

Town of Canadice

Comprehensive Plan

Revision B

Adopted by Town Board Resolution
June 15, 1999

Canadice Town Hall
5949 County Road #37
Springwater, New York 14560
716-367-2050

Acknowledgments

Canadice Comprehensive Plan Committee

Malmendier, M. -- Chair
Robertson, D. -- Vice Chair
Christoff, B. -- Secretary
Erdle, M.
Kersting, J.
Mazzola, L.
Nicolay, J.
Nolan, D.
Root, D. -- City of Rochester Representative

Past Comprehensive Plan Committee Members

Barnard, J. -- Past Secretary
Craig, A.
Dutton, G.
Finster, J.
Mastin, E.
Mazzola, A.
McGeary, W. -- Past Chair

Canadice Planning Board

Drake, E. -- Chair
Hopkins, J. -- Secretary
Collins, A.
Connors, J.
Craig, A.
Malmendier, M.
Robertson, D.
Titus, A.
Doyle, W. -- Past Chair
Coye, N. -- Past Chair
Cannova, M. -- Past Member
McGeary, W. -- Past Member

Canadice Town Board

Smoot, J. -- Town Supervisor
Coye, N.
Kersting, J.
Virgil, M.
Young, M.
Deats, B. -- Town Clerk
Leonard, R. -- Past Member

Consultant

Stuart Brown and Associates

Canadice Comprehensive Plan Committee - II (for rev. B work; '98-'99)

Steve Engard
Mark Erdle
Dave Robertson
Don Root
Mark Malmendier
Marcia Young

Table of Contents

<u>Contents</u>	<u>Page</u>
Table of Contents	i
List of Maps	iii
List of Tables and Charts	iv
General Summary	S - 1
Chapter 1 Inventory of Existing Laws and Ordinances	
Introduction	1
Local Laws	1
Local Law No. 1 of 1991	1
Local Law No. 1 of 1988	2
Minimum Lot Size Law	3
Mobile Home, Recreational Vehicle & Manufactured Homes Ordinance	4
Flood Damage Prevention Local Law	5
Sanitation Law	5
Consolidated Laws (Public Health Law), Title 10, Section 125.1, City of Rochester	5
Abandoned Vehicle and Junkyard Local law	5
Enabling Powers	6
Plan Document Resources	6
Chapter 2 Existing Conditions	
Introduction	1
Topography and Natural History	1
Surface Waters and Drainage	2
Floodplains	4
Culverts	5
Soils	5
Forestlands, Wetlands and Wildlife	7
Existing Land Use	9
Community Facilities and Services	11
Infrastructure and Utilities	12
Chapter 3 Development Trends and Projections	
Introduction	1
Total Population - Trends and Comparisons	1
Changes in Households and Age Distribution	5
Population Projections	7
Housing Trends and Comparisons	10
Housing Projections	14
Local Housing Diversity	14
Chapter 4 Survey Results, Major Considerations and Issues, and Expectations	
The 1991 Resident Survey	1
From Town Officials	3
From Previous Chapters of the Plan	3
Comprehensive Plan Expectations	4
Summary	5
Chapter 5 Opportunities and Constraints	
Introduction	1
Opportunities and Constraints	1
Implications of the Constraints and Opportunities	3

Table of Contents

Chapter 6 Plan Assumptions, Goals and Policies

Introduction	1
Overview	1
Major Plan Assumptions	1
General Assumptions	1
Economic Development Assumptions	2
Population Assumptions	2
Housing Assumptions	3
Transportation Assumptions	3
Environmental Assumptions	3
Public Facilities and Services Assumptions	4
Goals and Policies	5
General	5
Stewardship, Conservation and Environmental Protection	6
Land Use and Managed Development	8
Economic Development	10
Current Land Uses	10
Introduction	10
Current Land Use Map Categories	10
Transportation	12

Chapter 7 Plan Implementation Strategies

Introduction	2
Plan Implementation Program	2
Initial Phases	2
High Priority Implementation Actions - Years 1-5 (1996-2000)	3
Ongoing Implementation Actions	6

Chapter 8 Adopting and Maintaining the Plan

Introduction	1
Plan Adoption and Commitments	1
Periodic Changes to the Plan	2
Public Reporting on Changes	2
Maintaining the Plan	2
The Plan Amendment Process	3
Appeals	5
Conclusion	5

Appendix A	Glossary of Terms
Appendix B	Current Laws -- Town of Canadice - As of 1/1/1995
Appendix C	Maps
Appendix D	Residents' Survey
Appendix E	Public Informational Meeting - November 11, 1995
	- Notice mailed to all taxpayers and other public notice
	- Presentation materials
	- Catalog of comments and resolution
Appendix F	State Environmental Quality Review (SEQR) filing
Appendix G	Legal notices
	- First public hearing
	- Second public hearing
	- SEQR public hearing
Appendix H	Resolutions of Adoption
	- Town Board
	- Planning Board
	- "Special Board"; Canadice Comprehensive Plan Committee - CCPC
Appendix I	Plan Maintenance Reports

List of Maps Contained in the Canadice Comprehensive Plan

Maps Located in Appendix C

Chapter 1

None

Chapter 2

Map 1	Page 1	Ontario and Livingston County Location within New York State
Map 2	Page 1	Town of Canadice
Map 3	Page 2	Slopes greater than 15 percent within the Town of Canadice
Map 4	Page 2	Land Drainage patterns within the Town of Canadice
Map 5	Page 3,11	Public Lands
Map 6	Page 4	Floodplain areas within the Town of Canadice
Map 7	Page 8	NYS DEC Classified Wetland
Map 8	Page 9	Real Property Tax Classification Codes for the Town of Canadice
Map 9	Page	School, Fire, Agricultural and Sewer Districts within the Town of Canadice
	11	a. School District
	11	b. Fire District
	9	c. Agricultural District
	13	d. Sewer District
Map 10	Page 13	Soil Limitations for Conventional Septic systems within the Town of Canadice

Chapter 3

None

Chapter 4

None

Chapter 5

None

Chapter 6

Map 11	Page 9	Current Land Use
Map 12	Page 10	Environmentally Sensitive Areas (Natural Limitations to Development)

Chapter 7

None

Chapter 8

None

**List of Tables and Charts
Contained in the Canadice Comprehensive Plan**

Chapter 1

None

Chapter 2

Table 2-1 Page 4 Characteristics of the Lakes in the Town of Canadice

Chapter 3

**Table 3-1 Page 2 Population Growth 1950-1990
Town of Canadice and Ontario County**

**Chart 3-1 Page 3 Comparisons of Towns of Canadice, Lima, Livonia &
Richmond
Population Growth 1830 - 1990 With Projection to 2010**

**Table 3-2 Page 4 Population Change 1970 - 1990
Town of Canadice and Adjacent Municipalities**

**Table 3-3 Page 5 Change in Population 1980-1990
Municipalities in Ontario County**

**Table 3-4 Page 6 Household Population 1970 - 1990
Town of Canadice**

**Table 3-5 Page 8 Household Population - 1990
Municipalities in Ontario County**

**Table 3-6 Page 9 Population Changes in Selected Age Groups 1970 - 1990
Town of Canadice**

**Table 3-7 Page 9 Percent of Population in Selected age Groups - 1990
Town of Canadice and Ontario County**

**Table 3-8 Page 10 Population Projections - 1990 - 2010
Selected Communities**

**Table 3-9 Page 10 Housing Stock 1970 - 1990
Town of Canadice**

**Table 3-10 Page 11 Housing Stock Characteristics 1980 - 1990
Town of Canadice**

**Table 3-11 Page 12 Change in Housing Units 1980 - 1990
Municipalities in Ontario County**

**Table 3-12 Page 13 Value of Specified Owner-Occupied Housing Units 1980 -
1990
Municipalities in Ontario County**

Chapter 4

None

**List of Tables and Charts
Contained in the Canadice Comprehensive Plan**

Chapter 5

Table 5-1 Pages 1-3 Planning Opportunities and Constraints in Canadice

Chapter 6

Tables used to link Goals and Policies

Pages 5-6 General

Pages 6-7 Stewardship, Conservation and Environmental Protection

Pages 8-10 Land Use and Managed Development

Page 10 Economic Development

Chapter 7

High Priority Implementation Actions

Page 3 1996

Page 3 1997

Page 4 1998

Page 4 1999

Page 4 2000

Page 5 Ongoing Implementation Actions

Chapter 8

None

General Summary

Why have a comprehensive plan?

- Provide the Town's residents with the primary say in how Canadice grows without undue pressure from outside sources
- "...Promote the health, safety and general welfare of the people of the town..." - NYS Town Law
- Guide elected and appointed officials in strategically managing the town's growth - just the right amount of regulation (not too much, not too little & at the right time)
- Assure that the Plan's provisions are taken into account by all governmental agencies
- Prepare ahead rather than react too late

Who are the Town land owners and residents?

- Long time residents and newcomers
- Small to large land owners
- Honeoye lakefront residents
- Locally employed, regionally employed, and retired
- Year round and seasonal residents
- Protected Municipal watershed properties

Guiding principles

1. Retain the town's rural atmosphere.
2. Avoid increases in town taxes.
3. Avoid unnecessary rules and regulations.

Chapter by chapter summary of contents

Chapter 1

- List of current town laws and ordinances
- Sources of background information

Chapter 2

- Current conditions in town
- Map narratives

Chapter 3

- Development trends: projecting future growth patterns based on the past
- Anticipated population growth & change in characteristics

Chapter 4

- 1991 resident survey results
- Considerations and expectations

Chapter 5

- Opportunities and Constraints defining future development
- Cataloging of key points from Chapters 1 through 4

General Summary

Chapter 6

Assumptions and goals:

Key Assumptions

- Future population growth will come mainly from people who desire the rural atmosphere or Honeoye lakefront location
- Tax base will remain mainly residential
- Local job growth will be slow but home occupations will increase
- Annual population growth will be at one to two percent
- New construction will be primarily single family residential structures
- City of Rochester property will continue to be maintained in a natural and undeveloped state

Key Goals

- Maintain town's rural residential characteristics
- Respect rights of private land owners
- Keep taxes down - avoid negative influences on tax base
- Conserve town's natural features
- Encourage pride of ownership

Chapter 7

Activities for 1996

- Codify existing town laws and ordinances
- Begin preparation of subdivision regulations
- Evaluate site-review law

Activity for 1997

- Begin evaluation of land use regulations by zones

Activities for 1998 - 99

- Collaborate with Richmond: Honeoye Lake area
- Update Comprehensive Plan

Activity for 2000

- Watershed management plan

Chapter 8

Adopt and maintain the Comprehensive Plan

Appendices: Glossary, Resident survey results summary, Maps, SEQR filing, legal notices, resolutions of adoption

**TOWN OF CANADICE
COMPREHENSIVE PLAN**

CHAPTER 1

INVENTORY OF EXISTING LAWS AND ORDINANCES

I. INTRODUCTION

An essential first step in the preparation of a comprehensive Plan document involves the identification and analysis of existing documents (e.g., local laws, Plans and other resource reports) that are being used in making decisions which affect the growth and development within the community. This Chapter summarizes the resource documents provided by the Canadice Comprehensive Plan Committee which provides a common basis from which to proceed with the creation of a meaningful Plan document.

In addition to listing these documents, this Chapter will attempt to identify the following elements:

1. The extent to which existing rules and regulations induce or constrain development;
2. the relevancy of existing regulations as they relate to the Town's existing land use and development objectives;
3. the extent to which existing regulations are overlapping or contradictory;
4. the impact of land use regulations in adjacent municipalities on development activities in Canadice; and
5. the opportunities for early action recommendations for the Town to enact land use regulations or to modify existing regulations and/or development review procedures currently being utilized.

II. LOCAL LAWS

At the time that this Plan was first adopted, the Town of Canadice has enacted a total of 31 local laws and 10 ordinances; a few of these local laws have been amended in some form. Since the original adoption of the Plan, the Town's laws have gone through a codification process to organize them in a uniform and consistent format. Of this total, 16 local laws and 5 ordinances have been enacted and/or amended that address land use and development controls. A complete listing of the Town's local laws and ordinances is provided in Appendix B of this report.

The following list identifies those existing local laws affecting development within the Town of Canadice. The list also contains comments about the manner in which these laws overlap, constrain or induce development.

- A. Local Law No. 1 of 1991 - requires a building permit for all buildings and any excavation for an intended building. A part of this local law requires all applicants to submit a plot plan to the Code Enforcement Officer (CEO) delineating features existing

or proposed on the site. In addition, a final architectural floor plan of the proposed building is also required.

Comment: This local law appears to conflict with Local Law No. 1 of 1988, entitled "Site Review Law of the Town of Canadice." The Planning Board, having been empowered the authority to approve, modify, or deny site Plans, under Section 274-a of Town Law, appears to have a duplicate role with the powers conferred to the Code Enforcement Officer (CEO) under Local Law No. 1 of 1991.

Of concern is the lack of any environmental documentation and opportunity for public input to occur prior to the issuing of building permits and the start of construction. Since the CEO's actions are ministerial in nature, SEQR is not triggered. Furthermore, since the CEO's actions do not require public hearing, there is little occasion for additional site specific information to become part of the permit record. Finally, there is nothing in this local law to address the issuance of a Certificate of Occupancy (C of O), or a Certificate of Compliance (C of C) by the CEO. The only place found where a C of O is to be issued is in the Site Review Law referenced above. Although this is not specified in the local law, it is assumed that such certificates have been issued for development.

- B. Local Law No. 1 of 1988 - empowers site plan approval by the Planning Board pursuant to Section 274-a of Town Law and has stipulated that such approval is a prerequisite to the issuing of building permits.

The following activities are identified as being subject to site plan approval under this local law:

1. Change in use of land;
2. Change in use of structure;
3. Addition of fill or excavation;
4. Logging and clear-cutting;
5. Roadside stands;
6. Communication towers;
7. Home occupations;
8. Change within commercial or industrial category;
9. Change in the supporting members of a building, dimensions or configurations of the roof or exterior walls.

The following building activities (a term which is not defined) are identified as not being subject to review under the procedures described in this local law unless thresholds cited below are exceeded:

1. Construction of one single family dwelling, additions thereto, and accessory structures;
2. Construction of farm buildings of less than 2250 square feet of ground cover for storage of products or equipment;
3. Home occupations as accessory uses and structures;
4. Change in use of property to one single family residence.

Exceptions to the above listed building activities are based on certain thresholds. These exceptions are found in the following sections and include:

Article V, Section B.5 - This section identifies a number of environmentally sensitive areas, including scenic vistas. The thresholds listed in this section include: historical landmarks and sites, rock outcroppings, hilltop lookouts, desirable natural contours and similar features, all of which shall be preserved wherever possible. Nighttime vistas of the skies are to be considered scenic features.

Article V, Section J. - This section identifies environmental protection. The thresholds include soils susceptible to erosion, soils suitable for septic systems, depth to bedrock, and any alteration of existing slopes which are greater than 15%.

Comment: These regulations are not clear and lack appropriate criteria upon which to determine whether the thresholds have been exceeded or not. This situation could be confusing to the applicant and the Planning Board, and could lead to unnecessary delays in the municipality's site approval process. The concept of having a Planning Board approve site plans as a prerequisite to building permits being issued has proven to be a meaningful way of allowing for the adequate identification of site features that are or would be affected by development, public input on development, and protecting the health, safety and general welfare rights of adjacent property owners through a formal review and approval process where standards can be applied uniformly. A recommended approach would involve clearly identifying which uses are subject to site plan approval. In addition, residential uses should be made subject to site plan approval when a site contains natural features that the community has identified as being a constraint to development and for which criteria for development within these areas should be applied to mitigate any potential environmental impacts.

Also adding to the confusion of the exiting regulations is knowing where (on what sites) there is a preponderance of the thresholds listed in Article V. It seems to be most difficult to know when a particular threshold is being exceeded without having more explicit criteria or a mapped resource information available. Information should exist that would identify those parcels of land where the Town has determined such "Environmentally Sensitive" factors. This information is normally found within a Town's Open Space Index which, in this instance, does not exist. It is also often in municipal land use controls in the form of Environmental Protection Overlay District (EPOD) regulations.

- C. Minimum Lot Size Law - establishes one principal use per lot, a single minimum lot size and dimensional standards for the placement of a dwelling, structure, well or tile field.

Comment: This local law is applied throughout the Town of Canadice without regard to existing lot size distinctions that exist in the various subareas. The result is that a number of lots have been made nonconforming and in need of area variances before the issuance of building permits. Where an existing lot of record has been made nonconforming through the enactment of lot size regulations, the municipality has imposed a hardship on the landowners.

Area variances, as defined and provided for under Section 267-b of Town Law, contains standards that require a Zoning Board of Appeals to take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In addition, with the recent amendments made to this section by the State in 1991, effective

7/1/92, the Zoning Board of Appeals shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community. These area variance standards should be formally adopted by the Town Board and made part of this amended local law.

In addition, there are several definitions contained in the existing local law that should be changed. These definitions include Building Permit (the current definition appears to apply to Lot Size Compliance Permit), Dwelling (the current definition should distinguish between a single family dwelling and other types of dwellings), Lot Depth (the current definition appears to be for Average Lot Depth), Side Lot Lines should be defined, Right-of-way needs to be defined, and septic system needs to be better defined (to include raised fill systems where allowed).

This law, which appears to have been enacted to address physical separation of wells and septic systems, both on-site and with adjacent sites, does not reflect the availability of public sewer service along the Honeoye Lake shoreline area.

It should be made clearer that the access right-of-way identified in Section 801 is either part of each lot being created, or that there are permanent access easements in effect to allow continual ingress and egress. Section 801 is also somewhat confusing in that it appears to encourage "Flag Lots" to be created, which do not meet the minimum standard for lot frontage, provided minimum widths for an access right-of-way is provided. The Town should be satisfied that language in Section 801 is consistent with language in Section 280-a of Town Law, and that variances are granted for lots not having direct access to a public way prior to the issuing of any building permits.

- D. Mobile Home, Recreational Vehicle & Manufactured Homes Ordinance - this ordinance, established in 1984, states that its purpose is to provide for the location and use of these types of dwelling units in the Town of Canadice.

Comment: Section III states that no mobile home or recreational vehicle camp or park not previously in existence shall be permitted in the Town, after the effective date of these regulations. This appears to contradict the purpose of creating these regulations.

In Section II of these regulations there is reference to mounting or erecting a mobile home upon a permanent foundation. It may be more appropriate to change this language to read such that a mobile home unit is to be placed upon a permanent foundation and skirted.

The regulations make reference to a Certificate of Occupancy being issued for the types of dwelling units regulated, yet there does not appear to be any other reference made to such a certificate for other types of dwelling units elsewhere in the Town regulations. Perhaps this term should also be defined in Local Law No. 1 of 1991, entitled "Building Permit Law."

The term "Special Permit" is used in Section IV of this ordinance. It also states that the Board of Appeals shall enact standards for obtaining special permits and that these standards are to be approved by the Town Board. It is not known whether the Board of Appeals has enacted standards for obtaining special permits. There does not appear to be any local law passed to this effect.

- E. Flood Damage Prevention Local Law - this local law, passed in 1987, is modeled after the State Department of Environmental Conservation's recommended procedures. Since its enactment there have been changes made, the latest occurring in 1991. The Town may want to verify with the Flood Protection Bureau, its status under the National Flood Insurance Program and whether there is need to update these regulations.

Comment: One of the major changes that has occurred is the requirement for a certification of the as-built elevation of the lowest floor or flood-proofed elevation after the placement of the structure on the site. In addition, a certificate of elevation must also be submitted for a recreational vehicle if it remains on a site for 180 consecutive days or longer (unless it is fully licensed and ready for highway use).

Another major change not in the existing regulations requires the local administrator to retain and make available for inspection, copies of all floodplain development permits and certificates of compliance; certifications of as-built lowest floor elevations, flood-proofing certificates, variances issued and notices of alteration of watercourses.

- F. Sanitation Law - this Local Law No. 1 of 1980, places restrictions on land use activities that could result in the introduction of any human excreta, sewage, commercial waste, gray water, or other pollutant substance into any lake or watercourse in the Town of Canadice. In addition, these regulations establish standards for the placement of wells and other sources of water supply on property. It appears that these regulations were instrumental, to some extent, in the creation of the Town's Minimum Lot Size Regulations.
- G. Consolidated Laws (Public Health Law), Title 10, Section 125.1 City of Rochester - this law enacted by the State of New York, provides for control of development on and around Hemlock and Canadice Lakes and to all watercourses and drainage areas tributary thereto.

Comment: There is no mapped watershed or delineation of the watercourses affected. Such mapped information would be most useful in coordinating the requirements of Local Law No. 1 of 1980 and this Public Health Law requirement. Other areas of the State have prepared Surface and Groundwater Protection Regulations for Public Water Supplies. These regulations take into account soil conditions, recharge and limitations on land use activities designed to protect public water supply sources such as Canadice and Hemlock Lakes. Other municipalities have enacted Watershed Regulations. In the Plan implementation stage, such regulations should be further discussed and evaluated.

- H. Abandoned Vehicle and Junkyard Local Law - this Local Law, appears to have been enacted to establish regulations for commercial junkyards (i.e. automobile dismantling yards, etc.) and property maintenance.

Comment: The regulations provide standards for berms and buffers and other landscaping techniques to minimize the visual effects of such operations.

III. ENABLING POWERS

A review of past Town Board actions finds that the Town Planning Board was created by Town Board resolution in 1967 and members were appointed thereto in accordance with Section 271 of Town Law. In addition, with the enactment of the Site Review Law, in 1988, the Town Board authorized the Planning Board to have site plan approval powers in accordance with Section 274-a of Town Law.

There has also been created by Town Board Resolution, in February, 1984, a Board of Appeals to hear any and all appeals to Town laws and ordinances. It is not clear from this resolution under what enabling provision this Board of Appeals was established.

IV. PLAN DOCUMENT RESOURCES

There are a number of known studies and resource documents that have been prepared by State, County, City or Local groups which address existing conditions and features within the Town of Canadice. The following is a listing of these resource documents. This list is provided for the Comprehensive Plan Committee's review and were identified as part of the planning background information for this project.

A. Federal Plan Rescues

- U.S. Dept. Of Housing and Urban Development, Office of Policy Development and Research, Manufactured Housing: a HUD User Resource Guide, HUD-1438-PDR, Nov. 1993

B. State Plan Resources

- State Department of Environmental Conservation and Office of Parks, Recreation and Historic Preservation, Conserving Open Space in New York State, Draft Plan and Draft Generic Environmental Impact Statement, 2 November 1991.
- State Department of Environmental Conservation and Office of Parks, Recreation and Historic Preservation, Conserving Open Space in New York State: Plan and Final Generic Environmental Impact Statement, 19 June 1992.
- Restructured New York State Community Planning & Land Development Statues: Final Status of Legislation Introduced in 1995 by the NYS Legislative Commission on Rural Resources.
- State of New York Dept. of State Legal Memoranda, Mobile Homes
- State of New York Dept. of State Legal Memoranda, Zoning and the Comprehensive Plan

C. City of Rochester Plan Resources

- City of Rochester, Department of Environmental Services, Report of The Upland Watershed Advisory Committee on Watershed Management, Hemlock and Canadice Lakes, December 1987.
- Camp Dresser & McKee, Draft Environmental Impact Statement, Part 1 Water Filtration Plant, Hemlock Water Filtration Plan and Associated Facilities, February 20, 1990.
- Bruce E. Robinson, Inc., Draft of Forest Resource Management Plan for City Owned Property, Hemlock and Canadice Lake Watershed, November 1992.

D. County Plan Resources

- Ontario County Planning Department, Ontario County Master Plan, 1976.
- Ontario County Division of Planning & Research, 1990 U.S. Census Data Report - Town of Canadice, October, 1992.

E. Town Plan Resources

- Town of Canadice Master Plan Committee, Town of Canadice Master Plan Survey Report, 1991.
- Property Classification Summary for Assessment, Assessor's Manual: How to Locate the Proper Property Type Classification Code, July 1, 1994.
- Larsen Engineers/Architects, Working Paper #1 Town of Canadice Comprehensive Environmental Protection & Land Development Policies, June, 1985.
- Canadice Town Board, Local Public Works Capital Development and Investment Program - Construction of Water Distribution System, Town of Canadice, Hemlock, New York, November, 1976.
- Community College of the Finger Lakes, Town of Canadice - An Inventory of Natural Resources and Examination of Resource Hazards, Fall 1984. Compiled by Prof. Banisewski and students, Finger Lakes Community College.
- Various existing Comprehensive/Master Plans from other communities in NYS.

CHAPTER 2

EXISTING CONDITIONS

I. INTRODUCTION

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

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

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

Hemlock and Canadice Lakes are recognized as the natural and proper source of water for all parts of the watersheds. Upland Town inhabitants have superior rights to the City of Rochester to obtain water from the lakes.

II. TOPOGRAPHY AND NATURAL HISTORY

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

Hemlock and Canadice Lakes are separated by a relatively narrow ridge called Bald Hill, whose maximum elevation is 1845 feet above sea level. Canadice and Honeoye Lakes are separated by a broader ridge, the highest part of which is called Canadice Hill. This ridge has an elevation of 1,500 feet above sea level in the northern part of the Town and rises to a maximum elevation of about 2,200 feet above sea level near the Town's southern boundary, which is the highest elevation in the Town. Canadice Hill and other nearby hills in the

Towns of Springwater, Naples, and South Bristol have the highest elevations in this part of New York.

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

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

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

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

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

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

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

III. SURFACE WATERS AND DRAINAGE

Map 4 (Land Drainage patterns within the Town of Canadice) shows drainage features in the Town. Most of the streams are very small. They usually have fairly straight courses that go east or west down the steep sides of the troughs, where the streams flow either directly into the lakes or into the inlet or outlet streams. In the south central part of the Town, surface water flows southward to Reynolds Gully in the Town of Springwater, then

westward to Hemlock Lake. Surface water from a small area in the north central part of the Town drains northward to Whetstone Brook, a tributary to Honeoye Creek.

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

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

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

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

In the past, water from Canadice and Hemlock Lakes was not filtered or otherwise treated to remove suspended sediments, but only chlorinated to kill most pathogenic organisms. The intermittent, modest levels of turbidity were not considered significant. However, current turbidity standards for public drinking water supplies have been made much more stringent for several reasons. Fine sediments can harbor microorganisms that cause public health problems and can make chlorine less effective against those microorganisms. In addition, there are certain pathogenic organisms that have been problematic in other public water supplies (but not in Rochester's) that are not always killed by chlorination but that can be removed by filtration. Because the water from the lakes does not always meet the turbidity standards that are now in effect, the City has constructed a treatment facility at the north end of Hemlock Lake to do so.

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

Honeoye Lake has intensive shoreline development, so it is not pristine like Hemlock and Canadice Lakes. The turbidity levels are substantially higher, but the water quality is generally good and has improved somewhat since sewers were installed in the early 1970s

to collect wastewater from lakeside development. Water-based weed growth in some areas, especially the southern part of the lake, is very heavy and has caused problems for many lakeshore residents. As a result, New York State sponsors a project each summer to harvest heavy weed growth with the intent of reducing the available nutrients in the lake that support such growth.

In close cooperation with the Town of Richmond, a passive weir is scheduled to be built at the Honeoye Lake outlet into Honeoye Creek. The purpose of the weir is to maintain a more consistent lake level of 803 to 804 feet above sea level.

Table 2-1 provides additional information about the three lakes that are in or that border the Town of Canadice

TABLE 2-1
CHARACTERISTICS OF THE LAKES IN THE
TOWN OF CANADICE

Characteristics	Honeoye	Canadice	Hemlock
Maximum depth (ft)	30	83	91
Average depth (ft)	16	54	45
Length (miles)	4.2 ^a	3.2 ^a	7.3 ^a
Width (miles)	0.9 ^a	0.4 ^a	0.5 ^a
Surface area (acres)	1,772	649	1,800
Water level fluctuation (ft) ^e	1.9 ^b	4.7 ^b	9.6 ^b
High level (ft. above sea level) ^e	804.7 ^c	1099.3 ^d	903.7 ^d
Low level (ft. above sea level) ^e	802.8 ^c	1094.6 ^d	894.1 ^d

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

- a Measurements from USGS topographic maps;
- b Difference between highest and lowest elevation;
- c Information in the Honeoye Outlet Study, Larsen Engineers, September 1993;
- d Information provided by the Rochester Water Bureau, February 1993;
- e These are average annual values. The figures could be significantly different when the lakes are affected by flooding or droughts.

IV. FLOODPLAINS

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

Because of the extent of development along Honeoye Lake, significant damage can occur to houses and summer cottages there, when the lake is above flood stage. Flood damage along Hemlock and Canadice Lakes is limited primarily to shoreline erosion, although

damage to Canadice Lake Road might also occur, since the flood boundary lies beside the road in various places.

Flood hazard areas are also shown for sections of a number of streams in the Town. Although not portrayed, flooding also occurs along the rest of the streams. In most cases, the extent of the flooding is minor and no development is threatened by it. It is unfortunate, though, that the Flood Insurance Study did not examine potential flooding along Affolter Creek on the west side of both West Lake Road (hereafter referred to as County Road 36) and County Road 37 where there appears to be development that might be affected by flooding.

V. CULVERTS

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

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

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

The Town has adopted a flood damage prevention law that uses the information provided by the Flood Insurance Study to regulate development and minimize future flood damage. As a result of this law, the lowest floor of any new structure or of any substantial improvement to an existing structure must be elevated to or above the elevation of the 100-year flood. (Along Honeoye Lake, this elevation is 806.5 feet above sea level.) Existing development that is below this elevation remains subject to flooding, but the owners can purchase flood insurance to receive compensation if their structures are significantly damaged when flooding occurs. This does not preclude applications for variances from the elevated requirements set forth in the Town's Flood Damage Prevention Law.

VI. SOILS

The soils in the Town have been created from the underlying bedrock by the actions of the continental glaciers, the meltwaters, the proglacial lakes, and by more recent erosion and deposition. The soils that blanket the ridges and steep slopes along the sides of the troughs have been formed from glacial tills. These are the materials formed and deposited directly by the glaciers. They contain a mixture of particle sizes from very fine to coarse, and often

include larger fragments of rock. The tills in Canadice are formed almost entirely from shale and sandstone with very little lime content. Consequently, on the whole, these soils are fairly acidic and have low fertility, although some respond well to the application of lime and fertilizer.

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

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

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

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

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

1. In two bands of well-drained alluvial soils: one along the Honeoye Lake trough and the other along the east side of the Canadice Lake trough; and
2. in two areas on the Canadice Hill ridge: one of moderate size from Affolter Gully to the vicinity of Canadice and West Canadice Corners and another larger area around the crest of the Canadice Hill near the Town's southern boundary.

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

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

VII. FORESTLANDS, WETLANDS AND WILDLIFE

A. FORESTLANDS

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

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

Logging has occurred on all of the forestland in Canadice at some time in the past, and some areas have been logged several times. The City of Rochester has operated the most significant forest management and logging program in the Town in recent times, but received harsh criticism from several quarters for logging activities that occurred in the early 1980s. The City created a diverse committee to advise about management of the watershed protection lands and later hired a forest management consultant to prepare a new management plan for the lands.

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

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

1. Marshes and wooded wetlands;

2. abandoned farm fields and former timber stands that were heavily over-harvested where hardwood forests are regenerating; and
3. conifer plantations that have failed where hardwood trees are regenerating under the dead and dying conifers.

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

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

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

B. WETLANDS

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

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

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

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

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

C. WILDLIFE

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

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

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

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

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

VIII. EXISTING LAND USE

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

As *Map 8* also shows, Canadice has no incorporated area and no concentrated community center area. There are no significant industrial developments in the town and only a few, scattered, minor commercial ones. The area where residential development is most

concentrated is along and near the shore of Honeoye Lake, especially at the large mobile home park near California Point. Other smaller clusters of residential development occur at Canadice Corners and West Canadice Corners on the ridge between Honeoye and Canadice Lakes, north of Canadice Hill.

At one time, farming was the dominant land use in the town, but it has substantially declined over the years. Only a few operating farms remain. Most of the remaining active agricultural lands are found from the Canadice Corners area north to the town line, along County Road 36 and Old West Lake Road south of Honeoye Lake, on the upper part of Bald Hill, and beside Johnson Hill and Old Bald Hill Roads near the southwest corner of the town. As *Map 9c* (Agricultural District) shows, the only farmlands that are in an Agricultural District are the ones along County Road 36 and Old West Lake Road.

As far as developed land is concerned, residences are now the dominant land use in the town. According to the 1990 U.S. Census information, about:

1. 80% of the housing units are single family detached houses;
2. 14% are mobile homes; and
3. 6 % are apartments

Of all these units, about:

1. 30% are for seasonal use only;
2. 64% are occupied year-round; and
3. 6% are vacant.

The number and percentage of seasonal housing units have declined substantially in the last 20 years. In 1970, there were more units for seasonal use than there were for year-round use. All of the apartments are located beside Curtis Road near the town's northern boundary, and all have been built since 1970. Most of the mobile homes are located in a trailer park between Honeoye Lake and County Road 36 north of California Point, but others are located on individual lots throughout the town. Additional information about housing characteristics is provided in Chapter 3 - Development Trends and Projections.

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

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

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

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

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

IX. COMMUNITY FACILITIES AND SERVICES

A. TOWN LANDS AND BUILDINGS

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

B. SCHOOLS

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

C. POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES

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

D. PARKS AND RECREATION

There are no Town or County parks in Canadice, but as previously mentioned, there is the semi-developed, Harriet Hollister Spencer State Recreation Area. The location is shown on **Map 5**. It's 706 acres encompass some of the top of Canadice Hill and some of the steep slopes above the Honeoye Lake Inlet. Current facilities are limited. There is a dirt road leading to a large clearing that has picnic facilities and the remains of a barn that has been converted to a picnic shelter. There are also a few hiking trails, and beside the access road is an overlook that provides a spectacular view of Honeoye Lake and the inlet valley. Since the Plan's original version, the State has improved the facility by paving a parking lot at the Area's main entrance and by improving many of the hiking/skiing trails on the facility's property.

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

Many Town residents and other people make extensive recreational use of Hemlock and Canadice Lakes and the City of Rochester watershed protection lands. A special free recreation permit, which is issued by the City at the offices in Hemlock, is required. The primary activities are fishing and hunting, but other activities such as bird watching, hiking, and cross-country skiing have been increasing. Swimming, camping, overnight stays, and any activities that might adversely affect water quality are prohibited.

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

X. INFRASTRUCTURE AND UTILITIES

A. ROADS AND HIGHWAYS

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

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

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

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

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

There are a total of 37.8 miles of roads maintained by the Town Highway Department: most have light duty paving and there are only two small unpaved roads, Uthe Road and a portion of Holmes Road.

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

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

B. WASTEWATER MANAGEMENT

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

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

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

C. WATER SUPPLY

None of the developed properties in the town are served by public water supply facilities. All are served by private wells or individual waterlines that draw from Honeoye Lake. Accurate information about the quality of these private water supplies is not available, but in the Residents' Survey that was undertaken in 1991, a number of the respondents reported that:

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

A proposal has been developed to extend public water supply facilities from the Town of Richmond to serve the lakeshore development and the adjoining area along West Lake Road. However, the cost of the facilities that would be needed has been too expensive for the residents to afford, and financial assistance has not been secured to make the project feasible.

CHAPTER 3

DEVELOPMENT TRENDS AND PROJECTIONS

I. INTRODUCTION

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

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

II. TOTAL POPULATION - TRENDS AND COMPARISONS

As Table 3-1 on the next page shows, the population of Canadice increased dramatically from 303 in 1950 to 1857 in 1990. The amount of increase was 1554 people or 513% for the 40-year period. In terms of percentages, the rate of increase was greatest in the 1950s (84.2%) and has become progressively smaller with each succeeding decade, although the 26.6% increase for the 1980s was still a rather strong rate of increase. In terms of actual numbers, Canadice's population grew faster each decade from the 1950s through the 1970s (from 255 in the 1950s to 413 in the 1960s to 496 in the 1970s). By the 1980s, though, the Town's population growth had slowed somewhat. Only 390 people were added during the decade.

As Table 3-1 also shows, Canadice's population growth rate (in percent) was much greater than that of Ontario County as a whole throughout this 40-year period. The Town's growth rate was more than six times as great as the County's during the 1950s (84.2% versus 13.1%), and still almost four times as great during the 1980s (26.6% versus 7.0%). In terms of both numerical amount and percentage, the County's population growth rate peaked during the 1960s (10,779 people, a 15.8% increase). The growth rate has declined significantly since then, but the County still grew at a modest rate during the 1980s (6192 additional people, a 7.0% increase).

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

TABLE 3-1

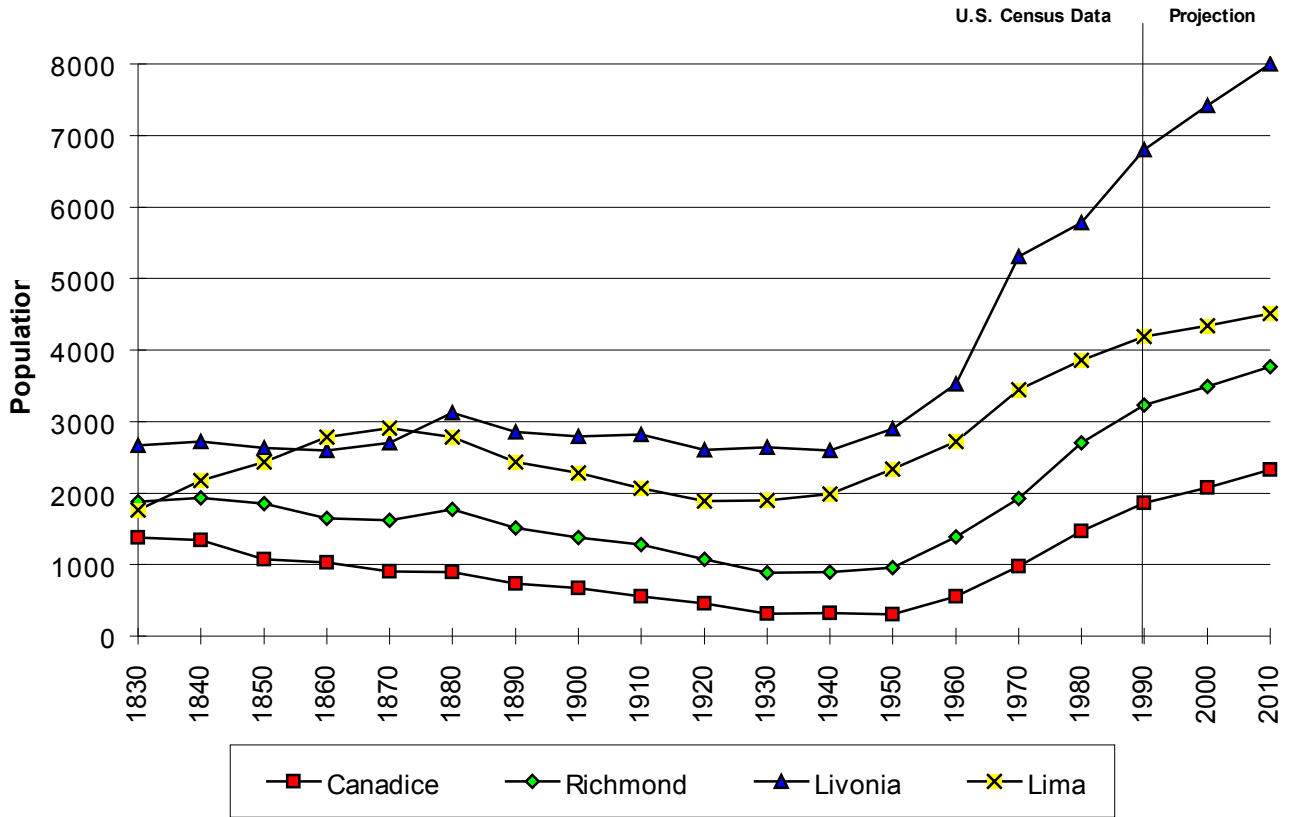
**Population Growth 1950 - 1990
Town of Canadice and Ontario County**

Year	Town of Canadice	Percent Change	Ontario County	Percent Change
1990	1857	+26.6	95101	+7.0
1980	1467	+51.1	88909	+12.8
1970	971	+74.0	78849	+15.8
1960	558	+84.2	68070	+13.1
1950	303	-	60172	-

Sources: Profile of People, Jobs and Housing (Rochester Area), State of New York Department of Commerce, 1974
U.S. Census of Population, 1980 and 1990 These data reflect permanent residents only.

Chart 1 shows the Town of Canadice population from 1830 through 1990, with a projection of population growth to the year 2020. It also includes comparisons of the growth of the Town of Canadice with other nearby Towns (Richmond, Livonia and Lima). This chart provides an updated population projection based on the 1990 U.S. Census of Population and indicates greater growth than anticipated by the 1985 projections from the NYSDEC shown in Table 3-8

Chart 3-1
Comparisons of Towns of Canadice, Lima, Livonia & Richmond
Population Growth 1830 - 1990 With Projection to 2010



Source U.S. Census of Population Data, 1990,

As Table 3-2 on the next page and Table 3-3 on page 3-5 show, in terms of percentage, South Bristol was the only adjacent town and the only town in Ontario County that grew at a faster rate than Canadice. In numerical terms, South Bristol grew more than Canadice during the 1980s, but less in the 1970s and only slightly less for the period 1970-1990 (869 additional people for South Bristol, compared to 886 for Canadice).

Table 3-2 also shows that two other adjacent towns, which had lower percentage growth rates than Canadice, had higher numerical growth between 1970 and 1990. The population of Livonia in Livingston County increased by 1500 (28.3%), and the population of Richmond in Ontario County increased by 1305 (67.8%) during this twenty year period, compared to 886 (91.2%) for Canadice.

Similarly, several other towns in Ontario County, which Table 3-3 indicates has lower percentage growth rates than Canadice during the 1980s, had higher numerical changes because of their larger base of population. The towns with larger numerical growth during the 1980s were Hopewell (507), Canandaigua (1100), Victor (1407) and Farmington (1448) (compared to 390 for Canadice).

Table 3-2

**Population Change 1970 - 1990
Town of Canadice and Adjacent Municipalities**

	Population Change			Percent Change		
	1970	1980	1990	1970-1980	1980-1990	1970-1990
Canadice, T.	971	1467	1857	+51.1	+26.6	+91.2
Livonia, T. *	5304	5742	6804	+8.3	+18.5	+28.3
Naples, T.	2236	2338	2559	+4.6	+9.5	+14.4
Richmond, T.	1925	2703	3230	+40.4	+19.5	+67.8
S. Bristol, T.	794	1205	1663	+51.8	+38.0	+109.4
Springwater, T. *	1678	2143	2407	+27.7	+12.3	+43.4
ONTARIO COUNTY	78849	88909	95101	+12.8	+7.0	+20.6

* Adjacent towns that are in Livingston County.

Sources: Profile of People, Jobs and Housing (Rochester Area), State of New York
Department of Commerce, 1974
U.S. Census of Population, 1980 and 1990

Table 3-3

**Change in Population 1980-1990
Municipalities in Ontario County**

	% Change 1980 - 1990
Bristol, T.	+14.9
Canadice, T.	+26.6
Canandaigua, C.	+2.9
Canandaigua, T.	+18.2
E. Bloomfield, T.	-2.1
Farmington, T.	+16.2
Geneva, C.	-6.5
Geneva, T.	-3.6
Gorham, T.	-2.8
Hopewell, T.	+20.2
Manchester, T.	+3.9
Naples, T.	+9.5
Phelps, T.	+3.5
Richmond, T.	+19.5
Seneca, T.	-0.1
S. Bristol, T.	+38.0
Victor, T.	+24.3
W. Bloomfield, T.	+11.2
ONTARIO COUNTY	+7.0

Note: Town figures include Village where applicable.

Source: Ontario County Department of Planning

III. CHANGES IN HOUSEHOLDS AND AGE DISTRIBUTION

Changes in total population provide only a limited (and sometimes a misleading) picture of the overall changes that have occurred in a community. Development is as strongly related to changes in the number of households as to changes in total population. As Table 3-4 below shows, while the population of Canadice increased by 91.4% (886 people) from 1970

to 1990, the number of households grew at an even faster rate (122.4% involving 393 households).

Table 3-4

**Household Population 1970 - 1990
Town of Canadice**

	1970	1980	1990
Population in Households *	971	1467	1857
Number in Households	321	539	714
Average Household Size (Persons per Household)	3.02	2.72	2.60

* This is equal to the total population because Canadice has no residential institutions or other group residential quarters

Sources: U.S. Census of Population, 1970, 1980, and 1990

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

Table 3-4 also shows that the total population increased at a slower rate than the number of households in Canadice. The average household size decreased from 3.0 persons per household in 1970 to 2.6 persons per household in 1990.

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

Table 3-5 on page 3-8, compares the average household size in Canadice with other municipalities in Ontario County. The values range from a high of 2.95 persons per household in the Town of Farmington to a low of 2.35 persons per household in the City of Canandaigua. At 2.60 persons per household, Canadice is a little below the midpoint of the range. Although the particular values differ, all have been declining.

Table 3-6 on page 3-9 shows the age distribution of the Town's population and how it has changed. The number of people in every age category increased from 1970 to 1990, but the proportions in the various categories changed significantly during that time. In particular, the numbers of those in the age groups of 25-44, 45-54, and 65+ increased disproportionately more than the others because:

- The first two of these groups include the members of the baby boom generation who formed most of the new households that moved into the Town; and,
- the last group includes the beneficiaries of greater longevity and retirees who have moved their households to the Town.

The numbers of those in the younger age groups (up to age 24) have increased disproportionately less because of the decreases in the birthrate and in the number of children per family.

Table 3-7 on page 3-9 compares the 1990 population distribution for Canadice with that of Ontario County as a whole. Although the particular figures vary somewhat, the general pattern of distribution is quite similar.

IV. POPULATION PROJECTIONS

Table 3-8 on page 3-10 presents various population projections that were prepared by the NYSDEC in 1985 for Canadice, the adjacent communities and Ontario County. For comparison, this table also includes the Census Bureau's actual 1990 population figures.

All of the projected figures for 1990 were underestimates and some were especially low. In fact, the actual 1990 population figures for Canadice, South Bristol and Richmond exceeded the projected population figures for the year 2010. Among the towns that are listed, these three had the highest growth rates during the 1980s which the projection techniques obviously did not predict.

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

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

Table 3-5

**Household Population - 1990
Municipalities in Ontario County**

	Population in Households	Number of Households	Average Household Size *
Bristol, T.	2071	748	2.77
Canadice, T.	1857	714	2.60
Canandaigua, C.	10374	4413	2.35
Canandaigua, T.	6497	2370	2.74
E. Bloomfield, T.	3258	1151	2.83
Farmington, T.	10316	3494	2.95
Geneva, C.	12584	5284	2.38
Geneva, T.	2939	1211	2.43
Gorham, T.	3484	1291	2.70
Hopewell, T.	2900	1027	2.82
Manchester, T.	9186	3515	2.61
Naples, T.	2559	956	2.68
Phelps, T.	6749	2439	2.77
Richmond, T.	3230	1147	2.82
Seneca, T.	2735	944	2.90
S. Bristol, T.	1648	641	2.57
W. Bloomfield, T.	2536	954	2.66
ONTARIO COUNTY	92094	34929	2.64

Figures for Towns include Villages where applicable.

* Persons per household

Source: U.S. Census of Population, 1990.

Table 3-6

**Population Changes in Selected Age Groups 1970 - 1990
Town of Canadice**

	1970		1980		1990		Change 1970 - 1990	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 5	94	9.7	113	7.7	128	6.9	+34	+36.2
5 - 14	195	20.1	217	14.8	270	14.5	+75	+38.5
15 - 24	142	14.6	191	13.0	211	11.4	+69	+48.6
25 - 44	244	25.1	462	31.5	631	34.0	+387	+158.6
45 - 54	98	10.1	131	8.9	219	11.8	+121	+123.5
55 - 64	111	11.4	161	11.0	136	7.3	+25	+22.5
65 +	87	9.0	192	13.1	262	14.1	+175	+201.1
Total	971	100.0	1467	100.0	1857	100.0	+886	+91.2

Sources: Profile of People, Jobs and Housing (Rochester Area), N.Y.S. Department of Commerce, 1974.
U.S. Census of Population, 1980, 1990, STF-1.

Table 3-7

**Percent of Population in Selected Age Groups - 1990
Town of Canadice and Ontario County**

	Town of Canadice	Ontario County
Under 5	6.9	7.3
5 - 14	14.5	13.9
15 - 24	11.4	14.2
25 - 44	34.0	32.3
45 - 54	11.8	10.5
55 - 64	7.3	8.6
65 +	14.1	13.2
Total	100.0	100.0

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

Table 3-8

**Population Projections - 1990 - 2010
Selected Communities ***

	1990	1990 Actual	1995	2000	2005	2010
Canadice, T.	1550	[1857]	1600	1650	1700	1700
Livonia, T.	6450	[6804]	6800	7150	7400	7650
Naples, T.	2500	[2559]	2550	2600	2650	2700
Richmond, T.	2850	[3230]	2950	3000	3100	3150
S. Bristol, T.	1300	[1663]	1300	1350	1400	1400
Springwater, T.	2400	[2407]	2500	2550	2600	2650
ONTARIO COUNTY	94464	[95101]	97278	99507	101554	103571

* Figures are projections made in 1985 by the NYSDEC in cooperation with County Planning and Regional Planning agencies. The 1990 Figures in brackets are actual population counts based on the 1990 U.S. Census of Population.

V. HOUSING TRENDS AND COMPARISONS

Table 3-9 below shows how the number of housing units in Canadice changed from 1970 to 1990. The U.S. Census Bureau defines a housing unit as a house, an apartment, a mobile home or trailer, or a single room or group of rooms that are occupied or intended to be occupied as separate living quarters. The percentage change in the housing stock during this time was less than the percentage change in either total population or the number of households.

Table 3-9

**Housing Units 1970 - 1990
Town of Canadice**

	Housing Units		
		Change	Percent
1990	1108	107	10.7
1980	1001	301	43.0
1970	700	-	-

Sources: U.S. Census of Population, 1970, 1980 and 1990

As Table 3-10 shows, the number of occupied housing units in Canadice increased by 175 during the 1980s. That is the same number as the increase in the number of households. However, only 107 housing units were added during this period. The other 68 units came from the conversion of 34 units from both the vacant and the seasonal categories to the year-round occupied category.

Table 3-10

**Housing Stock Characteristics 1980 - 1990
Town of Canadice**

Occupancy	1980		1990		Change	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Year-round	630	62.9	771	69.6	141	22.4
Seasonal	371	37.1	337	30.4	-34	-9.2
TOTAL	1001	100.0	1108	100.0	107	10.7

Status of Year-round Dwellings	1980		1990		Change	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Occupied	539	85.6	714	92.6	175	32.5
Vacant	91	14.4	57	7.4	-34	-37.4
TOTAL	630	100.0	771	100.0	141	22.4

Status of Occupied year-round	1980		1990		Change	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Owner	465	86.3	606	84.9	141	30.3
Renter	74	13.7	108	15.1	34	45.9
TOTAL	539	100.0	714	100.0	175	32.5

Sources: U.S. Census of Population, 1980, 1990, STF-1

Table 3-11 on page 3-12 compares the percent of increase in housing units for municipalities in Ontario County. In general, the communities that had higher population growth also had higher housing growth rates. Of course, the rates of increase for population and housing units, or even for households and housing units, do not correspond because overbuilding can occur and because formerly vacant and seasonal housing units can be converted to year-round occupancy.

Table 3-11 also shows that the number of housing units increased in all of the municipalities listed in the table, even those whose population declined (specifically, the Towns of East Bloomfield, Gorham and Seneca and the Town and City of Geneva). This occurred because the number of households in these communities increased. While the number of households increased, the average household size decreased proportionally more, leading to the overall population decline.

Table 3-11

**Change in Housing Units 1980 - 1990
Municipalities in Ontario County**

	% Change 1980 - 1990
Bristol, T.	+22.4
Canadice, T.	+10.7
Canandaigua, C.	+15.3
Canandaigua, T. *	+31.7
E. Bloomfield, T.	-5.8
Farmington, T.	+22.0
Geneva, C.	-3.6
Geneva, T. *	-5.1
Gorham, T.	-4.7
Hopewell, T.	+27.1
Manchester, T.	+9.5
Naples, T.	+15.5
Phelps, T.	+8.8
Richmond, T.	+9.2
Seneca, T.	-3.8
S. Bristol, T.	+16.6
Victor, T.	+46.0
W. Bloomfield, T.	+17.9
ONTARIO COUNTY	+14.3

NOTE: * Town figures include Village where applicable

Source: Ontario County Department of Planning

Table 3-12 on the next page compares the average value that owner occupied housing units had in various Ontario County municipalities in both 1980 and 1990.

Table 3-12

**Value of Owner-Occupied Housing Units 1980 - 1990
Municipalities in Ontario County**

	1980	1990
Bristol, T.	\$39,400	\$78,200
Canadice, T.	\$40,800	\$73,100
Canandaigua, C.	\$39,100	\$84,800
Canandaigua, T.	\$49,500	\$105,200
E. Bloomfield, T.	\$46,200	\$86,100
Farmington, T.	\$46,500	\$87,600
Geneva, C.	\$30,500	\$58,500
Geneva, T.	\$46,400	\$90,200
Gorham, T.	\$34,000	\$69,700
Hopewell, T.	\$35,900	\$71,200
Manchester, T.	\$34,300	\$69,000
Naples, T.	\$31,000	\$62,300
Phelps, T.	\$34,700	\$64,500
Richmond, T.	\$41,500	\$84,400
Seneca, T.	\$31,600	\$58,900
S. Bristol, T.	\$46,200	\$98,300
Victor, T.	\$51,700	\$106,000
W. Bloomfield, T.	\$43,300	\$90,200
ONTARIO COUNTY	\$39,100	\$78,300

Median Value (\$)

NOTE: Town figures include Village where applicable

Sources: 1980 Census, Ontario County Department of Planning
1990 Census of Population

VI. HOUSING PROJECTIONS

It is more difficult to make reasonably accurate projections for housing increases than it is to make projections for population. However, the factors that affect housing projections give some clues as to what might be expected.

Since the general growth in population and households is likely to be smaller than in the past, the growth in housing is likely to be smaller as well. If housing values in Canadice remain below the average for Ontario County, some additional households might be attracted to the Town, but probably not enough to change the overall trend. Also, as shown in Table 3-10 on page 3-11, Canadice still had a substantial number of seasonal housing units and a significant number of vacant housing units in 1990. Since some of these are likely to be converted to year-round occupied units, the rate of increase in the number of housing units is likely to remain below the rate of increase in the number of households.

VII. LOCAL HOUSING DIVERSITY

Between January 1, 1994 and September 30, 1995, fifty-four sales of residential property took place in the Town of Canadice. The sale prices ranged from \$11,700 to \$215,000. The median sales price was \$82,600. These figures, for a period of approximately 21 months, show the wide diversity in housing available within the Town.

CHAPTER 4

SURVEY RESULTS, MAJOR CONSIDERATIONS AND ISSUES, AND EXPECTATIONS

I. Interpretation of the 1991 Resident Survey (Survey Question Number) -- Total Survey response in Appendix D

Approximately 1,100 blank surveys were sent out based on a mailing list generated from the property tax role. A Limited number of additional blank surveys were distributed by the Town Clerk as well as other Town Officials and sources. A total of 395 surveys were returned and compiled from a mix of 282 year round residents, 90 seasonal residents and 23 non-resident landowners. Based on the 1990 census, there were 1,108 "housing units" (pg. 3-8) and a population of 1,857 (pg. 3-10) in Canadice.

1. Principal reasons that respondents chose to live in Canadice: (6)
 - For most of the Town: the rural atmosphere, open spaces, and views.
 - For the Honeoye Lake vicinity: lakeside location and lake access.
2. The majority of land owners planned to keep the land surrounding their residences as one parcel.(11)
3. The principal reason why respondents might leave: high taxes. (8)
4. In rating the quality of life, since coming to Canadice: many respondents did not indicate a choice but, of those that did, the majority specified "worse" or "stayed the same." Very few voted "better." (9)
5. Most respondents were concerned that population growth will cause loss of the Town's rural atmosphere and natural resources. Some, however, believe that growth is good for the tax base. (15)
6. Those responding wanted development to occur at the present rate or slower. They do not want industrial development to be encouraged, and they wanted to limit further expansion of the existing commercial areas or do nothing to encourage more commercial development.
(81, 82, 83, 84, 85)
7. For future residential development, there was overwhelming support for single family houses and secondary support for owner-occupied Town houses. (92)
8. Respondents were about equally divided as to whether existing ordinances are adequately enforced, and they overwhelmingly rejected increased taxes to pay for increased enforcement. (61, 63)
9. The majority of respondents favored zoning and subdivision ordinances to regulate residential growth or to protect the current quality of life and property values. Others believe the existing minimum lot size requirement is adequate but many felt that even larger lots should be required in certain areas of the Town. (89, 91, 93, 94)

10. Most respondents supported environmental goals and growth management policies to protect environmentally sensitive land areas, logging regulations to protect the watershed, additional restrictions to discourage the construction of communication towers, and policies to protect agricultural lands from development and to encourage the continuation of active farming.
(74, 56, 59, 76)
11. Only 39% of the respondents would support the regulation of docks or boat slips on Honeoye Lake, while 20% would oppose such regulation, and 42% had no opinion. However, in the Honeoye zip code area, 51% would support, 28% would oppose, and 21% had no opinion.
(57)
12. Many respondents would support an ordinance to protect the Town's historic resources. However, only 48% indicated that they thought there were such resources, and another 39% had no opinion. In addition, only 38% felt that the Town should be actively involved in the protection of historic landmarks, while 41% felt that the involvement should be nominal or minimal. (101, 102, 103)
13. Most respondents believe that their drinking water quality was always adequate. However, 38% of the respondents from the Honeoye Lake zip code area were uncertain or believed that their water was sometimes inadequate. The same portion were transporting bottled water for drinking, rather than using their own tap water. Most respondents in the Honeoye Lake area wanted the Town to act more aggressively to provide high quality drinking water where feasible and where the recipients would pay all related costs. (20, 19)
14. Nearly all respondents who had septic systems believed that their systems work satisfactorily, but most also believed that such systems can cause health or environmental problems. A substantial majority would cooperate in voluntary dye tests to check the condition of their systems. (23, 35)
15. Less than half of the respondents believed that the Town roads were in generally good to excellent condition. About one-fourth believed they were in average or fair condition, and slightly more than one-fourth were undecided. Residents overwhelmingly rejected increases in Town taxes to support better road maintenance. (67, 68)
16. Most respondents believed that the Town Hall, the Highway Department facilities, snowplowing, and police, fire, and emergency medical services were adequate.
(36, 37, 38, 43, 44, 45)
17. Respondents did not want additional facilities and services that might increase taxes such as re-establishing abandoned roads, hiring a constable to help with traffic control and the justice courts, making refuse collection a Town responsibility, or sending out a regular Town newsletter. (64, 62, 42, 49)
18. The overwhelming majority of respondents believed that the Town should encourage the City of Rochester to maintain the status quo with regard to recreational use of the watershed lands which it owns around Canadice and Hemlock Lakes. (99)
19. The majority of respondents believed the Town should work with the State to improve the Harriet Hollister Spencer Recreation Area. (97)

20. About half of the respondents felt that some type of services should be provided for senior citizens, but there was no clear consensus on the type of services that would be appropriate. (low cost meals were supported by 24%; bus service, by 23%; and recreation, by 17%). (39)

II. From Town Officials

1. There are significant differences between the high density development near Honeoye Lake and the low density development in the rest of the Town and between long-term residents and relatively recent arrivals. The diverse concerns caused by these differences must be addressed and balanced.
2. Community identity is weak because the Town has no sizable developed area and because residents must go elsewhere for schools, shopping, and many other facilities and services. It should be strengthened, perhaps through slogans, signs, community facilities, or events. Consolidation with Richmond might be considered to encompass the broader community that many residents already identify with and possibly to improve the overall financial situation for both Towns.
3. The desirability of establishing a larger hamlet should be examined.
4. The feasibility of various water and sewer extensions should be examined.
5. Mechanisms are needed to encourage residents to maintain their properties without necessarily having to resort to ordinances or penalties.

III. From Previous Chapters of the Plan

1. There are significant duplications, contradictions, and ambiguities in the existing local laws for the Town and differences between these laws and State Enabling Laws that need to be resolved. Chapter 1, Pages 1-5
2. In 1990, 30% of the Town's households were seasonal. Most dwelling units were located in the Honeoye Lake area (West Lake Road Corridor), but others were scattered throughout the Town. Chapter 2, Page 10 and Chapter 3, Chart 10
3. A significant number of former seasonal residences have been converted to permanent residences over the last 30 years. Others are likely to be converted in the future. Chapter 2, Page 10
4. The Town's population is likely to grow modestly or level off in the future. The number of households is expected to continue to grow but household size is expected to continue to decline. Chapter 3, Pages 3, 4, 7 and 8
5. Hemlock and Canadice Lakes are used by the City of Rochester and various smaller communities for public water supply. In Canadice, the City owns in excess of 3,000 acres around these lakes and has stated it will keep it undeveloped to protect the water quality of the lakes. Chapter 2, Page 3 and 10
6. The Hemlock-Canadice Lake area has the most pristine wilderness character of the Finger Lakes Region. It has been designated by the State as a high priority area for acquisition of additional land or acquisition of development rights to supplement the

City-owned land in order to further preserve and enhance its pristine character.
Chapter 2, Page 3

7. Sizable areas of the Town have sensitive environmental conditions that could adversely affect or be affected by development (for example, steep slopes, flood hazard areas, wetlands, woodlands, and important wildlife habitat areas). Chapter 2, Pages 4-9
8. There is only a modest amount of remaining active farmland, but it has a significant impact on the Town's character. Chapter 2, Page 9
9. Public water supply service is not available anywhere in the Town, and public sanitary sewers serve only the area near Honeoye Lake. Chapter 2, Page 13
10. The Town's Flood Insurance Study indicates that a number of culverts under roads or private drives are undersized. There may be others that are not identified in the Flood Insurance Study. Potential problems associated with these culverts need to be addressed. Chapter 2, Page 5

IV. Comprehensive Plan Expectations

Various elected and appointed officials in the Town identified the following list of statements with initial expectations for creating the Town of Canadice Comprehensive Plan. No statement has been attributed to any one person. The anonymity of these statements is intentional and serves to not distract from the varying views of what residents of the Town of Canadice feel the Plan should address.

The Plan should:

- a. Balance opportunities for growth with the need to protect the community's environmental resources and desperately needs to have a basis for understanding how development can best occur.
- b. Create a sense of "community identity" that can serve to bring the various areas of the Town together.
- c. Provide reliable information that is mapped and can be used by all officials and boards in making decisions.
- d. Consider whether a hamlet of Canadice would be desirable and what it should contain in the way of services and facilities.
- e. Identify and address the need for capital projects (e.g. public water and sewer services, etc.) and the feasibility for such action.
- f. Identify the need for use and management of the Harriet Hollister Spencer Recreation Area and a Town wide trail system.
- g. Identify a strategy for improving communications between the City of Rochester and the Town.
- h. Identify the distinctions in land use that exist between the various subareas of the Town and attempt to address the different needs of these areas.
- i. Must address the long-term benefits of protecting its natural resources and give examples of how this is in the best overall interests of the Town.
- j. Evaluate whether or not the existing minimum lot size regulations are indeed working, or if there are other alternatives that the Town should consider.
- k. Identify roles the State, County and Town can play to provide incentives to large landowners to keep their lands open.
- l. Address a long-term strategy for extending public water service.

- m. Consider what, if any, additional fees should be collected, from the construction of new homes or the sale of lots, for the purposes of establishing a fund for recreation improvements.
- n. Identify priorities to implement a meaningful Planning program (i.e. The need for the codification of Town regulations).
- o. Stress clearly the importance of Planning. There is also need for additional emphasis to be given to regulations that will implement a recommended course of action.
- p. Address the effects of seasonal residents and their impact on Town services, facilities and programs.
- q. Develop a meaningful goal for preserving in its natural state the lands owned by the City of Rochester.
- r. Address whether there is need for zoning and what alternatives are available and, in addition, provide direction for the establishment of revisions to, or the adoption of new laws that are based on the goals and policies contained in an adopted Comprehensive Plan.
- s. Provide a foundation for Planning to become "proactive" instead of merely "reactive." All of the rights of property owners must be clearly identified, as well as all of the existing Federal, State, County, City and Town laws that affect the development of private property.
- t. Create specific goals and policies for residential land development that will better manage the Town's pristine and uncluttered character.

V. SUMMARY

It is clear from an initial assessment of the above findings that there is a wide diversity of opinion within the community as to the need for structured Planning guidelines and land use controls. It is also apparent that the rights of property owners need to be identified. The responsibilities of Town government to enact regulations which control development in a manner that is found to be in the best overall interests of the community which should be defined.

It is also clear that the Town of Canadice must identify its convictions and desires for its future. To assist in this endeavor, it is anticipated that the Community Comprehensive Plan Program will provide the vehicle to inform, establish, and communicate these convictions and desires to the public and to other levels of government, so that sound decisions can be made.

It is also important to the success of the Town's planning program to develop a logical course of direction with specific implementation in the Comprehensive Plan. This will provide a course of action to guide Town officials, Boards and Committees (regardless of whether they are elected or appointed, newcomers or old-timers) toward established common goals resulting in consistency and accountability.

It is concluded that a major expectation of this Comprehensive Plan is to establish an overall direction for the community. Other major expectations of the document include justification for regulations specifying protection of the natural resources that the community senses are being depleted. There should be opportunities for increased public participation in the decision making process.

CHAPTER 5

OPPORTUNITIES AND CONSTRAINTS

I. Introduction

The intent of this Chapter is to define Opportunities and Constraints relative to the various topics and conditions outlined in previous chapters. The Table 5-1, summarizes the Opportunities and Constraints in a concise manner for ease of presentation.

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

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

Opportunities and Constraints

TABLE 5-1

PLANNING OPPORTUNITIES AND CONSTRAINTS IN CANADICE

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

Table 5-1 continued

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

Table 5-1 continued

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

II. Implications of the Constraints and Opportunities

A. Honeoye Lake Area

1. Conditions in this area are very different from the rest of the Town. Land development regulations should recognize this and deal with it appropriately.
2. This is the only area where it is feasible to install public water service and extend public sewers. If feasible, public water service would benefit many residents here who have problems with their current source of drinking water. If feasible, extending sewer service would benefit residents who have septic system problems. Financial aid should be used if available, but the local share of any project cost would be borne entirely by the beneficiaries.

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

B. Other Areas

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

C. Commercial-Industrial Development

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

D. Agricultural Areas

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

E. Hemlock-Canadice Watershed

1. The Town should work with the State DEC, the City of Rochester, other private land owners, and the other affected municipalities to clearly identify the management needs and desires for the watershed (protection of the environmentally sensitive lands and water quality, protection and enhancement of wildlife habitats, etc.).
2. Any changes in the ownership of the City's property would impact on the revenues and character of the Town. These changes would require a complicated process to reach completion. The Town will need to remain alert to these possible changes to minimize any adverse consequences.

3. Concerns persist that at some point the City will sell this attractive land. In 1993, in an attempt to address this matter, City of Rochester City Council adopted resolution No. 93-39 which states, relative to city watershed holdings, "Properties should be maintained in a natural, undeveloped state".

F. Land Development Regulations

1. The regulatory framework should be expanded to encompass the full range of measures that are needed to minimize potential problems, including:
 - a. subdivision regulations to specify various development standards that must be met before property can be subdivided into smaller parcels;
 - b. zoning requirements to divide the Town into suitable districts, to specify which land uses are allowed in each district, and to specify various standards that must be met when property is developed; and
 - c. appropriate protections for environmentally sensitive conditions to reduce disturbance in these areas and to require appropriate measures when disturbance is necessary.
2. These regulations should be kept as clear and simple as possible, should incorporate all appropriate features of the existing regulations, and should eliminate the existing contradictions, duplications, and ambiguities to minimize the burdens on both the Town government and the applicants.

G. Municipal Services and Facilities

1. Because of the Town's limited financial resources, it is important to plan ahead and to have clear, sound justifications for any significant capital improvements to Town facilities.
2. The Town should examine ways that services, facilities, or equipment could be shared with neighboring municipalities to reduce costs. Note: At the time of this document's first scheduled review and revision in 1998, a SMART report (State Comptroller's Municipal Advisory Review Teams) is being reviewed and considered by a joint committee of Canadice and Richmond residents. The report presents a range of opportunities for the two towns to consolidate activities that could reduce operating costs.

H. Recreation Facilities

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

I. Community Identity

1. Several low-cost ideas might be considered by the Town to promote stronger community identity. These may include efforts to:
 - a. Identify historic sites and buildings;
 - b. sponsor a slogan contest;
 - c. place signs using the slogan at the major entrances to the Town; and,
 - d. hold an annual Town wide picnic or other get-togethers.
2. There may also be ways to work with tourist promotion and commercial interests and perhaps neighboring municipalities to encourage the establishment of an annual, financially self-sustaining lake-hills festival as a promotional event.
3. Quarterly or semi-annual Supervisor's Newsletter

CHAPTER 6

PLAN ASSUMPTIONS, GOALS AND POLICIES

I. INTRODUCTION

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

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

II. OVERVIEW

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

III. MAJOR PLAN ASSUMPTIONS

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

A. General Assumptions

1. The two major factors that will attract and cause people to continue to reside in the Town include either a desire for access to Honeoye Lake or an appreciation of the rural atmosphere (e.g. open space and vistas that are found throughout the upland area).
2. There will be a continuing commitment by the Town to:
 - a. Protect environmentally sensitive lands (e.g. lands containing freshwater wetlands, recharge protection areas for public water supplies, floodplains, steep slopes, very erodible soils, soils with poor percolation, established forested areas and areas possessing important scenic vistas);
 - b. protect established agricultural operations and productive agricultural soils;
 - c. protect water quality;

- d. regulate the following activities by permit:
 - i. Logging operations;
 - ii. the conversion of seasonal residences to year-around dwellings;
 - iii. the extent of lot coverage within the Residential Lakeshore Area;
 - iv. docks and moorings on Honeoye Lake; and
 - v. construction of communications towers.
3. There will continue to be pressure to extend public sewer service west of West Lake Road and to provide public water service to both sides of West Lake Rd (County Rt. 36).
4. There will continue to be greater emphasis on sustaining the community's identity.
5. There will be continued reliance on adjacent communities for meeting daily needs (e.g. shopping, medical, public safety, schools, etc.).
6. There will be continued interest in the merging (or sharing) of governmental services and programs where cost savings to the taxpayers can occur without unnecessary disruption or duplication of services (e.g. animal control, code enforcement, highway maintenance, etc.).

B. Economic Development Assumptions

1. The Town will continue to rely primarily on the residential tax base to provide funding of governmental services and programs.
2. Job growth within the Town will occur at a much slower rate than in the more developed communities in the county and region.
3. There most likely will be an increase in the number of home occupations during the next twenty years.
4. When population densities warrant, there could be neighborhood scale commercial development along West Lake Road to meet daily and personal service needs.

C. Population Assumptions

1. The Town's population is expected to increase by approximately 370 to 470 persons, or approximately twenty to twenty-five percent (20% to 25%) from 1990 to 2010. This represents a projected population growth of ten percent per decade. This prediction reflects a continuation of population growth but at a slower rate than has occurred in the Town over the past two decades.
2. The average age of the Town population will continue to increase between 1990 and 2010. The portion of the general population in age groups 45 - 65 will be greater than it has been in the past. The increasing numbers of older residents will have different needs for housing, commercial services, professional services and public safety.

D. Housing Assumptions

1. There will be additional conversions of seasonal to year-round dwellings. This will create more demands for highway maintenance, fire protection and other public safety services.
2. There will be approximately 155 to 195 additional dwellings built between 1990 and 2010 to accommodate a projected average of 2.4 persons per dwelling unit. The 2.4 persons per dwelling unit assumes, as a standard for Canadice, the national projections for decreasing family size.
3. If the public sewer district expands along the west side of West Lake Road, there will be opportunities for greater housing diversity, greater densities and more affordable types of housing to meet the needs of all age groups which will place pressure on the Town's existing land use laws.
4. The average cost of an existing, pre-owned residence will continue to be lower than the average cost of new ones, due primarily to increased costs associated with utilities and building materials. Not only will existing residences continue to house the majority of townspeople, they are likely to be more affordable.
5. Industrialized Housing, such as Modular and Panelized homes, and Manufactured Housing are becoming acceptable replacements for conventionally built homes

E. Transportation Assumptions

1. Highway projects will largely entail activities to maintain the existing highways, improve drainage and correct areas with public safety problems.
2. If interior lands are to be developed in the Town, a solution for extending Town roads, or road standards for areas to be developed, will be needed to avoid the situation where private driveways become rights-of-way. It is preferable for purposes of public safety to have properties accessed by Town roads rather than private driveways.
3. The automobile will continue to be the primary method of transportation. In addition, if national trends are followed, there will be an increasing percentage of households with one car for each driver in the household.

F. Environmental Assumptions

1. Strict federal and state water quality standards may result in the City of Rochester's Watershed Rules and Regulations being updated to help meet new water quality standards. This could affect additional lands in the Town and may require further land use control.
2. There will be increased interest in protecting the modest amount of active farmland that remains. The major emphasis of the Town's involvement in farmland protection will be to protect this resource base to permit continued farming operations.

3. There will continue to be an interest in protecting the majority of the forested lands within the Town. The major focus of the Town's involvement in forest land protection will be through regulation of logging operations and the promotion of sound forest management practices.
4. The New York State Open Space Plan in New York State: Plan and Final Generic Environmental Impact Statement, dated June 19, 1992 designates the Hemlock-Canadice Lake Area as unique and environmentally sensitive. The State Open Space Plan recommends several options for protecting this area, among which are acquisition of privately owned lands or assigning development rights to the State. If such actions do materialize, the fiscal impact on the Town will require evaluation and involve the Town in the State's Payment In Lieu of Taxes (PILOT) program.
5. The Town will need to evaluate and determine the advisability of establishing Environmental Protection Overlay District (EPOD) regulations to supplement existing Town land use regulations.
6. There will be increased interest in private initiatives to preserve open space within the Town.

G. Public Facilities and Services Assumptions

1. Unless alternative funding sources are found for extending public water and public sewer services, the funding for such extension into the Town may continue to be cost prohibitive.
2. Improvement to other utilities (such as gas and electric, and cable and telephone service) will continue to be evaluated in response to the needs of the growing community.
3. Public safety services (e.g. police, fire and emergency medical) will continue to be provided from facilities located outside the Town.
4. As the Town continues to grow, there will be a need to improve and expand other existing public facilities to accommodate this growth.
5. Public school services will continue to be provided by the existing Central School Districts. As development is considered, the Town will continue to coordinate such growth with the respective school districts before final approval of the development plans.

IV. GOALS AND POLICIES

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

A. General

<u>General Goals</u>	<u>Associated Policies</u>
<p>1. - Provide land use regulations that are compatible with the rights of private land owners, that augment the natural limitations of the topography (steep slopes, poor soil conditions) and that help maintain the rural characteristics of the Town.</p> <p>i. Retain the existing character of the area by conserving forest lands and open areas.</p> <p>ii. Protect the Town's special natural features and resources and acknowledge by land-use control the severe developmental limitations of the soil and land contour of the Town.</p>	<p>a. <u>Comprehensive Planning</u>: Use the Comprehensive Plan to guide legislative actions and other Plans within the Town.</p> <p>b. <u>Plan Implementation</u>: Decide upon a program of actions that will be undertaken to implement the Plan. See Chapter 7.</p>
<p>2. - Assure activities endorsed by the Town Board or Planning Board have considered the overall tax burden and local conditions as well as the overall cost of the activity.</p> <p>i. Consider options to help reduce the tax burden of the property owners of the Town.</p> <p>a. Explore the consolidation of Town services with surrounding communities to reduce the taxes while maintaining or improving services provided. Areas to consider should include storage facilities, repair facilities, highway maintenance, snow removal and recycling facilities.</p> <p>ii. All new activities will consider the impact on Town, County and School taxes.</p>	<p>a. <u>Planning and Management</u>: Use sound Planning techniques as a regular part of the overall approach to municipal management to help decide what actions should be undertaken, how limited budget resources should be allocated, and whether development proposals should be approved or modified.</p> <p>b. <u>Cost Benefits Analysis</u>: To assess the influence of policy or actions by the Canadice Town Board and/or the Planning Board on capital expenditures such as land acquisition or major construction that would affect taxes or the Town's tax base, a quantitative analysis shall be required to identify the relative effect of the various options that would result from the proposed policy or action. This analysis shall cover the possible options, the probability of these options becoming reality and assigning dollar values to each option, ending in a cost/benefit for each option. This analysis would then be used to make informed decisions on a path forward.</p> <p>c. <u>Suitable Information</u>: Collect and maintain suitable information about municipal facilities, other existing conditions, and governmental agency activities in order to:</p> <p>i. Be able to properly evaluate the status of the community and the effectiveness of activities and be able to detect and evaluate significant changes;</p> <p>ii. have the information that will be needed to properly evaluate Plans submitted by developers; and</p> <p>iii. be able to provide some of the general information that developers need when they begin to prepare their development Plans.</p> <p>d. <u>Outside Funding</u>: Pursue State and Federal funding programs to reduce costs to local taxpayers, so long as those programs advance community goals and do not impose excessive administrative burdens.</p>

	e. <u>Interagency Coordination</u> : Coordinate with other agencies and organizations as appropriate on Planning and management actions and encourage cooperation among others whose actions could benefit the Town.
3. - Review and update the Comprehensive Plan on a regular basis.	a. <u>Biennial Planning</u> : The Planning Board will re-examine the Comprehensive Plan on a Biennial basis, adjusting it as necessary and deciding upon a new program of actions that will be undertaken to implement the Plan; make the adjustments to the Plan and the program of explicit actions by summarizing them in a concise written report. See Chapter 8, II, B.
4. - Inform Town residents and encourage their active participation in setting Town direction.	a. <u>Public Participation</u> : Include public participation activities in all Planning and management efforts, and periodically survey public perceptions and levels of satisfaction. b. <u>Town Communications</u> : Deliver special notices to property owners when necessary but, for most communications about Town government activities, continue to disseminate information to the official as well as to other local newspapers and rely on them to provide notice.
5. - Provide needed services to the Town residents.	a. <u>Police and Other Emergency Services</u> : Continue to utilize the existing arrangements for police, fire and other emergency services. b. <u>Community Identity</u> : Identify and undertake inexpensive measures that would foster a stronger sense of community identity. c. <u>Standards and Procedures</u> : Review operating policies, permit procedures and in-house communications to establish efficient operations. d. <u>Enforcement</u> : Enforce all Town laws, ordinances, rules, regulations, and procedures uniformly and consistently.

B. Stewardship, Conservation and Environmental Protection

<u>Stewardship, Conservation and Environmental Protection Goals</u>	<u>Associated Policies</u>
1. - Maintain or enhance the conditions of the environment and protect it from degradation. i. Encourage the ethic of stewardship among the Town's residents and property owners. ii. Conserve the scenic vistas in the Town.	a. <u>Forest Management</u> : Review current logging regulations and revise as needed to encourage sound forest management practices and maintain property owners' right to log. This would include, but not be restricted to the following: i. Notify neighbors prior to the start of logging operation. ii. Prevent erosion and protect water quality. iii. Protect public highways. iv. Provide information to land owners on forest management. v. Provide information to land owners on available forestry education programs. b. <u>Property Maintenance</u> : Encourage proper maintenance of existing development. In order to improve property maintenance, examine the possibility of annual volunteer efforts in conjunction with the Town's bulk refuse collection activities.

	<ul style="list-style-type: none"> c. <u>Preservation of Historic Resources</u>: Continue to disseminate information and increase awareness about the Town's historic resources; protect those resources that the Town is responsible for (such as the public cemeteries) and encourage private interests to do the same. d. <u>Undeveloped City Land</u>: Work with City of Rochester officials to maintain the current status of City owned property within the Town. e. <u>Property Stewardship</u>: Encourage a long term, environmentally responsible stewardship of public and private properties.
<p>2. - Preserve and protect the environmental quality of the Town's surface and ground water.</p> <ul style="list-style-type: none"> i. Assure adequate septic systems are installed and maintained in the Town for areas not supported by public sewers. ii. Review road maintenance practices and influence on water quality. iii. Assure minimum effect from industrial and agricultural operations. iv. Review residential site plans for impact on surface and ground water quality. 	<ul style="list-style-type: none"> a. <u>Land Care</u>: Discourage the improper use of fertilizers and pesticides. b. <u>Rochester Watershed Protection Lands</u>: Work with City officials to develop a clear statement of mutual expectations. c. <u>Water Quality Protection</u>: Encourage the application of various Best Management Practices (BMP's) for water quality protection. (BMP's are offered by NYSDEC, USDA and other governmental agencies). d. <u>Private Water Supplies and Wastewater Disposal</u>: Examine ways to evaluate existing septic systems and water supplies to determine what, if any, corrective actions are needed. e. <u>Septic Systems</u>: Select new disposal systems compatible with soil qualities to protect surface and ground water resources. f. <u>Septic System Inspection</u>: The Town inspector shall have the authority to examine any and all properties with respect to assuring that property codes are not violated in regard to the proper operation of septic systems. New York State law provides that the Town inspector has the authority to examine septic systems to assure they meet the New York State Public Health laws. The inspector may enter the properties only with due written Notice given to the property owner indicating specifically what violations are being investigated, except in an emergency situation. g. <u>Drainage</u>: Consider conducting a comprehensive drainage study. h. <u>Runoff Control</u>: Site-Review Plans to reduce storm water runoff and assure proper driveway drainage. i. <u>Salt/Sand Control</u>: In order to reduce the amount of salt entering the surface and ground water, to reduce the damage to roadside vegetation and to help prolong the life of vehicles, the Town Highway Department should have an ongoing effort to optimize the use of salt/sand mix and investigate alternative approaches to follow this policy. In addition they should review road maintenance practices and materials storage practices.
<p>3. - Manage Solid Waste</p> <ul style="list-style-type: none"> i. Decrease littering and illegal dumping. 	<ul style="list-style-type: none"> a. <u>Refuse Collection</u>: Continue to encourage the existing arrangements for refuse collection by private firms. b. <u>Recycling</u>: Continue an active program of recycling and resident disposal of items not normally recycled or removed by commercial refuse haulers, including bulk items such as appliances and junk motorized vehicles. c. <u>Litter control</u>: Consider means to deter road side littering/dumping such as fines. Encourage land owners to clean their roadsides.

C. Land Use and Managing Development

<u>Land Use and Managing Development Goals</u>	<u>Associated Policies</u>
<p>1. - Retain the rural character of the Town by defining and guiding the type, density and location of future development to ensure a healthy environment for future generations.</p>	<p>a. <u>Land Development</u>: Consider appropriate zoning and subdivision regulations.</p> <p>b. <u>Facility Planning</u>: Determine the areas where the extension of public water and sewer facilities are feasible and appropriate and where the affected landowners are willing to assume all necessary costs for the facilities; establish an appropriate funding mechanism and prepare Plans so the facilities can be constructed. Develop and maintain Plans as appropriate for other existing Town facilities, such as the Town road system.</p> <p>c. <u>Facility Improvements</u>: Use capital improvement programming to anticipate when significant changes may be undertaken (such as road paving), to manage costs, and to maintain municipal facilities in good condition.</p> <p>d. <u>Subdivision Development</u>: Use subdivision codes to manage development. When subdivisions are being contemplated, consider the use of the clustering concept.</p> <p>e. <u>Program for Open Area Preservation</u>: The Town may consider the pursuit of specific open space preservation initiatives only if there is a neutral or positive impact on the tax base though such activities will remain primarily in the hands of the private land owner.</p> <p>f. <u>Boat Docks</u>: In cooperation with lakeside property owners, boat owners, Ontario County Planning and the Town of Richmond, examine the appropriateness of various kinds of boat dock restrictions in order to determine what actions should be undertaken.</p> <p>g. <u>Application Requirements</u>: Require developers to provide appropriate information for the evaluation of their proposals.</p> <p>h. <u>Adult Use and Entertainment Establishments</u>: Businesses that fall within this category need to be regulated to help protect the character of the Town</p>
<p>2. - Identify strategies for maintaining low-density residential development based on the limitations of natural features to development (steep slopes, poor soil conditions, etc.)</p>	<p>a. <u>Resource Protection</u>: Minimize development in environmentally sensitive areas; designate these areas for uses that are consistent with their characteristics.</p> <p>b. <u>Building Density</u>: Develop a minimum lot size policy that identifies availability of public sewers and the naturally occurring limitations to development, such as land contour, soil percolation rate and soil depth to bedrock plus proximity to protected streams (class C through all B and A classes), non-protected streams (class C and D), regulated wetlands (Map 7) and precipitous banks. Allow alternatives to conventional septic systems to meet Town codes.</p> <p>c. <u>Erosion and Soil Control</u>: Develop and use siting criteria and construction specifications which require sediment and erosion control. Maintain minimum lot sizes, setback requirements and maximum lot coverage standards which prevent excessive erosion and siltation.</p> <p>d. <u>Restrictions to Development</u>: Generally restrict development on steep slope areas (where slopes exceed 15%). Consider specific restrictions based on the considerations listed in item b above as well as characteristics summarized in Map 12</p>

	e. <u>Residential Area Integrity</u> : Maintain the integrity of residential areas by allowing only those uses which are compatible with the nature of residential uses.
3. - Expansion of housing development will use conventionally constructed , industrially constructed or manufactured homes.	<p>a. <u>Future Development of Residences</u>: Each dwelling used or designed to be used for residence purposes shall be:</p> <ul style="list-style-type: none"> i. Built upon permanent perimeter foundation walls extending below the average frost line; and ii. constructed using (1) conventional on-site building methods; or (2) industrialized housing types, which are manufactured partially or completely in a factory, including modular, panelized, pre-cut, dome and log houses, and which must meet New York State and Local building codes; or (3) manufactured housing which is HUD-governed- and- insurable; and which are no less than 14 feet wide; and iii. stationary and therefore included in the assessment of the land on which they are located. <p>b. <u>Mobile Homes</u>: Restrict stationary pre-1976 mobile type homes, generally identified as the pre-cursor to manufactured homes, to the pre-existing mobile home park on West Lake Road and to those pre-existing private lots that have mobile home residences. Replacement of pre-existing mobile homes on such lots would be permitted provided current code restrictions are met.</p> <p>c. <u>Trailers</u>: Regulate casual visitation by people with house trailers on private land to insure proper sanitation rules are being followed and that the stay is for a reasonable time period. For commercial parking restrict trailers and similar recreational vehicles to trailer camps, tourist camps, or similar establishments. Regulate in a manner requiring suitable plans for the provision of sewer or septic system connections, water supply, toilets, bathing facilities, garbage removal, and limiting the duration of the stay in such trailers and similar recreational vehicles when used or occupied as living or sleeping quarters, and requiring registration when so used. For purposes of the Comprehensive Plan and ensuing regulations, trailers and similar recreational vehicles are not considered residential or used for residence purposes.</p>
4. - Identify those areas where Neighborhood Commercial/Business development might be practicable.	a. <u>Managing Development</u> : Manage development of neighborhood commercial/business to prevent sprawl development in the interest of maintaining the Town’s rural character.
5. - Provide opportunities for affordable housing.	a. <u>Residential Development</u> : Encourage oportunities for single family homes at affordable costs.
6. - Promote agricultural operations where productive soils exist.	<p>a. <u>Farmland Preservation</u>: Encourage agricultural districts and consider other land use controls to retain as much existing farmland as possible.</p> <p>b. <u>Farming</u>: Consider a Right To Farm law.</p> <p>c. <u>Encourage Agriculture</u>: Maintain current tax programs which encourage property owners to keep land in agricultural use.</p>
7. - Continue to promote effective Site-Plan Review	<p>a. <u>Review</u>: Evaluate the current procedure.</p> <p>b. <u>Threshold</u>: Identify under what conditions a site-review process must be conducted. Generally a site-review Plan is required when there is any change in land use.</p> <p>c. <u>Process</u>: Identify the information that must be submitted for the Town to properly conduct a site-review (e.g., soil percolation test, subsoil analysis, affect on shoreline, affect on soil erosion, depth of foundation).</p> <p>d. <u>Managing Development</u>: The site-review process is designed to minimize any adverse affect on the health, safety and welfare of</p>

D. Economic Development

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

V. CURRENT LAND USES

A. Introduction

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

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

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

B. Current Land Use Map Categories

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

1. **Agricultural Lands** - This category includes active agricultural operations and agri-businesses that are the predominant uses already established in these areas. Such uses include land located within an established agricultural district and lands outside an established district that are presently being farmed.
2. **Rural Residential** - These are the privately owned rural lands. Within large portions of these areas there are suitable conditions for a limited amount of

development. However, these areas are not served by public water or sewer and there are no Plans for such services to be extended to these areas. Some of these areas also have topographical limitations to development such as poor soil percolation, highly erodible soils and steep slopes (15% or greater).

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

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

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

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

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

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

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

demands indicate that there is a need. The principal locations for such future land use could be along County Road 36 and State Highway 15A. Such development is subject to Site-Review Plan approval. A separate land use district could be created for this development.

7. **Publicly Owned Lands** - This category identifies lands owned by the State of New York and the County of Ontario (for which no development is envisioned) and the Town of Canadice.
8. **City of Rochester Owned Lands** - This category identifies land owned by the City of Rochester to help protect its public water supply. This property is located adjacent to Hemlock and Canadice Lakes and Canadice Outlet Creek. The contiguous undeveloped lakeshores are unique among the Finger Lakes.
9. **Limited Industrial** - This category has not been delineated on the Current Land Use Map at this time. There are two major factors that will continue to operate against the establishment of this land use in the Town. The first is the lack of major highways providing direct access to major urban areas. Usually, industry prefers direct access to major transportation facilities such as a principal arterial (e.g. the Thruway or I-390). Another factor affecting such land use is the availability of public water for fire protection purposes and proximity to fire stations, both of which affect insurance rates for structures.

C. Transportation

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

The Plan does not specifically envision the construction or extension of any new highways to accommodate anticipated development. There is a need to address long-term solutions for access to sites as they develop. Areas along the lakeshore will continue to be served by private drives. All areas will need to assure access to public highways to accommodate emergency vehicles. Town subdivision regulations may need to consider extending public highways to provide access to future residences.

CHAPTER 7

PLAN IMPLEMENTATION STRATEGIES

The community's expressed desires include retaining a rural atmosphere, guiding growth, and maintaining the tax base. Achieving a balance among these desires is the challenge and intent of the listed implementation actions. Appropriate implementation will bring about a complementary situation among these potential conflicting desires.

CHAPTER 7

PLAN IMPLEMENTATION STRATEGIES

I. INTRODUCTION

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

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

1. A commitment of funds and resources by governmental agencies;
2. cooperation by those affected; and
3. Town action to be consistent with this Plan.

Adoption of the Plan ensures that:

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

II. PLAN IMPLEMENTATION PROGRAM

The implementation program is based on the following:

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

A. Initial Phases

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

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

B. High Priority Implementation Actions - Years 1-5 (1996-2000).

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

1996

Action	Status(1998 Rev.)	Initiated by	Approved by	Support by
1. Codification of existing Town laws.	Complete	Planning Board	Town Board	Committee to oversee the Codification of Canadice Town law, General Code Publishers.
2. Prepare the Town of Canadice Subdivision Regulations.	In process	Planning Board	Town Board	Ontario County Planning Department
3. Evaluate the need to establish a capital improvement program for the Town including highway maintenance and buildings.	Ongoing for roads	Town Board, Planning Board, Town highway officials, local public safety officials and others	Town Board	
4. Evaluate Site-Review Law.	Completed 10/98	Planning Board	Town Board	Ontario County Planning Department, City of Rochester Water Bureau

1997

Action	Status(1998 Rev.)	Initiated by	Approved by	Support by
1. Begin evaluation of land use regulations by zones. These regulations would include provisions for: <ul style="list-style-type: none"> a. Protection of water resources; b. different residential district designations and lot sizes for the lakefront area and the upland area; c. special permitted uses and procedures and empower the Planning Board to grant these uses; d. site plan review and approval criteria and procedures; and e. environmental regulations such as Environmental Protection Overlay District (EPOD). The (EPOD) regulations would superimpose, on the underlying zone,-factors affecting development. Features to be considered 	Not yet addressed due to activities with Subdivision and Site-plan Review Moved to 1999.	Planning Board	Town Board	Town Zoning Review Commission, Ontario County Planning Department, City of Rochester Water Bureau

<p>would be Federal and State freshwater wetlands, floodplains, steep slopes (15% or greater), former landfill sites and mature forests.</p> <p>The regulations would also:</p> <ol style="list-style-type: none"> Incorporate State Environmental Quality Review (SEQR) procedures; incorporate new New York State Town Law section numbers; and incorporate referrals to and reports from the Ontario County Planning Department on development requiring Agricultural Data Statements. 				
--	--	--	--	--

1998

Action	Status(1998 Rev.)	Initiated by	Approved by	Support by
1. Evaluate creation of inter-municipal cooperative planning.	In process	Planning Board	Town Board	Ontario County Planning Department, Code Enforcement Officer
2. Review and update to the Comprehensive Plan.	In process	Planning Board	Town Board	Ontario County Planning Department, Code Enforcement Officer
3. Evaluate the consolidation of services with other municipalities.	In process	Planning and Zoning Boards	Town Board	Ontario County Planning Department, Code Enforcement Officer

1999

Action	Status(1998 Rev.)	Initiated by	Approved by	Support by
1. Evaluate creation of a Town Conservation Board and the creation of an Open Space Index.		Planning Board	Town Board	Ontario County Planning Department
2. Prepare and maintain Town Infrastructure Design Criteria.	Follow-on to Subdivision (started)	Planning Board, Town Highway Officials	Town Board, Town Highway Officials	State and County Transportation Officials, Ontario County Planning Department
<p>1. Begin evaluation of land use regulations by zones. These regulations would include provisions for:</p> <ol style="list-style-type: none"> Protection of water resources; different residential district designations and lot sizes for the lakefront area and the upland area; 	Moved in entirety from 1997.	Planning Board	Town Board	Town Zoning Review Commission, Ontario County Planning Department, City of Rochester Water Bureau

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

Action	Status(1998 Rev.)	Initiated by	Approved by	Support by
1. Develop Watershed Management Plans for Canadice, Hemlock, and Honeoye lakes.	Started for Honeoye by Ontario Cty Soil & Water based on Keuka Lake plan	Planning Board	Town Boards in cooperation with other municipalities located within the water shed.	Livingston and Ontario County Planning Department, City of Rochester Water Bureau
2. Prepare and maintain a Townwide Drainage District Master Plan.		Planning Board	Town Board	Ontario County Planning Department, Town Code Enforcement Officers, City of Rochester Water Bureau
3. Review and update to the Comprehensive Plan.		Planning Board	Town Board	Ontario County Planning Department, Zoning Board, Code Enforcement Officer
4. Develop and adopt an Official Town Map.		Planning Board	Town Board	

III. ONGOING IMPLEMENTATION ACTIONS

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

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

CHAPTER 8

ADOPTING AND MAINTAINING THE PLAN

I. INTRODUCTION

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

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

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

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

II. PLAN ADOPTION AND COMMITMENTS

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

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

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

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

In adopting the Plan, the Town Board is committed to follow an official set of goal and policy statements in its decision making. The goal and policy statements contained in the

Plan evolved from the plan-making process which involved early public participation and input through the Residents' survey. The public's responses helped the Comprehensive Plan Committee to mold a consensus for the future. This vision, combined with the listing of goals and policies, led to the implementation actions contained in Chapter 7.

A. Periodic Changes to the Plan

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

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

B. Public Reporting on Changes

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

C. Maintaining the Plan

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

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

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

The following is recommended for the Biennial reports by the Planning Board:

1. Accurate information on demographic changes in the Town.
2. Housing sales and price ranges, including any changes from the previous Biennial report.

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

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

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

D. The Plan Amendment Process

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

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

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

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

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

1. Consistency of any proposed amendment with:
 - goals and policies,
 - implementation actions,
 - current Land-Use, and
 - environmentally sensitive areas (naturally existing limitations to development).
2. Consistency of any proposed amendment with development trends, community needs, existing Planning programs, State laws and regulations, and actions of other levels of government.
3. Evaluation of the environmental effects of any proposed amendment.
4. Evaluation of the cost benefits, fiscal and/or tax rate impact of the proposed amendment.
5. Consistency with the spirit of maintaining the rural character of the Town.

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

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

document. Approved amendments shall be distributed to those having official copies of the Plan.

6. A Planning Board report to the Town Board specifying implementation actions that may be required as a result of the amendment and the cost implications of such changes.

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

E. Appeals

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

III. CONCLUSION

The adoption of the Comprehensive Plan by the Town Board is not the end of the community's Planning program. It is the beginning of an on going program focused on a vision that is designated to anticipate and accommodate responsive growth and development.

As amendments are added to various Town laws the Comprehensive Plan shall be revisited and appropriate revisions made. The Comprehensive Plan, therefore, is not a static document. As warranted by conditions, the Plan must be adaptable to change. This Chapter recognizes the need for change while at the same time maintaining the integrity of the Planning process.

Appendix A

Glossary

AFFORDABLE HOUSING:	The measure of affordability, as defined by the U.S. Department of Housing and Urban Development (HUD), which considers housing affordable for a low-income household if it consumes no more than thirty percent (30%) of that household's income.
AGRICULTURAL DISTRICT:	A defined area of land that is designated and is consistent with the criteria set forth in Article 25 AA of the State Agriculture and Markets Law, Sections 300 - 310
AGRICULTURE:	The use of land for the growing and/or production of field crops, livestock, and livestock products including, but not limited to, the following: <ol style="list-style-type: none">Field crops, including but not limited to: barley, wheat, oats, soy beans, corn, hay, potatoes, rye, sorghum, sunflowers and tree farms.Livestock, including but not limited to: dairy and beef cattle, goats, horses, sheep, hogs, poultry, game birds and other animals including dogs, ponies and rabbits.Livestock products, including but not limited to: milk, butter, eggs, cheese, meat, fur and honey.
BUFFER:	A land area or landscaping treatment which is used to separate visibly one use from another or to shield or block noise, lights, or other nuisances.
CAPITAL IMPROVEMENT PROGRAM:	The multi-year scheduling of expenditures for capital projects (as defined by New York State Law) which the Town proposes to build or to purchase over the next six years. Examples of Capital Improvements include, but are not limited to: Town Highways; Town Drainage District Projects; Town Buildings; Town Park land Acquisition and Improvements; and purchases of highway equipment.
COMMERCIAL BUSINESS:	Business for the purchase and sale or exchange of goods, services and commodities.
CURRENT CONDITIONS:	This would include the data developed on the Plans maps that indicates the current map titles: General Areas with Slopes of 15% and Greater, Drainageways, 100 Year Flood Plains, NYS. DEC Regulated Wet Lands, Real Property Tax Classification Codes, School and Fire Districts, Public Lands, Honeoye Lake County Sewer System and Soil Limitations for Septic Tanks.
DEC:	New York State Department of Environmental Conservation.
DENSITY OF DEVELOPMENT:	The number of dwelling units per unit of land. Unit of land is usually stated as one acre after land exclusions have been calculated for such fixtures as roads.
DESIGN CRITERIA & CONSTRUCTION STANDARDS FOR LAND DEVELOPMENT:	Standards and criteria established by the Town Planning Board for the design, construction and/or installation of infrastructure necessary for the development of a site. These standards also include other regulations pertaining to development which are not included in the Town Code.
DEVELOPMENT:	Any man-made change to improved or unimproved real estate. This definition includes, but is not limited to, buildings and other structures, mining, dredging, filling, grading, paving, excavation, and drilling operations, and storage of equipment and materials.
DRAINAGE DISTRICT MASTER PLAN:	The plan for the development of a special district to collect revenues for the purpose of acquiring rights for access to land and constructing improvements designed to control storm water flow
DWELLING:	A place of residence.
ENVIRONMENTALLY SENSITIVE:	Specific commonly recognized constraints to development: Steep slopes (15 or more percent) wetlands, flood plains, stream corridors and drainageways.
ENVIRONMENTAL PROTECTION OVERLAY DISTRICT(EPOD):	A zoning district which is placed on top of another zoning district. Development is required to conform to the regulations of both districts. Typically, the underlying district specifies permitted uses, and minimum setback and lot size requirements. The overlying district identifies specific resources (areas with steep slopes, for example) which are in need of protection and warrant extra review prior to the commencement of construction.

EROSION:	The wearing away of the land surface by running water, wind, ice, or other geological forces, including such processes as gravitational creep, detachment and movement of soil or rock fragments by water, wind, ice, or gravity.
EROSION CONTROL:	Any temporary or permanent measures taken to reduce erosion, control siltation and sedimentation, and ensure that sediment-laden water does not leave the site
FACTORS AFFECTING DEVELOPMENT (FAD):	Natural and manmade features located in the Town of Canadice that have been determined to be environmentally sensitive and could be protected by the Town in the subdivision and site plan review processes.
FIRE DISTRICT:	A legally established and defined area of the Town for which fire protection services are provided for and governed by Board of Fire Commissioners who are elected directly by the voters of said district, or area.
FLOOD HAZARD AREAS:	Those areas subject to inundation by the base flood. This includes, but are not limited to streams, lakes, wetlands, and closed depressions.
FLOOD PLAIN:	Areas located along certain watercourses in the Town of Canadice that have been identified by FEMA, under provisions of the National Flood Insurance Program, as having at least a one percent chance of flooding in any one year.
GROUNDWATER:	Subsurface water occupying a saturation zone from which wells and springs are fed.
INDUSTRIAL BUSINESS:	A business, plant or enterprise for the production of goods.
INDUSTRIALIZED HOUSING:	Manufactured partially or completely in a factory, including, but not limited to, modular, panelized, pre-cut, dome and log homes
MODULAR HOME:	Will meet most local building codes and is subject to standard regional or state building codes for modular construction. Although a modular house can be transported on an undercarriage, the undercarriage is not a permanent and necessary structural component, and is usually removed when placed on a foundation.
PANELIZED HOME:	Also called prefabricated home, consists of packaged, factory-built components and are site-assembled. All must conform with local and state or regional building codes for site-built construction.
LOT COVERAGE:	The percentage of the area within a lot which is devoted to buildings.
MANUFACTURED HOMES:	Defined by HUD's Manufactured Housing Construction and Safety Standards as a structure, transportable in one or more sections, which is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein, commonly called "HUD-Code" houses as distinguished from Pre-1976 "mobile homes": conveys an implication assurance that the unit meets the minimal level of safety, soundness, and amenity required by the HUD standards.
MOBILE HOME:	Pre-1976 constructed residential structures built on an undercarriage with necessary wheel assembly to be transported to a permanent or semi-permanent site. The wheel assembly can be removed when placed on a permanent foundation, but the undercarriage remains intact as a necessary structural component. In some instances, the presence of an undercarriage as a necessary structural component is the primary distinguishing factor between a higher quality mobile home and a modular home.
MUNICIPALITY:	A primarily political unit having corporate status and powers of self government (e.g., Town, Village, City).

NATIONAL FLOOD INSURANCE PROGRAM:	A program administered by the Federal Emergency Management Agency (FEMA) which provides property insurance to homeowners and businesses whose properties lie within a designated flood hazard area (100 year flood plain). The flood insurance program is administered locally by each municipality (Town, City, Village) when it adopts its own set of flood plain regulations which govern the type and conditions under which a flood plain area may be developed. These local flood plain development regulations must meet certain minimum requirements in order for the municipality to maintain its eligibility for National Flood Insurance.
NYCRR:	Legal abbreviation for New York Code of Rules and Regulations.
OFFICIAL TOWN MAP:	A map accepted by the Town Board showing the location and width or size of existing and future streets, highways, parks and drainage systems within the area over which it has jurisdiction. Such map also identifies those existing streets, highways, parks and drainage systems (or portions thereof) which are proposed to be abandoned or closed.
OPEN AREA:	Any area characterized by natural scenic beauty or, whose existing openness, natural condition or present state of use, if preserved, would enhance the present and potential value of abutting or surrounding development, or would establish a desirable pattern of development, or would offer substantial conformance with the planning objectives of the municipality, or would maintain or enhance the conservation of natural or scenic resources.
OPEN SPACE INDEX:	An inventory of open areas within the municipality.
PERCOLATION RATE:	The rate, usually expressed inches/hour, in which water moves through saturated granular material.
PERCOLATION:	The movement of water through soil.
PILOT:	PAYMENT IN LIEU OF TAXES -- Process NY State uses to compensate a community for lost revenue when the State assumes responsibility for a parcel of land.
PROTECTED STREAM:	Any stream, portion of a stream, lake or reservoirs for which there has been adopted by the New York State Department of Environmental Conservation or any of its predecessors any of the following classification standards: A and AA - Drinking water and all other uses B - Swimming C - Fish propagation and fishing Most protected streams in Canadice are classified as class C while Canadice Outlet Creek as well as Hemlock, Canadice and Honeoye Lakes are classified as class AA.
RESIDENCE	A dwelling built upon a permanent perimeter foundation wall which extends below the average frost line.
RESIDENT:	Property owner, or person who lives within the borders of the Town of Canadice.
RIGHT TO FARM LAW:	A law enacted by a municipality that protects farmers from nuisance ordinances and nuisance suits that would restrict normal farming practices.
RIGHT-OF-WAY:	A strip of land which is acquired, usually by a government body, for the purpose of a road, crosswalk, railroad, utility lines, or other similar uses.
RUNOFF:	Water originating from rainfall and other precipitation that is found in drainage facilities, rivers, streams, springs, seeps, ponds, lakes and wetlands as well as shallow ground water. The portion of precipitation, snow melt, or irrigation that flows over and through the soil, eventually making its way to surface water supplies (such as streams, rivers, ponds); runoff includes surface runoff, underflow and ground water flow.
RURAL CHARACTER:	Low population density and rolling hills, lakes, and forested areas.
SEPTIC SYSTEM, ALTERNATIVE	Systems that are sometimes used where site evaluation precludes use of conventional systems. There are several alternative designs such as, but not limited to: raised systems, mounds, and intermittent sand filters

CONVENTIONAL	On site wastewater treatment system serving residential properties, without the admixture of industrial wastes or other wastes, in quantities of less than 1000 gallons per day. System consists of septic tank, drainfield, and distribution box.
SEDIMENT:	Fragmented material that originates from weathering and erosion of rocks or unconsolidated deposits, and is transported by, suspended in, or deposited by water.
SETBACK:	The distance between the street right-of-way and the front line of a building or any projection thereof, or the minimum prescribed distance to a lot line that a structure can be placed by Town regulation.
SILTATION:	The process by which a stream, river, lake, or other water body becomes clogged with sediment.
SITE:	The portion of a piece of property which is directly subject to development.
SPECIAL FLOOD HAZARD AREA:	An area having special flood, mudslide (i.e. mudflow) and/or flood-related erosion hazards.
STATE ENVIRONMENTAL QUALITY REVIEW ACT:	(SEQRA) Refers to 6 NYCRR Part 617 environmental review regulations which are applicable to all state and local agencies within New York State, including all political subdivisions, districts, departments, authorities, boards, commissions, and public benefit corporations. Typical actions which require environmental review under SEQRA include site plan approvals, rezoning actions, formation of special districts, subdivision approvals, funding and other governmental activities.
STEEP SLOPE:	Refers to a site's topographic feature where the slope of the land is fifteen percent (15%) or greater.
STEWARDSHIP:	The responsibility to manage property with proper regard to the rights of others.
SUBDIVISION REGULATION	A local statute authorizing the review of the division of land within the municipality into lots, blocks or sites, with or without streets or highways.
TELECOMMUTING:	The use of electronic communications to facilitate working without the need for leaving home or the local area.
TOWN CODE:	The Official Town Code Manual entitled "Code of the Town of Canadice, County of Ontario, State of New York," as may be amended from time to time by the Town Board. Official copies of the Code are maintained and are on file in the Town Clerk's Office. This manual contains the codification of the Town's Local Laws and Ordinances consisting of twenty-eight (28) chapters and one appendix.
TOPOGRAPHY:	General term to include characteristics of the ground surface such as plains, hills, mountains, degree of relief, steepness of slopes, and other physiographic features.
TOWN CONSERVATION BOARD:	A body established by the Town Board which acts in an advisory capacity with the primary objective of preserving natural and scenic resources at the local level. A Town Conservation Board may be created only after the following steps are taken: (1) the Town Board has established a Conservation Advisory Council; (2) the Conservation Advisory Council has prepared a conservation open area inventory and map; and (3) the Town Board has received from the conservation Advisory Council and accepted the conservation open area inventory and map as the Open Space Index of the municipality.
TRAILER:	A unit not intended to be considered a permanent building, permanent residence, nor a permanent dwelling, not attached to the soil, in which the towing apparatus, wheels, and undercarriage are not removed or affixed to a foundation. Merely removing the wheels, towing apparatus, and undercarriage or affixing to a permanent foundation does not meet the definition of a residence.
VISTA:	Expansive view, a view framed by trees
WATER QUALITY:	A term used to describe the chemical, physical, and biological characteristics of water, usually with respect to its suitability for a particular purpose.
WATERSHED:	The geographic area which is drained by a given stream or river. An area of land that contributes runoff to one specific delivery point; large watersheds may be composed of several smaller "subwatersheds" or "subcatchments," each of which contributes runoff to different locations that ultimately combine at a common delivery point.

WETLANDS, STATE: As applied in 6 NYCRR Part 663, the term "wetlands" refers to all wetlands at least 12.4 acres in size which meet the definition in Article 24-0107(1) of the Freshwater Wetlands Act. Wetlands include areas characterized as bogs, swamps, kettleholes, marshes, wet woods, flooded lands and similar areas. Vegetation is used as the primary determinant of wetland character, although soils and hydrology are also used.

ZONING: The division of a municipality into districts for the application of municipal regulations or appropriate building regulations.

Appendix B
Laws, Ordinances and Resolutions -- Town of Canadice

As of 6-15-99

ASSESSORS

Retention of Appointed Assessor LL No 2 - 1997

BOATING

Regulating Boating on Honeoye Lake LL No 1 - 1996

BUILDING PERMIT

Building Permit LL No 1 - 1978

Building Permit LL No 2 - 1988

Building Permit LL No 1 - 1991

Building Permit LL No 1 - 1997

DOGS

Additional Local Fees LL No 2 - 1979

Increasing Fees for Dog Licenses LL No 1 - 1992

Dog Control LL No. 2 - 1992

DRUG FREE WORK PLACE

Resolution - 9/14/92

FIRE CODE

Adopt NYS Fire & Construction Code 2-9-82

FLOOD DAMAGE

Prevention of Flood Damage LL No 2 - 1984

Flood Damage Prevention LL No 1 - 1987

GARAGE AND REFUSE

Disposal of Garbage & Refuse Ordinance eff. 1969

Garbage and Refuse Disposal Ordinance eff. 1980

JUNKYARDS

Junkyards Plus Ordinance eff. 1962

Junkyard Ordinance Ordinance eff. 1963

Abandoned Vehicle & Junkyards LL No 3 - 1988

Automobile Graveyard & Junkyard LL No. 2 - 1993

Material in Tax Bills

LL No 1 - 1986

LAND USE (MINIMUM LOT SIZE)

Minimum Lot Size Law	LL No. 1 - 1982
Minimum Lot Size Law	LL No. 1 - 1985
Minimum Lot Size Law	LL No. 3 - 1989
Minimum Lot Size Law	LL No. 2 - 1991
Minimum Lot Size Law	LL No. 3 - 1991
Minimum Lot Size Law	LL No. 2 - 1993
Minimum Lot Size Law	LL No. 4 - 1998

MOBILE HOMES

Trailer Ordinance	Ordinance eff. 1964
Mobile Home Ordinance	Ordinance eff. 1970
Mobile Home, Rec. Vehicle & Manufactured Homes	Ordinance eff. 1984

PRIOR NOTICE

Prior Notice of Defects	LL No. 2 of 1989
Prior Notice of Defects	LL No. 3 of 1989

Publication & Proof of Ordinances

LL No. 1 of 1975

SANITATION

Sanitation - Honeoye Lake	Ordinance Eff. 1952
Sanitation Law	LL No. 1 of 1973
Sanitation Law	LL No. 1 of 1980

SENIOR CITIZEN'S EXEMPTION

Resolution	January 1973
Resolution	March 1975
Senior Citizen's Exemption	LL No. 1 - 1979
Senior Citizen's Exemption	LL No. 1 - 1981
Senior Citizen's Exemption	LL No. 1 - 1983
Senior Citizen's Exemption	LL No. 1 - 1984
Senior Citizen's Exemption	LL No. 1 - 1989
Senior Citizen's Exemption	LL No. 1 - 1990
Senior Citizen's Exemption	LL No. 1 - 1994

SITE REVIEW

Site Plan Approval	LL No. 2 - 1985
Site Review Law	LL No. 1 - 1988
Site Review Law	LL No. 3 - 1998

SNOWMOBILES

Snowmobile Operation Ordinance	Ordinance eff. 1980
Snowmobile Operation Ordinance	Ordinance eff. 1981
Snowmobile Law	LL No. 1 - 1995

Appendix C

Maps -- Town of Canadice

Full color large scale originals of all maps are available for review at the Town Hall.

Appendix D

TOWN OF CANADICE MASTER PLAN SURVEY REPORT

To: Town of Canadice Residents and Property Owners

Recently I mailed you a survey form requesting your help toward developing the Town's Master Plan. The number of responses to my request was exceptional. Nearly forty percent of the total mailings were returned while almost fifty percent were returned from full time residents. These figures indicate a strong interest in the future of our Town. Knowing your goals and objectives, we can now process with a Comprehensive Master Plan.

The Survey Report is summarized in total and by the three postal zip codes that serve Canadice. A map of the three zip code areas is included for easier reference.

The Master Plan Committee meets on the third Monday of every month at 7:00 P.M., at the Canadice Town Hall. Interested persons may attend these meetings.

Thank You for your help in this very important matter.

James Smoot
Town Supervisor

QUESTION	Spgr 14560	Hmlk 14466	Hon 14471	Total
1. Are you...				
a) 282 full time resident of Canadice? (If yes, skip to question 3)	178	21	83	282
b) 90 seasonal resident? (If yes, continue with question 2)	26	2	62	90
c) 23 landowner, residing outside Canadice? (If yes, skip to 13)	14	5	4	23
2. If you are a seasonal resident, what is the average length of time or period when you normally reside at this address?				
a) 50 weekends, holidays and/or vacations only	19	3	28	50
b) 45 summer only, absent from FALL to SPRING	10	0	35	45
3. Which of the following answers best describes your residence?				
a) 290 single family dwelling	175	19	96	290
b) 3 apartment/multiple family dwelling	1	1	1	3
c) 21 mobile home	10	2	9	21
d) 1 townhouse	0	0	1	1
e) 54 cottage/camp/retreat, etc.	17	1	36	54
4. How many people occupy your residence? (If an apartment or multiple family dwelling, answer only for the portion which you occupy)				
a) 47 one	21	3	23	47
b) 174 two	96	5	73	174
c) 108 three to four	64	13	31	108
d) 29 five to six	19	1	9	29
e) 10 more than 6	6	2	2	10
5. How long, to the nearest year, have you rented and/or owned in Canadice?				
a) 35 one to two years	27	1	7	35
b) 49 three to five years	34	3	12	49
c) 74 five to ten years	41	6	27	74
d) 102 ten to twenty years	50	6	46	102
e) 116 over twenty years	54	7	55	116

6. What was the most influential reason in your decision to reside in the Town of Canadice? (If more than one, please try to prioritize i.e. 1, 2,3, etc.)

a) 20 convenience to work	15	1	4	20
b) 43 close to relatives/friends	21	2	20	43
c) 250 country like atmosphere/Space/View	175	17	58	250
d) 130 lakeside property or ready access to the lake	26	0	104	130
e) 32 born or raised here	19	5	8	32
f) 95 reasonably priced property	54	10	31	95
g) 13 reputation of the Town	11	0	2	13
h) 16 inheritance of the property	11	1	4	16
i) 34 other (Please indicate below)	27	1	6	34
1. rural, Undeveloped and/or peaceful				
2. reasonable Taxes				
3. married a Resident				
4. be close to family members				

7. How much longer, to the nearest year, do you anticipate you will reside in the Town of Canadice?

a) 6 less than 1 year	5	0	1	6
b) 11 1 to 2 years	6	1	4	11
c) 7 3 to 5 years	3	1	3	7
d) 210 greater than 5 years	122	15	73	210
e) 133 undecided	65	7	61	133

8. If you are uncertain about remaining in Canadice, what reason(s) would cause you to move? (If more than one, please try to prioritize i.e. 1, 2, 3 etc.)

a) 15 need larger dwelling	11	0	4	15
b) 16 need smaller dwelling	10	1	5	16
c) 21 job transfer	17	0	4	21
d) 37 retirement (move out of Town or state)	18	4	15	37
e) 15 need for more community services	4	1	10	15
f) 39 desire to live in a more rural area	36	1	2	39
g) 15 desire to live closer to an urban area	11	0	4	15
h) 32 dissatisfaction with school district	24	2	6	32
i) 195 taxes	100	7	88	195
j) 31 other (please specify):	18	0	13	31
1. High Taxes				
2. Too Much Development				
3. Our Health or Age				
4. Neighbor Problems				

9. Do you believe that the quality of life is better now than when you first came to Canadice?

a) 40 Better	24	7	9	40
b) 51 The Same	23	8	20	51
c) 117 Worse	74	3	40	117

Why? Better - Improved Roads; Sewers
The Same - Nothing is different
Worse - High Taxes; Too Much Growth; Neighbors; Poor Roads

10. As a resident, what, in your opinion, is the most valuable service that you receive in return for payment of your Town (not School or County) property taxes?

- | | |
|-------------------------|-------------------------|
| 1. Road Maintenance | 2. Snow and Ice removal |
| 3. Bulk Refuse Disposal | 4. Recycling |

	Spgr 14560	Hmlk 14466	Hon 14471	Total
11. Regarding the land which you own surrounding your residence,				
a) 278 I plan to keep it as one parcel	152	161	110	278
b) 3 I plan to subdivide it and sell off some parcels	2	1	0	3
c) 13 I may subdivide it and sell off some parcels	7	1	5	13
d) 72 I have no further plans at this time	44	6	22	72
12. If you also own other lands in the Town of Canadice, what are your plans for the other land which you own?				
a) 9 build your future home	4	0	5	9
b) 6 recreation	6	0	0	6
c) 6 sell without subdividing	5	0	1	6
d) 4 sell by subdividing	3	0	1	4
e) 23 Uncertain at this time	13	3	7	23
13. As a nonresident landowner, I currently				
a) 6 rent the land and buildings	3	1	2	6
b) 32 am holding the land for future plans (next question)	18	6	8	32
14. As a nonresident landowner, my plans include (please check all that apply)				
a) 10 Build my future home	4	1	5	10
b) 18 recreation	7	4	7	18
c) 4 sell without subdividing	1	2	1	4
d) 3 sell by subdividing	1	0	2	3
e) 18 not sure of plans	11	1	7	18
15. The growth of population in Canadice (check all that apply)				
a) 133 is good for the tax base	66	14	53	133
b) 31 is good for a stronger feeling of community	17	3	11	31
c) 234 concerns me that we will lose our rural/natural resources	160	15	59	234
d) 122 will increase in private sewage treatment and may endanger drinking water quality	77	7	38	122
e) 27 other (please specify):	18	2	7	27
1 Concern for Lack of Controlling Growth (Zoning, Subdivision, Etc.)				
2 Concern that growth will lead to more services & therefore higher taxes				
16. If employed, where do you work? (If more than one individual is employed, please indicate location for each individual)				
a) 36 at home	20	7	9	36
b) 16 in Canadice	10	1	5	16
c) 48 in another Ontario Community	26	4	18	48
d) 166 in the City of Rochester or Suburbs	104	13	49	166
e) 55 other (Please identify the location) Various NY Locations	45	3	7	55
17. If you do not work, please answer this question.				
a) 128 I am retired	59	3	66	128
b) 2 I am disabled	2	0	0	2
c) 5 I am unemployed	3	0	2	5
d) 5 Other (please identify) Employed part-time	1	2	2	5

18. What do you perceive are the most pressing problems concerning the growth and development of the Town of Canadice?

1. loss of Rural/Country surroundings
2. need for Zoning, Sub-Division Control, Future Planning
3. need for Protection of the Environment
4. taxes, Lack of Professional Assessment and/or Balanced Tax Base
5. need for Waste Disposal and/or Junk Cars and Yard Trash
6. lack of Law Enforcement
7. City of Rochester Land Development

II. ABOUT YOUR DRINKING WATER AND SEWAGE SYSTEMS

19. Please indicate the source of your drinking water.

a) 28 lake	0	0	28	28
b) 3 pond	2	1	0	3
c) 21 spring water	13	2	6	21
d) 259 well	183	24	52	259
e) 67 transport bottled water	15	0	52	67

20. Do you feel that your drinking water is of adequate quality?

a) 259 always	157	20	82	259
b) 60 sometimes	33	3	24	60
c) 51 don't know	19	5	27	51

21. Does your drinking water source provide sufficient quantity?

a) 270 always	158	17	95	270
b) 88 sometimes	47	10	31	88

22. Should the Town take a more aggressive stand in regard to providing, where feasible and where all related costs would be paid by subscribers, high quality drinking water?

a) 184 yes	81	14	89	184
b) 191 no	123	13	55	191

23. Please describe your type of sewage disposal.

a) 104 Honeoye sewers	0	0	104	104
b) 260 septic/leach system	195	26	39	260
c) 6 dry well	6	0	0	6
d) 8 unknown	6	1	1	8

24. If, answer to 23 was septic system or dry well, please indicate the size of your tank.

a) 16 less than 500 gallons	10	1	5	16
b) 129 500 to 1000 gallons	102	10	17	129
c) 83 1000 plus gallons	60	11	12	83
d) 32 unknown	25	2	5	32

25. If you have a second septic system or dry well, please indicate the size of that tank.

a) 6 less than 500 gallons	5	0	1	6
b) 23 500 TO 1000 gallons	17	4	2	23
c) 13 1000 gallons or more	8	2	3	13
d) 14 unknown	11	1	2	14

	Spgr 14560	Hmlk 14466	Hon 14471	Total
--	---------------	---------------	--------------	-------

26. What is the age of your septic/leach system?

a) 7 less than 1 year	5	0	2	7
b) 64 1 to 5 years	50	4	10	64
c) 61 5 to 10 years	45	5	11	61
d) 111 over 10 years	85	15	11	111
e) 26 unknown	16	2	8	26

27. Is your septic/leach system operating satisfactorily?

a) 263 yes	198	24	41	263
b) 5 no	5	0	0	5
c) 8 don't know	5	1	2	8

28. Does sewage or odors surface above ground?

a) 2 always	2	0	0	2
b) 33 sometimes	23	4	6	33
c) 247 never	184	22	41	247

29. When, to the nearest year, was the last time your septic system was pumped out?

a) 49 less than 1 year	32	8	9	49
b) 90 1 to 3 years	69	8	13	90
c) 30 4 to 6 years	20	5	5	30
d) 19 7 to 10 years	16	0	3	19
e) 50 unknown	38	3	9	50

30. Was your septic/leach system inspected by the Town when installed?

a) 173 yes	128	16	29	173
b) 9 no	7	0	2	9
c) 86 don't know	65	9	12	86

31. Considering the relatively poor soil conditions in some areas of Canadice, do you feel that improper operating septic/leach systems may cause health or environmental problems?

a) 216 yes	118	18	80	216
b) 54 no	38	4	12	54
c) 73 undecided	50	4	19	73

32. Should the Town inspect all septic/leach systems on a periodic basis?

a) 57 never	37	6	14	57
b) 65 every 2 to 3 years	17	3	45	65
c) 52 every 4 to 6 years	34	3	15	52
d) 23 every 6 to 10 years	11	2	10	23
e) 153 not sure, need more detail	102	12	39	153

33. Would you cooperate in a voluntary dye test of your sewage disposal system at no cost to you?

a) 203 yes	134	17	52	203
b) 79 no	64	7	8	79

34. Would you be willing to update or replace your system if it failed to meet New York State health standards?

a) 156 yes	112	14	30	156
b) 48 no	37	2	9	48
c) 75 undecided	54	10	11	75

35. If yes, would you need financing to correct any problems?

a) 49 yes	39	4	6	49
b) 39 no	28	3	8	39
c) 134 not sure, depends on the problem	93	15	26	134

III. YOUR COMMUNITY, ITS SERVICES AND TOWN FACILITIES

36. Do you feel that the Town Hall is currently adequate to provide for the needs of the community or that it needs to be expanded?

a) 257 adequate	148	14	95	257
b) 37 building needs to be expanded now	19	1	17	37
c) 47 building needs to be replaced or expanded in 5 to 10 years	29	4	14	47
d) 13 building needs to be replaced or expanded in 10 to 20 years	7	1	5	13

37. Should the Town acquire additional acreage near the Town Barn for the safe and sightly storage of sand, salt and other bulk materials?

a) 108 yes	52	10	46	108
b) 239 no	144	14	81	239

38. Should the Town add a storage facility next to the Town Barn to house road equipment?

a) 122 yes	63	9	50	122
b) 208 no	125	13	70	208

39. Should Canadice provide services for its Senior Citizens?

a) 173 no	101	14	58	173
b) 64 If yes, Recreation?	37	2	25	64
c) 87 If yes, Bus Service	49	4	34	87
d) 90 If yes, Low Cost Meals	48	7	35	90
e) 32 If yes, please specify other services				32
1. encourage use of Honeoye program				
2. increase property tax deductions				
3. provide home visits				

40. How do you currently dispose of refuse?

a) 154 private collector (pay annually/semiannually/monthly)	94	11	49	154
b) 94 private collector (pay per bag)	55	5	34	94
c) 122 other (please specify) 1. take home 2. recycle	60	9	53	122

41. Is the level of service provided by the independent refuse collection firms in the Town adequate?

a) 204 yes	118	17	69	204
b) 59 no	30	2	27	59
c) 18 if no, please indicate your level and source of dissatisfaction				18
1. too expensive 2. not convenient 3. Town should provide this service				

42. Do you feel that all refuse collection in the Town of Canadice should be paid for by your Town taxes?

a) 149 yes	72	9	68	149
b) 226 no	137	18	71	226

43. Is the level of police protection currently provided by the New York State Police and Ontario County Sheriff Department adequate?

a) 210 yes	104	17	89	210
b) 63 no	39	4	20	63
c) 113 no experience	71	5	37	113

44. Is the level of fire protection provided by the neighboring volunteer departments in Richmond, Hemlock and Springwater adequate?

a) 265 yes	129	21	115	265
b) 13 no	10	1	2	13
c) 107 no experience	73	4	30	107

45. Is the availability of emergency ambulance services from the surrounding volunteer groups in Springwater, Honeoye and Hemlock adequate?

a) 328 yes	162	33	133	328
b) 20 no	14	2	4	20

46. Where would or do you obtain medical services in an emergency?

a) 160 Thompson Hospital, Canandaigua	71	11	78	160
b) 36 Noyes Hospital, Dansville	34	1	1	36
c) 149 Rochester Area Hospitals	87	12	50	149
d) 7 Other (Please specify) Seven Locations Noted Outside County				7

47. Do you feel there are an adequate number of Doctors in the Canadice area to meet your medical needs?

a) 171 yes	98	10	63	171
b) 129 no if no, please specify what type of doctors or specialists are required General Practitioner	77	7	45	129

IV. ABOUT TOWN GOVERNMENT

48. By what means do you find out what is happening in Town government? Check one or more.

a) 88 Democrat and Chronicle	38	6	43	88
b) 30 Times Union	13	5	12	30
c) 105 Daily Messenger	43	9	53	105
d) 245 Valley News	138	21	86	245
e) 93 Canadice Chronicle	61	6	26	93
t) 36 legal notices	22	3	11	36
g) 16 other Town newspapers	9	0	7	16
h) 37 Town Hall Meetings	22	2	13	37
i) 158 talk with friends	91	12	55	158
1) 18 other	11	2	5	18
k) 103 I seldom, if ever, find out	61	3	39	103

49. Would you support the use of Town tax dollars for a regular Town newsletter?

a) 155 yes	88	9	58	155
b) 225 no	124	18	83	225

50. In your opinion, what is the best way for the Town government to communicate with its citizens? (Include any of the above, if you wish)

- | | |
|-------------------------|-------------------------------------|
| 1. Town Newsletter | 3. use Canadice Chronicle |
| 2. Valley News Articles | 4. Town Notices or Special Meetings |

51. Please identify your level of awareness of the role and responsibility of the following elected and voluntary Town officials in performing their responsibilities in governing Canadice. Use a (1) to indicate no awareness up to a (5) for a high level of awareness.

ELECTED		1	2	3	4	5
a. Town Board	1 2 3 4 5	41	23	47	36	36
b. Town Clerk	1 2 3 4 5	7	9	16	15	10
b. Highway Superintendent	1 2 3 4 5	7	12	15	7	11
c. Assessors	1 2 3 4 5	11	8	15	7	13
VOLUNTARY						
d. Planning Board	1 2 3 4 5	15	12	18	6	3
e. Appeals Board	1 2 3 4 5	16	13	16	12	17
f. Board of Assessment Review	1 2 3 4 5	13	12	15	6	7

52. Please complete the following: "When I contact the Town hall or Town elected officials, I find the individuals to be"

a) 97 very helpful	57	10	30	97
b) 129 helpful	79	8	42	129
c) 74 somewhat/sometimes helpful	38	5	31	74
d) 33 no help at all	13	0	20	33

Additional comments: 1. Knowledgeable and Helpful
2. Town Clerk Very Helpful

53. How do you feel about the following?

"When I bring a problem to Town officials, they are able to help me resolve it."

a) 87 agree	52	7	28	87
b) 34 disagree	18	2	14	34
c) 156 sometimes able	87	9	60	156

54. Over the past 12 months, how many times have you contacted elected Town officials?

a) 156 none	81	11	64	156
b) 136 one or two	72	14	50	136
c) 56 three or four	42	2	12	56
d) 27 five or more	15	0	12	27

55. Are you aware of the following Town ordinances and if so, which ones do you feel should be more rigorously enforced?

	Aware of	Need added enforcement
a) Abandoned Vehicle and Junkyard	1	1
b) Building Permit	1	5
c) Sanitary	3	2
d) Minimum Lot Size	2	3
e) Site Review	9	4
f) Snowmobile	7	7
g) Boat Safety	4	6
h) Flood Damage Protection	10	12
i) Enclosures in Tax Bills	13	13
j) Garbage and Refuse	6	9
k) Mobile Home	8	8
l) Proof and Publication of Ordinance	14	10
m) Prior Notice of Defects	15	15
n) Retention of Elected Assessors	11	11
o) Salaries for Assessors	12	14
p) Senior Citizens Tax Exemption	5	16

* Note: Answers are rank ordered, i.e. 1 = most aware of or needs most improvement

56. Do you feel that Canadice should have logging regulations to protect the watershed?

a) 261 yes	145	19	97	261
b) 56 no	37	5	14	56
c) 68 no opinion	30	3	35	68

57. Should the Town create an ordinance (in concert with Richmond) providing for the regulation of docks, dock density, placement, boat slips etc. on Honeoye Lake?

a) 169 yes	83	12	74	169
b) 85 no	42	3	40	85
c) 130 no opinion	89	11	30	130

58. Do you believe that a review of a building site by the Town should apply to single family home construction as well as commercial construction?

a) 250 yes	132	18	100	250
b) 122 no	83	7	32	122

59. Currently the building of Communication Towers is regulated by Site Plan Review Law. Would you favor a regulation that could be more restrictive and discourage tower construction in Canadice?

a) 249 yes	152	20	77	249
b) 104 no	51	7	46	104

60. Does the Town need additional ordinances to maintain its rural/woodland character and if so, what should that be?

a) 151 yes	1. Zoning, Site Plan & Minimum Lot Size; 2. Logging Regulations	97	9	45	151
b) 144 no		72	13	59	144

	Spgr 14560	Hmlk 14466	Hon 14471	Total
--	---------------	---------------	--------------	-------

61. Does the Town adequately enforces its ordinances?

a) 131 yes	77	9	45	131
b) 134 no	72	8	54	134

62. Should the Town create and fund a position of Constable (bailiff) for better traffic control and assistance to the justice courts?

a) 41 yes	18	4	19	41
b) 301 no	178	20	103	301

63. Would you be willing to pay an increase in Town taxes to support a greater level of ordinance enforcement?

a) 63 yes	39	4	20	63
b) 301 no	177	20	104	301

64. Should the Town pursue the development of abandoned roads to open up more property for building lots, (for example: Holmes Road from County Rd 37 east to Ross Rd; another cross road parallel and north of Holmes Rd; a crossroad from Ross Rd. to Canadice Hill Rd: and a branch of Ross Rd to Town Line Rd)?

a) 69 yes	33	7	29	69
b) 296 no	179	19	98	296

V. TRAFFIC CIRCULATION AND ROADS

To help you better respond to the questions in this section it's well to note that the Canadice Highway Department is responsible for the maintenance, snow removal and surfacing of Town roads and for snow and ice removal of Ontario County roads. Maintenance and resurfacing of County roads is the responsibility of the County.

65. Please rate the quality of the Town's snow removal and sanding service on the road on which you live.

a) 105 excellent	64	5	36	105
b) 146 good	85	14	47	146
c) 59 average	32	3	24	59
d) 13 fair	9	0	4	13
e) 21 poor	12	2	7	21

Comments: 1. poor response time; 2. not consistent; 3. use less salt, more sand

66. Our Town Highway Department is responsible for improvements and general maintenance of the following roads. The Town Board and the Highway Superintendent have implemented a program of improvements to be made in a five year time frame. Please indicate the road(s) which, in your opinion, should have the highest priority. (Highest priority = 1, 2, 3, etc.)

- | | |
|------------------------|---|
| 11 Burch Hill Rd | 1 Jersey Hill Rd |
| 3 Canadice Hill Rd | 15 Johnson Hill Rd |
| 13 Canadice Hollow Rd | 18 Middle Rd North |
| 4 Canadice Lake Rd | 5 Middle Canadice Rd Coykendall Hill Rd |
| 14 Coykendall Hill Rd | 19 Old Bald Hill Rd North |
| 2 Cratsley Hill Rd | 9 Old Bald Hill Rd South |
| 16 Curtis Rd | 21 Old West Lake Road (North) |
| 8 Hayward Rd | 20 Old West Lake Road (South) |
| 17 Holmes Rd | 7 tie Purcell Hill Rd |
| 7 tie Lawrence Hill Rd | 6 Ross Road |
| 12 Luckenbach Hill Rd | 10 Town Line Rd |

67. Please rate the general quality of Town highways and road shoulders.

a) 27 excellent	16	1	10	27
b) 139 good	68	9	62	139
c) 66 average	50	2	14	66
d) 28 fair	21	4	3	28
e) -- poor/dangerous where? Jersey Hill Gully				

68. Are you willing to pay for an increase in Town taxes to support better road maintenance and repair?

a) 89 yes	52	9	28	89
b) 274 no	151	16	107	274

69. Do you think the road signs in the Town of Canadice are....

a) 206 clear and easily seen day and night?	114	12	80	206
b) 87 sometimes hard to see and understand?	46	12	29	87
c) 15 often hard to see and understand?	11	1	3	15
d) 28 missing or in need of repair	20	1	7	28

Specific comments or recommendations: 1. Road signs missing; 2. Signs Obscured;
3. Direct Right Turn of County Road 37 at Canadice Corners

VI. ENVIRONMENTAL

70. Do you participate in the County/Town Recycling Program by bringing your recyclable materials to the Town Shed on Saturday morning to the containers ?

a) 167 yes	103	12	52	167
b) 156 no	69	14	73	156
c) 53 sometimes	37	1	15	53

71. Do you feel that the present County/Town recycling program is effective and encourages recycling?

a) 193 yes	109	17	67	193
b) 117 no - if no, how would you improve its effectiveness?	74	8	35	117
1. expand hours				
2. accept more materials				
3. advertise more				
4. mandate recycling				

72. The Town of Canadice encourages its residents to maintain their properties and contribute to cleanup of the environment by providing bulk refuse disposal on three to four Saturdays during the summer and fall. Do you consider this effort by the Town to be adequate?

a) 249 yes	140	16	93	249
b) 101 no - If no, what would you recommend as additional measures?	53	7	41	101
1. offer more dates				
2. provide curbside pickup				
3. never heard of it				
4. join with Richmond's Service				

73. What action should the Town of Canadice take to address erosion and sediment control?

a) 38 enact an erosion and sediment control ordinance?	17	0	21	38
b) 86 control through site plan review	44	11	31	86
c) 60 direct the Highway Department to undertake vegetative and/or structural controls	31	4	25	60
d) 106 do nothing/maintain the status quo	69	7	30	106

74. Should the Town of Canadice enact additional environmental goals and growth management policies to protect environmentally sensitive areas from development?

a) 120 no	62	14	44	120
b) 199 yes If yes, please describe or locate such areas as wetlands, vista, floras etc. 1. all watersheds; 2. all lake inlets; 3. steep slopes	121	11	67	199

75. My biggest concern about the environment in the Town of Canadice is:

1. population growth, loss of rural surroundings
2. littering, junky cars, and littered yards
3. City of Rochester Land Development

VII. AGRICULTURAL LAND USE

76. Should future land use and growth management policies protect the Town agricultural lands from development?

a) 222 yes	140	14	68	222
b) 49 no	25	7	17	49
c) 99 no opinion	46	5	48	99

77. Do you have specific recommendations about what the Town can do to assist local agricultural land owners?

1. lower their taxes
2. let them be

78. Should future land use and growth management policies encourage active farm management and farm practices?

a) 217 yes	135	11	71	217
b) 36 no	22	3	11	36
c) 104 no opinion	50	8	46	104

VIII. LAND USE - COMMERCIAL

79. How quickly should commercial development take place in Canadice?

a) 143 slower than present rate	99	7	37	143
b) 149 present rate	77	14	58	149
c) 40 faster than present rate (Accelerated)	15	5	20	40

80. Which of the following commercial facilities are needed within the Town in the immediate future or within the next twenty years. Please indicate a preferred location.

<u>ESTABLISHMENT</u>	<u>IMMEDIATE</u>	<u>1 to 5 YEARS</u>	<u>6 to 10 YEARS</u>	<u>LOCATION</u>
small "corner store" (not including gas station)	39	9	1	Centralized/Town Hall
convenience store (with gas station)	24	39	3	Same As Corner Store

no additional commercial facilities are needed in the Town of Canadice --- 166

other (Please specify) small commercial zones for light industry

81. Regarding existing commercial establishments in Canadice, should the Town take action to

a) 65 encourage planned expansion	29	6	30	65
b) 163 establish commercial areas to limit further expansion	100	14	49	163
c) 120 do nothing	76	6	38	120

IX. LAND USE - INDUSTRIAL

82. How quickly should industrial development take place in Canadice?

a) 195 slower than present rate	138	12	45	195
b) 108 present rate	53	10	45	108
c) 37 faster rate than present (Accelerated)	11	4	22	37

83. Should the Town of Canadice identify industrial sites and encourage light industrial growth and development?

a) 247 no	165	15	67	247
b) 101 yes - If yes, please identify and elaborate any specific recommendations:	39	9	53	101
1. designated areas;				
2. where water and sewers are available				

84. Should Light Industrial growth be encouraged in the future in order to provide additional local employment, related residential growth, lower residential property taxes, and provide state industrial development financing?

a) 145 yes	57	14	74	145
b) 211 no	149	11	51	211

X. LAND USE - RESIDENTIAL

85. How quickly should residential development occur in Canadice?

a) 166 slower than the present rate	144	8	44	166
b) 174 present rate	92	13	69	174
c) 24 faster rate than present (Accelerated)	8	5	11	24

86. Is the present number of low income housing units in the Town of Canadice

a) 189 adequate?	107	15	67	189
b) 82 more than adequate?	54	4	24	82
c) 37 inadequate?	19	2	16	37

87. Should the Town of Canadice government do more to make low income housing more abundant?

a) 37 yes	19	2	16	37
b) 298 no	175	24	99	298

88. Do you think that Canadice should have more single housing units available in the following price ranges? (check all that apply)

a) 99 less than \$75,000	52	8	39	99
b) 113 \$75,000 to \$100,000	64	10	39	113
c) 68 \$100,000 to \$150,000	41	4	23	68
d) 46 \$150,000 to \$200,000	28	3	15	46
e) 38 Over \$200,000	23	2	13	38

89. Assuming there will be continued residential growth in the next twenty years, would you favor zoning as a process to attempt to regulate that growth?

a) 282 yes - if yes, Where: 1. entire Town; 2. around lakes; 3. all watersheds	159	18	105	282
b) 93 no	52	9	32	93

90. The minimum lot size in Canadice is 3 acres with a 250 foot minimum width. Do you feel this minimum width size provides sufficient area to yield quality drinking water from wells and proper septic/leach system installation and operation?

a) 211 yes	116	21	74	211
b) 86 no	60	5	21	86
c) 75 no opinion	37	1	37	75

91. To guide residential density, should some areas of the Town have larger lot size restrictions?

a) 144 no	71	14	59	144
b) 177 yes	116	11	50	177
if yes, what would be your recommendation on minimum acreage and lot size width?				
c) 60; 4 acres / 300 feet	42	6	12	60
d) 92; 5 acres / 400 feet	56	3	33	92
e) 2 no opinion	1	0	1	2

92. What type on new housing would you prefer to see develop during the next twenty years? (Please prioritize - 1, 2, 3, ... 1 most preferable)

a) 340 single family homes	195	23	122	340
b) 45 duplexes or apartment complexes	25	5	15	45
c) 57 townhouses, rental	30	6	21	57
d) 110 townhouses, owner-occupied	57	9	44	110
e) 86 manufactured single family homes i.e. mobile homes	47	11	28	86

93. Are you concerned that the lack of a zoning ordinance in Canadice may result in a negative impact on your property values or your quality of life?

a) 209 yes	121	13	75	209
b) 112 no	65	9	38	112
c) 66 no opinion	34	6	26	66

94. Are you concerned that the lack of subdivision ordinances in Canadice may result in a negative impact on your property values or your quality of life?

a) 222 yes	140	14	68	222
b) 95 no	50	8	37	95
c) 58 no opinion	27	6	25	58

XI. RECREATION PROGRAMS AND RECREATIONAL LAND USE

95. Is the level of youth recreational programs in the surrounding Towns and the supporting school districts adequate?

a) 256 adequate?	150	18	88	256
b) 46 too many	22	8	16	46
c) 12 too few	7	0	5	12

Please elaborate as necessary: None Are Required

96. Are you satisfied with the number and quality of public park and recreational facilities located in the Town of Canadice?

a) 321 yes	184	20	117	321
b) 47 no	28	7	12	47

comments welcome: Youth Programs are needed

97. Should the Town of Canadice undertake a joint effort with the State in providing improved public park and recreational facilities at the Harriet Hollister Spencer Recreational Area?

a) 121 yes	63	13	45	121
b) 177 no opinion	107	8	62	177
b) 62 no	36	4	22	62

98. If additional investments are to be made for recreational facilities by the Town with an increase in the Town tax rate, where would be the best location and what type of facilities would you recommend?

LOCATION: 1. Harriet Hollister Spencer State Recreation Area 2. Near Town Hall

FACILITIES TO BE PROVIDED:

a) 61 ball fields (baseball, soccer, football, etc.)	38	8	15	61
b) 21 tennis courts	12	3	6	21
c) 85 picnic pavilions	47	14	24	85
d) 26 swimming pool (..... indoor:.....outdoor)	19	4	3	26
e) 77 rest room facilities	46	9	22	77
f) 91 hiking trails	48	13	30	91
g) 55 playground equipment	35	10	10	55
h) 29 lighting	17	5	7	29
l) 32 parking lot facilities	22	6	4	32
J) 24 golf course	11	2	11	24

99. The City of Rochester allows access to their property surrounding Canadice and Hemlock Lakes for recreational purposes. Should the Town assume a role in encouraging the City to:

a) 188 maintain status quo	113	12	63	188
b) 65 expand recreational opportunities	40	10	15	65
c) 15 reduce recreational opportunities	5	2	8	15
d) 83 the Town should play no role	44	2	37	83

please elaborate: 1. more access to lakes 2. do nothing

100. Do you have any specific recommendations on recreational land use not covered in any of the above questions?

1. security for Harriet Hollister Spencer Recreation Area
2. more hiking trails Including use of abandoned roads

XII. HISTORIC PRESERVATION

101. Do you think that the Town of Canadice has historic resources worth protecting? (examples; Jacob Holdren house on Honeoye West Lake Road built in 1794; Town Hall; Schoolhouse at Curtis and Middle Roads; the Junction; and others)

a) 176 yes	104	14	58	176
b) 49 no	26	6	17	49
c) 143 no opinion	85	8	50	143

102. Would you support an ordinance allowing local government involvement in protecting Canadice's historic resources?

a) 188 yes	107	18	63	188
b) 139 no	85	7	47	139

If yes, where? 1. any designated area 2. no, If tax increases are needed

103. To what extent should the Town government be involved in the protection of historic landmarks?

a) 133 active involvement: Town identifies and designates landmarks; permits required for landmark modification; technical assistance provided to landmark owners	79	12	42	133
b) 143 nominal or minimum involvement (maintain current position of a Town historian)	85	9	49	143
c) 70 no involvement: total voluntary preservation efforts and no regulations on preservation of historic landmarks	37	4	29	70

please comment as appropriate: Need More Information

Appendix F

State Environmental Quality Review (SEQR) Filing

Appendix G

Legal Notices from Canandaigua Daily Messenger for plan rev. A

First public hearing;
- Notice: 4/10/96
- Hearing: 4/22/96

Second public hearing;
- Notice: 7/1/96
- Hearing: 7/15/96

SEQR public hearing;
- Notice: 9/18/96
- Hearing: 10/14/96

Legal Notice

LEGAL NOTICE

A public hearing will be held at 7:30 P.M. on Monday, April 22, 1996 at the Canadice Town Hall, 5949 County Rd. 37. The Canadice Planning Board, which normally meets at this time and location, will meet immediately following this hearing. The hearing is being held to assure full opportunity for citizen participation in the preparation and adoption of the Canadice Comprehensive Plan. The hearing is being organized by the Canadice Comprehensive Plan Committee (CCPC). The CCPC was created by the Town Board in 1990 to draft a Comprehensive Plan document with significant public input. All CCPC meetings have been open to the public. Two widely publicized informational meetings on the proposed Plan were held in June of 1994 and in November of 1995 for public review and comment.

Prior to the Plan's adoption by Town Board resolution, a second public hearing on the proposed Canadice Comprehensive Plan will be held by the Canadice Town Board, within 90 days of this first hearing. Upon completion of the first hearing on April 22, the Plan will also be submitted to the New York State Department of Environmental Conservation for the required State Environmental Quality Review (SEQR) and to the Ontario County Planning Department.

Copies of the Plan, draft version 3.0, may be reviewed at the Town Clerk's office (Beverly Deats), 6707 County Rd. 37, 367-2050 or at the Honeoye Public Library, Main Street, Honeoye, Per Mark Malmendier, Canadice Comprehensive Plan Committee, Chair and Emery Drake, Jr., Canadice Planning Board, Chair.

A. 10 (1537)

Legal Notice

LEGAL NOTICE

The Town Board of the Town of Canadice will hold a Public Hearing to entertain comments pertaining to the content and adoption of the Town of Canadice Comprehensive Plan at 7:30 p.m. July 15, 1996 at the Canadice Town Hall, 5949 County Rd 37.

By order of the
Town Board of Canadice
Beverly D. Deats, Clerk
Jy. 1 (1907)

Legal Notice

LEGAL NOTICE

A public hearing for the purposes of the State Environmental Quality Review (SEQR) of the proposed Canadice Comprehensive Plan will be held at the Canadice Town Hall, at 5949 County Rt. 37, in conjunction with the regularly scheduled monthly Town Board meeting, on October 14, 1996 at 7:30 P.M.. At that time the Town Board will officially consider and declare itself the sole Lead Agency for this action. Adoption of a Comprehensive Plan is a Type I action under SEQR. Copies of the full Environmental Assessment Form as well as the Comprehensive Plan document are available for review through the Town Clerk Beverly Deats, 367-2560.

S. 18 (2250)

Legal Notices from Canandaigua Daily Messenger for plan rev. B

Appendix H

Resolutions and Recommendations on the Plan - Rev. A

Town Board Adoption by Resolution - October 14, 1996

Ontario County Planning Board Review - August 2, 1996

Planning Board Recommendation - April 22, 1996

"Special Board" (Comprehensive Plan Committee) Recommendation - April 22, 1996

Article from Canandaigua Daily Messenger on Adoption - October 15, 1996

Canadice approves town plan

By DENA A. MUNSELL
Messenger Correspondent

CANADICE — After five-and-a-half years of work, the town of Canadice has a comprehensive plan.

The Town Board unanimously adopted the plan Monday. Formerly referred to as the "master plan," it is the first in town history. Supervisor Jim Smoot described the plan as a guide designed to preserve the town's rural nature.

"The plan will control, I should say, manage, the town's development in the best way possible," added Mark Malmendier, a member of the Planning Board.

Another town official, Board of Appeals member Wayne Coye, voiced concern over keeping the plan current.

"It's a continuous process. It's not to be put in a closet," he said.

Smoot agreed and explained that the plan would be reviewed on an annual basis and updated as necessary.

One of the items mentioned in the plan is a proposed Town Hall expansion. Frayser and Associates of Lakeville, the architectural firm the Town Board hired to prepare a proposal, has completed a survey, and the proposed plans are expected to be available for discussion at the November board meeting.

Resident James "Rus" Healy of 5960 Canadice Hill Road lives right around the corner from the existing Town Hall and does not favor the expansion. He prefers the town find a new location.

"It would definitely impact the character of our property," Healy said. He voiced concern over expanded lighted parking facilities near his home and said he would prefer the existing Town Hall, a former one-room schoolhouse built around 1840, be preserved as a local history museum.

"I have a strong interest in preserving local history," he asserted.

Healy is also concerned that, based on the town's growth rate, there may be a need for a larger meeting room than the one proposed to accommodate 100 people. After declining to 300 in 1950, the town's population grew to almost 2,000 by 1990 and has continued to rise.

"If there's going to be a lot more usage, this property probably wouldn't be appropriate," Coye said.

"Whatever we do, we will need the townspeople's support," Smoot said. He stressed that getting architectural plans is just an initial stage and that he wants to get the public involved in any final decision.

In other news:

• A workshop on the 1997 budget will be held on Oct. 23 at 7 p.m., and a public hearing on the town's preliminary budget will be held Nov. 11 at 7:30 p.m. Both meetings are at the Town Hall, 5949 County Road 37, and are open to the public. ◀

Resolutions and Recommendations on the Plan - Rev. B

Town Board Adoption by Resolution - June 15, 1999

Ontario County Planning Board Review - ??????

Planning Board Recommendation - ??????

“Special Board” (Comprehensive Plan Committee - II) Recommendation - ??????

Article from Canandaigua Daily Messenger on Adoption - ??????

Appendix I

Changes to Canadice Comprehensive Plan Document, 1996 Version A.
Updated 1998, Dated December 28, 1998
Adopted by Town Board Resolution June 15, 1999

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

Text with ~~Strike-outs~~ -- Text removed from original text

Chapter 1

Page 1-1

II. LOCAL LAWS

At the time that this Plan was first adopted, the Town of Canadice has enacted a total of 31 local laws and 10 ordinances; a few of these local laws have been amended in some form. Since the original adoption of the Plan, the Town's laws have gone through a codification process to organize them in a uniform and consistent format. Of this total, 16 local laws and 5 ordinances have been enacted and/or amended that address land use and development controls. A complete listing of the Town's local laws and ordinances is provided in Appendix B of this report.

page 1-7, fifth bullet.

- Community College of the Finger Lakes, Town of Canadice - An Inventory of Natural Resources and Examination of Resource Hazards, Fall 1984. *Compiled by Prof. Banisewski and students, Finger Lakes Community College.*

Chapter 2

page 2-4. Just before Table 2-1.

In close cooperation with the Town of Richmond, a passive weir is scheduled to be built at the Honeoye Lake outlet into Honeoye Creek. The purpose of the weir is to maintain a more consistent lake level of 803 to 804 feet above sea level.

page 2-5

V. CULVERTS AND OTHER INFRASTRUCTURE

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

D. PARKS AND RECREATION

There are no Town or County parks in Canadice, but as previously mentioned, there is the semi-developed, Harriet Hollister Spencer State Recreation Area. The location is shown on *Map 5*. It's 706 acres encompass some of the top of Canadice Hill and some of the steep slopes above the Honeoye Lake Inlet. Current facilities are limited. There is a dirt road leading to a large clearing that has picnic facilities and the remains of a barn that has been converted to a picnic shelter. There are also a few hiking trails, and beside the access road is an overlook that provides a spectacular view of Honeoye Lake and the inlet valley. *Since the Plan's original version, the State has improved the facility by paving a parking lot at the Area's main entrance and by improving many of the hiking/skiing trails on the facility's property.*

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

Chapter 3

page 3-11 -- Use "+" and "-" in the last two columns of the three tables instead of nothing in front of increases and "(" and ")" around decreases.

Table 3-10
Housing Stock Characteristics 1980 - 1990
Town of Canadice

Occupancy	1980		1990		Change	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Year-round	630	62.9	771	69.6	141	22.4
Seasonal	371	37.1	337	30.4	-34	-9.2
TOTAL	1001	100.0	1108	100.0	107	10.7

Status of Year-round Dwellings	1980		1990		Change	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Occupied	539	85.6	714	92.6	175	32.5
Vacant	91	14.4	57	7.4	-34	-37.4
TOTAL	630	100.0	771	100.0	141	22.4

Chapter 4

Page 4-1

I. Interpretation of the 1991 Resident Survey (Survey Question Number) -- Total Survey response in Appendix D.

Approximately 1,100 blank surveys were sent out based on a mailing list generated from the property tax role. A limited number of additional blank surveys were distributed by the Town Clerk as well as other Town Officials and sources. A total of 395 surveys were returned and compiled from a mix of 282 year round residents, 90 seasonal residents and 23 non-resident landowners. Based on the 1990 census, there were 1,108 "housing units" (pg. 3-8) and a population of 1,857 (pg. 3-10) in Canadice.

page 4-2; **I. Interpretation of the 1991 Resident Survey (Survey Question Number 97)**

19. The majority of respondents believed the Town should ~~not~~ work with the State to improve the Harriet Hollister Spencer Recreation Area. (97)

Chapter 5

page 5-2; Table 5-1 Continued

Topic or Condition	Opportunities	Constraints
Hemlock-Canadice watershed in DEC Region 8- Designated high priority area open space conservation <i>Property owned by heirs of E. Mueller and other property at south end of Honeoye Lake discussed by State for acquisition</i>	Possible acquisition of land or development easements, or a variety of other strategies that would protect open space; would protect additional open space and environmentally sensitive land and provide additional recreation opportunities.	Potential areas for acquisition and potential restrictions unclear; may reduce development potential. Threat of acquisition may create uncertainty for some landowners
Forest lands with partial tax exemptions as allowed by New York State Real Property Tax Law, Section 480-a and lands under private Conservation Easements	Encourages retention of open space and scenic character; requires serious commitment to proper forest management; reduces property taxes for participating land owners.	Applies to relatively small amount of private forest lands; may reduce the Town's tax revenues in the future.
Private water supplies	Wells that supply good quality water for low density development can be installed in most of the Town.	Some residents have water supply and quality problems, especially those who draw their water from Honeoye Lake.
Private wastewater management systems	Systems that provide proper treatment for low density development can be installed in most of the Town, although some would be expensive, special systems. <i>There may be a county-wide initiative adopted by the Town for minimum standards.</i>	Some systems have failed in the past; many others, especially older ones, are likely to fail in the future due mainly to poor system maintenance compounded by poor soil conditions. <i>Systems required in the future may require greater personal expense and periodic maintenance.</i>

page 5-5 under item G. 2.

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

Page 5-5;

H. Recreation Facilities

2. *In high density areas along Honeoye Lake, in apartment complexes or other areas that may be subject to concentrated development in the future, recreational facilities may be required.*

Page 5-5;

I. Community Identity

3. *Quarterly or semi-annual Supervisor's Newsletter*

Chapter 6

page 6-2, item III, A, 3.

3. There will continue to be pressure to extend public sewer service west of West Lake Road and to provide public water service ~~in this sub-area~~ *to both sides of West Lake Rd (County Rt. 36).*

page 6-2, item III, A, 5.

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

page 6-2, items III, B, 4 & 5.

~~4. The advent and acceptance of telecommuting as an occupation may serve as an added increment to residential growth.~~

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

page 6-2, item III, C, 1.

1. The Town's population is expected to increase by *approximately* 370 to 470 persons, or approximately *twenty to twenty-five* percent (20% to 25%) from 1990 to 2010. This represents a projected population growth of ten percent per decade. This prediction reflects a continuation of population growth but at a slower rate than has occurred in the Town over the past two decades.

page 6-3, item III, D, 2.

2. There will be approximately 155 *to* 195 additional dwellings built between 1990 and 2010 to accommodate a projected average of 2.4 persons per dwelling unit. The 2.4 persons per dwelling unit assumes, as a standard for Canadice, the national projections for decreasing family size.

page 6-3, item III, D, 3.

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

1 page 6-3, item III, F, 2.

2. There will be increased interest in protecting the modest amount of active farmland that remains. The major emphasis of the Town's involvement in farmland protection will be to protect this resource base to permit continued farming operations (~~rather than to sustain open space for the community~~).

page 6-5, table, under "A. General Goals" column, item 1. Word "topology" to be replaced with "topography".

page 6-5, table, under "A. General Goals" column, item 2 i.

- i. Consider options to help reduce the tax burden of the ~~residents~~ *property owners* of the Town.

page 6-5, table, under "A. General Goals" column, item 2 ii.

- ii. All new activities will consider ~~Town tax impact as well as the impact on School and County taxes~~ *the impact on Town, County and School taxes.*

page 6-6, table, under "B. Stewardship, Conservation, etc." column, item 1 ii.

- ii. Conserve the scenic ~~views and~~ vistas in the Town.

page 6-7, table, under "Associated Policies" column, item d.

- d. Undeveloped City Land: Work with City of Rochester officials to ~~ensure~~ *maintain* the current status of City owned property within the Town.

page 6-7, table, under "Associated Policies" column, item i.

- i. Salt/Sand Control: In order to reduce the amount of salt entering the surface and ground water, to reduce the damage to roadside vegetation and to help prolong the life of vehicles, the Town Highway Department *should have an ongoing effort to optimize the use of salt/sand mix and investigate alternative approaches to follow this policy.* ~~should continue to investigate reduction of salt in its sand mix,~~ *In addition they should review road maintenance practices and review materials storage practices.* ~~There should be an ongoing effort to optimize the use of salt/sand mix as well as other investigations into alternative approaches to following this policy.~~

page 6-8 Table, under "Associated Policies" column, item 1e.

- e. Program for Open Area Preservation: The Town ~~shall remain largely neutral and leave~~ *may consider* the pursuit of specific open space preservation initiatives *only if there is a neutral or positive impact on the tax base though such activities will remain primarily in the hands of the private land owner.*
- h. Adult Use and Entertainment Establishments: *Businesses that fall within this category need to be regulated to help protect the character of the Town ~~and it's rural character.~~*

page 6-8 Table, under "Associated Policies" column, item 2b. Exact proposed wording not discussed, just the concepts. Here is proposed exact wording:

- b. Building Density: Develop a minimum lot size policy that identifies availability of public sewers and the naturally occurring limitations to development, such as land contour, soil percolation rate and soil depth to bedrock *plus proximity to protected streams (class C through all B and A classes), non-protected streams (class C and D), regulated wetlands (Map 7) and precipitous banks.* Allow alternatives to conventional septic systems to meet Town codes.
- c. Erosion and Soil Control: Develop and use siting criteria and construction specifications which require sediment and erosion control. *Maintain minimum lot sizes, setback requirements and maximum lot coverage standards which prevent excessive erosion and siltation.*
- ~~d. Soil Control: Maintain minimum lot sizes, setback requirements and maximum lot coverage standards which prevent excessive erosion and siltation.~~
- e d. Restrictions to Development: Generally restrict development on steep slope areas (where slopes exceed 15%). *Consider specific restrictions based on the considerations listed in item b above as well as characteristics summarized in Map 12*
- £ e. Residential Area Integrity: Maintain the integrity of residential areas by allowing only those uses which are compatible with the nature of residential uses.

page 6-9 Table, under "Associated Policies" column, item 5a.

- a. Residential Development: Encourage ~~development of~~ *opportunities for* single family homes at affordable costs.

page 6-9 Table, under "Goals" column, item 7.

- 7. - *Continue to Promote effective Site-Plan Review-Plan*

page 6-12 under V, B, 8.

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

Chapter 7

page 7-2, second paragraph.

The Plan will be implemented in a progressive manner ~~over a 20-year period~~. The action will require

tables....pages 7-3 through 7-5.

1996

Action	Status(1998 Rev.)	Initiated by	Approved by	Support by
1. Codification of existing Town laws.	<i>Complete</i>	Planning Board	Town Board	Committee to oversee the Codification of Canadice Town law, General Code Publishers.
2. Prepare the Town of Canadice Subdivision Regulations.	<i>In process</i>	Planning Board	Town Board	Ontario County Planning Department
3. Evaluate the need to establish a capital improvement program for the Town including highway maintenance and buildings.	<i>Ongoing for roads</i>	Town Board, Planning Board, Town highway officials, local public safety officials and others	Town Board	
4. Evaluate Site-Review Law.	Completed 10/98	Planning Board	Town Board	Ontario County Planning Department, City of Rochester Water Bureau

1997

Action	Status(1998 Rev.)	Initiated by	Approved by	Support by
1. Begin evaluation of land use regulations by zones. These regulations would include provisions for: a. Protection of water resources; b. different residential district designations and lot sizes for the lakefront area and the upland area; c. special permitted uses and procedures and empower the	<i>Not yet addressed due to activities with Subdivision and Site-plan Review</i> <i>Moved to 1999.</i>	Planning Board	Town Board	Town Zoning Review Commission, Ontario County Planning Department, City of Rochester Water Bureau

<p>Planning Board to grant these uses;</p> <ul style="list-style-type: none"> d. site plan review and approval criteria and procedures; and e. environmental regulations such as Environmental Protection Overlay District (EPOD). The (EPOD) regulations would superimpose, on the underlying zone,-factors affecting development. Features to be considered would be Federal and State freshwater wetlands, floodplains, steep slopes (15% or greater), former landfill sites and mature forests. <p>The regulations would also:</p> <ul style="list-style-type: none"> a. Incorporate State Environmental Quality Review (SEQR) procedures; b. incorporate new New York State Town Law section numbers; and c. incorporate referrals to and reports from the Ontario County Planning Department on development requiring Agricultural Data Statements. 				
--	--	--	--	--

1998

Action	Status(1998 Rev.)	Initiated by	Approved by	Support by
1. Evaluate creation of inter-municipal cooperative planning.	<i>In process</i>	Planning Board	Town Board	Ontario County Planning Department, Code Enforcement Officer
2. Review and update to the Comprehensive Plan.	<i>In process</i>	Planning Board	Town Board	Ontario County Planning Department, Code Enforcement Officer
3. Evaluate the consolidation of services with other municipalities.	<i>In process</i>	Planning and Zoning Boards	Town Board	Ontario County Planning Department, Code Enforcement Officer

1999

Action	Status(1998 Rev.)	Initiated by	Approved by	Support by
1. Evaluate creation of a Town Conservation Board and the creation of an Open Space Index.		Planning Board	Town Board	Ontario County Planning Department
2. Prepare and maintain Town Infrastructure Design Criteria.	<i>Follow-on to Subdivision (started)</i>	Planning Board, Town Highway Officials	Town Board, Town Highway Officials	State and County Transportation Officials, Ontario County Planning Department
3. <i>Begin evaluation of land use regulations by zones. These regulations would include provisions for:</i>	<i>Move in entirety from 1997</i>			

2000

Action	Status(1998 Rev.)	Initiated by	Approved by	Support by
1. Develop Watershed Management Plans for Canadice, Hemlock, and Honeoye lakes.	<i>Started for Honeoye by Ontario Cty Soil & Water based on Keuka Lake plan</i>	Planning Board	Town Boards in cooperation with other municipalities located within the water shed.	Livingston and Ontario County Planning Department, City of Rochester Water Bureau
2. Prepare and maintain a Townwide Drainage District Master Plan.		Planning Board	Town Board	Ontario County Planning Department, Town Code Enforcement Officers, City of Rochester Water Bureau
3. Review and update to the Comprehensive Plan.		Planning Board	Town Board	Ontario County Planning Department, Zoning Board, Code Enforcement Officer
4. Develop and adopt an Official Town Map.		Planning Board	Town Board	

III. ONGOING IMPLEMENTATION ACTIONS

Action	Initiated by	Approved by	Support by
1. Continue coordination with both the public and private sectors to improve recreation and park resources.	Planning Board	Town Board	
2. Participate in state and county agricultural planning and support activities to help manage established agricultural areas in the best mutual interest of the individual property owners and the Town. <i>Economic and natural conditions are likely to constrain this to silvacultural activities.</i>	Planning Board	Town Board	Ontario County Planning Department
3. Complete a design <u>guideline</u> handbook giving examples of housing site layouts including wells and leach fields . Until this project can be completed, collect reference materials which can be copied and shared with those who wish to develop property in the Town <i>as an adjunct to the Site-plan Review law.</i>	Planning Board	Town Board	Code Enforcement Officer, Ontario County Planning Department
4. Adopt appropriate landscaping, distance, and screening design criteria in order to buffer adjacent land uses from roads carrying high volumes of traffic and to visually separate incompatible land uses from one another.	Planning Board	Town Board	Ontario County Planning Department
4. <i>Participate in the NYS Open Space Plan as long as payments in lieu of taxes are made to the Town to compensate for shifts in the tax base</i>	NYS-DEC	Town Board	Planning Board

Chapter 8

page 8-1, Section I. Introduction, first paragraph.

Currently New York State *has* enabling legislation *under Town Law* pertaining to Comprehensive Plans ~~became effective on August 2, 1995.~~

page 8-1, Section II. Plan Adoption and Commitments, second paragraph, last sentence (fill in the blank).

The Town Board then conducted a Public Hearing, after which the Town Board adopted the Canadice Comprehensive Plan by Resolution on *October 14, 1996* (*see Appendix F H*)

page 8-2, under item A. Periodic Changes to the Plan, second paragraph, last sentence.

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

page 8-5, under III Conclusion, second paragraph.

As amendments are added to various Town laws ~~during the Planning period (between 1996 – 2015).~~ ~~F~~ the Comprehensive Plan shall be revisited and appropriate revisions made.

Appendix

Maps 4, 8, 10, 11, and 12 will be updated by the county.

A glossary item will need to be added for “Protected Stream

Protected Stream:

Any stream, portion of a stream, lake or reservoirs for which there has been adopted by the New York State Department of Environmental Conservation or any of its predecessors any of the following classification standards:

A and AA - Drinking water and all other uses

B - Swimming

C - Fish propagation and fishing

Most protected streams in Canadice are classified as class C while Canadice Outlet Creek as well as Hemlock, Canadice and Honeoye Lakes are classified as class AA.