

# **Town of Mendon Comprehensive Plan**



May 23, 2005



# Town of Mendon Comprehensive Plan

## Table of Contents

Introduction .....	1
Guiding Principles .....	3
Future Land Use Plan.....	6
Future Land Use Map .....	11
Policies and Recommended Actions .....	13
A. Growth Management, Land Use and Open Space Protection .....	14
B. Natural Resources and Environmental Protection.....	18
C. Farmland and Agriculture.....	22
D. Housing and Residential Neighborhoods.....	25
E. Business and Economic Development .....	28
F. Transportation and Utilities.....	31
G. Parks and Recreation.....	39
H. Historic Resources .....	41
I. Government and Community Services .....	42
Implementation Strategy .....	45
Summary of Recommended Actions .....	46
Recommended Actions by Time Frame .....	59
Background Information	
Planning Context .....	B-2
Regulatory Context.....	B-4
Land Use Overview.....	B-6
Natural Resources.....	B-10
Agriculture and Farmland.....	B-16
Housing and Residential Neighborhoods.....	B-20
Business and Economic Development .....	B-24
Transportation and Utilities .....	B-28
Parks and Recreation.....	B-40
Historic Resources .....	B-44
Government and Community Services .....	B-48

Maps (B-1 through B-21)

## **Appendices**

Appendix A: Hamlet Design Guidelines

Appendix B: Rural Development Guidelines

Appendix C: Building Form Guidelines

## List of Maps

Map 1	Future Land Use Map .....	11
-------	---------------------------	----

### Background Information

Map B-1	Existing Zoning
Map B-2	Regional Location
Map B-3	Land Use by Tax Parcel
Map B- 4	Road Jurisdictions
Map B-5	Waterways and Drainage Basins
Map B-6	Flood Hazard Areas
Map B-7	Wetlands
Map B-8	Woodlots
Map B-9	Steep Slopes
Map B-10	Hazardous Waste Sites
Map B-11	Land in Agricultural Districts
Map B-12	Active Farmland
Map B-13	Water Districts
Map B-14	Hamlet Streetlights
Map B-15	Hamlet Sidewalks
Map B-16	Parks and Recreation
Map B-17	Scenic Vistas and Corridors
Map B-18	Historic Sites
Map B-19	Emergency Services
Map B-20	School Districts
Map B-21	Zip Codes

## List of Figures

Figure 1	Hamlet of Mendon “Core Area” .....	B-2
Figure 2	Agricultural Parcels.....	B-16
Figure 3	Farm Characteristics, Honeoye Falls Zip Code, 1997.....	B-17
Figure 4	Proposed Sewer District, Hamlet of Mendon.....	B-31

## List of Tables

Table 1	Land Use by Tax Parcel .....	B-9
Table 2	Population Trends and Projections, 1980 - 2004.....	B-21
Table 3	Family Income, 1999 .....	B-21
Table 4	Household and Family Type, Town of Mendon, 2000 .....	B-23
Table 5	Population Changes in Selected Age Groups, Town of Mendon, 1980-2000 ....	B-23
Table 6	Place of Work for Employed Town Residents .....	B-24
Table 7	Total Employment by Industry Group .....	B-25
Table 8	Street Lighting Plan - Hamlet of Mendon .....	B-37



---

# Town of Mendon Comprehensive Plan

## Introduction

This Comprehensive Plan focuses on land use and development in the Town outside of the Village of Ho-neoye Falls. The Town of Mendon Comprehensive Plan Update includes the following components:

- Guiding Principles
- Future Land Use Plan
- Policies and Recommendations
- Background Information
- Appendices

The Guiding Principles include definitions of key concepts, such as “open space” and shape the overall “vision” of the Town.

The Future Land Use Plan presents the Town’s policies for land use and development. The Future Land Use Map and Conservation Overlay Maps depict the Town’s land use policies in a graphic format. These maps delineate areas appropriate for various types of development as well as those targeted for conservation of natural resources and farmland.

The Policies and Recommendations address the following topical areas:

- Growth Management and Land Use
- Natural Resources and Environmental Protection
- Farmland and Agriculture
- Housing and Residential Development
- Business and Industrial Development
- Transportation and Utilities
- Parks, Recreation and Open Space
- Historic Preservation
- Government Facilities and Services

While the Comprehensive Plan recommends specific actions designed to achieve the Plan’s objectives, it also allows for flexibility in the methods used to achieve these objectives. For example, the Comprehensive Plan recommends the preparation of revisions to zoning regulations, the preparation of design guidelines. These tools are not part of the Comprehensive Plan, but will be prepared in a manner that is consistent with the policies presented in the Comprehensive Plan.

---

“Sidebars” within the Policies and Recommended Actions section include summaries of the issues relating to the policies and recommended actions.

The Background Information section includes:

- An overview of the regulatory and planning context for the Comprehensive Plan
- A summary of existing conditions for each topical area addressed in the Comprehensive Plan
- A description of some of the options available to local governments to address the issues facing the Town.

The Appendices include reference materials that will be used to guide the preparation of the regulations and programs that will implement the Comprehensive Plan. The Appendices provide examples of design guidelines and other tools and techniques available to the Town to help manage growth and land use.

## Overview of the Planning Process

The Comprehensive Plan is intended to update the document adopted by the Town Board in 1993 and to incorporate the key recommendations of three follow-up planning documents:

- Mendon Hamlet Master Plan, adopted in 1996
- Town of Mendon Utilities Master Plan, adopted in 1998
- Town of Mendon Open Space, Parks & Recreation Master Plan, adopted in 2001

The Town Board appointed a Comprehensive Plan Committee (CPC) and retained a consulting team to evaluate the Town’s existing plans and to prepare a draft Comprehensive Plan. The following members of the Mendon community served on the Comprehensive Plan Committee:

Dave Beinetti	Stephen Gustin	Renee Montella
Andy Burke	Gloria Hall	Barbara O’Connor
Roy Cluff	Diane Ham	Tom Poley
John L. Degenhardt	Denise Heischman	John Rooney
Judy D’Hont	Linda Hunt	Donald R. Thorp
Tom Dooley	Sharon Hurley	Tim Schiefen
Eileen Flanagan	Keith Maier	Marvin Vahue
Carl Foss	John Matthews	Kevin Wright

The consulting team consisting of MRB Group and Stuart I. Brown Associates assisted the CPC in compiling information and drafting the plan document. Bonnie Toomey served as Secretary to the CPC.

---

# Guiding Principles

The following Guiding Principles represent the overall direction or “vision” for the Town’s future. This section identifies the key recommendations that will help to further these principles. The Guiding Principles also define certain concepts and terms that are used in the Comprehensive Plan.

## **1. Preserve the rural, open character of the community.**

Mendon is valued for the scenic views, farms and open spaces that are prevalent in the community. The development of large parcels into residential subdivisions threatens to eliminate these resources incrementally, over time, until Mendon is no longer a primarily rural community but resembles a more densely developed suburb. The Comprehensive Plan includes several recommendations to address these concerns.

One mechanism to accomplish the preservation of scenic views, farms and open spaces is to purchase land or development rights from individual landowners. This method is proactive and would permanently protect these resources. The Comprehensive Plan recommends that the Town pursue funding for a purchase of development rights program for farmland. The Plan also recommends that the Town cooperate with public and private entities, such as land trusts, to acquire easements to properties in order to protect farmland or natural resources and to acquire land as it becomes available for public recreation and trails.

As demonstrated in the work of Randall Arendt and others, the preservation of scenic views, farms and open space can also be accomplished through the careful design of new developments. The Future Land Use Plan recommends relatively low overall densities in the rural areas of the Town with a significant amount of land preserved as “open space.”

The term “open space”, as used in the Comprehensive Plan, means land that is protected or is suitable for protection from future development by easement or public acquisition and that secures a scenic view, working farm landscape, or area of wildlife habitat. The term “open space” does not include manicured lawns. The Plan recommends that “open space” be maintained and that sensitive natural and cultural resources identified in the Comprehensive Plan and in the Town’s current and proposed Environmental Protection Overlay Districts be preserved.

## **2. Protect the Town’s natural and historic resources.**

The Town of Mendon has a wealth of natural, geological, historic and archeological resources within its borders. The protection of these areas is a key goal of the Comprehensive Plan. Recommendations include the continued use and expansion of Environmental Protection Overlay Districts and conservation easements to restrict development in these sensitive areas.

## **3. Manage growth in a manner that is fair to landowners, achieves a high quality of development, and protects the interests of the community at large.**

The Comprehensive Plan demonstrates a commitment by the Town of Mendon to balance the interests of individual landowners with the interests of the community at large, while ensuring that new development is regulated to achieve a consistently high standard of quality. For example, the Comprehensive Plan recommends the purchase of development rights to farmland at values that fairly compensate the landowner. It

## **Guiding Principles**

---

emphasizes the protection of open space through creative design while providing for a certain amount of development to occur. The Comprehensive Plan promotes innovative development designs that incorporate the permanent protection of open space and natural resources and result in a high quality of development.

### **4. Maintain the Hamlet of Mendon and the Village of Honeoye Falls as the two focal points for business and economic development in the Town.**

The Village of Honeoye Falls and the Hamlet of Mendon are the historical centers of population and commerce in the Town. The Comprehensive Plan includes recommendations to support the business district in the Hamlet of Mendon, to provide sanitary sewer service to the central portion of the Hamlet and to upgrade other Hamlet infrastructure including sidewalks and streetlighting. The Future Land Use Plan envisions light industrial and higher density residential development in areas adjoining the Village of Honeoye Falls.

### **5. Assure a high quality of life for Town residents.**

Quality of life starts with one's residence and neighborhood, but also relates to Town services such as recreation and the library. The Comprehensive Plan recommends that owners of existing, older housing be given information about grants and low-interest loans to assist in making necessary repairs to their residences and encourages new residential developments to be constructed to high standards. The protection of rural character, open space and natural and cultural resources will also help to maintain a high quality of life for residents.

The Comprehensive Plan emphasizes the revitalization of the Hamlet of Mendon as a focal point for nearby residential neighborhoods. It encourages the development of pedestrian walkways and bicycle trails to improve access to and circulation within the Hamlet.

Community services such as parks, recreational facilities and programs, the town library and public schools are essential to a high quality of life for Town residents. Several recommendations in the Comprehensive Plan address the expansion and maintenance of parks and trails. The Comprehensive Plan includes recommendations to provide expanded and improved library facilities in a cost-effective manner and to cooperate with the Honeoye Falls-Lima School District to develop needed recreational facilities.

### **6. Provide and maintain public facilities and services that are necessary to protect the health and safety of Town residents.**

The Town of Mendon is committed to protecting the health and safety of its residents. To this end, the Comprehensive Plan recommends actions to improve fire safety, road safety and to address health problems associated with inadequate water supplies in certain areas.

### **7. Maintain fiscal responsibility.**

The Comprehensive Plan reflects the commitment of the Town Board to cost-efficiency in the delivery of services and the maintenance of public infrastructure. To this end, the Comprehensive Plan recommends that new residential developments avoid the use of cul-de-sacs and other road designs that are expensive to maintain and difficult to clear of snow. The Plan emphasizes cooperation with other governmental and private entities in the delivery of services such as recreation.

The Comprehensive Plan also seeks to diversify the tax base by permitting a limited amount of commercial and industrial development in the Town. In addition, the preservation of natural features and the continued viability of farming in the Town will help to limit the growth in demand for public services.

### **8. Encourage cooperation with local boards, private organizations, and other governmental agencies and the involvement of citizens.**

Cooperation and coordination is essential to the efficient operation of town government. The Comprehensive Plan recommends cooperation with the Village of Honeoye Falls and Monroe County in the creation of an economic development council that consists of members of the Town Board, Honeoye Falls Village Board and appointed boards, supported by existing staff. Cooperation with the Honeoye Falls-Lima School District is recommended to acquire and develop recreational facilities. The Comprehensive Plan identifies private organizations, such as the Mendon Foundation and the Mendon Business Association, as partners in the implementation of actions such as the expansion of the Lehigh Valley Trail, the protection of natural resources, and the revitalization of the Hamlet of Mendon.

The Comprehensive Plan also calls for continued and improved coordination among local boards in the review of development proposals. For example, the Historic Preservation Commission has a role in reviewing proposals for development within 500 feet of designated historic sites and the Environmental Conservation Board assists in the protection of sensitive natural features.

Many local residents serve on committees that address recreation, cable television, deer management and other issues of concern to the Town. The involvement of citizens in committees and public forums helps to ensure a cooperative and inclusive approach to Town governance.

---

# Future Land Use Plan

The desired land use pattern for the Town of Mendon is to:

- maintain centers of population, commerce and industry in and around the Hamlet of Mendon and the Village of Honeoye Falls;
- preserve the rural character of the community, including sensitive natural areas, scenic vistas, agriculture and open space; and
- ensure a high quality of development.

The following narrative describes the “vision” for each of the recommended land use categories depicted on the Future Land Use Map. The “vision” for each category addresses types of uses, design standards, and implications for infrastructure development. The tools to implement these “visions” are identified in the Policies and Recommended Actions.

## LAND USE AREAS

### Hamlet Core Area

The Core Area, as defined in the Hamlet Master Plan, includes the “four corners” area at the intersection of Routes 64 and 251, the professional office buildings along Assembly Drive, and additional properties to the north along Route 64 and to the west along Route 251. Segments of the Lehigh Valley Trail and Irondequoit Creek pass through this area. Community service and recreational uses include churches and Little League fields. The Comprehensive Plan supports a mix of residential, neighborhood-oriented commercial uses, community services and recreational uses.

The design standards for the Core Area will promote pedestrian scale development and the enhancement of the viability of the business district. Standards will address setbacks, signage, building alignment, parking, street trees, landscaping, and buffers as well as the maintenance of properties. (See “Hamlet Design Guidelines” in Appendix A).

The extension of public sewer service into the Hamlet Core Area is recommended to correct existing problems with on-site wastewater disposal, to eliminate pollution of Irondequoit Creek, to support existing businesses, and to accommodate residential units above stores. Investment in infrastructure, such as public parking, street lighting, sidewalks, roads and drainage facilities, is also recommended to support the land use objectives. Additional higher density residential development, such as townhouses and senior citizen apartments, would require additional infrastructure improvements, particularly sewers, beyond that which is envisioned in the Comprehensive Plan.

### Hamlet Transition Area

Land to the west, south and east of the Hamlet Core Area is designated as “Hamlet Transition.” This area encompasses the existing residential subdivisions and Planned Unit Development as well as the golf course, farmland, and vacant land.

This area is envisioned to be developed with residences in such a way that the neighborhoods are oriented toward the Hamlet Core Area. A variety of housing types will be permitted, including townhouses and “patio homes.” Commercial or light industrial development will be acceptable in the area east of Mile

Square Road and south of Route 251, along the Victor town line. Recommended densities are approximately 30,000 sq. ft. per dwelling unit, although smaller lot sizes may be appropriate with the use of innovative design concepts.

Design standards for this area will result in the development of traditional neighborhoods, as illustrated in the “Hamlet Design Guidelines” in Appendix B. Residential subdivisions would be required to incorporate open space into their design. (See “Rural Design Guidelines” in Appendix B.)

Infrastructure improvements will support pedestrian circulation through the provision of sidewalks, walking trails, appropriate street lighting and other amenities. Improved bicycle access to the Hamlet and nearby recreation areas are also encouraged.

### **Suburban Residential**

Land areas west and northwest of the Village of Honeoye Falls are designated as Suburban Residential. This designation is recommended for residential development at an overall density of 30,000 sq. ft. per dwelling. Smaller lots may be appropriate with the use of innovative design concepts.

Similar to the Hamlet Transition Area, the design of development in the Suburban Residential areas must meet standards that emphasize neighborhood development. (See “Hamlet Design Guidelines” in Appendix A.) New development will incorporate pedestrian and bicycle links into the Village of Honeoye Falls. Recommended infrastructure improvements include sidewalks, street trees, and drainage facilities. Residential subdivisions would be required to incorporate open space into their design.

### **Agricultural/ Rural Residential**

Most of the Town is designated as Agricultural/ Rural Residential. Residential development at an average overall density of five acres per dwelling unit is envisioned throughout these areas. Farmland and natural resources within Agricultural/ Rural Residential areas warrant a separate layer of protection (see the Conservation Overlay Maps.) The intent is to limit the overall density of development in the rural areas of the Town to an average of three to five acres per dwelling unit and to preserve farmland and natural resources. A significant amount of the parcel proposed for development will be required to be set aside as open space (for example, 50% of the original parcel, to be determined on an individual case basis depending on the amount and type of significant open space that is suitable for protection).

The design of development in Agricultural/ Rural Residential areas must meet standards that ensure that natural features and scenic vistas are preserved, land is used efficiently, and the visual impact of new development is minimized (See “Rural Design Guidelines” in Appendix B). Residential subdivisions in these areas will be required to incorporate a significant amount of land in open space. Development in these areas must be consistent with the rural, open character of the community as well as with agricultural and outdoor recreational uses.

Recommended infrastructure improvements in Agricultural/ Rural Residential areas are limited to public water system extensions, maintenance of roadways, and appropriate drainage facilities. Other infrastructure improvements may be considered in exceptional situations where they would not conflict with the objectives of the Comprehensive Plan.

## **Land Use Plan**

---

### **Business/ Industrial**

A portion of the land west of the Village of Honeoye Falls is designated for Industrial use. Light manufacturing (such as assembly or processing that takes place entirely within an enclosed building) and office park or other business uses would be appropriate in this area. The development of business or industrial uses would help to diversify the Town's property tax base and relieve some of the burden on residential properties. Design standards for business and industrial uses will ensure that such development is attractive, blends with its surroundings, and incorporates buffers along boundaries with residential uses.

The extension of sewer service is recommended, provided that technical and financial obstacles can be overcome. The soils in this area, however, have bedrock located near the surface, indicating severe constraints for extending utilities to the area.

### **Parks/ Recreation**

Existing and planned parks and recreation areas in the Town of Mendon outside the Village of Honeoye Falls are designated for future park and recreation use in the Future Land Use map. These include Mendon Ponds Park and Town parkland as well as privately owned facilities such as the Green Hills golf course and Jewish Community Center.

### **Government/ Community Facilities**

Land outside of the Village of Honeoye Falls that is currently owned by the Town of Mendon, the school district or a community governmental agencies. These lands include the Town Highway Department, the elementary school in the Hamlet of Mendon, and several cemeteries. These areas are designated on the map for planning purposes, as they are expected to continue to be utilized for government and community service uses.

## **CONSERVATION OVERLAY MAPS**

Several of the maps prepared for this Comprehensive Plan, collectively referred to as Conservation Overlay Maps, identify natural, agricultural, scenic and historic resources that have priority for conservation. The conservation of these resources must be accommodated in each of the underlying land use categories.

### **Natural Resource Protection**

The Town's sensitive environmental resources are designated for Natural Resource Protection. These include areas of steep slopes, stream corridors, wetlands, woodlots, and flood hazard areas. These features are depicted in the following maps:

Map B-5	Waterways and Drainage Basins
Map B-6	Flood Hazard Areas
Map B-7	State and Federal Wetlands
Map B-8	Woodlots
Map B-9	Steep Slopes

Development will be restricted within these areas in accordance with existing Environmental Protection Overlay District (EPOD) regulations. Additional resources, such as wildlife corridors and geological resources, will be incorporated into the Overlay Maps as they are delineated and will be added to the

Town's EPOD regulations.

### **Agricultural Land Protection**

Active agricultural lands were delineated from recent (2002) aerial photographs and are depicted in Map B-12: Active Farmland. This designation is intended to be used to target land acquisition or other protection activities. The continued use of farmland for production agriculture would keep land open and help to retain Mendon's rural character.

### **Scenic Corridors and Vistas**

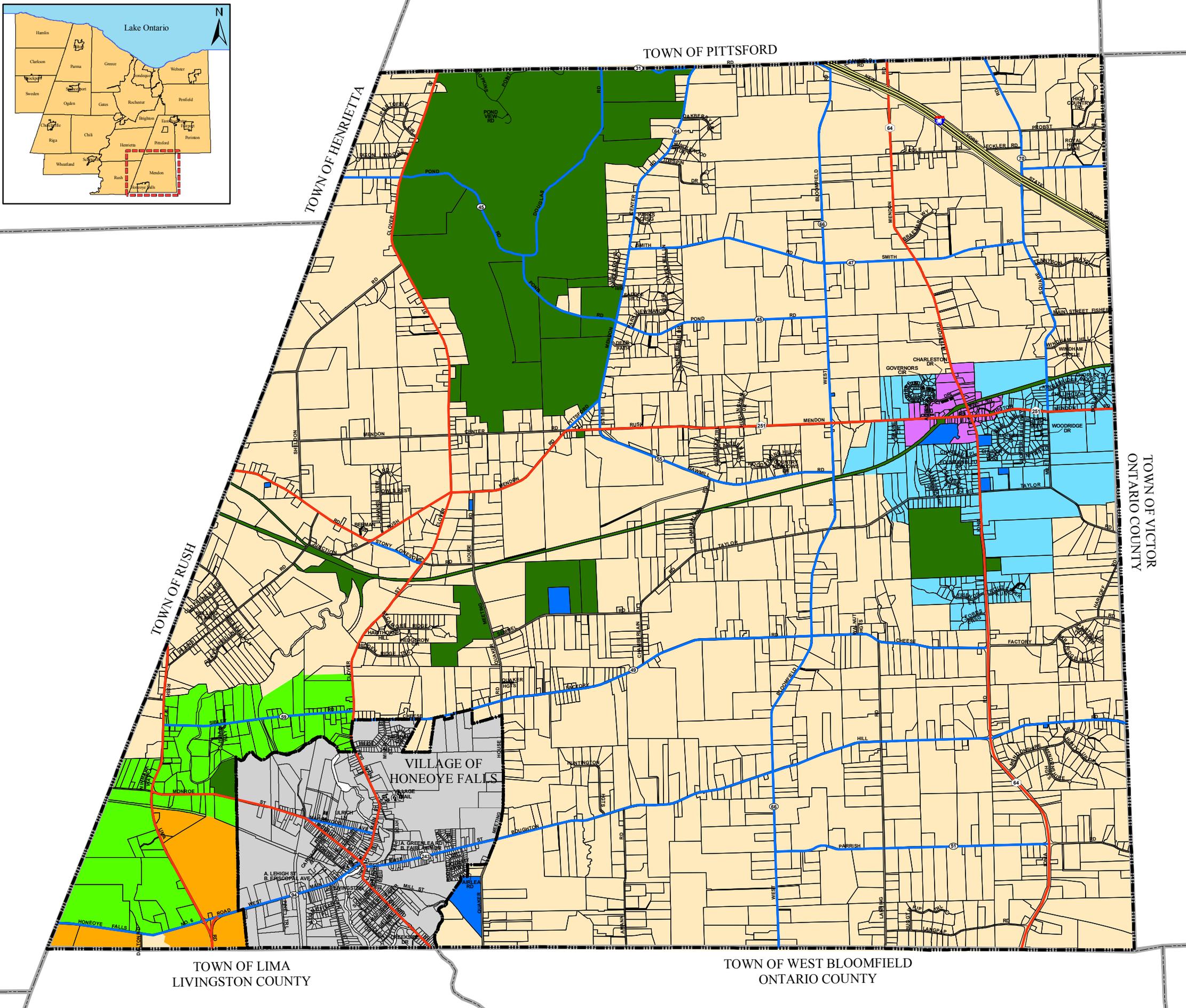
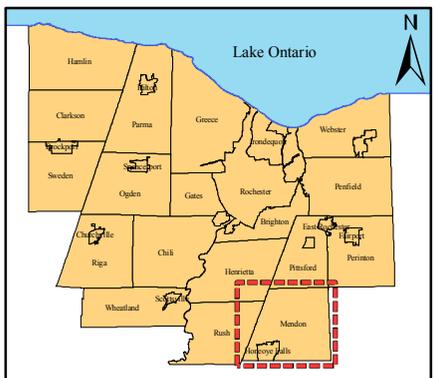
Scenic corridors and vistas, depicted in Map B-17, are designated in order to guide the design of development that would affect these views. The Plan recommends that new development be designed to avoid impacts on views from these corridors and vista points.

### **Historic and Archeological Resources**

Historic and archeological resources are significant to the heritage of Mendon. The Plan recommends that new development be planned and designed to protect these resources. Historic sites are depicted in Map B-18. Although a map of archeological sites is not publicly available, in order to discourage unauthorized disturbance of these sensitive sites, the Environmental Conservation Board maintains information about the location of known archeological sites and provides such information to the Planning Board as needed in the review of development applications.

# TOWN OF MENDON COMPREHENSIVE PLAN

## Map 1 Future Land Use

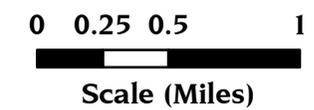


### Legend

- |              |                                   |
|--------------|-----------------------------------|
| Boundaries   | Agricultural/Rural Residential    |
| Interstates  | Suburban Residential              |
| State Roads  | Industrial/Business               |
| County Roads | Hamlet Core Area                  |
| Local Roads  | Hamlet Transition                 |
| Parcels      | Government / Community Facilities |
| Village      | Parks and Recreation              |

### Data Sources:

MONROE COUNTY GIS SERVICES DIVISION  
MONROE COUNTY PLANNING DEPARTMENT



DATE:  
MAY 2005



# Town of Mendon Comprehensive Plan

## Policies and Recommended Actions

The Policies and Recommended Actions address the following topical areas:

- Growth Management, Land Use and Open Space Protection
- Natural Resources and Environmental Protection
- Farmland and Agriculture
- Housing and Residential Neighborhoods
- Business and Economic Development
- Transportation and Utilities
- Parks and Recreation
- Historic Resources
- Government and Community Services

“Sidebars” within this section include summaries of the issues relating to the policies and recommended actions.

---

# A. Growth Management, Land Use and Open Space Protection

---

## Issues Summary

### Growth Management Overview

The management of growth in the Town of Mendon will help to ensure that the future character of Mendon is consistent with the preferred “vision” of the community. Growth management issues relate to population, type of development, and the protection of natural resources and open space. Population growth may change the “small town” character of the community, as it becomes increasingly difficult to know all or most of one’s neighbors. Development activities also affect the appearance of the community. As more land is developed, wildlife habitat and other ecologically sensitive lands may be threatened. One of the main challenges of the Comprehensive Plan is to protect the character of the community and to manage the continuing demand for residential development.

### Land Use and Development Regulations and Standards

The Future Land Use Plan and Conservation Overlay maps identify appropriate areas for residential, commercial, and industrial development as well as areas designated for conservation. Development in each of these areas needs to conform to standards and regulations. Tools available to the Town to regulate the type, location and character of development include design standards, zoning and subdivision regulations and construction standards for new development.

## I. Maintain high standards for development that address aesthetics, efficiency and open space preservation consistent with the Future Land Use Plan.

- a. Prepare and utilize design guidelines (such as those provided as examples in the Appendices) to achieve appropriate subdivision designs and architectural styles for the hamlet core area, hamlet transition area, suburban residential, rural residential and business/ industrial areas of the Town.

**RESPONSIBILITY:** *Planning Board, Environmental Conservation Board, Code Enforcement Officer, Town Engineer and Landscape Architect, Historic Preservation Commission*

**PRIORITY:** *Immediate (within one year) and On-going*

- b. Revise the Town zoning map and regulations in accordance with the Future Land Use Plan.

**RESPONSIBILITY:** *Town Board, Planning Board, Environmental Conservation Board, Code Enforcement Officer*

**PRIORITY:** *Immediate (within one year)*

- c. Revise and enforce Town subdivision/ site plan review regulations to:

- Require sidewalks and other walkways, street trees and street lights in the Hamlet;
- Protect open space and scenic views;
- Reduce the number of houses allowed on a private road and minimize the visual impact of these mini-subdivisions;
- Limit the creation of additional cul-de-sacs;
- Improve pedestrian and bicycle circulation both within and between residential neighborhoods, local business areas, parks and other community facilities and activities; and
- Provide for long term maintenance of street trees, landscaping and open space

**RESPONSIBILITY:** *Planning Board, Environmental Conservation Board, Town Engineer and Landscape Architect*

**PRIORITY:** *Immediate (within one year) and On-going*

- d. Maintain and enforce development regulations that prohibit unnecessary site disruption, cut and fill, and vegetation removal. Manage erosion, sedimentation and runoff, and establish standards for the replacement of lost plant materials and the planting of new materials upon the completion of construction.

**RESPONSIBILITY:** Town Board, Planning Board, Environmental Conservation Board, Code Enforcement Officer, Town Engineer and Landscape Architect

**PRIORITY:** On-going

- e. Establish either an Architectural Review Board or an Architectural Review Committee to determine which areas of the Town and/or which types of development would be subject to its review and develop a process for reviewing the design of proposed new construction and alterations.

**RESPONSIBILITY:** Town Board, Planning Board, Historic Preservation Commission

**PRIORITY:** Short-term (1-3 years)

- f. Revise the clustering provisions of the Town zoning and subdivision regulations to simplify the process for both applicants and reviewers.

**RESPONSIBILITY:** Town Board and Planning Board

**PRIORITY:** Immediate (within one year)

- g. Require appropriate landscaping, setbacks, and screening to buffer adjacent land uses from roads carrying high volumes of traffic, to visually separate incompatible land uses from one another and to maintain the open appearance of rural corridors.

**RESPONSIBILITY:** Town Board, Planning Board, Environmental Conservation Board, Town Engineer

**PRIORITY:** On-going

- h. Modify planned unit development provisions to accommodate innovative residential development designs in appropriate areas provided that needed infrastructure is available and that such development is consistent with the policies of the Comprehensive Plan.

**RESPONSIBILITY:** Town Board, Planning Board, Environmental Conservation Board, Town Engineer

### **Issues Summary** (Continued)

Town residents value open space, scenic views and corridors, natural features and cultural resources, as well as the efficient and cost-effective management of public infrastructure and the efficient delivery of public services. As new development is proposed, the Town will need to protect the values and priorities of the community through the adoption of appropriate regulations and design standards. The Appendices include examples of design standards that will be applied to guide and direct proposed development.

### **Mendon Hamlet as Community Focal Point**

The Hamlet of Mendon offers a unique environment for business and residential development. The Hamlet and the Village of Honeoye Falls represent the two focal points of the community.

Issues affecting the Hamlet of Mendon were identified and addressed in the 1996 Mendon Hamlet Master Plan. Recommendations include:

- Improve the appearance of buildings
- Permit a mix of residential, commercial, recreation and community service uses. Ground floors should be designated for commercial uses, with offices or residences on upper stories.
- Provide public sewer service to the Hamlet in order to eliminate pollution of Irondequoit Creek, permit additional residential use of existing buildings, and to make land currently underlain by septic system leach fields available for other uses, such as parking.
- Provide additional parking that is conveniently located for business customers. Parking lots should be located to the rear of buildings to maintain the visual appeal of the Hamlet. Well-designed walkways should provide access to front entrances.

**Issues Summary** *(Continued)*

**PRIORITY:** *Immediate (within one year)*

**2. Support the Hamlet of Mendon as a center for businesses, residential neighborhoods and community services**

- a. Prepare and implement a landscaping plan for the entrances to the Hamlet of Mendon.

**RESPONSIBILITY:** *Mendon Business Association, landowners, Town Board, Planning Board, Environmental Conservation Board, Town Engineer and Landscape Architect*

**PRIORITY:** *Medium-term (3-5 years)*

- b. Install sanitary sewers to serve the central portion of the Hamlet of Mendon. *(See also Transportation and Utilities)*

**RESPONSIBILITY:** *Town Board, Town Engineer*

**PRIORITY:** *Immediate (within 1 year)*

- c. Retain existing zoning regulations that permit apartments, townhouses and other forms of higher density housing within the Hamlet of Mendon. *(See also Housing and Residential Neighborhoods)*

**RESPONSIBILITY:** *Town Board*

**PRIORITY:** *On-going*

- d. Provide incentives for property owners to share off-street parking facilities wherever possible, to locate such facilities to the rear of structures, to incorporate landscaped buffers, and to develop and maintain well-designed walkways from parking areas to front entrances.

**RESPONSIBILITY:** *Town Board (with the involvement of the Mendon Business Association), Planning Board, Town Engineer and Landscape Architect*

**PRIORITY:** *Medium-term (3-5 years); On-going*

- e. Enforce sign regulations to minimize the visual impact of signs in the Hamlet. *(See also Business and Economic Development)*

**RESPONSIBILITY:** *Town Board (with the involvement of the Mendon Business Association), Planning Board; Code Enforcement Officer*

**PRIORITY:** *On-going*

**3. Maintain the rural character of Mendon's countryside**

- a. Incorporate open spaces and scenic views into the design of new development.

*RESPONSIBILITY: Planning Board, Environmental Conservation Board, Town Engineer and Landscape Architect*

*PRIORITY: On-going*

- b. Limit the number of access points from existing rural roads in order to maintain open vistas. (See also *Transportation and Utilities*)

*RESPONSIBILITY: Planning Board, Town Board, Highway Department*

*PRIORITY: On-going*

- c. Seek State authorization to impose fees on new development to raise funds for open space preservation.

*RESPONSIBILITY: Town Board*

*PRIORITY: Immediate (within one year)*

---

## B. Natural Resources and Environmental Protection

---

### Issues Summary

#### EPOD regulations

Certain areas of the Town require protection due to their sensitive environmental, scenic or cultural value. The Town has established Environmental Protection Overlay Districts that regulate development within the following designated conservation areas:

1. Wetlands
2. Steep Slopes
3. Watercourses
4. Scenic Vistas
5. Historic Sites
6. Waste Disposal Sites
7. Woodlots
8. Flood Damage Areas
9. Susceptible to Flooding

#### Environmental Atlas

The Town, assisted by the Monroe County Department of Planning, maintains maps that delineate the boundaries of these resources. These maps comprise the Town's "Environmental Atlas." The Town and Monroe County use Geographic Information System (GIS) technology to facilitate the use and management of the maps. The maps are also valuable for development planning

Some of the maps are outdated and need to be corrected. For example, the map that depicts the location of streams within the Hamlet needs to be updated to reflect changes that have occurred within the past 20 years. The map of wooded areas and trees is not up to date. In addition, the Town's unique geological

#### I. Protect environmentally sensitive land and scenic resources

- a. Maintain and enforce the Town's EPOD regulations.

*RESPONSIBILITY:* Environmental Conservation Board, Town Board, Planning Board, Code Enforcement Officer

*PRIORITY:* On-going

- b. Maintain the Environmental Atlas.

*RESPONSIBILITY:* Environmental Conservation Board, Town Board

*PRIORITY:* On-going

- c. Amend the EPOD regulations to incorporate the protection of scenic corridors. Utilize the Scenic Corridors map as the basis for the EPOD regulations.

*RESPONSIBILITY:* Environmental Conservation Board, Town Board

*PRIORITY:* Immediate (within one year)

- d. Conduct appropriate studies to delineate unusual geological formations, archeological sites, wildlife corridors and habitats that are not included in other EPODs, identify appropriate protective regulations, and establish EPODs to protect these resources.

*RESPONSIBILITY:* Environmental Conservation Board, Town Board, Planning Board

*PRIORITY:* Medium term (3-5 years)

- e. Limit the use of publicly-owned sensitive areas to low impact activities, (e.g. environmental education, walking, hiking, jogging, cross-country skiing).

*RESPONSIBILITY:* Town Board, Town Recreation Committee

*PRIORITY:* On-going

- f. Identify particular trees and woodlots that require protection; establish criteria for protection, such as size, beauty, unique species or age or maturity, setting, contribution to visual screening of development; and establish Tree Preservation regulations that require proper maintenance of these trees.

*RESPONSIBILITY:* Environmental Conservation Board,  
Town Board, Town Engineer and Landscape Architect

*PRIORITY:* Medium term (3-5 years) and On-going

## 2. Preserve contiguous areas of protected land

- a. Encourage open space preservation and the use of “conservation subdivisions” in the development review process to protect lands that adjoin EPOD areas and to connect protected land areas.

*RESPONSIBILITY:* Planning Board

*PRIORITY:* On-going

- b. Establish a database and prepare a map of conservation easements filed pursuant to the Environmental Protection Overlay District (EPOD) regulations as well as private deed restrictions that limit development. Incorporate this information into the Town’s Environmental Atlas.

*RESPONSIBILITY:* Environmental Conservation Board

*PRIORITY:* Short-term (1-3 years)

- c. Work with public and private entities to acquire land or easements to land that adjoin EPOD areas and to connect protected land areas.

*RESPONSIBILITY:* Town Board, Environmental Conservation Board

*PRIORITY:* On-going

## 3. Protect the water quality of Irondequoit Creek and other streams

- a. Work with public and private agencies to implement the Irondequoit Basin Watershed Management Plan and to prepare and implement the Genesee River Basin Water Quality Management Plan, which includes the Honeoye Creek Basin.

*RESPONSIBILITY:* Town Board, Environmental Conservation Board

*PRIORITY:* On-going

### Issues Summary (Continued)

formations that have not been mapped. Additional research may be needed to determine the boundaries of these areas. The locations of some features, such as archeological sites, may need to be kept confidential to prevent their disruption.

### Wildlife Corridors

Wildlife corridors are areas that connect sensitive environmental features such as woodlands or wetlands and are used by wildlife to travel between these areas. The 1994 Open Space Index delineated wildlife corridors along streams that connect larger areas of open space.

### Scenic Corridors

Scenic corridors were identified in the Town’s Open Space Plan. However, these corridors, in contrast to designated “Scenic Vistas,” are not currently protected by EPOD regulations. Development along these corridors must be managed through the subdivision review process to protect views from the road.

### Sensitive geological formations

Sensitive geological formations warrant protection as EPODs. Examples of unique geological formations in the Town include drumlins and waterfalls.

### Publicly-owned sensitive areas

The Town has a responsibility to manage sensitive natural areas that may exist on Town-owned land, including those in Semmel Road Sports Park and Great Bend Park.

## Policies and Recommended Actions

---

### Issues Summary (Continued)

#### Trees and woodlots

Although larger woodlots are protected by EPOD regulations, there are no restrictions to prevent the removal of individual trees.

#### Open space preservation

Although the EPODs effectively protect certain resources, the boundaries of these resources are narrowly drawn. The conservation of land adjoining these resources and linking them together would provide additional protection.

Preservation of such connecting areas may be accomplished through sensitive design of residential subdivisions.

#### Filed conservation easements and deed restrictions

The Town Planning Board and Conservation Board are unable to easily identify lands that are currently protected under a conservation easement or deed restriction. An up-to-date map and database of existing conservation easements would be a helpful tool in identifying additional resources to protect.

#### Private not-for-profit conservation organizations

Private conservation organizations can effectively protect natural resources and open space that is important to the Town. For example, the Mendon Foundation, created in 1992, acquires land and easements and supports conservation and educational programs in the Town of Mendon and adjacent communities. The Genesee Land Trust is also active in Monroe County. Such organizations can supplement the conservation activities of town government.

- b. Apply the Town's design criteria and construction specifications for sediment and erosion control plans and drainage as part of the development review process.

*RESPONSIBILITY:* Planning Board, Town Engineer

*PRIORITY:* On-going

- c. Work with the NYS Department of Environmental Conservation and other public and private entities to clear debris from streams. (See also *Transportation and Utilities*)

*RESPONSIBILITY:* Drainage District

*PRIORITY:* On-going

- d. Install sanitary sewers to serve the central portion of the Hamlet of Mendon. (See also *Transportation and Utilities*)

*RESPONSIBILITY:* Town Board, Town Engineer

*PRIORITY:* Immediate (within 1 year)

### **Issues Summary** (Continued)

#### **Stormwater Management**

Mendon is part of the Monroe County Stormwater Coalition and is designated as a regulated operator of a MS4 (Municipal Separate Storm Sewer System) under EPA/DEC NY SPDES permit GP-02-02. Communities within the Irondequoit Creek watershed have formally agreed to adopt standard stormwater management practices to protect water quality in Irondequoit Creek.

#### **Erosion and sedimentation**

Erosion and sedimentation during construction has the potential to pollute streams. Measures to prevent erosion and sedimentation must be incorporated into site plan or subdivision approvals. Town regulations need to be updated to be more consistent with GP 02 01 and the Town will have to adopt GP 02 01 type regulations as their own by 2008 as part of the GP 02 02 permit. Model regulations for this purpose are under development by the Monroe County Stormwater Coalition.

#### **Clear debris from streams**

Streams need to be cleared of fallen trees and other debris only where there is a high risk of upstream flooding (usually where the grade is relatively flat, where upstream ponding or flooding is occurring and downstream properties are not at risk of flooding). In other cases, the presence of trees and branches in streams reduces velocities, retards streambank erosion and prevents downstream flooding. The NYS Department of Environmental Conservation requires a permit for activities within the streambed, in order to protect fish spawning and other wildlife habitat and natural resources. Easements are often needed to cross private property to gain access to streambeds to undertake permitted management activities.

#### **Sanitary sewers to serve the Hamlet Core Area**

Failing septic systems in the Hamlet of Mendon threaten the water quality of Irondequoit Creek, which is a Class C Trout Stream and a tributary to Irondequoit Bay.

---

# C. Farmland and Agriculture

---

## Issues Summary

### **Economic Viability of Agriculture**

Farming operations rely on nearby support businesses to provide services, equipment and materials essential for farm operations. The availability of local products, such as hay and straw for horses, would encourage such farms to remain in Mendon.

Direct-to-market sales help farmers generate additional income. Farm stands provide fresh farm products to residents and help Mendon residents maintain a connection with the agricultural heritage of the Town.

### **Development impacts on Agriculture**

Residential development in proximity to agriculture can result in conflicts. For example, non-farm neighbors may complain about odors, noise and inconvenience associated with standard farming practices. Such complaints may constrain farmers, even though farming practices in Agricultural Districts are protected from nuisance lawsuits and local regulation.

The incorporation of buffers in the design of new development can help to minimize conflicts such as trespassing. For example, additional setbacks may need to be incorporated into the design of residential subdivisions to increase the separation between housing and farmland.

## **1. Promote the continued economic viability of agriculture**

- a. Encourage the establishment of businesses that utilize locally produced farm products.

*RESPONSIBILITY: Town Board, Planning Board*

*PRIORITY: On-going*

- b. Revise existing zoning regulations to encourage the establishment of farm stands.

*RESPONSIBILITY: Town Board, Planning Board*

*PRIORITY: Immediate (within one year)*

- c. Modify zoning regulations to allow certain non-farming agribusinesses in agricultural zones that allow farmers to diversify their business operations. The regulations should limit the negative impacts of such uses on traffic, farming, soils, housing, etc.

*RESPONSIBILITY: Town Board, Planning Board*

*PRIORITY: Immediate (within one year)*

## **2. Minimize the impacts of residential development on agriculture.**

- a. Evaluate the impacts on agriculture associated with the development of property within 500 feet of actively farmed land.

*RESPONSIBILITY: Farmland Advisory Committee, Planning Board, Zoning Board of Appeals*

*PRIORITY: On-going*

- b. Require developers to incorporate buffers, screening and/or increased building setbacks between adjacent farmland and residences in the design of proposed residential development.

*RESPONSIBILITY: Farmland Advisory Committee, Planning Board*

**PRIORITY:** *On-going*

- c. Work with farmers, landowners and the Monroe County Farmland Protection Board to mitigate conflicts that may arise between residential development and agricultural land use.

**RESPONSIBILITY:** *Farmland Advisory Committee, Town Board*

**PRIORITY:** *On-going*

**3. Promote the acceptance of farming practices in the community.**

- a. Inform future residents of the practical realities of living in agricultural areas (e.g., odors, noise, farm equipment on roads).

**RESPONSIBILITY:** *Farmland Advisory Committee, Planning Board, Code Enforcement Officer*

**PRIORITY:** *On-going*

**4. Maintain land for agricultural production in the Town.**

- a. Obtain funding to implement a Purchase of Development Rights program. Consider bonding, development fees, state and federal grants, and funding from private foundations. Ensure that prices paid for development rights adequately compensate landowners.

**RESPONSIBILITY:** *Town Board, Farmland Advisory Committee*

**PRIORITY:** *Medium-term (3-5 years)*

- b. Maintain a list of actively farmed lands in the Town.

**RESPONSIBILITY:** *Farmland Advisory Committee, Environmental Conservation Board*

**PRIORITY:** *On-going*

- c. Establish incentive zoning provisions to encourage the private purchase of agricultural conservation easements in targeted preservation areas in exchange for higher densities of development in and around the Hamlet and Village.

**RESPONSIBILITY:** *Town Board, Planning Board, Farmland Advisory Committee, Environmental Conservation Board*

**PRIORITY:** *Immediate (within one year)*

**Issues Summary (Continued)**

**Conservation Easements/ Purchase of Development Rights**

A Town program to purchase development rights to farmland (agricultural conservation easements) would require funding as well as resources to monitor the acquired easements in perpetuity. Conservation easements help to ensure that farmland continues to be available for agricultural production. Conservation easements on farmland would limit future development of these parcels, resulting in lower costs for community services as well as the protection of open space and scenic views.

A local program to acquire conservation easements or development rights should target active farmland and protect enough acres to support viable farming operations. The list of agricultural parcels developed by a local committee should be reviewed and maintained to assist in identifying priority parcels for preservation.

Potential sources of funding for a purchase of development rights program include town bonds, state and federal grants, and private foundations. The funding needs to be sufficient to fairly compensate landowners for the value of development rights. This value is calculated, at the time of purchase, as the difference between the market value of the property and its value for solely agricultural purposes.

## **Policies and Recommended Actions**

---

- d. Encourage private organizations such as land trusts to purchase agricultural conservation easements to productive agricultural land.

*RESPONSIBILITY: Farmland Advisory Committee,  
Environmental Conservation Board, Town Board*

*PRIORITY: On-going*

- e. Establish zoning regulations that encourage farming to continue and that provide protection to agricultural land.

*RESPONSIBILITY: Town Board, Planning Board, Farmland Advisory Committee, Environmental Conservation Board*

*PRIORITY: Immediate (within one year)*

- f. Seek State authorization to impose fees on new development to raise funds for open space preservation.

*RESPONSIBILITY: Town Board*

*PRIORITY: Immediate (within one year)*

- g. Support the continuation of Monroe County Southeastern Agricultural District, the provisions of the NYS Agricultural Districts Law and the implementation of the Monroe County Agriculture and Farmland Protection Plan.

*RESPONSIBILITY: Town Board*

*PRIORITY: On-going*

## D. Housing and Residential Neighborhoods

### I. Provide for a variety of housing types and patterns of development to meet the diverse needs of the community.

- a. Utilize creative subdivision designs to achieve additional variety in housing types, the efficient use of land and infrastructure, the preservation of natural resources and scenic views and increased utilization of interior land as opposed to strip development along existing roads.

*RESPONSIBILITY:* Planning Board

*PRIORITY:* On-going

- b. Retain existing zoning regulations that permit apartments, townhouses and other forms of higher density housing within the Hamlet of Mendon.

*RESPONSIBILITY:* Town Board

*PRIORITY:* On-going

- c. Appoint a housing review committee to assess the need for a greater diversity in the types and cost of housing and to recommend appropriate steps/ activities to provide additional housing opportunities.

*RESPONSIBILITY:* Town Board

*PRIORITY:* Medium-term (3-5 years)

- d. Revise the Planned Unit Development regulations to allow this tool to be utilized for projects with only residential components.

*RESPONSIBILITY:* Town Board, Planning Board

*PRIORITY:* Immediate (within one year)

### **Issues Summary**

#### **Creative subdivision designs**

*The subdivision review process should be used to produce designs that use land efficiently and preserve meaningful open space. This approach can result in uniquely attractive residential communities. (See also Land Use and Growth Management recommendations.)*

#### **Higher density housing within the Hamlet of Mendon**

*Relatively high land prices constrain the development of lower priced housing in the Town. Lower priced housing is generally found in the Town's older buildings.*

*Higher density housing development, such as apartments, townhouses and patio homes, would offer an alternative to single family dwellings on large lots. Housing alternatives are necessary to meet the needs of households at different stages of their lives, including senior citizens, "empty nesters" and young families. However, higher density housing would require either public sewer service or an on-site community wastewater disposal system.*

*The extension of sewer service into Mendon Hamlet would present limited opportunities for higher density development, such as the use of the upper stories of commercial buildings for residences. However, the absence of sufficient off-street parking constrains the use of upper stories of commercial buildings for housing in the Hamlet of Mendon.*

### Issues Summary (Continued)

#### Diversity of housing

Pro-active measures to encourage the development of housing with a greater range of prices need to be identified. A local committee may be able to identify and promote such measures.

#### Strip development and access controls

Strip residential development along State highways does not create "neighborhoods." Actions to limit access and provide roadways into interior lands should create more efficient land use and more desirable residential neighborhoods. Access management provisions should be incorporated into the Town's zoning regulations and the Design Criteria. These policies need to be consistent with the Town's goal of limiting the construction of new roads.

#### Hamlet of Mendon

The Hamlet of Mendon offers opportunities for residents to walk or bicycle to businesses, services and recreational facilities. Existing sidewalks and the Lehigh Valley Trail provide access for pedestrians and bicyclists to neighborhoods, businesses and community facilities.

The Mendon Hamlet Master Plan includes specific recommendations regarding sidewalks, parking, landscaping, streetscapes, and recreational facilities.

#### Neighborhood quality of life

Neighborhood organizations and community groups can be effective in organizing clean-up days, tree plantings, and maintenance of playgrounds and public spaces. The Town Board can support these efforts by providing technical assistance and by coordinating private efforts with Town maintenance and improvement projects.

## 2. Maintain quiet, clean and safe residential neighborhoods that are characterized by low traffic volumes, low vehicle speeds, attractive landscaping and open space.

- a. Update the Design Criteria to manage access along heavily traveled roads to new residential subdivisions.

*RESPONSIBILITY:* Town Board, Planning Board, Town Engineer and Landscape Architect, Highway Department

*PRIORITY:* Immediate (within one year)

- b. Support private initiatives to improve the quality of life of Town residents.

*RESPONSIBILITY:* Town Board

*PRIORITY:* On-going

## 3. Provide facilities for pedestrian circulation within the Hamlet of Mendon.

- a. Maintain sidewalks and require sidewalks as part of new residential development in and around the Hamlet (See also *Transportation and Utilities*)

*RESPONSIBILITY:* Town Board, Planning Board

*PRIORITY:* On-going

- b. Create a hiking/ nature trail along Irondequoit Creek within the Hamlet.

*RESPONSIBILITY:* Town Board (with the involvement of the Mendon Business Association), Environmental Conservation Board, Recreation Commission

*PRIORITY:* Medium-term (3-5 years)

- c. Design parking areas so as to not impede pedestrian circulation.

*RESPONSIBILITY:* Town Board (with the involvement of the Mendon Business Association), Planning Board

*PRIORITY:* On-going

**4. Improve the quality of existing housing.**

- a. Inform building owners about low-interest loans and/or grants available from government and private sources for housing repairs and improvements.

*RESPONSIBILITY: Town Board, Planning Board, Code Enforcement Officer*

*PRIORITY: On-going*

- b. Provide information and guidance to assist homeowners who desire to make improvements to the appearance of their historic buildings.

*RESPONSIBILITY: Town Board, Planning Board, Historic Commission*

*PRIORITY: On-going*

**5. Encourage the use of upper stories of commercial buildings for residential apartments**

- a. Identify the creation of parking facilities in the Hamlet of Mendon as an amenity as part of the Town's incentive zoning provisions

*RESPONSIBILITY: Town Board, Planning Board*

*PRIORITY: Immediate (within one year)*

- b. Provide incentives for property owners to share off-street parking facilities wherever possible, to locate such facilities to the rear of structures, to incorporate landscaped buffers, and to maintain well-designed walkways from parking areas to front entrances.

*RESPONSIBILITY: Town Board (with the involvement of the Mendon Business Association), Planning Board*

*PRIORITY: On-going*

---

# E. Business and Economic Development

---

## Issues Summary

### **Mendon Hamlet infrastructure improvements**

Existing businesses depend on public infrastructure and services that support customer access and create appealing environments for business activity. The Mendon Hamlet Master Plan identifies several infrastructure improvements that would support the business district, including parking, street lighting, trails, parks, signage, drainage, and sewer extensions.

### **Design standards for building construction and renovation**

The historic characteristics of buildings in the Mendon Hamlet business district offer a unique environment for customers.

### **Appearance of buildings**

Many of the commercial structures in the Mendon Hamlet business district are old and in need of repair. The cost of repair is beyond the means of property owners and/or cannot be recouped by commercial lease rates.

### **Mixed use and higher density housing in and around the Hamlet.**

Businesses in the Hamlet of Mendon primarily serve nearby residential neighborhoods. Additional residential development in and near the Hamlet would help to support Hamlet businesses.

### **Promotion of the Mendon Hamlet Business district**

The annual Mendon Arts Festival as well as efforts to promote the Lehigh

## **1. Improve the appearance of the Mendon Hamlet business district.**

- a. Prepare and implement a landscaping plan for the entrances to the Hamlet of Mendon.

**RESPONSIBILITY:** Town Board (with the involvement of the Mendon Business Association and landowners), Planning Board, Environmental Conservation Board, Town Engineer and Landscape Architect

**PRIORITY:** Medium-term (3-5 years)

- b. Enforce sign regulations to reduce the visual impact of signs in the Hamlet.

**RESPONSIBILITY:** Town Board, Planning Board, Code Enforcement Officer

**PRIORITY:** On-going

## **2. Improve the maintenance of individual buildings within the Hamlet of Mendon.**

- a. Establish and apply design standards for building construction and renovation.

**RESPONSIBILITY:** Town Board (with the involvement of the Mendon Business Association), Planning Board

**PRIORITY:** Immediate (within one year) and On-going

- b. Provide information and guidance to assist building owners desiring to make improvements to the appearance of their historic buildings.

**RESPONSIBILITY:** Town Board, Planning Board, Historic Preservation Commission

**PRIORITY:** On-going

- c. Inform building owners about low-interest loans and/or grants available from government and private sources for building repairs and improvements.

**RESPONSIBILITY:** Town Board (with the involvement of the Mendon Business Association), Planning Board, Code Enforcement Officer

**PRIORITY:** *On-going*

**3. Improve public infrastructure within the Hamlet of Mendon**

- a. Install sanitary sewers to serve the central portion of the Hamlet.

**RESPONSIBILITY:** *Town Board*  
**PRIORITY:** *Immediate (within 1 year)*

- b. Maintain sidewalks in the Hamlet and install remaining segments of proposed sidewalks.

**RESPONSIBILITY:** *Town Board, Highway Department, Town Engineer*  
**PRIORITY:** *On-going and Short-term (1-2 years)*

- c. Install streetlights in the Hamlet of Mendon according to the Town's Streetlighting Plan. (See *Transportation and Utilities*)

**RESPONSIBILITY:** *Town Board*  
**PRIORITY:** *Short-term (1-2 years)*

**4. Improve the functionality as well as the appearance of on-street and off-street parking in the Hamlet**

- a. Provide incentives for property owners to share off-street parking facilities wherever possible, to locate such facilities to the rear of structures, to incorporate landscaped buffers, and to maintain well-designed walkways from parking areas to front entrances.

**RESPONSIBILITY:** *Town Board (with the involvement of the Mendon Business Association), Planning Board*  
**PRIORITY:** *Medium-term (3-5 years) and On-going*

- b. Design parking areas so as to not impede pedestrian circulation.

**RESPONSIBILITY:** *Town Board (with the involvement of the Mendon Business Association), Planning Board*  
**PRIORITY:** *On-going*

**Issues Summary (Continued)**

Valley Trail help to improve the visibility of the Hamlet. Private organizations are primarily responsible for business promotions, although Town officials and personnel provide support.

**Promote new business and industrial development**

Business and economic development in the area west of the Village of Honeoye Falls may be constrained by difficulties in extending sanitary sewers outside of the Village boundaries. The Village's current policy requires that proposed developments that require sewer service must be annexed into the Village, as occurred with the Mark IV development off Clover Street at the north end of the Village. (See also *Transportation and Infrastructure*.)

**5. Support existing businesses and attract new businesses to appropriate locations in the Town.**

- a. Adopt zoning regulations that allow mixed use development and higher density housing development in and around the Hamlet.

*RESPONSIBILITY: Town Board*  
*PRIORITY: Immediate (within one year)*

- b. Support private efforts to promote the Mendon Hamlet business district as a regional destination.

*RESPONSIBILITY: Town Board (with the involvement of the Mendon Business Association)*  
*PRIORITY: On-going*

- c. In cooperation with the Village of Honeoye Falls and Monroe County, create an economic development council made up of members of the Town Board, Honeoye Falls Village Board, local appointed boards and private citizens supported by existing Town staff.

*RESPONSIBILITY: Town Board (with the involvement of the Mendon Business Association), Honeoye Falls Village Board*  
*PRIORITY: Short-term (1-3 years)*

**6. Provide a variety of employment opportunities and increase the non-residential tax base.**

- a. Adopt and retain zoning for industrial and/or office park development as shown in the Future Land Use Plan.

*RESPONSIBILITY: Town Board, Planning Board*  
*PRIORITY: Immediate (within one year) and On-going*

## F. Transportation and Utilities

### 1. Provide access to sanitary sewers in areas designated for higher intensity development as shown in the Future Land Use Plan.

- a. Provide sanitary sewer service to the central portion of the Hamlet of Mendon. Pursue grants and low-interest loans to reduce the cost of the improvements.

RESPONSIBILITY: Town Board, Town Engineer  
 PRIORITY: Immediate (within 1 year)

- b. Work with the Village of Honeoye Falls to promote new business and industrial development west of the Village, as shown in the Land Use Plan, and ensure that such development receives sanitary sewer service as needed.

RESPONSIBILITY: Town Board, Planning Board  
 PRIORITY: On-going

### 2. Extend public water service to areas that have documented public health concerns.

- a. Prepare map, plan and report for the identified priority areas.

RESPONSIBILITY: Town Board, Town Engineer  
 PRIORITY: Immediate (within one year)

- b. Form or extend water districts and seek financing to lower the cost per dwelling.

RESPONSIBILITY: Town Board, Town Engineer  
 PRIORITY: Immediate (within one year)

- c. Obtain the necessary funding and construct water lines to serve the identified priority areas.

RESPONSIBILITY: Town Board, Town Engineer  
 PRIORITY: Short-term (1-2 years)

### 3. Improve the Town's overall Fire Protection Classification Rating.

- a. Work with the Fire District and Fire Protection District and the Monroe County Water Authority to maintain the

## Issues Summary

### Sanitary sewer service to the Hamlet Core Area.

*The Mendon Hamlet Master Plan strongly recommends the extension of sewer service to the Hamlet Core Area to correct problems with inadequate wastewater disposal, small lots, inadequate space for off-street parking facilities and potential contamination of Irondequoit Creek.*

*Financing of public sewer service is the responsibility of individual property owners. Property owners within a sewer district formed by the Town are assessed a charge to cover the cost of construction as well as operations and maintenance.*

### Sanitary sewer services to support additional development in appropriate areas

*It is the policy of the Village of Honeoye Falls not to extend sanitary sewers outside of the Village boundaries. Proposed developments that require sewer service must be annexed into the Village, as occurred with the Mark IV development off Clover Street at the north end of the Village. This policy has constrained the development of land zoned for industrial and business uses located west of the Village boundary.*

*Land north of the NYS Thruway has the potential to be served by sewers from the Town of Pittsford. However, the available capacity of sewer facilities in the Town of Pittsford is limited and not likely to be able to support a large amount of new development.*

## Policies and Recommended Actions

---

### Issues Summary (Continued)

#### Water district extension

The Utilities Master Plan identified several priority areas for the extension of public water service. The following water extension projects remain priorities. These projects were identified based on surveys that demonstrate public health and safety problems, including bacterial contamination and insufficient water to properly protect from fire.

- Boughton Hill Road from a point just west of Route 64 (Mendon-Ionia Road), west to a point approximately 3,400 feet east of Quaker Meeting House Road, a length of approximately 14,600 feet. (Water District No. 1 Extension No. 4 extended service to the western portion of this area, a distance of approximately 3,400 feet easterly from the intersection with Quaker Meeting House Road).
- Route 64 (Mendon-Ionia Road), from a point just south of Mendonshire Drive, south to the intersection with Parrish Road, a length of approximately 2,500 feet.
- Parrish Road from the Route 64 (Mendon-Ionia Road) intersection to the West Bloomfield Road intersection, and then north along West Bloomfield Road to the intersection with Boughton Hill Road, a length of approximately 13,250 feet. This extension would connect to, and therefore depends upon, completion of the extension described above on Boughton Hill Road.
- Cheese Factory Road, from the intersection with Route 64 (Mendon-Ionia Road) east to and including Partridge Hill and Partridge Hollow, a length of approximately 7,000 feet.
- Honeoye Falls Five Points Road, from the intersection with Route 15 (Rush-Lima Road), west to the Town Line, a length of approximately 1,500 feet.
- West Bloomfield Road, from the intersection with Route 251 (Rush-Mendon Road) north to the intersection of Canfield Road, a length of approximately 13,500 feet.
- Mile Square Road, from just south of University Park development to just north of the intersection of Windham Hill Drive, and on Main Street Fishers from the intersection, east to a point just west of the County Line, a length of approximately 5,250 feet.

In order to extend water service, the additional areas need to be part of a water district. The cost of construction, water and maintenance is borne by property owners within the district. Water district assessments for farm parcels within Agricultural Districts are limited. Some areas of the Town have limited development potential due to wetlands and poor soils. In sparsely developed areas, the cost per residence would be relatively high.

The extension of water service to those areas at elevations above 770, primarily in the southeast portion of the Town, would require additional pumping and storage facilities.

The provision of public water service may encourage additional residential development. However, the Town would be required to restrict new hook-ups on farmland while the land is part of the Agricultural District.

Town's Fire Insurance Classification rating and continue to seek solutions to improve the Insurance Services Office (ISO) town-wide classification.

RESPONSIBILITY: Town Board, Town Engineer  
PRIORITY: On-going

**4. Ensure that new development has sufficient fire protection.**

- a. As part of the review of development proposals, require sufficient fire protection facilities, including ponds, dry hydrant connections, home sprinkler systems, and adequate roads or driveways to allow access by emergency equipment.

RESPONSIBILITY: Planning Board, Fire Districts  
PRIORITY: On-going

**5. Require stormwater to be managed on-site during construction and following development.**

- a. Reconcile the drainage and stormwater management requirements found within the Town's Design Criteria and Construction Specifications with more recent NYS requirements promulgated as part of the Phase II SPDES permitting process.

RESPONSIBILITY: Town Board, Planning Board, Town Engineer  
PRIORITY: Immediate (within one year)

- b. Map and catalog existing outfalls and related stormwater management infrastructure to support systematic inspections and maintenance.

RESPONSIBILITY: Town Board, Highway Department  
PRIORITY: Short-term (1-3 years)

**6. Maintain the capacity of existing sewers, ditches, swales and culverts to convey stormwater runoff in an efficient manner**

- a. Create a townwide drainage district that consolidates the individual districts.

RESPONSIBILITY: Town Board  
PRIORITY: Short-term (1-2 years)

**Issues Summary (Continued)**

**Fire Insurance Classification rating**

Insufficient water pressure in much of the Town results in low "Fire Protection Classification Ratings." A low rating indicates that fire fighting capability is limited, requiring firefighters to use tanker trucks instead of (or to supplement) fire hydrants. Low ratings also result in somewhat higher costs to residents for homeowner's insurance.

**Stormwater Management**

Stormwater runoff increases as land is developed and vegetation is replaced by impervious surfaces such as buildings and pavement. Stormwater management facilities help to protect neighboring and downstream properties from flooding and protect streams from contamination by eroded sediments.

Federal and state regulations require that new developments manage stormwater on-site to ensure that the runoff during and following development is no greater than the amount prior to development. The new requirements that apply to Municipal Stormwater Systems (MS4) are more stringent than existing development standards previously in effect in the Town.

Storm sewers, ditches, swales and culverts convey runoff from development to facilities such as stormwater management ponds and detention basins. An extensive network of detention and retention ponds has been developed to manage stormwater from individual subdivision developments. A network of roadside ditches, swales and culverts conveys stormwater beneath and around established highways and roads.

Developers are required to grant easements for Town crews to access and maintain stormwater detention and retention basins and related infrastructure to ensure proper performance. Current MS4 regulations require the Town to maintain an inventory of facilities.

### Issues Summary (Continued)

#### Townwide drainage district

Several drainage districts have been formed to serve individual developments as a condition of past subdivision and site plan approvals. The drainage districts provide a mechanism whereby property owners who benefit from the drainage improvements pay for the cost of maintenance. However, each district requires its own cost accounting and related record-keeping. Consolidating the individual districts into a single townwide district would streamline accounting and avoid the need for frequent formation of individual districts to serve future development. It would also allow the costs for stormwater management to be distributed among all property owners in the Town.

#### NYS DEC restrictions on clearing debris from streams

The NYS Department of Environmental Conservation requires a permit for activities within the streambed, in order to protect fish spawning habitat.

### 7. Protect the capacity of natural watercourses from losses due to accumulation of debris

- a. Work with the NYS Department of Environmental Conservation and other public and private entities to clear debris from streams.

*RESPONSIBILITY:* Drainage District

*PRIORITY:* On-going

### 8. Develop and maintain a diversified transportation system that includes public transit as well as bicycle, pedestrian and equestrian trails.

- a. Require developers to provide transportation improvements made necessary by new development, e.g., sidewalks, traffic signals, deceleration lanes and turning lanes.

*RESPONSIBILITY:* Planning Board, Town Engineer

*PRIORITY:* On-going

- b. Work with public and private entities to construct hiking, biking and equestrian trails that connect existing parks, trails and recreation areas to residential neighborhoods and business districts.

*RESPONSIBILITY:* Town Board, Recreation Committee,  
Environmental Conservation Board,  
Planning Board

*PRIORITY:* On-going

- c. Maintain sidewalks in the Hamlet and install remaining segments of proposed sidewalks.

*RESPONSIBILITY:* Town Board, Highway Department

*PRIORITY:* On-going

- d. Create designated bicycle lanes on certain well-traveled roads.

*RESPONSIBILITY:* Town Board, Highway Department, Town Engineer, Planning Board, Monroe County Department of Transportation, NYS DOT

*PRIORITY:* Medium-term (3-5 years)

**9. Maintain the safety of roads and intersections.**

- a. Require roadways and road intersections in the Town to be designed and built (or reconstructed) to be safe and efficient. Design roads to encourage compliance with posted speed limits, especially in residential areas.

*RESPONSIBILITY:* Town Board, Highway Department, Town Engineer, Planning Board, Monroe County Department of Transportation, NYS DOT

*PRIORITY:* On-going

- b. Employ appropriate signage and traffic controls for motor vehicles, bicycles, pedestrians and users of public transit.

*RESPONSIBILITY:* Town Board, Highway Department, Town Engineer, Planning Board, Monroe County Department of Transportation, NYS DOT

*PRIORITY:* On-going

- c. Design development proposals to ensure that large volumes of traffic are not routed through awkward or confusing intersections.

*RESPONSIBILITY:* Town Board, Highway Department, Town Engineer, Planning Board, Monroe County Department of Transportation, NYS DOT

*PRIORITY:* On-going

- d. Provide safe pedestrian crossings at appropriate locations.

*RESPONSIBILITY:* Town Board, Highway Department, Town Engineer, Planning Board, Monroe County Department of Transportation, NYS DOT

*PRIORITY:* On-going

**10. Minimize negative impacts on people and the environment from traffic, road maintenance and road construction.**

- a. Address potential traffic impacts as part of the approval process for new development: Address road widths, traffic volumes and speed and employ appropriate visual and sound barriers between roads and residences.

*RESPONSIBILITY:* Town Board, Highway Department, Planning Board, Environmental Conservation Board, Town Engineer and Landscape Architect

*PRIORITY:* On-going

**Design and specifications for roadways and road intersections**

The Town's zoning, subdivision regulations and Design Criteria and Construction Specifications include requirements for new roads, driveways, signage and pedestrian accessways. The Planning Board is responsible for applying these criteria during the subdivision and site plan review process.

The Town Highway Department is responsible for issuing permits for new driveways or other work in the right-of-way of Town roads. The Monroe County Department of Transportation and NYS Department of Transportation retain this responsibility for County and State highways.

**Bicycle routes**

The scenic highways and the Lehigh Valley Trail make the Town popular for bicyclists. Bicycle lanes delineated on State and County highways would promote safety for bicyclists.

**Minimize the length of public roadways**

The cost of plowing and maintaining Town roads is a significant element of the Town budget. As the cost is proportional to the length of roadway, developments that minimize the length of road per lot are more efficient to maintain.

**Standards for private roads**

Although property owners are responsible for the maintenance of private roads, municipalities may be asked to take over the maintenance years after the road is built.

### Issues Summary (Continued)

#### Interconnect residential subdivisions

Many residential subdivisions in the Town utilize cul-de-sacs and/or are not interconnected with other subdivisions. As the Town develops, such development patterns will limit landowners' ability to utilize interior land and will prevent the development of an efficient circulation system.

#### Sidewalks

The Town has installed sidewalks along most of the roads within the Hamlet of Mendon. However, improvements to the sidewalk system would improve the pedestrian experience, such as where parking areas in front of buildings impede pedestrian circulation. (See photo.)



In other areas of the Town, sidewalks may be installed as part of residential developments and to connect neighborhoods to businesses and community facilities.

- b. Plan routine road maintenance activities for safety and environmental sensitivity. (Such activities include snow plowing and de-icing, roadside ditch maintenance, and trimming or cutting of roadside vegetation). Establish guidelines for use by the Town Highway Department. Limit ditch maintenance and vegetative removal to that necessary to meet established guidelines (e.g., adequate sight distance and drainage). Continue to explore alternatives to rock salt for de-icing roads. Encourage other agencies to follow similar policies for their road maintenance activities within the Town.

**RESPONSIBILITY:** Town Board, Highway Department, Planning Board, Environmental Conservation Board

**PRIORITY:** On-going

- c. Avoid environmentally sensitive areas such as wetlands, geological formations and areas of steep slopes in designing or approving new roads.

**RESPONSIBILITY:** Town Board, Highway Department, Planning Board, Environmental Conservation Board, Town Engineer

**PRIORITY:** On-going

## II. Design new roads so as to minimize the future cost of road maintenance.

- a. Minimize the length of public roadways in the design of residential subdivisions.

**RESPONSIBILITY:** Planning Board, Town Engineer

**PRIORITY:** On-going

- b. Require private roads to be constructed to the same standards as Town roads.

**RESPONSIBILITY:** Town Board, Planning Board, Town Engineer

**PRIORITY:** On-going

- c. Require residential subdivisions to be designed to enable roadways and water lines to be extended to connect with adjacent residential developments in the future.

**RESPONSIBILITY:** Planning Board, Town Engineer

**PRIORITY:** On-going

**12. Minimize the impacts of new development on roadway efficiency and safety while protecting the character of neighborhoods.**

- a. Limit the scale and concentration of new development to the capacity of the transportation system.

*RESPONSIBILITY:* Planning Board, Town Board, Highway Department, Town Engineer

*PRIORITY:* On-going

- b. Limit the number of individual access drives, roadways, and other curb-cuts onto arterial and collector roads in order to maintain their planned traffic-carrying capacity and safety, as well as to permit more efficient use of interior lands. Require developers to utilize various techniques, such as reverse frontage lots, new roads and cross access easements, to reduce the number of driveways or cuts onto existing roadways.

*RESPONSIBILITY:* Planning Board, Town Board, Highway Department, Town Engineer

*PRIORITY:* On-going

- c. Work with other municipalities and major traffic generators to reduce the transportation impacts of development that occurs in adjacent communities.

*RESPONSIBILITY:* Planning Board, Town Board, Highway Department, Town Engineer

*PRIORITY:* On-going

**13. Install and maintain properly designed street lighting in appropriate locations**

- a. Install street lights in the Hamlet of Mendon in accordance with the Town's streetlighting plan (see Table 8 in the Background Information).

*RESPONSIBILITY:* Town Board, Town Engineer

*PRIORITY:* Short-term (1-2 years)



- b. Abolish the Mendon Street Lighting District and create a Town Street Lighting District.

*RESPONSIBILITY:* Town Board

*PRIORITY:* Medium-term (3-5 years)

*Issues Summary (Continued from page 36)*

**Street lights**

The illumination of sidewalks is necessary to maintain and improve pedestrian safety. The Mendon Hamlet Master Plan recommended specific locations for the installation of 20 new streetlights. The Master Plan also specified the type and design of streetlights that would complement the Hamlet's historic character and pedestrian scale. Most of the recommended street lights have been installed.

The Town has identified locations where streetlights are needed and the relative priority for installation. A summary of this streetlighting plan is in the Table on the following page.

Several Town of Mendon Lighting Districts finance the operation and maintenance of street lighting, including the Mendon Light District within the Hamlet and the adjacent Mendon Square Lighting District to the west. The existence of separate districts requires the Town to maintain separate accounting and billing processes. Funding for the operation and maintenance of other street lights is allocated from the general town property tax revenue.

## ***Policies and Recommended Actions***

---

- c. In order to minimize light pollution, limit the construction of street lights outside of the Hamlet to those areas where they are required for safety.

**RESPONSIBILITY:** *Town Board, Planning Board, Highway Superintendent, Town Engineer*

**PRIORITY:** *On-going*

## G. Parks and Recreation

### I. Maintain an integrated system of parks, recreational facilities and open space throughout the Town with linkages between various parts of the system.

- a. Work with the Monroe County Parks Department to ensure that the management of Mendon Ponds Park is consistent with the Town's interests.

*RESPONSIBILITY: Town Board, Planning Board, Environmental Conservation Board*

*PRIORITY: On-going*

- b. Require reservation of park land during subdivision approval or accept payments into the Town's dedicated Parkland Fund in lieu of land dedication.

*RESPONSIBILITY: Planning Board*

*PRIORITY: On-going*

- c. Maintain the Town's dedicated Parkland Fund. Monitor land costs and increase the per lot assessment for payments in lieu of land dedication as appropriate.

*RESPONSIBILITY: Town Board*

*PRIORITY: On-going*

- d. Cooperate with the Monroe County Parks Department to connect Mendon Ponds Park to the Lehigh Valley Linear Trail.

*RESPONSIBILITY: Town Board, Planning Board*

*PRIORITY: Medium-term (3-5 years)*

- e. Coordinate with public and private entities to develop a linear trail along the flood protection areas for Honeoye Creek that connect the Village with the Lehigh Valley Trail.

*RESPONSIBILITY: Recreation Commission, Town Board, Planning Board and Environmental Conservation Board*

*PRIORITY: Medium-term (3-5 years)*

### Issues Summary

#### Mendon Ponds Park

The Monroe County Parks Department specifies management and usage policies for the park. Policies are guided by the "Mendon Ponds Ecological Study," completed in 1990. Issues relating to Mendon Ponds Park include:

- Managing access to the park from new trails
- Deer population
- Trail usage within the park

#### Reservation of park land or payments in lieu of land as part of subdivision approval

The Town Planning Board is authorized to require a payment in lieu of land for recreational purposes as part of the subdivision approval process. Such payments must be deposited into a fund dedicated for future purchases of parkland or for recreational improvements. A well-managed townwide program to provide parks and recreational opportunities can provide more benefits to town residents than the development of small play areas within residential subdivisions. If the construction of small parks is proposed as part of subdivision development, the Planning Board needs to ensure that long-term maintenance of the park is provided for, either by a homeowner's association or by the Town.

## Policies and Recommended Actions

---

### Issues Summary (Continued)

#### **Mendon Ponds Park to the Lehigh Valley Linear Trail**

Additional connecting trails, bicycle lanes on highways, or sidewalks would provide connections to the Lehigh Valley Trail from Mendon Ponds Park. The Regional Trails Initiative, coordinated by the Genesee Transportation Council, recommended on-street connections to link the Village of Honeoye Falls to the Lehigh Valley Trail.

#### **Hiking trail along Irondequoit Creek in the Hamlet of Mendon**

The Mendon Hamlet Master Plan recommends a new trail along the Honeoye Creek flood protection areas.

- f. Develop a hiking trail along Irondequoit Creek in the Hamlet of Mendon, as proposed in the Mendon Hamlet Master Plan.

*RESPONSIBILITY: Town Board, Town Recreation Commission*  
*PRIORITY: Medium-term (3-5 years)*

- g. Prepare and implement a Master Plan for the development of the Great Bend area for municipal park purposes.

*RESPONSIBILITY: Town Board, Town Recreation Commission*  
*PRIORITY: Short-term (1-2 years)*

- h. Acquire and develop additional points of access to the Town's water resources.

*RESPONSIBILITY: Town Board*  
*PRIORITY: On-going*

- i. Acquire additional parkland as suitable land becomes available.

*RESPONSIBILITY: Town Board*  
*PRIORITY: On-going*

- j. Cooperate with the Honeoye Falls-Lima School District to make existing recreational facilities available to Town residents and to develop new facilities to meet residents' needs.

*RESPONSIBILITY: Town Board, Town Recreation Commission*  
*PRIORITY: On-going*

- k. Develop the Semmel Road Park.

*RESPONSIBILITY: Town Board, Town Recreation Commission, Semmel Road Park Advisory Committee*  
*PRIORITY: Short-term (1-2 years)*

## H. Historic Resources

---

---

### I. Protect historic structures and sites and encourage adaptive reuse of structures where appropriate.

- a. Maintain the Town's register of historic structures and sites.

*RESPONSIBILITY: Town Board, Historic Preservation Commission,  
Town Historian*

*PRIORITY: On-going*

- b. Involve the Mendon Historic Preservation Commission and the Town Historian whenever issues arise that impact or could have an impact on historic sites or structures.

*RESPONSIBILITY: Town Board, Historic Preservation Commission,  
Town Historian*

*PRIORITY: On-going*

- c. Provide information to assist Town residents to maintain and improve their historic properties, including historic barns.

*RESPONSIBILITY: Town Board, Historic Preservation Commission,  
Town Historian*

*PRIORITY: On-going*

- d. Maintain communication and cooperation among the Town Board, Planning Board, Mendon Business Association and Historic Preservation Commission in efforts to revitalize the Hamlet of Mendon.

*RESPONSIBILITY: Town Board, Planning Board,  
Mendon Business Association,  
Historic Preservation Commission*

*PRIORITY: On-going*

# **I. Government and Community Services**

---

---

## **1. Provide and maintain government facilities and services that meet present and future needs in a cost-efficient manner.**

- a. Maintain an inventory of Town-owned facilities and equipment.

*RESPONSIBILITY: Town Board*

*PRIORITY: On-going*

- b. Prepare maintenance standards for Town-owned facilities and equipment and ensure that they are met.

*RESPONSIBILITY: Town Board*

*PRIORITY: Short-term (1-3 years) and On-going*

- c. Study the space and facility needs of Town government and determine how best to meet them.

*RESPONSIBILITY: Town Board*

*PRIORITY: Medium-term (3-5 years)*

## **2. Cooperate with the village, other towns, counties and school districts in the development of facilities and delivery of services.**

- a. Identify and implement opportunities for the consolidation of services, the sharing of equipment and personnel, cooperative purchases and economic development activities in cooperation with the Village of Honeoye Falls.

*RESPONSIBILITY: Town Board, Village*

*PRIORITY: Short-term (1-3 years) and On-going*

- b. Explore and implement opportunities for the Town and the Honeoye Falls-Lima School District to combine resources to maintain, acquire, and/ or improve space to increase the number of useable sports fields.

*RESPONSIBILITY: Town Board, School District*

*PRIORITY: On-going*

**3. Address the needs of the Town Library in a cost-effective manner**

- a. Develop and implement a plan for library expansion.

*RESPONSIBILITY: Town Board, Library Board of Trustees*

*PRIORITY: Short-term (1-2 years)*

**Issues Summary**

**Plan for Library Expansion**

*The Town of Mendon has undertaken a potential library development project to provide new and expanded facilities to serve Town and Village residents. A program of requirements and concept design, including architectural renderings of a proposed building façade and schematic floor plan layout, have been prepared. Finalization of a project budget and schedule are anticipated early in 2005.*



# **Town of Mendon Comprehensive Plan**

## **Implementation Strategy**

***May 23 2005***

The Implementation Strategy includes:

- A summary of the policies and recommended action, organized by topic
- A list of the recommended actions, organized by priority. This list will serve as a guide to Town officials in implementing the Comprehensive Plan.

## **A. Growth Management, Land Use and Open Space Protection**

---

---

### **I. Maintain high standards for development that address aesthetics, efficiency and open space preservation consistent with the Future Land Use Plan.**

- a. Prepare and utilize design guidelines (such as those provided as examples in the Appendices) to achieve appropriate subdivision designs and architectural styles for the hamlet core area, hamlet transition area, suburban residential, rural residential and business/ industrial areas of the Town.
- b. Revise the Town zoning map and regulations in accordance with the Future Land Use Plan.
- c. Revise and enforce Town subdivision/ site plan review regulations to:
  - Require sidewalks and other walkways, street trees and street lights in the Hamlet;
  - Protect open space and scenic views;
  - Reduce the number of houses allowed on a private road and minimize the visual impact of these mini-subdivisions;
  - Limit the creation of additional cul-de-sacs;
  - Improve pedestrian and bicycle circulation both within and between residential neighborhoods, local business areas, parks and other community facilities and activities; and
  - Provide for long term maintenance of street trees, landscaping and open space
- d. Maintain and enforce development regulations that prohibit unnecessary site disruption, cut and fill, and vegetation removal. Manage erosion, sedimentation and runoff, and establish standards for the replacement of lost plant materials and the planting of new materials upon the completion of construction.
- e. Establish either an Architectural Review Board or an Architectural Review Committee to determine which areas of the Town and/or which types of development would be subject to its review and develop a process for reviewing the design of proposed new construction and alterations.
- f. Revise the clustering provisions of the Town zoning and subdivision regulations to simplify the process for both applicants and reviewers.
- g. Require appropriate landscaping, setbacks, and screening to buffer adjacent land uses from roads carrying high volumes of traffic, to visually separate incompatible land uses from one another and to maintain the open appearance of rural corridors.

- h. Modify planned unit development provisions to accommodate innovative residential development designs in appropriate areas provided that needed infrastructure is available and that such development is consistent with the policies of the Comprehensive Plan.

### **2. Support the Hamlet of Mendon as a center for businesses, residential neighborhoods and community services**

- a. Prepare and implement a landscaping plan for the entrances to the Hamlet of Mendon.
- b. Install sanitary sewers to serve the central portion of the Hamlet of Mendon. *(See also Utilities and Transportation)*
- c. Retain existing zoning regulations that permit apartments, townhouses and other forms of higher density housing within the Hamlet of Mendon. *(See also Housing and Residential Neighborhoods)*
- d. Provide incentives for property owners to share off-street parking facilities wherever possible, to locate such facilities to the rear of structures, to incorporate landscaped buffers, and to develop and maintain well-designed walkways from parking areas to front entrances.
- e. Enforce sign regulations to minimize the visual impact of signs in the Hamlet. *(See also Business and Economic Development)*

### **3. Maintain the rural character of Mendon's countryside**

- a. Incorporate open spaces and scenic views into the design of new development.
- b. Limit the number of access points from existing rural roads in order to maintain open vistas. *(See Utilities and Transportation)*
- c. Seek State authorization to impose fees on new development to raise funds for open space preservation. *(See also Farmland and Agriculture)*

## **B. Natural Resources and Environmental Protection**

---

---

### **I. Protect environmentally sensitive land and scenic resources**

- a. Maintain and enforce the Town's EPOD regulations
- b. Maintain the Environmental Atlas
- c. Amend the EPOD regulations to incorporate the protection of Scenic Corridors. Utilize the Scenic Corridors map as the basis for the EPOD regulations.
- d. Conduct appropriate studies to delineate unusual geological formations, archeological sites, wild-life corridors and habitats that are not included in other EPODs, identify appropriate protective regulations, and establish EPODs to protect these resources.
- e. Limit the use of publicly-owned sensitive areas to low impact activities, (e.g. environmental education, walking, hiking, jogging, cross-country skiing).
- f. Identify particular trees and woodlots that require protection; establish criteria for protection, such as size, beauty, unique species or age or maturity, setting, contribution to visual screening of development; and establish Tree Preservation regulations that require proper maintenance of these trees.

### **2. Preserve contiguous areas of protected land**

- a. Encourage open space preservation and the use of "conservation subdivisions" in the development review process to protect lands that adjoin EPOD areas and to connect protected land areas.
- b. Establish a database and prepare a map of conservation easements filed pursuant to the Environmental Protection Overlay District (EPOD) regulations as well as private deed restrictions that limit development. Incorporate this information into the Town's Environmental Atlas.
- c. Work with public and private entities to acquire land or easements to land that adjoin EPOD areas and to connect protected land areas.

### **3. Protect the water quality of Irondequoit Creek and other streams**

- a. Work with public and private agencies to implement the Irondequoit Basin Watershed Management Plan and to prepare and implement the Genesee River Basin Water Quality Management Plan, which includes the Honeoye Creek Basin.
- b. Apply the Town's design criteria and construction specifications for sediment and erosion control plans and drainage as part of the development review process.
- c. Work with the NYS Department of Environmental Conservation and other public and private enti-

ties to clear debris from streams. (See also Utilities and Transportation)

- d. Install sanitary sewers to serve the central portion of the Hamlet of Mendon. (See also Utilities and Transportation)

---

---

## **C. Farmland and Agriculture**

---

---

### **1. Promote the continued economic viability of agriculture**

- a. Encourage the establishment of businesses that utilize locally produced farm products.
- b. Revise existing zoning regulations to encourage the establishment of farm stands in appropriate areas.
- c. Modify zoning regulations to allow certain non-farming agribusinesses in agricultural zones that allow farmers to diversify their business operations. The regulations should limit the negative impacts of such uses on traffic, farming, soils, housing, etc.

### **2. Minimize the impacts of residential development on agriculture.**

- a. Evaluate the impacts on agriculture associated with the development of property within 500 feet of actively farmed land.
- b. Require developers to incorporate buffers, screening and/or increased building setbacks between adjacent farmland and residences in the design of proposed residential development.
- c. Work with farmers, landowners and the Monroe County Farmland Protection Board to mitigate conflicts that may arise between residential development and agricultural land use.

### **3. Promote the acceptance of farming practices in the community.**

- a. Inform future residents of the practical realities of living in agricultural areas (e.g., odors, noise, farm equipment on roads).

### **4. Maintain land for agricultural production in the Town.**

- a. Obtain funding to implement a Purchase of Development Rights program. Consider bonding, state and federal grants, and funding from private foundations. Ensure that prices paid for development rights adequately compensate landowners.
- b. Maintain a list of actively farmed lands in the Town.
- c. Establish incentive zoning provisions to encourage the private purchase of agricultural conservation easements in targeted preservation areas in exchange for higher densities of development in and

around the Hamlet and Village.

- d. Encourage private organizations such as land trusts to purchase agricultural conservation easements to productive agricultural land.
- e. Establish zoning regulations that encourage farming to continue and that provide protection to agricultural land.
- f. Seek State authorization to impose fees on new development to raise funds for open space preservation. (*See also Growth Management, Land Use and Open Space Protection*)
- g. Support the continuation of Monroe County Southeastern Agricultural District, the provisions of the NYS Agricultural Districts Law and the implementation of the Monroe County Agriculture and Farmland Protection Plan.

---

## D. Housing and Residential Neighborhoods

---

### 1. Provide for a variety of housing types and patterns of development to meet the diverse needs of the community.

- a. Utilize creative subdivision designs to achieve additional variety in housing types, the efficient use of land and infrastructure, the preservation of natural resources and scenic views and increased utilization of interior land as opposed to strip development along existing roads.
- b. Retain existing zoning regulations that permit apartments, townhouses and other forms of higher density housing within the Hamlet of Mendon.
- c. Appoint a housing review committee to assess the need for a greater diversity in the types and cost of housing and to recommend appropriate steps/ activities to provide additional housing opportunities.
- d. Revise the Planned Unit Development regulations to allow this tool to be utilized for projects with only residential components.

### 2. Maintain quiet, clean and safe residential neighborhoods that are characterized by low traffic volumes, low vehicle speeds, attractive landscaping and open space.

- a. Update the Design Criteria to manage access along heavily traveled roads to new residential subdivisions.
- b. Support private initiatives to improve the quality of life in neighborhoods.

**3. Provide facilities for pedestrian circulation within the Hamlet of Mendon.**

- a. Maintain sidewalks and require sidewalks as part of new residential development in and around the Hamlet (*See also Transportation and Utilities*)
- b. Create a hiking/ nature trail along Irondequoit Creek within the Hamlet.

**4. Improve the quality of existing housing.**

- a. Inform building owners about low-interest loans and/or grants available from government and private sources for housing repairs and improvements.
- b. Provide information and guidance to assist homeowners who desire to make improvements to the appearance of their historic buildings.

**5. Encourage the use of upper stories of commercial buildings for residential apartments**

- a. Identify the creation of parking facilities in the Hamlet of Mendon as an amenity as part of the Town's incentive zoning provisions
- b. Provide incentives for property owners to share off-street parking facilities wherever possible, to locate such facilities to the rear of structures, to incorporate landscaped buffers, and to maintain well-designed walkways from parking areas to front entrances.

---

---

**E. Business and Economic Development**

---

---

**1. Improve the appearance of the Mendon Hamlet business district**

- a. Prepare and implement a landscaping plan for the entrances to the Hamlet of Mendon.
- b. Enforce sign regulations to reduce the visual impact of signs in the Hamlet.

**2. Improve the maintenance of individual buildings within the Hamlet of Mendon.**

- a. Establish and apply design standards for building construction and renovation.
- b. Provide information and guidance to assist building owners desiring to make improvements to the appearance of their historic buildings.

## **Implementation Strategy**

---

- c. Inform building owners about low-interest loans and/or grants available from government and private sources for building repairs and improvements.

### **3. Improve public infrastructure within the Hamlet of Mendon.**

- a. Install sanitary sewers to serve the central portion of the Hamlet.
- b. Maintain sidewalks in the Hamlet and install remaining segments of proposed sidewalks.
- c. Install streetlights in the Hamlet of Mendon according to the Town's streetlighting plan. (*See Transportation and Utilities*)

### **4. Improve the functionality as well as the appearance of on-street and off-street parking in the Hamlet.**

- a. Provide incentives for property owners to share off-street parking facilities wherever possible, to locate such facilities to the rear of structures, to incorporate landscaped buffers, and to maintain well-designed walkways from parking areas to front entrances.
- b. Design parking areas so as to not impede pedestrian circulation.

### **5. Support existing businesses and attract new businesses to appropriate locations in the Town.**

- a. Adopt zoning regulations that allow mixed use development and higher density housing development in and around the Hamlet.
- b. Support private efforts to promote the Mendon Hamlet business district as a regional destination.
- c. In cooperation with the Village of Honeoye Falls and Monroe County, create an economic development council made up of members of the Town Board, Honeoye Falls Village Board, local appointed boards and private citizens supported by existing Town staff.

### **6. Provide a variety of employment opportunities and increase the non-residential tax base.**

- a. Adopt and retain zoning for industrial and/or office park development as shown in the Future Land Use Plan.

## **F. Transportation and Utilities**

---

---

- 1. Provide access to sanitary sewers in areas designated for higher intensity development as shown in the Future Land Use Plan.**
  - a. Provide sanitary sewer service to the central portion of the Hamlet of Mendon. Pursue grants and low-interest loans to reduce the cost of the improvements.
  - b. Work with the Village of Honeoye Falls to promote new business and industrial development west of the Village, as shown in the Land Use Plan, and ensure that such development receives sanitary sewer service as needed.
  
- 2. Extend public water service to areas that have documented public health concerns.**
  - a. Prepare map, plan and report for the identified priority areas.
  - b. Form or extend water districts and seek financing to lower the cost per dwelling.
  - c. Obtain the necessary funding and construct water lines to serve the identified priority areas.
  
- 3. Improve the Town's overall Fire Protection Classification Rating.**
  - a. Work with the Fire District and Fire Protection District and the Monroe County Water Authority to maintain the Town's Fire Insurance Classification rating and continue to seek solutions to improve the Insurance Services Office (ISO) town-wide classification.
  
- 4. Ensure that new development has sufficient fire protection.**
  - a. As part of the review of development proposals, require sufficient fire protection facilities, including ponds, dry hydrant connections, home sprinkler systems, and adequate roads or driveways to allow access by emergency equipment.
  
- 5. Require stormwater to be managed on-site during construction and following development.**
  - a. Reconcile the drainage and stormwater management requirements found within the Town's Design Criteria and Construction Specifications with more recent NYS requirements promulgated as part of the Phase II SPDES permitting process.
  - b. Map and catalog existing outfalls and related stormwater management infrastructure to support systematic inspections and maintenance.

### **6. Maintain the capacity of existing sewers, ditches, swales and culverts to convey stormwater runoff in an efficient manner.**

- a. Create a townwide drainage district that consolidates the individual districts.

### **7. Protect the capacity of natural watercourses from losses due to accumulation of debris.**

- a. Work with the NYS Department of Environmental Conservation and other public and private entities to clear debris from streams.

### **8. Develop and maintain a diversified transportation system that includes public transit as well as bicycle, pedestrian and equestrian trails.**

- a. Require developers to provide transportation improvements made necessary by new development, e.g., sidewalks, traffic signals, deceleration lanes and turning lanes.
- b. Work with public and private entities to construct hiking, biking and equestrian trails that connect existing parks, trails and recreation areas to residential neighborhoods and business districts.
- c. Maintain sidewalks in the Hamlet and install remaining segments of proposed sidewalks.
- d. Create designated bicycle lanes on certain well-travelled roads.

### **9. Maintain the safety of roads and intersections.**

- a. Require roadways and road intersections in the Town to be designed and built (or reconstructed) to be safe and efficient. Design roads to encourage compliance with posted speed limits, especially in residential areas.
- b. Employ appropriate signage and traffic controls for motor vehicles, bicycles, pedestrians and users of public transit.
- c. Design development proposals to ensure that large volumes of traffic are not routed through awkward or confusing intersections.
- d. Provide safe pedestrian crossings at appropriate locations.

### **10. Minimize negative impacts on people and the environment from traffic, road maintenance and road construction.**

- a. Address potential traffic impacts as part of the approval process for new development: Address road widths, traffic volumes and speed and employ appropriate visual and sound barriers between roads and residences.
- b. Plan routine road maintenance activities for safety and environmental sensitivity. (Such activities include snow plowing and de-icing, roadside ditch maintenance, and trimming or cutting of roadside vegetation). Establish guidelines for use by the Town Highway Department. Limit ditch mainte-

nance and vegetative removal to that necessary to meet established guidelines (e.g., adequate sight distance and drainage). Continue to explore alternatives to rock salt for de-icing roads. Encourage other agencies to follow similar policies for their road maintenance activities within the Town.

- c. Avoid environmentally sensitive areas such as wetlands or areas of steep slopes in designing or approving new roads.

### **I 1. Design new roads so as to minimize the future cost of road maintenance.**

- a. Minimize the length of public roadways in the design of residential subdivisions
- b. Require private roads to be constructed to the same standards as Town roads.
- c. **Require residential subdivisions to be designed to enable roadways and water lines to be extended to connect with adjacent residential developments in the future.**

### **I 2. Minimize the impacts of new development on roadway efficiency and safety while protecting the character of neighborhoods.**

- a. Limit the scale and concentration of new development to the capacity of the transportation system.
- b. Limit the number of individual access drives, roadways, and other curb-cuts onto arterial and collector roads in order to maintain their planned traffic-carrying capacity and safety, as well as to permit more efficient use of interior lands. Require developers to utilize various techniques, such as reverse frontage lots, new roads and cross access easements, to reduce the number of driveways or cuts onto existing roadways.
- c. Work with other municipalities and major traffic generators to reduce the transportation impacts of development that occurs in adjacent communities.

### **I 3. Install and maintain properly designed street lighting in appropriate locations**

- a. Install street lights in the Hamlet of Mendon in accordance with the Town's streetlighting plan.
- b. Abolish the Mendon Street Lighting District and create a Town Street Lighting District
- c. In order to minimize light pollution, limit the construction of street lights outside of the Hamlet to those areas where they are required for safety

## **G. Parks and Recreation**

---

---

### **I. Maintain an integrated system of parks, recreational facilities and open space throughout the Town with linkages between various parts of the system.**

- a. Work with the Monroe County Parks Department in to ensure that the management of Mendon Ponds Park is consistent with the Town's interests.
- b. Require reservation of park land during subdivision approval or accept payments into the Town's dedicated Parkland Fund in lieu of land dedication.
- c. Maintain the Town's dedicated Parkland Fund. Monitor land costs and increase the per lot assessment for payments in lieu of land dedication as appropriate.
- d. Cooperate with the Monroe County Parks Department to connect Mendon Ponds Park to the Lehigh Valley Linear Trail
- e. Coordinate with public and private entities to develop a linear trail along the flood protection areas for Honeoye Creek that connect the Village with the Lehigh Valley Trail.
- f. Develop a hiking trail along Irondequoit Creek in the Hamlet of Mendon, as proposed in the Mendon Hamlet Master Plan.
- g. Prepare and implement a Master Plan for the development of the Great Bend area for municipal park purposes.
- h. Acquire and develop additional points of access to the Town's water resources
- i. Acquire additional parkland as suitable land becomes available.
- j. Cooperate with the Honeoye Falls-Lima School District to make existing recreational facilities available to Town residents and to develop new facilities to meet residents' needs.
- k. Develop the Semmel Road Park.

## **H. Historic Resources**

---

---

### **I. Protect historic structures and sites and encourage adaptive reuse of structures where appropriate.**

- a. Maintain the Town's register of historic structures and sites.
  - b. Involve the Mendon Historic Preservation Commission and the Town Historian whenever issues arise that impact or could have an impact on historic sites or structures.
  - c. Provide information to assist Town residents to maintain and improve their historic properties, including historic barns.
  - d. Encourage cooperation among the Town Board, Planning Board, Mendon Business Association and Historic Preservation Commission in efforts to revitalize the Hamlet of Mendon.
- 
- 

## **I. Government and Community Services**

---

---

### **1. Provide and maintain government facilities and services that meet present and future needs in a cost-efficient manner.**

- a. Maintain an inventory of Town-owned facilities and equipment.
- b. Prepare maintenance standards for Town-owned facilities and equipment and ensure that they are met.
- c. Study the space and facility needs of Town government and determine how best to meet them.

### **2. Cooperate with the village, other towns, counties and school districts in the development of facilities and delivery of services.**

- a. Identify and implement opportunities for the consolidation of services, the sharing of equipment and personnel, and cooperative purchases, including the establishment of an office of economic development in cooperation with the Village of Honeoye Falls.
- b. Explore and implement opportunities for the Town and the Honeoye Falls-Lima School District to combine resources to maintain, acquire, and/ or improve space to increase the number of useable sports fields.

### **3. Address the needs of the Town Library in a cost-effective manner**

- a. Develop and implement a plan for library expansion.
-



---

## Recommended Actions by Time Frame

### Immediate (within one year)

A.1.a. Prepare and utilize design guidelines (such as those provided as examples in the Appendices) to achieve appropriate subdivision designs and architectural styles for the hamlet core area, hamlet transition area, suburban residential, rural residential and business/ industrial areas of the Town. (Also On-going)

*RESPONSIBILITY: Planning Board, Environmental Conservation Board, Code Enforcement Officer, Town Engineer and Landscape Architect, Historic Preservation Commission*

A.1.b. Revise the Town zoning map and regulations in accordance with the Future Land Use Plan.

*RESPONSIBILITY: Town Board, Planning Board, Environmental Conservation Board, Code Enforcement Officer*

A.1.c. Revise and enforce Town subdivision/ site plan review regulations to:

- Require sidewalks and other walkways, street trees and street lights in the Hamlet;
- Protect open space and scenic views;
- Reduce the number of houses allowed on a private road and minimize the visual impact of these mini-subdivisions;
- Limit the creation of additional cul-de-sacs;
- Improve pedestrian and bicycle circulation both within and between residential neighborhoods, local business areas, parks and other community facilities and activities; and
- Provide for long term maintenance of street trees, landscaping and open space

*RESPONSIBILITY: Planning Board, Environmental Conservation Board, Town Engineer and Landscape Architect*

A.1.f. Revise the clustering provisions of the Town zoning and subdivision regulations to simplify the process for both applicants and reviewers.

*RESPONSIBILITY: Town Board, Planning Board*

A.1.h. Modify planned unit development provisions to accommodate innovative residential development designs in appropriate areas provided that needed infrastructure is available and that such development is consistent with the policies of the Comprehensive Plan.

*RESPONSIBILITY Town Board, Planning Board, Environmental Conservation Board, Town Engineer*

A.2.b. Install sanitary sewers to serve the central portion of the Hamlet of Mendon. Pursue grants and low-interest loans to reduce the cost of the improvements.

E.3.a.

F.1.a. *RESPONSIBILITY Town Board, Town Engineer*

## Implementation Strategy

---

- A.3.c. Seek State authorization to impose fees on new development to raise funds for open space preservation.  
C.4.f. *RESPONSIBILITY*      *Town Board*
- B.1.c. Amend the EPOD regulations to incorporate the protection of scenic corridors. Utilize the Scenic Corridors map as the basis for the EPOD regulations.  
*RESPONSIBILITY*      *Environmental Conservation Board, Town Board*
- C.1.a. Revise existing zoning regulations to encourage the establishment of farm stands.  
*RESPONSIBILITY*      *Town Board, Planning Board*
- C.1.c. Modify zoning regulations to allow certain non-farming agribusinesses in agricultural zones that allow farmers to diversify their business operations. The regulations should limit the negative impacts of such uses on traffic, farming, soils, housing, etc.  
*RESPONSIBILITY*      *Town Board, Planning Board*
- C.4.c. Establish incentive zoning provisions to encourage the private purchase of agricultural conservation easements in targeted preservation areas in exchange for higher densities of development in and around the Hamlet and Village.  
*RESPONSIBILITY*      *Town Board, Planning Board, Farmland Advisory Committee, Environmental Conservation Board*
- C.4.e. Establish zoning regulations that encourage farming to continue and that provide protection to agricultural land.  
*RESPONSIBILITY*      *Town Board, Planning Board, Farmland Advisory Committee, Environmental Conservation Board*
- D.1.d. Revise the Planned Unit Development regulations to allow this tool to be utilized for projects with only residential components.  
*RESPONSIBILITY:*      *Town Board, Planning Board*
- D.2.a. Update the Design Criteria to manage access along heavily traveled roads to new residential subdivisions.  
*RESPONSIBILITY*      *Town Board, Planning Board, Town Engineer and Landscape Architect, Highway Department*
- D.5.a. Identify the creation of parking facilities in the Hamlet of Mendon as an amenity as part of the Town's incentive zoning provisions.  
*RESPONSIBILITY*      *Town Board, Planning Board*

## Recommended Actions by Time Frame

---

E.2.a. Establish and apply design standards for building construction and renovation. *(Also On-going)*

*RESPONSIBILITY* Town Board (with the involvement of the Mendon Business Association), Planning Board

E.5.a. Adopt zoning regulations that allow mixed-use development and higher density housing development in and around the Hamlet.

*RESPONSIBILITY* Town Board

E.6.a. Adopt and retain zoning for industrial and/or office park development as shown in the Future Land Use Plan. *(Also On-going)*

*RESPONSIBILITY* Town Board, Planning Board

F.2.a. Prepare map, plan and report for the identified priority areas.

*RESPONSIBILITY* Town Board, Town Engineer

F.2.b. Form or extend water districts and seek financing to lower the cost per dwelling.

*RESPONSIBILITY* Town Board, Town Engineer

F.5.a. Reconcile the drainage and stormwater management requirements found within the Town's Design Criteria and Construction Specifications with more recent NYS requirements promulgated as part of the Phase II SPDES permitting process.

*RESPONSIBILITY* Town Board, Planning Board, Town Engineer

## Implementation Strategy

---

### Short-term (1-2 years)

- A.1.e. Establish either an Architectural Review Board or an Architectural Review Committee to determine which areas of the Town and/or which types of development would be subject to its review and develop a process for reviewing the design of proposed new construction and alterations.
- RESPONSIBILITY: Town Board, Planning Board, Historic Preservation Commission*
- B.2.b. Establish a database and prepare a map of conservation easements filed pursuant to the Environmental Protection Overlay District (EPOD) regulations as well as private deed restrictions that limit development. Incorporate this information into the Town's Environmental Atlas.
- RESPONSIBILITY: Environmental Conservation Board*
- E.3.b. Maintain sidewalks in the Hamlet and install remaining segments of proposed sidewalks. (*Also On-going*)
- RESPONSIBILITY: Town Board, Highway Department, Town Engineer*
- E.3.c. Install streetlights in the Hamlet of Mendon according to the Town's Streetlighting Plan. (*see Table 8 in the Background Information*)
- F.13.a. *RESPONSIBILITY: Town Board*
- E.5.c. In cooperation with the Village of Honeoye Falls and Monroe County, create an economic development council made up of members of the Town Board, Honeoye Falls Village Board, local appointed boards and private citizens supported by existing Town staff.
- RESPONSIBILITY: Town Board (with the involvement of the Mendon Business Association), Honeoye Falls Village Board*
- F.2.c. Obtain the necessary funding and construct water lines to serve the identified priority areas.
- RESPONSIBILITY: Town Board, Town Engineer*
- F. 5.b. Map and catalog existing outfalls and related stormwater management infrastructure to support systematic inspections and maintenance.
- RESPONSIBILITY: Town Board, Highway Department*
- F.6.a. Create a townwide drainage district that consolidates the individual districts.
- RESPONSIBILITY: Town Board*
- G.1.g. Prepare and implement a Master Plan for the development of the Great Bend area for municipal park purposes.
- RESPONSIBILITY: Town Board, Town Recreation Commission*

## Recommended Actions by Time Frame

---

- G.1.k. Develop the Semmel Road Park.  
*RESPONSIBILITY: Town Board, Town Recreation Commission, Semmel Road Park Advisory Committee*
- I.1.b. Prepare maintenance standards for Town-owned facilities and equipment and ensure that they are met. *(Also On-going)*  
*RESPONSIBILITY: Town Board*
- I.2.a. Identify and implement opportunities for the consolidation of services, the sharing of equipment and personnel, cooperative purchases and economic development activities in cooperation with the Village of Honeoye Falls. *(Also On-going)*  
*RESPONSIBILITY: Town Board, Village*
- I.3.a. Develop and implement a plan for library expansion.  
*RESPONSIBILITY: Town Board, Library Board of Trustees*

## Implementation Strategy

---

### Medium-term (3-5 years)

- A.2.a. Prepare and implement a landscaping plan for the entrances to the Hamlet of Mendon.  
E.1.a. *RESPONSIBILITY: Planning Board, Environmental Conservation Board, Code Enforcement Officer, Town Engineer and Landscape Architect, Historic Preservation Commission*
- A.2.d. Provide incentives for property owners to share off-street parking facilities wherever possible, to locate such facilities to the rear of structures, to incorporate landscaped buffers, and to develop and maintain well-designed walkways from parking areas to front entrances.  
E.4.a. *RESPONSIBILITY: Town Board (with the involvement of the Mendon Business Association), Planning Board, Town Engineer and Landscape Architect*
- B.1.d. Conduct appropriate studies to delineate unusual geological formations, archeological sites, wildlife corridors and habitats that are not included in other EPODs, identify appropriate protective regulations, and establish EPODs to protect these resources.  
*RESPONSIBILITY: Environmental Conservation Board, Town Board, Planning Board*
- B.1.f. Identify particular trees and woodlots that require protection; establish criteria for protection, such as size, beauty, unique species or age or maturity, setting, contribution to visual screening of development; and establish Tree Preservation regulations that require proper maintenance of these trees.  
*RESPONSIBILITY: Environmental Conservation Board, Town Board, Town Engineer and Landscape Architect*
- C.4.a. Obtain funding to implement a Purchase of Development Rights program. Consider bonding, development fees, state and federal grants, and funding from private foundations. Ensure that prices paid for development rights adequately compensate landowners.  
*RESPONSIBILITY: Town Board, Farmland Advisory Committee*
- D.1.c. Appoint a housing review committee to assess the need for a greater diversity in the types and cost of housing and to recommend appropriate steps/ activities to provide additional housing opportunities.  
*RESPONSIBILITY: Town Board*
- D.3.b. Create a hiking/nature trail along Irondequoit Creek within the Hamlet.  
*RESPONSIBILITY: Town Board (with the involvement of the Mendon Business Association), Environmental Conservation Board, Recreation Commission*
- F.8.d. Create designated bicycle lanes on certain well-traveled roads.  
*RESPONSIBILITY: Town Board, Highway Department, Town Engineer, Planning Board, Monroe County Department of Transportation, NYS DOT*

## Recommended Actions by Time Frame

---

- F.13.b Abolish the Mendon Street Lighting District and create a Town Street Lighting District.  
*RESPONSIBILITY: Town Board*
- G.1.d Cooperate with the Monroe County Parks Department to connect Mendon Ponds Park to the Lehigh Valley Linear Trail  
*RESPONSIBILITY: Town Board, Planning Board*
- G.1.e Coordinate with public and private entities to develop a linear trail along the flood protection areas for Honeoye Creek that connect the Village with the Lehigh Valley Trail.  
*RESPONSIBILITY: Parks and Recreation Commission, Town Board, Planning Board and Environmental Conservation Board*
- G.1.f Develop a hiking trail along Irondequoit Creek in the Hamlet of Mendon, as proposed in the Mendon Hamlet Master Plan.  
*RESPONSIBILITY: Town Board, Town Recreation Commission*
- I.1.c Study the space and facility needs of Town government and determine how best to meet them  
*RESPONSIBILITY: Town Board*

## Implementation Strategy

---

### On-Going

A.1.a. Prepare and utilize design guidelines (such as those provided as examples in the Appendices) to achieve appropriate subdivision designs and architectural styles for the hamlet core area, hamlet transition area, suburban residential, rural residential and business/ industrial areas of the Town. *(Also Immediate)*

*RESPONSIBILITY: Planning Board, Environmental Conservation Board, Code Enforcement Officer, Town Engineer and Landscape Architect, Historic*

A.1.c. Revise and enforce Town subdivision/ site plan review regulations to:

- Require sidewalks and other walkways, street trees and street lights in the Hamlet;
- Protect open space and scenic views;
- Reduce the number of houses allowed on a private road and minimize the visual impact of these mini-subdivisions;
- Limit the creation of additional cul-de-sacs;
- Improve pedestrian and bicycle circulation both within and between residential neighborhoods, local business areas, parks and other community facilities and activities; and
- Provide for long term maintenance of street trees, landscaping and open space

*RESPONSIBILITY: Planning Board, Environmental Conservation Board, Town Engineer and Landscape Architect*

A.1.d. Maintain and enforce development regulations that prohibit unnecessary site disruption, cut and fill, and vegetation removal. Manage erosion, sedimentation and runoff, and establish standards for the replacement of lost plant materials and the planting of new materials upon the completion of construction.

*RESPONSIBILITY: Town Board, Planning Board, Environmental Conservation Board, Code Enforcement Officer, Town Engineer and Landscape Architect*

A.1.g. Require appropriate landscaping, setbacks, and screening to buffer adjacent land uses from roads carrying high volumes of traffic, to visually separate incompatible land uses from one another and to maintain the open appearance of rural corridors.

*RESPONSIBILITY: Town Board, Planning Board, Environmental Conservation Board, Town Engineer*

A.2.c. Retain existing zoning regulations that permit apartments, townhouses and other forms of higher density housing within the Hamlet of Mendon.

D.1.b.

*RESPONSIBILITY: Town Board*

## Recommended Actions by Time Frame

---

A.2.d. Provide incentives for property owners to share off-street parking facilities wherever possible, to locate such facilities to the rear of structures, to incorporate landscaped buffers, and to develop and maintain well-designed walkways from parking areas to front entrances.

*RESPONSIBILITY: Town Board (with the involvement of the Mendon Business Association), Planning Board, Town Engineer and Landscape Architect*

A.2.e. Enforce sign regulations to minimize the visual impact of signs in the Hamlet.

E.1.b.

*RESPONSIBILITY: Town Board (with the involvement of the Mendon Business Association), Planning Board; Code Enforcement Office*

A.3.a. Incorporate open spaces and scenic views into the design of new development.

*RESPONSIBILITY: Planning Board, Environmental Conservation Board, Town Engineer and Landscape Architect*

A.3.b. Limit the number of access points from existing rural roads in order to maintain open vistas.

*RESPONSIBILITY: Planning Board, Town Board, Highway Department*

B.1.a. Maintain and enforce the Town's EPOD regulations.

*RESPONSIBILITY: Environmental Conservation Board, Town Board, Planning Board, Code Enforcement Officer*

B.1.b. Maintain the Environmental Atlas.

*RESPONSIBILITY: Environmental Conservation Board, Town Board*

B.1.e. Limit the use of publicly-owned sensitive areas to low impact activities, (e.g. environmental education, walking, hiking, jogging, cross-country skiing).

*RESPONSIBILITY: Town Board, Town Recreation Commission*

B.1.f. Identify particular trees and woodlots that require protection; establish criteria for protection, such as size, beauty, unique species or age or maturity, setting, contribution to visual screening of development; and establish Tree Preservation regulations that require proper maintenance of these trees.

*RESPONSIBILITY: Environmental Conservation Board, Town Board, Town Engineer and Landscape Architect*

B.2.a. Encourage open space preservation and the use of "conservation subdivisions" in the development review process to protect lands that adjoin EPOD areas and to connect protected land areas.

*RESPONSIBILITY: Planning Board*

B.2.c. Work with public and private entities to acquire land or easements to land that adjoin EPOD areas and to connect protected land areas.

## Implementation Strategy

---

*RESPONSIBILITY: Town Board, Environmental Conservation Board*

- B.3.a. Work with public and private agencies to implement the Irondequoit Basin Watershed Management Plan and to prepare and implement the Genesee River Basin Water Quality Management Plan, which includes the Honeoye Creek Basin.

*RESPONSIBILITY: Town Board, Environmental Conservation Board*

- B.3.b. Apply the Town's design criteria and construction specifications for sediment and erosion control plans and drainage as part of the development review process.

*RESPONSIBILITY: Planning Board, Town Engineer*

- B.3.c. Work with the NYS Department of Environmental Conservation and other public and private entities to clear debris from streams.

F.7.a.

*RESPONSIBILITY: Drainage District*

- C.1.c. Encourage the establishment of businesses that utilize locally produced farm products.

*RESPONSIBILITY: Town Board, Planning Board*

- C.2.a. Evaluate the impacts on agriculture associated with the development of property within 500 feet of actively

*RESPONSIBILITY: Farmland Advisory Committee, Planning Board, Zoning Board of Appeals*

- C.2.b. Require developers to incorporate buffers, screening and/or increased building setbacks between adjacent farmland and residences in the design of proposed residential development.

*RESPONSIBILITY: Farmland Advisory Committee, Planning Board*

- C.2.c. Work with farmers, landowners and the Monroe County Farmland Protection Board to mitigate conflicts that may arise between residential development and agricultural land use.

*RESPONSIBILITY: Farmland Advisory Committee, Town Board*

- C.3.a. Inform future residents of the practical realities of living in agricultural areas (e.g., odors, noise, farm equipment on roads).

*RESPONSIBILITY: Farmland Advisory Committee, Planning Board, Code Enforcement Officer*

- C.4.b. Maintain a list of actively farmed lands in the Town.

*RESPONSIBILITY: Farmland Advisory Committee, Environmental Conservation Board*

- C.4.d. Encourage private organizations such as land trusts to purchase agricultural conservation easements to productive agricultural land.

*RESPONSIBILITY: Farmland Advisory Committee, Environmental Conservation Board, Town Board*

## Recommended Actions by Time Frame

---

- D.1.a. Utilize creative subdivision designs to achieve additional variety in housing types, the efficient use of land and infrastructure, the preservation of natural resources and scenic views and increased utilization of interior land as opposed to strip development along existing roads.
- RESPONSIBILITY: Planning Board*
- D.2.b. Support private initiatives to improve the quality of life of Town residents.
- RESPONSIBILITY: Town Board, Planning Board*
- D.3.a. Maintain sidewalks and require sidewalks as part of new residential development in and around the Hamlet.
- RESPONSIBILITY: Town Board, Planning Board*
- D.3.c. Design parking areas so as to not impede pedestrian circulation.  
E.4.b.
- RESPONSIBILITY: Town Board (with the involvement of the Mendon Business Association), Planning Board*
- D.4.a. Inform building owners about low-interest loans and/or grants available from government and private sources for housing repairs and improvements.
- RESPONSIBILITY: Town Board, Planning Board, Code Enforcement Officer*
- D.4.b. Provide information and guidance to assist homeowners who desire to make improvements to the appearance of their historic buildings.  
E.2.b.
- RESPONSIBILITY: Town Board, Planning Board, Historic Preservation Commission*
- D.5.b. Provide incentives for property owners to share off-street parking facilities wherever possible, to locate such facilities to the rear of structures, to incorporate landscaped buffers, and to maintain well-designed walkways from parking areas to front entrances.  
E.4.a.
- RESPONSIBILITY: Town Board (with the involvement of the Mendon Business Association, )Planning Board*
- E.2.a. Establish and apply design standards for building construction and renovation. *(Also Immediate)*
- RESPONSIBILITY: Town Board (with the involvement of the Mendon Business Association), Planning Board*
- E.2.c. Inform building owners about low-interest loans and/or grants available from government and private sources for building repairs and improvements.
- RESPONSIBILITY: Town Board (with the involvement of the Mendon Business Association), Planning Board, Code Enforcement Officer*

## Implementation Strategy

---

- E.3.b. Maintain sidewalks in the Hamlet and install remaining segments of proposed sidewalks. *(Also Short-term)*  
F.8.c. *RESPONSIBILITY: Town Board, Highway Department, Town Engineer*
- E.5.b. Support private efforts to promote the Mendon Hamlet business district as a regional destination.  
*RESPONSIBILITY: Town Board (with the involvement of the Mendon Business Association)*
- E.6.a. Adopt and retain zoning for industrial and/or office park development as shown in the Future Land Use Plan. *(Also Immediate)*  
*RESPONSIBILITY: Town Board, Planning Board*
- F.1.b. Work with the Village of Honeoye Falls to promote new business and industrial development west of the Village, as shown in the Land Use Plan, and ensure that such development receives sanitary sewer service as needed.  
*RESPONSIBILITY: Town Board, Planning Board*
- F.3.a. Work with the Fire District and Fire Protection District and the Monroe County Water Authority to maintain the Town's Fire Insurance Classification rating and continue to seek solutions to improve the Insurance Services Office (ISO) town-wide classification.  
*RESPONSIBILITY: Town Board, Town Engineer*
- F.4.a. As part of the review of development proposals, require sufficient fire protection facilities, including ponds, dry hydrant connections, home sprinkler systems, and adequate roads or driveways to allow access by emergency equipment.  
*RESPONSIBILITY: Planning Board, Fire Districts*
- F.8.a. Require developers to provide transportation improvements made necessary by new development, e.g., sidewalks, traffic signals, deceleration lanes and turning lanes.  
*RESPONSIBILITY: Planning Board, Town Engineer*
- F.8.b. Work with public and private entities to construct hiking, biking and equestrian trails that connect existing parks, trails and recreation areas to residential neighborhoods and business districts.  
*RESPONSIBILITY: Town Board, Recreation Commission, Environmental Conservation Board, Planning Board*
- F.9.a. Require roadways and road intersections in the Town to be designed and built (or reconstructed) to be safe and efficient. Design roads to encourage compliance with posted speed limits, especially in residential areas.  
*RESPONSIBILITY: Town Board, Highway Department, Town Engineer, Planning Board, Monroe County Department of Transportation, NYS DOT*

## Recommended Actions by Time Frame

---

- F.9.b. Employ appropriate signage and traffic controls for motor vehicles, bicycles, pedestrians and users of public transit.
- RESPONSIBILITY: Town Board, Highway Department, Town Engineer, Planning Board, Monroe County Department of Transportation, NYS DOT*
- F.9.c. Design development proposals to ensure that large volumes of traffic are not routed through awkward or confusing intersections.
- RESPONSIBILITY: Town Board, Highway Department, Town Engineer, Planning Board, Monroe County Department of Transportation, NYS DOT*
- F.9.d. Provide safe pedestrian crossings at appropriate locations
- RESPONSIBILITY: Town Board, Highway Department, Town Engineer, Planning Board, Monroe County Department of Transportation, NYS DOT*
- F.10.a. Address potential traffic impacts as part of the approval process for new development: Address road widths, traffic volumes and speed and employ appropriate visual and sound barriers between roads and residences.
- RESPONSIBILITY: Town Board, Highway Department, Planning Board, Environmental Conservation Board, Town Engineer and Landscape Architect*
- F.10.b. Plan routine road maintenance activities for safety and environmental sensitivity. (Such activities include snow plowing and de-icing, roadside ditch maintenance, and trimming or cutting of roadside vegetation). Establish guidelines for use by the Town Highway Department. Limit ditch maintenance and vegetative removal to that necessary to meet established guidelines (e.g., adequate sight distance and drainage). Continue to explore alternatives to rock salt for de-icing roads. Encourage other agencies to follow similar policies for their road maintenance activities within the Town.
- RESPONSIBILITY: Town Board, Highway Department, Planning Board, Environmental Conservation Board*
- F.10.c. Avoid environmentally sensitive areas such as wetlands, geological formations and areas of steep slopes in designing or approving new roads.
- RESPONSIBILITY: Town Board, Highway Department, Planning Board, Environmental Conservation Board, Town Engineer*
- F.11.a. Minimize the length of public roadways in the design of residential subdivisions.
- RESPONSIBILITY: Town Board, Town Engineer*
- F.11.b. Require private roads to be constructed to the same standards as Town roads.
- RESPONSIBILITY: Town Board, Planning Board, Town Engineer*

## **Implementation Strategy**

---

- F.11.c. Require residential subdivisions to be designed to enable roadways and water lines to be extended to connect with adjacent residential developments in the future.  
*RESPONSIBILITY: Town Board, Town Engineer*
- F.12.a. Limit the scale and concentration of new development to the capacity of the transportation system.  
*RESPONSIBILITY: Town Board, Planning Board, Highway Department, Town Engineer*
- F.12.b. Limit the number of individual access drives, roadways, and other curb-cuts onto arterial and collector roads in order to maintain their planned traffic-carrying capacity and safety, as well as to permit more efficient use of interior lands. Require developers to utilize various techniques, such as reverse frontage lots, new roads and cross access easements, to reduce the number of driveways or cuts onto existing roadways.  
*RESPONSIBILITY: Town Board, Planning Board, Highway Department, Town Engineer*
- F.12.c. Work with other municipalities and major traffic generators to reduce the transportation impacts of development that occurs in adjacent communities.  
*RESPONSIBILITY: Town Board, Planning Board, Highway Department, Town Engineer*
- F.13.c. In order to minimize light pollution, limit the construction of street lights outside of the Hamlet to those areas where they are required for safety.  
*RESPONSIBILITY: Town Board, Planning Board, Highway Superintendent, Town Engineer*
- G.1.a. Work with the Monroe County Parks Department to ensure that the management of Mendon Ponds Park is consistent with the Town's interests.  
*RESPONSIBILITY: Town Board, Planning Board, Environmental Conservation Board*
- G.1.b. Require reservation of park land during subdivision approval or accept payments into the Town's dedicated Parkland Fund in lieu of land dedication.  
*RESPONSIBILITY: Planning Board*
- G.1.c. Maintain the Town's dedicated Parkland Fund. Monitor land costs and increase the per lot assessment for payments in lieu of land dedication as appropriate.  
*RESPONSIBILITY: Town Board*
- G.1.h. Acquire and develop additional points of access to the Town's water resources.  
*RESPONSIBILITY: Town Board*
- G.1.i. Acquire additional parkland as suitable land becomes available.  
*RESPONSIBILITY: Town Board*

## Recommended Actions by Time Frame

---

- G.I.j. Cooperate with the Honeoye Falls-Lima School District to make existing recreational facilities available to Town residents and to develop new facilities to meet residents' needs.  
*RESPONSIBILITY: Town Board, Town Recreation Commission*
- H.I.a. Maintain the Town's register of historic structures and sites.  
*RESPONSIBILITY: Town Board, Historic Preservation Commission, Town Historian*
- H.I.b. Involve the Mendon Historic Preservation Commission and the Town Historian whenever issues arise that impact or could have an impact on historic sites or structures.  
*RESPONSIBILITY: Town Board, Historic Preservation Commission, Town Historian*
- H.I.c. Provide information to assist Town residents to maintain and improve their historic properties, including historic barns.  
*RESPONSIBILITY: Town Board, Historic Preservation Commission, Town Historian*
- H.I.d. Maintain communication and cooperation among the Town Board, Planning Board, Mendon Business Association and Historic Preservation Commission in efforts to revitalize the Hamlet of Mendon.  
*RESPONSIBILITY: Town Board, Planning Board, Mendon Business Association, Historic Preservation Commission*
- I.I.a. Maintain an inventory of Town-owned facilities and equipment.  
*RESPONSIBILITY: Town Board*
- I.I.b. Prepare maintenance standards for Town-owned facilities and equipment and ensure that they are met. *(Also Short-term)*  
*RESPONSIBILITY: Town Board*
- I.2.a. Identify and implement opportunities for the consolidation of services, the sharing of equipment and personnel, cooperative purchases and economic development activities in cooperation with the Village of Honeoye Falls. *(Also On-Short-term)*  
*RESPONSIBILITY: Town Board, Village*
- I.2.b. Explore and implement opportunities for the Town and the Honeoye Falls-Lima School District to combine resources to maintain, acquire, and/ or improve space to increase the number of useable sports fields.  
*RESPONSIBILITY: Town Board, School District*