

## Executive Summary

### Plan Process and Community Input

This Comprehensive Plan was completed over a two year period from October 2020 to November 2022. The process included a community survey, seven community meetings, and a dozen meetings with the project steering committee. Chapter 1.0 provides guidelines on how to use this Plan.

The word cloud image at right was created based on the frequency of words Gorham residents used to describe their vision for their future. The resulting Vision for the Town of Gorham is as follows:



### Vision

The Town of Gorham is a scenic, prosperous, rural community of viable farms and other small businesses and diverse, vibrant waterfront and upland neighborhoods all contributing to the continued health of Canandaigua Lake.

### Strategy and Progress Measure Topic Areas

Chapter 2.0 outlines strategies and progress measures for the following topic areas:

- Maintain Scenic, Rural Agricultural Character & Protect Natural Resources
- Maintain or Improve Water Quality
- Provide Diverse Housing Options
- Promote Economic Development and Enhance Sustainability
- Ensure Infrastructure Investments Support the Overall Vision & Other Strategies
- Community Engagement and Regional Cooperation

The strategies are cross referenced to Chapter 3.0 narrative and 4.0 action items.

### Future Land Use and Community Investment Plan

Chapter 3.0 outlines needed community investments; recommended code and zoning map changes; and tools to guide conservation and development activities. Chapter 3.0 includes a Town-wide Future Land Use map and detail maps of CR 11 and the hamlets of Crystal Beach and Gorham. Chapter 3.0 also includes a map of water system capital projects and two maps that identify conservation priorities based on the underlying resource value and likely development pressure.

### Implementation Matrix

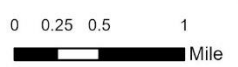
Chapter 4.0 summarizes action items outlined in Chapter 3.0 and adds lead and partner responsibilities, cost estimates and action item timeframes. The matrix is cross referenced to Chapters 2.0 and 3.0.

**Figure 2**  
**Town-wide Future Land Use Plan**  
 Town of Gorham 2022 Comprehensive Plan  
 October 2022

- Proposed Trails
  - Existing Recreation Trails
  - State or US Routes
  - County Roads
  - Municipal Roads
  - Private Drives
  - Rezone to HR (Hamlet Residential)
  - Rezone from Rural Residential to Farming Preferred
  - Rezone from Industrial to Farming Preferred
  - Rezone to RR (Rural Residential)
  - Revise RR Boundary
  - Lands Under Conservation Easement
  - Potential PD Expansion
  - Gorham Tax Parcels
  - Tax Parcels outside Gorham
  - Municipal Boundary
  - County Boundaries
  - Finger Lakes
- Town of Gorham Zoning**
- FP - FARMING PREFERRED/FARMLAND PRIORITY
  - GB - GENERAL BUSINESS
  - HC - HAMLET COMMERCIAL
  - HR - HAMLET RESIDENTIAL
  - I - INDUSTRIAL
  - PD - PLANNED DEVELOPMENT
  - RPD - PLANNED RESIDENTIAL DEVELOPMENT
  - RR - RURAL RESIDENTIAL
  - R-1 - SINGLE FAMILY RESIDENTIAL

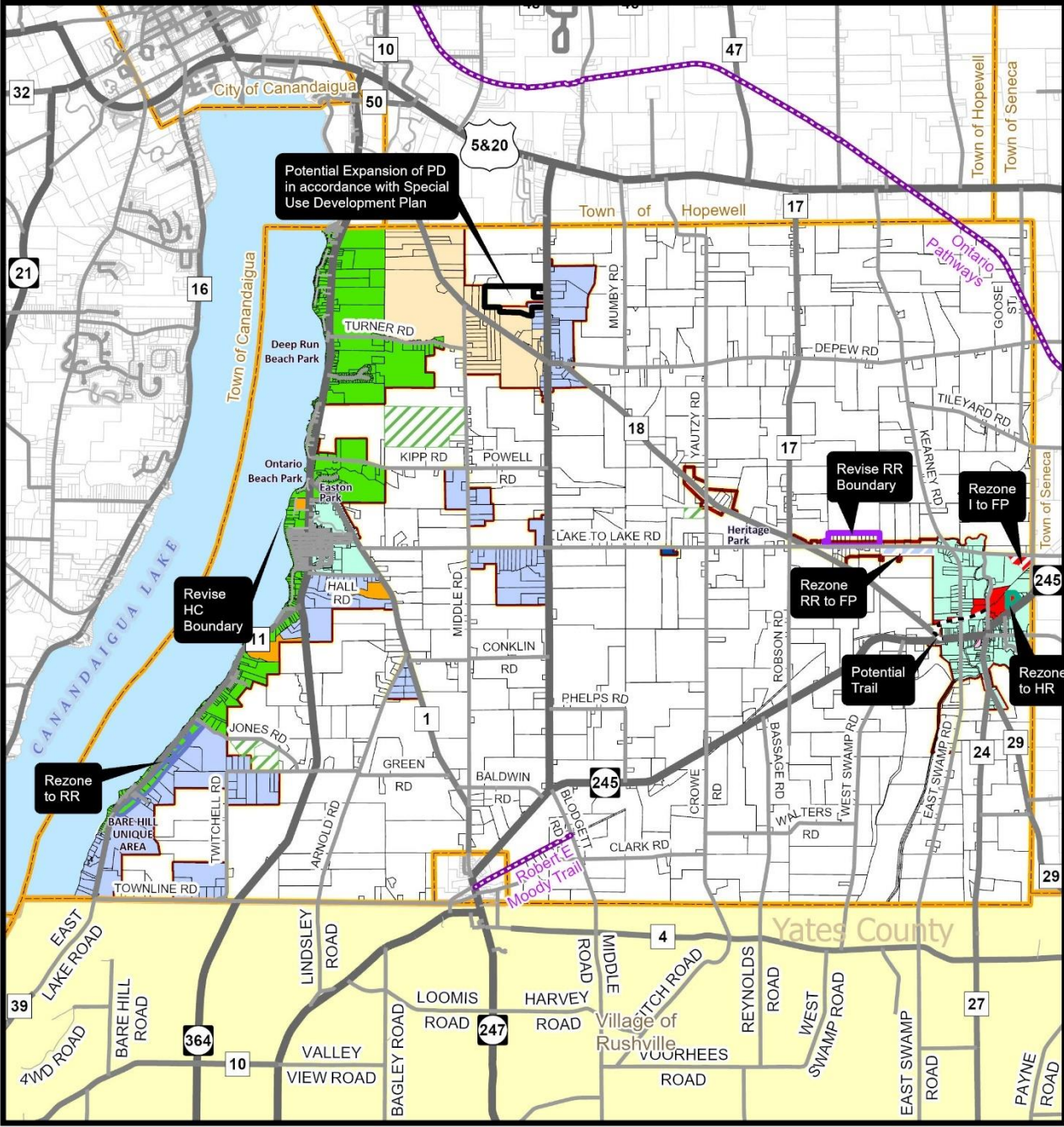
**Data Sources and Year:**

Hydrology (Eagleview LiDAR: 2006)  
 Municipal Boundaries (NYS GIS Program: 2020)  
 County Boundaries (NYS GIS Program: 2020)  
 Zoning (Ontario County Planning: 2017)  
 County Parcels (Ontario County Real Property: 2022)  
 Street Centerlines (Ontario County GIS: 2022/NYS GIS Program 2021)



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## Implementation Matrix

Action Item	Lead Responsibility & Partners	Estimate of Probable Cost	Timeframe Short 1-3 yrs., Mid 4-6 yrs., Long 7-10 yrs.	Relevant Chapter 2.0 Strategies & 3.0 Narrative
<b>Community Investments</b>				
1. Replace Cottage City/Crystal Beach Water Lines	Town Board/Town engineer	\$24 million	On-going	2.5 A, 3.1.1
2. Water Treatment Plant Modifications	Town Board/Town engineer	\$ 7 million (\$3 m grant)	Short	2.5 A, 3.1.1
3. Modify Water Storage Tanks & Pumps	Town Board/Town engineer	\$14.7 million	Short/Mid	2.5 A, 3.1.1
4. Install water Lines on Portions of Yautzy, SR 247, CR 18 & Depew Road	Town Board/Town engineer	\$ 6.5 million	Mid/Long	2.5 B 3.1.1
5. Install Water Lines on Portions of SR 245/247 to provide 2 <sup>nd</sup> connection from Water Treatment Plant to hamlet of Gorham	Town Board/Town engineer	\$ 3.8 million	Long	2.5 B, 3.1.1
6. Wastewater Treatment Plant Modifications	Town Board/Town engineer	\$ 1 million, mostly grant	By 2024	2.5 A, 3.1.1
7. Bicycle/Pedestrian Facilities Deep Run/Easton Park/Crystal Beach	Town Board/NYS DOT/GTC	\$ 5.4 million (includes 20% match)	Mid/long	2.5 D, 2.6 B, 3.1.1
8. Other SR 364/CR 11 Active Transportation Plan Implementation	Town Board/NYS DOT/OC DPW	\$ 4 to 6 million	Mid	2.5 D 3.1.2
9. Other Trail/Sidewalk/Bike Facility Investments	Town Board/Highway Dept/ NYS DOT/OC DPW	\$ 150,000 to \$300,000	On-going	2.5 D, 3.1.2 & 3.3.2
10. Sustainability Investments	Town Board/NYSERDA/OC	\$ 25,000 to \$35,000/year	On-going	2.4 D & E, 3.1.3
11. Contribute to Reserve Fund & Expand Public Access to Canandaigua Lake	Town Board & others	\$ 1.5 million likely cost (potential 50% match) <sup>1</sup>	Short/opportunity based	2.5 E 3.1.4
12. EV Charging & Safety at Town Highway Barn	Town Board	\$ 4 to \$6 million	Short	2.4 D, 3.1.4
13. Library Addition	Town Board/Seneca TB	\$ 600,000 to \$700,000	Mid	3.1.4
14. On-going communication with residents	Town staff		On-going	2.6 D, 3.1.4
15. Re-establish annual community event	Community volunteers		Short	2.6 D, 3.1.4
16. Update 5-year Capital Improvement Plan	Town Board/Engineer		On-going	2.5
17. Food Processing Sites Redevelopment Plan	Town Board/OC ED	\$30,000 to \$50,000	Short	2.4 C , 3.1.5
18. Business Directory		\$10,000	Short	2.4 E, 3.1.5
19. Accessibility & Other Improvements at Ontario Beach Park	OC Board of Supervisors	\$ 1 million (includes 50% match)	Short	2.2 E, 3.1.6
20. Swim Area Restoration & Other Improvements at Deep Run Park	OC Board of Supervisors	\$ 1 to \$1.5 million	Mid	2.5 E, 3.1.6

<sup>1</sup>Town of Gorham has \$215,000 for lake access and/or conservation easements in the open space reserve fund



Action Item	Lead Responsibility & Partners	Estimate of Probable Cost	Timeframe Short 1-3 yrs., Mid 4-6 yrs., Long 7-10 yrs.	Relevant 2.0 Strategies & 3.0 Narrative
21. Watershed Education, Restoration & Resiliency; Forest & Invasive Species Management	OC SWCD, CLWC, NYS DEC, CLWA, Town board	\$ 500,000 to \$600,000/year	On-going	2.1 C, 2.2 A, & 2.6 A, 3.1.6, 3.5.1, 3.5.2
22. Universal Broadband Access	NYS ConnectAll		Short	2.6 E, 3.1.6
23. Maintain Agricultural Support Service & Businesses	OC ED & OC AEB		On-Going	add re AEP to 3.1.6
24. Agricultural Soil Health	OC SWCD, AEB & CCE		On-Going	3.1.6 3.5.2
25. OC Housing Study & Implementation of Study Recommendations	OC Board of Supervisors & Town Board	\$ 90,000 to \$100,000	Short	2.3 A&B, 3.1.5
<b>Code and Zoning Map Changes</b>				
26. Adopt Zoning Map Amendments	Town Board		Short	2.2 B, 2.4 A, <b>2.3 A</b> , 3.3,1
27. Adopt Pending Code Amendments – STR, Docks & Moorings, Solar Energy	Town Board		Short	2.1 B, 3.4.6
28. Draft & Adopt Zoning & Other Recommended Code Amendments – including adding Senior Housing floating zone, referencing Design Guidelines, access management, & Limited Development Overlay, Lake Park No Parking area, forest management regulations & revised floodplain regulations	Town Board	\$ 20,000 to \$30,000	Short	2.1 B, 2.2 A, C, & D, 2.3 D. 2.6 B & C. 3.4
<b>Conservation Actions</b>				
29. Record Conservation Easement on 10 acres of Town land NW of Lake-to-Lake & Yautzy Road	Town Board/Town Attorney		Short	3.3.3
30. Post Historic Resources Inventory.	Town Clerk		Short	2.1 D, 3.5.2
31. Communicate Importance of Agriculture to non-Farm Community	All		On-Going	3.1.4 & 3.5.1
32. Contribute to Reserve Fund, Conduct Outreach to Landowners & Implement Conservation Easements	Town Board/OC Board of Supervisors/OC AEB/FLLT	\$35,000 to \$60,000/project <sup>1</sup>	Short/ opportunity based	2.1 A, 2.2 E, 2.2 F, 3.5.2

**AEB=Agricultural Enhancement Board, CCE=Cornell Cooperative Extension, CLWA=Canandaigua Lake Watershed Association, CLWC=Canandaigua Lake Watershed Council, DEC=Dept. of Environmental Conservation, DOT=Dept. of Transportation, DPW=Dept. of Public Works, ED=Economic Development, FLLT=Finger Lakes Land Trust, NYSERDA=NYS Energy Research & Development Authority, SWCD=Soil & Water Conservation District**

<sup>1</sup>Town of Gorham has \$215,000 for lake access and/or conservation easements in the open space reserve fund