on the location within the corridor. The third environmental corridor includes the Genesee River and its flood plain. The corridor runs generally from south to north and is bounded on the west by the Genesee Valley Greenway that acts as a physical dividing line between the flood plain and the higher lands to the west.

All of the environmental factors that comprise these corridors, water courses, wetlands, open space, flood plains, woodlots and steep slopes, are interrelated and function together as environmental units that should not be disturbed or altered to any great extent. Any disturbance should be mitigated to maintain the integrity of the ecosystem.

Watercourses, Drainage, and Water Quality

Just as there are three environmental corridors, there are three drainage basins, or watersheds, in the town. They are the Genesee River basin, which corresponds to the Genesee River environmental corridor, the Oatka Creek basin that corresponds to the Oatka Creek environmental corridor, and the Black Creek basin that corresponds to the northern part of the Blue Pond environmental corridor. The southern part of the Blue Pond environmental corridor is part of the Oatka Creek drainage basin. All three are part of the larger Genesee River watershed and ultimately flow through the Genesee River, to Lake Ontario.

The NYSDEC in the 1996 issue of the Priority Waterbodies List. Oatka Creek within the Town of Wheatland is listed as a class B(TS) stream with an added notation; "Use impairment- Agricultural

activities and point sources threaten this blue-ribbon trout stream which is considered one of the best in the state." The Genesee River from downstream of the Rush Landfill near the State School Facility at Industry is listed as class B. Classification codes are as follows: B= bathing quality, T=suitable for trout habitat, S=stream supports natural spawning of fish. There is a Oatka Creek Watershed Management Plan which the Town supports.

The New York State Department of Environmental Conservation (NYSDEC) has since revised the classifications and has an online database. The Oatka Creek is listed in the 2003 update in the category of "minor impacts".

The NYSDEC has classified the Oatka Creek from Spring Creek in Mumford to the Genesee Greenway and manages the Trout stream as a "Wild Quality" stream with specific regulations for various sections. The NYSDEC also stocks Oatka Creek annually from Bowerman Road to the Genesee Greenway this section is classified as "stocked". The NYSDEC maintains a facility on Cedar Street.

Wetlands and Endangered Species

Wetlands are areas such as swamps, marshes, or wet meadows where the groundwater level is near or above the surface. These are typically located along major watercourses, at the base of steep slopes, and other low areas where storm water runoff is trapped by other physical features such as roadbeds, railroads and development.

Wetlands provide several benefits, including the ability to store large quantities of rainwater like a sponge reducing downstream flood potential and recharging the groundwater table, the capacity to preserve and enhance surface water quality by filtering out common contaminants, and the versatility of providing unique habitats for a variety of plants and animals. Both state and federal regulations are in effect to protect and preserve wetlands. New York's Freshwater Wetlands Act directed the New York State Department of Environmental Conservation (NYSDEC) to map significant wetlands and prepare regulations restricting activities that could destroy or disturb the wetlands. The NYSDEC has mapped wetlands with an area of 12.4 acres or larger, plus some smaller wetlands of unusual importance.

State regulations do not restrict normal agricultural practices, routine maintenance of buildings and highways, selective tree thinning, recreational activities or the continuation of existing lawful uses near wetlands. However, they do regulate draining, filling, excavation, and grading activities in or adjacent to wetlands since these activities could permanently damage or destroy the wetlands. A NYSDEC permit is required for activities within the mapped wetland and within 100 feet of the mapped wetland, in the buffer area. NYSDEC staff work with permit applicants to identify ways to avoid or minimize damage to wetlands, or to mitigate unavoidable damage. The permit states which activities are allowed and what measures must be taken to protect the wetlands or compensate for damage.

The United States Army Corps of Engineers (Corps) issues permits for activities subject to federal regulation under Section 404 of the federal Clean Water Act. Although some of the larger, and more notable of these wetlands have been identified and are shown on maps prepared by the United States Fish and Wildlife Service for the National Wetlands Inventory, most federally

regulated wetlands are not mapped. Since federally regulated wetlands are identified based on their hydraulic, soil and vegetative characteristics, exact boundaries can change year to year. These wetlands must be delineated, to locate the exact limits, prior to any construction adjacent to the wetland. Unlike the state-regulated wetlands, construction may take place right up to the limit of a federally regulated wetland.

There are many wetlands in Wheatland due to the rolling terrain, the presence of creeks and soil conditions that lend themselves to the occurrence of ponding water. These wetlands are primarily located within the three environmental corridors, or low areas such as ravines and valleys that drain into the three environmental corridors.

Refer to Figure 2.3 for mapped New York State and Federal jurisdiction wetlands. The NYSDEC also noted that no rare/threatened plants or animals are known to exist in Wheatland at this time. However, it is also possible that none have been reported.

Flood Plains and Flood Hazard Areas

Areas subject to flood hazards are shown on Figure 2.4. Flood prone areas are located primarily along the Genesee River, Oatka Creek, Blue Pond, and Spring Creek. Both Scottsville and Mumford have flood prone areas in the vicinity of existing buildings and other development.

The areas shown on Figure 2.5 are within the 100-year floodplain as mapped by the Federal Emergency Management Agency (FEMA) as part of the National Flood Insurance Program (NFIP.) The 100-year flood is estimated to be a flood event with a 1% chance of occurring during any one year. The highest elevation of this flood is calculated as the Base Flood Elevation for the purpose of the NFIP. Regulations require that new construction be elevated to, or above the Base Flood Elevation.

The elevations of the 100-year flood are shown on flood profile diagrams in the Flood Insurance Study and on the Flood Insurance Rate Maps (FIRM's) prepared for Wheatland under the NFIP. These zones affect development as well as insurance premium rates for property insurance.

Floodway and Flood Boundary Maps identify areas that convey floodwaters, are exposed to the most frequent and severe flooding, and where flood flows generally have the highest velocities. Areas located between the 100-year and the 500-year flood boundaries are infrequently flooded, however are mapped to draw attention to the potential risk. The Town of Wheatland Code addresses similar issues in section 98-16 entitled Flood Damage Prevention, Wheatland also has been in the forefront of this effort by designating areas as a F-1 zoning area. The Town code strictly controls development in the F-1 District.

Woodlots, Steep Slopes and Open Space

Woodlots are all that remain of the forests that once covered Wheatland. Tree types vary with location and previous land use. The Town of Wheatland Open Space Index of 1979 describes Woodlots as areas greater than 5 acres with trees over 30 feet high. Many of these woodlots are along stream banks, in wetlands or on steep slopes. Steep slopes are described as areas of 15% grade or greater (a 15-foot vertical rise per 100-foot horizontal distance). The NYSDEC has also prepared the document entitled Conserving Open Space in New York State 1998.

In addition to their contribution to the rural character of our community, woodlots act as air purifiers, reduce soil erosion, provide habitat for wildlife, and when harvested wisely, they provide fuel and timber. Steep slopes also provide natural windbreaks and visual buffers and reduce thermal impacts to adjacent waterbodies. Many of these slopes are only stable in their current vegetated condition. If disturbed or cleared of vegetation, the slopes would erode causing slope failure, property damage and would potentially harm adjacent waterways. Several of these wooded steep slopes are located in previously mined areas. There are currently no local regulations protecting these sensitive areas. Figure 2.5 shows steep slopes and waterways as they are currently mapped in the Monroe County records.

The recent emerald ash borer infestation has devastated local woodlots and hedgerows. The Town and any development within the Town should preserve and reforest as many areas as possible. Reforesting and linking or reforested open areas should be a priority, this also has a significant benefit to improving or mitigating issues related to climate change.

Visual and Scenic Resources

Wheatland is well known for its scenic vistas and rural appearance; many comments are received by Town Boards concerning maintaining the rural character of the Town. Any development should consider the impact to the visual character of the area. The Town code does have mention of this and should be strictly enforced and mitigation efforts are required to minimize any impacts.

Soils and Agriculture

Soil types vary greatly throughout western New York, and the type of soil greatly affects the potential for agriculture and development. The Soil Conservation Service of the United States Department of Agriculture completed a soil survey for Monroe County that was published in 1973. As part of the soil survey, all soil types in Monroe County were identified and classified with respect to several factors such as susceptibility to flooding, suitability for building foundations and septic systems, depth to bedrock, erosion potential, and suitability for agriculture.

Since agriculture is the primary land use outside the urbanized areas of Scottsville and Mumford, special attention was given to the review of soils as they pertain to agriculture. Agriculture is a major business in Monroe County and in Wheatland. In recognition of the importance of farming to the economy, New York State provided for the development of county farmland protection plans by enacting Article 25AA of the agriculture and markets Law, entitled Agricultural and Farmland Protection Programs; 1992. In 1999, the Monroe County Agricultural and Farmland Protection Plan (Farmland Plan) was adopted. The Farmland Plan goals are to preserve farmland and promote the agricultural industry by addressing the five issues discussed below.

In 1999 Wheatland was located within the Monroe County Southwest Agricultural District #2. Wheatland is ranked third in agricultural parcel acreage 11,942 acres. The latest report in 2016 has Wheatland in Western Agricultural District #5 and has 16,079 total agricultural acres. The Town has a total acreage of 19,648. In 1991 agricultural use represented 61% of the land in

our Town. In 2016 it has actually increased to 82%. The locations of prime agricultural soils are shown on Figure 2.6 and the limits of the Southwest Agricultural District are shown on Figure 2.7.

In general, studies conducted by Monroe County during the preparation of the Farmland Plan indicated that:

- There are several common causes for the decline in agricultural in Monroe County such as expanding non-farm development, non-farm neighbor complaints, inability to realize high economic return on farming activities, government regulations and taxes that constrain farm activities, and a general lack of community awareness and appreciation of the value of agriculture to the economy and the environment.
- There is a general lack of community awareness and appreciation for the relatively minor demand on municipal services required by the agricultural community, especially when compared to the numerous demands on municipal services from other forms of development.
- There are pressures for the conversion of agricultural land to non-agricultural uses such as increased access to interstates, proximity to highly populated areas, presence of public water and sewer services, and access to consumer services and shopping opportunities.
- Agricultural land typically converts to vacant land before development occurs.
- Once converted through development, Class I and Class II soils are lost forever.

In contrast to the 2004-2024 Town Plan and County plan forecasts for decline the land in agricultural use has actually increased. Christmas tree, maple syrup, honey and specialty meat have attracted significant numbers of people to the Town.

Should there come a time when farming as an industry becomes less attractive or during a severe economic downturn, the selling the land for development becomes more attractive, there may also become a need to consider the purchase of development rights on parcels of land that are essential to maintaining the rural character of the community. This would apply particularly to land that is included within a significant view or vista.

Mining

Abandoned gravel mines dot the countryside in Wheatland. Figure 2.6 indicates areas that are being mined or have been mined since the mining process eliminates prime agricultural soils. Wheatland has several open pit sand and gravel mines along North Road, Scottsville-Mumford Road, and Quaker Road. These gravel pits encompassed several hundred acres and spanned many years from the 1950's thru 2005. Some of the land was reclaimed, however there exist large portions that were mined before regulations and have not been reclaimed or restored. One successful conversion of a gravel pit was to the seasonal campground known as Gravel Ponds on North Road.

Wheatland is also the location of large, abandoned gypsum mines that operated during the 19th

and early 20th centuries. The exact limits of the underground mines are not known.

The Town has enacted a zoning overlay and reviews development in the overlay area. On January 4, 2021 mine subsidence closed a portion of Wheatland Center Road. The Town has researched and created a database of relevant information. This will be a continuing issue for the Town.

Inactive Waste Sites

There are several sites in Wheatland that were previously used to dispose of unwanted waste materials. These sites range in size from small private back lot and municipal dumps to large landfills. Monroe County and New York State keep records of former waste sites. The sites located and mapped by the Monroe County Environmental Management Council (EMC) are typically smaller inactive private sites that have been identified on aerial photographs or other reports yet have not warranted special investigation to determine the type of waste spoiled at the site, the potential health and safety hazards, or the potential impacts to the environment. The EMC investigates these sites through the Monroe County Development Review Committee (DRC) as adjacent land is proposed for development, and the potential for health and safety hazards increases.

New York State keeps records on the larger landfills and other hazardous waste sites that pose a bigger potential for public health and safety hazards and substantial environmental impacts. These sites are usually part of routine monitoring and inspection performed by the New York State Department of Environmental Conservation (NYSDEC.)

Wheatland has several Monroe County sites monitored by the EMC, and several sites monitored by the NYSDEC. There is also a New York State Superfund cleanup site just west of Wheatland, in LeRoy, that was designated after a severe train wreck in the 1970s that dumped chemicals that now contaminate the ground water in the Flint Hill Road, Limerock Road and Spring Street neighborhoods. The process of documenting and monitoring wastes sites is ongoing. The Planning Board should continue to require study of impact of any development on this spill during the SEQRA review process.

Other Environmental Issues

The Public Information Survey indicated that pollution of the environment was a concern for Wheatland residents. Written responses indicated that residents want latent or potential environmental contamination to be investigated and remedied. Additionally, there was a desire to prevent future degradation of water, land and air caused by chemicals and other materials. Noise and light pollution are also issues of concern. The Town and its Boards should require “dark sky lighting on any development and strengthen the Town Code to require dark sky compliant lighting.

4.1. F Utilities

A varied range of utility services are available in Wheatland. Some areas, such as Scottsville, Mumford and parts of the rural areas of the town have public water, storm sewers, natural gas, and cable television services. The Village of Scottsville and a portion of the town immediately north of Scottsville have public sanitary sewers and natural gas. Most of the community currently has electric and telephone service.

The general locations of public water service areas and public sanitary sewers areas have been mapped as part of this planning study. The utility information is shown on Figures 2.8A and 2.8B.

Pipelines

The Town has a number of subsurface pipelines carrying hazardous materials and natural gas. These run north-south and east-west. A major natural gas transmission pipeline was constructed in 2021. Many of these pipelines run through the mine subsidence area and are close to buildings and residences. Although these pipelines are generally recognized as a safe manner to transport materials if an accident occurs it can have significant impacts to life and property. The Town has listed this as an item for the Planning Board to consider during the approval process. The Planning Board should continue to review any applications and require mitigations to minimize any potential impacts to life and property.

Public Water

The Village of Scottsville, Mumford, Blue Pond, Wheatland Center Road, Armstrong Road, South Union Street and several areas along the North Road and NYS Route 383 corridors are served by public water provided by Monroe County Water Authority (MCWA). A short segment of new water main across Oatka Creek which was installed during the NYS Route 251 Bridge project, completed in 2003. The MCWA has recently acquired the former Burnwell site and is adding to the water infrastructure.

The MCWA operates as a demand-based utility provider, responding primarily to the water demands placed on their system by their customers, or through public health and safety initiatives sponsored by other government agencies. Therefore, extensions to their service network are initiated by the potential customers. This typically involves creation of a water district and involves financial analysis and a review by both town and state governments.

Public Sanitary Sewers

The Village of Scottsville and a portion of the Town of Wheatland immediately north of the village is served by public sanitary sewers. The area within the town that is serviced by public sanitary sewers is called the North East Sanitary Sewer District (NESS.) Until recently the Village-owned and operated the sewage treatment plant. The Village plant was located on Town owned land located on River Road behind Canawaugus Park. Sewer service was allocated to residents and business through a system of “sewer units.” A limited number of sewer units existed based on the current capacity of the sewage treatment plant has limited development and expansion of the system.

The Scottsville plant was first constructed in 1968 and has recently been replaced by a pumping station by Monroe County Pure Waters. A new force main was installed along north the greenway and east along Scottsville West Henrietta Road across the Genesee River to connect to existing facilities in the Riverton area.

The sanitary sewer collection system consists of two distinct subsystems: A town- managed gravity system collects sewage from the NESS district and flows to a Town owned pump station located on Scottsville Road near Shurfine Plaza. The Town pump station pumps sewage to the Monroe County pump station at Canawaguas Park. The village system is a gravity system. All sewage flows under Oatka Creek, to the pump station, through either of two gravity crossings. One is located just east of the NYS Route 251 Bridge and the other is located near the former sewage treatment plant adjacent to Scott Crescent. Piping in the two systems varies in age. The original village system was installed beginning in the 1920s.

Newer sections were added as recently as the 1990s. The latest improvements to the system include annual maintenance/video taping of specific portions of the village system. Similar maintenance work is performed on the collection system located in the NESS.

Extension of the sewer system will be driven by either private developments or creation of a sewer district.

Storm Sewers

Closed underground storm sewers, with catch basins along the street, are present in portions of Scottsville, Mumford, and Rolling Acres-Clearview Farms. The rest of the town is drained through open ditches along the highways. These systems are primarily located in areas with curbed streets. The systems are owned by the State, County, Town, and Village depending on location.

Mumford storm sewers are generally between 5 and 25 years old, and the older sections need maintenance. Streets with closed storm sewers are Dakin Street, Williams Street, Oatka Avenue, and Church Street. Smith Street currently drains through open ditches beside gravel shoulders. A closed system is needed on Smith Street.

Natural Gas

Natural gas service is provided by Rochester Gas & Electric and is available in Scottsville, Mumford and along various portions of certain highways such as NYS Route 383, Armstrong Road and Wheatland Center Road.

Electric

Electric service is provided by National Grid and is available in most areas in the community.

Telephone

Telephone service is provided by Frontier Telephone and is available in most areas in the community. Many people have transition to mobile or cable-based phones and have eliminated “land-line” services

Cellular Communications

Cellular communication transmitting facilities are located in the community. Close proximity to the NYS Thruway generally assures effective reception throughout the immediate area. There are three towers on McGinnis Road (between NYS Route 383 and North Road), just off NYS Route 36 immediately south of the NYS Thruway. Both are located at the western end of Wheatland, in rural areas. A tower is located at the fire station 385 Scottsville Mumford Road. There are also towers near the town boundaries on Wheatland-Chili Townline Road and at the Riverton Golf Course. Cellular services are continuing to grow and expand into new faster bands such as 5G; this is expected to continue. Cell service is poor in many rural areas of Town.

Cable Television

Cable Television service is provided by Spectrum Communications and is available in the more developed areas around Scottsville, Mumford, along NYS Route 383 between Scottsville and Mumford, and a few other localized neighborhoods. Other areas have recently received service and service areas are expanding based on customer demand. Cable television and internet are increasing overlapping in services.

Hard-wired Internet Service

Cable internet service is provided by Spectrum Communications and is offered in essentially the same areas that cable television service is offered.

Frontier Communications offers high-speed internet service via telephone lines in very limited areas within the community at this time.

Although the Town is rural, there is an increasing expectation that this service is needed. Extension of internet service is not a municipal function and is done via competing individual companies based on financial analysis. There are several developing technologies that could improve the situation – cellular 5G and satellite-based services primarily. The Town should review cell phone ordinances and prepare for 5G deployment and if any grants or government aid programs become available apply for them.

4.1.G Transportation

The Village of Scottsville and Wheatland originated and grew as a result of its location near the Genesee River and its proximity to Oatka Creek for waterpower. The river, the creek, and the Genesee Valley Canal constructed during the 1800s, provided transportation to Rochester and Avon that were located on major transportation routes such as the Erie Canal and the turnpike now known as NYS Route 5. Prior to the turn of the 20th century, Wheatland was served by horse, stagecoach and by barge.

During the period from the late 1800s until the mid 1900s, the Pennsylvania Railroad that paralleled the Genesee River, and the Baltimore and Ohio Railroad, that paralleled Oatka Creek, were both active lines that served Wheatland and other towns along the way. The automobile and trucking modes were introduced at the beginning of the 20th century and have served as the primary mode of transportation for our community in modern times. Horse and buggy trails soon became state highways.

NYS Routes 383, 386, 36 and 251 crisscross Wheatland connecting our community to Caledonia, Riga, LeRoy, Rush, Avon, Chili, Henrietta and Rochester.

Automobiles and the highways remain the dominant form of transportation for Wheatland. The Genesee River is used for recreation, the Genesee Valley Canal has been abandoned and the Pennsylvania Railroad rights-of-way is now the Genesee Valley Greenway recreational trail. The Rochester and Southern Railroad line, once known as the Baltimore and Ohio Railroad through town, is still active. It continues to provide service to Sabin Metals on Wheatland Center Road, the old Burnwell Gas in Mumford, and expanded service to the newly opened salt mine in Hampton Mills near Geneseo. Rail Service to both the old Burnwell site and Sabin have currently ceased although the infrastructure is still in place should it need to be activated.

Functional Classifications of Highways/Streets and Inventory of Highways

Functional classifications are based on the type of use and the amount of traffic on a particular highway. Each classification is described below, including the associated local highway names.

Principle arterials are usually divided roadways for each direction with controlled access points. The New York State Thruway is a principle arterial expressway on the federal interstate system. It was constructed through the northwestern quadrant of Wheatland during the 1950s. Ironically, one of the service areas was named after Scottsville, even though it is not located in Scottsville, or Wheatland. The Thruway currently passes through town and does not provide access to the highway. Exit 47 is located approximately 4 miles west of Wheatland and Exit 46 is located approximately 6 miles east of Wheatland.

Minor arterial roads connect communities (major traffic generators) and form the principal network of highways in a region. There is a network of State-owned highways in town that function as minor arterials. They are:

- Scottsville Road, Rochester Street, Main Street, Caledonia Avenue, and Scottsville-Mumford Road (NYS Route 383) is the primary transportation route through Scottsville and Wheatland;
- Scottsville-West Henrietta Road (NYS Route 253) links Scottsville to the NYS Route 15/ West Henrietta Road commercial area;
- Scottsville-Chili Road (NYS Route 386) links Scottsville to the Chili Center commercial area;
- Industry Road (NYS Route 251) links Scottsville to Rush and Interstate Route 390;
- Mumford-Riga Road (NYS Route 36) links York (Route 20), Caledonia (Route 5) and Mumford (Route 383) to Riga and Interstate Route 490.
- River Road (NYS Route 940H) extends from NYS Route 251 at Quaker Road, southerly to the town/county line. River Road is a Livingston County highway from this point to NYS Route 5 in Caledonia.

Collector roads collect traffic from local streets and carry it to the arterials. Many of the County-owned highways in Wheatland function as the collector road network in the community and serve varying amounts of traffic.

The following roads are the primary collectors and are commonly used by most citizens and travelers through Wheatland:

- North Road (CR 139)
- Wheatland Center Road (CR 174)
- Union Street (CR 170)
- Oatka Creek Road (CR 245)
- Flint Hill Road (CR 147)
- Mumford Road (CR 180)
- George Street (CR 65)
- South Road (CR 141)
- Bowerman Road (CR 176)
- River Road (NY 251)

These County-owned collector roads are less traveled, and may not be known by the majority of citizens:

- Belcoda Road (CR 186)
- Winslow Road (CR 188)
- Beulah Road (CR 166)
- State Street (CR 145)
- Twin Bridge Road (CR 178)

Local roads serve primarily to access to abutting land and carry little or no through traffic. Most of these roads in our community are owned by the Village of Scottsville and the Town of Wheatland and are too numerous to list in this Plan.

There are several highway bridges located in Wheatland. Most are owned by New York State or Monroe County and receive regular inspections. These bridges are scheduled for repairs, maintenance and replacement funded with federal, state and county monies as applicable.

Transportation Trends

The results of the Public Information Survey indicated that citizens believe traffic volumes in the community are increasing. As part of this planning study, traffic count data obtained from the Monroe County Department of Transportation pertaining to several State, County and Town roads, was reviewed to determine whether or not there was truly traffic growth. Data from the mid-1980s was compared to data from the mid-1990s, and it was found that in some instances, traffic volumes have remained stable and in some cases volumes have increased.

Although traffic volumes in the community are generally low compared to other more urbanized communities, it was recorded that traffic volumes on some highways have grown by as much as 50% or more within the last 10 to 15 years. It is assumed that much of this growth is due to regional trends such as more people having access to automobiles, families with two working individuals traveling in different directions and the general spread of population to the outer reaches of the metropolitan area.

Other communities to the south and west of Wheatland, such as Caledonia, LeRoy and others in Livingston and Genesee Counties are growing, and much of their commuting traffic needs to pass through our community to get to destinations near Rochester.

The minor arterials and collector roads have experienced the greatest growth in number of vehicles, while the local roads have experienced the greatest growth as a percentage of the vehicles traveling on the road. The increased volumes are most noticeable to the average citizen during the peak daytime commuting hours and into the early evening hours.

As Wheatland and these other areas continue to grow, traffic volumes will undoubtedly increase, as will commuter expectations and resident concerns. Commuters will want the fastest and easiest way to get through Wheatland, and on to destinations in Rochester, Chili and Henrietta, while at the same time, citizens in our community will want travelers to slow down and respect our neighborhoods.

Traffic Safety Concerns

Traffic safety concerns in the community can be categorized into existing concerns and future concerns. Several existing concerns are listed below under the highway agency that owns the highway. Many of the concerns are carried forward from the 1991 Master Plan because progress has been slow in addressing these issues.

However, in addition to the existing concerns, there are other safety impacts associated with growing traffic volumes and heavier use of our typically “rural” highways. These future concerns pertain to marginal sight distances and narrow lane widths that may be acceptable to some extent now, yet will pose greater safety concerns as time progresses and traffic volumes grow.

Existing Traffic Safety Concerns (intersections)

New York State Department of Transportation Highways

- Rochester Street and Main Street Scottsville (NYS 383) intersection with River Road (NYS 251): Deficient sight distances, poor geometry and speed through business district.
- Rochester Street, Main Street, and Caledonia Avenue Scottsville (NYS 383): Speed and truck traffic.
- Scottsville Road (NYS 383): Turning maneuvers associated with plaza and other driveways.
- Main Street Mumford (NYS 36): Speed and truck traffic.
- Main Street Mumford (NYS 36) intersection with George Street and State Street: Deficient eastbound and westbound sight distances to the north and south caused by parked cars along NYS 36. Community desires traffic signal to assure safe entry to NYS 36 from side streets.
- Main Street-Caledonia Avenue (NYS 383) intersection with Chili Avenue (NYS 386): Awkward geometry.

Monroe County Department of Transportation Highways

- Union Street, north (CR 170) intersection with North Road (CR 139): Deficient southbound sight distance to the west and heavy south-to-west and east-to-north traffic movement.
- South Road (CR 141) and Bowerman Road (CR 176) intersection: Deficient site distances and split tee geometry on Bowerman Road approach.

Joint New York State-Monroe County Departments of Transportation Highways

- Rochester Street (NYS 383) intersection with Scottsville-West Henrietta Road (NYS 253) and North Road (CR 139): Lack of turning lanes; misaligned east-west approaches; and winding easterly approach.
- Scottsville-Mumford Road (NYS 383) intersection with Wheatland Center Road (CR 174): Lack of turning lanes and frequency of accidents.
- Oatka Creek Road (NYS 36) intersection with Mumford Road (CR 180): Address deficient southbound sight distance to the east.
- Riga-Mumford Road (NYS 36) intersection with Oatka Creek Road (CR 245): Address geometric deficiencies and awkward stop-control location.
- Scottsville-Chili Road (NYS 386) intersection with North Road (CR 139): Although community desires traffic signal, NYSDOT has performed intersection warrant analysis and have denied installation of traffic signal. Therefore, address change in speed on NYS 386 at the intersection. It is difficult for motorists on North Road to judge differential approach speed of motor vehicles approaching on NYS 386. Also, address depressed westerly approach.

Joint New York State Dept. of Transportation-Town of Wheatland Highways

- River Road and Industry Road (NYS 251) intersection with Quaker Road: Deficient westbound sight distance to the south and drainage from the west.

Existing Traffic Safety Concerns (speed control and trucking)

The results from the Public Information Survey also indicated that the majority of citizens are concerned about the speed of traffic traveling through the community, especially truck traffic. Although it is recognized that the primary purpose of roads, as stated by many highway agencies, is to effectively and efficiently facilitate the movement of people and goods, there are exceptions when quality of life issues must be addressed as they pertain to traffic safety.

Specific areas such as business districts, neighborhoods with schools, neighborhoods with historic structures and other areas where pedestrian movement is prevalent should be protected from the hazards and negative effects of high-speed traffic and vibrations caused by excessive truck traffic.

The following locations are considered areas that fit these criteria:

Wheatland:

- North Road: Pedestrians/ Wheatland-Chili High School walking route
- Chili Avenue: Pedestrians/ Wheatland-Chili High School walking route
- Scottsville road
- Robert Quigley Drive

Mumford:

- Main Street: Pedestrians/Cal-Mum School walking route

Future Traffic Safety Concerns

There is a growing awareness in the community that roads once considered safe for low-volume residential and agricultural use will no longer meet the needs of the traveling public as traffic volumes increase. It is anticipated that the impacts of this trend will become evident gradually over time and will be addressed as they surface.

However, it should be noted that these issues will arise abruptly and will require immediate action should there be any unanticipated boom in development or other immediate significant growth in traffic volumes. This concern applies to all of our local roads as well as most of the Monroe County highways in our community.

Planned and Proposed Improvements

The Monroe County highways in town undergo routine annual maintenance work conducted by Town forces, funded by Monroe County. No major capital improvements are planned for any County highways in Wheatland during the next several years.

However, several Spot Safety Improvement Projects are planned that do address concerns noted above. They are:

- Oatka Creek Road and NYS 36 intersection
- Limerock Road and Flint Hill Road intersection
- South Road and Bowerman Road intersection

Town roads undergo routine annual maintenance work conducted by local forces. No major capital improvements are planned for any Town roads during the next several years.

The Town of Wheatland has a highway budget for maintenance. Yearly the Town Board assembles the budget and a highway capital improvement budget with input from the Highway Superintendent on the current condition and expected needs for proper maintenance. This goal is not always met due to the increasing costs of maintenance compared to the available revenue. Increased revenues and alternative sources of funding are needed to adequately maintain town highways.

Public Transportation

The Regional Transit Service does not provide service to Wheatland. Wheatland is outside the Lift Line service area. It is believed that there are a modest number of citizens and workers that would use public transportation if it serviced their needs. The growth of independent services has filled in for this transportation need.

Rail Service

The Rochester and Southern rail line is the only remaining active railroad serving Wheatland. It is a class III, short-line and passes through Mumford and Scottsville. It connects to the CSX mainline at the Genesee Junction in Chili, and a Norfolk and Southern line in Silver Springs, near Warsaw.

The Rochester and Southern Railroad is the only short-line in the area that is connected to two major, class I railroads. Although the line is not heavily used at this time, traffic is increasing due to increased production at the American Rock Salt facility in Hampton Corners near Mt. Morris. This route is also the only route connecting the City of Rochester to the Norfolk and Southern system.

General Aviation

There are no airports located within Wheatland. However, the Greater Rochester International Airport is located approximately 7 miles north of Scottsville and provides service, via several major airlines, to major cities around the world.

Although the airport is conveniently located with respect to our community, it is commonly recognized that service through Rochester is more expensive than service through the Buffalo-Niagara International Airport which is also convenient to Wheatland, less than one hour away via the Thruway.

The LeRoy airport is a small paved airstrip located approximately 5 miles west of Wheatland adjacent to NYS Route 5. There are also several small private grass airstrips in Riga and Chili, near Wheatland.

Pedestrian Circulation

Sidewalks exist within much of Scottsville and Mumford. The Village of Scottsville has a sidewalk program that upgrades and extends sidewalks within the village limits. New sidewalk was constructed on Hanford Avenue in 1997, Asphalt sidewalks on Maple Avenue and Second Avenue were replaced with concrete sidewalks in 1999, and a significant stretch of concrete sidewalk was constructed along the east side of Chili Avenue in 2000.

Asphalt sidewalk on Caledonia Street is being replaced with concrete in 2004. There has also been talk of constructing sidewalks on North Road and Chili Avenue, around the Wheatland –Chili High School, although no plans have been made to date.

Between 1997 and 1999, the Town constructed concrete sidewalks along Smith Street, Oatka Avenue and Church Street in Mumford. In 2001, sidewalks on State Street will be upgraded as part of the Freeman Park Improvements Project.

In rural areas, pedestrians and bicyclists are accommodated on the shoulders of the roads. Between 1998 and 2000, NYSDOT paved NYS Route 383 from Ballantyne Road to Scottsville and from Scottsville to Mumford, and NYS 386. These paving projects included shoulder paving that greatly improved pedestrian and bicycle access. In 1999, Monroe County repaved North Road from Mumford Road to the Monroe County line and continued paving to Wheatland Center Road in 2001. This too, was a great improvement for pedestrians.

The results from the original Public Information Survey indicated that citizens are interested in walking and bicycling and therefore would like to see pedestrian improvements made whenever feasible, through individual projects or as part of larger highway improvement projects. This

remains true and in fact has increased, the regional transportation plans now include biking, walking and trails. Further the state is investing significant resources into developing a state-wide trail system which includes the Genesee Greenway.

Streetscapes

In addition to the functionality of highways for transportation, there is another dimension frequently overlooked. The visual appeal of the street landscape, or “streetscape” is an important factor when evaluating the overall appearance of a community.

The results of the Public Information Survey revealed that citizens in our community are aware of the value of the beautiful streets. This is most evident in urbanized areas such as Scottsville and Mumford where the street is essentially an extension of the front yards. The trees, the sidewalks and the street lighting have the potential to enhance or detract from the visual appeal of each residence and business.

When searching for property, the streetscape of a neighborhood sets the buyer’s expectations for the quality of the neighborhood and the personalities of the neighbors. Appealing, well-kept streets imply a nice neighborhood with quality real estate and respectable neighbors. An ugly street implies the opposite.

Therefore, the Town and Planning Board should maintain a small town look and feel for developments, require green space and dark sky lighting.

4.1.H Parks, Recreation, Trails and Open Space

The people of our community are blessed with a number of parks and recreation opportunities in addition to all of the open space afforded by the abundance of land in agriculture. There is one State Greenway, one State conservation facility, one County park, two Town parks, and two Village parks. In addition, there are other Town and Village owned properties that may be suitable for park development, and several private recreational facilities including the Genesee Country Village, The Wheatland Historic Association’s Sage-Marlowe House, The Scottsville Ice Arena, Gravel Ponds, the Wheatland-Chili School District facilities and the many other private clubs throughout the area. The locations of these facilities are shown on Figure 2.9A.

There are also a number of NYSDEC fishing access points along Oatka Creek that are frequently used by sports enthusiasts from all around the country. The NYDEC also has two Genesee River access points.

State Facilities

The Genesee Valley Greenway is an approximately 90-mile-long multi-use trail that passes through Wheatland and Scottsville. The trail is owned by the State of New York and is operated by the New York State Office of Parks Recreation and Historic Preservation (OPRHP,) the New York State Department of Environmental Conservation, and Friends of the Genesee Valley Greenway.

The trail is a continuous cinder bed trail that runs in a north-south direction through the eastern portion of the town and the village. It crosses NYS Routes 251, 253 and 383 at grade and crosses over Oatka Creek on the former railroad bridge now referred to locally as the “George Bridge.” The three grade crossings pose difficulty for trail users. The traffic speed at all locations is a concern and the grade difference at NYS Route 383 and the presence of guiderail pose further inconveniences for trail users.

The Greenway also passes through or near to Canawaugus Park, the Scottsville business district, Indian Allan Park, Oatka Creek, the former Canal Street rights-of-way that link the Greenway to the Scottsville business district, and the “Shurfine Plaza”. Its proximity to these attractions and conveniences make our community the logical place to provide comfort and other convenience services to trail users, thus it can become an important asset to encourage local and out-of-town tourism.

The Cedar Springs State Fish Hatchery is a New York State conservation facility that has been closed to the public for several years. It is located at the north end of Cedars Avenue (south,) immediately south of the NYS Thruway.

County Parks

Oatka Creek Park is a 450-acre Monroe County owned facility that is at the geographic center of Wheatland. It is bounded by Union Street on the east and Stewart Road on the south. Oatka Creek generally forms the western and the northern boundary of the park, however there are some parklands north of the creek. The remains of the former extension of Quaker Road, formerly known as Dogwood Trail, passes through the park.

Largely undeveloped, it is a delightful mix of open meadows, transition to brush, and extensive woodlots. Public fishing access to Oatka Creek, a "Blue Ribbon" trout creek is available as it flows through the northern portion of the park. According to the Monroe County website, canoeing, fishing, hiking, horseback riding, jogging trails, picnic area, and cross-country skiing are available. Some athletic fields have been added. There is a lodge with a fireplace, pavilion, picnic tables, hotplate type stove, Monroe County water available at a pump outside the lodge, and restroom facilities.

Oatka Creek Park is the most conveniently located of all the parks in the community. Due in large part to its lack of development, a limited number and specific group of people use the park, controlling subsequent pressure on the environment caused by human use. The parkland's history of Gypsum mining affords an abundance of both subterranean and surface features of historical, geological, and educational interest.

Monroe County is currently in the process of preparing a Master Plan for the park and has noted that it will be requesting input from the community through a citizens advisory committee during the planning process. The master plan studies thus far include a Vegetation and Wildlife Report and an extensive geotechnical investigation of previous (c. 1800s) underground mining activities that have traditionally caused subsidence sinkholes throughout the park.

It should also be noted that the Town of Wheatland owns 27 acres of land immediately adjacent to Oatka Creek Park, just north of Oatka Creek and the Rochester and Southern Railroad. The abutting land is also currently undeveloped and there is no master plan for its use at this time, the land is used for staging municipal maintenance activities. The Town also owns property adjacent to Oatka Creek in Mumford.

Town Parks

Freeman Park is a 4.6-acre facility located on State Street in Mumford. It contains a playground, a restroom facility, a baseball diamond and tennis courts. A park improvements committee was initiated in the fall of 2000 to coordinate a variety of improvements made possible through Community Block Grant obtained by the town in 1999.

Several improvements since 2001 include, the reconstruction of the entrance driveway, the installation of new playground equipment, and the replacement of the perimeter fencing. Future improvements include renovations to the restroom facilities and the pavilion, updated playground equipment and work on the tennis courts and the baseball diamond.

Indian Allan Park is a 42.5-acre wooded parcel located on both sides of Oatka Creek, east of the Genesee Valley Greenway. This undeveloped park is subject to flooding in the spring and during major storm events when the Genesee River and Oatka Creek overtop their banks. It is suspected that limited development opportunities exist for fixed structures, however, there are many possibilities for seasonal use for nature walks, tent camping and other short-term activities. Refer to section I for other town owned land with recreational potential.

Village Parks

Johnson Park and Canawaugus Park are the two Village of Scottsville parks in our community. Johnson Park is located near the geographic center of Scottsville, just west of Church Street. The park is bounded by the Union Presbyterian Church, the Masonic Temple and the former millrace, it is owned by the Village and Union Presbyterian Church. Canawaugus Park is located on the east side of the village business district, just south of Oatka Creek on the east side of River Road. The park is bounded by River Road, Oatka Creek, the Pure Waters pump station, the Genesee Valley Greenway and the town- owned Indian Allan Park.

Johnson Park is approximately 9 acres and contains a picnic pavilion, restrooms, volleyball courts, basketball courts (also used for ice skating,) a playground, and baseball fields. The park primarily serves as a neighborhood park. The former millrace surrounding the park acts as a natural boundary.

Canawaugus Park is a 1-acre park located at the southeastern corner of Scottsville that provides picnic tables and fishing access. The park can be accessed from River Road and “George” Bridge, which is an old railroad trestle that carries the Genesee Valley Greenway over Oatka Creek. Vandalism at the bridge has been an ongoing problem.

The park subtly features many historic remains of the former Genesee Valley Canal, the Scottsville Canal, and the Pennsylvania Railroad. The park is primarily used by families living in the neighborhood and users of the Greenway Trail. This makes Canawaugus Park a community

park as well as a regional park. There is currently no master plan for the park.

The proximity of Canawaugus Park to the Genesee Valley Greenway and the village business district makes it a natural link between the two. Trail users find the park as a resting place between Genesee Valley Park in Rochester and points south. The close proximity of the Greenway to the business district at this location also makes Canawaugus Park a logical place to join trail users with retail opportunities for food, drink and hiking supplies.

Integrated Town Trail Plan. The Committee recommends that the Town develop an integrated Town wide trail plan. This plan should link as many parks as possible, access to the Genesee Greenway, link to the Village, link to the Genesee Country Museum and link to any development that is done in the Town. If a plan is developed there is grant funding available for its development. Specific items of the plan:

- A main arterial trail/bikeway Class 1 that runs from the Genesee Greenway along Scottsville Mumford Road to Mumford and the Genesee Country Museum. This would be a separated bike path as listed in FHWA's Small Town and Rural Multimodal Networks 2016 and NYS Highway Design Manual Chapter 17 Bicycle Facility Design
 - o 17.4.9 Bicycle Paths. This is envisioned as a ten (10) feet wide gravel pathway within the existing highway right-of-way separated by a grass strip from the travel lane.
- Link the Wheatland Bike path to the Greenway, Oatka Park, Town Land Scottsville Mumford Road, Gravel Ponds, Town Land at Mumford Oatka Creek Freeman Park and Genesee Country Village.
- Develop Town Land at Mumford Oatka Creek for small park and creek access.
- Continue to develop Freeman Park.
- Sidewalk Replacement on Flint Hill Road. Based on specific town pedestrian needs, it is recommended that the Town of Wheatland replace the section of sidewalk along Flint Hill Road, between George Street and the cemetery
- Explore connection to Route 253 and Route 251 Genesee River access points.
- Consider construction and/or rehabilitation of facilities that make use of the resources spread throughout the town. Such facilities include parks, bicycle routes and/or trails that link our many resources, athletic fields, recreation facilities, and any other civic facilities that interest the general public.
- That the Planning Board require as part of any project that walkways, trails and bikeways be incorporated into any proposed development and be linked to the Town trail system.
- The Planning Board requires developers to incorporate sidewalks and wherever possible link to existing sidewalks.

4.1.I Municipal, Public Safety and Educational Facilities and Services

Municipal Facilities

There are several municipal buildings located in the community.

Town of Wheatland Buildings

The Town of Wheatland owns municipal buildings at three locations. The Highway Department is located at 1822 Scottsville-Mumford Road. This complex includes the highway offices and maintenance shop (w/ two truck bays) constructed in 1973, a salt storage building constructed in 1998, and various materials staging areas. The highway department facilities are currently fully utilized by highway staff and the Dog Control Officer and space is a concern. However, there are no immediate plans for expansion and the size of the parcel limits any extensive growth.

The Donnelly House is located at 883 George Street in Mumford. This historic building, once known as John McKenzie's Temperance Hotel and Boarding House, houses the Mumford Branch of the Scottsville Public Library, the Town Historian Office, the Senior Citizens social room, and municipal records storage. This community-based facility is supervised by a five-member volunteer Donnelly House Commission. The Town has been making improvements to this building, including handicap access, a backup generator and this location is designated as the back-up to the Town Office.

The Town owns and maintains as the Town Municipal Facility and a portion of the adjoining parking lot. The Village has its offices in this building. The Town Offices, Senior Center, Building Department, Historian, Recreation, Tax Assessor and Town Court are located in this facility.

Other Municipal Buildings

The Mumford Fire District owns a facility located on the northwest corner of George Street and Main Street in Mumford. The facility houses the Mumford Fire Department offices and truck bays.

The newly formed Wheatland Scottsville Joint Fire District has acquired the existing Scottsville Fire Department facility located at 385 Scottsville Mumford Road. Refer to the section below regarding Fire Safety for other information about this facility.

Town of Wheatland Vacant Public Land

The Town of Wheatland owns several pieces of vacant land of various shapes and sizes. However, there is only one parcel large enough for development. The town purchased 27 acres of land on Scottsville-Mumford Road immediately north of Oatka Park. The land was purchased in 1991 with the intention of constructing a Town Hall complex.

Although current growth projections are slight at best, it is anticipated, the community growth will naturally take place along Scottsville-Mumford Road (NYS 383,) beginning on the west side of Scottsville and will extend to Mumford. Development is also expected along Wheatland Center Road, North Road and along Spring Street and Flint Hill Road. These expectations are based on existing trends, and due to the existing and planned availability of public water in these areas.

Regardless of the time frame, which is very difficult to assess, growth in Wheatland is expected to take place primarily between Scottsville and Mumford.

Municipal Parks

Refer to section H for more information regarding parks.

Public Safety

The community is serviced by the Monroe County Sheriff's Department, Scottsville Fire Department, Mumford Fire Department, and CHS Ambulance. There are two fire response districts within the community. They are the Wheatland Scottsville Joint Fire District and the Mumford Fire District. District boundaries are shown on Figure 2.10.

The Mumford Fire District is protected by the Mumford Fire Department which operates out of the Mumford Fire Department facility located on the northwest corner of George Street and Main Street in Mumford. The Fire Department is an independent organization. Services are provided to the District through contractual arrangements with the Town of Wheatland. It provides service generally west of Wheatland Center Road.

The Wheatland Scottsville Joint Fire District is protected by the Scottsville Fire Department and generally provides fire protection, emergency medical and rescue services East of Wheatland Center Road.

Effective emergency response requires adequate training. Both fire departments are staffed with volunteers that need training to perform the duties that are expected of them. This training requires funding and facilities appropriate for the training. Funding, increasing costs and volunteer recruitment and retention are ongoing issues for both fire departments.

Educational Facilities

The community is served by two school districts. The Wheatland Chili Central School District (WCCS) covers the eastern portion of the community including the Village of Scottsville. The T.J. Connor Elementary School is located on the southwest corner of Rochester Street and Beckwith Avenue. The combined Junior-Senior High Schools are located on the southeast corner of North Road and Chili Avenue.

The western portion of the community is served by the Caledonia-Mumford Central School District (CMCS). The district serves all grade levels within a single campus on North Street in Caledonia. The Elementary School serves Pre-K through 5th grade and the Middle/High School serves 6th through 12th grades.

School district boundaries are shown on Figure 2.11. There are no private or parochial elementary, middle or high schools within the community.

Health Facilities

There currently are no public health treatment facilities or nursing homes in the community. However, there is a dental office and two assisted living facilities located in Wheatland. The

dental office is on Main Street Scottsville. The assisted living facilities are located on Chili Avenue and on North Road in Scottsville.

Medical treatment services are generally obtained in neighboring towns of Henrietta, Chili, Caledonia and the City of Rochester. However, the Public Information Survey indicated that there is a local desire to have more convenient access to medical facilities.

Municipal Staff

Town of Wheatland

The Town currently employs a Supervisor, Town Clerk, two Deputy Town Clerks, two Justices, Court Clerk, Assessor, Financial Officer, Highway Superintendent, Highway Department Clerk, Building Inspector, Fire Marshal, Code Enforcement Officer, Building Department Clerk, Dog Control Officer, and other public administrative and works support staff. The Supervisor, one Deputy Town Clerk, Building Department Clerk, Dog Control Officer, Assessor, Financial Officer, Highway Department Clerk, Building Inspector, Fire Marshal, Code Enforcement Officer, Court Justices and Court Clerk positions are all part-time positions.

4.1.J Historic, Cultural and Visual Resources

National Register Buildings/Sites

There are two National Register designated features in Wheatland. Both are located in the Village of Scottsville. The Scottsville Free Library is listed as a single structure.

The Rochester Street Historic District is listed as district. Many other buildings, sites and possibly districts in Wheatland are potentially eligible for listing on the National register because of their age and/or historic significance. The National Register designated features are shown on Figure 2-12A.

Historic districts are not only a geographic area, they are functioning entities commissioned under municipal law. As such, they must be managed by an Historic District Advisory Committee.

In general, it was noted that the annual management of a district takes time and commitment, and that this ongoing commitment should be seriously considered before deciding to apply for National Register designation. Although there are benefits associated with designation, such as federal funding for improvements and protection from various development and construction impacts, there are also many conditions that apply. It was also noted at the meeting that unless there are many compelling reasons to form a district, National Register designation is better left as a method to protect individual structures.

In Wheatland Historic Districts are addressed in Section 80 of the Town Code. The only Historic Area currently designated is the Genesee Country Village.

Local Landmarks

The Wheatland Historic Association worked with the Landmark Society of Western New York and the New York State Office of Parks, Recreation and Historic Preservation to perform a reconnaissance-level survey of historic sites and buildings in the Town of Wheatland, including Scottsville, during 2001. This project is funded by the Rural New York Grant Program, which is administered by the Preservation League of New York State and the New York State Planning Federation. The Rural New York Grant Program supports local grassroots efforts throughout New York State, focusing on the preservation of the built and natural environments and land use planning. Since 1993, the Rural New York Grant Program has awarded over \$2.0 million in direct support to 646 projects.

This survey, and the subsequent inventory will provide a listing of buildings and other structures that are of local historic significance in Wheatland. In preparation for the inventory over 80 structures were photographed that will be investigated. Additional funding is also being provided by the Town of Wheatland through the Town Historian's office, and by other interested businesses and individuals.

State Inventory Archeological Sites

There are over 80 known, documented archeological sites in the community with historic significance according to the Rochester Museum and Science Center. These are sites that are listed in the NYS Museum Archeological Site Files and/or the NYS Historic Preservation Office Archeological Site Files.

A review of the 1992 NYS Archeological Sensitivity Map (Circles and Squares Map) indicated that at least one half of the land area in Wheatland is designated with a "multiple site sensitivity" designation or is within the one-mile radius of a known site. These areas of archaeological sensitivity are primarily clustered around Scottsville, Garbutt, the Genesee River floodplain, land between Belcoda Road and Wheatland Center Road, land between NYS Route 36 and Mumford Road, and Mumford.

Areas not included in these documented clusters are the lands west of Beulah Road, lands between Mumford Road and Belcoda Road, and lands between Wheatland Center Road and Union Street. However, there are likely many other undocumented historic and pre-historic sites in these areas.

It is probable that additional remains of Iroquois and early settler camp sites, cabin sites, or small family cemeteries may be uncovered in these undocumented areas, especially along creeks, at old road intersections, or along existing or former railroad lines.

Cemeteries

Cemeteries are an obvious tie to our past and should be recognized as historic resources. There are eight cemeteries in Wheatland. Many were started during the 19th century. They are:

- Holy Angels Cemetery; Caledonia Ave. (between Chili Ave. and Bowerman Rd.)
- Pioneer Cemetery (immediately southwest of Holy Angels)
- Oatka Cemetery; Scottsville-Mumford Rd. (near the Village of Scottsville DPW)
- Garbutt Cemetery; Union St. (between North Rd and Scottsville-Mumford Rd.)
- Mumford Rural Cemetery; Flint Hill Road (west of Mumford)
- Wheatland Baptist Cemetery; Corner of Harmon Rd. and McGinnis Rd.
- Werner-Elzenga Cemetery; River Rd. (between Quaker Rd. and South Rd.)
- Cox Cemetery; River Rd. (opposite South Rd.)
- Quaker Cemetery; Quaker Road (east of Bowerman Rd.)

Canals and Waterways

In addition to the obvious historic features, such as buildings and bridges, there are other sites of cultural significance in the community that must be recognized and protected until the time is ripe to showcase them and use them to teach the coming generations of our past.

The Scottsville-Genesee River Canal, a feeder to the longer Genesee Valley Canal, is just one of these features. The former canal locks remain barely visible on the northern banks of Oatka Creek, opposite Canawaugus Park. A turning basin is also present south of Canawaugus Park and is really only visible as a water body during period of flooding when it fills and overtops its banks, washing overland toward the Genesee River.

The millrace, that crosses Main Street at Wyvil Avenue and near Race Street was constructed in the early 1800s as a raceway to power two flour mills. It ran from Bowerman Road to the mills on Main Street. All that remains today is the millrace prism and a few piers from bridges that crossed over it.

In 2001, Monroe County was host to World Canals Conference. Several attendees from Europe were amazed at how much of our canal system is still visible. In other countries, there is so little left of the former canals that they use every opportunity to showcase the remains and build magnificent attractions around them.

Cultural and Social Facilities

Cultural facilities in Wheatland included the two branches of the Scottsville Library. The main location is on Main Street in Scottsville, and the second location is in the Donnelly House in Mumford.

The Wheatland Senior Center currently provides services to our elderly though a program housed in the Town Municipal Building. Seniors also meet regularly at the Municipal Building and at the Donnelly House. There are also many churches and other civic buildings in Wheatland.

Visual Resources

Visual resources can be classified under two categories; the natural environment, or landscape, and the built environment that includes buildings and other structures. The landscape of the community is most notably defined by the scenic vistas. These are one of the most prominent visual community attributes, or resources, and define the rural and historic character of our area. Some of these vistas, or views, were identified during the comprehensive planning process and are considered significant visual resources.

Since the views and vistas visible to the general public, from public highways and public gathering places, are the visual resources shared by the community, only these “public” views were taken into consideration with respect to this community planning exercise. These views are visible to the general public, for their enjoyment, free of charge. It is recognized that there are also many spectacular “private” hilltop views. However, they do not represent the general public’s view of the community and were not studied.

Some of these significant views were identified through a series of day trips over every highway within the town boundaries and are highlighted in Figures 2-12A and - 12B.

TABLE 2-2 SIGNIFICANT VIEWS AND VISTAS

View No.	Viewpoint Location Description	Direction of View	Significant Visible Features
1	North Road at intersection of Mumford Road	Northwest	Genesee County and lands south of Lake Ontario
2	Mumford Road south of North Road, north of Dow residence	Southwest	Oatka Creek Valley and Genesee Country Village
3	Mumford Road south of Wright residence	South	Oatka Valley and Mumford
4	South Road east of Bowerman Road	Southeast	Caledonia, Avon and Geneseo
5	Union Street at intersection of Stewart Road	Northeast	Oatka Creek Valley, Scottsville and downtown Rochester
6	North Road between Belcoda and McGinnis	Southeast	Oatka Creek Valley and Livingston County

Although our rural landscapes include buildings and structures, they are viewed from a distance and are seen in the context of the overall landscape. Therefore, there is also a need to evaluate the built environment that is viewed up closely such as buildings and other structures. This section addresses visual, or aesthetic considerations prior to construction and after construction.

As stated in the beginning of this chapter, there is a high percentage of older buildings and other structures in the community, constructed in the late 19th century and early 20th century, during a period of growth in Scottsville and the surrounding farming community. Many of these

buildings have remained in service over the years and are still standing as a visual symbol of our past. Other structures, such as canal locks, mining bridges over the Oatka Creek, and other man-made features associated with former railroads and grain mills have generally been lost.

The predominance of historic architecture has fostered a strong sense of historic character that is recognized in the immediate community as well as the greater Rochester metropolitan area. Many of the responses to the Public Information Survey indicated that historic character was one of the most appealing community features.

This historic appeal is an asset that can be used to successfully revitalize Scottsville and Mumford if nurtured and enhanced to attract visitors from outside the area. The Genesee Country Village and Museum in Mumford and the many antique stores along the NYS Route 5 “antique trail” draw thousands of visitors each year to our community that appreciate history and they thrive on the total experience of traveling through historic areas like ours.

During the planning meeting with the building inspectors, information was gathered regarding the current status of design guidelines and property maintenance regulations that would assure visual consistency with the existing historic architecture and would enhance the overall appearance of the community by requiring adequate property maintenance.

4.1.K Existing Land Use and Current Zoning

The Existing Land Use Map, Figure 2.14, illustrates the current land use patterns for the Town and the Village, by tax parcel. The following Chapter presents the opportunities and constraints associated with development of various types.

The current zoning, which does not always correspond to the land use, is shown on Figure 2.15. Comparisons between the two maps have been made during this planning exercise. Discrepancies were taken into consideration when preparing the recommended future land use map found later in this Plan.

4.2 DEVELOPMENT OPPORTUNITIES AND CONSTRAINTS

4.2.A Agriculture

There is opportunity for the continuation of agriculture in Wheatland. There is an abundance of desirable prime soils for farming, availability of public utilities that encourage development is limited in farming areas, access to markets is adequate and there is a local commitment to farming.

Access to large tracts of tillable land is essential to modern development of agriculture. In Wheatland most of the land that can be used for farming is already under cultivation and consolidation to assemble larger tracts of tillable land is limited by topography, watercourses, wetlands, woods and roads. In addition to these geographic constraints, the cost of compliance with environmental regulations, property taxes and complaints from neighboring residents regarding noise, odor, and dirt also constrain efforts to continue or expand successful agriculture in the area.

The Agricultural District program administered by Monroe County seeks to protect agriculture by discouraging the development of prime agricultural lands for other purposes and by providing property tax incentives to keep land in agriculture.

Public utilities, such as water and sanitary sewers, that support development of agricultural lands for housing and other non-agricultural uses are primarily found only in areas where there is little or no farming such as Scottsville (water and sewers), Mumford (water), and a few neighborhoods between Scottsville and Mumford (water).

Wheatland is located near a major wholesale and retail market in Rochester and a number of food processing plants in neighboring Livingston County and is served by an extensive interstate transportation network.

There is also a commitment to farming by several dedicated farming families that own or farm much of the land in the community. Younger members of these families are working on the farms and making plans to continue the family business. Although a few farmers have expressed the desire to maintain the flexibility to sell off relatively unfarmable land, in general, farmers appear committed to retaining the majority of their acreage.

Residential Development

The Wheatland-Scottsville-Mumford community is located close to major employment and retail centers in Rochester, Henrietta, Chili and Gates, and is surrounded by many communities that provide all of the services needed to lead a comfortable lifestyle.

Vacant building lots are most commonly found available in Scottsville, in Mumford and throughout the rest of the town, particularly on the fringes of farmlands where the soil and/or topography are not conducive to productive farming.

Scottsville and Town of Wheatland Immediately Surrounding Scottsville

In Scottsville, there is public water and public sanitary sewers to support immediate development and the major constraints are lot size, location, and the decreasing number of lots remaining.

In the areas surrounding Scottsville, there is opportunity for higher-density “village- like” residential development where there is access to sanitary sewers. These areas are close to schools, businesses and public utility infrastructure. However, there is limited access to the Scottsville sewage system for lands outside the Village limits.

Mumford

Mumford is also close to schools and businesses that make living convenient. In Mumford, most streets are served with public water, yet there are no public sanitary sewers. This makes development on the small vacant lots difficult due to health codes that require minimum setbacks between private waste disposal systems and neighboring property.

Between Scottsville and Mumford

There are several rural locations already served by public water between Scottsville and Mumford in the Wheatland Center area. These are along a major State highway and its proximity to picturesque Oatka Creek. As there are no public sanitary sewers in these locations, development depends purely on the feasibility of private sanitary waste disposal systems, many of which would be in close proximity to the creek, or the availability of public sewers.

Rural Wheatland

Residential development in the remainder of the countryside requires private water supplies and private sanitary waste disposal systems.

At this time, there is little opportunity for access to public sanitary sewers in the portion of Wheatland surrounding Scottsville, and no access to public sanitary sewers in Mumford or the rest of the community. In Mumford, sewage disposal constraints and zoning requirements that do not accommodate construction on small lots render the few available small infill development lots virtually unusable without public sewers.

In rural areas, large lot single-family development is possible, yet multiple-lot real estate subdivisions are generally not feasible due to poor soil conditions. Sanitary waste disposal becomes a factor when more than three lots are subdivided for sale and development. New York State law requires that no real estate subdivision with more than three lots can be constructed for sale when non-standard sanitary waste disposal systems are required for the adequate treatment of waste. Since many of the soil types in Wheatland necessitate the use of non-standard, or “raised-bed” sanitary systems, it is not only difficult for developers to find available land, they need to find land that percolates well.

4.2.B Industrial/Technological Development

There is little local competition for industrial or technological development in the community and there are many workers in the area. However, there is a well-rooted perception outside the community, among the industrial and economic development community in Monroe County,

that Wheatland is opposed to all types of industrial development. This perception developed over many years, and for many reasons.

The Future Land Use map included in this Plan recommends locations for these land uses.

Location

Our community is located only several miles from other support industries such as material suppliers, warehousing and distribution. We are generally close to the NYS Thruway, and Interstates 390 and 490 for easy access to support industries located further away. Access to these highways is possible via NYS 251, NYS 253, NYS 383, Union Street and North Road. Our rural location makes our community an attractive place for employees to live. It is safe and is generally convenient to most basic services such as schools, churches, stores and an international airport. However, these “soft” benefits may often be overlooked as there is no initiative for active promotion or an industrial or commercial development position to advocate the community.

Cost and Feasibility of Construction

Real estate in Wheatland is generally priced in an average range, comparable with other suburban locations. Taxes and construction costs are also comparable with other locations in Monroe County. There is also much vacant, raw land for development and other parcels that are ripe for redevelopment with little or no environmental issues requiring cleanup.

Public Sanitary Sewers

Public sanitary sewers are not available through much of the town. However, it would be physically possible to offer cost-effective service to the areas around Scottsville.

Public Water

Our community offers public water in a number of locations that are zoned for industrial/technological use, or areas that could be changed to permit these uses. Only a handful of areas that are desirable for new industry do not have public water, and in those instances, public water is reasonably close.

Zoning

Much of the land that is currently zoned for industrial development has already been developed or is owned by various industries such as Sabin Metals. With the exception of a few existing vacant industrial buildings, there is little available land that is appropriately zoned for industry and technological uses.

Financing is less attractive for facility reuse versus new construction. Lenders are looking to minimize risk and to hold attractive and marketable buildings as collateral. Rehabilitated buildings are less desirable to lenders because their marketability is questionable. Even the County of Monroe Industrial Development Agency (COMIDA) has focused on funding for new construction. Physical limitations such as building constraints and parking capacity are also impediments to reuse of existing facilities.

More opportunities to develop raw land, with the appropriate services such as public water and

sanitary sewers, would make new investment in the community more feasible. For redevelopment to be attractive, municipal financial benefits and easier development review are also needed. The Future Land Use map included in this Plan recommends areas where this type of development is desirable, thus requiring zoning changes.

Economic Feasibility

The constraints discussed above all affect the potential for profit. Excess trucking costs to reach support industry and major highways, added private investment to reuse existing developed land, and the added cost of providing private treatment of industrial sewage all increase the initial and ongoing investment needed to run a business. These barriers make development in our community more challenging.

4.2.C Commercial Development

There are opportunities for commercial development in the community. However, we are already surrounded by some of the largest retail and commerce areas in the county. Rochester, Henrietta, Chili, Brighton and Gates are all within a 15-minute to 20-minute drive, and offer every service imaginable. Even Caledonia, Avon and LeRoy are home to major chain stores that offer retail, dining, banking, groceries, and auto services to mention only a few.

The results of the Public Information Survey also indicated that residents are generally content with the level of services available to them by traveling to adjacent communities. Several write-in comments also noted that the residents have absolutely no desire to see this community change from a rural community into a retail center like Henrietta, when almost all of the services they desire are already conveniently available. Thus, the biggest barrier to commercial development in Wheatland appears to be a lack of consumer interest. It also appears that many small-town services don't typically meet most people's needs. The results of the Public Information Survey indicated that although residents are generally pleased with the existing convenience and accessibility of services in Wheatland, they are not satisfied with cost, hours of operation and most notably, selection.

With the exception of dining, small-scale grocery shopping and other personal services such as hair care and automobile fueling and service most residents shop outside of town. The only type of desired business that received notable comment in the Public Survey was "specialty food shops (bagels, coffee bar, etc.)."

Commercial development also faces several of the same physical barriers discussed above in the section regarding industrial/technological development, although to a lesser extent. Public water is necessary for restaurants and other forms of food service, and public sanitary sewers are desirable for most commercial development. The cost differential between reuse and new construction is generally less dramatic for commercial and retail development than for industrial development because retail development is typically more adaptable than manufacturing.

4.2.D Natural Factors Affecting Development

The Town of Wheatland has several types of natural resources and land formations that affect its land use. In addition to areas that naturally impede development, such as steep slopes or floodplains, there are other areas that require protection because of their natural scenic or environmental value. A comprehensive inventory of these natural areas and remaining open space was first prepared in 1979 by the former Wheatland Town Commission for Conservation of the Environment (now officially called the Wheatland Environmental Conservation Board). The document and its associated maps form a complete and detailed survey of Wheatland's open space. The Open Space Index, as it is commonly referred to, is on file at the Town Building Department.

The Open Space Index is currently being updated and converted to digital mapping. During this Comprehensive Planning process, the atlas of maps prepared by the Monroe County Environmental Management Council (EMC) in cooperation with the Monroe County Planning Department as part of the 1979 Open Space Plan, are also being reviewed and updated to reflect current conditions. These maps include such information as Agricultural District Boundaries, Prime and Unique Soils, Drainageways, Floodplains, Wetlands, Woodlands, and Steep Slopes

In addition, while not specifically natural, certain pre-existing man-made features, such as Historic Areas and Abandoned Mining Operations should be considered as factors affecting development. The Monroe County Environmental Management Council also maintains mapping of various former waste disposal sites that are located in Wheatland and all around the county.

The following maps depicting the features noted above are included as figures in at the of this Comprehensive Plan located at the end of this document

- Mapped State and Federal Wetlands, Figure 2.3
- FEMA Flood Hazard Areas, Figure 2.4
- Steep Slopes and Waterways, Figure 2.5
- Prime Agricultural Soils and Mining Operations, Figure 2.6
- Monroe County Southwest Agricultural District, Figure 2.7
- Parks and Recreation Facilities, Figures 2.9A and 2.9B
- Scenic Views and Historic Sites and Features, Figure 2.12A, 2.12B

4.3 COMMUNITY GOALS AND POLICIES

The following Community Goals and Policies are based on the results of the Public Information Survey conducted at the beginning of this planning process, along with input from various community leaders.

To better understand the depth and level of commitment associated with each layer of planning, The Committee offers these definitions:

- Goals: General expectations
- Policies: Standards for decision-making needed to satisfy the goals

The following Goals and Policies are meant to be a framework to guide our community. Although specific Recommendations proposed by the Committee are discussed in Chapter 6, it is anticipated that not every possible situation has been addressed. Therefore, many municipal and private development decisions will need to be made based on these Goals and Policies.

As such, it is imperative that all local civic leaders, citizens, and business owners understand the basic community expectations expressed in this chapter. A complete understanding will give the needed background to make those day-to-day decisions that are not addressed by the Recommendations in this Plan.

Regardless of whether this Plan covers a particular topic, all associated decisions that affect the community should be evaluated based on the following five Goals and Policies.

4.3.A Goals

The Committee used the information gathered through the Public Information Survey process, as well as the objectives carried forward from the previous master plans, to devise the following five goals.

Summary of Community Goals

- 1. Preserve/Maintain Rural & Historic Character**
 - 2. Maintain/Promote Safety & High Quality of Life for Residents/Businesses**
 - 3. Protect/Enhance the Natural Environment & Resources**
 - 4. Attract/Promote Clean & Diverse Commerce, Technology & Industry**
 - 5. Provide High Quality & Efficient Municipal Services**
-
-

4.3.B Policies

Each of the Community Goals listed above can only be realized through planned actions led by specific policies that recognize and promote the Community Goals. Each goal is listed below, with specific policies that the Committee believes reflect the values of the Wheatland-Scottsville-Mumford community.

1. Preserve/Maintain Rural and Historic Character

Much of our community's character is based on a long history of agriculture as the primary way of life in Wheatland. The rolling farmlands, the wooded hedgerows, the agrarian architecture and the historic buildings and other structures that comprise our village-like neighborhoods are all factors that define Wheatland.

The results from the Public Information Survey indicate that this rural and historic character is very important to our people and is one of the primary factors that affected their decision to live here, and their decision to stay here. Therefore, the community's rural and historic character should be preserved. Due to the dual-faceted nature of this issue, the community goal must be addressed in two parts, addressing rural character, and historic character.

Preserve/Maintain Rural Character

The rural character of Wheatland is comprised of working fields, wooded hedgerows, new and old barns, and patches of wooded land surrounding the many natural topographical features that separate the many farms in the area. This rural (agrarian) character can only be preserved as long as agriculture is a viable industry in Wheatland. The economy of the area cannot sustain these features as publicly funded parks or as "forever wild" land easements or trusts.

Therefore, the following policies should be applied:

- Recognize and promote agriculture as a primary industry and a favorable contributor to the community quality of life.
- Encourage farmland owners to continue utilizing the land for agriculture.
- Stipulate that farming activities take precedence over other uses in areas used for agriculture. (Individuals would continue to have the right to build homes in areas used for agriculture but would have to understand that farming is the primary activity in these areas and that living in the area, they may have to cope with noise early in the morning, odors and the smell of recently spread manure, and so on.)
- Establish a Farmland Advisory Board (FAB) to coordinate development applications with the Planning Board on actively farmed lands. The FAB reports would provide meaningful documentation to the Planning and Zoning Boards on the impacts non-farm development would have on the remaining lands in the area. The FAB would also play an important role in evaluating lands for a purchase of development rights program.
- Establish and maintain an Active Farmlands Map.

- Continue to allow farm stands in agricultural areas.
- Discourage non-agricultural friendly development in areas that are primarily desired for agricultural, as discussed in Chapter 5, Land Use.
- Except in cases of public health threat, avoid extending public water and public sanitary sewers into areas designated in Chapter 5 of this Plan as areas that should be left alone, as active farmland.
- When farmlands are desired for development, and the proposal is favorable to the community, encourage creative design techniques that maintain open space and designate construction in “fringe” areas near woods and hedgerows, thus maintaining the open land and rural character.
- Protect established agricultural areas by encouraging the renewal of agricultural districts and by supporting the provisions of the agricultural law.
- Encourage Monroe County to distribute, promote, update and provide incentives to implement the *“1999 Monroe County Agricultural and Farmland Protection Plan.”*
- When zoning changes are considered, give priority to proposals that promote development in areas that are immediately adjacent to other developed areas that exhibit moderate to high-density land use and already have access to public water. Avoid rezoning agricultural districts to permit other land uses except in areas designated on the Future Land Use Map where the community agrees that farming is not the most desirable land use for that specific area.
- Consider establishing a voluntary purchase of development rights program, or other innovative measures for protecting farmland and agricultural operations for farmers.

Preserve/Maintain Historic Character

The historic character of Wheatland is comprised of the rural landscape attributes described above as well as the historic architecture and landmarks that are visible in the rural areas, and the settled areas in and around Scottsville and Mumford.

For the purpose of better understanding, the period of history that this Comprehensive Plan refers to as “historic” is the period from the early 1800s to the early 1900s. This is the period when Wheatland was world-renown for its agriculture and innovation and marked a significant period of growth in our community.

Consequently, this period also yielded numerous physical signs of the times such as the commercial buildings and homes in Scottsville and Mumford, the canal locks on the former Genesee Valley Canal and Oatka Creek, the great barns that dot the countryside, the fieldstone walls that line our country roads, and the acres of land that were first cleared for agriculture during the mid-1800s.

Our rich history and ties to the past can only be maintained as long as we can see the physical signs firsthand. Reading about them and viewing pictures in books is not as effective as living with the real evidence of our history. Historic structures can be most appreciated when they continue to fit into the fabric of the community as useful components in our lives. They fit best into the community when they are surrounded by new and old structures that resemble the same period of the architecture.

Therefore, the following policies should be applied:

- Recognize, protect, and restore the architecture and other structures that link us to the past.
- Promote the reuse and revitalization of historic structures for their original uses, or for new compatible uses that enhance the architectural style.
- Increase awareness of significant historic structures (including barns, silos and other farm structures) and features through educational programs and improved access directly to, or to view the sites as appropriate.
- Consider municipal acquisition and preservation of key historic resources that would otherwise be lost without public intervention.
- Encourage the use of historic themes and architectural styles for new commercial, recreational, and civic development as well as redevelopment of post 1950s, “modern” facilities that do not fit into the historic character of the community.

2. Maintain/Promote Safety and High Quality of Life for Residents/Businesses

Our community’s perception of safety and high quality of life is based on several interrelated factors. Safety undoubtedly affects one’s perception of quality of life, yet quality of life is not solely based on safety. Therefore, the items will be addressed separately in this Plan with the understanding that a safe and secure community is a bonus over any other quality of life issues discussed. We will address the issues of Maintaining/Promoting Safety and High Quality of Life separately.

Maintain/Promote Safety

Even though the number of calls for emergency response services has grown over the past 10 years, Wheatland is still generally not considered a “high crime” or “unsafe” area.

The original Public Information Survey results indicate that the majority of the people do feel that we live in a safe community. The Survey presented public safety and responsiveness to emergency situations in the same question. Respondents offered few other safety-related comments except that they were concerned about speeding traffic and a perceived increase in the amount of trucks on our highways. Recently there has been an increase in concern about crime in New York State. This is a developing trend that needs to be carefully monitored.

As such, our focus should be to maintain what we have and promote improvements where feasible and practical.

Therefore, the following policies should be applied:

- Promote ongoing favorable relations with local emergency service providers to assure that adequate and economical emergency service coverage is provided, including maintenance/designation of appropriate emergency service districts and endorsing reasonable expenditures necessary to maintain quality service.
- Maintain/expand existing crime prevention programs, especially those that educate residents and business owners to crime potential, and those that require active participation by the residents and business owners.
- Encourage ongoing interaction between local municipalities and other highway agencies that are responsible for traffic safety in the community. Focus on solving identified safety problems identified in Chapter 2 of this Plan.
- Maintain ongoing interaction with the Monroe County Sheriff's Department and the New York State Police to continue adequate police and emergency coverage in the community and to address traffic violations, such as speeding and overloaded trucking, on a regular basis.

Maintain/Promote High Quality of Life

Based on responses from the Public Information Survey, our community enjoys a high quality of life. Many respondents noted that they specifically moved to our community because when compared to others, Wheatland rated highly in their view. Several also wrote responses that reflected a generally pleased attitude toward life in Wheatland.

As a result, our focus should be to maintain the favorable quality of life that we enjoy and promote improvements where feasible and practical.

Therefore, the following policies should be applied:

Residential Neighborhood Preservation and Municipal Services

- Encourage and maintain a wide variety of housing types in a wide range of prices to provide homes for various family members that would otherwise be forced out of the community to find affordable housing, or housing that meets special physical needs.
- Encourage development of compatible uses in adjoining areas, and promote the use of buffers between non-compatible uses.
- Encourage adequate property maintenance through realistic laws; provide effective and timely enforcement; and levy penalties for failure to comply.
- Maintain existing neighborhood amenities that promote walking, socializing and other neighborhood interaction. Features such as "Dark Sky" compliant street lighting, street trees, sidewalks and wide shoulders are necessary for quality neighborhoods, and should be required in new developments.

- Require buffers, such as landscaping and/or transitional uses, between incompatible uses, residential and non-residential development.
- Review and revise as necessary, the criteria and standards used to regulate home occupations in residential districts.

Education and Recreation

- Maintain active coordination between local governments and the two school districts that serve the community. This includes planning, development and public programs.
- Create an integrated system of parks and recreational facilities throughout the community, including undeveloped open space as one component, with linkages as feasible between state, county, town and village facilities such as pathways, stream corridors, trails and utility rights-of-way.
- Through the subdivision approval procedures, continue to acquire park and recreational lands as authorized by Town Laws.
- In instances where a suitable park cannot be located within a proposed subdivision or where a park facility or open space is not recommended in the Town Open Space, Park and Recreation Master Plan, make use of the provisions in the municipal subdivision regulations to collect a fee in lieu of park land dedication for development of Town park and recreational facilities.

3. Protect/Enhance the Natural Environment and Resources

Our community has many natural resources that are unique to our area and attract naturalists from all over the state. There are natural rock outcroppings, forests, springs and high-quality fishing streams throughout Wheatland.

These natural features are also an integral part of the natural landscape that is so important to our citizens. The results from several questions in the Public Information Survey indicated that our citizens are proud of our natural resources and, as such are also protective of them.

Therefore, the following policies should be applied:

- Continue to utilize the State Environmental Quality Review Process (SEQR) and the Monroe County Development Review Committee (DRC) process to evaluate development proposals and identify environmental impacts that require avoidance or mitigation.
- Continue to protect prime soils by discouraging non-agricultural development on these classified soil groups.
- Promote the preservation of woodlands and natural areas under the development review process by encouraging the use of “forever-wild” areas, green space permitting innovative design techniques that protect sensitive areas, encouraging natural design themes for development, cluster developments and/or requiring the use of conservation easements in all development.

- Continue to protect scenic and rural vistas. Consider and require visual mitigations for any visual impacts.
- Continue to protect environmentally sensitive areas including Oatka Creek

4. Attract/Promote Clean and Diverse Commerce, Technology and Industry

Unlike other communities with an assortment of business types that draw the economic resources of the region into the community, our economy is fairly narrow, localized, and is struggling.

Many communities in Monroe County are home to large industries and sizeable retail establishments that employ many residents from the community, and generate significant revenues from sales outside the area, thus drawing significant resources into those communities. Large businesses and industries are also typically concentrated into small land areas, representing substantial, taxable real estate values compared to the small land areas utilized. Communities with large locally-owned industries benefit from the availability of jobs, revenues generated from property and sales taxes, the revenue generated from employees spending their pay within the community, and corporate reinvestment in the community.

In contrast, our community is home to a dominant agricultural industry, relatively few medium-size industries, and numerous small family businesses. Some of the medium-sized industries are even owned by out-of-town corporations. This mix of commerce does not provide numerous jobs for our residents, does not generate significant revenues from sales outside the area, does not generally bring resources into the community, and does not always foster corporate reinvestment in our economy. In addition, farms and small family businesses also do not represent substantial, taxable real estate values and do not generate large sales tax revenues.

There are two indicators that substantiate that it is time for us to diversify our economic base in Wheatland:

- Lack of substantial revenue brought into the community from diverse, healthy commerce poses the dilemma that residents must accept limited municipal services and benefits provided by relatively small fiscal programs administered by the Town of Wheatland, or they must pay more in taxes to fund improved or expanded municipal services.
- Since many of our residents work in other locations around Monroe County, they also find many opportunities to spend their pay outside of Wheatland. This trend was confirmed by responses received through the Public Information Survey that indicated most residents work outside the community and with only a few exceptions, prefer to shop outside the community. This trend can also be verified by viewing the vacant business storefronts and commercial sites in Scottsville and Mumford.

Therefore, the following policies should be applied:

Commercial Policies

- Focus commercial development to areas already zoned for commercial uses, promoting reuse of existing buildings. When zoning changes are considered for commercial development, give priority to proposals that locate new commercial uses in areas currently used for similar uses.
- Ensure that development design practices in commercial areas promote safe and efficient vehicular and pedestrian movement among the various businesses, giving favor to site proposals that encourage pedestrian movement between nearby businesses.
- Ensure adequate circulation among commercial sites for automobile and pedestrian traffic.
- Minimize the number of curb cuts along major state and county highways and promote internal access solutions between commercial sites.
- Ensure that the amount of land zoned for commercial and office uses is appropriate and consistent with the adopted Comprehensive Plan.

Mumford Business District Policies

- Encourage an atmosphere of extended service hours for businesses within the business district to take advantage of consumer needs of the many citizens that are not in the area during the normal business day but are here after 5 PM. The majority of our citizens work in other locations around the county and are not here to make use of retail services during the day.
- Develop a strategy for providing adequate parking for the business districts or attract businesses that are so desirable that customers are willing to walk a short distance to visit the business.
- Encourage innovative revitalization proposals that focus on a diverse selection of unique and high-quality consumer specialty services that are so unusual and of such unsurpassed quality that the businesses are capable of drawing customers from outside the area to supplement the demand of local customers for such services.
- Encourage high-value consumer specialty services and shopping opportunities that the Public Information Survey revealed as desirable for local residents such as specialty food shops, clothing shops, jewelry shops, and artist studios.
- Encourage development proposals that maintain the historic character of the business district by reusing existing structures or construct new buildings that are compatible with the historic theme. Continuity of design and character can be an effective marketing tool to draw the attention of specialty consumers.

- Diversify the business district by encouraging the development of business types that do not require frequent drive-up consumer business such as professional offices.
- Encourage civic and privately sponsored events that draw citizens into the business district to experience the attributes of life in a small community.

Industrial/Technological Policies

- Promote participation in regional economics, recognizing that the competition for local industrial growth is substantial. As such, designate appropriate areas for industrial development and consider providing temporary, introductory financial incentives to desirable new industries willing to invest in Wheatland.
- Recognize that there are inherent benefits such as attracting desirable forms of clean industry and technology jobs and the mechanism to draw the financial resources of the region into our community are invaluable.
- When actively recruiting industry/technology, promote the positive attributes of the community as a great place to live and raise a family. As such, that parallel our Community Goals of preservation of rural character and protecting the environment.
- When zoning changes are considered for industrial/technological development, give priority to proposals that locate new industry/technology in areas that are convenient to transportation systems and that provide (or are feasible to provide) suitable public water and sanitary sewers, and other technological needs such as fiber optic telephone lines.
- Give priority consideration to industrial/technological development proposals that facilitate reuse of existing structures and previously developed/disturbed land such as old warehouses, mined areas and deteriorated/unsightly buildings that need revitalization.
- When zoning changes are considered for industrial/technological development, give priority to proposals that locate new industry/technology in areas that are compatible with the surrounding land uses that are not adjacent to or visible from areas that are highly critical to maintaining the rural and historic character of the community, and that are not directly adjacent to sensitive environmental areas.

Provide High Quality and Efficient Municipal Services

As discussed above, the revenue needed to provide municipal services under the current economic structure is limited. This limitation requires that municipal leaders make use of creative solutions and advanced planning to provide quality services delivered through efficient means.

Therefore, the following policies should be applied:

Utilities/Sewer/Water

- Recognize the importance of adequate utilities to meet the needs of the community, and plan for a reasonable amount of growth in designated development areas.

- Evaluate the future needs for public sanitary sewers and determine the most cost effective means to provide the necessary services.
- Evaluate the future needs for public water and designate the areas where public water service is most beneficial for the community.

Transportation

- Continue to maintain open communications with the NYSDOT and the MCDOT in order to keep the communities' needs, including safety improvements.

Parks and Recreational Facilities

- Recognize the importance of community-wide planning to meet overall recreation needs. As such, work with Monroe County and the School Districts to assure that recreation needs are provided by one agency or the other, and that unnecessary duplication is avoided.
- Recognize recreation as a community need, and an asset worth developing; Promote recreation as a way of life in the community, including a method of promoting commerce, and plan for community funded recreation improvements and facilities such as wide highway shoulders for bicycling, multi-purpose trails for hiking, pedestrian links between parks and recreation areas, and improved access to fishing spots.
- Promote a policy of maintaining adequate recreation facilities once constructed, and budget adequate finances annually for upkeep.
- Utilize the development review process to make developers aware of local recreation resources and require that their proposals include access to existing recreation areas where feasible and offer new recreation opportunities when municipal facilities are not readily available.
- Maintain an awareness of potential land sales with imminent recreation potential and consider land acquisition when necessary to gain control over key recreational resources, especially water access along the Genesee River, Oatka Creek, Spring Creek and Mill Creek.
- Promote private investment in recreation facilities so as to obtain services for the community while deferring the municipal expenses associated with construction and maintenance of public recreation facilities.

Municipal Facilities

- Plan for future growth and maintain a spirit of cooperation among all municipal facility owners to assure that all facility needs are met in with the most effective and efficient means.

Educational Facilities

- Maintain a current perspective on development trends and foster a long-range vision for future community education needs over at least the next decade. Incorporate short-term and long-term planning strategies to be prepared for large swings in population trends and plan accordingly for needed capital expenditures.
- Maintain a spirit of cooperation with local government, especially as it pertains to public programs and recreation. Assure that needed services are provided without unnecessary duplication of services.

Municipal Services

- Maintain the current satisfactory level of service and look for new ways to effectively and efficiently improve services through interaction with residences and business to determine needs and desires.
- Maintain a current perspective on development needs and foster a long-range vision for the development and community needs for the next several decades. Incorporate short-term and long-term planning strategies to be prepared for large capital expenditures.

4.4 REGIONAL LAND USE VISION AND CLASSIFICATION

The Future Land Use Map, Figure 5.1, shows “preferred” classifications of the various common land uses in our community. These recommendations were for the planning period of 2004 to 2024. It was reviewed and largely remains the same for 2022. This section should be viewed in context with the 2022 update in the first portion of this plan. If any conflict exists, the first portion of the plan takes precedence. The land uses designated on the map are based on the Land Use Policies described below, in conjunction with an analysis of the following key issues:

- Current land uses and zoning, and previously recommended zoning changes
- Existing and future availability of public utilities
- The presence of agricultural districts and environmentally sensitive areas
- Primary views and vistas needed to maintain rural character
- Community goals and policies

4.4.A General Land Use Policies

Rural Wheatland; northwest, west, southeast, and east

These areas are located as follows: “northwest” is north of North Road and west of Wheatland Center Road; “west” is west of Belcoda and McGinnis Roads; “southeast” is south of Scottsville-Mumford Road and east of Wheatland Center Road; and “east” is east of River Road.

Existing development in these areas is limited. Much of the land is used for agriculture and single-family homes on large lots, and most of these areas do not have public water or public sanitary sewers. Therefore, they are not currently conducive to many forms of development. All of the significant views identified in Chapter 2 are located in these areas.

The land use policy for this area is one of “leave well enough alone.” This area should remain rural and should not be planned for any appreciable development. Agriculture should be encouraged to continue and prosper. Those living in this area, and those planning to move into the neighborhoods should recognize and honor both the desirable (open space and views) and the undesirable (dust and odors) aspects of farm life.

Wheatland Center and Garbutt

This neighborhood, roughly bounded by North Road, Union Street, Quaker Road and Wheatland Center Road, is virtually at the center of the community. Over a century ago, when the mills were operating and during the peak of the gypsum mining years, many farmers and other workers gathered here for work and for recreation. As the result of past uses, this area exhibits the visible signs of use. It offers a mix of residences, small field agriculture, former gravel pits, industry, and recreation. Although there is some farming in this area, much of the prime agricultural soils have been lost due to mining. Some of this area also falls within the Mine Subsidence Overlay (MSO) district.

Oatka Creek Park is located here, as is the 27-acres of land owned by the Town of Wheatland. Oatka Creek passes under Wheatland Center Road and through Garbutt. Much of this area is served by public water and is easily accessible from NYS Route 383 (Scottsville-Mumford Road.) The mixed variety of development and the sensitive nature of the creek to the south and

wetlands to the north around Blue Pond make this area especially needy of good planning for the future.

This area has good access to transportation, public water, access to Oatka Creek, pleasing topography and is a likely focus of development demand. The only constraint in this area is that public sanitary sewers are not available, thus limiting the size and variety of land use for future development.

Therefore, the land use policy for this area is for “proactive planning with a vision for continuity in development and a focus on integration of industrial, technological, recreational and residential land uses.” Specifically, since there is a Community Goal to protect/enhance the natural environment and resources, development plans for this area must take environmental factors into consideration and should build upon the recreational and environmental appeal of the area.

Scottsville and northeast Wheatland

This area is where much of the development in the community has taken place over the last century. The urbanized area of Scottsville has grown to include neighborhoods of single-family residences, duplexes, apartment complexes, retail businesses, and industry. This is also the only area currently served by both public water and sanitary sewers. The Village of Scottsville and the surrounding portion of Wheatland is an appealing community with homes, stores, industry, recreation and an historic personality that is known throughout Monroe County.

Since much of this area is already developed, the land use policy for this area is “redevelopment and enhance historic appeal.” Although most of the residential units are filled and several businesses are vibrant and growing, several commercial buildings are vacant. Many of the businesses that have come and gone were of a retail/service nature. This is a difficult niche to fill in our community. Development plans for this area should consider encouraging other more appropriate uses for vacant buildings, besides retail.

Greater density and a greater variety of technological uses are possible for this area with improved public accommodation of sanitary waste.

Mumford and Southwest Wheatland

The Hamlet of Mumford is small and contiguous to the Village of Caledonia. The urbanized Caledonia-Mumford neighborhood is surrounded with less dense residential development along the primary highways leading away from the Hamlet. There are currently a few small businesses in Mumford and the large Genesee Country Village and Museum just west of the Hamlet. Much of the area served by public water. A large area is a superfund site due to a toxic chemical spill from a 1970 Lehigh Valley Railroad derailment.

Many factors make Mumford a nice place to live and a desirable place to develop. This portion of the community is also historic and borders Oatka Creek. Mumford is a walkable neighborhood for schools and shopping. It is also convenient to several major highways such as NYS Routes 5, 36, 383 and Interstate 490. Armstrong Road and Flint Hill Road are both pleasant roads for

residential development.

Genesee Country Village and Museum draws visitors from all over the State and beyond, and Mumford's close proximity to the New York State "Antique Trail" makes it especially desirable for businesses that cater to history buffs and antiquers.

The land use policy for this area is "proactive planning for development that focuses on historic appeal and tourism." This planning must either accommodate an appropriate level of development that recognizes the lack of public sanitary sewers or introduces public sewers to accommodate growth. In either instance, sensitivity to Oatka Creek is essential.

4.2.B Specific Land Use Policies

The land use categories discussed below may differ from the currently available zoning classifications and are intended to indicate a general direction. Pictures shown are of "desirable" forms, and/or appearances of development that may be appropriate for our community.

Agricultural/Rural Residential (AR-2)

Continued agricultural and/or low density residential land use is recommended for land within regionally designated agricultural districts as well as areas designated as AR-2 on the Future Land Use Plan.



Special exceptions do exist for a handful of non-residential or agricultural uses and others could be created for instances where the new land use would not interfere with the active farming of the land or other residential uses. Areas on the fringes of agricultural areas are best suited for exceptions.



Neighboring residents, and businesses as permitted, should recognize that agriculture is a protected use within the agricultural districts and a desired use in all other areas designated with AR-2 zoning. It should also be recognized that a productive and profitable farming industry is needed in Wheatland to maintain the rural character that we all enjoy. As such, it is essential that standard agricultural practices be accepted as a part of living in an agricultural area.



Much of the town is suitable for low-density residential uses that are compatible with the rural character of the countryside. Areas designated for rural residences, AR-2 zoning, are typically not served by public sanitary sewers or public water. Therefore, extensions of sanitary sewer service and/or public water service to the rural areas should be avoided except in the case where public health is at risk, such as in instances of groundwater contamination or prevalent private sanitary sewer failures.

Medium Density Residential (R-24, R-16 and R-12)

Areas designated as medium density residential on the Future Land Use Map (Figure 5.1) include both areas of established residential neighborhoods and appropriate undeveloped areas.



These areas are either currently served by public water and/or public sanitary sewers, or extensions are anticipated during the twenty year planning period. This category includes neighborhoods of predominantly single-family homes as well as neighborhoods with a mix of single family and two- family dwellings.

The areas immediately north and west of the Village of Scottsville would be well suited for medium density residential development if public sanitary sewers were available.

Multi-family Residential (RA)

No new areas designated as multi-family residential have been identified within the context of this plan.



Several multi-family residences already exist in Scottsville and are served by public water and/or public sanitary sewers. However, should the market demand additional units, convenience to services and appearance should be considered important aspects of any development package.



This category includes neighborhoods of apartment complexes or clusters of multi-family dwellings. Many communities are finding that multi-family housing in the form of condominiums constructed with special amenities and high-class appearance features are popular with seniors.

Business District (VB, SCB, HC, PC-NR and RP)

There are several business districts in Wheatland and each has a character of its own. The business districts are shown on the recommended land use Plan. They are located in various spots around town and include everything from established business communities to vacant land. These areas may or may not have public water or public sanitary sewer systems, and not all of them are planned to have these services during the 20-year planning period.

The following pictures are examples of “desirable” looking development for these types of business areas.

Village Business



Shopping Center Business



Highway Commercial



Professional-Commercial/non-retail



Retail Professional



Retail Professional



Industrial (LI and CIP)

Areas designated as industrial on the Future Land Use Map (Figure 5.1) include both areas of established industrial uses and appropriate undeveloped areas where new development for limited industry and technology is appropriate.

Existing industrial areas are served by public water and/or public sanitary sewers. Land designated for future use for industry should also be considered for public water and public sanitary sewer extensions. Based on the results of sanitary sewer evaluations recommended in other chapters of this report, some sanitary sewer extensions are anticipated during the 20-year planning period.

The various industry types differ in character. “Village Industry” that is located in Scottsville and Mumford will look very different than industry in the open spaces located within the rural sections of Town, outside the Village and Hamlet.

Clean industry/technology is located in nearby communities and would be appropriate for specific locations in our community.

The Wheatland Center area was identified as the most appropriate location for new, clean industry and technology, assuming that appropriate environmental protection measures are followed for development and that the appropriate public utility infrastructure is put in place as development grows.

A Commercial Industrial Park zones has been established along Wheatland Center Road for the lands owned by Sabin Metal.

Planned Communities (PUD)

There are currently no Planned Unit Developments in Wheatland although the zoning ordinance could accommodate this type of specialized development. This type of development is intended to give flexibility in the design process by letting the developer and designer recommend various densities of development within the single planned development. This flexibility affords the opportunity to propose some areas of sparse development to preserve environmentally sensitive areas, in exchange for the opportunity to propose other areas of denser development in locations that are not sensitive to development.

This type of development should be encouraged as a means to achieve the community goals of preserving and maintaining rural and historic character and protecting and enhancing the natural environment and historic resources. Public water and public sanitary sewers are not necessarily needed for this type of development, yet they are desirable to achieve the higher densities in specific portions of the development.

Overlay Districts (MSO and AE)

Specific overlay districts have been created to protect the public health and welfare. The Mine Subsidence Overlay (MSO) district was created for an area in the southern central portion of the town near Oatka Creek where gypsum mining took place over one hundred years ago. The district requires that special attention be given to geotechnical issues associated with construction over

areas that are suspect due to prior underground mining activities. The Adult Entertainment (AE) overlay district was created to direct development of this type to specific areas that minimize the exposure of adult entertainment establishments to inappropriate audiences.

Conservation

Extensions of sanitary sewer service and/or public water to areas designated as conservation areas should be avoided except in the case where public health is at risk, such as in instances of groundwater contamination, prevalence of private sanitary sewer failures, or other issues associated with the protection of waterways.

In the future, should development become more prevalent, more stringent Planning Board review and mitigation conditions should be considered in these areas.

Recreation

The community has a number of recreation areas. They are shown on the Existing Land Use and Notable Features Map in Chapter 2, and include Town, Village, County, and State parklands. Based on the results of the Public Information Survey, there is a desire to improve access to recreational opportunities. As such, priority should be given to planning and development proposals that incorporate recreation and that interconnect the various recreational opportunities in the community.

Significant Views and Vistas

Six significant views and vistas were identified during the planning process. They define the rural and historic character of the community. All of the views are visible to the public from local roads. Pictures of the viewsheds, as well as plan views of the visible areas are shown in Chapter 2 Table 2-2.

With respect to land use, it is necessary to encourage protection of these views and vistas by maintaining the current appearance of the viewsheds. Strong consideration should be given to retaining the existing AR-2 zoning that is prevalent within the viewshed areas. This zoning typically permits the construction of buildings and structures for agricultural use, low-density residential construction and other community services. The construction of uses that require special exceptions, such as public utility structures, should be discouraged within the viewsheds of these significant views and vistas.

Undoubtedly there are also hundreds of other views from private locations that are equally impressive. However, these views that everyone can see should be the community's first priority for preservation. These are the views that define our community character.

The recent push for solar and wind energy has had a negative impact on scenic vistas in the Town. The comments received by the Planning Board indicate support for the green energy concept however there are significant concerns about the visual impact of these facilities. The Planning Board should enforce existing regulations to mitigate the visual impacts of these types of projects.

4.5 CONCLUSIONS AND RECOMMENDATIONS

4.5.A General Demographics

Population Growth Projections

The 2001 plan projected a 2% to 3% per year growth for the next 20 years. What actually happened was a population decrease.

Since there is much vacant land in the rural areas, and since most of Scottsville has now been developed, it is anticipated that the population trend seen over the past ten years will change. Growth in Scottsville is expected to plateau while growth in the rural portions of the town is expected to increase.

This anticipated shift in development can be supported by recognizing the evidence of steady rural residential growth in neighboring towns such as Riga, Chili and Rush.

Even the areas in those towns without public water and public sewers are being developed. Consequently, as those areas become more developed, people will look more and more toward Wheatland for open lands and new housing opportunities.

Plan for near term growth in rural Wheatland areas served with public water. Therefore, for the purposes of this planning study and future long-range decision making, it is recommended that the community as a whole plan for continued growth. The Committee believes that near-term growth will be in the portions of rural Wheatland that are already served with public water. Other areas that do not have public water will most likely continue to grow at a slower rate.

Community Cohesion and Planning for Future Development

It was determined that community identity, and the way we interact, is an issue to be seriously considered as part of community planning for the future. The term for this topic is called community cohesion.

For well over one hundred years the folks in Scottsville, in Mumford, and the folks in the rural portions of town have viewed themselves somewhat differently. Each small community had common philosophies and attributes that were shared in each locale. As early as the 1800s there was a “village” versus “country” separation. In fact, there was trouble deciding where to locate the first civic facility, the public library. As time moved forward, the library ended up in Scottsville, and a branch then developed in Mumford as more people settled in that neighborhood.

Many solutions in the community have been settled the same way as the library issue simply because the geographic separation between the population centers at each end of the town made it possible to separate activities. In the case of our community, social separation is compounded by two different school districts serving opposite ends of the town. Therefore, separation is an issue present today that complicates the task of developing a community-wide Comprehensive Plan.

Although the Committee was charged with developing a community-wide plan from the beginning, it became evident during the planning process that it was our only option. As we

pictured the community in 20 to even 30 years, and identified where development is most likely to occur, we recognized the current trend toward a developed corridor between, and including, Scottsville and Mumford. At some time over the next couple of decades there will be even less of a geographic separation because much of the land between the two current population centers will become developed.

To further explain the existing condition, Scottsville is recognized by name throughout the region, primarily for its historic architecture and village charm. Mumford is recognized as well, for the Genesee Country Village and Museum, and its relationship to Cal-Mum and the well-known football team. Residents in the rural areas have always fallen somewhere in between. The rural folks have associated with whichever community is closest; sometimes it is Scottsville, and sometimes it is Mumford, and in some cases, people find themselves associating with Caledonia, Chili, Churchville and LeRoy. These associations develop from proximity to school districts, telephone exchanges, postal addresses and several other factors.

The Committee became acutely aware that Wheatland is rarely ever referenced as a single community entity, either locally or regionally. In fact, during the course of this planning study, it was determined that many people from outside the community didn't even recognize the name "Wheatland." If they did, it was considered to be some place very far away. Our Committee members met several individuals who were not sure Wheatland was even in Monroe County.

The crux of the community cohesion issue is that as development continues, and the open space between Scottsville and Mumford shrinks, there will be more and more of a need to develop and promote a single community identity to complement the individual neighborhood identities in the urbanized areas of Scottsville and Mumford and include the growing population in between. Solid direction and nurturing is needed to knit together one single community. Refer to page 7 for more information about development-prone areas expected to experience growth.

Therefore, for planning purposes, this Comprehensive Plan was developed based on the premise that this is a community-wide Plan; a Plan intended to build a single cohesive identity founded upon the common goals of our citizens, and for the benefit of everyone in Wheatland.

Develop Vision for A Unified Community Identity.

As such, it is recommended that a single community identity be stimulated and facilitated through the use of the following strategies:

- Sponsor common community events that appeal to all residents such as festivals, fireworks, classic car shows, antique shows, parades, carnivals, etc., and locate them in various places throughout the community to pull people out of their typical comfort zone.
- Develop a policy for community-wide economic development that draws investment to all appropriate locations within the community.
- Consider construction and/or rehabilitation of facilities that make use of the resources spread throughout the town. Such facilities include parks, bicycle routes and/or trails that link our many resources, athletic fields, recreation facilities, and any other civic facilities that interest the general public.

- Consider conducting youth, senior, continuing education programs and various other adult meetings at various locations throughout the community, including locations outside of the developed neighborhoods. This could include Oatka Park or other area business meeting rooms.

4.5.B Land Use and Zoning

Undoubtedly, every reader will first search for the Future Land Use map indicating potential zoning changes. The map is Figure 5.1A.

It is recognized that regardless of the planning results or the research performed, land use is generally thought of as the key result of community planning and everybody wants to know how they are impacted personally.

As noted above, this Plan was developed for the benefit of the entire community. Land uses indicated on Figure 5.1, the Future Land Use Map, are purely suggestions that will need further review by the appropriate planning and zoning boards. Changes should only be made after adequate environmental data and public input is gathered, and taken into considered.

The recommendations shown on the Future Land Use Map were developed taking the following factors into consideration:

Rezone Sparingly to Encourage Reuse of Existing Structures

A review of the Future Land Use Map reveals that only a few areas of zoning changes are recommended. This is primarily due to the fact that we have not fully utilized sites where existing buildings are vacant and/or ineffectively used. There are buildings and/or building sites in Scottsville, Mumford and along NYS 383 that are underutilized and unattractive. Initially, strategic and limited new zoning is recommended to force the reuse of existing property.

However, it is recognized that some zoning changes will be required within the next two to five years to provide land for much needed technological growth. The following section addresses this need.

Improve Upon What We Have Using Strategically-Placed Compatible Zoning

The zoning change recommendations contained in this Plan all fall adjacent to areas that are currently zoned for uses other than agriculture. Rather than place development out of context, the Committee recommends expanding and improving the non-agricultural zoning and/or land uses already in place.

Therefore, consideration for zoning changes was limited to areas that for one reason or another are already prone to development or are experiencing development pressure. Factors such as existing public water service, easy access to major highways, high visibility to the largest number of motorists, and evidence of existing development were all used as indicators to identify the development-prone areas.

The area identified as development-prone is roughly described as the NYS Route 383 corridor between Scottsville and Mumford, George Street and Flint Hill Road in Mumford, North Road

from the WCCS High School to Wheatland Center Road, and Wheatland Center Road from Oatka Creek to Blue Pond. It was determined that this area is the most likely to be developed within the next 20 years regardless of any recommendations from this Committee or any zoning changes. Therefore, rezoning should be considered within the near future to promote desired development according to the recommendations set forth in this Plan.

As such, the Committee used the following approach to zoning recommendations indicated on the Future Land Use Plan, and endorses this approach for the consideration of any other zoning changes that were not identified:

- Expand moderate density residential land use along the western and southwestern edges of Scottsville, adjacent to other new homes along NYS Route 386 and the WCCS High School. The housing demand in this area appears to be high. This area either has, or is close to public water and sanitary sewer services. It is also within easy walking distance of the High School and other neighborhoods.
Zoning in this area should only be changed once a complete review of the zoning requirements for the new district has been made. This area is envisioned as an extension of the “village” appearance, and as such the zoning requirements should be first revised to require sidewalks, street lighting and other features typically seen in “village” settings.
- Expand business uses in the Wheatland Center area, in and adjacent to lands that have historically been used for mining, and adjacent to other existing industrial and commercial uses. This area has public water, easy access to major highways, and is the location where all three major traffic corridors converge. Commuters for work, school or shopping from the southwest of Wheatland, as well as every resident west of Wheatland Center Road passes through this area at least two times each day.
Zoning in this area should only be changed once a complete review of the zoning requirements for the new district(s) has been made. This area is envisioned as a professional, technological, and recreational area with a sprinkling of retail uses to serve the adjacent businesses and residents. Design guidelines should be developed to ensure that setbacks, landscaping, and other site development features are designed to be compatible with the surrounding residential and agricultural uses.

Plan Properly Now to Make Infrastructure Improvements More Feasible Later

All of the areas indicated on the Future Land Use map, Figure 5.1, are also strategic locations with respect to any future planning associated with sanitary sewers in the community. Before designating areas to recommend for zoning changes, a rudimentary evaluation was conducted to be sure that public water and sewer were reasonably feasible for areas where development is desired. All areas shown on Figure 5.1 either have public water or are very close to public water. However, none of the areas have public sanitary sewers that would be needed if development were expected to continue.

In addition to landowner convenience and ease of marketing real estate, there are many community-related reasons to consider constructing sanitary sewers in specific areas. Although all reasons are good, financial feasibility usually wins as the key factor when making a “go”- “no go” decision to construct sewers.

In our community, there are several specific reasons to consider limited construction of public

sanitary sewers. They are:

- Health reasons in Mumford and at Blue Pond, where existing systems are failing and contaminating the ground water and surface water.
- Environmental reasons to preserve Oatka Creek from the effects of sanitary waste runoff from failing systems in the slow-percolating soils upland of the creek.
- Environmental reasons to provide sewers for waste disposal from existing industries that cannot be well-served through conventional subsurface waste disposal systems.
- Economic reasons to accommodate new businesses that are desired to promote economic development and diversity in our local economy.

As important as these reasons are, they can only be addressed if the sanitary sewer is financially feasible to construct. This requires that all of the places listed above where sewers are needed or desired, fall within close proximity to each other, along a common route.

In our community, the locations of Blue Pond, Mumford, Oatka Creek, and existing industry are all fixed. However, we do have a choice where to promote new development. It is the responsibility of the Community to select areas of growth that will add to the future feasibility of sanitary sewers. Compact and efficient systems are less expensive than stretched out inefficient ones.

Wheatland Center is the most logical location for this new development because it is located directly between Mumford and Scottsville where the wastewater treatment facility is located—directly adjacent to Blue Pond, right next to existing industry, and the entire corridor between Mumford and Scottsville follows along Oatka Creek.

Facilitate Progress By Implementing the Plan

Over the past several decades since zoning was introduced in our community, only a few changes have been made. This Plan recognizes that it is more prudent to rezone appropriately according to a plan to maximize the potential in areas where development is occurring, and in other areas where development pressures were identified.

The following strategies apply:

- Confirm that zoning ordinances for existing districts where redevelopment is desired, such as in Scottsville and in the Town Village Business (VB,) Shopping Center Business (SCB,) Highway Commercial (HC,) Retail- Professional (RP,) and Professional-Commercial/Non-Retail (PC-NR) zones actually permit developers to meet the Community Goals listed in Chapter 4. Update deficient zoning ordinances that hinder the look and feel that the community desires as well as those that restrict desired uses.
- When updating zoning requirements, include requirements for buffer areas between differing uses that may be considered non-compatible.
- When updating zoning requirements in rural areas, consider including requirements to

provide an appropriate percentage of “forever-wild” conservation space in all appropriate districts.

- Gather public input on individual zoning changes, making sure to fully explain the rationale behind the changes and the benefits to the community.
- Rezoning of parcels needs to be consistent with this Plan and the official Zoning Map. In the case of rezoning, the Town Board should develop a clear written record describing how the rezoning will promote the Community Goals described in this Plan.
- Added buffers or setbacks can be used to soften the effects of zoning changes.
- Consider studying, developing and assigning economic development overlay districts to specific areas to permit favorable types of development that are not neatly described in the zoning, or to require special design guidelines to assure continuity in areas where special emphasis is required. Overlay district may be requested by municipal departments, resident and/or business groups. Developers contemplating sizeable development (over 50 to 100 acres) may consider Planned Unit Developments (PUDs.)

It should be noted that this Comprehensive Plan is only a guide and legislation should be carefully drafted to encourage adherence to the Plan without restricting new ideas and initiative that will bring the community closer to meeting the Community Goals listed in Chapter 4.

4.5.C Environment and Recreation

The protection of our natural resources and recreation were both topics of interest in the Public information Survey, and they both received responses that indicated a need for consideration. The following recommendations are listed individually, yet they should be reviewed and addressed in conjunction with each other.

Environment

Watercourses, Drainage, and Water Quality

Town Focus on Water Quality Issues. Based on the regional importance of water quality, it is recommended that the Town of Wheatland address water quality issues by actively participating in the various watershed and water quality committees, and by maintaining current knowledge of existing and upcoming regulations pertaining to water quality. The Town supports implementation of the Oatka Creek Watershed Management Plan.

Wetlands and Endangered Species

Wetlands and Endangered Species areas should be protected by strict enforcement by the Town, the Zoning Board of Appeals and the Planning Board of existing requirements in the Town code, state regulations and through the SEQRA process.

Flood Plains and Flood Hazard Areas

Town Flood Plains and Flood Hazard Areas. Based on the environmental hazards associated with flood plains and flood hazard areas, and the Community Goal of maintaining safety and high quality of life, it is recommended that the Town of Wheatland, the Zoning Board of Appeals and the Planning Board strictly enforce the existing F-1 zoning and associated regulations.

Woodlots, Steep Slopes and Open Space

The following strategies are recommended to protect woodlots and steep slopes and to improve the overall quality of these features in our environment:

- Town Woodlots, Steep Slopes and open space areas should be protected by strict enforcement by the Town, the Zoning Board of Appeals and the Planning Board of existing requirements in the Town code and through the SEQRA process.
- Consider developing incentives that encourage residents and developers to replant steep slopes and increase the size of woodlots by planting new trees.

Soils and Agriculture

As such, it is recommended that the Town of Wheatland review the following topics and/or implement the following strategies as they pertain to agriculture and farmland protection:

- Consider zoning and planning provisions to support agriculture.
- Consider supplemental subdivision regulations that recognize the value of agriculture and preservation of agricultural land as open space.
- Appoint an agricultural advisory board to work with farmers to address local issues regarding farming.
- Encourage active participation in the Agricultural District program.

Mining

It is recommended that the Town of Wheatland, the Zoning Board of Appeals and the Planning Board strictly enforce the existing mine overlay and associated regulations and continue to review during the application process.

Enhanced Involvement in Mine Closure Procedure. Based on the public concern regarding surface mining and restoration, it is recommended that the Town of Wheatland work with NYSDEC to become more involved in the mine closure procedure to assure that mines are closed according to NYSDEC guidelines and to the satisfaction of the Town. The Town should allow reclamation through the use of clean fill permits as much as possible.

Inactive Waste Sites

Continued Review of Waste Site Development Applications. Based on the potential environmental hazards associated with waste sites, and the Community Goal of maintaining safety and high quality of life, it is recommended that the Town of Wheatland continue the review of development applications with respect to waste site locations during the SEQRA review process.

Other Environmental Issues

Town Prioritize Pollution Prevention and Cleanup. Based on information from the Public Information Survey that indicated that pollution of the environment was a concern for Wheatland residents, it is recommended that the Town of Wheatland continue pollution prevention and cleanup as a priority for public policy.

As such, it is recommended that the Town of Wheatland implement the following strategies as they pertain to pollution:

- Act upon pollution problems identified by residents, and contact the appropriate regulatory authorities on behalf of the community to initiate investigation and remediation. After reporting environmental incidents, work with the appropriate agencies to provide needed information, and report progress back to the resident that provided the tip.
- Provide adequate staffing to act upon leads generated by the community as identified above.

Parks, Recreation, Trails and Open Space

Parks and recreation were addressed in the Public Information Survey. Residents were in favor of improving the facilities that we have, although they had little interest in obtaining more land for parks and recreation. The following recommendations apply to the particular facilities classified by owning municipality.

County Parks

Town Participation in Oatka Creek Park Citizens Task Force. Based on input from the Public Information Survey that indicated a desire to improve access to all parks and improve the quality of park amenities, it is recommended that the Town of Wheatland actively participate in the citizens task force that will be initiated by the Monroe County Parks Department during the development of the Oatka Creek Park Master Plan to assure that community desires are met. It will be important to convey community recognition of the park as an environmental resource as well as a cultural resource within our town.

Town Parks

Town Park Improvements. Based on input from the Public Information Survey that indicated a desire to improve access to all parks, a desire for additional athletic fields, a need for safe playground equipment, and a desire to improve the overall quality of park amenities, it is recommended that the Town of Wheatland actively pursue improvements to town parks.

As such, it is recommended that the Town of Wheatland implement the following strategies as they pertain to parks:

- Continue ongoing improvements in Freeman Park as funding is available.
- Consider future recreational uses of Indian Allen Park and other vacant town lands through the development of a town-wide park master plan or other planning exercises that document existing conditions (including flooding), develop goals and objectives for park improvements and present strategies for implementation. These studies should be

conducted in coordination with needed Village of Scottsville studies discussed below, and planning performed by the school districts.

- Explore all opportunities that arise to expand fishing access to Oatka Creek with the cooperation of the NYSDEC. This may include the purchase of small parcels of land that could be used for access, negotiation of fishing rights for public use and other physical improvements within our parks along the creek.

4.5.D Municipal Services

The Public Information Survey results indicated that residents are generally pleased with the current level of municipal services. However, maintenance needs that require attention are on the horizon for several key elements of the public infrastructure. The Public Information Survey also indicated that residents are sensitive to the amount they pay in taxes. It was noted in the survey results that one of the primary reasons that residents would leave the community is an increase in property taxes.

Public Sanitary Sewers

Public sanitary sewers are available in Scottsville and a portion of the Town adjacent to Scottsville. Service has been maintained over the years while repairing and maintaining and aging system. Development is also desired over the next 20 years.

Both of these factors require serious attention to the way we handle wastewater treatment and disposal in our community.

Public Water

Public water is available in Scottsville, Mumford and in other portions of the town. The system was expanded in 2000, and work by NYSDEC to remediate the Lehigh Valley railroad hazardous material spill was done in 2001-2002. The Blue Pond area is served with public water. The Monroe County Water authority extended mains along Browns Road and installed a pump station on the "Burnwell" property in Mumford. Much of the system is in place to accommodate development for many years. Therefore, it is recommended that extension of public water service in Wheatland be limited to situations when the public initiates a request, where public health issues necessitate installation of public water systems, or where the Monroe County Water Authority needs system improvements to maintain adequate pressure and flow within the rest of the system.

Storm Sewers

All of the storm sewers in the community empty directly or indirectly into Oatka Creek, Mill Creek, or the Genesee River. In addition to new storm water quality regulations that are on the horizon, there is a desire in the community to preserve the water quality of these waterways.

Town of Wheatland Facilities

The Town of Wheatland municipal facilities consist of buildings and land owned by the Town of Wheatland. These facilities include the Town Highway Garage on Scottsville- Mumford Road, the

Donnelly House on George Street in Mumford, a 27- acre parcel of land on Scottsville-Mumford Road, and other smaller parcels of land. The Town offices are located in a municipal facility at 22 Main Street in Scottsville.

The Wheatland Highway Department building was constructed 30 years ago for the needs of a highway department of 30 years ago. State and Federal standards have changed and so have the needs of the highway department. As such, the facility does not meet current standards and is not fully functional for the department.

The community has identified that preservation is a priority. The best way to set a good example is by leadership. The Donnelly House is the one building owned by the Town of Wheatland with historic appeal. The Town has spent time and money upgrading and preserving the Donnelly House it current is the back-up municipal facility and houses a library.

The Town of Wheatland purchased 27 acres of land on Scottsville-Mumford Road immediately north of Oatka Park in 1991 with the intention of constructing a Town Hall complex. Although the buildings have not been constructed at this time, a capital reserve fund was established and is funded annually.

Town of Wheatland Vacant Public Land

The Town owns parcels of land that have recreational opportunities as well as other uses.

Staff Appropriately for Growth in Demand for Services

Town of Wheatland

The Town of Wheatland has been growing through a staff transition over the past 30 years. There was a time, not too long ago, many municipal officials worked out of their homes. Beginning in the 1970s, arrangements were made to staff a Town Clerk's office, a Building Department, Assessor's Office and the Town Courts.

As the town has grown, State and Federal regulations have also become more stringent, and community expectations have increased. Therefore, the town staffing arrangements have continued to change and now include many more duties that require more effort, and the people may not be fairly compensated.

It was determined though the Public Information Survey that the current level of community satisfaction has been maintained through the building permit process. However, it was also determined that less critical code enforcement issues are currently being overlooked due to staffing limitations. It was also identified that although there is great cooperation between the municipal inspectors, there is also some duplication of services.

Recreation and Youth/Senior Programs

Recreational Programs. It is recommended that the Town of Wheatland continue to address recreation and programs in the following ways:

- Wheatland Recreation has generally taken the lead in the Town for recreation programs.
- Outdoor recreation is conducted in coordination with the school districts. The school districts and municipal facility should provide the space and facilities needed to better accommodate and expand the existing local and regional athletic programs that already exist.
- Indoor recreation for youth generally appears to be adequately addressed by the school districts, the Wheatland Recreation Commission, the Scottsville Athletic Association, and private clubs and facilities.

Senior programs, multiple programs currently exist with varying needs and a variety of members. All senior activities require facilities that are regularly available and easily accessible for those with disabilities.

4.5.E Highway Safety, Capital Projects, Maintenance, Pedestrian Mobility, Parking, and Other Matters

The Public Information Survey indicated that the community is concerned about the speed of traffic through our neighborhoods and the notable presence of truck traffic. Since Wheatland is a rural community, most residents are not accustomed to much traffic, congestion or traffic noise. Any increase is noticeable. It is no surprise that the community also noted that traffic impacts could negatively impact their good quality of life and could cause them to leave Wheatland and move to a more rural area.

Traffic counts were reviewed and traffic volumes are growing. It is suspected that these increases in traffic volumes can be attributed to growth in other communities to the south and west of Wheatland, such as Caledonia, LeRoy and other locations in Livingston and Genesee Counties. However, as Wheatland and these other areas continue to grow, traffic volumes will undoubtedly increase. So will commuter expectations and resident concerns. Commuters will want the fastest and easiest way to get through Wheatland, and on to their destinations in Rochester, Chili and Henrietta. Residents will want them to slow down and respect our community.

Therefore, consideration should always be given to providing and maintaining safe and efficient commuter routes away from the heavily populated neighborhoods.

Highway Safety

In addition to the local quality of life impacts associated with growing traffic volumes, heavier use of our typically “rural” highways, with marginal sight distances and narrow lane widths, will pose safety concerns. Roads that were once considered safe for low-volume residential and agricultural use will no longer meet the needs of the traveling public and will require improvements. This applies to all of our local roads as well as most of the Monroe County highways.

Capital Projects

Over time there will be many capital improvement projects in the community. They are generally intended to address maintenance, safety, traffic capacity issues, and sometimes even bigger issues that have almost nothing to do with traffic. They must be implemented for the overall benefit of the community. As such the following recommendations should be taken into consideration, as applicable:

- Work closely with proposing agency to identify existing and future traffic needs, and to evaluate the potential impacts on our community posed by shifts in traffic patterns and potential increases in traffic caused by revitalization and redevelopment. Review, revise and provide the following criteria and concerns to the proposing agency along with a copy of the Community Goals and the Future Land Use Plan:
- Active Participation in Planning of NYS and Monroe County Projects. Since the NYSDOT is planning highway improvements in the community along NYS 253 and NYS 383, that will have an effect on the community, it is recommended that the Town of Wheatland maintain an active participation in the planning and development of any State or County highway project. This participation activity includes making the State and County aware of the Community Goals, local traffic and safety concerns, local aesthetic concerns, municipal utility needs, economic development issues such as parking and access during construction, pedestrian issues, and local social impacts associated with the projects. All of these issues are discussed in this Plan.

Highway Maintenance

Regardless of the size or cost of a capital project, maintenance is always required to preserve the public highway infrastructure. There are several measures that can be taken to make the expenditures less painful by planning ahead.

Pedestrian Mobility

Young and old residents, as well as those that work in the community, are looking for new ways to maintain active lifestyles and get much-needed exercise. Walking and jogging are growing in popularity. One of the major factors that pedestrians take into consideration before choosing a route is safety. This not only includes separation from motor vehicles, but many older exercise enthusiasts also need a smooth and well-maintained surface to assure the lowest possibility of falling. Another key factor is continuity of the route. Patches of sidewalk and pieces of shoulders are not appealing for pedestrians.

Improved Pedestrian Access. Therefore, based on the citizens' desire to improve pedestrian access in the community, it is recommended that the Town of continue upgrades to all types of pedestrian facilities under their jurisdiction, and communicate the same community desire for better pedestrian access to all highway agencies so that improvements can be implemented, as feasible. Improvements that should be considered include paved sidewalks, pedestrian-level lighting in heavily populated areas, widened shoulders on rural highways, asphalt or cinder trails in recreational areas, and street lighting at intersections and other hazardous locations in rural areas. Require the construction of pedestrian improvements, such as constructing new sidewalks, trails and pedestrian level lighting for all new developments.

Parking Recommendation (Municipal Parking in Scottsville and Mumford)

Parking was identified as a problem in Scottsville and in Mumford. Although there is municipal parking available, there is not enough to meet the peak parking demands. It is also perceived that the public parking that we have is not convenient. The distance customers will walk fully depends mainly on how much they want the products or services at the end of their walk. This is a business issue. However, parking capacity and the appeal of the walking route are municipal issues.

Other Transportation-Related Matters

There are other items that do not fall neatly into a Plan or that are not large issues that require a section of their own. Public transportation, streetscapes and highway ownership are three such items that deserve attention.

Work with Transit Authority to Improve Service. Since there are minimal opportunities for public transportation in our community, if there is an opportunity to work with regional transit authority to improve service it should be investigated.

Encourage Streetscape Improvements. The community as a whole values the nice appearance of our neighborhoods and the positive impression of the community that attractive streets portray. Therefore, it is recommended that the Town of Wheatland encourage streetscape improvements whenever feasible through capital improvements projects, tree planting and maintenance programs, beautification programs and the creation of public garden when there is a commitment for ongoing care.

4.5.F Economic Development

Business Development and Revitalization of Existing Businesses

As discussed in section A of this chapter, there is a need to develop a prominent community identity. This is just as important for economic development as it is for community cohesion.

The results of the Public Information Survey indicated that we like the small town feel that we currently enjoy. However, it also became apparent during the planning process that although we like the small-town feel, many of us have one foot in country and one foot in the city. In other words, we live here, but generally work and shop in the other more urbanized areas of Rochester, Chili and Henrietta.

The result of this dual character is that when we get home at the end of the day, we tend to mentally close the door to the rest of the region. As such, our community does not give an inviting impression to businesses that may wish to consider locating here. It appears to others that we are afraid of change of any kind so they stay away.

The local perception that all industrial and technological development is dirty and undesirable hurts our image in the regional economy when in fact, we need some of this development to maintain a favorable mix of commerce that can support the ups and downs of the economy and can provide jobs for our people. Therefore, also based on the need to maintain and expand the economic base in our community, and reduce the heavy fiscal dependency on agriculture, a limited number of non-agricultural businesses and our residents, it is recommended that the

Town of Wheatland and enact policies and participate in programs to attract a greater number of businesses into our area and expand the businesses we have.

4.5.G Historic Preservation

The good quality of life that is enjoyed in Wheatland is based on a common set of standards and values that are shared in the community, and that have been passed on from generation to generation. Although there are new innovations and changes in our community that are good, there is also much that is old, and also good. The Public Information Survey indicated that the historic look of our area is worth preserving.

National Register Buildings/Sites

A stroll down Rochester Street and Main Street indicates that the existing Historic District in Scottsville and the designation of the Scottsville Free Library to the National Register have been successful with respect to the preservation of many properties. However, there is currently some question regarding the vitality of the district and of the district advisory committee.

As discussed in Chapter 2, the processes for obtaining National Register designation is extensive, and requires a great commitment. The commitment never ends. When a district is established, a committee is also established to oversee the preservation effort through regulatory review for aesthetic compliance and public education about the district.

Local Landmarks

Input gathered from the Public Information Survey indicates a strong local sensitivity toward historic resources and a desire to preserve the historic character of the community. Since the process of obtaining National Register designation is more extensive and costly than most individual property owners realize or are willing to accept, other measures should be considered.

State Inventory Archeological Sites and Cemeteries

Many times, the unseen, or unnoticed historic sites are the most valuable links we have with our past. Certain measures should be taken to preserve these ties to our ancestry.

Address Archeological Resources. Therefore, based on the prevalence of known archeological sites and the probability of discovering new sites, it is recommended that the Town of Wheatland continue to address archeological resources during the environmental review process for all development proposals and municipal capital improvement projects that are anticipated to substantially disturb previously untouched land.

Visual Resources

The views of the countryside that are visible to motorists traveling through the community are the most critical views for the preservation of our rural and historic character.

Consider Methods of Preserving Significant Views and Vistas. Therefore, based on results from the Public Information Survey that indicate our citizens consider the preservation of the rural and historic character in the community as a primary goal, it is recommended that the Town of Wheatland consider methods of preserving significant views and vistas, especially those noted in Chapter 2 as significant. This can be achieved by designating view-shed areas where only existing,

typically agricultural zoning will be acceptable, or by adopting stricter supplemental conditions through the use of overlay districts, design guidelines, and/or incentive programs.

The following strategies are recommended when considering the preservation of significant views:

- Review and evaluate the historic-looking rural countryside views shown in Chapter 2, and as an initial step, adopt a policy to maintain AR-2 Agricultural Rural zoning, or at least the existing zoning, within specified mapped limits of the viewshed areas that can be seen by motorists from the viewpoint photographed. This requires an exercise in mapping to fully evaluate the areas that can be seen in the significant view.

As a second step, as development pressure grows in these areas, consider overlay zoning that permits limited non-residential development that is compatible with view being preserved. For example, small commercial development or civic buildings may be appropriate as long as they appear historic or are designed in an agricultural style that is appropriately scaled to the landscape.

- Use buffer zones and visual shielding to minimize impacts.
- Utilize building/facility design to minimize impacts

The views of smaller pieces of the community are also important. Buildings and other structures that are especially appealing can only be fully enjoyed in the context of compatible buildings.

The need is most evident in areas where there is a high concentration of historic buildings, and/or in areas of commerce that can benefit from a common theme, or branding, to revitalize the area and attract history enthusiasts. This need should be addressed with the understanding that the building inspectors are already overloaded, leaving no time to administer any additional requirements associated with construction.

Finally, it should be noted that the Town Historian, the Wheatland Historic Association, and the New York State Landmark Society should be considered as valuable resources with respect to historic preservation in the community.

4.6 ADOPTION AND MAINTENANCE

Over the years, numerous decisions will affect our general population, the way we use the land around us, our natural and built environment, our access to recreation, municipal services and transportation resources, economic development and historic preservation.

This Town of Wheatland Comprehensive Plan will function as a guide for our leaders to make educated decisions based on study, planning and public consensus. Adherence to these common goals and policies for the future will help to ensure a consistency in decision making that will provide the general public, developers and others with a degree of predictability about the Town's actions.

It is intended that this Plan be a living document. Before the ink has dried on the Plan and the resolutions that adopt it, time will move on and progress will be made. Therefore, the Plan must be reviewed regularly, and updated as necessary. Based on solid information and public input, careful attention will be required to maintain the integrity of the Plan during the periodic process of review and revision.

Adopting the Comprehensive Plan

Under the New York State Town Law (Section 272-10) the Town Board are responsible for adopting and maintaining the Comprehensive Plan. Following the public hearing on the draft Comprehensive Plan, the Comprehensive Plan Committee, under the direction of the Town Board, reviewed comments presented and made revisions to the Plan as appropriate.

The Town Board took action on the Plan after complying with the State Environmental Quality Review (SEQR) provisions. Action on the Plan confirmed to the public and all Town Board, committees, and staff its status as the official Town Comprehensive Plan.

Environmental review of the Comprehensive Plan

The adoption of a municipality's comprehensive plan is considered a Type I action under the New York SEQR regulations. The Town Board decided the Town Board would be the lead agency pursuant to SEQR. The lead agency was responsible for assessing the potential environmental impacts of the Plan and determining their significance.

Appendix B contains the Environmental Record, including the Full Environmental Assessment Form and the Determination of Significance. The Town Board will reconsider the potential for environmental impacts before adopting any amendments to the Plan.

Regular Review of the Comprehensive Plan

The Plan should be reviewed regularly to ensure its continued relevance. Plan review should assess the status of the Plan and its implementation actions such as zoning revisions, capital improvement programming, special projects, and progress on other work plans, and should include recommendations for the upcoming year, including priorities for implementation, financing mechanisms, and any recommendations for modification or revision of the Comprehensive Plan.

The 2021-2022 Wheatland Comprehensive Master Plan Update Committee reformatted the Plan to be Town specific. The first portion of the plan, the Executive Summary Neighborhoods and Recommendations can be reviewed and updated as needed and contains all recommendations and major information. The remaining chapters were updated to move all the previous plan recommendations which were summarized and placed at the end of the plan. All existing figures were also placed at the end of the plan. This was done to place all recommendations and major items into the Executive Summary. This allows for a more user-friendly document with the core content in one area and the remaining chapters as background and reference material.

Revising the Comprehensive Plan

The following circumstances are offered as indicating a need to revise the plan:

- A finding of significant change within the community (e.g., demography, traffic, building activity, the economy, the environment, institutional activity, residents' opinion) or substantial unforeseen circumstances.
- A finding of significant public benefit associated with the proposed revision or a need to maintain and protect public investments and resources.
- The need to maintain compliance with new laws, regulations, court action, or other mandates.

It is recommended that criteria be adopted for the Plan's revision, including:

- Consistency with the Goals, Recommendations, and the Recommended Land Use Plan. If changes to these are proposed, the Town Board should justify and document the need for change.
- Consistency with neighborhood character, community needs, and existing or emerging State or Federal regulations.

It is the responsibility of the Town Board, with assistance from the Town Planning Board, and other committees as requested, to determine and authorize all changes to be made in the Comprehensive Plan, including changes to text, maps, figures, and so on.

Location of the Comprehensive Plan Documents

Official copies of the Town of Wheatland Comprehensive Plan will be filed in the offices of the Town Clerk, in accordance with the provisions of NYS Town Law.



APPENDIX A-C

The following appendices were originally included in the 2004 Comprehensive Master Plan for the Town of Wheatland and Village of Scottsville. They provide detailed background information, supporting documentation, and foundational data that inform and substantiate the most recent 2025 Plan update. This information represents historical data and background only, not the current situation. Some information may be inaccurate at the time of the adoption of the new Plan.

A: 2004-2024 Executive Summary	Page A1
B: 2004-2024 Goal & Recommendation Summary	Page B1
C: Maps	Page C1

APPENDIX A:

Executive Summary Town of Wheatland/Village of Scottsville Comprehensive Plan 2004-2024

This information represents historical data and background only, not the current situation.
Some information may be inaccurate at the time of the adoption of the new Plan.

Introduction

The Comprehensive Plan for the Town of Wheatland and the Village of Scottsville (hereinafter referred to as the Plan) establishes a strategy to affect the immediate and long-range protection, enhancement, growth and development of the community for the next 20 years. The Plan establishes a blueprint for action, which both the Town and Village Boards have agreed to follow with as much detail as possible at the time it is published. Where details are missing or when new situations arise, new work must be done on the Plan to the extent to identify and complete the strategy.

The Plan serves as the basis for consistent decision-making and provides documentation for the public to refer to when concerns arise over the accountability of such decisions. It is the intent of the Town Board and Village Board of Trustees to adopt and then maintain the Plan. This Plan should be an evergreen document to be updated and expanded as necessary.

Plan Content

According to New York Town Law (Section 272-a) and New York Village Law (Section 7-722) a comprehensive plan means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the community.

The content of this comprehensive plan includes the following topics at the level of detail adapted to the needs of the community at this time:

a) The goals of the Town and Village are:

1. Preserve/maintain the rural and historic character of the community
2. Maintain/promote safety and quality of life for residents and business
3. Protect/enhance the natural environment and resources
4. Attract/promote clean and diverse commerce, technology and industry
5. Provide high quality and efficient municipal services

b) The Plan considers the following regional needs and the official plans of other governmental units and agencies within the region.

- New York State Conservation, Open Space and Recreation Plan provides guidance to both the Town and Village on projects of regional and statewide importance and serves as the basis for funding projects that contribute to them.
- New York State Clean Waters/Clean Air Program and the Storm Water Management Plan provides guidance to both the Town and Village on projects and programs to maintain clean water and air in the region and state and serves as the basis for funding projects that contribute to them.
- New York State Department of Environmental Conservation Trails Program identifies regional and statewide trails.
- Genesee Transportation Council Regional Transportation Plan provides five year programming for transportation improvement projects within the Metropolitan Planning Area of which the Town and Village are a part.
- Monroe County Agriculture and Farmland Protection Plan provides strategies for the County, Town and Village to pursue for implementing programs to promote the agricultural sector of our economy and to protect the natural resources necessary to sustain this industry.
- Monroe County Pure Waters Master Plan provides the basis for federal, state and county funding of projects to maintain water quality within Monroe County.
- Monroe County Water Authority Master Plan outlines existing and proposed water distribution lines with recommended sizes for continued growth and development of the system.
- Monroe County Capital Improvement Program provides a six-year plan for the expenditure of County funds to make improvements to the delivery of services, programs and facilities in Monroe County.
- Monroe County Pre-disaster Hazard Mitigation Plan provides the plan of action for the County and the participating municipalities to implement to reduce the risk of loss due to both natural and man-made disasters.
- Monroe County Oatka Creek Park Master Plan, which is not yet completed, provides a long range course of action for making improvements to the park.
- Comprehensive Plans for the towns of LeRoy, Caledonia, Henrietta, Rush and Chili provide growth and management guidelines for land use decisions adjacent to the Town of Wheatland and the Village of Scottsville.

c) The Plan identifies existing and proposed locations and intensities of land uses.

- The principal development-prone areas of the community are the State Route 383 corridor, between Scottsville and Mumford; George Street and Flint Hill Road in Mumford, North Road from the Wheatland-Chili Central High School to Wheatland Center Road; and Wheatland Center Road, from Oatka Creek to Blue Pond.
- Support agriculture and promote continued farming practices within the established county agricultural district by restricting the intensity of non- farm development.
- Control the density of development within the Mine Subsidence Overlay (MSO)

Zoning District.

- Control the density of development within the mapped proposed Environmental Protection Overlay Districts (EPODs).
- Continue zoning of low density residential single-family lots at a minimum of 2 acres within agricultural areas without public water.
- Medium density residential development, at lots ranging from 12,000 square feet to 16,000 square feet to 24,000 square feet, is envisioned for the areas immediately north and west of the Village of Scottsville when public sewer services become available.
- Multi-family residential is envisioned to occur primarily within the Village of Scottsville and lands adjacent thereto when public sewer services become available.

d) The Plan considers agricultural uses, historic and cultural resources and sensitive environmental areas in the following ways:

- The Plan calls for the creation of a Town Agricultural Advisory Committee to improve the awareness of agricultural needs and concerns with development that may adversely impact this industry.
- The Plan calls for the creation of a Purchase of Development Rights (PDR) Program to promote the retention of active farmland within the community.
- The Town has completed a Phase I Cultural Resources Inventory and is now working on Phase II. A Historic Preservation Ordinance is under consideration.
- The Town and Village will establish Environmental Protection Overlay Districts (EPODs) to provide additional review and regulations to protect our community's
- natural resources.
- The Village intends to create a new Historic District to include the area along Main Street.

e) The plan considers populations, demographic and socio-economic trends and future projections.

- As the results of each ten-year U.S Census of Housing and Population are reported, the Plan will be amended to provide documentation of the changes that are occurring within the community.
- As the population projections are released by either state, county or regional agencies, these projections will be incorporated into the Plan.
- The changing demographics of the community will serve to provide direction for programs and services to meet our diverse community.

f) The Plan considers the location and types of transportation facilities.

- Existing roads will be maintained and measures implemented to protect their important functional classification and efficiency.
- Bus routes will be promoted to provide a more cost-effective and energy related means of moving people within the region.
- The Plan does not envision a Thruway interchange being necessary within the community during the planning period.
- Pedestrian sidewalk extensions will continue to be promoted as development occurs, especially around the school complex.

g) The Plan considers existing and proposed general location of public and private utilities and infrastructure.

- Investigation of conversion of the Village's Waste Water Treatment Plant into a pumping station and made part of the Monroe County Pure Waters Master Plan.
- Study and evaluate the opportunity to extend public sewer service to serve the Hamlet of Mumford and lands located along State Route 383.
- Study and evaluate the opportunity to extend public sewer service to serve the Blue Pond area of the community.
- Extend public water service along Union Street to the Chili/Wheatland Town Line as part of the Monroe County Water Authority's Master Plan
- Provide a looped water distribution service to those areas of town with public need/desire and financial feasibility.

h) The Plan considers existing housing resources and future housing needs, including affordable housing.

- The Plan envisions a priority being given to meeting the special housing needs of our senior citizens.
- The Plan envisions the creation of uniform zoning districts and criteria to promote uniform code enforcement between the Town and Village.
- Affordable housing in the Village is expected to occur on Nathaniel Drive and Scottsville Hollow.

i) The Plan Considers Existing and proposed recreation facilities and parkland.

- Oatka Creek Park Master Plan is to include cross country trails, parking lots, public restrooms and picnic pavilions.
- The Village will implement the recommendations of the Johnson Park Master Plan as funding allows.
- The Village will prepare and adopt a Master Plan for Canawaugus Park which will include public rest room facilities to supplement the Greenway Trail Project.

- The Town will prepare and adopt a Master Plan for Indian Allan Park.
- The Town will prepare and adopt a Master Plan for Freeman Park located in the Hamlet of Mumford.
- The Town and Village will continue to expand the “Be Active Trails” through the community.

j) The present and potential future general location of commercial and industrial facilities.

- The Plan will continue to encourage the economic viability within the Village of Scottsville and the Hamlet of Mumford.
- Stylex Homes on Scottsville/Mumford Road shall be promoted for re-use as incubators for new industries.
- State Route 383, between the Shufine Plaza and Riverside Chevrolet shall be promoted as a “business ready area” of the community.
- The ice-rink area located at the northeast corner of State Route 386 and North Road shall be promoted as an office park.
- The Plan prefers light industry that can exist in areas along major highways where public water is available but not necessarily public sewer service at this time.
- The Plan envisions working with Monroe County Pure Waters to find economic solutions for maintaining the levels of service in the Village and extending service into the Town on a cost-effective basis.

k) Specific policies and strategies for improving the local economy in coordination with other plan topics.

- A Community Economic Development Strategy Committee has been created to formalize strategies for improving the local economy.
- The Community Economic Development Strategy Committee shall define retail and economic opportunities that complement the recreational opportunities in existence (i.e. shops for the sale or rental of bikes, canoes, kayaks, tubes etc.).
- The Town will explore the feasibility of providing business incentives to local businesses and industries, to maintain and sustain employment opportunities.
- The Plan envisions creating and maintaining a “Shop Where You Live” promotional program.

l) Proposed measures, programs, devices and instruments to implement the goals and policies of the various topics within the comprehensive plan.

- The Town and Village will work together to establish uniform incentive zoning criteria to stimulate site amenities being provided by developers.
- The Plan shall be formally maintained on an established time frame, at the time of formal adoption, with joint Town/Village Board Meetings after receiving annual

reports from the Town and Village Planning Boards.

- Environmental Protection Overlay Districts (EPODs) shall be created in both the Town and Village to protect and promote the natural resources of the community.
- Street trees shall be encouraged throughout the community to calm the flow of traffic.
- The Plan shall continue to be made visible and available for the public's use throughout the planning period

m) All or part of the plan of another public agency.

- The Plan shall build upon the recommendations contained in the State Conservation, Open Space and Recreation Plan.
- The plan envisions promoting the County's support for funding the Purchase of Development Rights as identified in the Monroe County Agriculture and Farmland Enhancement Plan.
- The Plan envisions solutions being found to connect the Village's Wastewater Treatment Plant to the Monroe County Pure Waters System.
- The Plan envisions promoting the "Healthy Community/ Healthy Youth "programs and facilities.
- The Plan envisions that the Town and Village will continue to support the Monroe County Consortium and Housing Program provided by the County's Office of Community Development.
- The Plan envisions that the Town and Village Pre-Disaster Mitigation Plan will be maintained to promote the reduction of risk from damages caused by man made and/or natural disasters.

n) All other items which are consistent with the orderly growth and development of the community.

- The Plan envisions that the Town and Village will investigate incentives to promote volunteerism in the community's public safety services.
- The Plan envisions that the Town and Village will maintain and enforce municipal codes and regulations and explore creating uniform designations of districts and terms.
- The Plan envisions that all volunteers serving on various boards and/or committees will be provided with training on an annual basis.

The Plan Process and On-going Actions

The Town and Village governments created a citizen committee in 1999 to draft a new Comprehensive Plan. The members were equally divided between the Town and Village residents. The committee was co-chaired by one Town resident and one Village resident. It

also included representatives from the Monroe County Department of Planning and Development, Division of Economic Development. Two public information meetings were held to explain the Comprehensive Plan process. A written public opinion poll was conducted which gained valuable insights to community values and desires. Sub- committees met to gather factual data from various local and state government agencies.

During the development of the Comprehensive Plan several of the recommendations contained in the preliminary draft document have been either put into effect or are now being implemented. These actions include the following:

1. The Thruway Exit at Union Street has been eliminated from the Town of Chili Comprehensive Plan and the Wheatland/Scottsville Comprehensive Plan.
2. The County and the Village are looking at the County take over of the sewage treatment plant. It could be replaced by a pumping station with the Pure Water Interceptor Sewer Lines. This is in the feasibility study phase currently.
3. The Oatka Park Master Plan is underway by the County of Monroe. The County Capital Improvement Program recommends, and the Town installed a larger parking area, more restrooms and constructed a pavilion. A County map of Oatka Park has been prepared and made available for park users.
4. The Route 251 Bridge, located in the Village of Scottsville, has been reconstructed and is now open for use.
5. There is now a Community Coordinator (Recreation Youth Assets).
6. The Village is now under contract with the Town of Wheatland for Code Enforcement, Fire Marshal and Building Inspector services.
7. The Village has completed a master plan for Johnson Park
8. The Town has established a “Be Active Recreational Trails” program. This
9. program has signs and pathways incorporating village sidewalks, sidewalks in the Hamlet of Mumford and connections to the Genesee Valley Greenway Trail.
10. A decision was made to construct a new fire hall and construction has been completed.
11. With the availability of the former fire hall area, space will be available for additional municipal and community space.

All these above actions give evidence to the importance of maintaining the planning for the community and provides positive direction for realizing the goals and policies set forth in this Plan document.

Conclusion

The Comprehensive Plan is an evolving document, which provides continuing guidance to community leaders. New York State’s municipal statutes of 1995 strengthen the legal value of the Comprehensive Plan by requiring any new land use regulation or law to be in accordance with the written adopted Plan.

The goals, policies, objectives, and actions aim for an “ideal scenario”, thus it is possible that one goal, policy, objective or action may conflict with another. Also, circumstances may arise that are not directly addressed by the Plan. While the Plan can look imposing with its many recommendations and maps, its prime function remains one of guidance in the decision-

making process.

The Plan, when adopted and maintained, benefits the community economically, socially and environmentally. It encourages local governments to set priorities for expenditures. It recommends patterns of development that take advantage of existing infrastructure and are thus more efficient. It tells other governmental agencies (federal, state, regional, county, or adjacent towns, and villages) the community's concerns and recommended land -use regulations which other agencies must consider about their plans for capital projects.

The Plan also strives to protect the character of the community, the unique but also common characteristics of the Village and Town. It aims to protect natural resources (i.e. wetlands, forests, agricultural lands, stream corridors, water resources, street trees, native species, etc.) which provide the natural setting for the community.

The Plan allows the public the opportunity to participate and to understand the direction in which the community is headed. It also allows the community to have some control over the type of businesses it attracts and the programs it promotes to sustain the community's economic base. It identifies the community's assets and liabilities, this allowing the limited amounts of funding and staff available to be allocated in the most strategic way. It recognizes and protects the community's historical and archeological assets. It serves as a basis to improve access to both technical and financial assistance from both government and non-governmental groups. It also serves as a legal defense for the community's land use regulations.

The Preferred Vision

The Future Land Use Maps contained provides the reader with the "preferred vision" of how the community's leaders want the community to look in the future. The Plan period is for the next twenty years, 2004 – 2024. It does not expect that all the goals will be fully realized during this period. It does, however, provide the foundation for the process of consistent and accountable decision making on the part of the community's elected and appointed officials.

APPENDIX B: 2004 -2024 Comprehensive Master Plan Goal & Recommendation Summary

This information represents historical data and background only, not the current situation. Some information may be inaccurate at the time of the adoption of the new Plan.

The goals of the Town and Village are:

1. Preserve/maintain the rural and historic character of the community
2. Maintain/promote safety and quality of life for residents and business
3. Protect/enhance the natural environment and resources
4. Attract/promote clean and diverse commerce, technology and industry
5. Provide high quality and efficient municipal services

Conclusions and Recommendations

Plan For Near Term Growth in Rural Wheatland Areas Served with Public Water

It is recommended that the community as a whole plan for continued growth. The Committee believes that near-term growth will be in the portions of rural Wheatland that are already served with public water. Other areas that do not have public water will most likely continue to grow at a slower rate.

1. *Based on the current population growth, and an evaluation of the local trends, it is recommended that the community plan on an average growth rate of about 2% to 3% per year for the next 20 years.*
2. *Consider construction and/or rehabilitation of facilities that make use of the resources spread throughout the town. Such facilities include parks, bicycle routes and/or trails that link our many resources, athletic fields, recreation facilities, and any other civic facilities that interest the public.*
3. *Consider conducting youth, senior, continuing education programs and various other adult meetings at various locations throughout the community, including locations outside of the developed neighborhoods. This could include Oatka Park or other area business meeting rooms.*
4. *Consider developing a municipal staff position responsible for community development and organizing such events and programs.*

As such, the Committee used the following approach to zoning recommendations indicated on the Future Land Use Plan, and endorses this approach for the consideration of any other zoning changes that were not identified

- Expand moderate density residential land use along the western and southwestern edges of Scottsville, adjacent to other new homes along NYS Route 386 and the WCCS High School. The housing demand in this area appears to be high. This area either has or is close to public water and sanitary sewer services. It is also within easy walking distance of the High School and other neighborhoods. Zoning in this area should only be changed once a complete review of the zoning requirements for the new district has been made. This area is envisioned by an extension of the Village appearance and as such the zoning

requirements should be first revised to require sidewalks, street lighting and other features typically seen in village settings.

- Expand business uses in the Wheatland Center area, in and adjacent to lands that have historically been used for mining, and adjacent to other existing industrial and commercial uses. This area has public water, easy access to major highways, and is the location where all three major traffic corridors converge. Almost every commuter that passes through Wheatland, as well as every resident west of Wheatland Center Road passes through this area at least two times each day. Zoning in this area should only be changed once a complete review of the zoning requirements for the new district(s) has been made. This area is envisioned as a professional, technological and recreational area with a sprinkling of retail uses to serve the adjacent businesses and residents. Design guidelines should be developed to ensure that setbacks, landscaping, and other site development features are designed to be compatible with the surrounding residential and agricultural uses.

5. *Implement Zoning Changes.* It is recommended that the Town of Wheatland, in conjunction with the Village of Scottsville as appropriate, act on the recommendations for zoning changes depicted on the Future Land Use Plan. The changes should be implemented in stages, as needed, and as the municipal services are in place to accommodate the new development.
6. *Town and Village Focus on Water Quality Issues.* Based on the regional importance of water quality, it is recommended that the Town of Wheatland and the Village of Scottsville address water quality issues by actively participating in the various watershed and water quality committees, and by maintaining current knowledge of existing and upcoming regulations pertaining to water quality.

Preservation of Environmentally Sensitive Areas

7. *Develop a Preservation of Environmentally Sensitive Areas Program.* Based on current regulations and since wetlands are a factor affecting development, the Town of Wheatland and the Village of Scottsville should protect local wetlands and environmentally sensitive areas through a Preservation of Environmentally Sensitive Areas (PESA) program. These areas should also be identified and represented in the local Open Space Index as it is updated and then included in the subsequent development of an Open Space Plan.

As such, it is recommended that the Town of Wheatland and the Village of Scottsville advocate preservation of wetlands, using the following strategies:

- Develop policies and programs that increase public awareness of and enforce current regulations.
- Consider local measures to supplement current regulations. Since a recent Supreme Court ruling reduced the jurisdiction of the US Army Corps of Engineers with respect to wetlands, local measures can be developed and enacted using Environmental Overlay Protection Districts (EPODs).
- For the benefit of the whole community, consider developing a town ordinance that requires wetland mitigation, required by the Army Corps, to be performed within the same EPOD. The Army Corps currently permits mitigation on site, and off site in wetland

banks.

8. *Environmental Protection Overlay Districts for Flood Plains and Flood Hazard Areas.* Based on the environmental hazards associated with flood plains and flood hazard areas, and the Community Goal of maintaining safety and high quality of life, it is recommended that the Town of Wheatland and the Village of Scottsville consider enacting further safety measures in these areas through the use of supplemental zoning regulations enacted as part of an Environmental Protection Overlay Districts (EPODs).
9. *Environmental Protection Overlay Districts for Wooded Steep Slopes.* Based on the environmentally sensitive nature of wooded steep slopes, and the Community Goal to preserve the environment, it is recommended that the Town of Wheatland periodically review and evaluate their status and consider regulating development in and near these areas through supplemental zoning regulations such as Environmental Protection Overlay Districts (EPODs) for wooded steep slopes.

The following strategies are recommended to protect woodlots and steep slopes and to improve the overall quality of these features in our environment:

- Review existing zoning ordinances to determine whether the lot coverage and setbacks are appropriate for areas within woodlot or steep slope EPODs. If necessary, create supplemental regulations to decrease the amount of land that can be disturbed with the EPODs.
- Consider developing incentives that encourage residents and developers to replant steep slopes and increase the size of woodlots by planting new trees.

Soil and Agriculture

10. *Town Review of Agricultural Topics.* Based on a review of the Monroe County Agricultural and Farmland Protection Plan, in a section pertaining to local land use regulations and municipal planning, it is recommended that the Town of Wheatland review pertinent agricultural topics as they apply to our community and/or implement the following strategies as they pertain to agriculture and farmland protection:
 - Review the Wheatland Code definition of agriculture and revise the definition to meet the County guidelines.
 - Consider zoning and planning provisions to support agriculture.
 - Consider supplemental subdivision regulations that recognize the value of agriculture and preservation of open space.
 - Appoint an agricultural advisory board to work with farmers to address local issues regarding farming.
11. *Town Support for and Protection of Agriculture.* Therefore, based on review of the Monroe County Agricultural and Farmland Protection Plan, and the results of the Public Information Survey that indicated a Community Goal of preserving/maintaining rural and historic character, it is recommended that the Town of Wheatland continue to support agriculture.

As such, it is recommended that the Town of Wheatland implement the following strategies recommended in the Monroe County Plan as they pertain to agriculture and farmland

protection:

- Review and clarify the existing Wheatland Code definition of “agriculture” that
- indicates a minimum agricultural parcel size as 10 acres, to address the distinction between the assessment/zoning issues associated with agriculture, and the agricultural issues outlined in Article 25AA of the New York State Agriculture and Markets Law.
- Review the Wheatland Code and other local policies to identify other possibilities to maintain/support agriculture as a viable industry.
- Consider promoting/appointing an agricultural advisory board to address agricultural issues in the community.
- Identify local potential causes of decline in agriculture, and pressures for agricultural land conversion for development, and develop policies that promote agriculture as a viable industry to maintain the rural character of the community.
- Encourage active participation in the Agricultural District program.
- Discourage increased access to interstates and expressways without considering and enacting policies that protect farming.
- Limit public water and sewer services to only areas on the Future Land Use Map where development is shown as desirable, unless there are public health issues involved
-

Mining

12. *Consolidation and Availability of Historical Mining Information.* Based on the public concern regarding mine subsidence as discussed in Chapter 2, it is recommended that the Town of Wheatland consider methods of consolidating historical subsurface mining records and recent geotechnical documentation and developing a procedure for making the information readily available to the public.

As such, it is recommended that the Town of Wheatland implement the following strategies as they pertain to mine subsidence:

- Gather and review existing maps and records, including recent test data gathered by Monroe County as part of the Oatka Creek master planning process.
- Evaluate the exiting data and make a recommendation to the Town Board for a revision that better defines the boundary of the Mine Subsidence Overlay (MSO) district.
- Confirm that a written policy exists addressing current new technology available for subsurface testing that will be required for applicants located within the MSO.

13. *Enhanced Involvement in Mine Closure Procedure.* Based on public concern regarding surface mining and restoration, it is recommended that the Town of Wheatland work with NYSDEC to become more involved in the mine closure procedure to assure that mines are closed according to NYSDEC guidelines and to the satisfaction of the Town.

Inactive Waste Sites

14. *Continued Review of Waste Site Development Applications.* Based on the potential environmental hazards associated with waste sites, and the Community Goal of maintaining safety and high quality of life, it is recommended that the Town of Wheatland and the Village of Scottsville

continue the review of development applications with respect to waste site locations. As such, it is recommended that the Town of Wheatland and the Village of Scottsville implement the following strategies as they pertain to inactive waste sites:

- Conduct a review of existing record information regarding past waste site locations.
- Compile a comprehensive map of the site locations.

Parks and Recreation

15. *Town Participation in Oatka Creek Park Citizens Task Force.* Based on input from the Public Information Survey that indicated a desire to improve access to all parks and improve the quality of park amenities, it is recommended that the Town of Wheatland actively participate in the citizens task force that will be initiated by the Monroe County Parks Department during the development of the Oatka Creek Park Master Plan to assure that community desires are met. It will be important to convey community recognition of the park as an environmental resource as well as a cultural resource within our town.

16. *Town Park Improvements.* Based on input from the Public Information Survey that indicated a desire to improve access to all parks, a desire for additional athletic fields, a need for safe playground equipment, and a desire to improve the overall quality of park amenities, it is recommended that the Town of Wheatland actively pursue improvements to town parks.

As such, it is recommended that the Town of Wheatland implement the following strategies as they pertain to parks:

- Continue ongoing improvements in Freeman Park as funding is available.
- Consider future recreational uses of Indian Allen Park and other vacant town lands through the development of a town-wide park master plan or other planning exercises that document existing conditions (including flooding), develop goals and objectives for park improvements and present strategies for implementation.
- These studies should be conducted in coordination with needed Village of Scottsville studies discussed below, and planning performed by the school districts.
- Explore all opportunities that arise to expand fishing access to Oatka Creek with the cooperation of the NYSDEC. This may include the purchase of small parcels of land that could be used for access, negotiation of fishing rights for public use and other physical improvements within our parks along the creek

Utilities

17. *Address Sanitary Sewer Collection Infiltration.* Based on potential capacity issues discussed in Chapter 2 and the growth issues discussed in Chapters 5 and 6, it is recommended that the Village of Scottsville and the Town of Wheatland work together to address the collection system infiltration problems, assess industrial waste treatment capabilities as they pertain to current federal regulations and industrial development, and determine whether or not there is adequate reserve capacity to accommodate the areas of development shown on the Future Land Use Map.

18. *Restrict Extensions of Public Water Service.* Therefore, it is recommended that extension of public water service in Scottsville and Wheatland be limited to situations when the public initiates a request, where public health issues necessitate installation of public water systems, or where the Monroe County Water Authority needs system improvements to maintain adequate pressure and flow within the rest of the system

Town of Wheatland Facilities

19. *Town facilities Study.* It is recommended that the Town of Wheatland conduct a study to examine what upgrades, renovations and expansions are required to meet current standards and the existing and anticipated needs over the next 30 years.
20. *Participation on the Donnelly House Commission.* Based on the Community Goal of preserving historic character, it is recommended that the Town of Wheatland continue active participation of the Donnelly House Commission to facilitate the ongoing improvements to this building, as an example to the community of good preservation.
21. *Long Term Goal for Town Complex.* However, after careful study of the functions of all municipal facilities, and the need to establish a town-wide identity to improve community cohesion, it is also recommended that the eventual, long-term goal for the Town of Wheatland should be to plan and implement (in phases) a unique and comprehensive town complex that is centrally located for all residents, at the 27- acre property on Scottsville- Mumford Road.
22. *Study Redevelopment of 22 East Main Street Facility.* It is recommended that the Village of Scottsville develop a facility redevelopment plan for 22 Main Street that addresses the space needs for all village and town municipal offices for the short term (1 to 5 years) and recognizes the long-term vision for the Town of Wheatland is to eventually move all municipal activities to a new location away from 22 Main Street. Both governments will need to agree upon reasonable terms for leasing space during the short term, that make any needed renovations to the facility flexible enough and affordable enough to accommodate Village and Town offices during the period while space is shared.
23. *Highway Department Consolidation.* Therefore, it is again recommended that the Town of Wheatland and the Village of Scottsville consider the consolidation of the two highway departments.
24. *Recreation Programs.* It is recommended that the Town of Wheatland and the Village of Scottsville jointly address recreation and programs in the following ways: Outdoor recreation should be considered by both municipalities in the context of the park planning process recommended in this Plan, in coordination with the school districts, as discussed above. The Committee believes that both the municipalities and the school districts should provide the space and facilities needed to better accommodate and expand the existing local and regional athletic programs that already exist.

Indoor recreation for youth generally appears to be adequately addressed by the school districts, the Wheatland Recreation Commission, the Scottsville Athletic Association, and private clubs and facilities.

Senior programs should be considered jointly, by both municipalities. Multiple programs currently exist with varying needs and a variety of members. All senior activities require facilities that are regularly available and easily accessible for those with disabilities.

Roadway & Pedestrian Safety

25. *Identification and Mitigation of Key commuter Routes.* Due to the growth of commuter traffic through our community, combined with a local desire to minimize the impacts of traffic on our neighborhoods, it is recommended that local officials work with State and County highway officials to identify key commuter routes and find ways to effectively move traffic while minimizing the impacts to the community.
26. *Review and Prioritize Highway Concerns from Chapter 2.* Due to a number of existing concerns associated with highways, it is recommended that the Town of Wheatland and the Village of Scottsville continue working with the appropriate state and county highway agencies to prioritize the concerns listed in Chapter 2 and address them in the most effective and expedient way.
27. *Raise Awareness of the Impact of High Speed Traffic and Truck Traffic.* Based on the Community Goal to maintain safety and high quality of life, it is recommended that the Town of Wheatland and the Village of Scottsville make a concerted effort to raise awareness among all involved highway agencies to be sure that they are aware of the locations discussed in Chapter 2 where speed reduction, through traffic calming measures, would be beneficial to protect the health, safety, and welfare of our citizens as well as protect historic structures from damage caused by excessive vibration and dust caused by high speed traffic and truck traffic.
28. *Close Review of Development Posing Traffic Impacts.* Based on the Community Goal to maintain safety and high quality of life it is recommended that the Town of Wheatland and the Village of Scottsville enact policies that require close review of development proposals that pose traffic impacts, and to then require the developer to propose and construct mitigation measures to maintain safety and high quality of life.
29. *Active Participation in Planning of NYS 253 and NYS 383 Projects.* Since the NYSDOT is planning highway improvements in the community along NYS 253 and NYS 383, that will influence the community, it is recommended that the Town of Wheatland and the Village of Scottsville maintain an active participation in the planning and development of this State highway project. This participation activity includes making the State aware of the Community Goals, local traffic and safety concerns, local aesthetic concerns, municipal utility needs, economic development issues such as parking and access during construction, pedestrian issues, and local social impacts associated with the projects. All of these issues are discussed in this Plan.
30. *Town Highway Program.* Therefore, based on the large capital costs associated with highway maintenance and improvements, there is need for the Town of Wheatland to develop a program that tracks highway conditions, prioritizes capital improvements needs and facilitates fiscal planning for large expenditures. There is also a need to become aware of and apply for alternate funding sources, such as grants and matching funds, to offset the cost of these improvements.

31. *Improved Pedestrian Access.* Based on the citizen's desire to improve pedestrian access in the community, it is recommended that the Town of Wheatland and the Village of Scottsville continue upgrades to all types of pedestrian facilities under their jurisdiction, and communicate the same community desire for better pedestrian access to all highway agencies so that improvements can be implemented, as feasible. Improvements that should be considered include paved sidewalks, pedestrian-level lighting in heavily populated areas, widened shoulders on rural highways, asphalt or cinder trails in recreational areas, and street lighting at intersections and other hazardous locations in rural areas.

The following strategies are recommended to assure that these issues are addressed:

- Develop a policy for the Town of Wheatland and the Village of Scottsville that requires the construction of pedestrian improvements, such as constructing sidewalk to fill in missing segments of a sidewalk system and/or constructing wider shoulders on rural roads in areas where housing is prevalent, on all town and/or village highway improvements projects.
- Develop a policy for the Town of Wheatland and the Village of Scottsville that requires the construction of pedestrian improvements, such as constructing new sidewalks and pedestrian level lighting for all new developments in moderate to high density zoning areas.
- Encourage Town of Wheatland and Village of Scottsville interaction with NYSDOT on the NYS Route 253/383 project to supplement the existing sidewalk network to increase accessibility and rehabilitate the existing sidewalks. The 253/383 project corridor connects the Genesee River fishing access on NYS Route 253 to the Genesee valley Greenway, the Shurefine Plaza, the T.J Connor School, the Scottsville village business district, Scottsville Library, the Wheatland Historic Association's Sage Marlowe House Museum and various civic facilities, businesses, restaurants and other attractions.
- Encourage Village of Scottsville policy interaction with NYSDOT on the NYS Route 253/383 project to incorporate traffic calming measures into the project to slow traffic, especially truck traffic, through the Scottsville village business area and the Rochester Street Historic District.

34. *Sidewalk Replacement on Flint Hill Road.* Based on specific town pedestrian needs, it is recommended that the Town of Wheatland replace the section of sidewalk along Flint Hill Road, between George Street and the cemetery.

As with highway improvements, pedestrian improvements can be costly. More sidewalks and trails also means more upkeep.

35. *Sidewalk Maintenance and Improvement Program.* Due to the high cost of sidewalk maintenance and improvements, it is recommended that the Town of Wheatland and the Village of Scottsville document existing sidewalk conditions and budget for the expense of routine maintenance and capital improvement projects. There is also a need to become aware of and apply alternative funding sources, such as grants, to offset the cost of these improvements

36. *Municipal Parking Spaces.* It is recommended that the Town of Wheatland and the Village of Scottsville consider methods of boosting the number of municipal parking spaces conveniently located to the businesses that do not have off-street parking and making landscape and streetscape improvements to the walking route. Methods for adding space could include the acquisition of property of a size and location that is suitable, or encouraging business owners to make arrangements to share surplus parking in exchange for inter-business promotions or other perks. Historic buildings should not be considered for demolition and the construction of parking lots unless they are deteriorated beyond reasonable repair.

37. *Parking-Related Sidewalks.* With respect to sidewalks, it is recommended that all parking-related walkways be evaluated for condition, lighting, appearance and overall maintenance. Appropriate measures should be taken wherever feasible to correct deficiencies.

38. *Work with Transit Authority to Improve Service.* Since there are minimal opportunities for public transportation in our community, and since the results from the Public Information Survey indicated that some citizens believe that service is not adequate, it is recommended that the Village of Scottsville work with the transit authority to improve service to meet the basic needs of our citizens and workers, as practical.

39. *Encourage Streetscape Improvements.* The results of the Public Information Survey indicate that the community as a whole values the nice appearance of our neighborhoods and the positive impression of the community that attractive streets portray. Therefore, it is recommended that the Town of Wheatland and the Village of Scottsville encourage streetscape improvements whenever feasible through capital improvements projects, tree planting and maintenance programs, beautification programs and the creation of public garden when there is a commitment for ongoing care.

Economic Development

40. *Community Education and Industrial Development.* Based on the findings of the Comprehensive Plan Committee, it is recommended that a proactive program of education be initiated to instruct the community that we can attract development while maintaining a discerning eye for the types of industry and technology that can improve our economic situation without destroying the lifestyle and quality of life that we enjoy.

41. *Attract New Businesses and Support Expansion of Existing Businesses.* Based on the need to maintain and expand the economic base in our community, and reduce the heavy fiscal dependency on agriculture, a limited number of non-agricultural businesses and our residents, it is recommended that the Town of Wheatland and the Village of Scottsville enact policies and programs to attract a greater number of businesses into our area and expand the businesses we have.

42. *Business Survey.* Therefore, it is recommended that the Town of Wheatland and the Village of Scottsville conduct a business survey to gather specific information regarding

employment trends, services provided, existing business plans, opportunities for growth and potential barriers to business development before enacting any economic development plan.

43. *Explore National Register Designation.* Based on input from the Rochester Street Historic District representatives regarding the conditions that apply to designation and the ongoing effort of managing a district, it is recommended that a committee first be developed to briefly quantify the actual benefits anticipated versus the responsibilities involved before beginning any community participation campaign. It was recognized during the planning process that there is a need to maintain and Revitalize the Existing National Register Historic Preservation District before considering expansion of the district or creation of new ones.

44. *Focus on Historic Districts.* Therefore, unless very significant historic landmarks are uncovered during the Wheatland Historical Association's inventory of historic Structures or individual property owners become exceptionally compelled to initiate the National Register evaluation process, it is recommended that municipal focus and encouragement be given to the development of a Local Landmark program versus expansion of the existing historic district or the creation of new ones.

45. *Review Codes and Historic District Guidelines.* Therefore, since the Village of Scottsville works with the Historic District Committee to review building permit applications, it is also recommended that the Village review its Codes in conjunction with Historic District Guidelines to verify that they are compatible and that they both permit/support the types of construction that will achieve the desired historic appearance.

46. *Evaluate Designation as Certified Local Government.* Therefore, since there are benefits with municipal sponsorship in preservation and grants may be available, it is recommended that the Village of Scottsville research and evaluate the benefits and costs associated with designation as a Certified Local Government.

47. *Consider a Joint Policy of Local Landmark Designation.* Therefore, it is recommended that the Town of Wheatland and the Village of Scottsville jointly consider a policy of Local Landmark Designation that provides an added layer of protection to local landmarks during the environmental review process for new development. This would require that an official map or listing of local landmarks be prepared for use by the public, the building inspectors and local review board members.

48. *Address Archeological Resources.* Therefore, based on the prevalence of known archeological sites and the probability of discovering new sites, it is recommended that the Town of Wheatland and the Village of Scottsville address archeological resources during the environmental review process for all development proposals and municipal capital improvement projects that are anticipated to substantially disturb previously untouched land.

49. *Consider Cemeteries for Designation as Local Landmarks.* Therefore, based on the discussions above regarding local landmarks, it is recommended that the Town of

Wheatland and the Village of Scottsville also consider cemeteries for designation as local landmarks to provide an added level of protection under the environmental review process for new development.

50. *Consider Methods of Preserving Significant Views and Vistas.* Therefore, based on results from the Public Information Survey that indicate our citizens consider the preservation of the rural and historic character in the community as a primary goal, it is recommended that the Town of Wheatland consider methods of preserving significant views and vistas, especially those noted in Chapter 2 as significant. This can be achieved by designating view-shed areas where only existing, typically agricultural zoning will be acceptable, or by adopting stricter supplemental conditions through the use of overlay districts, design guidelines, and/or incentive programs

51. *Further Consideration of Design Guidelines.* Therefore, based on community desire to maintain historic character, input from the local building inspectors, input from the Wheatland Historic Association, and the community desire to maintain the historic appearance for economic development reasons, it is recommended that the Town of Wheatland and the Village of Scottsville give further consideration to design guidelines that are fair and equitable to applicants for new construction and modifications to existing buildings.

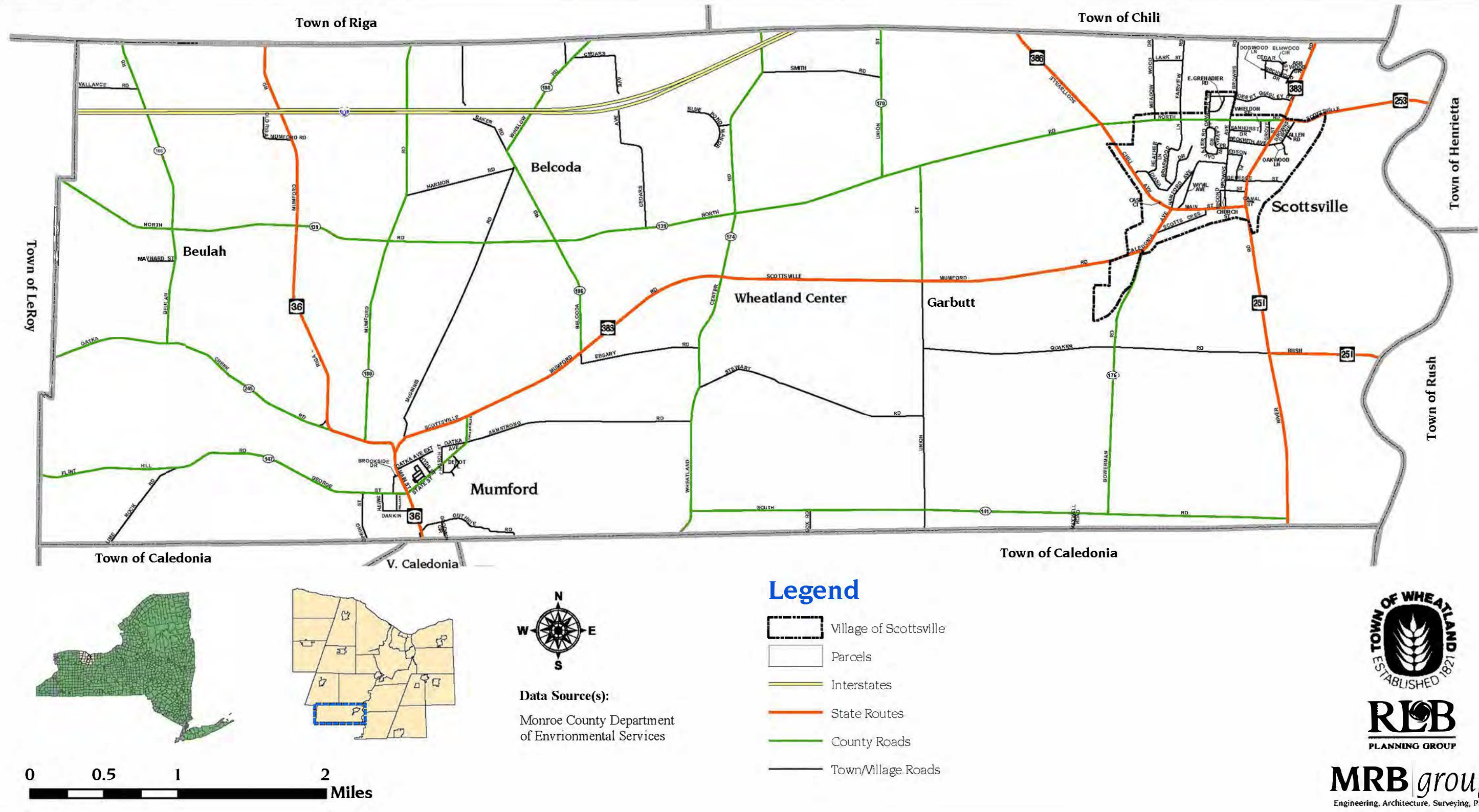
APPENDIX C: Town Maps

This information represents historical data and background only, not the current situation.
Some information may be inaccurate at the time of the adoption of the new Plan.

Map #	Map Name	Page #
2.1	Location Map	C.2
2-2	Aerial Photograph of Wheatland/Scottville	C.3
2.3	State and Federal Wetlands	C.4
2.4	FEMA Flood Hazard Areas	C.5
2.5	Steep Slopes and Waterways	C.6
2.6	Prime Agricultural Soils and Mining Operations	C.7
2.7	Monroe County Southwest Agricultural District	C.8
2.8A	Municipal Water Service	C.9
2.8B	Municipal Sanitary Sewer Service Areas	C.10
2.9A	Parks and Recreation Facilities	C.11
2.10	Fire Departments and Fire Service Areas	C.12
2.11	Schools and School Districts	C.13
2.12A	Scenic Views and Historic Sites and Features	C.14
2.12B	Scenic View Pictures	C.15
2.13	U.S. Post Office and Postal Zones	C.16
2.14	Existing Land Use	C.17
2.15	Existing Zoning	C.18
5.1A	Future Land Use	C.19
5.1B	Future Land Use with Overlays	C.20

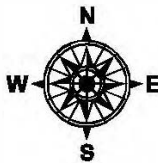
Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 2.1
Location
Map



Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 2.2
Aerial
Photograph



Data Source(s):
Monroe County Department
of Environmental Services
NYS ●FT - Photo - 04/2002



Legend

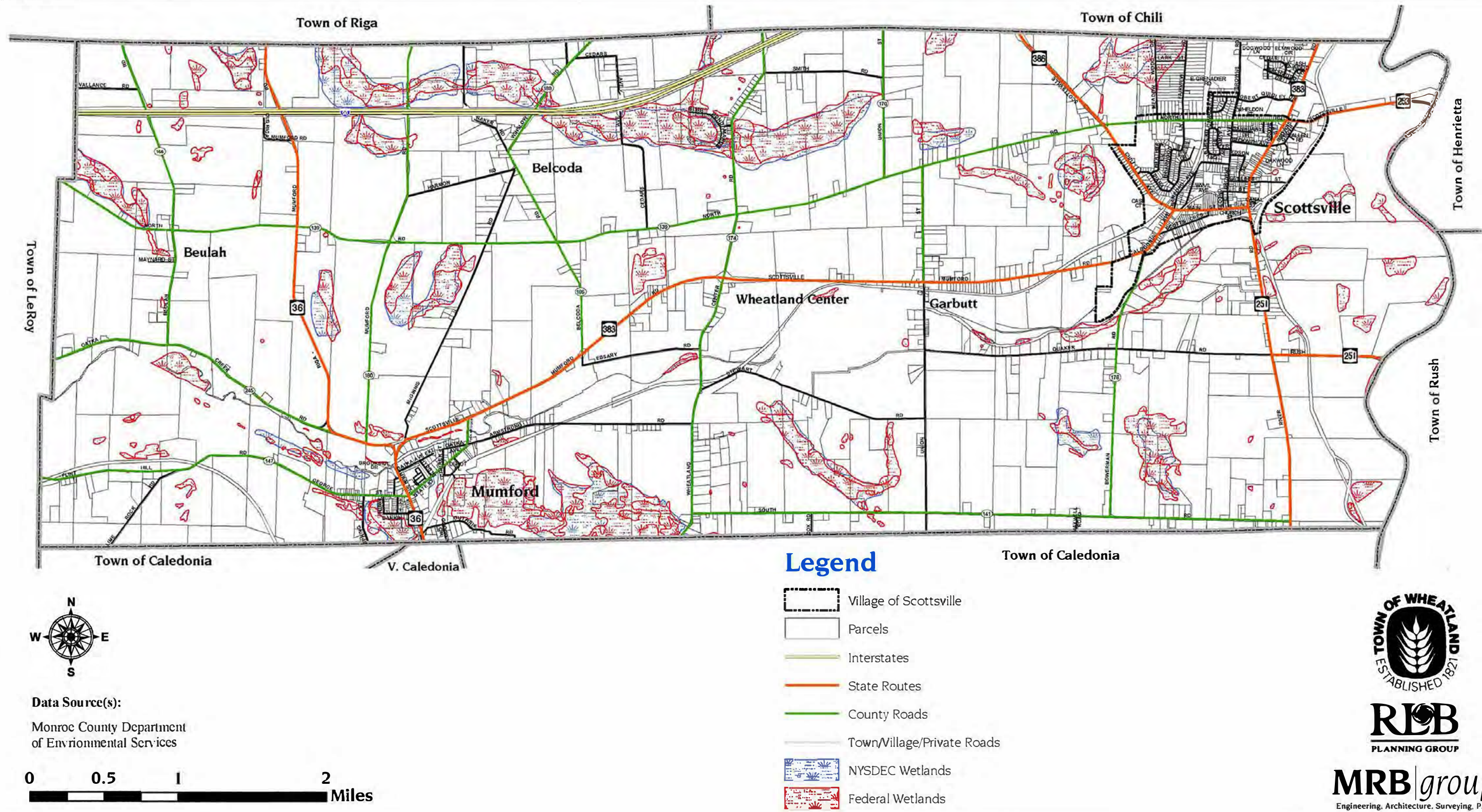
- Towns
- Village of Scottsville
- Interstates
- State Routes
- County Roads
- Town/Village/Private Roads



MRB group
Engineering, Architecture, Surveying, P.C.

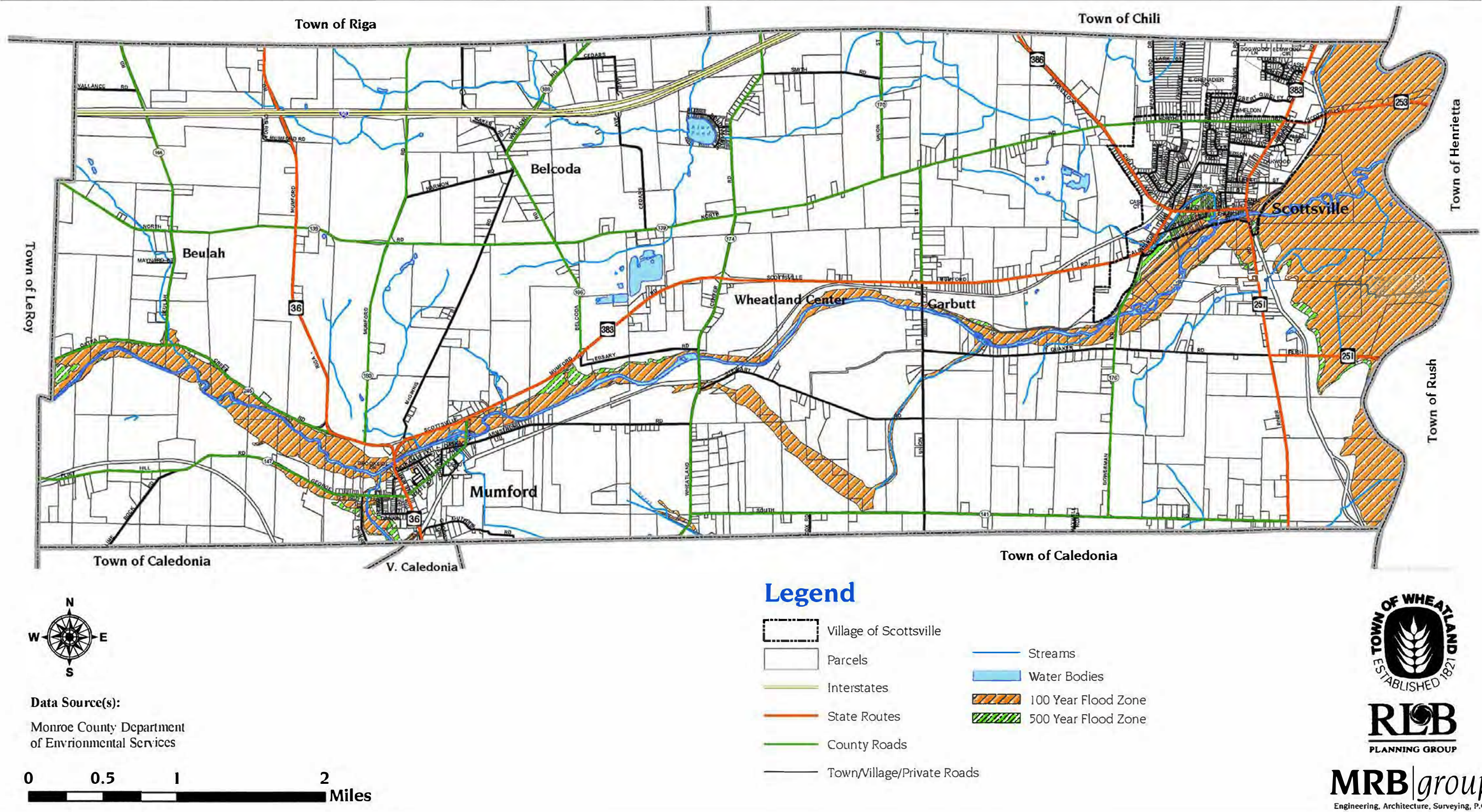
Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 2.3
Mapped State and
Federal Wetlands



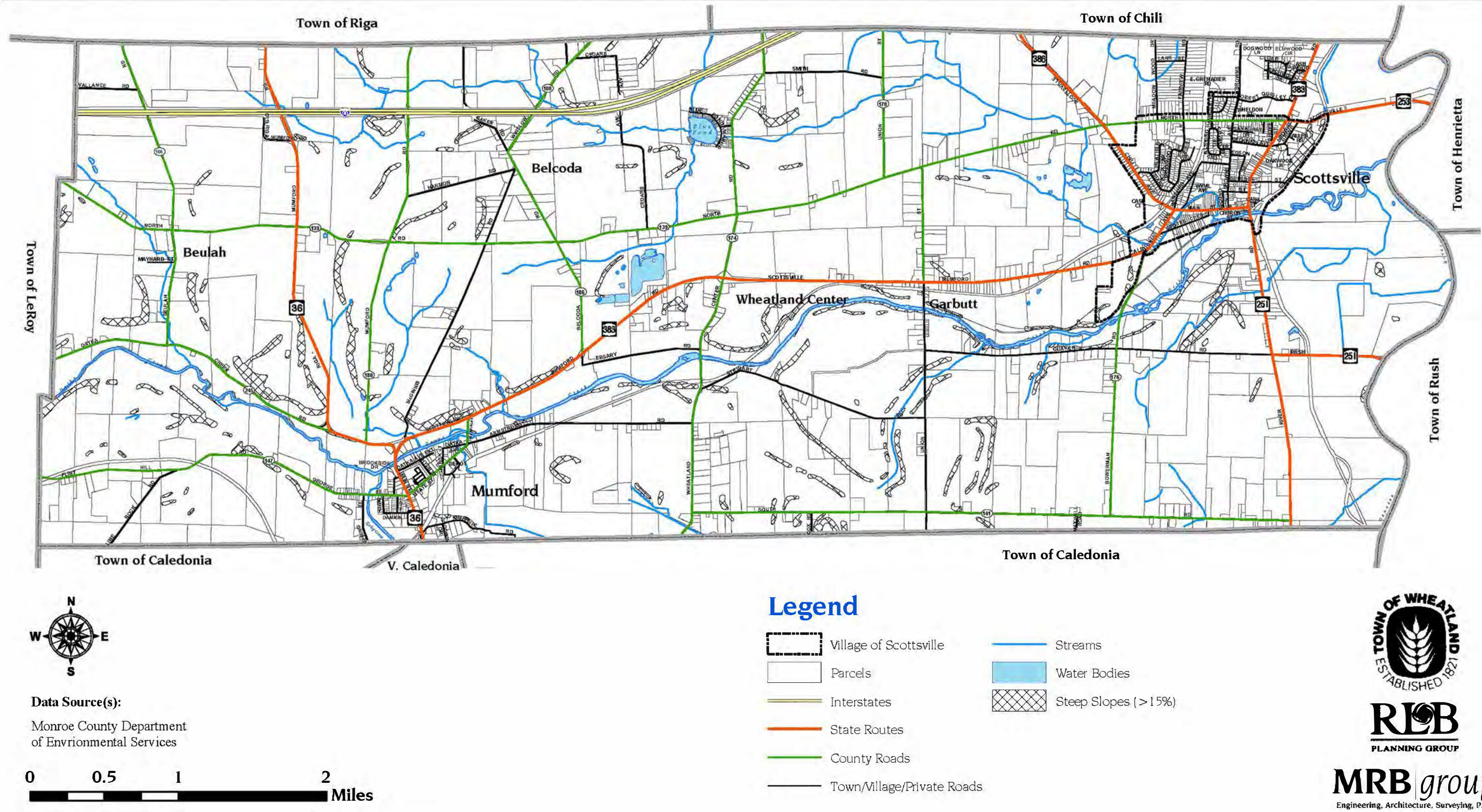
Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 2.4
FEMA Flood
Hazard Areas



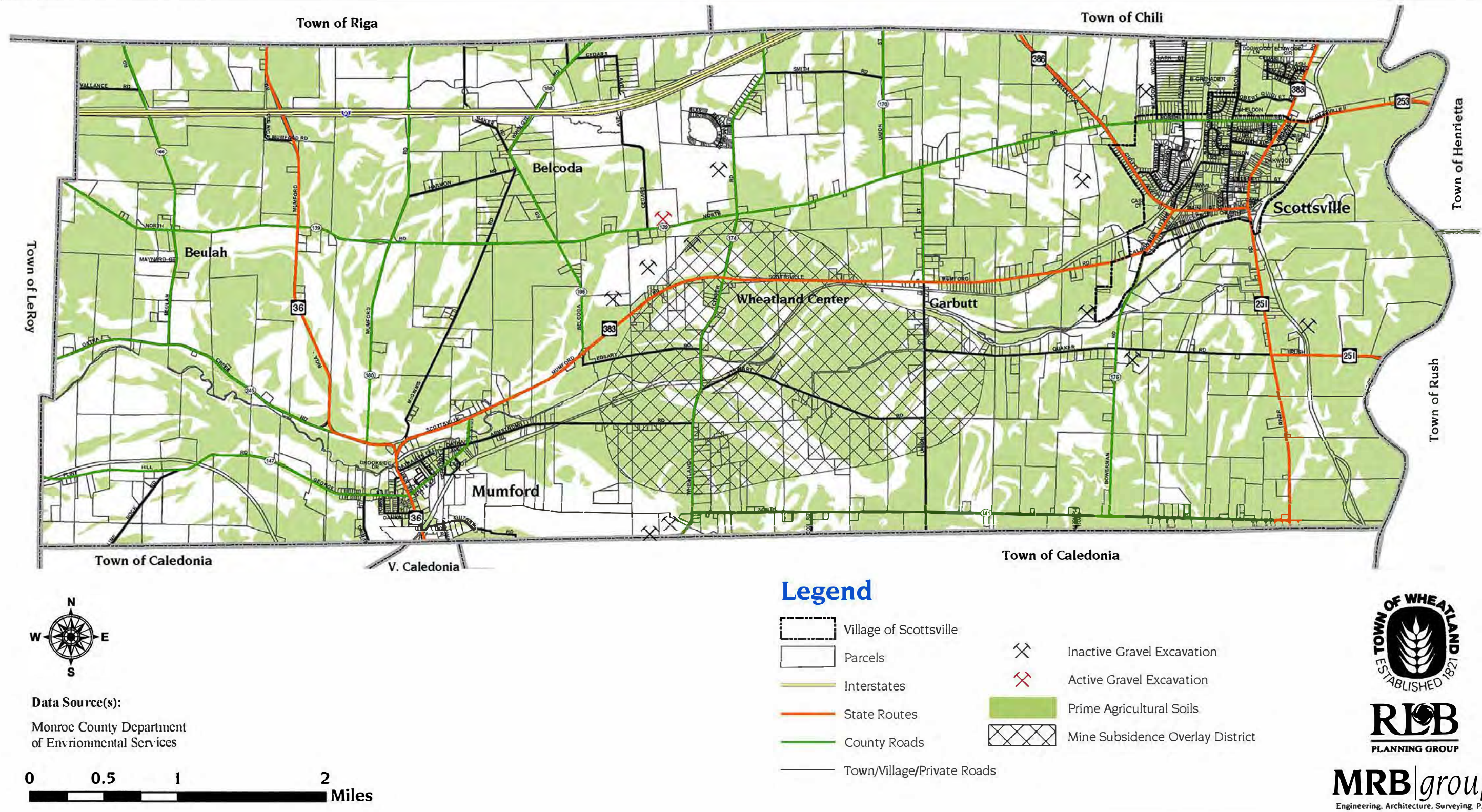
Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 2.5
Steep Slopes and
Waterways



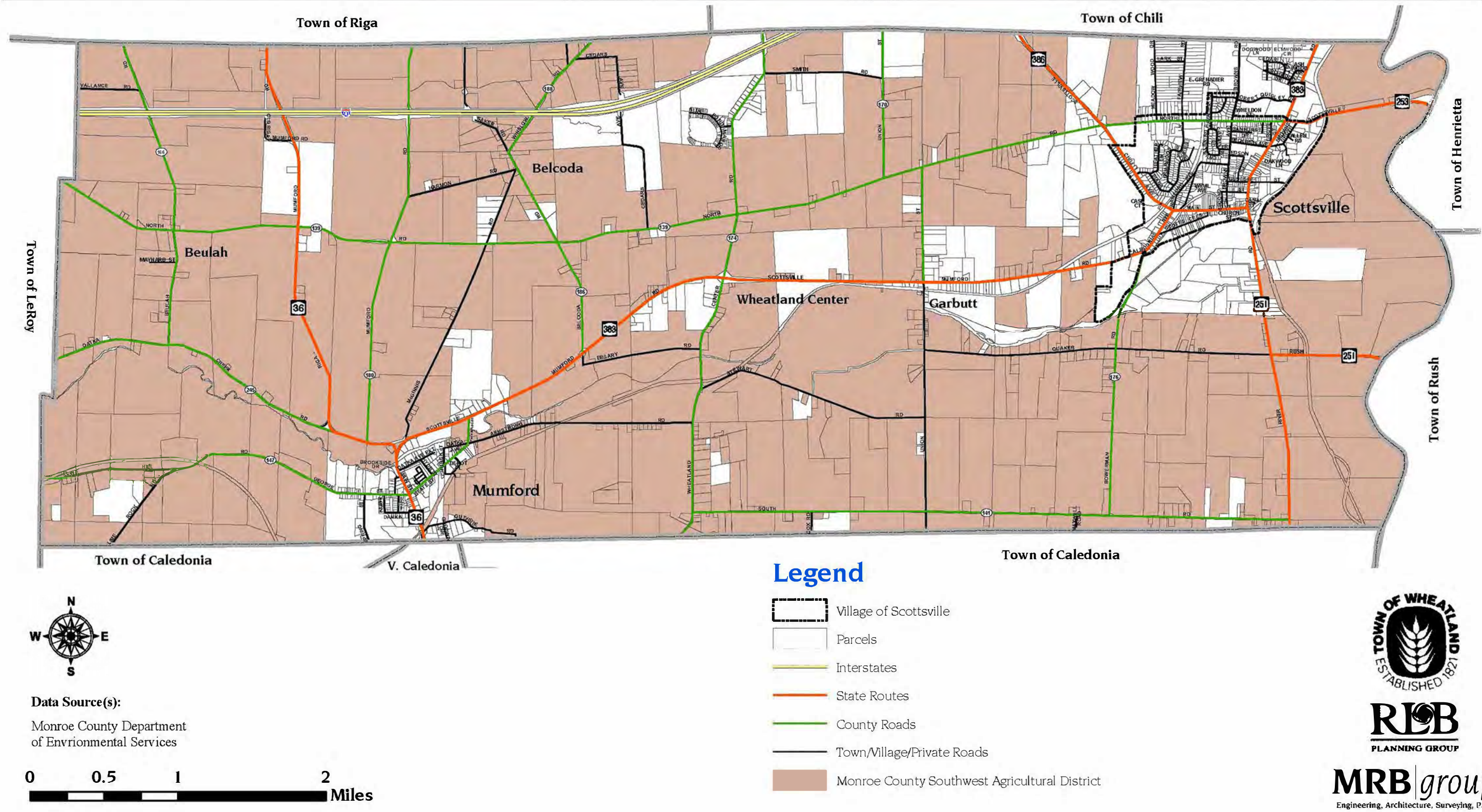
Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 2.6
Prime Agricultural Soils
and Mining Operations



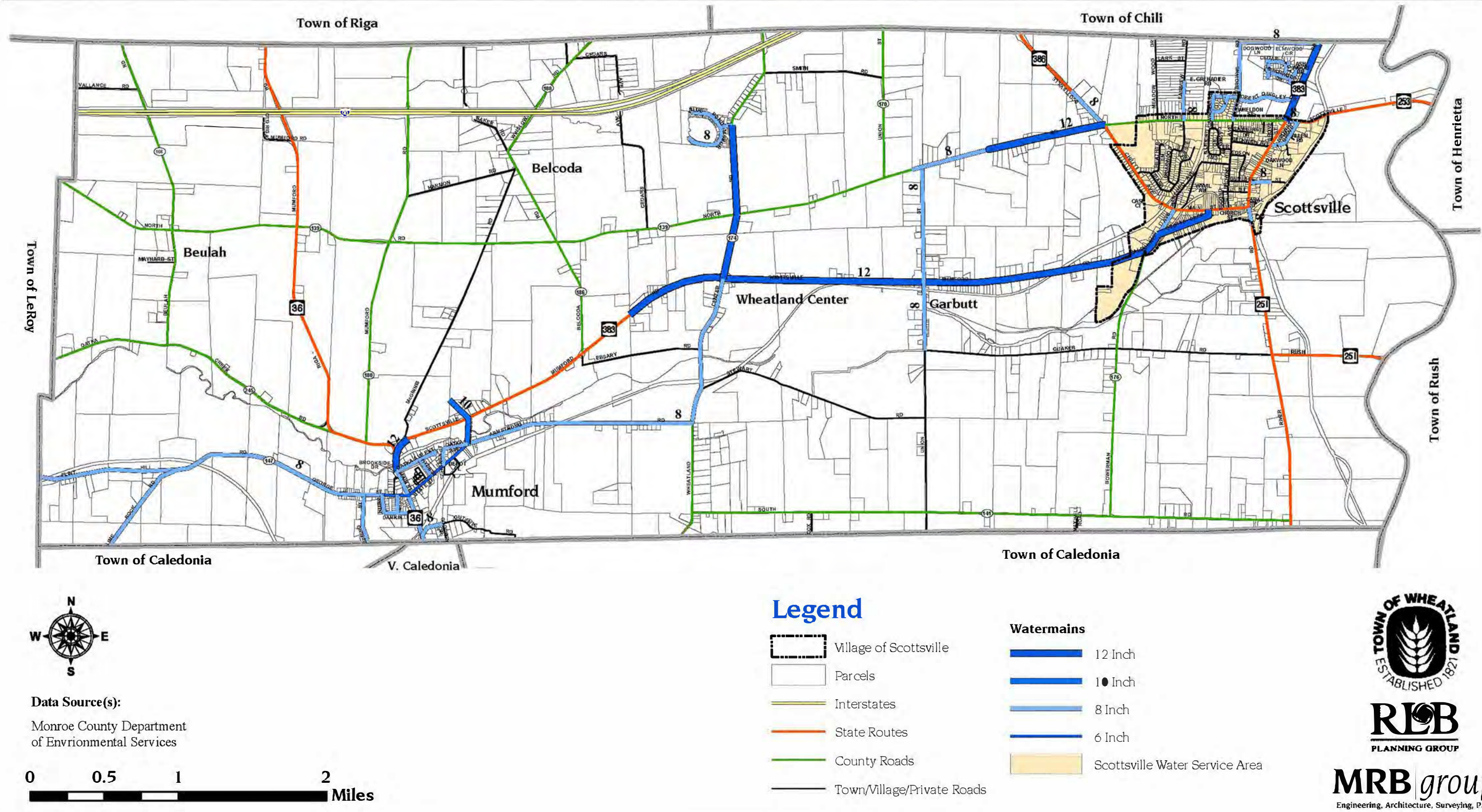
Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 2.7
Monroe County Southwest
Agricultural District



Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 2.8 A
Municipal Water
Service



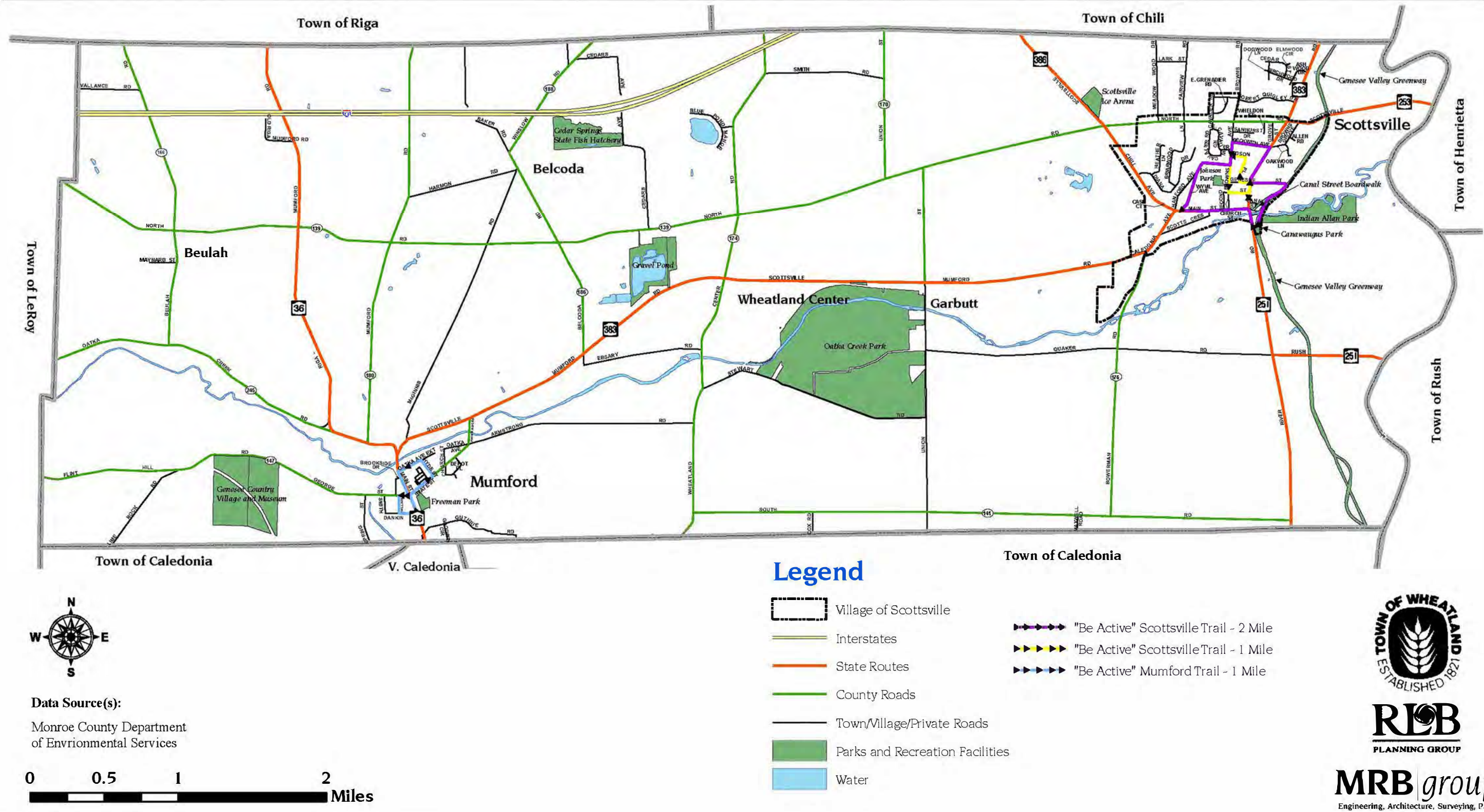
Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 2.8 B
Municipal Sanitary Sewer
Service Areas



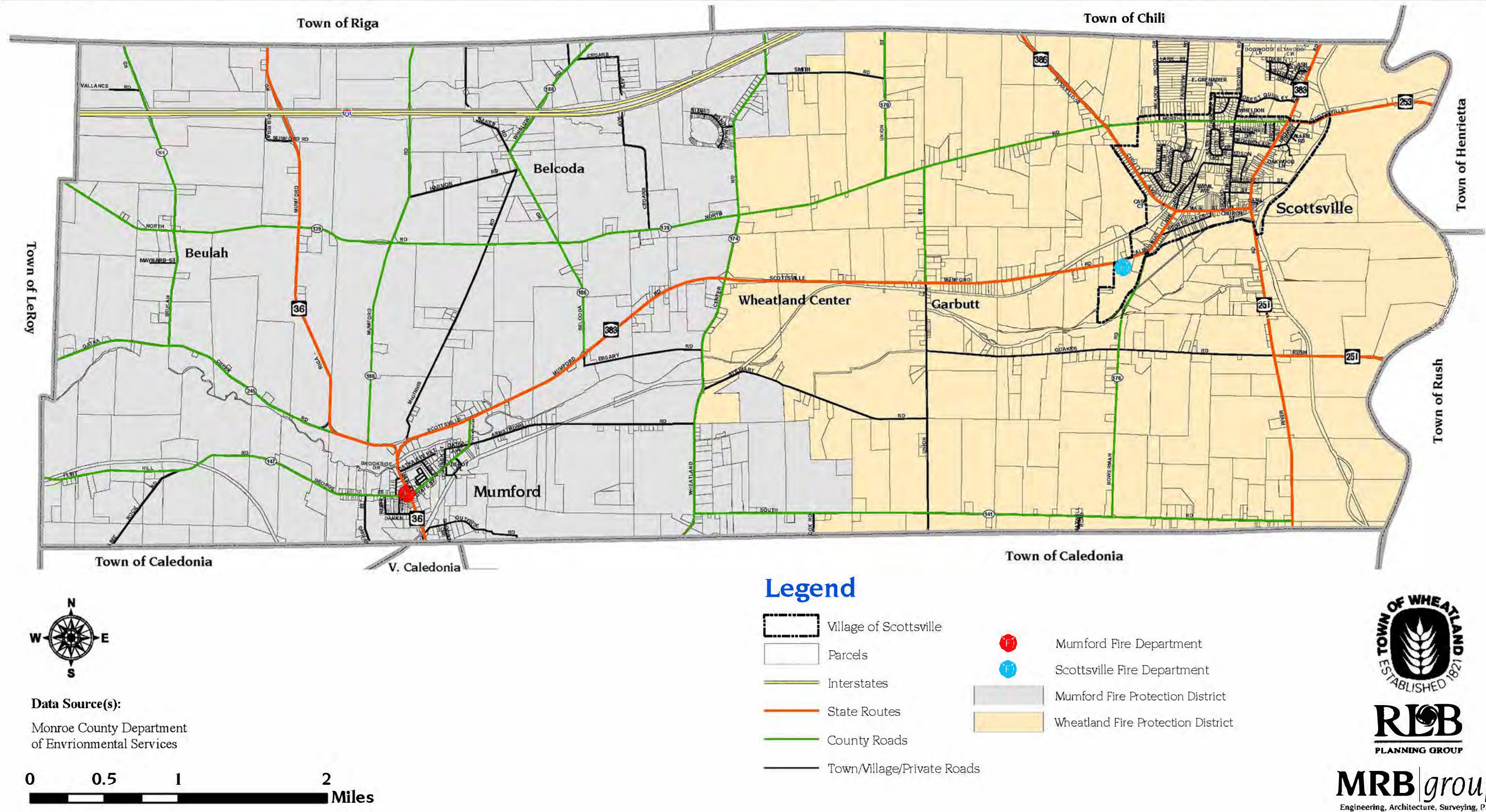
Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 2.9 A
Parks and Recreation
Facilities



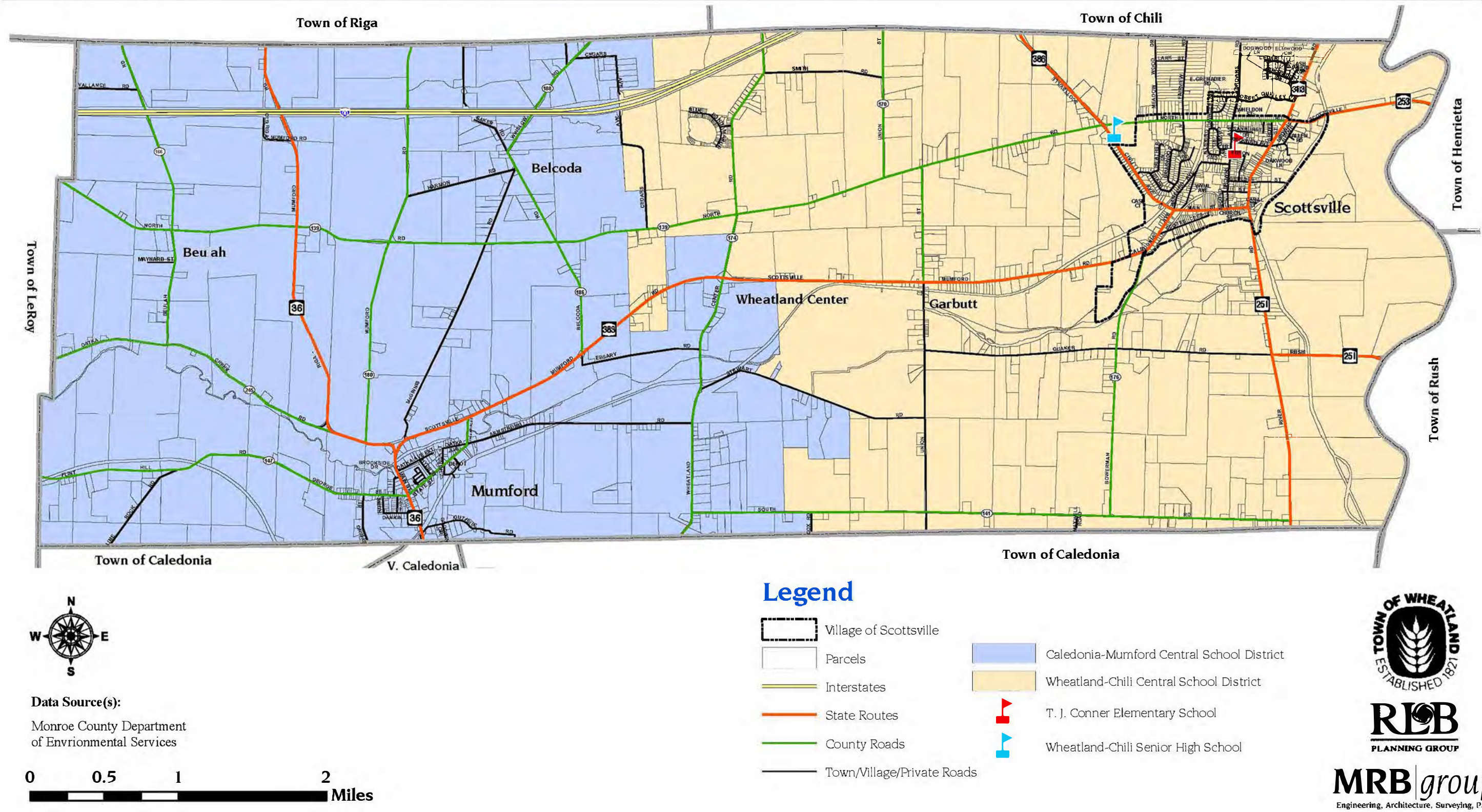
Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 2.10
Fire Departments and
Fire Service Areas



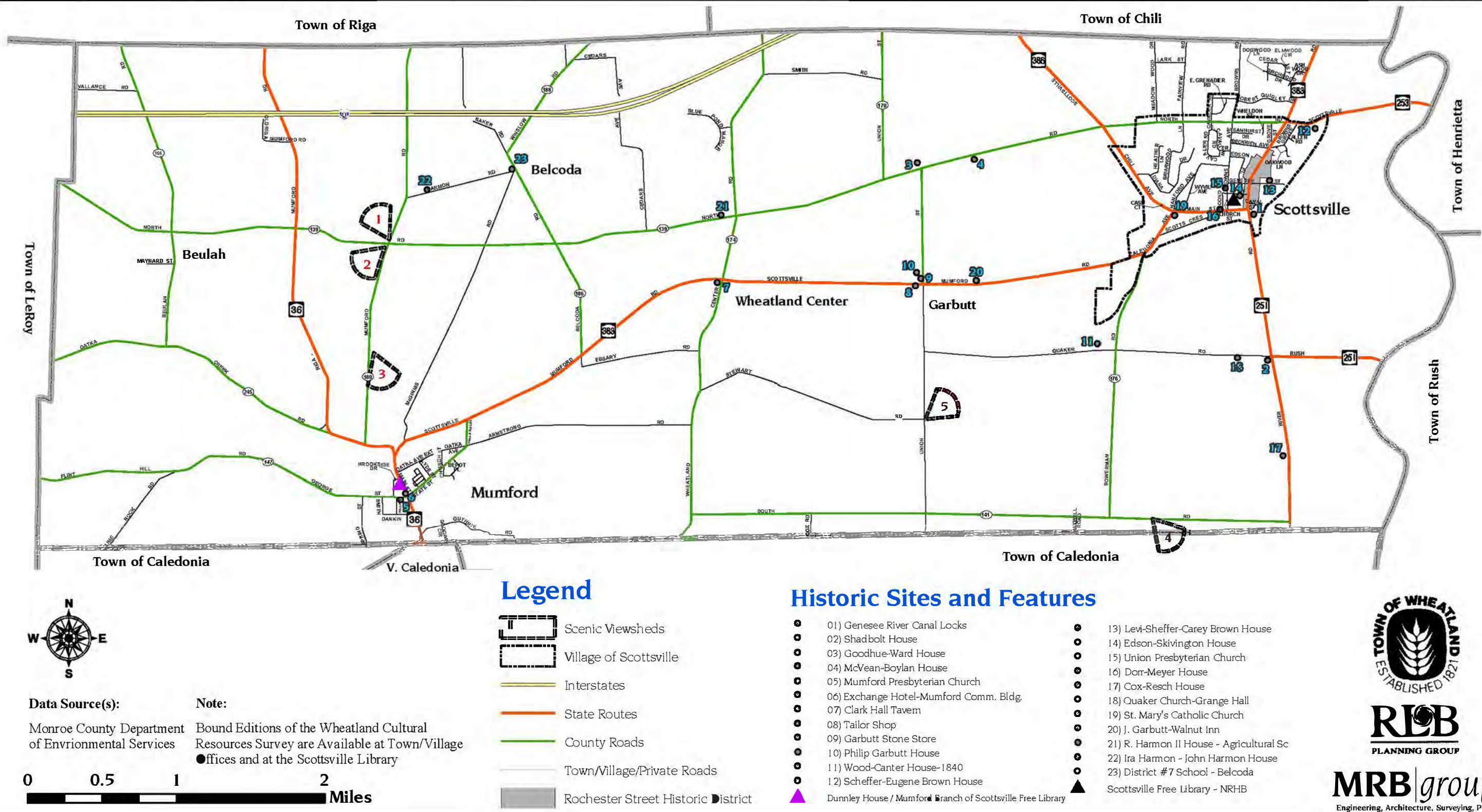
Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 2.11
Schools and
School Districts



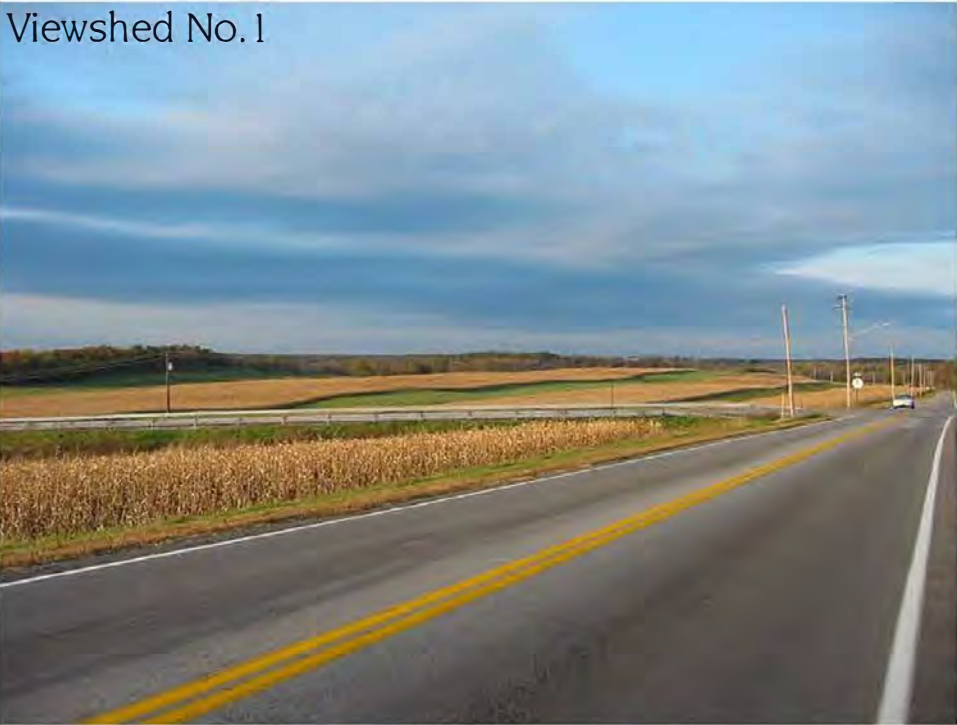
Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 2.12A
Scenic Views and
Historic Sites and Features



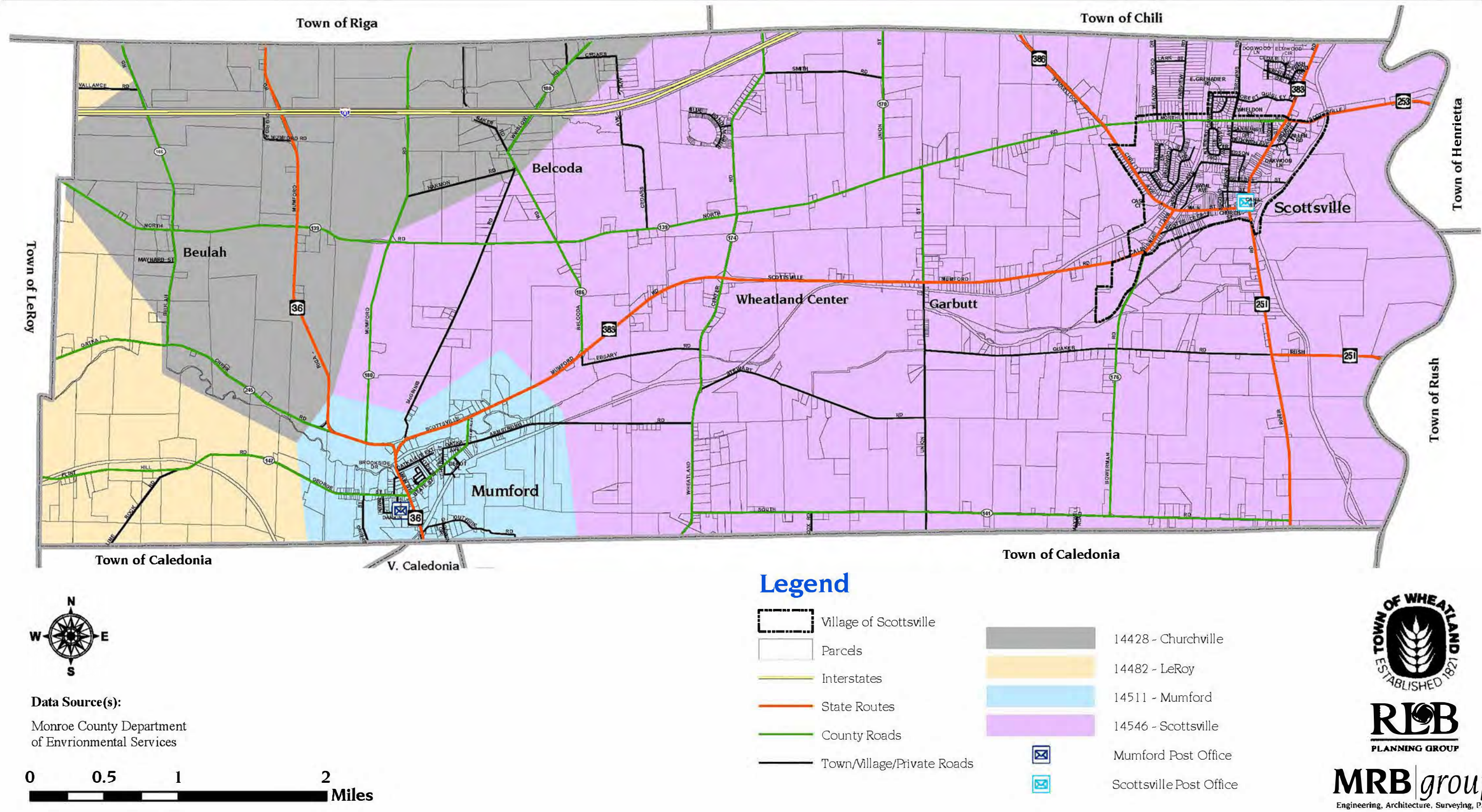
Town of Wheatland - Village of Scottsville
Comprehensive Plan
2004-2024

Figure 2.12B
Scenic View
Pictures



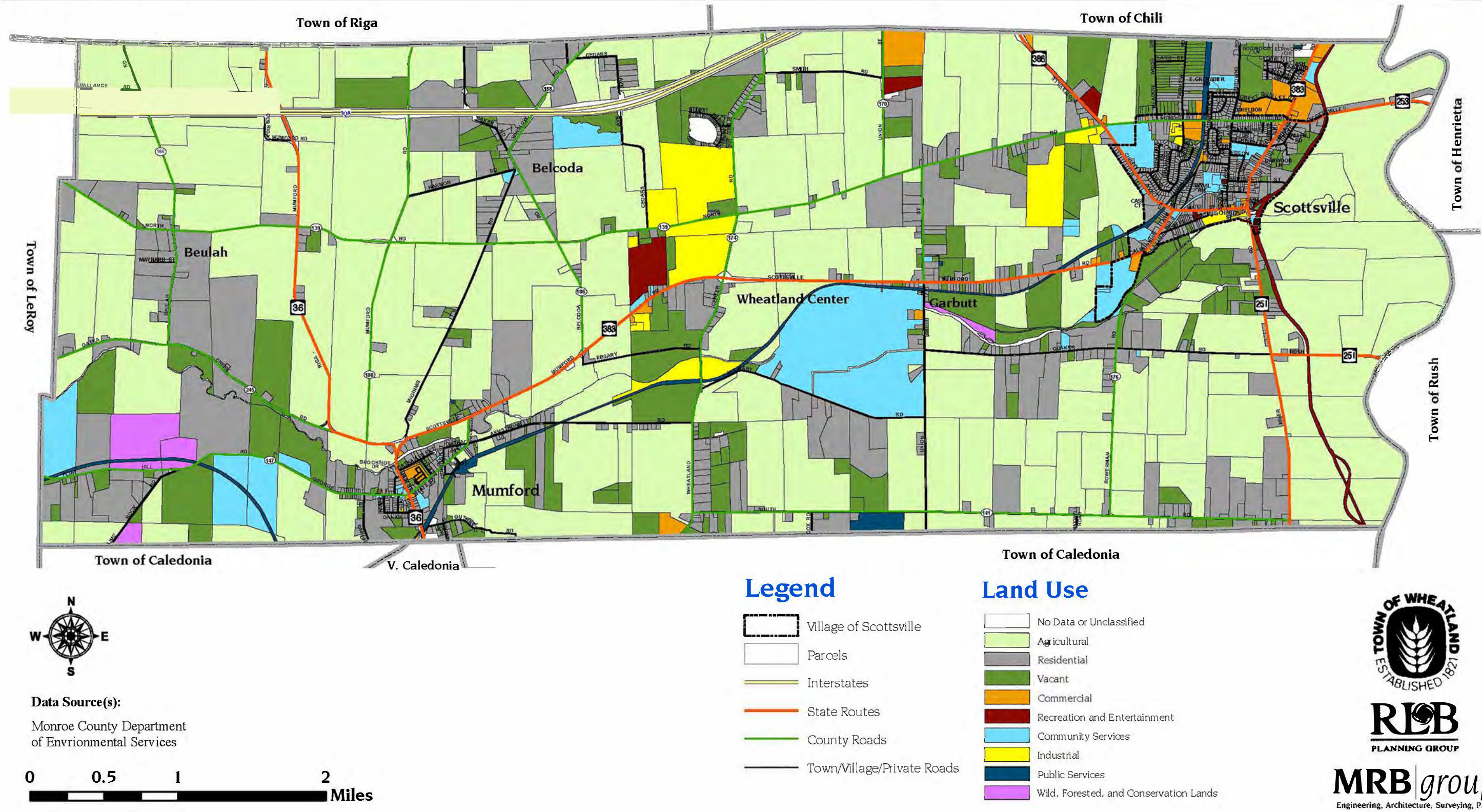
Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 2.13
U.S. Post Offices
and Postal Zones



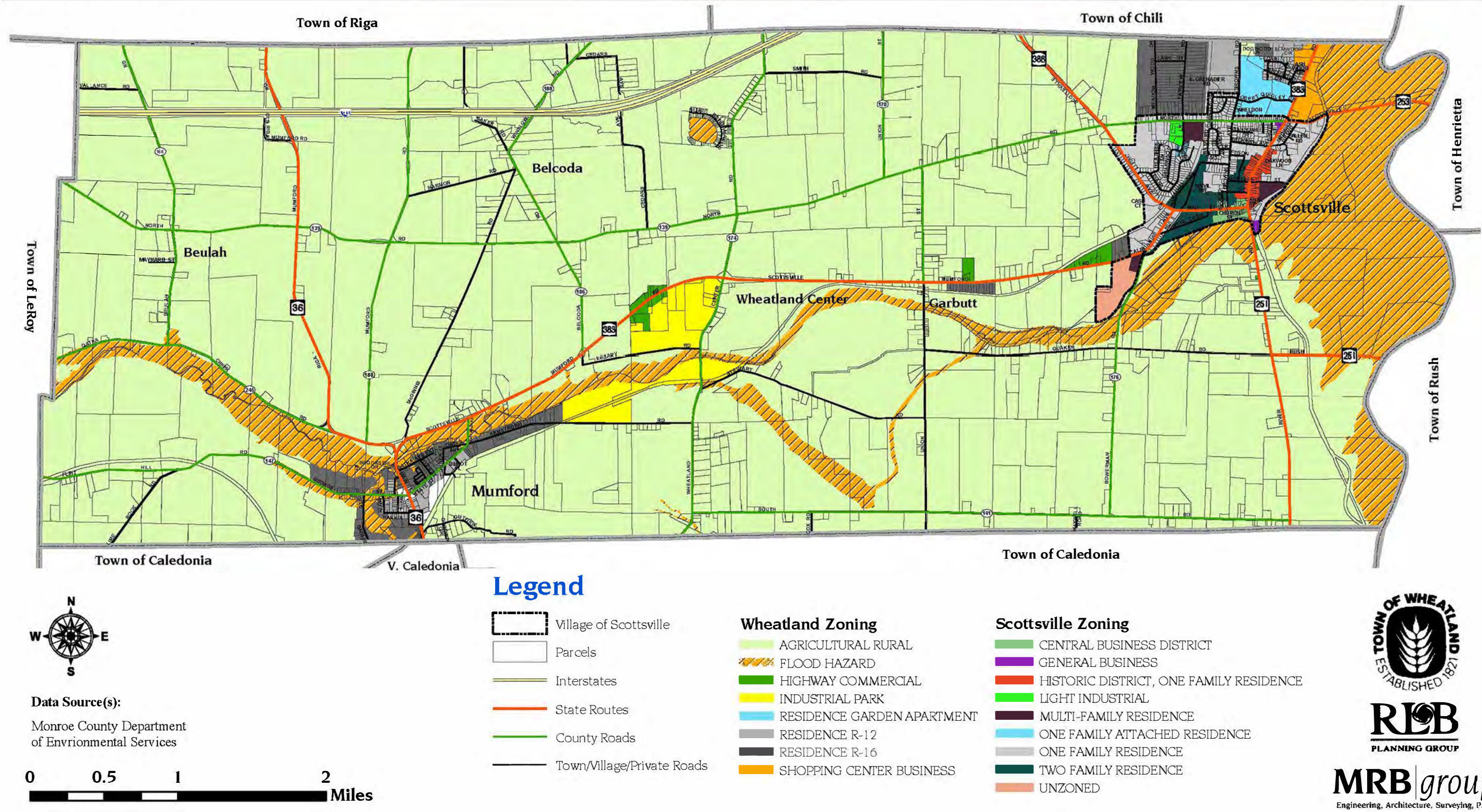
Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 2.14
Existing
Land Use



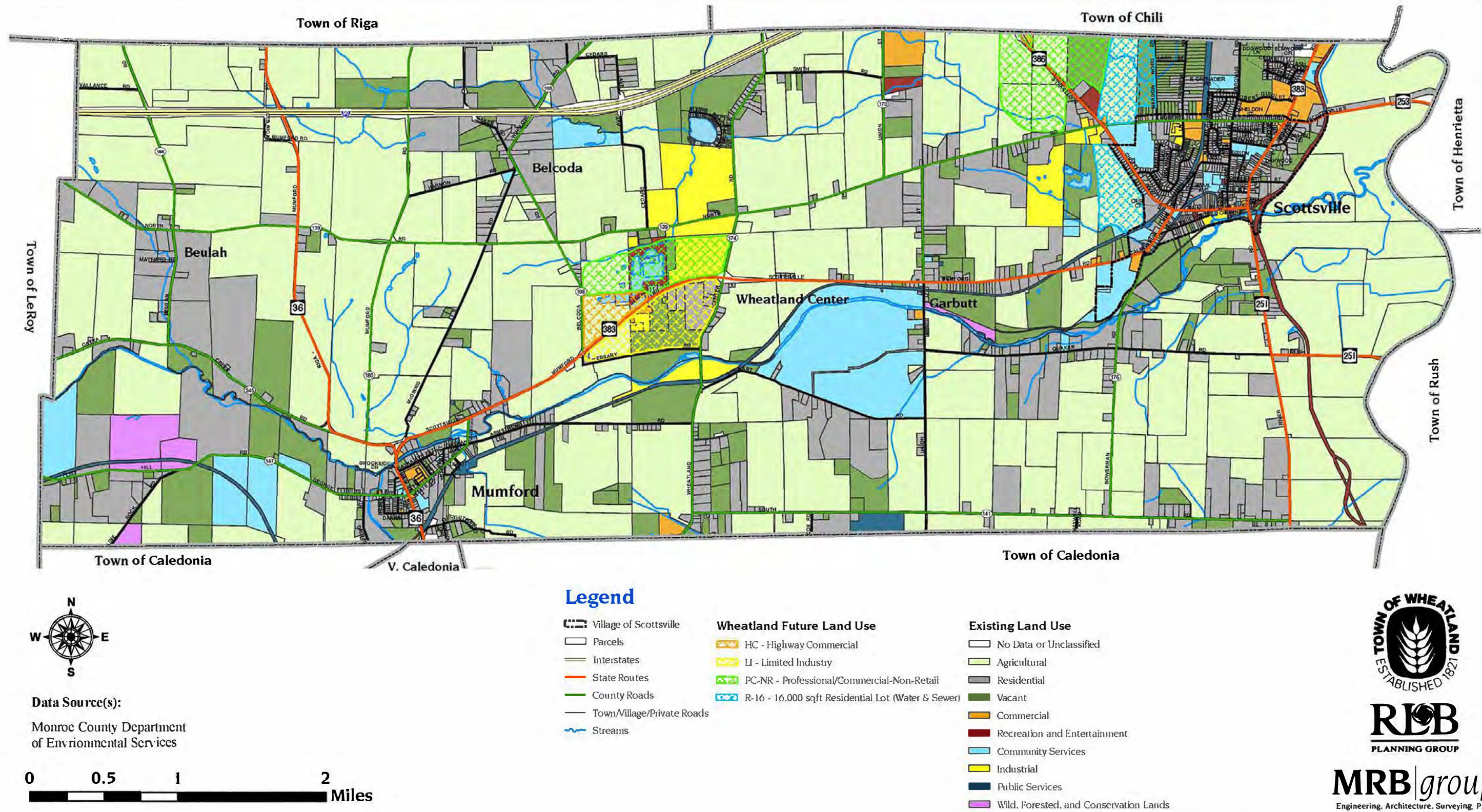
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Figure 2.15
Existing
Zoning



Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 5.1A
Future
Land Use



Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 5.1B
Future Land Use
With Overlays

