

Draft Future Land Use and Community Facilities Plan

This Comprehensive Plan integrates policies and investments intended to

- Ensure orderly protection, enhancement, growth, and development of the Town of Gorham to protect public health, safety, and general welfare of its citizens;
- Establish a foundation for business development; and
- Enhance the quality of life for current and future residents, visitors, and property owners.

Over the past decades, Gorham has made progress on community goals including:

- 330 acres of permanently preserved open space
- A new town park and lodge
- Watershed restoration and resiliency

Progress on some long-standing goals has proved more elusive including:

- Expanding public access to Canandaigua Lake;
- Attracting residential development that contributes to maintaining the diversity of the Town's housing stock; and
- Attracting new businesses.

Community Facility Investments

The following outlines the type of investments needed over the 10-year life of this Plan to enhance local quality of life, the local and regional agricultural and tourism economy, municipal sustainability, and are necessary to attract new businesses and diverse housing.

Public Water and Sewer System Investments

The Town of Gorham recently completed a 2021 Water Master Plan that outlines needed investments to bring the water treatment plant into compliance with current NYS Department of Health standards by adding capacity to increase contact time and options to address emerging contaminants, bolster overall system performance, and allow for growth. The 2021 Water Master Plan outlines probable costs for three projects to address system deficiencies and likely future water needs and two water service expansion projects that also provide systemwide benefits. The projects to address future system basic needs include:

1. Replacing existing old and undersized water lines including installing approximately 51,000' of 6" and 8" water line to replace undersized water mains in upper and lower portions of the Cottage City/Crystal Beach service area and East Lake Road/Lake Drive north of the water treatment plant (\$24 million).
2. Changes to water treatment plant to address emerging contaminants (\$7 million).
3. Changes to storage including replacement of Turner Road pump, replacement of tank #1 with two 0.5 MG tanks and a new pump at Tank #2, two new 0.5 MG tanks at higher elevation between SR 247 and Middle Road opposite Phelps Road, and 37,500 feet of 8" and 12" water line to connect new tank and existing system (\$14.7 million).

The expansion projects include:

1. Installing 49,000' of 8" water line along Yautzy Road, SR 247, CR 18, and Depew Road including minor replacement of 2" water lines (\$6.5 million)
2. Installing 29,000' of 8" water line on SR 247 and SR 245 and providing a second connection from the Water Treatment Plant to the hamlet of Gorham. (\$3.8 million)

These projects are shown on the 2021 Water Master Plan capital projects map.

It is important that new water lines do not negatively impact farm viability by encouraging non-farm residences in agricultural areas zoned Farming Preferred/Farmland Priority. Of particular concern is strip residential development that would detract from the Town's scenic rural character and be difficult to buffer from adjacent agricultural activities.

Water line construction should also minimize disturbance of roadway vegetation that currently filters road run-off and contributes to the Town's scenic rural character. The Town may also want to consider whether water line installation site restoration activities can cost effectively add off-road trails, if appropriate easements can be obtained.

The 2021 Water Master Plan also outlines potential funding assistance programs that can be considered by the Town to provide low interest loans and potentially grants for implementation of proposed projects.

By 2024, NYSDEC will require the Gorham Wastewater Treatment Plant to provide effluent disinfection. Gorham is on-track to meet the deadline and has completed and submitted a preliminary design report. The report recommends installation of a UV disinfection system with a capital cost of \$ 1 million. The proposed system modifications would increase treatment capacity to serve the projected 2040 hamlet population of 950.

Bicycle and Pedestrian Infrastructure Investments

The Town of Gorham will pursue investments to implement the 2020 Active Transportation Plan for the SR 364/CR 11 corridor. The 2020 Active Transportation Plan recommends on-road improvements including changes in pavement markings, shoulder improvements, intersection modifications, crosswalks, parking restrictions, and maintenance to provide consistent, safe shoulder area for bicyclists and pedestrians. The Plan also recommends off-road improvements such as installation of green infrastructure; vertical element like street trees, lighting, and buildings setbacks to promote traffic calming and pedestrian scaled development; directional, advanced warning and dynamic speed signs; and sidewalks in selected areas. The Plan includes specific recommendations for different sections of the corridor. The following link connects to the Plan Executive Summary and Final Plan. The appendices, including time lapse camera and bicycle and pedestrian level of service information, are also posted on the Ontario County website.

<https://www.ontariocountyny.gov/DocumentCenter/View/25283/1--SR-364-CR-11-ATP-Executive-Summary>

<https://www.ontariocountyny.gov/DocumentCenter/View/25284/2---SR-364-CR-11-ATP-Final-Report>

In Spring of 2022 the Town of Gorham applied to Genesee Transportation Council for \$4.5 in funding from the Federal TIP Program to complete intersection modifications, install crosswalk and curbing, enclose stormwater drainage, and construct 0.4 miles of sidewalk to connect Deep Run Park and Easton Park as outlined on pages 92 and 93 of the 2020 Active Transportation Plan. The grant request includes an additional 0.3 miles of sidewalk along SR 364 to connect to existing sidewalk system in the hamlet of Crystal Beach at Maiden Lane. The grant also includes reducing lane width to 11' and adding street design elements (landscaping, lighting, and wayfinding) to reduce speeding and increase pedestrian safety. This funding program requires a 20 percent local match. Additional investments will be required to implement streetscape recommendations in Crystal Beach, on-road recommendations for other segments of SR 364/CR 11, and off-road recommendations.

The Future Land Use Plan shows an existing informal 0,25-mile trail on Town owned property opposite the Gorham Fire Department and extending to Flint Creek. This trail follows the access road to the Sewer Treatment Plan with an informal branch that leads toward Flint Creek. This trail is connected to the hamlet by a sidewalk along the east side of Kearney Road. The Town should consider adding signage and improving and maintaining the trail surface. Additional plantings or signage may also be necessary to clearly delineate public property and public access areas of the site.

The Future Land Use Plan also shows a potential for a 0.25 extension of this trail to the west within the Fire Department and Gorham Cemetery properties. Such a trail would require formal public access easements from these property owners. The west endpoint of the trail would likely be at the existing cemetery property entrance off CR 18. It would also be desirable to extend the sidewalk system to this point from its current endpoint around the corner on SR 245 Residents and visitors are also interested in on-road and off-road pedestrian and bicycle accommodations in the other areas of the Town. Criteria for identifying desirable locations for additional trails are outlined below under **Future Land Use Plan Map**.

The Town of Gorham should also examine the hamlet of Gorham sidewalk system and identify gaps and opportunities for walking loops to provide hamlet residents walking access to hamlet destinations and area residents a year-round safe walking opportunity.

Other Municipal Facility and Conservation Investments

The Town of Gorham has a long-standing goal to expand public access to Canandaigua Lake; The Town should consider establishing a dedicated reserve fund as any appropriate opportunity to expand Lake access is likely to require matching local funds. The Town of Gorham should also establish a conservation reserve fund to implement conservation priorities.

The Town of Gorham has plans to build an additional 20,000 SF highway barn north of the existing highway facility northeast of Lake-to-Lake and Yautzy Roads and to expand the library. It is also possible that during the 10-year life of this Plan, changes in solid waste, including separating of organic wastes, will require transfer station capital investments in the Town of Gorham and/or other Towns.

The new highway facility is designed for energy efficiency with heating from fuel oil, LPG, electric or a combination. An electric vehicle (EV) charging station is included and solar energy generation is also under consideration

The Town of Gorham, and Ontario County as a whole, has an aging population. The Town of Gorham should adopt policies and make financial and other investments to meet the diverse housing, transportation, and social needs of residents across their lifetime.

Investments in Sustainability

The 2022 Genesee-FLX Climate Action Strategy encourages municipalities, businesses, and individuals to take action to increase energy efficiency; reduce emissions of transportation, building and energy sectors; and develop a strong local food system. Some of the actions the Town of Gorham should take to reduce Town greenhouse gas emissions include:

1. Support residential, institutional, and municipal food waste composting
2. Commit to purchasing renewable electricity
3. Adopt NYS Stretch Code to require greater energy efficiency in buildings
4. Convert municipal outdoor lighting to warm LED lighting
5. Transition municipal light, medium, and heavy-duty vehicles to electric or clean fuel vehicles
6. Transition municipal facilities to zero emission heating and cooling
7. Reforest municipal lands to the maximum extent feasible
8. Invest in electric vehicle charging infrastructure
9. Consider acquiring community forest land

The investment in electric vehicle charging is necessary to transition town vehicles and can also serve as a seed to encourage travelers to stop and patronize local businesses, especially in the hamlet of Gorham.

The Town should also continue pursuing Climate Smart Communities and/or Clean Energy Communities certification. These NYS programs provide local governments with technical resources, grants, and rebates for implementing climate-friendly practices.

Other elements of the 2022 Regional Climate Strategy include increased sales of electric vehicles, reducing miles traveled, climate friendly manure management, and reforestation. The Town has a role to play in educating residents and businesses about these strategies. Text and video information on the 2022 Regional Climate Strategy is available here. <https://www.climategfl.org/climate-action-strategy>

The current situation requires municipal investments in climate change mitigation to reduce future costs to repair infrastructure and increase resiliency of natural systems and the built environment. Nevertheless, the coming decade will also require investments in resiliency and adaption. Some of these investments are outlined under Community Facility Investment above, examples of increasing natural resiliency are also included at the end of this Chapter under **Conservation Priorities**.

Needed Investments by Regional Partners

The Town of Gorham will pursue implementation of accessibility and other improvements recommended in the 2019 Ontario County Master Plan for Ontario Beach Park and Deep Run Park. Both parks are located along Canandaigua Lake in the Town of Gorham. The 2019 Parks Master Plan recommends picnic shelters, renovation of restroom facilities, introduction of green infrastructure practices, interpretive signage and making all features accessible at both parks. The Master Plan also

recommends construction of a fully accessible non-motorized boat launch (installed May 2021), and a new parking and access layout at Ontario County Beach Park, and facility renovations and restoration of the swimming area at Deep Run Park. The following links to the Executive Summary and 5.0 Recommendations may be of interest. Other Plan sections are posted on the Ontario County website. <http://www.co.ontario.ny.us/DocumentCenter/View/29368/Section-1-Executive-Summary-and-Table-of-Content>

<http://www.co.ontario.ny.us/DocumentCenter/View/29366/Sections-5-6-Recommendations--Implementation-and-Tables--Figures>

Ontario County recently received a \$500,000 matching grant to complete priority improvements at the northern most park, Ontario Beach Park. The Town of Gorham will continue to work with Ontario County to secure funding for swimming beach restoration and other improvements at Deep Run Park.

The Town of Gorham encourages Ontario County to set aside funds for conservation priorities of county-wide significance such as the scenic vista from SR 332 to agricultural uses along and above Jones Road and investments in watershed restoration and resiliency projects.

The Town of Gorham will pursue implementation of the NYS ConnectAll Initiative to expand broadband availability and affordability. NYS has recently committed to identify and address gaps in broadband availability and affordability. A gap identification survey was completed by the Public Service Commission. Empire State Development will administer a number of grant programs to plan, engineer, and construct broadband infrastructure.

The programs are funded by state and federal dollars including the federal Infrastructure Investment and Jobs Act. The Public Service Commission will also develop a marketing program to increase consumer awareness and enrollment in broadband subsidy program and NYS will reduce fees and standardize and streamline state ROW use request and approval process to facilitate broadband expansion.

Ontario County Soil and Water Conservation District received a grant for invasive species management on some known impacted publicly owned land. The Town of Gorham supports regional partners to pursue funding for additional invasive species management to protect the functioning of gully systems and the agricultural and tourism economy.

New York State Department of Environmental Conservation (NYSDEC) recognizes the value of forests for wildlife habitat, flood mitigation, recreational opportunities, mental health, air quality, water quality, and to the obligations outlined in the 2019 Climate Leadership and Community Protection Act. NYSDEC recently made available funds through the Community Forest Conservation Grant Program to counties, local municipalities, municipal corporations, and soil and water districts for purchase of private forests of 10 acres or more and related acquisition costs. This program requires a 10 percent match. The Town of Gorham should support community forest investments by regional partners and consider applying as a direct grantee. [Other Business Development Investments](#)

The Town of Gorham will need to continue to meet the needs of new and existing businesses and coordinate with county and regional economic development entities.

Two specific actions identified as part of this Comprehensive Plan include:

- Seek funding for a redevelopment plan for former food processing facilities
- Install a business directory and map in the hamlet of Gorham along with an electric vehicle charging station as identified under Investments in Sustainability.

Previous planning studies have identified the availability of trucking companies, equipment dealers, food processors and mills, feed and seed suppliers, livestock sales, farm consultants and other farm support business as important elements in continued farm viability. The Town and its regional economic development partners should continue to monitor availability and proximity of agricultural support businesses.

The Town should also partner with others to encourage agricultural operators to focus on soil health to increase biodiversity, increase resiliency in the face of climate change, and reduce greenhouse gas emissions.

The Town supports completion of the proposed Ontario County Housing Study to identify gaps in housing supply and recommend actions diverse stakeholders can take to ensure the diverse range of housing needed to meet the housing needs of county residents and attract employees needed by areas businesses.

Future Land Use Designations

Future land use designations largely follow the use and character designations of the existing base zoning districts which are summarized below.

1. Farming Preferred/Farmland Priority (FP)– a district covering most of the Town that identifies farming and preservation of the Town’s rural character as the priority use; all other allowed uses are subject to site design guidelines to minimize their impact on the viability of agricultural uses. Residential lot sizes of 15,000 SF to 2 acres are allowed depending on availability of sewers.
2. General Business (GB) – provides locations for community scale business development that complements the Town’s rural character. Current uses zoned GB include Pelican Point Marina, People’s Line storage on CR 1 just south of Hall Road, and a 9 -acre undeveloped property west of SR 364 opposite Driftwood Lane.
3. Hamlet Commercial (HC) – mapped in the hamlets of Gorham and Crystal Beach to accommodate neighborhood commercial uses on small lots adjacent to dense residential development. To preserve the character of the commercial area, the Hamlet Commercial district only allows residential uses in upper stories. As shown on the Future Land Use Plan map, minor expansion of the HC district in the hamlet of Crystal Beach is proposed to reduce the number of lots only partially zoned HC. This change is intended to make commercial redevelopment in this district easier.
4. Hamlet Residential (HR) - mapped in the hamlets of Gorham and Crystal Beach to include a mix of residences on small lots and undeveloped land intended for additional neighborhood scale, compact walkable residential development with structural and site elements to promote interaction such as porches and sidewalks. Minimum residential lot size is 10,000 SF. The HR district allows multi-family housing with a special use permit, so this district is the likely location for development of affordable,

senior, and/or long-term rental housing as called for in the housing strategies of the community vision.

In considering requests to rezone land to HR to accommodate single or multi-family development, the Town Board should consider housing needs; proximity/serviceability of public utilities, retail, and community services; and range of public transit, pedestrian, vehicle, and bicycle transportation infrastructure available or proposed.

5. Industrial (I) – mapped on lands in the hamlet of Gorham historically used for industrial food processing to accommodate manufacturing, warehousing, and commercial uses with outdoor storage. These properties have been occupied but underutilized and are now fully available for redevelopment.
6. Planned Development (PD) – a district currently mapped north and south of CR 18 east of SR 247. The PD is intended to accommodate a mix of residential, commercial, light industrial and/or recreational uses. The intent of this district is to provide flexibility for mixed use development that benefits the Town, not to relax the standards applied to residential, commercial, or light industrial development in other districts. The PD requires 25 percent of residential uses to be available to low- and moderate-income households as workforce or starter/retirement housing.
7. Planned Residential Development (PRD) – a district intended to accommodate multi-family dwellings and compact residential developments, including manufactured home parks in appropriate locations within the Town. This district is currently mapped on a single 4.5-acre parcel with a 19th building housing multiple residential units. In considering requests for re-zoning to PRD, the Town Board should consider site context as outlined in #4 regarding expansion of Hamlet Residential zoning district.
8. Rural Residential (RR) – the intent of this district is to provide a transitional area for low-density residential development between agricultural lands and dense lakefront and hamlet development. Such development is expected to minimize impact on agricultural operations, be compatible with the rural character of the Town, and protect natural resources. Allowable residential lot size is 1 acre with sewers and 2 to 5 acres on septic depending on percolation rates. Requests to rezone to RR should not result in additional strip residential development.

This district is mapped between the PD and FP districts along SR 247 at Reed Corners; between the R-1 and FP districts along SR 364, CR 1, and CR 11; and between the HR and FP districts in hamlet of Gorham extending west along Lake-to-Lake Road to Kearney Road and south between East and West Swamp roads. This district is also mapped along Middle Road south of Kipp/Powell Roads, at CR 18 and Yautzy Road, and at the southwest quadrant of SR 247/Lake to Lake Road (Wilson Corners),

9. Single Family Residential (R-1) – mapped along SR 364 and CR 11 and extending up the hillsides of Turner and Kipp roads this district guides development of lots along these lakefront roads and promotes the preservation of the character of these residential neighborhoods while preserving lake water quality. Allowable residential lot sizes are 15,000 SF to 1 acre with sewers and 2.5 to 5 acres

on septic depending on percolation rates. Some current R-1 areas south of Jones Road are recommended for rezoning to Rural Residential as shown on the Future Land Use Plan map

Future Land Use Plan Map

The Future Land Use Plan map includes a Town wide view and detail insets for the hamlets of Gorham and Crystal Beach, SR 364 south of Jones Road, **and Lake to Lake Road between CR 18 and Kearney Road**. The Plan indicates several recommended Zoning Map changes as follows:

1. Re-zone properties east of SR 364 and south of Jones Road that are partially in the R-1 Single Family and partially in the RR Rural Residential district to all RR Rural Residential.
2. Revise the boundary of the HC Hamlet Commercial in the hamlet of Crystal Beach to include the entire parcel of lots currently only partially in the HC Hamlet Commercial district.
3. Encourage owners of properties only partially in the PD Planned Development district to complete a Special Use Development Plan for overall site development and request rezoning of such land to PD Planned Development.
4. Revise the boundaries of the RR district on Lake to Lake Road between Kearny Road and CR 17 to match depth of existing developed frontage lots.
5. Rezone undeveloped RR area south of Lake to Lake Road west of Kearney Road to FP Farming Preferred/Farmland Priority.
6. Re-zone to HR Hamlet Residential the I Industrial zoned portion of a 9-acre lot at 4620 SR 245 that is in both HR and I districts.
7. Re-zone to FP portions of parcel south of Lake-to-Lake Road east of the hamlet of Gorham that is currently zoned I to match zoning on northern portion of parcel. Southwestern portion of parcel to remain zoned HR though farmed and in the Agricultural District.

In developing the Future Land Use Plan, Gorham reviewed areas where zoning district boundaries assign single properties to more than one zoning district. In addition to recommended re-zonings shown on the Future Land Use Plan, there are several single parcel zoning map changes recommended to clarify standards applicable to existing and future land use.

1. 128.00-1-3.300 - a 4-acre developed lot east of SR 247 south of CR 18 and church zoned RR and FP, make all RR
2. 129.00-1-36.111- a 3-acre developed lot at 4382 Yautzy Road south of CR 18 –zoned RR and FP, make all RR
3. 144.00-1-4.100 – a 4.2-acre property owned by the fire district at 4680 Kearney- zoned FP and I, make FP
4. 144.10-1-80.000 – a 2-acre linear property owned by the Town of Gorham and providing access to the sewer treatment plant and potential trail—currently zoned HR and I, make all I.

It is recommended that when zoning map amendments are prepared, the Official Zoning Map should be changed to a parcel-based map. This will resolve many properties currently identified with land in more than 1 zoning district. There are however areas where zoning district boundaries are intentionally retained despite splitting lots to accommodate existing or future homesites and retain large areas in the FP district. In some cases, lots with split zoning also encompass land on two sides of a street or natural feature.

The Future Land Use Plan shows two existing trails and three existing areas under conservation easement. Existing trails include the 1-mile-long Robert E. Moody Trail from SR 245 in the Village of Rushville west in the former Lehigh Valley Railroad ROW to Blodgett Road and a portion of the 23-mile Ontario Pathway Trail in the former Penn Central railroad ROW extending east from the City of Canandaigua to the hamlet of Stanley in the Town of Seneca and then turning north to the Village of Clifton Springs.

The Future Land Use Plan also shows a potential trail opportunity in the hamlet of Gorham. Additional information about this trail is provided above under Bicycle and Pedestrian Infrastructure Investments.

The 2020 Active Transportation Plan for the SR 364/CR 1 corridor identified the need for roadway improvements to better accommodate pedestrians and bicycles along some or all segments of these roads. Recommendations are summarized in the Bicycle and Pedestrian Infrastructure Investments section above and the **Recommended Zoning and Other Town Code Change** section below.

Residents and visitors are also interested in additional on-road and off-road pedestrian and bicycle accommodations. The following identifies potential opportunities for additional trails the Town should consider:

- extend existing trail near Village of Rushville;
- connect the hamlet of Gorham to Ontario Pathways system;
- expand access to streams, ridgeline, viewpoints, and other desirable natural areas;
- fill gaps in the hamlet sidewalk system to provide access to key destinations and to provide loops with seating amenities for those needing resting point;
- potential for trails associated with conservation projects; and
- potential for trails associated with new water district facilities.

During expansion of Town Hall, the Town of Gorham acquired additional property northwest of Yautzy and Lake-to-Lake roads. Ten acres of this property is intended as permanent conservation land; however, no conservation easement has been recorded.

Tools and priorities regarding future conservation lands are discussed in the **Potential Farmland, Open Space, and Natural and Cultural Resource** section at the end of the chapter.

For planning purposes, the Future Land Use Plan also shows the location of 2 town parks: Easton Park at CR 1 and Ridge Road and Heritage Park at Yautzy and Lake-to-Lake Road and 2 Ontario County lakeside parks. The Future Land Use Plan also shows the NYS owned Bare Hill Unique Area which extends from CR 11 upland in the southwest corner of the Town.

Recommended Zoning and Other Town Code Changes

This Plan recommends addition of a senior housing floating zone. Such regulations are intended to signal to housing developers Gorham's interest in accommodating a more diverse housing stock while providing flexibility regarding location. Locational criteria for mapping such a district and developing senior include connection to public water and sewer, access to recreation/community space whether

within the development or in the community, and access to commercial uses. The senior housing floating zone should also require that at least some of the units be affordable to low/moderate income seniors.

In 2015 the Town of Gorham adopted design guidelines to identify desired design elements for Hamlet Residential, Hamlet Commercial, and Lakefront Residential development and development in the Farming Preferred/Farmland Priority district and along ridgelines. The following summarizes desired character in these areas based on the design guidelines.

Hamlet Residential Design Guidelines- maintain shallow front setbacks, sidewalks, street trees, and front porches to encourage community interaction and ensure compatible massing, materials, and garage placement.

Hamlet Commercial Design Guidelines- little or no front or side setbacks, street trees, side or rear parking from shared curb cuts, traditional height to width ratio for buildings and windows, 60 to 80 percent façade transparency on ground floor, include base and cornice or parapet, limit of three front façade materials or sign colors, and pedestrian scale lighting 12' to 14'.

Lakefront Residential Design Guidelines- retain or replant native shoreline vegetation and avoid disturbance of hillside forests; use landscaping, muted colors and natural materials for building exterior and shoreline protection to minimize impact on views from lake; and reserve side yards for stormwater conveyance.

Design Guidelines for Residential Development in Farmland Priority District – maintain field access and geometry while using existing hedgerows, stream corridors, and woodlots to buffer new homes from the dirt, noise, and odor of continuing adjacent agricultural operations to protect viability of farming and preserve the visual character. Residential development to be on clustered lots on 18' dedicated roads thus maintaining capacity and safety of existing roadways and their visual character.

Design Guidelines for Ridgeline Development – apply to hillside areas visible from Canandaigua Lake or opposite shore. Maintain integrity of forest canopy when developing hillside. This involves fitting mass and height of homes within canopy; using exterior materials and colors that blend with natural vegetation; orienting rooflines, roads and driveways parallel to the slope contours; and minimizing disturbance of existing vegetation to avoid gaps in tree canopy.

The design guidelines are optional standards than may be applied by the Planning Board. The Town of Gorham should consider adopting the guidelines as formal Town policy and incorporating as discretionary design review or mandatory site development standards in zoning chapter.

The 2020 Active Transportation Plan pages 85-86 includes recommendations for the following Town of Gorham Code changes:

1. Consider decreasing the minimum setbacks to 35' on Collector Roads in R-1 district and to 15' on Collector Roads in HR district. (31.4.2-5)
2. Consider adding bicycle circulation and safety as an objective of site plan review in Planned Development district. (31.4.8)
3. Consider decreasing the minimum parking space width to 9' and allow flexible parking requirements for various uses based on surrounding parking availability. (31.8.1)

4. Considering adding language to regulations for outdoor lighting about pedestrian-scale lighting in appropriate locations. (31.8.4)
5. Consider adding language to landscaping regulations about benefits of using green infrastructure to minimize stormwater impacts of impervious surfaces. (31.8.8)
6. Consider adding language to site plan review criteria and access management chapter regarding bicycle access and circulation and value of gridded and interconnected road/circulation system to promote active transportation. (31.10.10.7 and 30.6.A)
7. Considering amending subdivision regulations to match access management regulations by requiring minimum angle of 75 degrees at road intersections.
8. Consider formalizing design guidelines into regulatory code and including language regarding bicycle circulation and ADA requirements in HC Hamlet Commercial and HR Hamlet Residential.

The 2020 Active Transportation Plan also recommends parking restrictions on SR 364 at both county park entrances be added to Town Code and No Parking signs be installed.

The LDO Limited Development Overlay is currently only mentioned in Chapter 35 Soil and Erosion Control and shown on the Zoning Map. This chapter and the existence of the LDO should be cross-referenced in the zoning chapter.

Previously, the Town of Gorham had forest management regulations. Retaining forest cover is important to the Town's visual character, water quality, and sustainability goals. The Town should consider whether local regulations are appropriate at this time.

The Town of Gorham should also review the open space requirements in its subdivision and site plan review regulations to ensure conservation best practices are applied to all development sites. This includes consideration of whether to require retention of undisturbed areas to minimize disruption of natural systems.

The Town should also consider whether to allow keeping of a horse on less than 3 acres to accommodate Mennonite families.

Appendix A of the 2018 Ontario County Agricultural Enhancement Plan (2018 AEP) identified whether local municipal zoning regulations include relevant farm friendly definitions, allowable uses, and other standards. The 2018 AEP chart indicates the Town of Gorham zoning definitions for agriculture, agri-business, agri-tourism, and junkyard should be amended to conform to NYS Agriculture and Markets law and sound agricultural practices. The chart also indicates the FP permitted use list should include commercial horse boarding and that the subdivision regulations should protect agricultural infrastructure.

There are several code changes currently being developed. These code changes should be finalized and adopted to ensure appropriate regulation of short-term rental businesses, docks, and solar energy facilities.

The Federal Emergency Management Agency is in the process of updating flood insurance risk maps for all of Ontario County. Draft 100 year and 500-year floodplain maps based on extensive new hydrological analyses are currently available on-line via the Ontario County website in OnCor. This information should be consulted when planning or reviewing development adjacent to any identified stream,

wetland or existing floodplain or Canandaigua Lake. Once new insurance maps are finalized, the Town will also need to update its flood overlay map and associated regulations.

Protection of Farmland, Open Space, and Natural and Cultural Resources

In 2005, the Town of Gorham adopted a Farmland, Open Space, and Resource Conservation Plan (See Appendix ____). The 2005 Plan inventoried agricultural, natural, scenic, historic/cultural, and recreational resources; developed a priority rating system; and outlined steps for implementation of the Plan. The inventory and rating results are described more fully under Conservation Priorities below.

Since adoption of the 2005 Plan, the Town of Gorham has implemented the following tools to protect farmland, open space, and natural and cultural resources:

1. Adopted Farming Priority/Farmland Preferred zoning district to identify areas where agriculture is the preferred use and outlined standards to minimize the impact of any allowed development on agricultural land and minimize land use conflicts between agriculture and other uses.
2. Required preservation of open space in conjunction with development in all zoning districts
3. Adopted steep slope and stream bank setbacks.
4. Participated in purchase of conservation easement transactions.
5. Adopted Lakefront Development Overlay, Limited Development Overlay, and Floodplain Overlay to minimize impact of site disturbances on natural systems.
6. Adopted Windfarm and Telecommunications overlays to direct such facilities to areas with less visual impact.

Gorham also established a Conservation Board, adopted incentive zoning, established a recreation fee, and encourages landowners to install agricultural infrastructure that enhances farm viability and incorporates watershed restoration and resiliency practices.

Gorham should make more accessible the Landmark Society of Western New York review of sites potentially eligible for listing on the State and National Register of Historic Places to encourage protection of these resources.

Gorham has partnered with others not only on permanent preservation projects and communicating the value and importance of agricultural to the non-farm community, but also to obtain funding for watershed restoration and resiliency practices. There are three such projects profiled on the Ontario County Soil and Water District website:

- Installation of two water control structures along with the stabilization of 700' of streambank on a length of stream that was severely eroding through a farm field. This project prevents the loss of an estimated 52.5 tons of soil per year on the stretch of treated streambank.



- Installation of a 750'x30' grassed waterway and a ¼ acre Water and Sediment Control Basin. Combined, these two best management practices control and convey almost 60 cubic feet per second (CFS) of storm water across the cropland. These practices have the potential to reduce soil loss by up to 3.5 tons of soil/acre/year in the affected area. The projects were installed with minimal disturbance to the farm's tillable production acreage.
- Installation of a well and related all-season piping/hydrant to enable use of an additional 40 acres for rotational grazing. Adding land to a proscribed grazing system can help reduce sediment and nutrient losses to the watershed by spreading nutrients out across the pasture and reducing overgrazing, thus, improving the condition of the groundcover and forages in a pasture system.

As outlined above, Gorham has many tools to preserve farmland, open space, and other resources. However, permanently preserving owned and rented agricultural lands through conservation easements, remains an important tool. The Town of Gorham in conjunction with other partners including the Finger Lakes Land Trust, Soil and Water Conservation District, Canandaigua Lake Watershed Association, and Ontario County should pursue additional conservation easements. Easement lands may be intended to protect:

- high quality farmland threatened by development;
- regionally significant views such as the view from SR 332 to the agricultural lands along and above Jones Road;
- locally important views identified in in2005 Farmland, Open Space, and Resource Conservation Plan; and,
- areas suitable for watershed restoration and resiliency practices.

Maintaining the viability of farm businesses and enhancing the functioning of natural systems are key to preserving the scenic rural character the Town of Gorham and protecting water quality

Conservation Priorities

In 2005 the Town of Gorham adopted a Farmland, Open Space, and Resource Conservation Plan. The 2005 Plan inventoried agricultural, natural, scenic, historic/cultural, and recreational resources; developed a priority ranking system; and outlined steps for implementation of the Plan.

The 2005 Plan outlined numerical rating factors and provided rating maps for prioritizing conservation activities. The numbers in parenthesis indicate the maximum score for a 100-acre parcel based on a factor multiplied by the area or length of the feature within the parcel.

- The highest rated conservation parcels based on natural resources scored 14,001 to 28,000 points and include large parcels with steep slopes (2,000), woodlands (900), and wetlands (500).
- The highest rated agricultural parcels scored 1,601 to 2,050 points and are larger actively farmed parcels with prime soils, receiving an agricultural exemption.
- The highest rated scenic resource parcels scored 651 to 1,022 points and include large parcel at elevations over 1,000' and hilltops at any elevation.
- The highest rated historic and recreation resources scored 21 to 25 points and include lands adjoining an existing outdoor recreation area or proposed trail or identified as potentially eligible for listing on the National Register of Historic Places (no properties were listed in 2005). This rating category also identified the value of lakefront land or other land suitable for a future Town Park or other public recreation use but did not designate a rating factor.

The recreational ratings exclude consideration of proximity to new park areas including Easton Park and the Bare Hill Unique Area.

The Summary of Highly Rated Conservation Parcels map identifies properties receiving highest conservation priority ratings for each category of conservation type as detailed in the 2005 Plan and described below. These highly rated properties continue to be identified as priority conservation properties.

One parcel (green on map) was rated in the highest category for natural resource, agricultural, and scenic ratings:

- 155.00-1-15.110- north and south sides of Green Road east of Arnold Road, 280 acres

One parcel was rated in the highest category for both natural resource and agricultural ratings:

- 113.00-1-8.100 – southwest of CR 18/Middle Road, 290 acres. The property is zoned PD has potential access to public sewers and is therefore not considered a priority for full parcel conservation and not shown on the summary rating map. Future development of the property may include designated conservation and open areas.

Three parcels (yellow on map) were rated in the highest category for both agricultural and scenic ratings:

- 155.00-1-33.110 –primarily west of SR 364 at Yates County line, 284 acres
- 155.00-1-12.210 – south of CR 1/Arnold Road intersection and east of CR 1, 268 acres
- 142.00-1-12.100- northeast of SR 247 and Phelps Road, 279 acres

Other parcels (blue on map) in the highest natural resource rating category (scoring 14,001-28,000 points). include the following

1. 113.00-1-41.000 east & west of Middle Road south of Turner Road, 159 acres

2. 114.00-2-2.210-east of SR 247 at Hopewell town line, 95 acres
3. 114.00-2-5.000 east and west of Mumby Road at Hopewell Town Line, 127 acres
4. 114.00-2-6.200 west of Mumby Road, 45 acres
5. 114.00-2-6.100 east of Mumby Road, 5 acres
6. 114.00-2-21.111 east and west of Mumby Road, 154 acres
7. 114.00-2-12.000 north of Depew Road, 86 acres
8. 114.00-2-15.110 north and south of Depew Road between Mumby and Yautzy Roads, 38 acres
9. 127.00-1-2.100 east of SR 364 north of Turner Road, 171 acres
10. 156.00-1-23.213 east of Blodgett Road opposite end of rail trail, 54 acres
11. 156.00-1-5.122 east of Phelps Road, 32 acres
12. 156.00-1-5.121 southwest of Phelps Road, 81 acres
13. 141.00-1-9.100 east and west of CR 1 south of Hall Road and main tributary, 87 acres
14. 141.00-1-38.20 east of SR 364 south of CR 11 intersection, 117 acres
15. 141.00-1-38.100 west of SR 364 between 141.00-1-38.200 and Pelican Point, 51 acres

Parcels identified in # 4, 5, 11, 12, and 14 above are currently smaller parcels and/or do not contain natural features and would likely no longer be in the highest conservation priority category. They may have been subdivided since the 2005 Plan analysis. Parcels identified in # 4, 5, 8, and 10 above are shown as encompassing areas within the 100-year floodplain based on 2021 Draft FEMA flood mapping available on OnCor.

One additional parcel (purple on map) with high scenic rating (scoring 651 to 1,022 points) is:

- 155.00-1-26.000 east & west of SR 247 between Twitchell Road & Yates County line

The 2005 Plan also includes Map 10 Proposed Conservation Target Area and Protected Lands. Lands in and near the Conservation Target Area receive additional points. See the 2005 Plan for additional rating factors and maps showing natural resources, agricultural, scenic, and cultural/recreation ratings for all town parcels.

Successful protection of conservation areas may also be guided by the location of interested landowners and the conservation priorities of funding and stewardship partners. Geographically concentrating conservation areas is important to farm viability, rural character, and scenic resource protection priorities. Successfully protected conservation areas in Gorham have been lands with moderate priority ratings.

Since preparation of the 2005 Plan, the demand for farmland has increased, Therefore, this Comprehensive Plan has created a Potential Conservation Parcels map that seeks to factor in development pressure. The Potential Conservation Parcels map identifies priority conservation parcels based on the following screening steps:

1. Parcels with prime agricultural soils located within Ontario County Agricultural District #1, then
2. Only parcels adjacent to land zoned R-1 or RR excluding lands at CR 18/Yautzy Road, Lake-to-Lake Road between CR 17 and hamlet of Gorham, and south of the hamlet of Gorham which were considered to not face significant development pressure, then
3. Only parcels greater than 6 acres

The Potential Conservation Parcels map includes many but not all, highly rated conservation properties identified in 2005. The Town Board and Conservation Board should consider identified properties on both maps as conservation priorities. They should consider initiating discussion of conservation with landowners and provide contact information for conservation partners for further discussion if owner is interested. The Town Board should also consider establishing a conservation reserve fund and encourage Ontario County to designate funds as well, so funds are available when conservation opportunities arise.

According to a 2019 report by the NYS Controller, the average age of farmers in NYS was 57, up from 54 in 2007. The 2017 Census of Agriculture Ontario County Profile indicated the average size of farm as 240 acres and the distribution of farmers by age as follows: 30 percent age 65 and older, 53 percent age 35 to 64, and 17 percent under age 35. The Profile also indicated 29 percent of farmers are new and beginning farmers producing 10 years or less. Antidotal evidence suggests there is a large transfer of farmland ownership occurring, in some cases from farmers to a non-farmer generation. Farmer retirement without farmer heirs and estate planning of those who own rented farmland represents an important time for discussions with landowners about conservation priorities.

Permanent land preservation priorities should take into consideration:

- Development pressure
- Natural and scenic value of resource protected
- Contribution to vision

This Plan encourages continued permanent land preservation; incorporating watershed restoration and resiliency practices in road, farm, and development projects; increased focus on improving soil health and increasing biodiversity, and application of available regulatory tools to meet conservation priorities and further community vision.

In addition to the conservation rating maps in the 2005 Farmland, Open Space, and Resource Conservation Plan 2005 Plan maps 5,7, and 8 show woodlands; scenic views and corridors; and historic resources that are relevant to current planning and conservation activities.

Add summary of state and locally rare or vulnerable ecological communities from Land Use Land Cover report