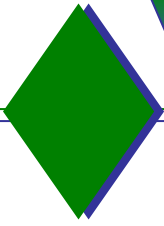
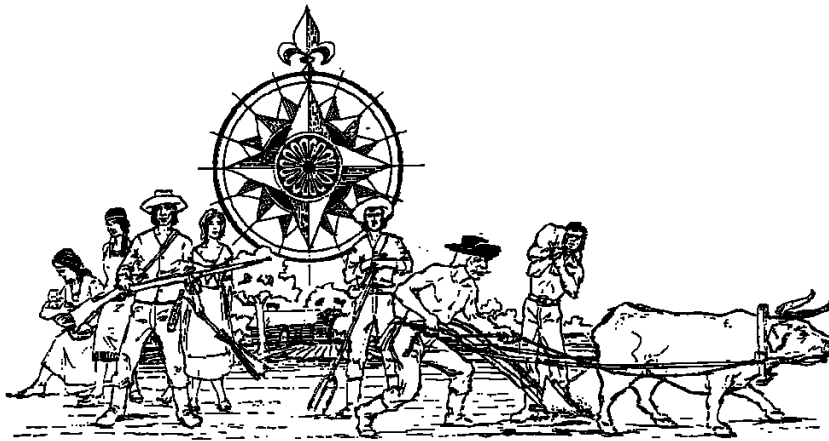


Town of Wheatland Village of Scottsville



COMPREHENSIVE PLAN 2004 – 2024



Prepared by:

The Comprehensive Plan Update Committee

Adopted by:

Town of Wheatland
December 2nd 2004

Adopted by:

Village of Scottsville
November 9th 2004

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INTRODUCTION

In many places, the Town of Wheatland still appears untouched from 1786 when Ebenezer “Indian” Allan first arrived, and discovered 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 world wide for our agricultural marvels. This rural character is one of the primary reasons that people have chosen to live here, and stay here.



Despite our rural look and feel today, Wheatland lies within an easy commuting distance, and virtually on the edge of the larger metropolitan Rochester area. We currently enjoy our rural small-town feel partially due to the vitality of the agricultural industry in the town and to the lack of major highway access into our community. Consequently, our area has not been spoiled by booming development and the significant influx of people.

However, our community is a dynamic place, just as every other community. During the 1970s, the pioneer spirit was alive and well in Monroe County, and people moved to Wheatland to share the open spaces and enjoy the rural atmosphere. This trend is still alive today and we can readily see the evidence of pioneering in the adjacent towns and to some extent in Wheatland.

Although the Town of Wheatland and the Village of Scottsville have been aware of the potential for growth for years and have been planning and implementing some policies for the future, the recent boom in the development of agricultural lands in adjacent towns and the discussion in 2000 – 2001 of a thruway access into Wheatland has made it evident to our government leaders that this is the time for us to turn up the intensity of our planning efforts.

Therefore, a volunteer committee of citizens and business leaders was appointed by the Town of Wheatland and the Village of Scottsville to deliver results.

The volunteer committee was charged with the task of planning for the community's future by taking on the following:

- Inventory existing conditions, analyze trends and summarize community needs,
- Identify development opportunities and constraints,
- Develop goals for planning based on community direction,
- Identify, prioritize and recommend preferred land use policies,
- Recommend specific action plans needed to implement the land use policies

The committee worked for several years, on a regular basis, to deliver the results that you now see as this Wheatland-Scottsville Comprehensive Plan 2004-2024.

LEGAL BASIS AND SEQR COMPLIANCE

Under New York State Town Law (Section 272-a) and Village Law (Section 7-722), a Town Board and Village Board of Trustees are responsible for adopting and maintaining a Comprehensive Plan, referred to in this document as “the Plan.” The Plan serves as the basis for stewardship and regulation of land uses, accountability of decisions by the various boards and agencies, and for developing public policies that guide land use and community services toward mutually agreed upon goals for the future.

The adoption of a municipality's comprehensive plan is considered a Type I action under the New York State Environmental Quality Review (SEQR) regulations. The Appendix contains the environmental review record, including the full Environmental Assessment Form and the Determination of Significance.

PLANNING PROCESS

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, referred to as “the Committee” in this document, to update the existing 1991 Comprehensive Town Master Plan.

The following members of the Committee graciously contributed much time, thought and dedication to various tasks associated with the completion of the Plan:

Initiating Committee Members

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

Plan “Adoption” Committee Members

Marian Misner
Michael Souers
Tammy Spear
Donald Woerner

MRB|group P.C. and RLB Planning assisted the committee in the final preparation of the mapping, revisions and additions (Executive Summary) to the document and completion of the environmental record.

Since many members offered their time at various points throughout the planning process, they may only be knowledgeable of certain aspects of the Comprehensive Plan.

In addition to the appointed committee members, other citizens assisted the Committee with expertise not readily available within the Committee. They are Chuck Hazelton, Rick VenVertloh and Barb Galbraith. It should also be recognized that the Committee was greatly assisted by the efforts of Renee Casler, Gerald Chairper, Rochelle Bell, Wayne Harris, Paul Schenkel and Steve Olussen from Monroe County.

This Wheatland-Scottsville-Mumford Comprehensive Plan, once adopted by the Town and Village Boards, will serve as the basis for consistent decision-making, and will provide documentation for the public to refer to when concerns arise over the accountability of such decisions.

As community priorities and general conditions change over time, it is important that the Town and Village jointly maintain this Comprehensive Plan.

The Town and Village should periodically:

- Evaluate the effectiveness of policies and actions that were proposed and implemented under this plan.
- Reconsider the various goals, recommendations and policies for the long-term vision of the community.
- Modify and/or amend the Plan, or establish a new Plan to guide the community.

It is the intent of the Wheatland Town Board and the Scottsville Village Board of Trustees to periodically review the Plan and make a joint, public report of the Plan’s effectiveness.

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

EXECUTIVE SUMMARY

Introduction

The Comprehensive Plan for the Town of Wheatland and the Village of Scottsville (hereinafter referred to as the Plan) establishes a strategy to effect 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 through periodic reviews of the Plan and to have public reporting of the Plan's effectiveness. This Plan should be considered to 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.

1. 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.
2. 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.
3. New York State Department of Environmental Conservation Trails Program identifies regional and statewide trails.
4. 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.
5. 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.
6. Monroe County Pure Waters Master Plan provides the basis for federal, state and county funding of projects to maintain water quality within Monroe County.
7. Monroe County Water Authority Master Plan outlines existing and proposed water distribution lines with recommended sizes for continued growth and development of the system.
8. 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.
9. 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.
10. 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.
11. 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.

1. 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.

2. Support agriculture and promote continued farming practices within the established county agricultural district by restricting the intensity of non-farm development.
3. Control the density of development within the Mine Subsidence Overlay (MSO) Zoning District.
4. Control the density of development within the mapped proposed Environmental Protection Overlay Districts (EPODs).
5. Continue zoning of low density residential single family lots at a minimum of 2 acres within agricultural areas without public water.
6. 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.
7. 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.

1. 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.
2. The Plan calls for the creation of a Purchase of Development Rights (PDR) Program to promote the retention of active farmland within the community.
3. The Town has completed a *Phase I* Cultural Resources Inventory and is now working on *Phase II*. A Historic Preservation Ordinance is under consideration.
4. The Town and Village will establish Environmental Protection Overlay Districts (EPODs) to provide additional review and regulations to protect our community's natural resources.
5. The Village intends to create a new Historic District to include the area along Main Street.

(e) The consideration of populations, demographic and socio-economic trends and future projections.

1. 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.
2. As the population projections are released by either state, county or regional agencies, these projections will be incorporated into the Plan.
3. The changing demographics of the community will serve to provide direction for programs and services to meet our diverse community.

(f) The location and types of transportation facilities.

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

(g) Existing and proposed general location of public and private utilities and infrastructure.

1. 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.
2. Study and evaluate the opportunity to extend public sewer service to serve the Hamlet of Mumford and lands located along State Route 383.
3. Study and evaluate the opportunity to extend public sewer service to serve the Blue Pond area of the community.
4. Extend public water service along Union Street to the Chili/Wheatland Town Line as part of the Monroe County Water Authority's Master Plan.
5. Provide a looped water distribution service to those areas of town with public need/desire and financial feasibility.

(h) Existing housing resources and future housing needs, including affordable housing.

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

(i) Existing and proposed recreation facilities and parkland.

1. Oatka Creek Park Master Plan is to include cross country trails, parking lots, public restrooms and picnic pavilions.
2. The Village will implement the recommendations of the Johnson Park Master Plan as funding allows.

3. 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.
4. The Town will prepare and adopt a Master Plan for Indian Allan Park.
5. The Town will prepare and adopt a Master Plan for Freeman Park located in the Hamlet of Mumford.
6. 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.

1. The Plan will continue to encourage the economic viability within the Village of Scottsville and the Hamlet of Mumford.
2. Stylex Homes on Scottsville/Mumford Road shall be promoted for re-use as incubators for new industries.
3. State Route 383, between the “Shurfine Plaza” and Riverside Chevrolet shall be promoted as a “business ready area” of the community.
4. The ice-rink area located at the northeast corner of State Route 386 and North Road shall be promoted as an office park.
5. 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.
6. 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.

1. A Community Economic Development Strategy Committee has been created to formalize strategies for improving the local economy.
2. 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.).
3. The Town will explore the feasibility of providing business incentives to local businesses and industries, in an effort to maintain and sustain employment opportunities.
4. 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.

1. The Town and Village will work together to establish uniform incentive zoning criteria to stimulate site amenities being provided by developers.
2. 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.
3. Environmental Protection Overlay Districts (EPODs) shall be created in both the Town and Village to protect and promote the natural resources of the community.
4. Street trees shall be encouraged throughout the community in an effort to calm the flow of traffic.
5. 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.

1. The Plan shall build upon the recommendations contained in the State Conservation, Open Space and Recreation Plan.
2. 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.
3. The Plan envisions solutions being found to connect the Village's Waste Water Treatment Plant to the Monroe County Pure Waters System.
4. The Plan envisions promoting the "Healthy Community/Healthy Youth" programs and facilities.
5. 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.
6. 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) Any and all other items which are consistent with the orderly growth and development of the community.

1. The Plan envisions that the Town and Village will investigate incentives to promote volunteerism in the community's public safety services.
2. 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.
3. The Plan envisions that all volunteers serving on various boards and/or committees will be provided 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 to the Pure Water Interceptor Sewer Lines. This is in the feasibility study phase at this time.
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 program has signs and pathways incorporating village sidewalks, sidewalks in the Hamlet of Mumford and connections to the Genesee Valley Greenway Trail.
9. A decision was made to construct a new fire hall and construction has been completed.
10. With the availability of the former fire hall area, space will be available for additional municipal and community space.

All of 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.

Plan Format

The Town of Wheatland/Village of Scottsville Comprehensive Plan 2004-2024 is divided into two main sections.

- **The Executive Summary** highlights the key points of the much larger and more detailed inventory and survey of community residents. It outlines the Plan goals, lists the recommendations to achieve these goals and provides a snap-shot of the future land use pattern associated with planning, development and life in our community.
- **The Plan** utilizes a great deal of the detailed data referenced in the Summary to define and to support the recommended actions contained in the document.

Conclusion

The Comprehensive Plan is an evolving document, which provides continuing guidance to the community's leaders. New York State's municipal statutes of 1995 strengthens 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.

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 they (the other agencies) must consider in regard to 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 the 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 business it attracts and the programs it promotes to sustain the community's economic base. It identifies the community's assets and liabilities, thus 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 the basis to improve access to both technical and financial assistance from government and non-governmental groups. It serves as a legal defense for the community's land use regulations. Finally, it is the community's preferred vision for the future.

The Preferred Vision

The Future Land Use Maps contained on the following pages of this Executive Summary, 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 of 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.

CHAPTER 1

OVERVIEW OF THE EXISTING LOCAL COMPREHENSIVE PLANS AND INTEGRATION OF OTHER AREA PLANNING PROGRAMS

The Committee obtained and reviewed several other documents and/or contacted pertinent agency leaders during this planning process. The information gathered was evaluated with respect to:

1. General Relevance,
2. Overlap or contradictions with current Wheatland Plans and Policies,
3. Potential effects on the Town of Wheatland

A. Existing Local Municipal Planning Documents

The following Town of Wheatland documents were reviewed:

- Community Master Plan Report 1970; Scottsville-Wheatland Community, (1970)
- Town of Wheatland Comprehensive Town Master Plan, (1991)

Community Master Plan Report 1970; Scottsville-Wheatland Community

The original Master Plan for the community was prepared in 1970 and accepted as an advisory plan, but 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.

An inventory of existing conditions indicates that several of the recommendations were implemented and served to shape the town as we see it today. 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.

The recommendations not implemented over the past 30 years have been evaluated by the Committee to determine consistency with the current needs expressed by the community. Those recommendations still deemed appropriate have been carried forward in one form or another into the new Plan.

Town of Wheatland Comprehensive Town Master Plan, 1991

The current Town of Wheatland Plan was completed in May of 1991 by a volunteer committee of the Town of Wheatland Planning Board and was accepted by the Town Board as an advisory document on October 7, 1993. Like the 1970 plan, the 1991 master plan included general town-wide studies and recommendations as well as recommendations that included the Village of Scottsville. However, the master plan was never officially accepted by the Village of Scottsville Trustees.

A total of thirty-one (31) 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 were not have been 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.

B. Planning Information From Neighboring Towns

Neighboring towns were contacted and most provided information for Committee review. A review of the following plans did not reveal any development trends inconsistent with our Community Goals:

The Town of Rush Comprehensive Plan 2010.

The Town of Caledonia Background and Analysis for Planning Purposes, 1964 and The Town of Caledonia Comprehensive Plan, 1964.

The Town of Riga Community Comprehensive Plan for the Village of Churchville and the Town of Riga, 1988.

The Town of LeRoy Zoning Map, latest revision 11/8/91; it was also noted that the town is currently undertaking revision of its comprehensive plan. Although there are generally no inconsistencies, there is a large industrial area and a small commercial area neighboring Wheatland in the vicinity of Flint Hill Road and Limerock Road, respectively. Although much of the industrial area is a pre-existing rock quarry and other businesses, any future expansion of this type of use in that area would be inconsistent with the residential zoning in Wheatland. However, the other existing uses in this portion of LeRoy consist of residences, sportsmen's clubs, and social camps that are generally compatible with the land uses in Wheatland.

The Town of Chili Comprehensive Plan 2010, (prepared in 1990). Though no inconsistencies were identified, it should be noted that Chili is also in the process of

updating its plan. New information regarding the update was requested, but was unavailable at that time.

The Town of Henrietta was contacted and asked to provide planning information. Nothing has been provided as of this draft Comprehensive Plan date.

C. Regional Planning Documents

Three regional planning documents were reviewed and information found therein used in the preparation of this Plan:

Genesee Transportation Council Regional Transportation Atlas

The Regional Transportation Atlas was obtained from the Genesee Transportation Council. The atlas provided information regarding transportation systems, population, activity centers, and commuting data. The information is included in this Plan.

Monroe County Agricultural and Farmland Protection Plan; 1999

The Monroe County Agricultural and Farmland Protection Plan was obtained from 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.

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 following paragraphs summarize the elements of the County Plan that specifically apply to our community:

Land Use

In general, the County Plan calls for the continuation of existing agricultural districts and the establishment of new districts and restricts the extension of sanitary sewers, the extension of water mains and the development of major transportation improvements in farmland areas unless urgently needed to protect public health and safety, or, in the case of transportation improvements, essential to serving development outside the area. Similar restrictions also apply to sanitary sewer extensions in low-density non farm areas. The County Plan empowers the County

development review agencies (within legal limits) to disapprove of or modify development that is not in keeping with maintaining farmland or rural character and calls upon the County Department of Planning and the Environmental Management Council to assist municipalities in adopting regulations to limit development in farmland and rural areas.

Environment

In general, the County Plan specifies that no capital improvements in wetlands, areas of steep slopes and erosive soils, and woodlands, should be authorized except under circumstances set forth in the (Monroe County Plan) policy sections dealing with these resource areas. The County Plan also specifies that the Environmental Management should implement an inventory of woodlots in the County, and the Department of Pure Waters should seek funding to improve the control of nonpoint sources of pollution on water quality. The Soil and Water Conservation District should continue with the program of preparing conservation plans for farms and the Department of Planning and the Environmental Management Council should work with municipalities to adopt floodplain, erosion, sediment control and drainage regulations to protect the environment.

Housing

The County policy goals regarding housing are focused on encouraging high quality and affordable housing for low to middle income persons, encourage environmentally sound and economically efficient development patterns, and improve the coordination and planning of housing, including the maintenance of readily available and reliable housing information. In addition to these goals, the County Plan states that Monroe County should give priority to providing capital improvements in urban areas to encourage a compact development pattern and support the preservation of rural and farming areas.

Transportation

The County Plan encourages regional planning of highway facilities and urges municipalities to work with Monroe County to make capital improvements based on a functional classification system. The County Plan also encourages all levels of government to use the policies set forth in the County Plan when making transportation decisions, and to consider jurisdictional shifts to better meet highway needs. The County Plan specifies that managing access onto highways is important and encourages the use of Monroe County standards with respect to highway and bikeway improvements.

County Parks

The County Plan indicates that there is a 20-year acquisition plan for all of the parks. The acquisition goals noted for Oatka Creek Park are not aggressive and include only a few frontage lots along Union Street. The County Plan also includes a vision for creating major multipurpose recreationways that link many of the parks with each other as well as other attractions. The County Plan specifically notes the creation of a recreationway from one end of Wheatland to the other, passing through the northern portion of Oatka Creek Park and connecting with the Genesee Valley Greenway. It is also noted that there is a need to increase police access throughout the parks system.

Economic Development

The County Plan calls for additional funding for educational, recreational, and cultural activities, especially cultural events that improve the self-image of communities. In addition to the many elements that specify tax programs and other development incentives, the County Plan specifically notes agricultural districts as a form of promoting agricultural economic growth and calls for wise industrial development practices and limits authorization of capital projects so as not to adversely impact agricultural areas. In addition the County Plan mentions the consolidation of local public services into county-level services to take advantage of the economies of scale, efficiency and equity.

Wastewater

The County Plan emphasizes improved regulations for new systems and inspections of existing systems. The County Plan also specifies a focus toward creating local sewer districts that will make better use of public sewer systems and emphasizes the Pure Waters Department assistance to certain local sewage treatment plants.

D. Involved Agency Contacts

The following agencies have been contacted regarding future plans for their facilities in and around the Town of Wheatland. Details beyond that found in the following summaries have been included in the subsequent chapters of the Plan where appropriate:

Monroe County Water Authority; Water Service Extensions

The Monroe County Water Authority (MCWA) was contacted to discuss plans for future improvements in Wheatland. They maintain a capital renewal and replacement plan covering a six-year period that is continually updated based on customer needs and the geographic demand for water.

Monroe County Pure Waters; Sanitary Sewer Service Extensions

A representative of The Monroe County Department of Environmental Services, Division of Pure Waters (Pure Waters) indicated that there are currently no plans for Scottsville, or Wheatland to tie into the Monroe County system. Any interest in hooking up to the system needs to be initiated by the municipalities involved.

Monroe County Parks Department; Oatka Creek Park

Oatka Creek Park is the only Monroe County Park in the Town of Wheatland. The 450-acre park is essentially undeveloped. The Monroe County Parks Department is currently in the process, begun in the fall of 2000, of preparing a Master Plan for the park.

The New York State Department of Transportation; State Highways

The New York State Department of Transportation (NYSDOT) Maintenance Engineer for the Wheatland area indicated two major capital projects on the NYSDOT program for Wheatland. The Route 251 Bridge over Oatka Creek which, was replaced with input from a Scottsville task force. Route 253 and 383, otherwise known as Scottsville-West Henrietta Road, Rochester Street and Main Street, is scheduled for a major reconstruction within the next several years. Although this project is currently in the planning stages, the schedule has been delayed several times.

The Monroe County Department of Transportation

The director of transportation from The Monroe County Department of Transportation (MCDOT) indicated that there are no plans for any large capital highway improvements on county highways within Wheatland for the next several years.

Town of Wheatland Parks and Recreation

The Town of Wheatland currently facilitates a number of year-round youth recreation programs in the Town and Village parks and at the Wheatland Chili School District facilities. An independent organization, SAA, operates summer baseball and soccer.

New York State Department of Environmental Conservation

The New York State Department of Environmental Conservation (NYSDEC) was consulted locations of state regulated wetlands and waste sites, stream classifications and water quality concerns.

Oatka Creek Watershed Committee

The watershed is situated within four counties and includes some twenty towns and villages. The Oatka Creek Watershed Committee is a diverse group of individuals, agencies located within the watershed area, and agencies that are responsible for the regulatory duties associated with the watershed. The committee was started in 1998, and meets monthly to discuss issues affecting the water quality of the creek. They are currently in the process of developing a watershed plan.

CHAPTER 2

INVENTORY OF EXISTING CONDITIONS; ANALYSIS OF TRENDS AND PROJECTIONS OF FUTURE NEEDS

A. Introduction and History

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.

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, serves as a meeting house for senior citizens, 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 Genessee 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

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.

A review of current census data obtained in June 2001 indicates that overall, population in Monroe County has grown as has 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 10 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.

Recent 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. Refer to Chapter 6 for more information supporting anticipated growth rates.

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.

Residents need public policies and programs that take the special needs of each group into consideration, as well as the needs of the entire community. The younger portion of our population needs quality education and opportunities for active recreation such as competition sports, bicycling and hiking. Middle-aged residents require services that are necessary for working people such as efficient transportation, access to Internet and business services, and other family-oriented services such as churches, health care, libraries, retail stores, and more passive forms of recreation. Aging residents require many of these needs, although their focus tends to lean more toward daytime activities with friends, and convenient access to specialty stores and medical attention.

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.

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 20years.

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.

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 “village industry” zone (central Scottsville)
- 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)
- Ultraform/Traditional Wood/Trubee (North Rd./Scottsville-Chili Rd.)

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)

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.

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. Some businesses, such as Coopervision, Sabin Metals, “Shurfine Plaza”, Ultraform and Rodwin Industrial Center have expanded or have made significant capital improvements within the past three years. 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.

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 the major renovation at the Rodwin complex. It is important to learn what aspects of the community have produced a favorable environment for these success stories.

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.

Therefore, 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, there is a need for the Town of Wheatland and the Village of Scottsville to enact policies and programs to attract a greater number of businesses into our area and expand the businesses we have.

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.

However, there is a need to conduct a business survey to gather specific information regarding employment trends, services provided, existing business plans, and opportunities for growth and potential barriers to business development. Once the survey is completed, providing a better understanding of the local economy and business needs, the Town and Village can effectively work to enact policies that will foster expansion of existing businesses and attract new ones by presenting an appealing environment for business.

Policies suggested for consideration and discussion with the business community include:

- Eliminating unnecessary constraints to development identified through the business survey, and those discussed in chapter 3,
- Establishing a common marketing theme that all merchants can build upon, such as “tourism, art, historic exploration, great place to live and work, and/or recreation,”
- Develop promotional materials that “sell” our community as a great place to live and work.
- Facilitate municipal capital improvements in business neighborhoods such as assistance with building façade renovations, construction of convenient public parking, and construction of streetscape improvements,
- Provide municipal staff time or appoint a volunteer position (economic development officer) dedicated to addressing the existing needs of local businesses and developing marketing strategies for the recruitment of new businesses.

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 provided information regarding water quality and stream classifications for area streams, as listed in the current (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. These classifications are currently being reviewed and the document will be updated in the future.

Water quality in the Great Lakes region is also an international issue that ultimately affects policy and regulations in our immediate community. The International Joint Committee (IJC,) that includes participants from the United States and Canada, is concerned about the general water quality in the Great Lakes region. The IJC recommends the creation and enforcement of Watershed Plans to maintain and improve water quality. Coordinated efforts to this end are being made by diverse groups working on Watershed Committees such as the Oatka Creek Watershed Committee.

The current strategy of the IJC appears to be that overall water quality in the Genesee River basin can be most effectively improved and protected by addressing the water quality issues of the individual, smaller watersheds that contribute flows into the Genesee River. These smaller watersheds include the Oatka Creek and Black Creek watersheds discussed in this chapter.

Therefore, based on the regional importance of water quality, there is a need for the Town of Wheatland and the Village of Scottsville 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. This includes regulations associated with point source and non-point source discharges into creeks and water bodies, soil erosion and pollution control measures associated with construction activities, and various forms of potential groundwater contamination.

Wetlands and Endangered Species

Wetlands are areas such as swamps, marshes, or wet meadows where the ground water 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.

Therefore, based on current regulations and since wetlands are a factor affecting development, the Town of Wheatland and the Village of Scottsville should officially designate local environmentally sensitive areas through a Preservation of Environmentally Sensitive Areas (PESA) program. They 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. There is also a need to increase awareness of, and enforce current regulations at the local level. New local measures may also be developed and enacted through the use of Environmental Overlay Protection Districts (EPODs) to add supplemental regulations for conservation and mitigation, including a requirement to first consider local mitigation for impacts to wetlands versus mitigation outside the community in regional wetland banks.

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, but are mapped to draw attention to the potential risk. The Village of Scottsville Code, Chapter 90 entitled "Flood Damage Protection" addresses issues associated with special flood hazard concerns. The Town of Wheatland Code addresses similar issues in section 98-16 entitled Flood Damage Prevention.

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, there is a need to consider enacting further safety measures in these areas through the use of supplemental zoning regulations enacted as part of an Environmental Protection Overlay District (EPOD.)

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.

Therefore, based on the environmentally sensitive nature of steep slopes, and the Community Goal to preserve the environment, there is a need to 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.) There is also a need to consider methods of encouraging reforestation of appropriate areas.

Therefore, based on the age of current woodlot mapping, there is a need to review their current locations and amend the mapping on file with Monroe County.

Soils and Agriculture

Soils 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. However, it is on the decline in Monroe County and it is feared that this trend will spread. 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.

Wheatland is located within the Monroe County Southwest Agricultural District #2. The Farmland Plan indicates that compared to all towns in Monroe County, Wheatland is ranked third in agricultural parcel acreage (11,942 acres) and agricultural land/buildings value (\$13,486,200.)

Land in agricultural use represents 61% of the land in our community. Of the land in agriculture, 10,278 acres (86%) is listed as field crop or vacant agricultural land. The Monroe County Plan notes that these two land uses are recognized as categories of land use prone to conversion (development) pressure. 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.

During the Monroe County review of our Town ordinances pertaining to farmland, it was found that although modified in 1997, the definition of Agriculture in section 98-4 of the Wheatland Code may still not be in compliance with Article 25AA of the New York State Agriculture and Markets Law.

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, there is a need for the Town of Wheatland to:

- ***Review and clarify the existing Wheatland Code definition of agriculture that limits parcel size to 10 acres, to address the distinction between the assessment/zoning issues associated with agricultural, 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/promote 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 as 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 areas where development can occur without impacting active farming.***

Should there come a time when farming as an industry becomes less attractive, and 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.

The 19.7-acre Syracuse Sand and Gravel mine operated by Riccelli Enterprises is on North Road, west of Wheatland Center Road, is the only remaining active mine in Wheatland. The products excavated at this location are used primarily for highway construction in and around Monroe County. The mine is regulated by the New York State Department of Environmental Conservation (NYSDEC) and by the Town of Wheatland under an excavation permit (expires 2005). The Town of Wheatland excavation permit for the mine was recently renewed after extensive scrutiny regarding truck traffic issues and other non-permitted waste hauling activities.

Wheatland is also the location of large abandoned gypsum mines that operated during the 19th and early 20th centuries. Exact limits of the underground mines are not known.

Therefore, based on the public concern regarding mine subsidence as noted above, there is a need for the Town of Wheatland to consider consolidation of historical mining records and recent geotechnical documentation, and development of a procedure for making the information readily available to the public. There is also a need to improve communications with NYSDEC to develop a notification mechanism that informs the community that mine closure and reclamation procedures required by NYSDEC are actually performed.

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 and Limerock Road neighborhoods. The process of documenting and monitoring wastes sites is ongoing.

Therefore, based on the potential environmental hazards associated with waste sites, and the community Goal of maintaining safety and high quality of life, there is a need to continue the review of development applications with respect to waste site locations, and a need to make the waste site information and information regarding potential hazards more readily available the public.

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.

Therefore, there is a need for the Town of Wheatland and the Village of Scottsville to investigate and address environmental concerns as they are identified. There is also a need to maintain an awareness of all current and historic pollution sites, and work with the appropriate regulatory agencies to see that environmental hazards are investigated and remedied.

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. The Village of Scottsville maintains record mapping of water mains, sanitary sewers and storm sewers. However, the current maps have not been updated since 1980. The Town of Wheatland also has no completely up to date mapping of these types of facilities. More detailed information is necessary for proper system maintenance and for compliance with upcoming federal stormwater regulations.

The Village and the town are coordinating with Monroe County to mark existing stormwater features, such as catch basins and manholes, so that they are visible for an aerial photography flyover. This information will be used as the first step in preparing new mapping all of the existing facilities.

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). With the exception of a short segment of new water main across Oatka Creek which was installed during the NYS Route 251 Bridge project, completed in 2003. There are no MCWA capital improvements planned in the Town of Wheatland within the next six years.

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.

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.) The Village-owned sewage treatment plant is located on River Road behind Canawaugus Park. Sewer service is allocated to residents and business through a system of “sewer units.” A limited number of sewer units exist based on the current capacity of the sewage treatment plant.

The Scottsville plant was first constructed in 1968 and has been in continuous service since then. The plant receives regular maintenance and operates under an annual capital improvements program. Under normal circumstances, the plant operates within its capacity, at about one half of its design process capacity. However, the plant occasionally exceeds volume capacity at various times during the spring months due to increased levels of groundwater and stormwater infiltration into the collection system.

Although the plant currently receives little or no industrial waste, it is recognized that the addition of any notable amount of untreated industrial waste without the proper modifications to the plant could raise regulatory compliance issues. Industrial pretreatment is a possible method of reducing the need for plant modifications. It should also be noted that anticipated changes to federal regulations may pose compliance issues even if the current waste stream mixture is maintained. The plant is scheduled for maintenance work in the near future, the potential for significant expenditures to upgrade the plant headworks equipment. .

The sanitary sewer collection system consists of two distinct subsystems. A town-managed gravity system collects sewage from the NESS district and is pumped into the village-owned system at a pump station located near the “Shurfine Plaza”. The village system is a gravity system. All sewage flows under Oatka Creek, to the plant, 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.

As part of this study, the Monroe County Pure Waters District was contacted and a representative of the Committee attended a meeting with several representatives from Monroe County. The County noted that several regional planning studies have been conducted over the last 30 years. The first major plan was developed in 1964 and was comprised of four sub-plans that addressed the four quadrants of Monroe County. Many counties around the state were actively planning for and promoting countywide sewer systems that would collect all sanitary waste and provide treatment at a few major treatment plants. This was the first major step toward implementing the expansive system that we now have in Monroe County.

The plan for the southwest quadrant, known then as the Genesee Valley Pure Waters System, indicated that a new sewer trunk line should be constructed from Scottsville, through Chili, to the former Gates-Chili-Ogden treatment plant near the southern end of the Monroe County Airport. A route was shown generally following the Main Street, Chili Avenue and Route 386 (then 251) out of Wheatland.

During the period from 1964 to 1974 when the plan was updated, it was realized that growth in the southwest quadrant was not happening as fast as anticipated, and that municipal leaders in the southwestern part of the county were not interested in such an elaborate, and expensive plan. In 1974, the updated plan still showed a possible connection to the county system for Scottsville and Wheatland. The route this time was shown crossing the flatlands between the existing sewage plant and the Genesee River, crossing the river, and connecting to the Pure Waters system in the vicinity of Riverton.

Since 1974, much of the county system has been constructed, as planned, in the areas of heaviest development. Many towns and villages hooked into the Monroe County Pure Waters system to eliminate the financial and regulatory burden of operating small municipal treatment plant. To date, there are only five local municipal treatment plants still in operation; Webster (Town and Village,) Honeoye Falls, Scottsville, Churchville, and Spencerport. The Scottsville sewage plant will soon become one of four when Churchville ties into the Pure Waters system to facilitate new industrial

treatment capabilities not possible with the existing small municipal plant. Spencerport is considering a feasibility study to connect into the Monroe County system as part of their 20-year facilities planning, in order to utilize the most cost effective solution.

Now that most of the towns and villages in the congested areas are connected, the regional philosophy toward sewage treatment in the remote areas has changed. Monroe County now prefers to let the municipalities find the most logical, and cost effective ways to handle their waste. If all federal regulations can be met at the municipal plant, and if the quality of the discharge water body can be maintained, the county will honor a municipal decision to maintain the operation of a separate plant. However, communities recognize that regulations are becoming more and more demanding, and as operations costs increase along with the potential need for additional costs for upgrades, they may wish to investigate the feasibility of hooking into the Pure Waters system.

With the continuing opportunity for growth adjacent to the Village in the Town of Wheatland, the Village of Scottsville is continuing to budget funds to investigate and reduce sewer infiltration and inflow. Furthermore, the Village of Scottsville has been working with Monroe County Department of Environmental Services to develop a plan to construct a pump station and forcemain project, in order to eliminate the Scottsville Wastewater Treatment Plant, sending Village and Town wastewater to the County system. Last year, MCDES hired Blasland, Bouck and Lee (BBL) to develop a facilities plan. The Scottsville Sewerage Study, dated January, 2004, outlines a \$1.455 million dollar project which could connect the existing WWTP wet well into a county pump station and construct approximately two miles of forcemain east into the Monroe County Riverton Pump Station. The Village of Scottsville would then de-commission the remaining WWTP facilities.

Both the Village of Scottsville and MCDES are currently investigating options to fund this project, prior to any further analysis or design. The January 2004 Scottsville Sewerage Study also outlined potential future sewer service areas within the Town of Wheatland.

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.

In Scottsville, the existing systems range in age and were generally installed when the streets were constructed. They are typically in adequate working condition. However, there are areas without adequate coverage within the village limits. These areas include backyards on Beckwith Avenue, the east side of Rochester Street, Wheldon Street, and along East Grenadier Street.

Mumford storm sewers are generally between 5 and 25 years old. Some maintenance is currently needed on the older sections. 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.

Therefore, the Town and Village should continue to maintain their storm sewer systems in keeping with past practices and current regulatory requirements.

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 Niagara Mohawk 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.

Personal Communications

Personal communication transmitting facilities are located in the community. Close proximity to the NYS Thruway generally assures effective reception throughout the immediate area. There are two towers. Cingular Communications operates a facility on McGinnis Road (between NYS Route 383 and North Road) and Sprint operates a facility just off NYS Route 36 immediately south of the NYS Thruway. Both are

located at the western end of Wheatland, in rural areas. There are also towers near the town boundaries on Wheatland-Chili Townline Road and at the Riverton Golf Course.

Cable Television

Cable Television service is provided by Time Warner 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.

Hard-wired Internet Service

Cable internet service is provided by Time Warner 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.

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.

Today, 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, and continues to provide service to Sabin Metals on Wheatland Center Road, Burnwell Gas in

Mumford, and expanded service to the newly opened salt mine in Hampton Mills near Geneseo.

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 principle 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)

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. The Village of Scottsville also owns one bridge, located on Scott Crescent. This bridge is over 80 years old, and receives regular inspection. However, repairs and maintenance costs are borne by the Village unless other funding becomes available. This bridge is currently in poor condition and requires attention.

Therefore, based on the Community Goal to maintain safety and high quality of life, there is a need for the Village of Scottsville to plan for and address the structural and safety needs associated with the bridge on Scott Crescent.

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, and 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. So 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.

Therefore, based on the growing commuter traffic through our community, combined with a local desire to minimize the impacts of traffic on our neighborhoods, there is a need to work with the Genesee Transportation Council (GTC,) and State and County highway officials, to identify key commuter routes and find ways to effectively move traffic while minimizing the impacts to the community, and program specific projects into the regional Transportation Improvement Plan (TIP) that achieve these objectives.

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.
- Scottsville-West Henrietta Road (NYS 253): Deficient Geometry between Rodney Farms and Scottsville Road.
- 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.
- Riga-Mumford Road (NYS 36) intersection with North Road (CR 139): Address deficient eastbound and westbound sight distances to the north and south, 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.

Therefore, based on the number of existing concerns associated with highways, there is a need for the Town of Wheatland and the Village of Scottsville to continue working with the appropriate highway agencies to prioritize the concerns and address each in the most effective way.

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:

Scottsville:

- Main Street: Pedestrians and historic structures
- Rochester Street: Pedestrians/T.J. Connor School walking route and historic structures

Wheatland:

- North Road: Pedestrians/ Wheatland-Chili High School walking route
- Chili Avenue: Pedestrians/ Wheatland-Chili High School walking route

Mumford:

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

Therefore, based on the Community Goal to maintain safety and high quality of life, there is a need for the Town of Wheatland and the Village of Scottsville to make sure that all appropriate highway agencies are aware of these specific areas 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.

Therefore, based on the same Community Goal, there is a need for the Town of Wheatland and the Village of Scottsville to 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.

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

Although there has been no direct access to the Thruway between exits 46 and 47 for the past 40 years, Monroe County had contracted with a professional consultant to perform a feasibility study associated with introducing access into Chili, and Wheatland. Local representatives were assigned to a task force developed by Monroe County, and they attend the feasibility study progress meetings, to monitor study developments and report information back to the local governing bodies.

However, during the preparation of this Plan, Monroe County ended the study with a determination that a new Thruway interchange would not meet the intended goals and that it would not be economically feasible. Since previous community planning documents discussed past plans for a thruway interchange in this area that surfaced and disappeared, it should be recognized that the issue could resurface again during the course of this 20-year planning period. Therefore, this Plan has retained discussions of the issue for future potential planning purposes. Also refer to Chapter 6 for more information.

Nearly all of the State highways in Wheatland have been repaved or reconstructed within the last six years. The only highways that have not had significant work within

the last 10 years are Routes 253 (Genesee River to Scottsville) and 383 (Rochester Street, Main Street and Caledonia Avenue). Route 383 received an asphalt overlay in 1999 to maintain a satisfactory riding surface until the reconstruction project is initiated.

The NYS Route 253-383 corridor is currently in the planning phase. The project could be constructed beginning in 2005, and would address the deficient geometry on NYS 253, the speed on Rochester Street and Main Street, and the truck traffic impacts on Rochester Street and Main Street. It is anticipated that the geometry on NYS 253 could be fixed as part of a culvert replacement project that is also scheduled for NYS 253, perhaps sooner than the corridor project.

A local task force has been assigned to attend the project meetings for both projects and to report to the Village Board.

Therefore, since the NYSDOT is planning highway improvements in the community that will have an effect on the community, there is a need for the Town of Wheatland and the Village of Scottsville to maintain an active participation in the planning and development of the State highway projects. 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.

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

The Village of Scottsville performs regular highway maintenance on an as-needed basis. However the village has recognized the need for an ongoing written annual maintenance program that tracks highway conditions, prioritizes capital improvements needs and facilitates fiscal planning for large expenditures.

Therefore, based on the large capital costs associated with highway improvements, there is need for the Village of Scottsville to develop a written 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.

The Town of Wheatland has a highway budget for maintenance. Yearly the Town Board assembles the 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.

Currently the town does not have a highway capital improvement budget. It is the responsibility of the Highway Superintendent to inform the Town Board of any possible future need for such projects.

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.

Public Transportation

The Regional Transit Service provides limited daily service between the “Shurfine Plaza” and Downtown Rochester. 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 Transit Authority is currently conducting a circulator study to identify the needs of suburban travelers, such as our citizens, that desire to travel to other destinations than downtown Rochester.

Therefore, 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, there is a need for the Village of Scottsville to work with the transit authority to improve service to meet the needs of our citizens and workers, as practical.

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.

There currently are no plans to repave or widen any shoulders on town roads in the near future to accommodate a greater number of pedestrians.

The results from the 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.

Therefore, based on the citizen's desire to improve pedestrian access in the community, there is a need for the Town of Wheatland and the Village of Scottsville to continue upgrades to all types of pedestrian facilities under their jurisdiction, and a need to 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.

Another specific area of need is the sidewalk along Flint Hill Road from the hamlet to the Mumford Rural Cemetery. The condition of the sidewalk is poor.

Therefore, there is a desire for the Town of Wheatland to replace the section of sidewalk along Flint Hill Road.

Therefore, since the cost of these benefits to the community are expensive, there is a need for the Town of Wheatland and the Village of Scottsville to 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 for alternate funding sources, such as grants, to offset the cost of these improvements. In the case of new development, there is a need for the Village of Scottsville and the Town of Wheatland to address pedestrian issues during the development process, through site plan review and SEQR evaluations regarding public quality of life issues.

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, based on the results of the Public Information Survey that indicates that the community as a whole values the nice appearance of our neighborhoods and the positive impression of the community that they reflect, there is a need to encourage streetscape improvements whenever feasible through capital improvements projects, tree planting and maintenance programs, beautification programs and the creation of public garden.

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.

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.

Trail markings are also infrequent and the route is difficult to follow as it crosses NYS Route 383.

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. There has been recent interest in reopening this facility.

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. 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. It is currently leased for farming and a small piece of the land is used for staging municipal maintenance activities.

Therefore, 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, there is a need for the Town of Wheatland to 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.

Therefore, also based on input from the Public Information Survey, there is a need for the Village of Scottsville and the Town of Wheatland to continue to improve fishing access along Oatka Creek. This can be accomplished at village or town land, and both municipalities can work with other agencies such as New York State and Monroe County to improve access at their facilities.

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.

Therefore, 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, there is a need for the Town of Wheatland to actively pursue ongoing

improvements in Freeman Park as funding is available, and consider future recreational uses of Indian Allan Park and other 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 other plans for recreation that may be envisioned by the Wheatland-Chili and Caledonia-Mumford School Districts.

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. 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 Village waste water treatment plant, 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, but also serves to be a natural trash collector. Those responsible for providing and supervising recreation and athletic programs in the park indicate that much of the equipment in the park is in need of repair and that there is a need for additional athletic fields.

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. Refer to section I for other village owned land with recreational potential.

Therefore, 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, there is a need for the Village of Scottsville to consider making improvements to Johnson Park and Canawaugus Park to better serve the community.

This can be accomplished through the development of a village park master plan or other planning exercises that document existing conditions, develop goals and objectives for park improvements, and present strategies for implementation. Other studies should include a survey of available athletic fields and playground equipment using recognized standards provided by groups such as the New York State Recreation and Parks Society (NYSRPS.)

All planning studies should be done in coordination with similar needed Town of Wheatland studies discussed above, and other plans for recreation that may be envisioned by the Wheatland-Chili School District.

For Canawaugus Park, special consideration was given to providing a physical link between the Greenway (regional park patrons) and the village business district with the installation of the Canal Street boardwalk. Providing special trailhead attractions such as creek access points, comfort facilities, additional trail spur connection opportunities, historic interpretive facilities or other features specifically designed to draw the recreational users to the immediate village downtown area as a trip origin or destination, should be considered in the future.

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 two 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. There are currently plans for basic maintenance and capital repairs including new windows. Other improvements and repairs are needed such as improving access for disabled persons, including a lift to be ADA compliant, and rehabilitation of unused, deteriorated portions of the second floor.

Therefore, based on the Community Goal of preserving historic character, there is a need to continue active participation of the Donnelly House Commission to facilitate the ongoing improvements to this historic building.

Village of Scottsville Buildings

The Village of Scottsville owns municipal buildings at three locations. The Highway Department is located at 389 Scottsville-Mumford Road. This complex includes the highway offices and maintenance shop (w/ 4 truck bays) constructed in the 1990s, a salt storage building constructed in 1994, and various materials staging areas. The highway department facilities are currently operating within capacity.

The Village Municipal Complex located at 22 Main Street houses the Village Clerk's office, the Town Clerk's office, the Town and the Village Building Departments, the Town Court and Assessor's offices, seven truck bays, and a large multi-purpose room used by all of the various departments of both governments. The building was constructed in 1960 and is in generally good condition. However, there is a need for a new, more efficient heating/cooling system and a new roof.

In addition to the physical building needs, there is also a space problem. Specifically, there is no office space for the Town Supervisor, the Village Mayor, the Town and Village Attorneys, or the Town Judges. Space is cramped and is dysfunctional for weekly Town Court activities. The town also frequently receives complaints about the lack of parking on court night. Ideally, modern court facilities should have a large and private courtroom with a prominent location for the "bench," a separate court clerk's office, judges' chambers, one or more holding cells, secure entrances for prisoners, separate from public entrances, and an interrogation room. Based on current court loads, sufficient parking is also required. In addition, a Monroe County Sheriff substation could be included for convenience and for a "local presence."

With respect to the Scottsville Fire Department operations, a new facility was constructed on Scottsville-Mumford Road in 2003, leaving the former space at the Village/Town Hall vacant.

Given the current space constraints and physical limitations, municipal officials have been digging deeper into the problem and have authorized further study of municipal office space needs for both the Town and the Village.

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 a community center, a retail store, an apartment and the Mumford Fire Department offices and truck bays. 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. Since the Town of Wheatland rents space from the Village of Scottsville, and since the space problem has been evident for many years, 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 the buildings have not been constructed at this time, a capital reserve fund was established and is funded annually. Now that the municipal office space problem at the Village's Main Street facility is becoming more critical and the time is coming when a decision must be made how to best solve the problem, there is an increased awareness of the availability of this land for some municipal development.

Although current growth projections are slight at best, it is anticipated that regardless of any zoning changes or the possible introduction of a Thruway interchange, 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.

Since Wheatland has traditionally functioned as predominantly part-time and/or volunteer government with no real home or identity of its own, there is a growing need for the Town of Wheatland to first make the decision whether or not to establish an encompassing community-wide identity that can be recognized regionally among other towns and especially Monroe County. This decision will be a key factor in not only the location of any new facilities, but is a critical decision to be made regarding what image will be portrayed to the rest of metropolitan Monroe County, and thus the magnitude of any future facility planning.

Therefore, based on the immediate space needs at the existing Village Municipal facility discussed above, there is a need for the Town of Wheatland and the Village

of Scottsville to continue to evaluate options to accommodate the needs of the community.

There is a also need for the Town of Wheatland to make a decision regarding a long-term (10 to 30 year) vision for the town identity, and then plan a strategy to realize that vision. The vision will clarify long-term planning needs and other issues associated with municipal facilities.

Village of Scottsville Vacant Public Land

The Village of Scottsville owns several pieces of vacant land of various shapes and sizes. However, there is only one parcel large enough for development. The “Margrander” property, located on Scottsville-Mumford Road immediately east of the Oatka Cemetery, is a vacant parcel of land that also abuts Bowerman Road. The 47-acre parcel was acquired in 1982 with no specific purpose stated. The location immediately adjacent to the Village of Scottsville Department of Public Works facility made it an attractive piece of land for future municipal growth.

A portion of the “Margrander” property is currently home to the new Scottsville Fire Department facility. The parcel is large enough to accommodate other uses. Village officials have also discussed the feasibility of subdividing the parcel to form residential building lots along Bowerman Road that could be sold to offset the cost of other desired, or needed community improvements on the land. Other community uses under consideration are for recreation.

Based on the multiple land uses under consideration for the Margrander property, there is a need for the Village of Scottsville to further evaluate the potential of the land, in conjunction with other park master planning activities, and the impacts that the development of this land will have on the renovation and reuse of the Village Facility at 22 Main Street.

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 and Ambulance, Mumford Fire Department, and Caledonia Ambulance. There are two fire response districts within the community. They are the Wheatland Fire District and the Mumford Fire District. District boundaries are shown on Figure 2.10.

The Wheatland Fire District has no staff, equipment, or facilities. It is purely an administrative service district. Therefore, the Town Board has typically contracted with the Village of Scottsville for fire response and ambulance service within the Wheatland Fire District. The Scottsville Fire Department is a branch of the Village of

Scottsville municipal services and operates out of the Village municipal facility at 22 Main Street. The Village Trustees also serve as the Commissioners of the Department.

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.

Although respondents to the Public Information Survey indicated that they feel safe in our community, maintaining the sense of security requires much effort on behalf of the emergency providers, especially the fire departments and ambulance squads.

The Scottsville Fire Department provided data that indicates a significant growth in the number of responses within their service area. The call rate over the past 10 years has increased over 30% compared to a population growth rate of between 1.1% and 11.3% for Wheatland and Scottsville. This growth is attributed to higher traffic volumes, aging population, increased recreational activities and other development in the community. In addition to increased call rates, the fire departments have additional responsibilities for emergency preparedness and disaster planning/response since the Wheatland Police Department was ended in 1994.

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.

Although there has been little public outcry for an increased police presence, the number of complaints regarding petty thefts and suspicious activities in Scottsville has lead to municipal discussions regarding the feasibility of introducing a Monroe County Sheriff's substation into the area to induce a greater police presence. This topic is currently unresolved, but is under consideration.

The Mumford Fire Department/Community Building needs updates and renovations which are currently being considered by the Department. As funding becomes available these upgrades to the facility will be considered and implemented.

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) with all grades educated on a single campus located on North Street in Caledonia, Livingston County. Major improvements have taken place on the CMCS campus over the past four years including a major expansion of the high school building that provided space for a new middle school program. Ongoing site improvements and athletic field modifications are also taking place.

School district boundaries are shown on Figure 2.11. There are no private or parochial elementary, middle or high schools within the community. However, the Crestwood Children's Center operates a facility on Scottsville Road and there are other small private pre-schools in the community.

Therefore, based on the currently planned and ongoing improvements being made in both school districts, there is a need to coordinate improvements, especially those involving athletic facilities and other public spaces with the Town of Wheatland and the Village of Scottsville to that a community-wide recreation plan can be developed so that duplicate facilities are not planned for construction, unfairly tapping community resources that may not truly be needed.

Health Facilities

There currently are no public health treatment facilities or nursing homes in the community. However, there are two dental offices and two assisted living facilities located in Scottsville. One dental office is on North Road and the other is on Main Street. The assisted living facilities are located on Chili Avenue and two on North Road.

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

Village of Scottsville

The Village currently employs a Mayor, Village Clerk, Deputy Clerk, Superintendent of Public Works, Building Inspector, (Village/Town) Fire Marshal/Code Enforcement Office, Financial Officer, and wastewater treatment plant staff along with other public works support staff. The Mayor, Fire Marshal, Financial Officer positions are not funded for what would be considered full time compensation.

It was also identified that there may be a need for a person, such as an administrator, to look into the availability of grants and other funding sources for capital improvements within the village.

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 Marshall, Code Enforcement Officer (Town/Village), 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, Court Justices and Court Clerk positions are not funded for what would be considered full time compensation.

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. Our district is managed by a committee of five persons. During the planning process, a meeting was held with the chairperson of the Rochester Street Historic District Advisory Committee to review the current status of the District, and assess the benefits and drawbacks of maintaining an historic district. The following facts and statistics were presented at the meeting:

- Village of Scottsville Clerk is responsible for distributing welcome packets to new property owners in the District.
- Village of Scottsville Building Department is responsible for notifying Committee of new applications within the District.
- Committee deals with exterior appearance only.
- The District has had fluctuating citizen interest over the years.
- Interest in forming a district has been noticed among the Church Street and Main Street property owners.
- Federal grant money is only available to rehabilitate structures that will be open to the public.

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.

Therefore, based on information from the Public Information Survey that indicates a goal to maintain/protect historic resources, there is a need to encourage preservation through programs such as the National Register landmark designation process, which includes individual structure designation, historic district designation and Certified Local Government (CLG) designation. However, based on input the Rochester Street Historic District regarding the conditions that apply to designation and the ongoing effort of managing a district, there is also a need to quantify the actual benefits anticipated versus the responsibilities involved before applying for any form of designation.

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.

Therefore, based on input gathered from the Public Information Survey that indicates a local sensitivity toward historic resources and a desire to preserve the historic character of the community, and since the process of obtaining National Register designation is more extensive and costly than most individual property owners are willing to attempt, there is a need for the Town of Wheatland and the Village of Scottsville to jointly consider a policy of Local Landmark Designation that could provide an added layer of protection to local landmarks during the environmental review process for new development. This program would require that an official map, or listing of local landmarks (approved by the individual owners) be prepared for use by the public, the building inspectors and local review board members. The Town will be using the survey generated by the Wheatland Historic Association's reconnaissance-level survey of historic sites and buildings has been completed.

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.

Therefore, based on the prevalence of known archeological sites and the probability of discovering new sites, there is a need for the Town of Wheatland and the Village of Scottsville to address archeological resources during the environmental review process for development proposals and municipal capital improvement projects.

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.)

Therefore, based on the discussions above regarding local landmarks, there is a need for the Town of Wheatland and the Village of Scottsville to also consider cemeteries for designation as local landmarks to provide an added level of protection under the environmental review process for new development.

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 Wyvill Avenue and near Race Street, now seen as a ditch that collects trash, was constructed in the early 1800s as a raceway to power two flour mills. 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.

Therefore, based on input gathered from the Public Information Survey that indicates a local sensitivity toward historic resources and a desire to preserve the historic character of the community, there is a need for the Town of Wheatland and the Village of Scottsville to recognize the importance of the remaining artifacts associated with the great days of water travel in our community and take special measures to preserve them and make use of them, as possible, for education and tourism.

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 Nutrition Center currently provides services to our elderly through a program housed at Hartman Hall, part of St. Mary's Church. Seniors also meet regularly at the Village Hall and at the Donnelly House. There are also many churches and other civic buildings in Wheatland.

Other Cultural Aspects of the Community

Although not frequently publicized, there are numerous artists living in the community. Famous and novice artists have found a haven in Wheatland and Scottsville that provides them with solitude and inspiration. Within the community most artwork is privately commissioned from small studios. Some artists have larger studios in Rochester or other parts of Monroe County.

Although many artists participate in regional art shows that draw large numbers of potential buyers for their work, it appears that there must be only a small market locally for their work. Some artists place their pieces on consignment at area gift shops and other retail shops. However, there is no artists' cooperative or other group retail outlet to draw art lovers into the area.

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

Therefore, based on results from the Public Information Survey that indicate citizens consider the preservation of the rural and historic character of the community as a primary goal, there is a need for the Town of Wheatland to consider methods of preserving the rural character of the community through the preservation of significant views and vistas, especially those noted above as significant. This can be achieved by designating view-shed areas where only agricultural zoning will be acceptable, by adopting stricter supplemental conditions through the use of overlay districts and/or design guidelines, or incentive programs that discourage requests for zoning changes for high-density development.

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.

It was also noted that there is currently an inter-municipal agreement being prepared to help the building inspectors enforce property maintenance at few “problem” spots along municipal boundaries.

In general, responses to the Public Information Survey indicated that citizens are content with the current appearance of the community and the current level of code compliance. However, a number of write-in comments, and comments from a planning meeting with the Wheatland Historic Association indicated that design guidelines are necessary to preserve the historic character that we currently enjoy.

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, there is a need for the Town of Wheatland and the Village of Scottsville to give further consideration to design guidelines that are fair and equitable to applicants for new construction and modifications to existing buildings. The need is most evident in the following areas:

- *Developed areas with a high concentration of historic buildings,*
- *Commercial areas that can benefit from a common historic theme, or branding, to revitalize the neighborhood and attract history enthusiasts,*
- *Untouched historic rural areas where it is desirable to maintain a particularly historic “look” approaching a significant historic site or other area of historic reenactment.*

This need should be addressed with the understanding that property owners will need to understand and appreciate the value of the guidelines before they can be enacted, or be beneficial. Also, staffing issues associated with a review board and the building inspectors will need to be addressed before a program of review and enforcement can be initiated.

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.

CHAPTER 3

DEVELOPMENT OPPORTUNITIES AND CONSTRAINTS

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 administrated 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.

B. 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 were there 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 so 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 perks well.

C. 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 Public Information Survey indicates that no such sentiment exists today and the community will accept industrial/technological development.

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

Location

Our community is only located 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 person to advocate the community. However, there is an active Volunteer Economic Development Committee to promote 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 service to the areas around Scottsville, if the sewage plant had substantial excess capacity. Currently, a limited amount of excess capacity remains in the form of unused “sewer units” assigned to portions of the town. However, the Scottsville sewage plant is facing limitations, nonetheless. Federal regulations that apply to the Scottsville plant are becoming more and more stringent. It has been suggested that there will come a time when compliance will become difficult, if not impossible, without major investment.

Phosphorus and heavy metals are the most difficult contaminants to treat in municipal sewage and industries are the largest contributors of these contaminants. Even with limited industrial waste currently in the system, it is anticipated that Scottsville may be reaching regulatory limits. Therefore, it is anticipated that subtle changes in current industrial uses, or the addition of any future uses may force the plant into non-compliance with discharge requirements.

Neighboring villages have already tapped into the Monroe County system for just this reason. Churchville is currently tying into the system because their sewage plant was unable to accept the volume and concentrations of contaminants proposed by new industrial uses and development. Spencerport is studying the benefits and costs of tying into the Monroe County system as part of their 20-year planning process.

Without adequate public sanitary sewage service, industries are required to treat their own sewage before discharging into the public system, or into leach fields. The private systems needed to treat industrial sewage can be very costly, and permitting times can be lengthy. In many cases these issues can make construction unfeasible. Businesses typically prefer to pay a waste surcharge to the community in exchange for quick and easy hookup to public sanitary sewers.

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.

D. 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.

E. 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 Abandon 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 Chapter 2 of this Comprehensive Plan where they are also discussed in greater detail

- 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

CHAPTER 4

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.

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**
-

B. Policies

Each of the Community Goals listed above can only be realized through planned actions lead 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-facetted 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 first hand. 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 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. However, The Village of Scottsville initiated a volunteer Community Watch Patrol in response to public concerns about crime. Pairs of walkers armed with cell phones patrol certain areas of the village and report irregularities to the 911 coordinator, who then sets up a rendezvous with the patrollers and a Monroe County Sheriff.

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.
- Continue "Scottsville Volunteer Community Watch" program.

- 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.
- Enforce the Village's noise ordinance, as appropriate to discourage loud parties and disruptive loitering.
- Ensure reliable and efficient pickup of trash and leaves.
- Adopt a street tree maintenance and planting program. Prepare regulations for the design, planting and maintenance of street trees outside of the highway right-of-way as part of major new residential developments (10 lots or more), encourage the incorporation of native species into any street tree plan.

- Require buffers, such as landscaping and/or transitional uses, between 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 and Village 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/Village 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 or Village 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.

- Encourage the use of planned environmental protection strategies, such as the designation of Environmental Protection Overlay Districts (EPODs,) to add supplemental development requirements in environmentally sensitive areas.
- 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, permitting innovative design techniques that protect sensitive areas, encouraging natural design themes for development, and/or requiring the use of conservation easements in all development.
- Discourage the current utility company hack-and-slash practice of tree trimming that resolves conflicts with wiring yet destroys the beauty of tree-lined streets by removing visible foliage and unbalancing the overall geometry of the street trees. Promote the use of skilled arborists by utility companies and public education regarding safe tree planting.

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 and the Village of Scottsville, 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.

Scottsville and 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.

5. 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

- Develop local procedures for evaluating highway conditions and planning for future capital expenditures.
- 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.

CHAPTER 5

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 are for the planning period of 2004 to 2024. 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

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 is either served by public water, or in the case of the neighborhoods west of Mumford, public water mains are planned for construction in 2001.

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.

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.

A. 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.

B. 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.

C. 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.

D. 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-



E. 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.



<<<Redevelopment of existing Village Industry in an historic aesthetic has proven to be very popular.

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.

To date, no Limited Industry or Commercial Industrial Park zones have been established in the Town of Wheatland.

F. 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.

G. 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. The AE

ordinance is currently under review and, therefore, no areas have been designated to date. It is anticipated that this overlay district will be limited in size and will be located in an industrial area

H. Conservation

The protection of environmentally sensitive areas is an important factor in community planning. Specific conservation areas, also known as “PESAs” are currently being discussed by the Town of Wheatland. It is anticipated that these specific environmentally sensitive areas will fall within the areas indicated as sensitive areas on the Environmentally Sensitive Areas map in Chapter 2 of this Plan.

The areas include state and federally regulated wetlands, designated flood hazard zones for the town and village, and areas with steep slopes (over 15%). These areas also include lands along streams that should be protected whenever possible to ensure the preservation of quality fish and wildlife habitat. A condition of PESA designation will be that development and building construction in these areas will only be permitted after a municipal review of the site is performed and after the developer agrees to mitigation measures required to maintain the environmental integrity of the site.

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 local land use regulations should be considered in these areas. These regulations also include the use of special Environmental Protection Overlay Districts (EPODs) and special districts with Factors Affecting Development (FADs.)

I. 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.

J. Significant Views and Vistas

Five 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.

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.

In the future, more emphasis on preservation may become necessary to preserve these special community assets. A public forum, including government policy makers, should be designated to study the issue to a greater depth before initiating any specific requirements.

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.

CHAPTER 6

CONCLUSIONS AND RECOMMENDATIONS

A. General Demographics

Population Growth Projections

The year 2000 marked the end of a century that included phenomenal changes in modern civilization, and marked the beginning of a new millennium met with high expectations. This year also marked the latest 10-year census update of the 21st century.

Census statistics are causing changes all around the country, including Wheatland. As population numbers increase and decrease in various municipalities, everything from senate representation to sales tax revenues are shifting. The census numbers shown in Chapter 2 of this plan indicate an overall pattern of growth in our community.

However, even if the numbers are correct, they reflect only part of the picture. The 1.1% population increase shown for the 10-year period for Wheatland actually reflects an average between the population growth in Scottsville and what appears to be a decline in the population outside of Scottsville. The Committee believes that these numbers reflect a 10-year snapshot in time, showing a trend not likely to continue over the next twenty years.

The decrease in the population outside of Scottsville, which initial Census figures show as about 7%, could reflect a turnover of the population in the rural areas of the town, a restructuring of household composition caused by other social trends, or a mix of all three.

Obviously Scottsville has experienced similar social trends. However, the census numbers show a growth in Scottsville's population. It is believed that although there may have been a reduction in the number of persons per existing household as is suspected in the rest of the community, there was also much development concurrently taking place in the northeastern portion of the village, including the construction of fairly dense housing that once filled, would have compensated for any minor decline in the village population.

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.

1. 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.

2. Plan for average growth of 2 to 3 percent. *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.*

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 for the next 20 years; 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.

3. Develop Vision for A Unified Community Identity. *Therefore, it is recommended that the Town of Wheatland first make a similar decision regarding a long-term vision for a unified town identity, which recognizes and complements the unique attributes of Scottsville, Mumford, and the rural countryside, and then takes positive steps to realize that vision.*

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

1. 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.
2. Develop a policy for community-wide economic development that draws investment to all appropriate locations within the community.

3. 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.
4. 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.
5. Consider developing a municipal staff position responsible for community development, and organizing such events and programs.

4. *Preserve Village of Scottsville Character.* *Therefore, in conjunction and in cooperation with the Town of Wheatland, it is recommended that the Village of Scottsville make a similar decision regarding a long-term vision for how to preserve and promote the individual character of the village, and its special urban lifestyle attributes, while maintaining a duality of identity within a larger, complementing town identity. Once embraced, steps should be taken to realize the vision.*

As such, it is recommended that a village community identity be maintained, and blended with the overall town identity through the use of the following strategies:

1. Continue to sponsor village community events that appeal to village residents and visitors, such as festivals, fireworks, classic car shows, antique shows, parades, carnivals, etc., and coordinate their schedules with other town sponsored events as so to provide a variety of opportunities that do not conflict with other nearby events in the greater community.
2. Develop a policy for village economic development that draws a focused share of investment to all appropriate locations within the village while recognizing that some development, such as larger residential, technological and professional facilities are best suited outside the village where there is better access to highways and larger tracts of land to accommodate bigger facilities.
3. Consider construction and/or rehabilitation of facilities that complement 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 other civic facilities that interest the general public.
4. Consider coordinating youth, senior, continuing education programs and various other adult meetings with similar activities throughout the town to provide a variety of opportunities and experiences for village residents.
5. Consider jointly developing a municipal staff position with the Town of Wheatland that will be responsible for community-wide development that

recognizes the benefits of maintaining a balance between promotion of village-type lifestyles as well as rural lifestyles.

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 building 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. 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.

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 reasonable 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:

1. Health reasons in Mumford and at Blue Pond, where existing systems are failing and contaminating the ground water and surface water.
2. Environmental reasons to preserve Oatka Creek from the effects of sanitary waste runoff from failing systems in the slow-perking soils upland of the creek.
3. Environmental reasons to provide sewers for waste disposal from existing industries that cannot be well-served through conventional subsurface waste disposal systems.
4. 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, it is right next 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:

1. 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.
2. When updating zoning requirements, include requirements for buffer areas between differing uses that may be considered non-compatible.
3. When updating zoning requirements in rural areas, consider including requirements to provide an appropriate percentage of “forever-wild” conservation space in all appropriate districts.
4. Gather public input on individual zoning changes, making sure to fully explain the rationale behind the changes and the benefits to the community.
5. 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.
6. Added buffers or setback can be used to soften the affects of a zoning changes.
7. 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.)

5. Implement Zoning Changes. *Therefore, it is recommended that the Town of Wheatland, in conjunction with the Village of Scottsville as appropriate, take action 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.*

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.

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

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.*

It should also be noted that new Phase II federal storm water regulations were enacted in March of 2003. These regulations require stormwater treatment for all areas of disturbance greater than one acre. These regulations should be followed by all projects which exceed the threshold limits.

Wetlands and Endangered Species

7. Town and Village Develop 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, through the use of the following strategies:

1. Develop policies and programs that increase public awareness of, and enforcement of current regulations.
2. 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 through the use of Environmental Overlay Protection Districts (EPODs.)

3. 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.

Flood Plains and Flood Hazard Areas

8. Town and Village Enactment of Environmental Protection Overlay District 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.)*

Woodlots, Steep Slopes and Open Space

9. Town and Village Enactment of Environmental Protection Overlay District 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.)*

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

1. Review existing zoning ordinances to determine whether or not 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.
2. 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

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.*

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:

1. Review the Wheatland Code definition of agriculture, and revise the definition to meet the County guidelines.
2. Consider zoning and planning provisions to support agriculture.
3. Consider supplemental subdivision regulations that recognize the value of agriculture and preservation of open space.
4. 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:

1. 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.
2. Review the Wheatland Code and other local policies to identify other possibilities to maintain/support agriculture as a viable industry.
3. Consider promoting/appointing an agricultural advisory board to address agricultural issues in the community.
4. 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.
5. Encourage active participation in the Agricultural District program.
6. Discourage increased access to interstates and expressways without considering and enacting policies that protect farming.

7. 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:

1. Gather and review existing maps and records, including recent test data gathered by Monroe County as part of the Oatka Creek master planning process.
2. 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.
3. 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 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.

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:

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

3. Make the information available to site development applicants through the Town and Village Building Department, and the Town Environmental Board, to identify potential problems at the earliest stage of project development.

Other Environmental Issues

15. Town and Village 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 and the Village of Scottsville adopt pollution prevention and cleanup as a priority for public policy.

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

1. 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.
2. Provide adequate staffing to act upon leads generated by the community as identified above.
3. Educate the appropriate Planning Board and Environmental Board members to recognize signs of pollution, understand regulations, and take appropriate action through the site plan review process to prevent pollution such as storm water pollution, sanitary waste pollution, noise and light pollution, and visual pollution.

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

16. 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

17. 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:

1. Continue ongoing improvements in Freeman Park as funding is available.
2. 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.
3. 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.

Village Parks

18. Village 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 Village of Scottsville consider making improvements to Johnson Park and Canawaugus Park to better serve the community.*

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

1. Develop a village park master plan or other planning exercises that document existing conditions, develop goals and objectives for park improvements, and present strategies for implementation. Other studies should include a survey of available athletic fields and playground equipment using recognized standards provided by groups such as the New York State Recreation and Parks Society

(NYSRPS.) All planning studies should be done in coordination with similar needed Town of Wheatland studies discussed above, and planning performed by the school districts.

2. For Canawaugus Park, it is recommended that special consideration be given to providing a physical link between the Greenway (regional park patrons) and the village business district (potential provider of services needed by regional park patrons,) providing special trailhead attractions such as creek access points, comfort facilities, additional trail spur connection opportunities, historic interpretive facilities or other features specifically designed to draw the recreational users to the immediate village downtown area as a trip origin or destination.
3. 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.

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.

Because of this perception, and the knowledge that costs are ever-increasing, the Town of Wheatland and the Village of Scottsville must commit to work together to deliver the most cost-efficient and effective services, and consider proactive methods for delivering these services.

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.

19. 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.

The following strategies are recommended to address these issues:

1. The Village of Scottsville and the Town of Wheatland should perform or hire a consultant to perform a survey and mapping exercise to document existing public sanitary sewer collection systems, including an evaluation of damaged pipes, undersized pipes, and other existing problems.
2. Based on the results of the sewer survey, the Village of Scottsville and the Town of Wheatland should develop and implement a program(s) to correct infiltration problems, and other problems.
3. The Village of Scottsville and the Town of Wheatland should review industrial waste treatment capabilities, including the potential for adding capacity to accommodate the land uses shown on the Future Land Use Map plus some added reserve capacity.
4. With respect to future development, the Village of Scottsville and the Town of Wheatland to participation in a sanitary sewer feasibility study to determine the feasibility of providing public sanitary sewer service to Mumford and the areas along the NYS 383 (Scottsville-Mumford Road) corridor, including the residential and business areas recommended for zoning changes on the Future Land Use Map, and including the existing industrial facilities on Wheatland Center Road at the Oatka Creek.
5. In conjunction with the study discussed above, The Village of Scottsville and the Town of Wheatland should continue their efforts with Monroe County to determine whether or not the long-range public sanitary sewer needs of the community could be better served by the Monroe County Pure Waters system. The Scottsville Sewerage Study, BBL, January, 2004, has investigated the possibility of discharging the following areas to Pure Waters treatment facilities:

North East Sanitary Sewer district (NESS)
Village of Scottsville Sanitary Sewer district
Mumford, and areas of growth shown on the Future Land Use Map

Refer to the previous section entitled “Plan Properly Now to Make Infrastructure Improvements More Feasible Later” for more information regarding the planning rationale behind future sanitary sewers.

Public Water

Public water is available in Scottsville, Mumford and in other portions of the town. The system was expanded in 2000, and work is scheduled by NYSDEC in 2001/2002. Much of the system is in place to accommodate development for many years.

20. 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.*

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 leased space provided by the Village of Scottsville at 22 Main Street.

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.

21. Town Facilities Study. *Therefore, 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.*

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.

22. Participation on Donnelly House Commission. *Therefore, 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.*

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. Now that the municipal office space problem at the Village's 22 Main Street facility is becoming more critical, the time is coming when a decision must be made how to best solve the problem and whether or not to actually plan for construction at the town land.

23. 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.*

Village of Scottsville Facilities

The Village of Scottsville facilities consist of buildings and land owned by the Village of Scottsville. These facilities include the Village Hall at 22 Main Street, the Village Highway Garage on Scottsville-Mumford Road, the Waste Water treatment Plant on River Road, the Margrander property on Scottsville-Mumford Road, and other smaller parcels of land.

As discussed in Chapter 2, Village and Town staff are experiencing space and functional problems at the existing Village of Scottsville facility at 22 Main Street. The building is also in need of repairs.

24. Study Re-development of 22 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.*

Town of Wheatland Vacant Public Land

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

25. *Utilization of Land Parcels.* *Based on the multiple land uses under consideration by the Village for the Margrander property, it is recommended that the Village of Scottsville further evaluate the potential of the land, in conjunction with other park master planning activities.*

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, and 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.

Town of Wheatland and Village of Scottsville

It was determined through 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.

It was determined through the Public Information Survey that the current level of community satisfaction has been maintained through the maintenance of highways and public infrastructure. However, previous master plans have identified that the Town of Wheatland and the Village of Scottsville consider merging highway departments, pooling equipment and staff resources for the greatest efficiency.

26. *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.*

Refer to the strategies listed under the section above pertaining to Community Cohesion and Planning for Future Development. A recommendation is offered with respect to a **community development staff position**.

Refer to the strategies listed under the section below pertaining to Business Development and Revitalization of Existing Businesses. A recommendation is offered with respect to **an economic development staff position.**

Recreation and Youth/Senior Programs

These issues were reviewed during the planning process, and basic recommendations were derived.

27. Recreational 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.

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.

28. Identification and Mitigation of Key Commuter Routes. *Therefore, based on the dilemma of growing commuter traffic needs 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.*

29. Review and Prioritization of Highway Concerns From Chapter 2. *Therefore, based on the 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.*

30. Raise Awareness of Impact of High Speed Traffic and Truck Traffic. *Therefore, 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.*

31. Close Review of Development Posing Traffic Impacts. *Therefore, based on the same Community Goal, 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.*

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 issue that have almost nothing to do with traffic. During the preparation of this Plan, two such projects were identified. When projects like these are determined to be feasible, they must be implemented for the overall benefit of the community. As such the following recommendations should be taken into consideration, as applicable:

1. 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:
 - Since many of our local roads and Monroe County highways in Wheatland are “rural” in nature, they should not be automatically assumed to be capable of carrying significant amounts of additional traffic without substantial safety improvements. Union Street, North Road, Wheatland Center Road, and all of the related intersections would most likely require extensive geometric and safety improvements before a significant amount of traffic could be added to these highways by opening a new Thruway interchange.

32. 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 have an effect on 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.*

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.

33. Village Highway Program. *Therefore, based on the large capital costs associated with highway improvements, there is need for the Village of Scottsville to develop a written program that tracks highway conditions, prioritizes capital improvement 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.

34. 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.*

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, many older exercise enthusiasts 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.

35. Improved Pedestrian Access. *Therefore, based on the citizens' 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:

1. 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.
2. 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.
3. 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, the Scottsville Library, the Wheatland historic Association's Sage-Marlowe House Museum and various civic facilities, businesses, restaurants and other attractions.

4. 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.

Wheatland

36. 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 sidewalk and trails also means more upkeep.

37. Sidewalk Maintenance/Improvement Program. *Therefore, since the cost of these improvements to the community are expensive, it is recommended that the Town of Wheatland and the Village of Scottsville to 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 for alternate funding sources, such as grants, to offset the cost of these improvements.*

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.

38. 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 spaces 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.

39. *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.*

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.

40. *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.*

41. *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.*

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 other 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.

42. 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.*

43. Attract New Businesses and Support Expansion of Existing Businesses. *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 the Village of Scottsville enact policies and programs to attract a greater number of businesses into our area and expand the businesses we have.*

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. However, this information was based on input from a survey written primarily for residents.

44. 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 particular economic development plan.*

Once the business survey is completed, providing a better understanding of the local economy, the Town and Village can incorporate the information from the Public Information Survey to develop a plan and effectively work to enact policies that will foster expansion of existing businesses and attract new ones by presenting an appealing environment for business.

To achieve this, the following strategies are recommended pending the results of the business survey:

1. Eliminate unnecessary constraints to development identified through the business survey, and those discussed in chapter 3,
2. Establish a common marketing theme that all merchants can build upon, such as “tourism, art, historic exploration, great place to live and work, and/or recreation,”
3. Facilitate municipal capital improvements in business neighborhoods such as assistance with building façade renovations, construction of convenient public parking, and construction of streetscape improvements,
4. Provide a municipal staff position of Economic Development Officer dedicated to addressing the existing needs of local businesses and developing marketing strategies for the recruitment of new businesses. The position would entail meeting regularly with county, state and federal representatives to promote our area. The person would be a liaison to COMIDA (County of Monroe Industrial Development Agency) to actively promote Wheatland and Scottsville for clean light industry and other business opportunities. Grant writing experience would be needed, as well, to maximize the village and town's ability to offer incentives to new and existing business.

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.

45. 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.

46. Focus on Historic Districts. *Therefore, 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 development of a Local Landmark program versus expansion of the existing historic district or the creation of new ones.*

47. 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.*

48. 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.*

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.

49. 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.*

The following strategies are recommended for the Town of Wheatland and the Village of Scottsville to preserve our local historic resources:

1. Begin by evaluating the results of the Historic Structure Inventory that was facilitated by the Wheatland Historic Association in 2000/2001 to determine which properties may be of interest as Local Landmarks.
2. As a second step, develop a policy, procedures and protocol for designating Local Landmarks, and include property owner contact and agreement.
3. As a third step in conjunction with the development of policies, include a policy of voluntary-compliance for Local Landmark property owners to seek and obtain professional consultation with respect to aesthetic issues associated with maintaining historic character when proposing rehabilitation and/or improvements to the subject property.
4. As a fourth step, develop a set of feasible Codes for new development within a given distance of local landmarks that require sensitivity to the architecture and character of the local landmark site.

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.

50. 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.*

51. 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.*

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.

52. 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:

1. 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.
2. 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.

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.

53. 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.*

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.

The following strategies are recommended for the implementation of design guidelines:

1. Consider a site plan review policy that requires historic-sensitive development adjacent to the subject Local Landmark property. Instructions and compliance could be implemented through the municipal building permit process. The adjacent property owner would be required to certify and/or prove that they have considered the potential aesthetic impacts to the adjacent Local Landmark, and that they have obtained professional advice with respect to mitigating such aesthetic issues.
2. If the first strategy is successful, consider developing more formalized standards for both parties, and consider financial support toward preservation in the form of modest property tax discounts for owners of Local Landmarks that consistently maintain and preserve the historic character of the property.

It should be noted that the implementation of a Local Landmark program or the use of design guidelines would require additional enforcement activities through the municipal building departments. Refer to other section of this Plan regarding staffing recommendations.

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.

CHAPTER 7

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 - Village of Scottsville 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 and Village'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) and Village Law (Section 7-722), the Town Board and Village Board of Trustees 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 and Village Board of Trustees, reviewed comments presented and made revisions to the Plan as appropriate.

The Town Board and Village Board of Trustees 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 and Village Boards, committees, and staff its status as the official Town and Village 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 and the Village Board of Trustees decided the Town Board would be the lead agency pursuant to SEQR. The lead agency was responsible, in cooperation with the Village, 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 and the Village Board of Trustees 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.

Annual review is proposed during the first five years. It is recommended that the Town Board and the Village Board of Trustees appoint a sub-committee to conduct this annual review. The review should note all actions proposed in the Plan, and note which have not taken place. Actions that are still needed should be included in the updated plan. After five years, a more detailed review is recommended, as well as the appointment, by the Town Board and the Village Board of Trustees, of a committee to conduct the review.

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 and Village Board of Trustees should justify and document the need for change.
- Consistency with neighborhood character, community needs, and existing or emerging State or Federal regulations.

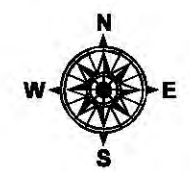
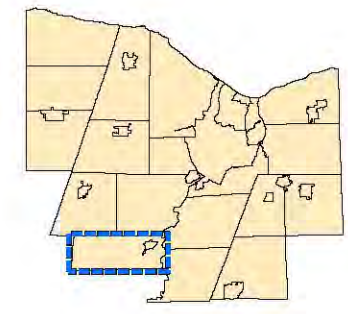
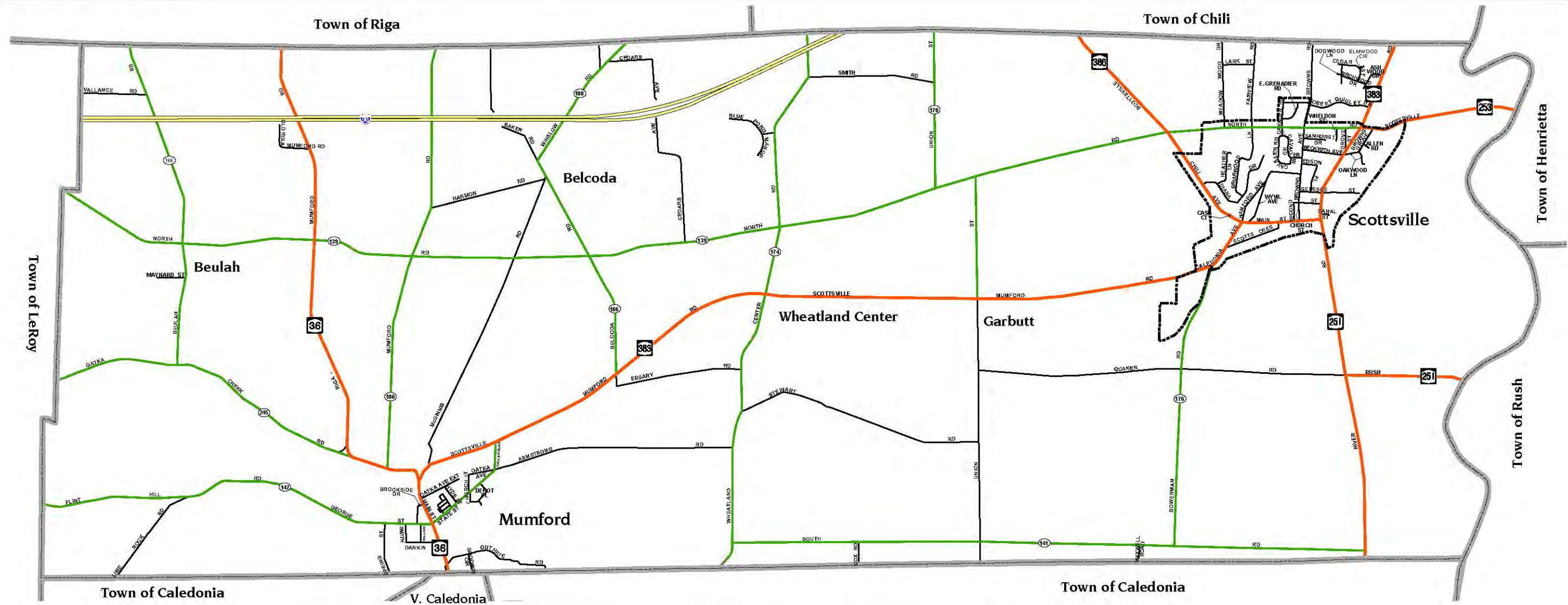
It is the responsibility of the Town Board and the Village Board of Trustees, with assistance from the Town and Village Planning Boards, Conservation Board and other committees as requested, to determine and authorize all changes to be made in the Comprehensive Plan, including changes to text, maps, figures, and so on. New pages will be made available to insert into the original document, along with instructions for replacing superceded pages. Appendix E, the Record of Amendments to the Comprehensive Plan, will be updated each time a change is made to show the pages affected and the date of the revision. In addition, revision dates will be noted on affected pages and maps.

Location of the Comprehensive Plan Documents

Official copies of the Town of Wheatland- Village of Scottsville Comprehensive Plan will be filed in the offices of the Town and the Village Clerks, in accordance with the provisions of NYS Town and Village Law. In addition, copies will be sent to various local, regional, and state planning agencies, local libraries, and adjacent municipalities. The Plan can be read and purchased at the Town and Village offices.

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

Figure 2.1
Location
Map



Data Source(s):
Monroe County Department
of Environmental Services

Legend

- Village of Scottsville
- Parcels
- Interstates
- State Routes
- County Roads
- Town/Village Roads

0 0.5 1 2 Miles



MRBgroup
Engineering, Architecture, Surveying, P.C.

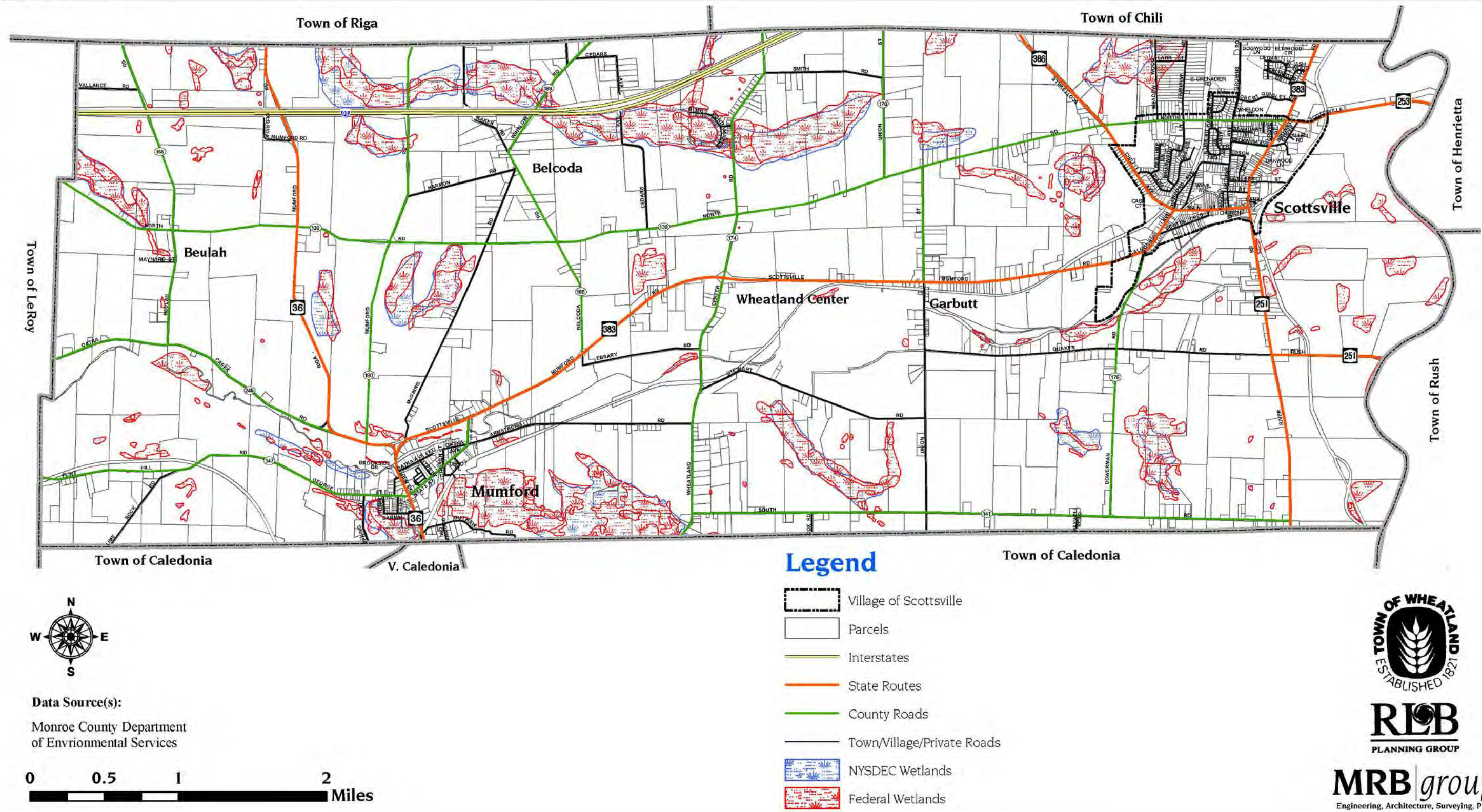
Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 2.2
Aerial
Photograph



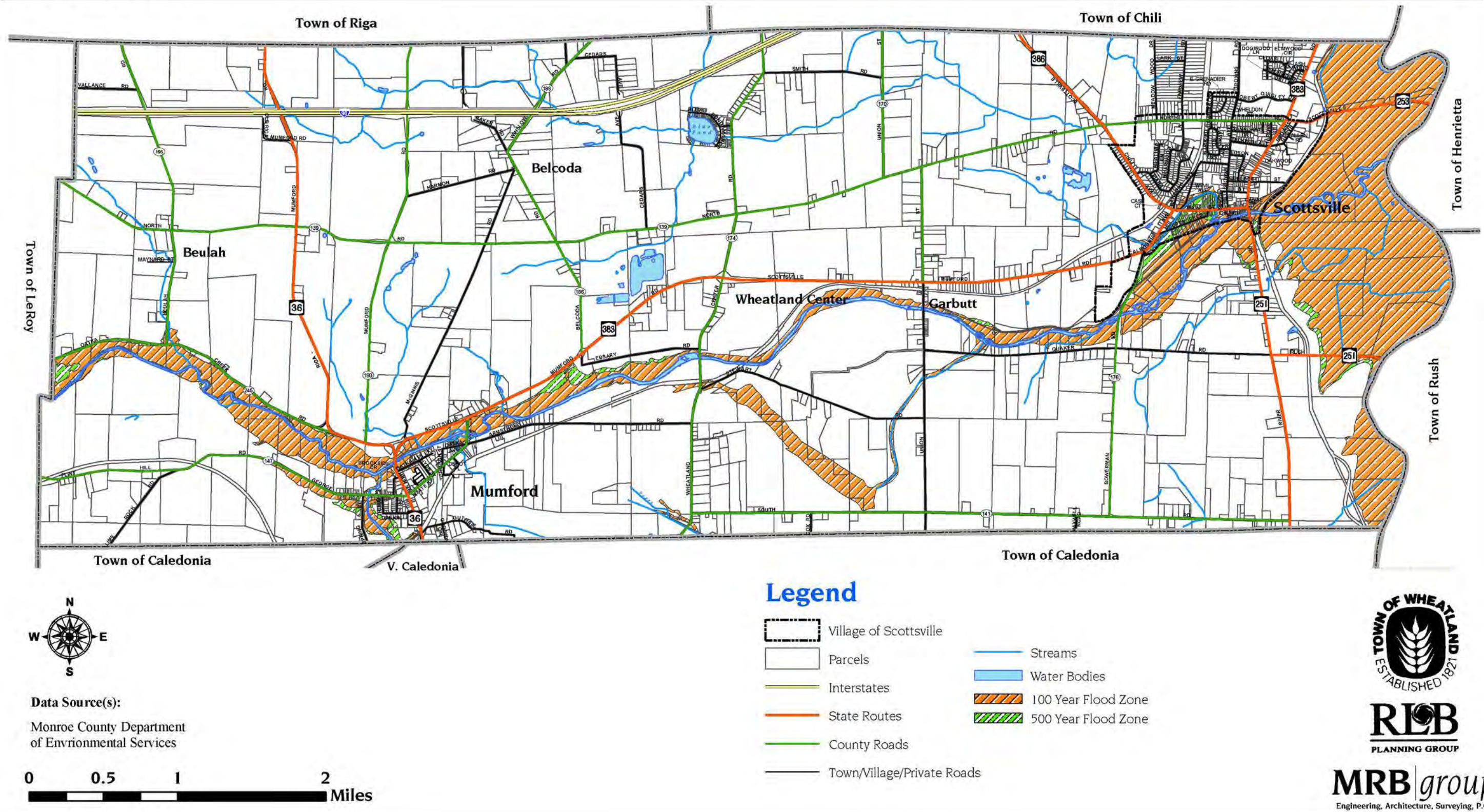
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Figure 2.3
Mapped State and
Federal Wetlands



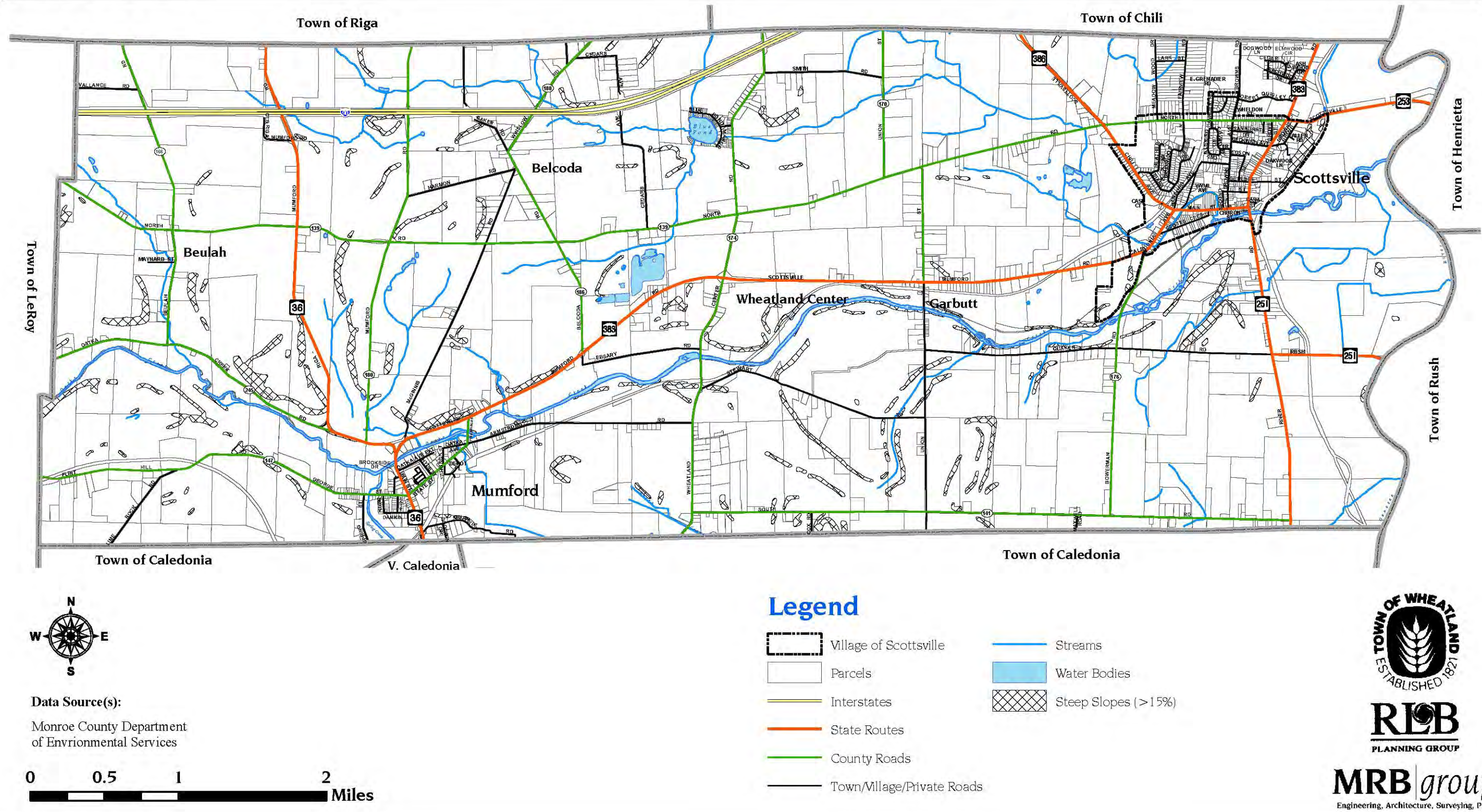
Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 2.4
FEMA Flood
Hazard Areas



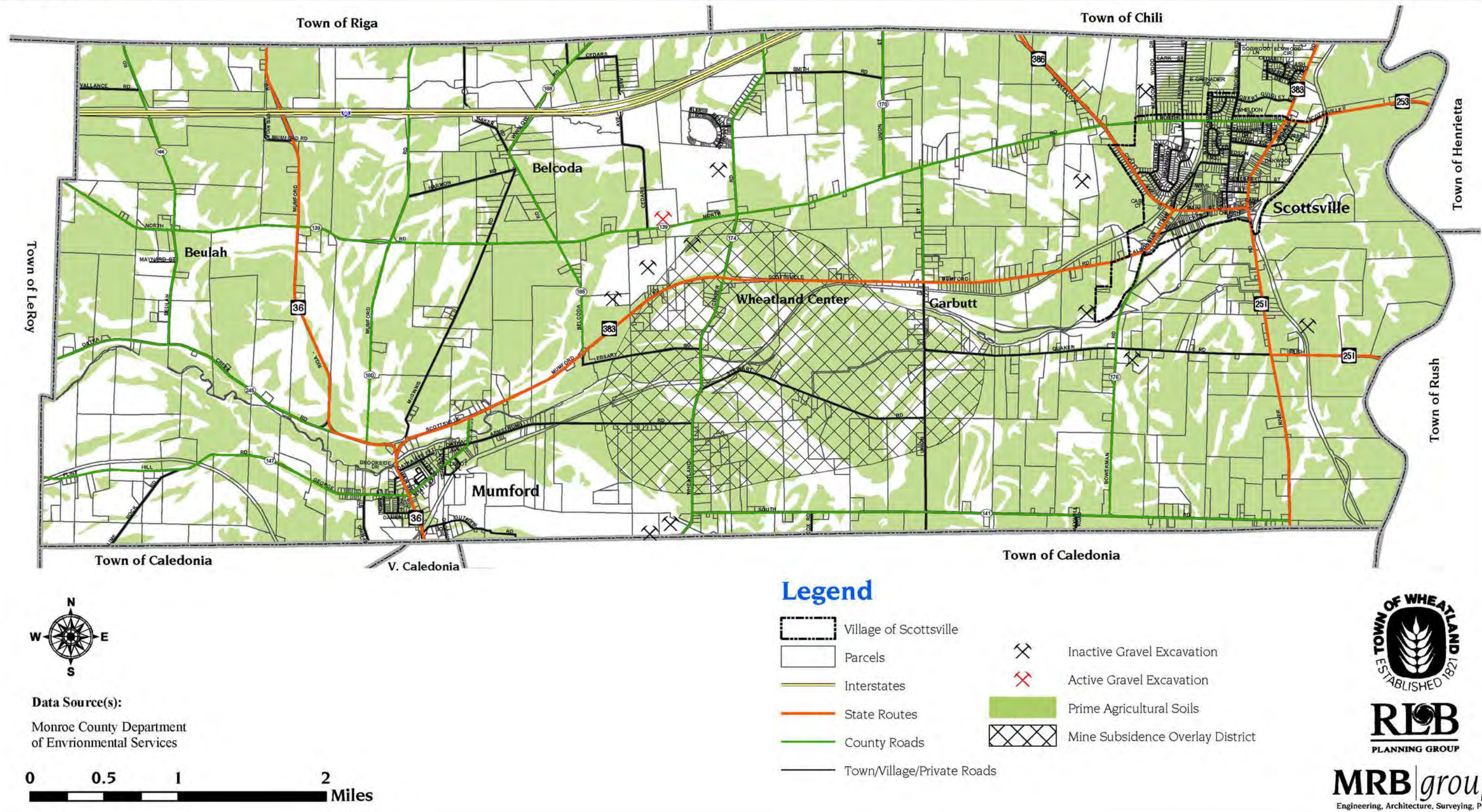
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Figure 2.5
Steep Slopes and
Waterways



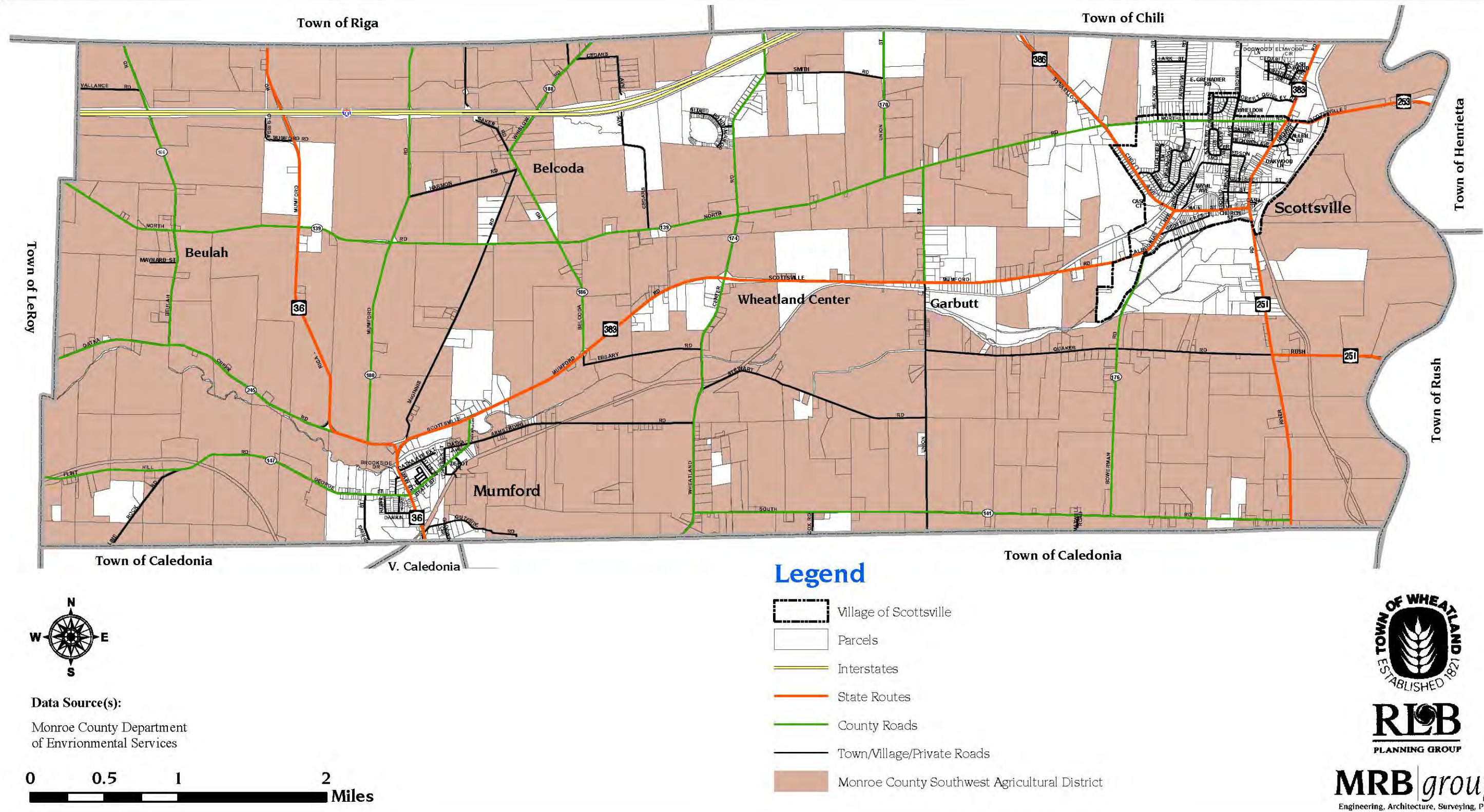
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Figure 2.6
Prime Agricultural Soils
and Mining Operations



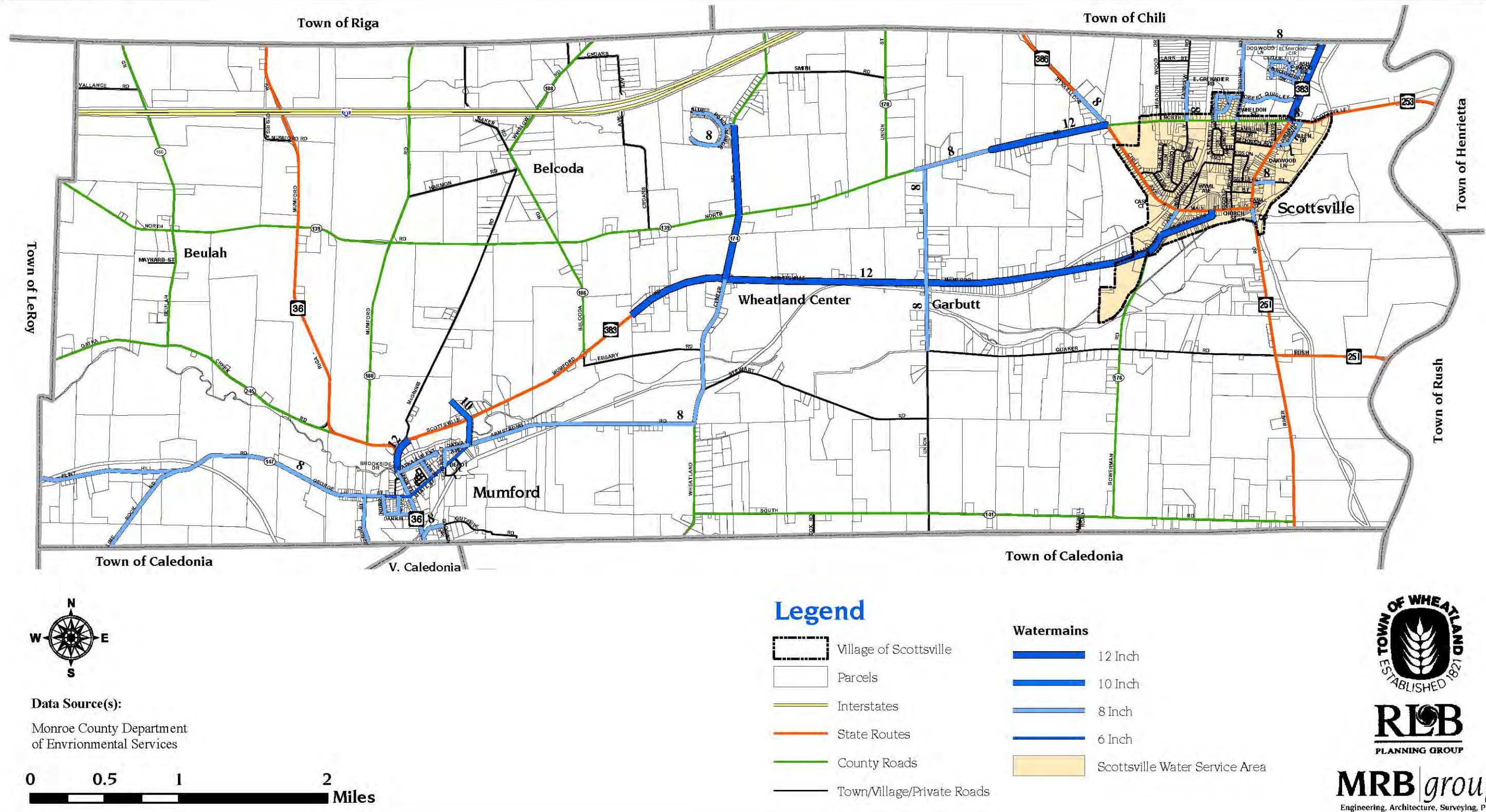
Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 2.7
Monroe County Southwest
Agricultural District



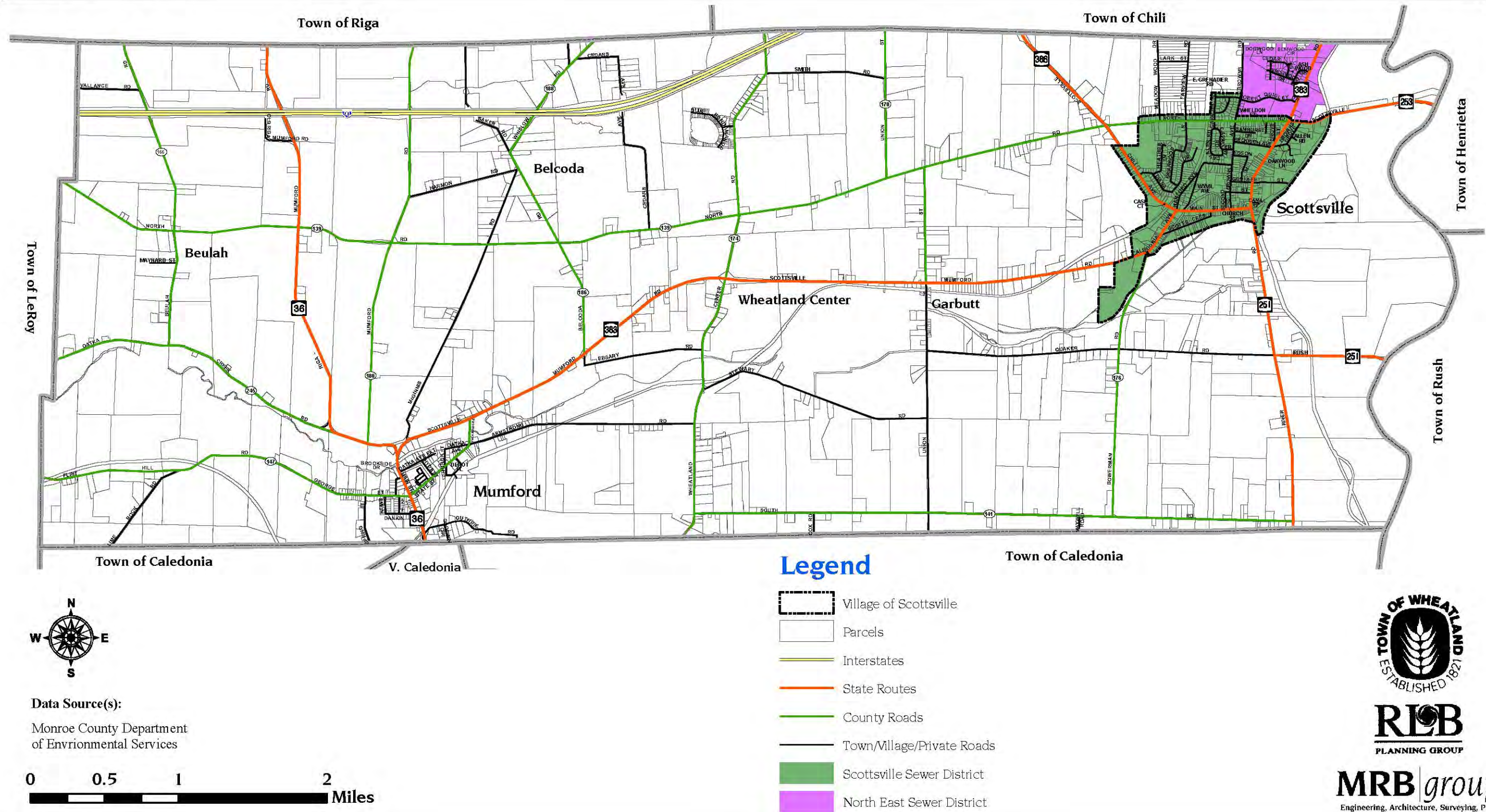
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Figure 2.8 A
Municipal Water
Service



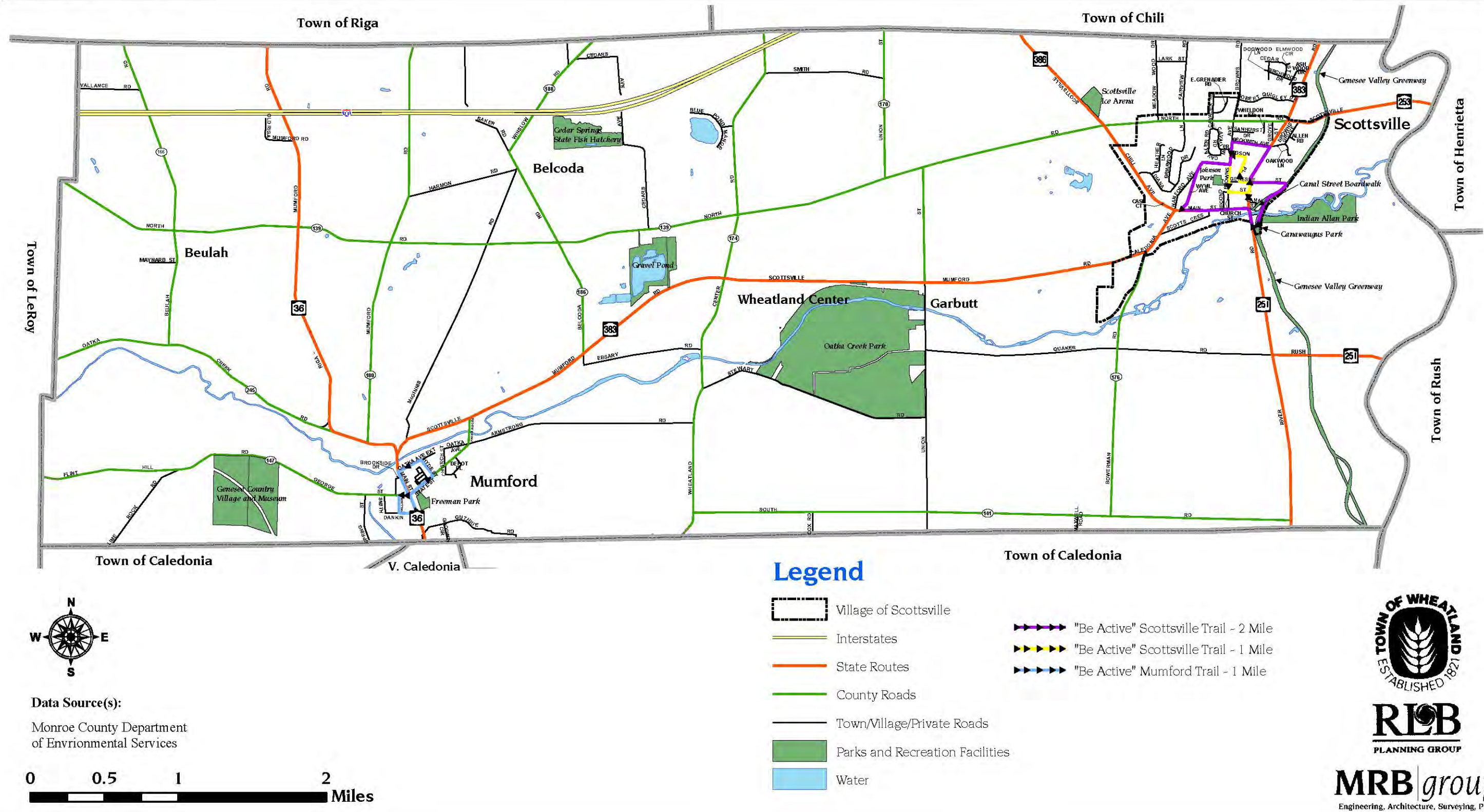
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Figure 2.8 B
Municipal Sanitary Sewer
Service Areas



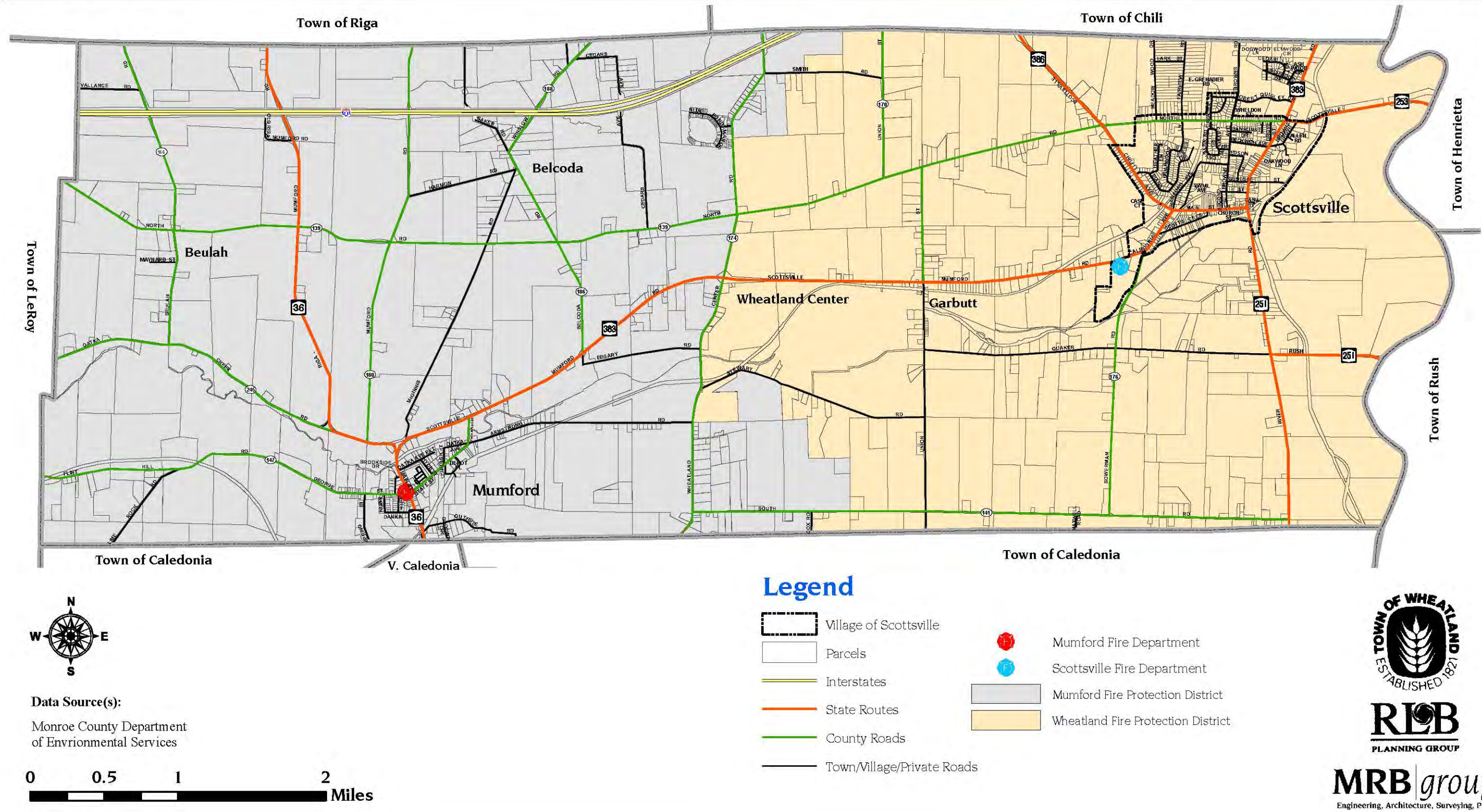
Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 2.9 A
Parks and Recreation
Facilities



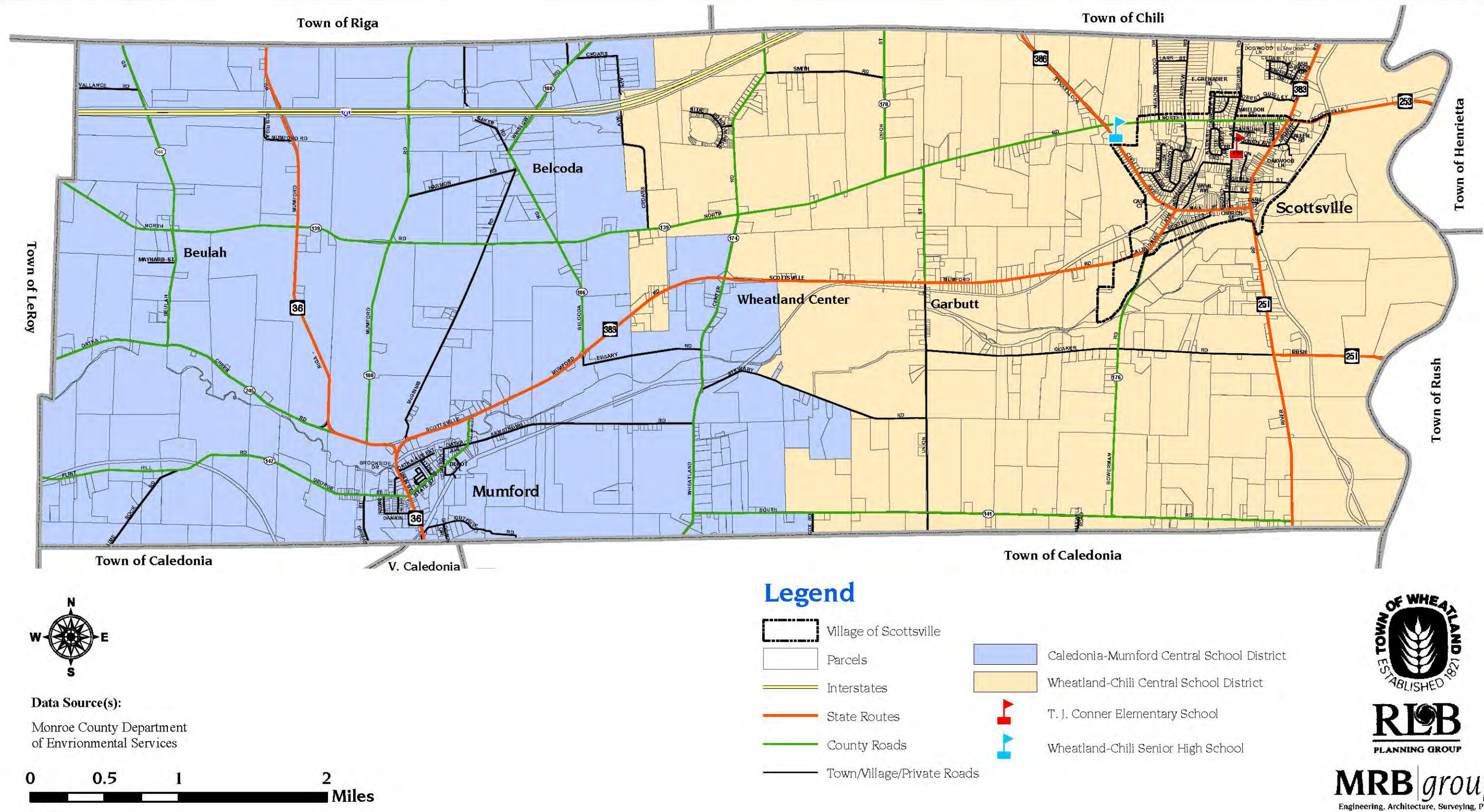
Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 2.10
Fire Departments and
Fire Service Areas



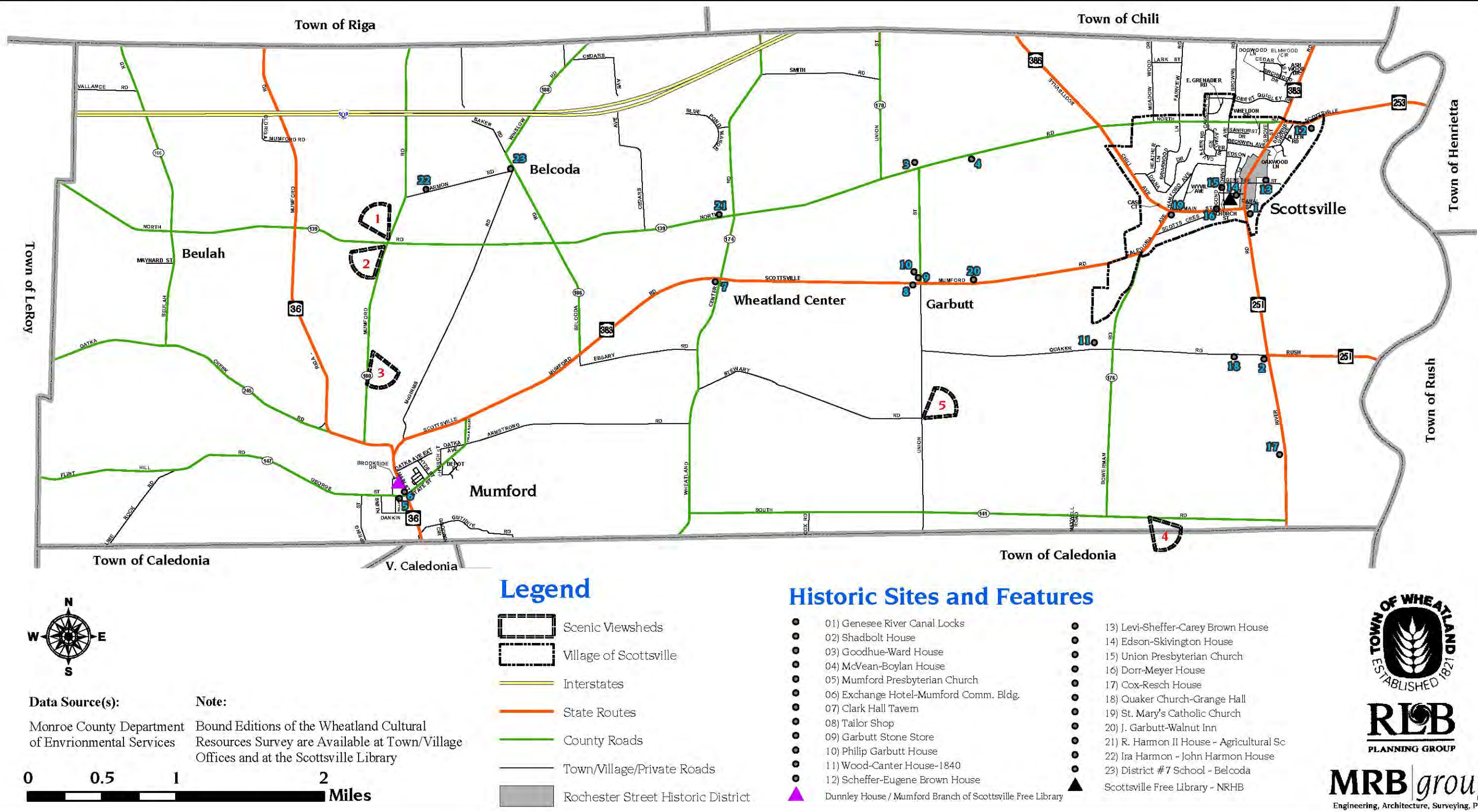
Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 2.11
Schools and
School Districts



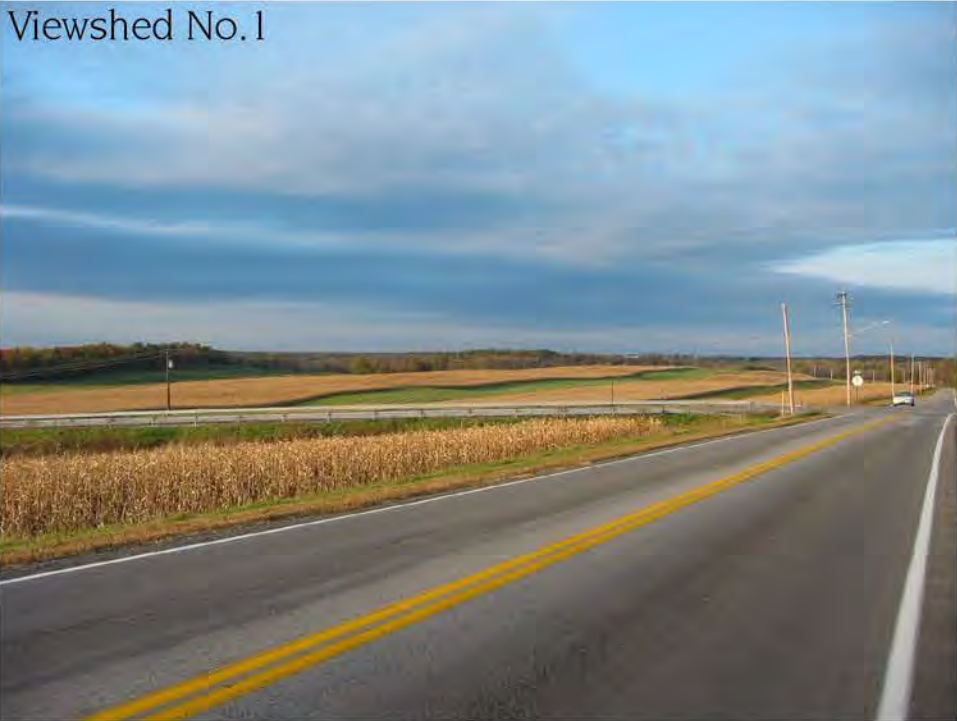
Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 2.12A
Scenic Views and
Historic Sites and Features



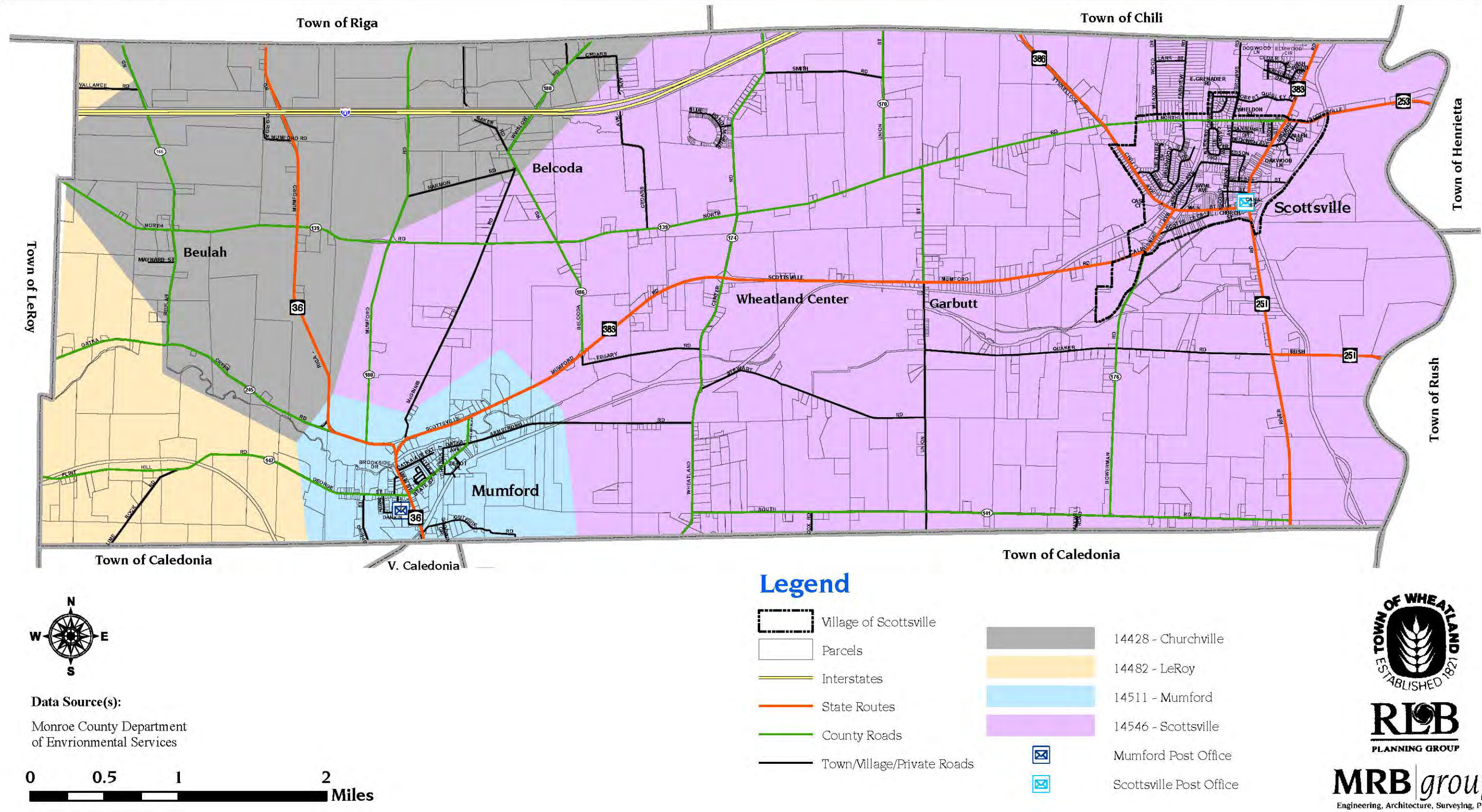
Town of Wheatland - Village of Scottsville
Comprehensive Plan
2004-2024

Figure 2.12B
Scenic View
Pictures



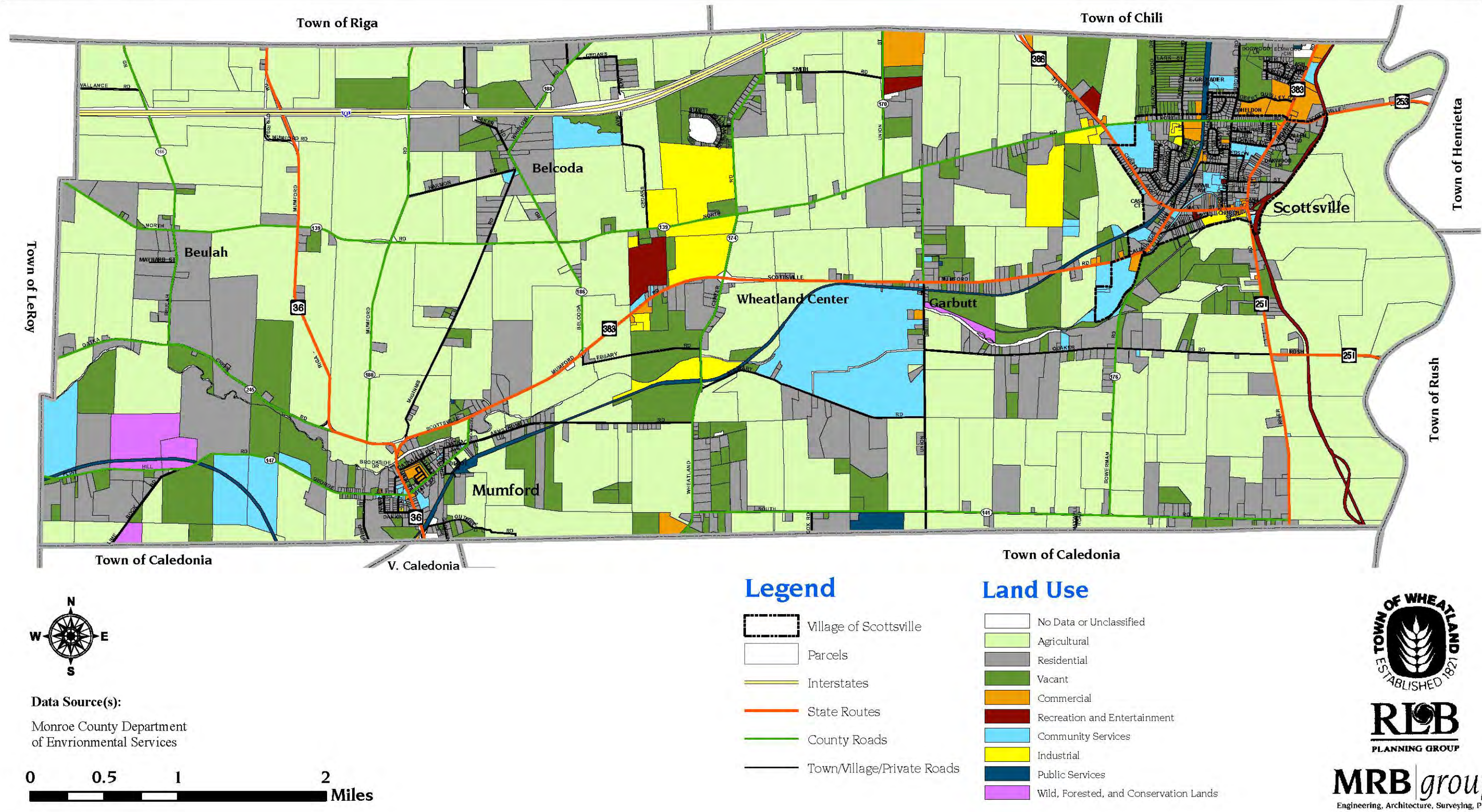
Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 2.13
U.S. Post Offices
and Postal Zones



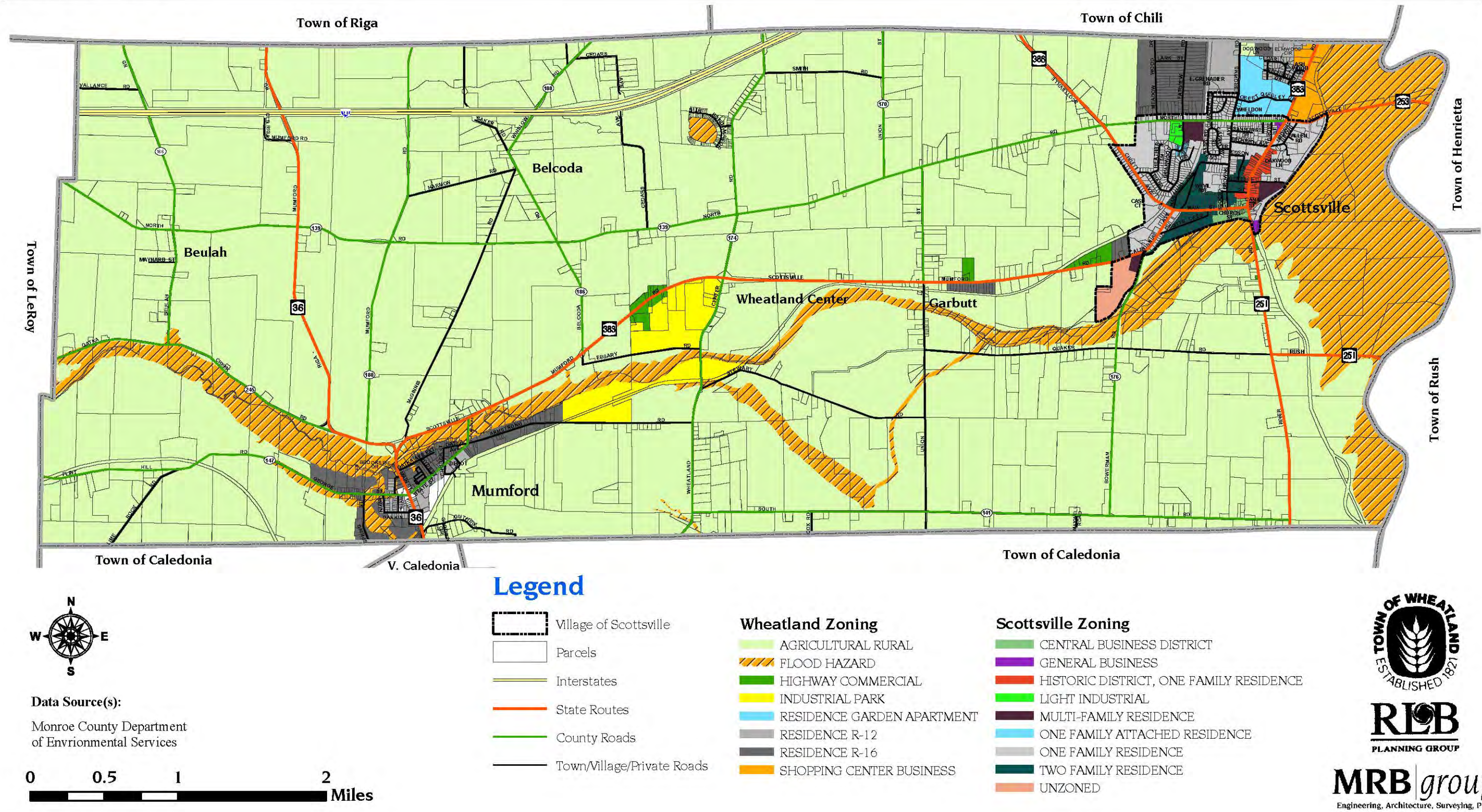
Town of Wheatland - Village of Scottsville Comprehensive Plan 2004-2024

Figure 2.14
Existing
Land Use



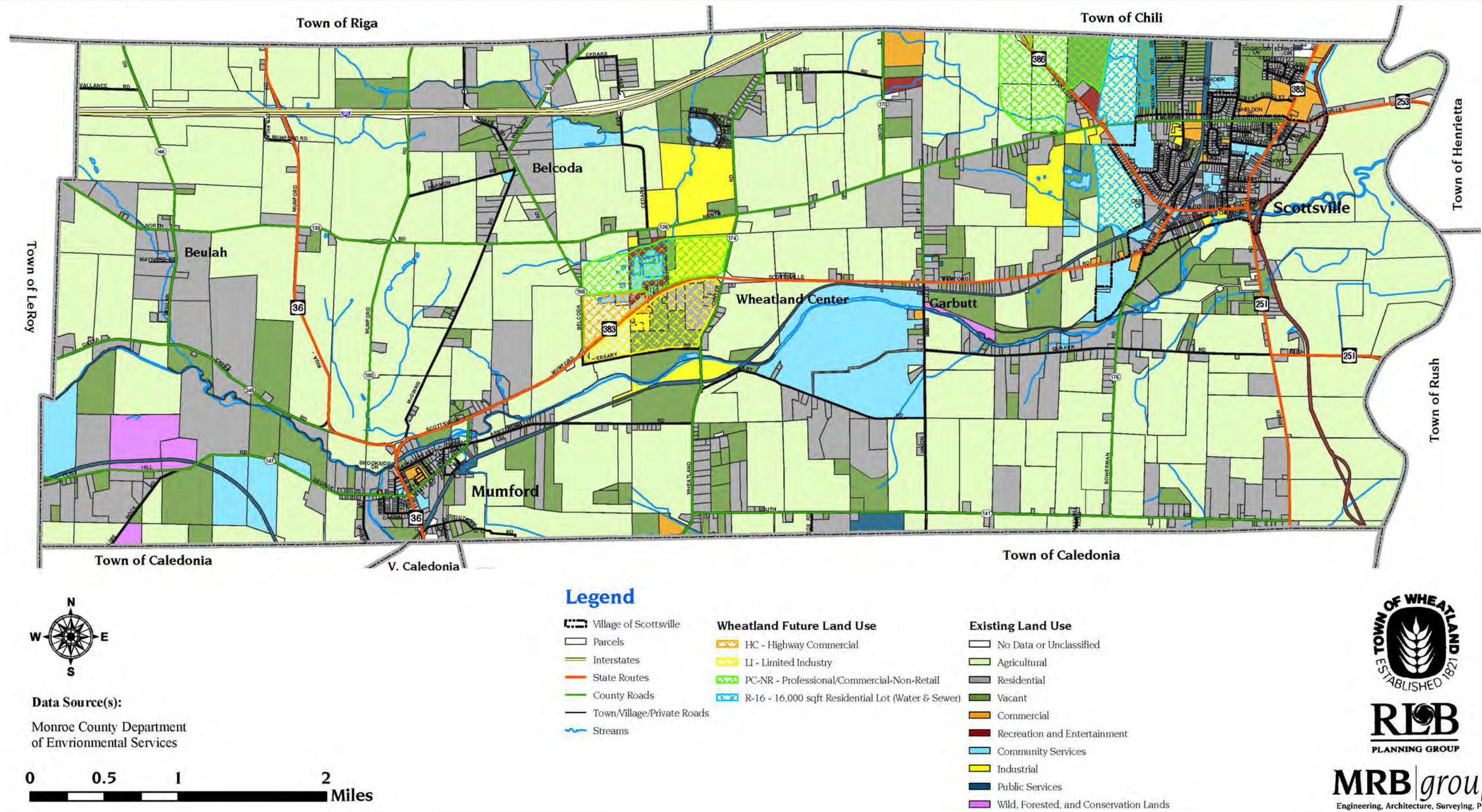
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Figure 2.15
Existing
Zoning



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

