

## Appendix II: Socioeconomic Overview



## **Community Inventory**

The Town of Victor (hereafter referred to as “the Town” and “the Village”) is a mid-sized suburban community located in the northwestern part of Ontario County in Upstate New York. Victor is bounded by the towns of Canandaigua, East Bloomfield, Farmington and West Bloomfield in Ontario County, the towns of Mendon, Perinton and Pittsford in Monroe County, and the Town of Macedon in Wayne County. The 36-square-mile Town of Victor also contains the Village of Victor (hereafter referred to as “the Village”), which is approximately 1.4 square miles. In addition, several hamlets exist within the Town. These include Boughton Hill, located south of the Village of Victor on Route 444; East Victor (formerly known as Scudderville), located east of the Village of Victor on Route 96; Fishers, located in the northwest part of the Town; and Motts Corners, which is situated in the northwest part of the Town on County Road 9. Predominantly residential in character, Victor’s proximity to the Finger Lakes, a popular tourist destination and wine producing region, and its excellent transportation access have made it a popular draw for residents and businesses alike.

## **Previous Reports, Studies, and Plans**

The Town of Victor’s previous Comprehensive Plan was written in 1995, and updated in 2000 and 2002. This document is intended to build upon the knowledge and issues presented in those plans, but offer a completely new policy document.

## **Strategic Plan**

The Strategic Plan aims to address all of the workings of the Town of Victor—how the Town serves its citizens and businesses in working together. The Comprehensive Plan functions as a subset of the Strategic Plan and is focused on land use and development patterns. Several Task Forces created preliminary work, which leads directly into the Comprehensive Plan. The work of Task Force 2 (Land Use and Transportation), 7 (Facilities) and 9 (Housing and Community Diversity) have a direct link to the Comprehensive Plan. The work of the Strategic Plan will provide a foundation for entering into the Comprehensive Plan.

## **Town of Victor Parks and Recreation Plan (2007)**

The Parks and Recreation Master Plan aimed to assess the existing conditions of Victor’s park amenities, including availability and condition, and determine the system’s needs, from maintenance to land acquisition.

The Plan notes: “The Town should acquire new parklands when needed and desirable possible in order to adequately serve the needs of its population, which has significantly increased in the past fifteen years and continues to do

so. Even if the rate of population growth slows, there is a strong likelihood of more users, from Victor and beyond, placing even greater demands on current parks. As land acquisition and park development take time and funding, the Town should make efforts to look ahead to future needs when land becomes available, even before plans for specific parks are in place. Referring to the Master Plan's outline of park needs and facilities needed by user groups can potentially aid the land acquisition and development approval process.

"It is important that the Town provide sufficiently greater parkland than the amount presently required to meet known demands. Recreational trends and levels of participation vary over time, resulting in a need for space for new opportunities. In addition, many potential park users do not participate in organized programs, but desire passive or green space to play informal games, picnic, run or jog, sit, or fly a kite. Acquiring parkland to serve future population growth and resulting demand growth is crucial while appropriate parcels remain available. This is especially important in a quickly developing town such as Victor."

The document outlines an Action Plan, which delineates a series of recommendations for land acquisition, including for new parks in the northeast and southeast quadrants of Town, as well as expansion of existing parks. The Plan also addresses park planning tasks for each park (for example, the reconditioning of athletic fields) and timelines for each task.

### **Intermunicipal Coordination**

The Village of Victor is located within the boundaries of the Town of Victor. The two entities have separate governments, Town/Village Boards, planning and zoning boards, zoning districts, and municipal buildings, owing to the distinct needs of each municipality (for instance, the Village may place more of an emphasis on a walkable downtown center, whereas the Town may place a higher emphasis on residential subdivision issues).

Many services, however, are shared between the Village and the Town. For instance, the current Operation and Maintenance Agreement for Victor Municipal Park (formerly Brace Road Park) provides that the Town, through its Parks and Recreation Department, will manage and operate it and two other parks, which are owned by the Village, for their mutual benefit. Similarly, many municipal events to promote Victor are done so together.

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## Population and Demographics

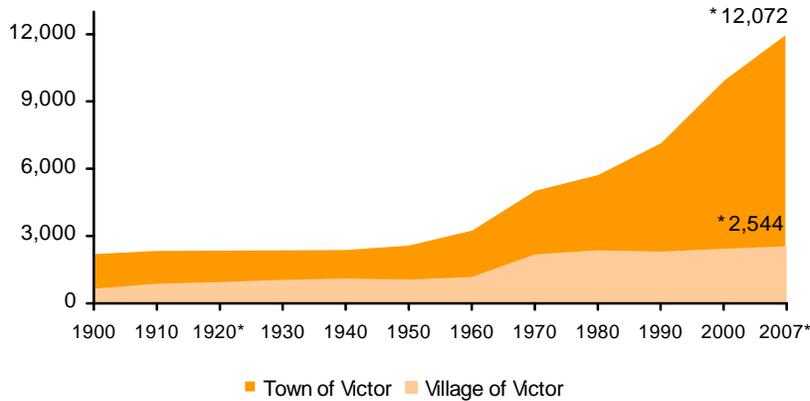
*NOTE: Unless otherwise indicated, figures for the Town of Victor include the Village of Victor.*

### Population, Education, and Race

While the population remained relatively stable through the first half of the 20<sup>th</sup> century, both the town and village experienced rapid growth following the expansion of the New York State Thruway in the late 1940s and early 1950s. The greatest growth occurred over the 1960s, where the village population nearly doubled – from 1,180 to nearly 2,200 residents. Likewise, the population within the town jumped 54 percent – from 3,300 persons to over 5,000 persons. Unlike many communities in Upstate New York, substantial growth has continued at an unprecedented rate through the second half of the century – specifically in the town. The population in the town doubled once again between 1970 and 2000. Regional projections and estimates from the 2007 population indicate that considerable growth is likely to continue through the next several decades.

While Ontario County and the Genesee/Finger Lakes region are also experiencing considerable growth, Victor is the fastest growing municipality in the region. In 1990, Victor comprised 7.6 percent of Ontario County’s residents. When coupled with population shifts occurring throughout the rest of the county, Victor’s share has substantially increased to comprise 11.6 percent of the County population in 2000.

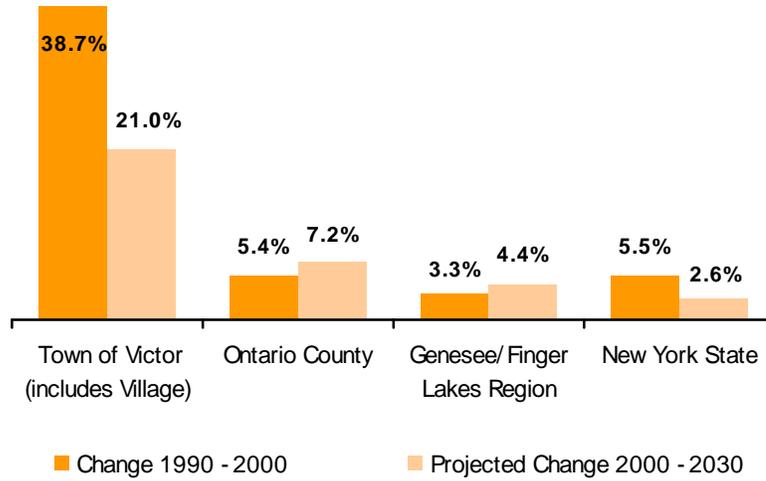
### Population Growth: 1900 – 2007





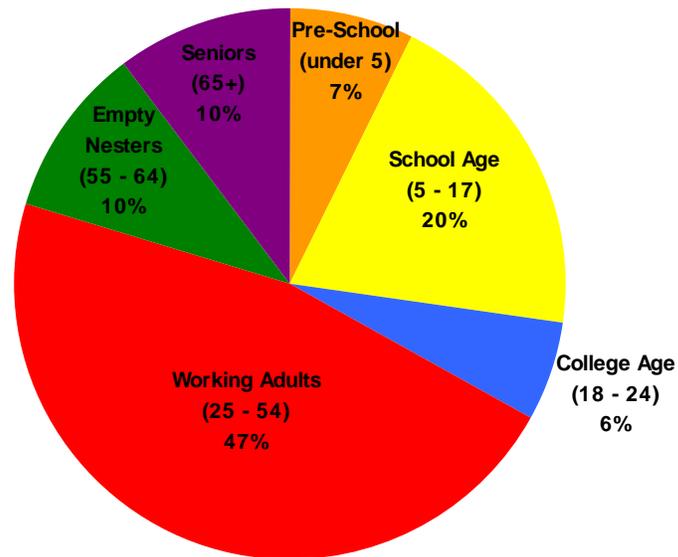
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**Population Growth and Projections: 1990 – 2030**

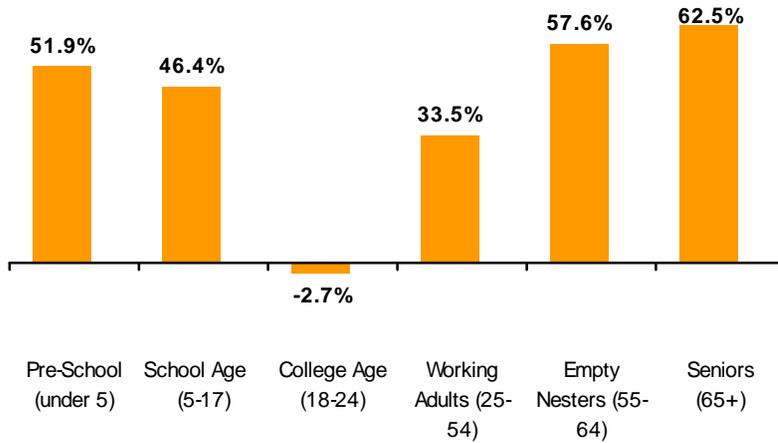


Examining age cohorts are important when a community is planning for its future. What types of services to certain age cohorts require? For instance, housing that is appropriate for seniors might not be the same type that adults between ages 25 and 54 desire. School age children might have different recreation needs than adults. Currently, ten percent of Victor is comprised of senior citizens, and school age children represent twenty percent. However, despite Victor’s population growth across nearly all age groups, the College Age category has declined in population since 1990.

**Population Composition by Age: Town of Victor, 2000**

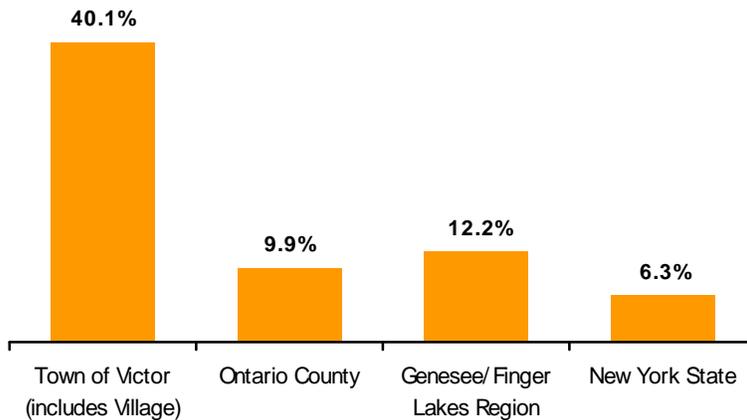


**Change in Population by Age, Town of Victor, 1990-2000**



The Town’s significant population growth has resulted in the formation of many new households. Between 1990 and 2000, over 1,000 new households emerged in the Town – increasing by over 40 percent to 3,685 households in 2000.

**Growth in Number of Households: 1990 – 2000**



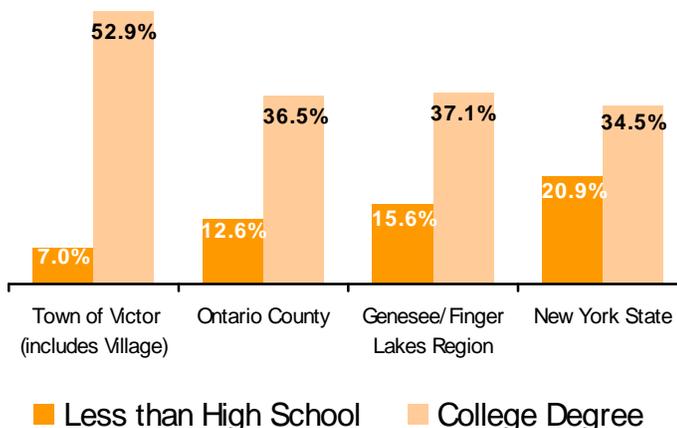
Education data is important to understand, as education levels strongly influence the economic success of a community. Victor is a highly educated place: its proportion of those with a college degree or higher (including associates degree) is 52.9 percent—approximately 15 percent higher than the county, region, and state. Similarly, Victor has fewer residents who have not completed high school than the county, region, and state. These high levels of education frame Victor as a place containing high quality workers, which could in turn attract businesses requiring these highly educated employees.



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Residents frequently cite Victor’s excellent schools as a reason to stay or relocate there. Victor’s performance is excellent compared to the rest of the county, as illustrated below.

**Educational Attainment: 2000**



School Report Cards, Public Schools within Ontario County: 2006-2007 (Source: New York State Education Department)									
	Student Enrollment	Proficiency Level: Elementary Level English Language Arts	Proficiency Level: Elementary Level Mathematics	Proficiency Level: Elementary Level Science	Proficiency Level: Intermediate Level English Language Arts	Proficiency Level: Intermediate Level Science	Proficiency Level: Intermediate Level Mathematics	Proficiency Level: Secondary Level English Language Arts	Proficiency Level: Secondary Level Mathematics
Canandaigua City SD	4,001	79%	90%	97%	69%	88%	85%	87%	90%
East Bloomfield Central SD	1,102	84%	96%	99%	71%	82%	80%	80%	88%
Geneva City SD	2,414	61%	69%	85%	51%	67%	54%	67%	70%
Gorham - Middlesex Central SD (Marcus Whitman)	1,494	60%	79%	95%	64%	93%	88%	83%	86%
Honeoye Central SD	993	73%	85%	99%	74%	87%	76%	86%	88%
Manchester - Shortsville Central SD (Red Jacket)	904	86%	99%	99%	52%	79%	75%	78%	81%
Naples Central SD	861	92%	87%	98%	71%	95%	76%	87%	92%
Phelps - Clifton Springs Central SD	1,929	76%	90%	90%	68%	78%	74%	84%	85%
Victor Central SD	3,753	81%	86%	92%	81%	92%	82%	89%	92%
<b>Total: School Districts in Ontario County</b>	<b>17,451</b>	<b>76%</b>	<b>86%</b>	<b>94%</b>	<b>68%</b>	<b>85%</b>	<b>77%</b>	<b>83%</b>	<b>86%</b>



Victor is gradually becoming more diverse, albeit slowly. The Town and Village remain overwhelmingly white, but the populations identifying as Hispanic/Latino and as Asian have each increased by one percent.

<b>Racial Diversity: 1990 - 2000</b> (Source: U.S. Census Bureau)		
	<b>Village of Victor</b>	<b>Town of Victor</b>
<b>1990</b>		
White alone	99.1%	98.5%
Hispanic/Latino	0.7%	0.8%
Asian	0.4%	0.5%
<b>2000</b>		
White alone	97.3%	96.3%
Hispanic/Latino	1.3%	1.6%
Asian	0.9%	1.2%



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### Income and Employment

Both the Town and Village’s median incomes are significantly higher than those of surrounding areas by a significant margin. Similarly, the poverty rate for both adults and children is lower than the surrounding region. These figures parallel Victor’s comparatively higher education levels and overall desirability as a place to live.

<b>Income Characteristics: 2000</b> (Source: U.S. Census Bureau; Genesee/Finger Lakes Regional Planning Council)					
	<b>Village of Victor</b>	<b>Town of Victor</b>	<b>Ontario County</b>	<b>Rochester, NY MSA</b>	<b>New York State</b>
Median Household Income	\$54,821	\$59,349	\$44,579	\$43,955	\$43,393
Individuals in Poverty	58	295	7,106	109,237	2,692,202
Percent of Total Population	2.4%	3.0%	7.1%	10.3%	14.2%
Children in Poverty	9	91	2,277	37,883	893,505
Percent of Children in Poverty	1.4%	3.4%	9.1%	13.8%	19.6%

In terms of employment, education, health care, and social services industries employ the largest proportion of Victor residents, with nearly one-quarter of the working population working in these sectors, according to the most recent data available. Manufacturing and retail trade were the next most popular industries, respectively.

<b>Employment by Industry, Residents of Victor: 2000</b> (Source: U.S. Census Bureau)		
	<b>Village of Victor</b>	<b>Town of Victor</b>
Forestry, Fishing, Hunting and Agriculture Support	0.4%	0.3%
Mining		
Utilities	N/A	N/A
Construction	7.1%	6.3%
Manufacturing	18.3%	21.1%
Wholesale Trade	4.2%	3.8%
Retail Trade	11.6%	13.3%
Transportation and Warehousing	3.9%	2.1%
Information	3.1%	3.9%
Finance and Insurance	4.2%	4.7%
Real Estate and Rental and Leasing		
Professional, Scientific and Technical Services	8.4%	9.8%

Management of Companies and Enterprises		
Administrative Support, Waste Management and Remediation Services		
Educational Services	24.2%	22.1%
Health Care and Social Assistance		
Arts, Entertainment and Recreation	6.9%	6.1%
Accommodation and Food Services		
Other Services (except Public Administration)	4.8%	3.5%
Government/ Public Administration	2.8%	2.9%

As expected, the majority of Victor residents drive to their place of employment, and less than one percent of residents use public transportation. However, it is important to note that more Village residents walk to work than those who live in the Town—presumably due to the Village’s density and small size. This walkability is a tremendous asset that should be capitalized upon wherever possible.

<b>Commuting Patterns, Residents of Victor: 2000</b> (Source: U.S. Census Bureau)		
	<b>Village of Victor</b>	<b>Town of Victor</b>
Automobile (includes carpooling)	91.2%	94.6%
Public Transportation	0.3%	0.7%
Walked	3.2%	1.1%
Another Means of Transportation	0.7%	0.2%
No commute - Works at Home	4.6%	3.4%
Mean travel time to work	20.8 minutes	22.7 minutes

<b>Destination of Commute, Residents of Victor: 2000</b> (Source: U.S. Census Bureau)		
	<b>Village of Victor</b>	<b>Town of Victor</b>
Within Victor	16.9%	N/A
Within Ontario County	44.2%	36.3%
Within New York State	99.5%	99.3%



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The employment figures cited above describe the employment categories of residents of Victor, whether their place of employment is within Victor or outside of it. The tables below outline the industries that are located in within Victor, by number of establishments, and the average salary for those industries. In 2006, the most recent year for which data was available, the retail trade industry had the most number of establishments by a large margin, although it had a relatively low average salary. Professional, scientific, and technical services establishments had the next highest number of establishments, as well as an average salary of \$50,541.

Three industries experienced very significant growth between 1998 and 2006, in terms of the number of establishments: Transportation and Warehousing, Management of Companies and Enterprises, and Information all experienced growth exceeding 200 percent.

It is important to note that an establishment can be of any size—from 2 employees to 2,000—so it is not intended to be a measure of the number of employees in these industries. Rather, it is an indicator of the types of businesses Victor tends to attract and sustain.

<b>Top 5 industries, in terms of number of establishments (2006)</b> (Source: U.S. Census)		
Industry	Number of establishments	Salary
44---Retail Trade	201	\$21,375
54---Professional, Scientific and Technical Services	64	\$50,541
72---Accommodation and Food Services	54	\$13,845
31---Manufacturing	52	\$53,212
42---Wholesale Trade	47	\$60,908

<b>Most growth, in terms of establishments, 1998 - 2006</b> (Source: U.S. Census)			
Industry	Percent growth	Number of establishments (2006)	Salary
48---Transportation and Warehousing	300.0%	4	\$32,433
55---Management of Companies and Enterprises	250.0%	7	\$42,209
51---Information	220.0%	16	\$35,811
62---Health Care and Social Assistance	52.2%	35	\$31,039
54---Professional, Scientific and Technical Services	45.5%	64	\$50,541

## Housing

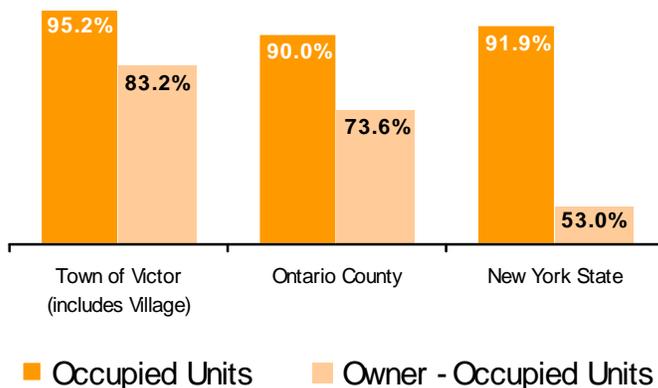
A community's housing stock and owner- to-renter ratio is a strong indicator of its stability. Typically a homeowner is more attentive to property maintenance than a renter or absentee landlord. A homeowner also tends to remain in their home for a longer period of time than a renter, reducing the amount of turnover within a neighborhood. These and other factors contribute to the level of investment in a neighborhood and ultimately contribute to the value and character as well.

In 2000, the Town of Victor had a higher occupancy rate than both the County and New York State. This indicates that Victor is a desirable place to live, but also means that there could be undue pressure on the housing market, potentially driving prices up.

As important as low vacancy rates are to a community's stability, the rate of owner-occupied housing contributes to the long-term viability of a community. In 2000, Victor had an owner-occupancy rate at 83.2%, compared to 73.6% in Ontario County and 53% in the state.

Victor's high rate of population growth is evidenced in the Town's housing stock; unlike many upstate communities, just under half of all housing units in the Town were constructed since 1990, primarily in the form of subdivisions.

### Housing Unit Characteristics: 2000





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**Housing Units, Year Built**

<b>Age of Housing</b> (Source: Town of Victor Assessor's Office)	
	<b>Town of Victor</b>
Constructed Prior to 1900	7.4%
1900 - 1909	1.6%
1910 - 1919	0.6%
1920 - 1929	0.8%
1930 - 1939	0.5%
1940 - 1949	1.1%
1950 - 1959	2.7%
1960 - 1969	10.5%
1970 - 1979	8.9%
1980 - 1989	18.1%
1990 - 1999	22.4%
2000 - 2008	25.4%

Housing values are generally higher in the Town than the Village, most likely due to the smaller lot sizes in the Village.

<b>Owner-Occupied Housing Values: 2000</b> (Source: U.S. Census Bureau)		
	<b>Village of Victor</b>	<b>Town of Victor</b>
Less than \$100,000	47.6%	33.5%
\$100,000 - \$199,999	49.8%	36.4%
\$200,000 - \$299,999	2.6%	25.4%
\$300,000 - \$399,999	0.0%	8.8%
\$400,000 - \$499,999	0.0%	2.2%
\$500,000 or Greater	0.0%	2.4%

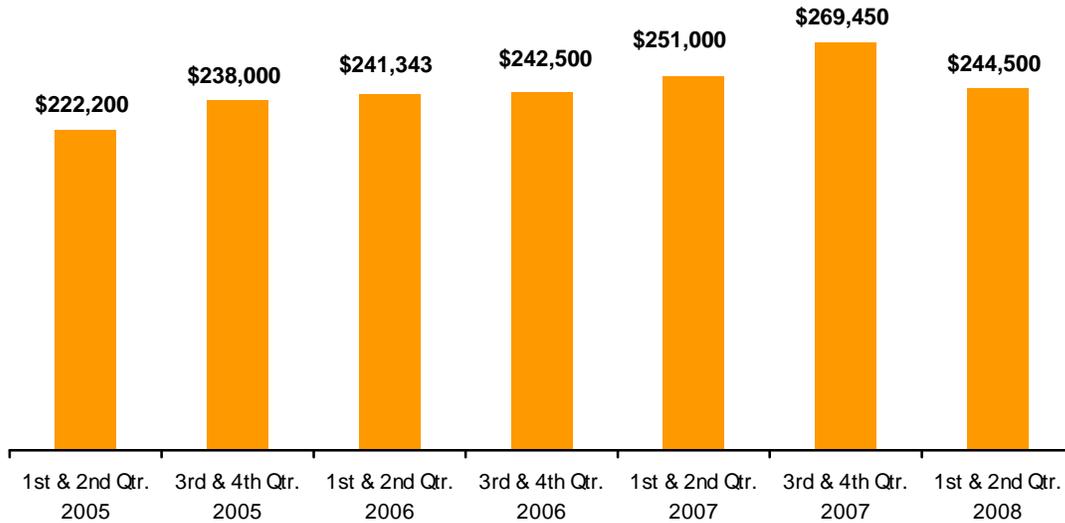
**Housing affordability analysis**

As the following data indicate that if one were to consider the current stringent requirements for homeownership, particularly the 20% down payment required by most banks, owning the median price home (\$244,500) would be out of reach for many residents in Victor. Substantial savings would be required for many households to secure a mortgage.

For people who had down payments available or who found less stringent lending requirements and secured a mortgage, meeting the monthly payment would be possible for more professions, though a majority would still fall short.

Households that had two incomes would find it significantly easier to secure lending, save for the needed down payment and pay the monthly mortgage.

**Median Sales Price Trends  
Residential Properties (2005 - 2008)**  
(Source: Ontario County)



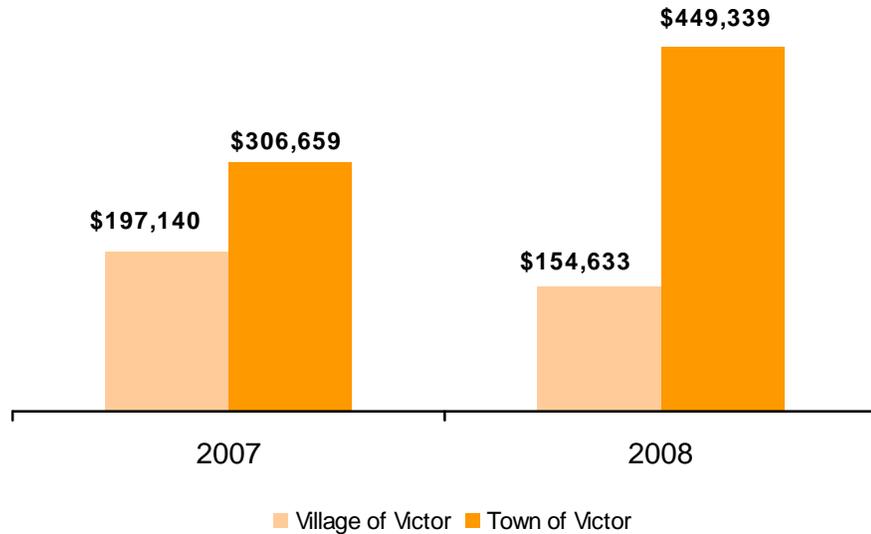
The median sale prices above are based on all arms-length sales of new and existing homes recorded in Victor by Ontario County. The data comes from the assessment records, which tracks sale prices. For the affordability analysis completed later in this document, the median price from the latest half a year (first and second quarters of 2008) was used.



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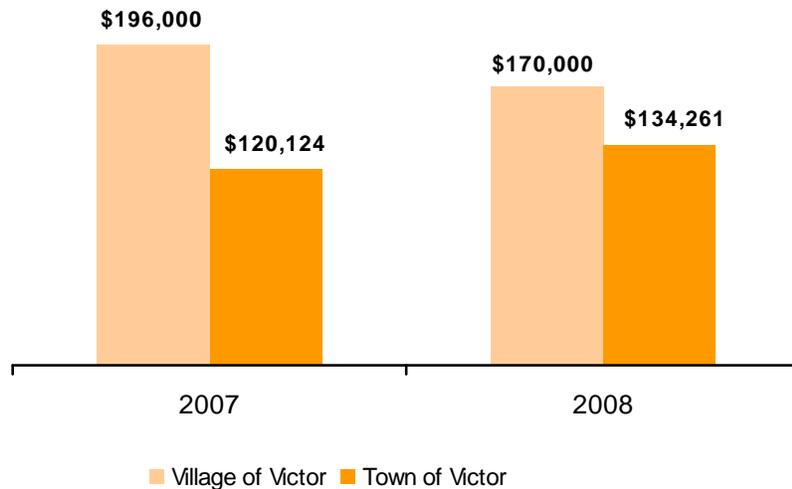
**Average Sales Prices: Single-Family Home**

(Source: Pierson Realty, MLS)



**Average Selling Prices: Condominium**

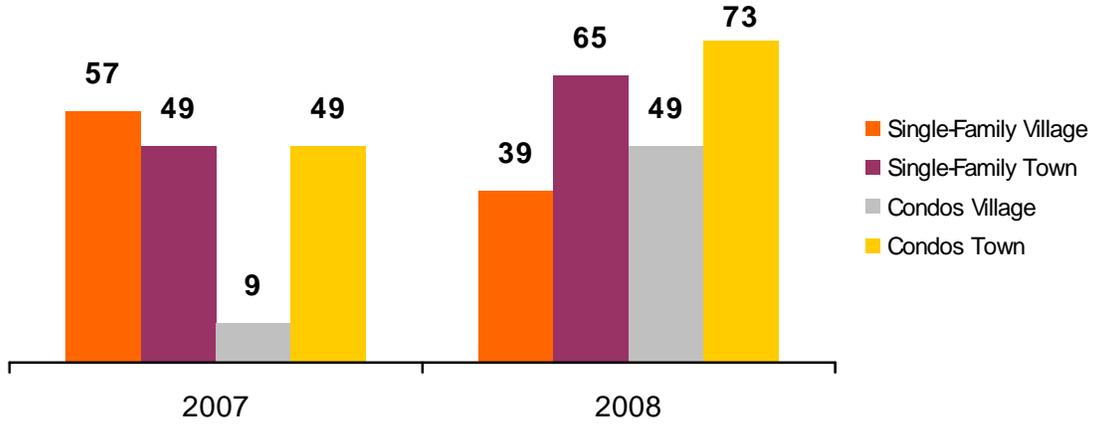
(Source: Pierson Realty, MLS)



The sales prices on this page are based upon data taken from the Multiple Listing Service, which lists homes for sale. It is somewhat less accurate in determining the affordability of homes in Victor because it does not include all sales, but just those listed and reported to the service. Also, the data provided was average price rather than median price. Average prices can be skewed by excessively high or excessively low prices. However, these numbers are valuable because the Multiple Listing Service is the way many new residents find out about homes.

### Average Days on Market, 2007 - 2008

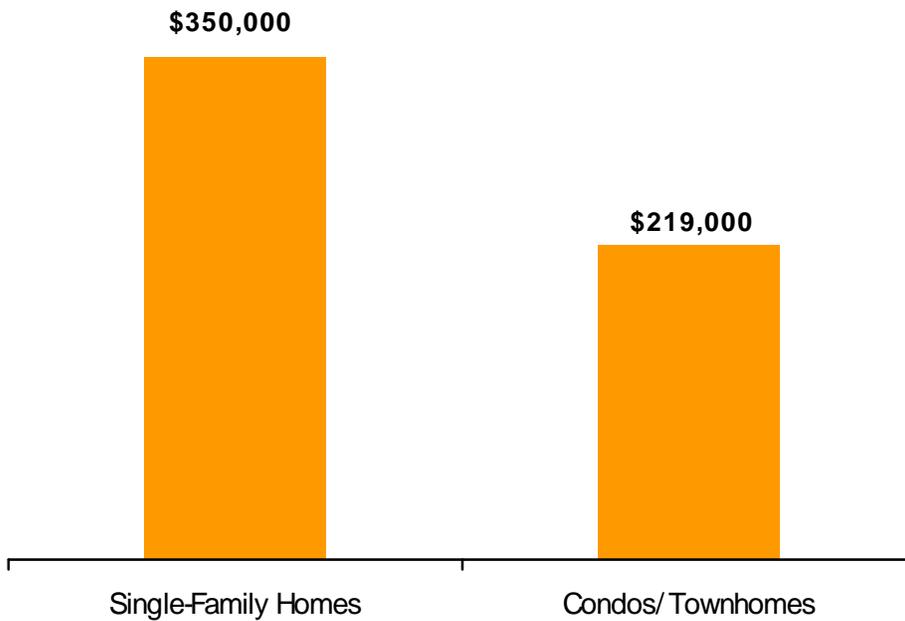
(Source: Pierson Realty, MLS)



The chart above shows how long various housing products remained on the market from listing to sale.

### Current Median Asking Price (Sept. 2008)

(Source: Pierson Realty, MLS)



### **How much can people afford?**

On the following pages, we did an affordability analysis between the household incomes of people and the price of housing. Several assumptions were used in determining the value of housing affordable to selected occupations in the Village of Victor. Assumptions used to determine housing affordability follow:

- > Median wages were used based on Occupational Employment Statistics Survey for the Finger Lakes Region from the New York State Department of Labor;
- > Existing 10 percent debt;
- > Two scenarios were made for available funds to cover the required 20 percent for down payment and additional closing costs: 3-months salary and 6-months salary;
- > Prevailing interest rate is calculated at 6.5 percent<sup>1</sup>;
- > Loan term is assumed at 30 years fixed;
- > Housing Expense-to-Income ratio is calculated at 28 percent, based on standard practice of lending institutions contrary to federal and state policy guidelines using 30 percent of income as a basis for housing affordability; and
- > Long-term Debt-to-Income ratio is calculated at 36 percent, based on standard practice of lending institution guidelines.
- > Median price for housing is based on the data sales data recorded by the county in the town's assessment records.

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<sup>1</sup> Prevailing mortgage rates for the Rochester MSA, Sept. 29, 2008.

**Housing Affordability for Selected Occupations, Monthly Payments<sup>2</sup>**

(Source: Occupational Employment Statistics Survey, NYS Dept. of Labor, 2008; Analysis by Saratoga Associates)

Title	Median Annual Wages	Housing Affordability				
		Monthly Housing Costs Based on 28% of Monthly Salary	3-Months Salary Available for Downpayment & Closing	Estimated Home Value	6-Months Salary Available for Downpayment & Closing	Estimated Home Value
Chief Executives	\$128,870	\$ 3,007	\$ 32,218	\$ 143,828	\$ 64,435	\$ 287,656
Financial Managers	\$90,100	\$ 2,102	\$ 22,525	\$ 100,558	\$ 45,050	\$ 201,116
Accountants and Auditors	\$57,970	\$ 1,353	\$ 14,493	\$ 64,699	\$ 28,985	\$ 129,397
Computer Programmers	\$64,050	\$ 1,495	\$ 16,013	\$ 71,484	\$ 32,025	\$ 142,969
Biomedical Engineers	\$68,590	\$ 1,600	\$ 17,148	\$ 76,551	\$ 34,295	\$ 153,103
Architectural and Civil Drafters	\$45,140	\$ 1,053	\$ 11,285	\$ 50,379	\$ 22,570	\$ 100,759
Biological Technicians	\$34,080	\$ 795	\$ 8,520	\$ 38,036	\$ 17,040	\$ 76,071
Lawyers	\$98,330	\$ 2,294	\$ 24,583	\$ 109,743	\$ 49,165	\$ 219,487
Elementary School Teachers, Except	\$50,970	\$ 1,189	\$ 12,743	\$ 56,886	\$ 25,485	\$ 113,772
Librarians	\$47,330	\$ 1,104	\$ 11,833	\$ 52,824	\$ 23,665	\$ 105,647
Graphic Designers	\$38,180	\$ 891	\$ 9,545	\$ 42,098	\$ 19,090	\$ 85,223
Writers and Authors	\$51,170	\$ 1,194	\$ 12,793	\$ 57,109	\$ 25,585	\$ 114,219
Family and General Practitioners	\$122,740	\$ 2,864	\$ 30,685	\$ 136,987	\$ 61,370	\$ 273,973
Registered Nurses	\$52,810	\$ 1,232	\$ 13,203	\$ 58,940	\$ 26,405	\$ 117,879
Pharmacy Technicians	\$24,020	\$ 560	\$ 6,005	\$ 26,808	\$ 12,010	\$ 53,616
Fire Fighters	\$52,460	\$ 1,224	\$ 13,115	\$ 58,549	\$ 26,230	\$ 117,098
Police and Sheriff's Patrol Officers	\$51,960	\$ 1,212	\$ 12,990	\$ 57,991	\$ 25,980	\$ 115,982
Cooks, Restaurant	\$22,320	\$ 521	\$ 5,580	\$ 24,911	\$ 11,160	\$ 49,890
Hairdressers, Hairstylists, and	\$20,310	\$ 474	\$ 5,078	\$ 22,667	\$ 10,155	\$ 45,335
Tellers	\$22,820	\$ 532	\$ 5,705	\$ 25,469	\$ 11,410	\$ 50,938
Postal Service Mail Carriers	\$45,910	\$ 1,071	\$ 11,478	\$ 51,239	\$ 22,955	\$ 102,478
Carpenters	\$33,690	\$ 786	\$ 8,423	\$ 37,600	\$ 16,845	\$ 75,201
Bakers	\$21,710	\$ 507	\$ 5,428	\$ 24,230	\$ 10,855	\$ 48,460
Ophthalmic Laboratory Technicians	\$22,680	\$ 529	\$ 5,670	\$ 25,313	\$ 11,340	\$ 50,625
Bus Drivers, School	\$26,860	\$ 627	\$ 6,715	\$ 29,978	\$ 13,430	\$ 59,255

<sup>2</sup> Monthly Housing Affordability for Homeowner units was based on 28% of monthly income instead of 30%, as per Housing Expense to Income ratio practiced by most home lenders.



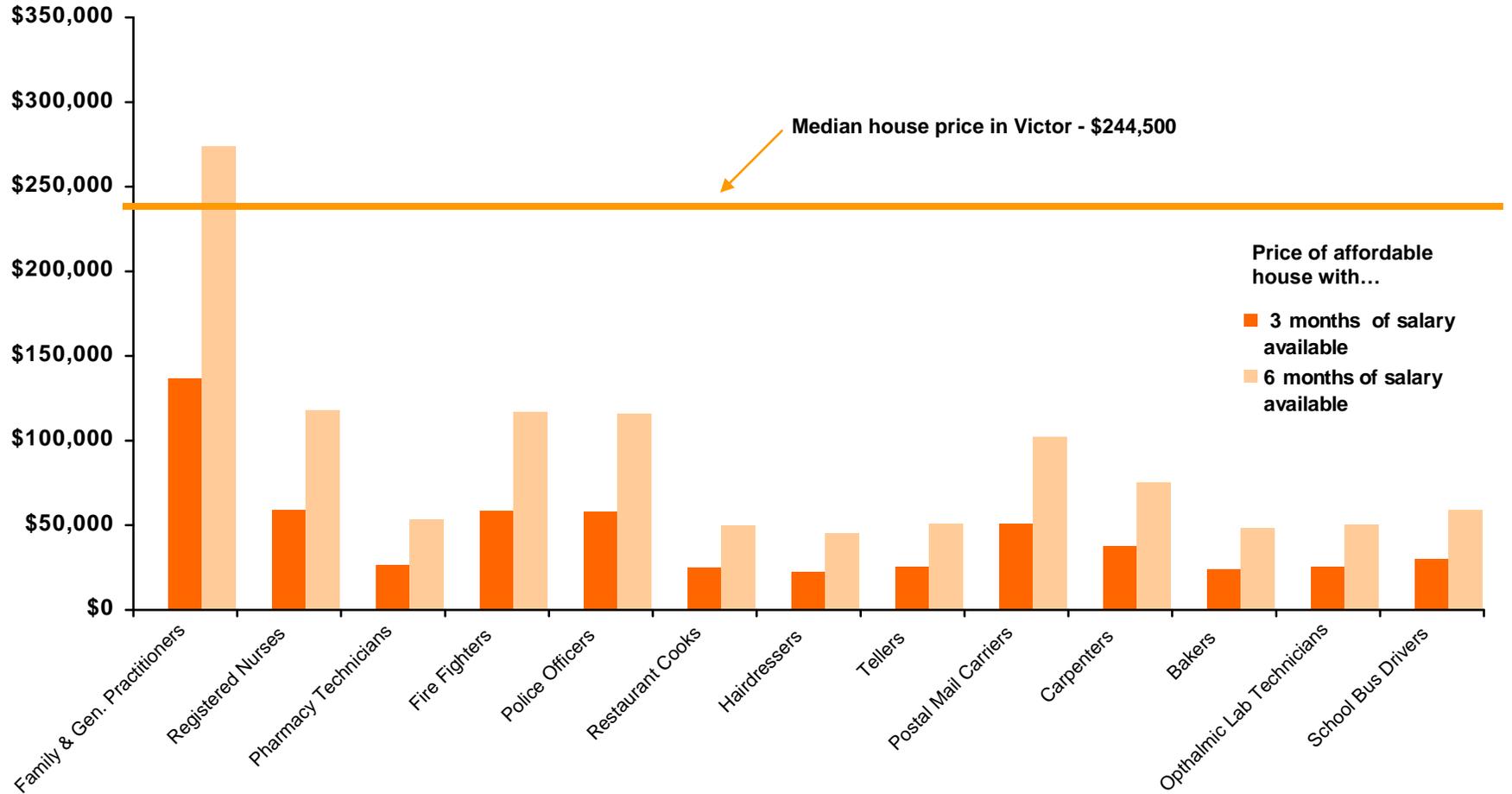
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**Individual Occupations (part 1) and the affordable house**  
 (based upon upfront costs - e.g. down payment, closing costs )

Price of affordable house with...

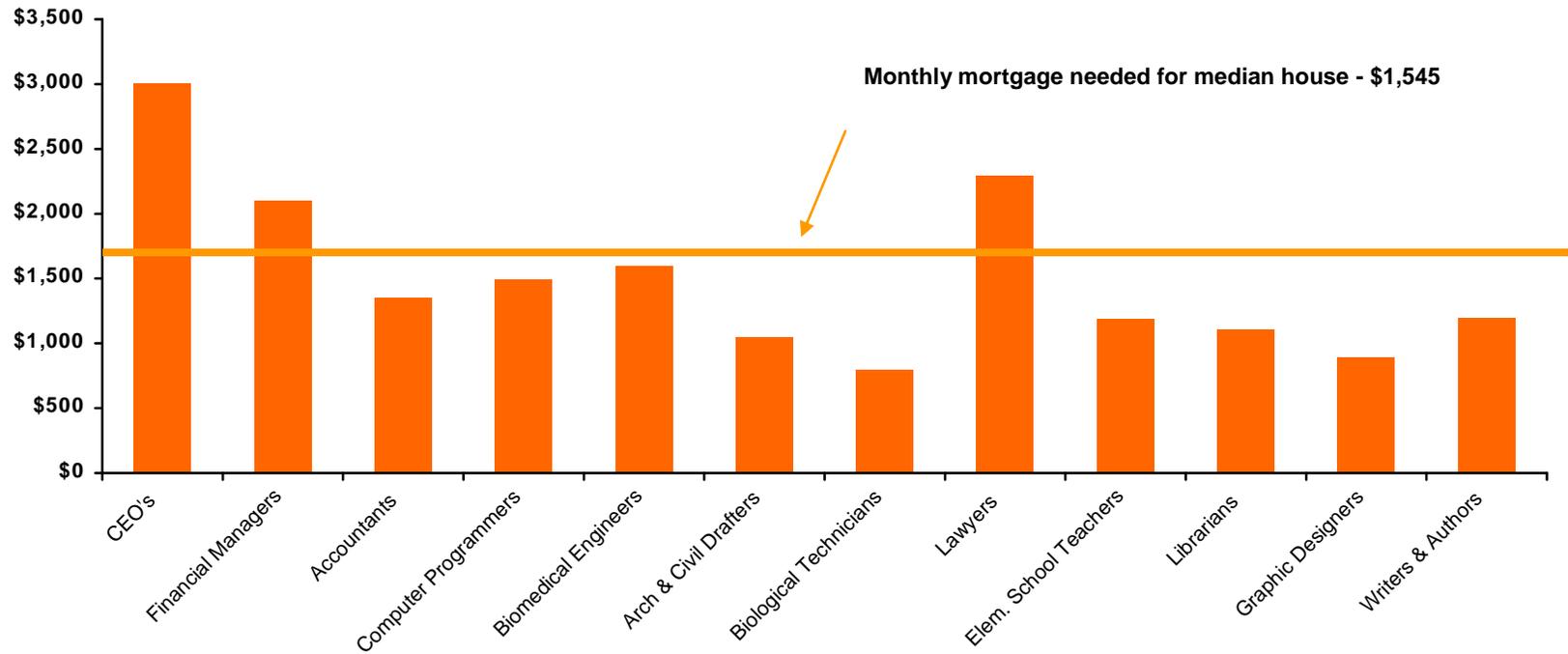


**Individual Occupations (part 2) and the affordable house**  
(based upon upfront costs - e.g. down payment, closing costs)

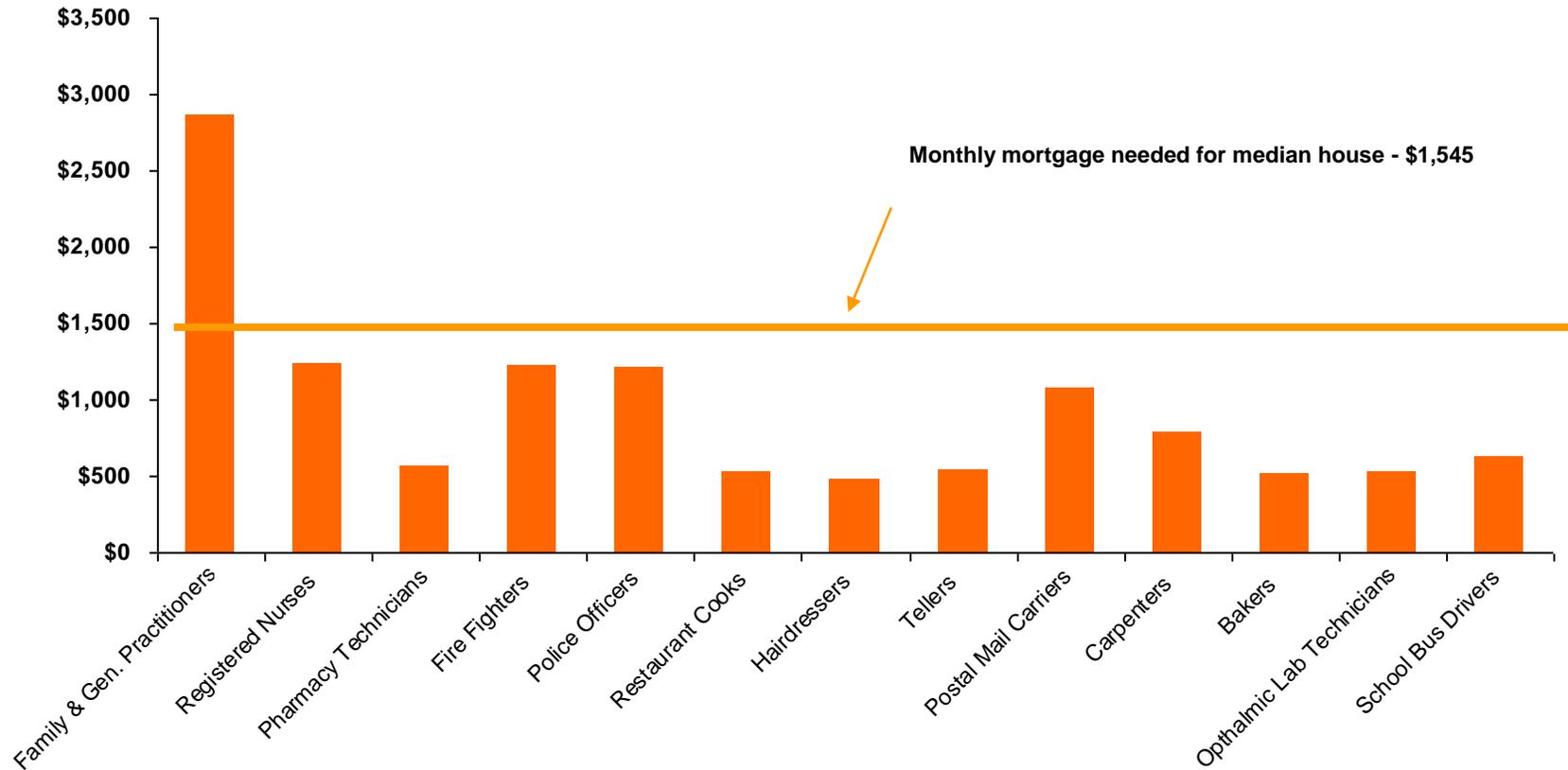




### Affordable Monthly Mortgage Payment for selected occupations



### Monthly Mortgage Payment for Median Home Value vs. Housing Affordability for Selected Occupations





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### The Rental Market in Victor

The current housing crisis has caused a tightening of credit for homebuyers, as well as residential developers. The National Low Income Housing Coalition in its report, *Out of Reach 2007-2008*, states: “the ranks of those searching for rental housing is swelling. In the wake of this crisis, former homeowners and renters displaced by foreclosure are turning to rental markets in search of a new home, while current renters, reluctant to purchase or unable to meet tighter lending standards, are staying put in their rented homes.”<sup>3</sup>

As shown in our analysis of housing affordability for homeowner units, a very small number of occupations are able to afford homeowner units priced at or over the current median home value. Many households will have to rely on the rental market to meet their housing needs.

Our analysis shows that rental housing would be more affordable than homeowner units for many workers in Victor. However, a review of classified advertisements for rental units in local newspapers indicates that not many rental units are available. The survey also found that available rental units in Victor are priced much higher than Fair Market Rents as defined by the U.S. Department of Housing and Urban Development (HUD) for the region.

The following analysis is based on a two-bedroom apartment. For such a unit, HUD puts the regional fair market at \$773 per month. A survey of classified advertisements puts the median rent for such a unit at \$1,145 per month.

#### Comparison of Advertised Rental Units vs. Fair Market Rents



#### Money available for monthly housing costs for selected occupations.

<sup>3</sup> National Low Income Housing Coalition, “Out of Reach 2007 –2008.”

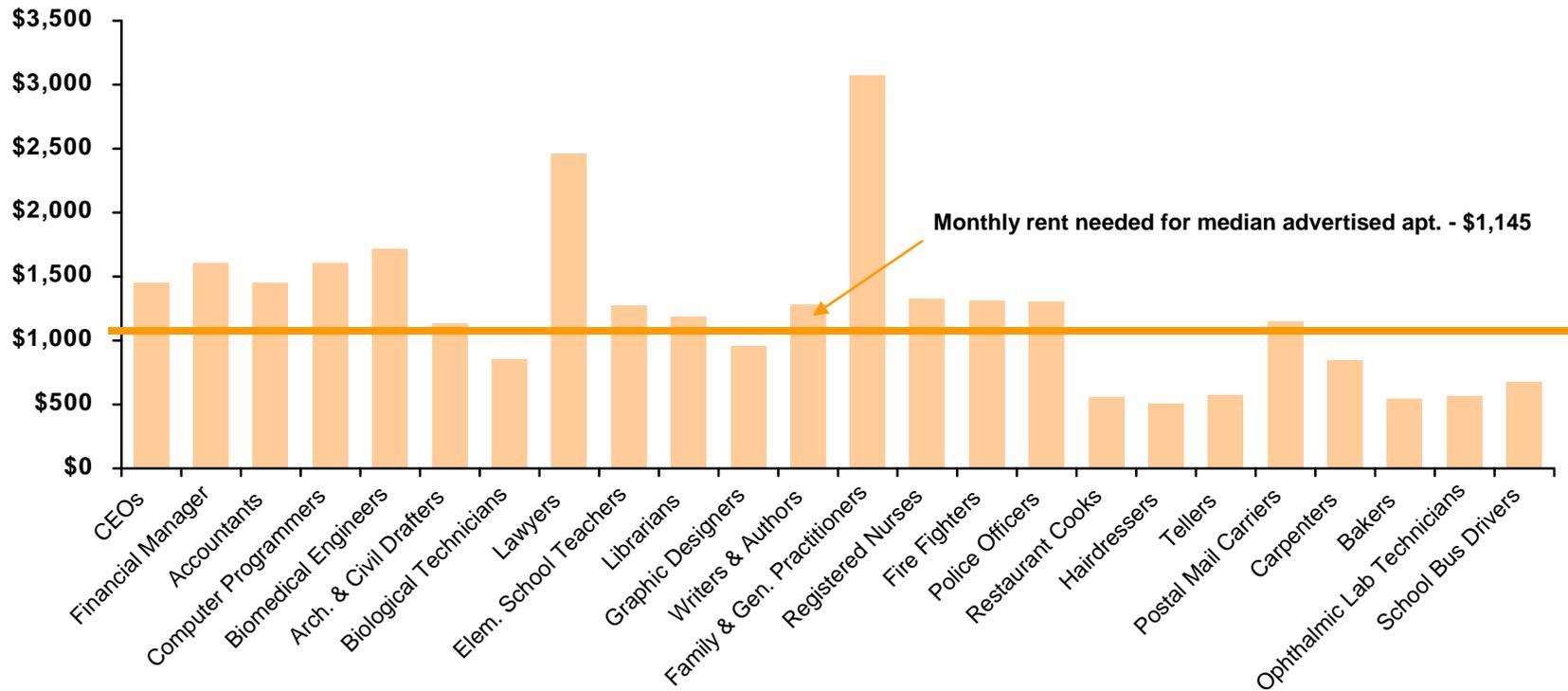
(Source: NYS Dept. of Labor, 2008; Analysis by Saratoga Associates)

<b>Title</b>	<b>Median Annual Wages</b>	<b>Monthly Housing Costs Based on 30% of Monthly Salary</b>
Chief Executives	\$128,870	\$3,222
Financial Managers	\$90,100	\$2,253
Accountants and Auditors	\$57,970	\$1,449
Computer Programmers	\$64,050	\$1,601
Biomedical Engineers	\$68,590	\$1,715
Architectural and Civil Drafters	\$45,140	\$1,129
Biological Technicians	\$34,080	\$852
Lawyers	\$98,330	\$2,458
Elementary School Teachers	\$50,970	\$1,274
Librarians	\$47,330	\$1,183
Graphic Designers	\$38,180	\$955
Writers and Authors	\$51,170	\$1,279
Family and General Practitioners	\$122,740	\$3,069
Registered Nurses	\$52,810	\$1,320
Pharmacy Technicians	\$24,020	\$601
Fire Fighters	\$52,460	\$1,312
Police and Sheriff's Patrol Officers	\$51,960	\$1,299
Cooks, Restaurant	\$22,320	\$558
Hairdressers, Hairstylists, and	\$20,310	\$508
Tellers	\$22,820	\$571
Postal Service Mail Carriers	\$45,910	\$1,148
Carpenters	\$33,690	\$842
Bakers	\$21,710	\$543
Ophthalmic Laboratory Technicians	\$22,680	\$567
Bus Drivers, School	\$26,860	\$672



A2.24

### Comparison of Advertised Median Rent and Fair Market Rents vs. Monthly Housing Affordability for Selected Occupations (Based 30% of Monthly Income)



## Land Use & Zoning

Despite continuous population growth, farmland and rural character remain prominent in many areas of the Town. Agricultural land use is the second most abundant in the Town of Victor after residential; over 4,100 acres, or 19 percent, of the town's acreage is devoted to agricultural purposes. The Village's land uses are predominantly residential, though a surprising number of vacant parcels (both residential and non-) exist in the Village as well.

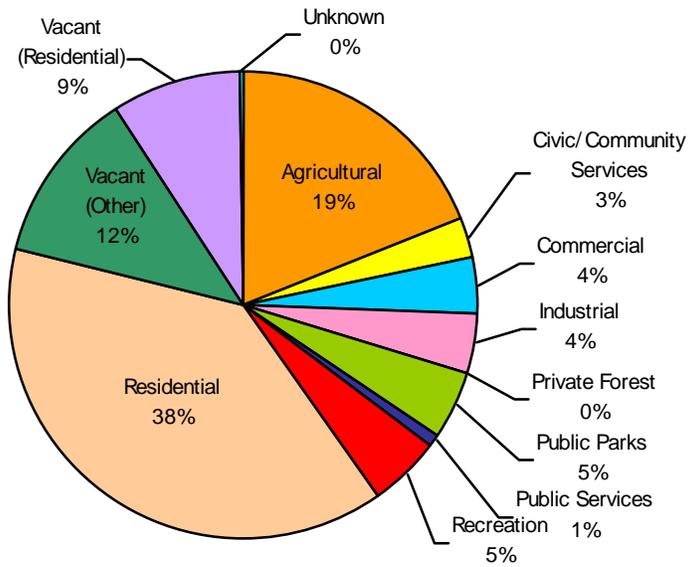
Land Use Distributions, Village of Victor		
Property Class	Acreage	Percent of Total Acreage
Civic / Community Services	94.24	11.95%
Commercial	56.14	7.12%
Industrial	60.55	7.68%
Public Parks	4.19	0.53%
Public Services	45.04	5.71%
Recreation	6.03	0.76%
Residential	348.56	44.19%
Vacant - Other	124.90	15.84%
Vacant - Residential	48.91	6.20%
<Unknown>	0.15	0.02%
<b>Total</b>	<b>788.71</b>	<b>100.00%</b>

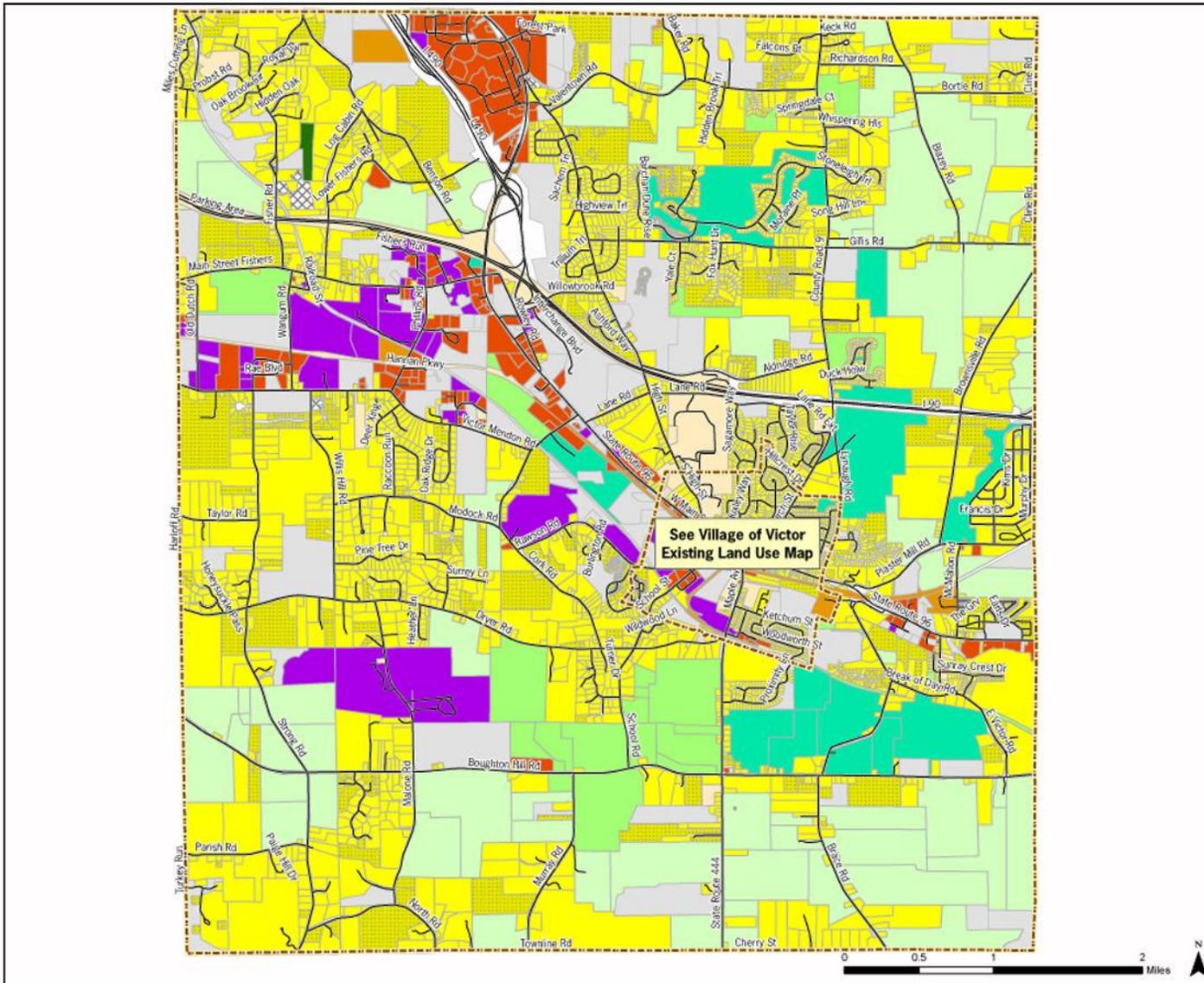
Land Use Distributions, Town of Victor		
Property Class	Acreage	Percent of Total Acreage
Agricultural	4139.65	19.74%
Civic / Community Services	485.18	2.31%
Commercial	797.49	3.80%
Industrial	830.70	3.96%
Private Forest	19.13	0.09%
Public Parks	1000.13	4.77%
Public Services	119.63	0.57%
Recreation	1123.75	5.36%
Residential	8039.07	38.33%
Vacant - Other	2445.52	11.66%
Vacant - Residential	1940.35	9.25%
<Unknown>	33.39	0.16%
<b>Total</b>	<b>20973.99</b>	<b>100.00%</b>



A2.26

**Existing Land Use, Town and Village of Victor: 2008**





**TOWN OF VICTOR  
EXISTING LAND USE**

April 2009

**KEY**

**LAND USE**

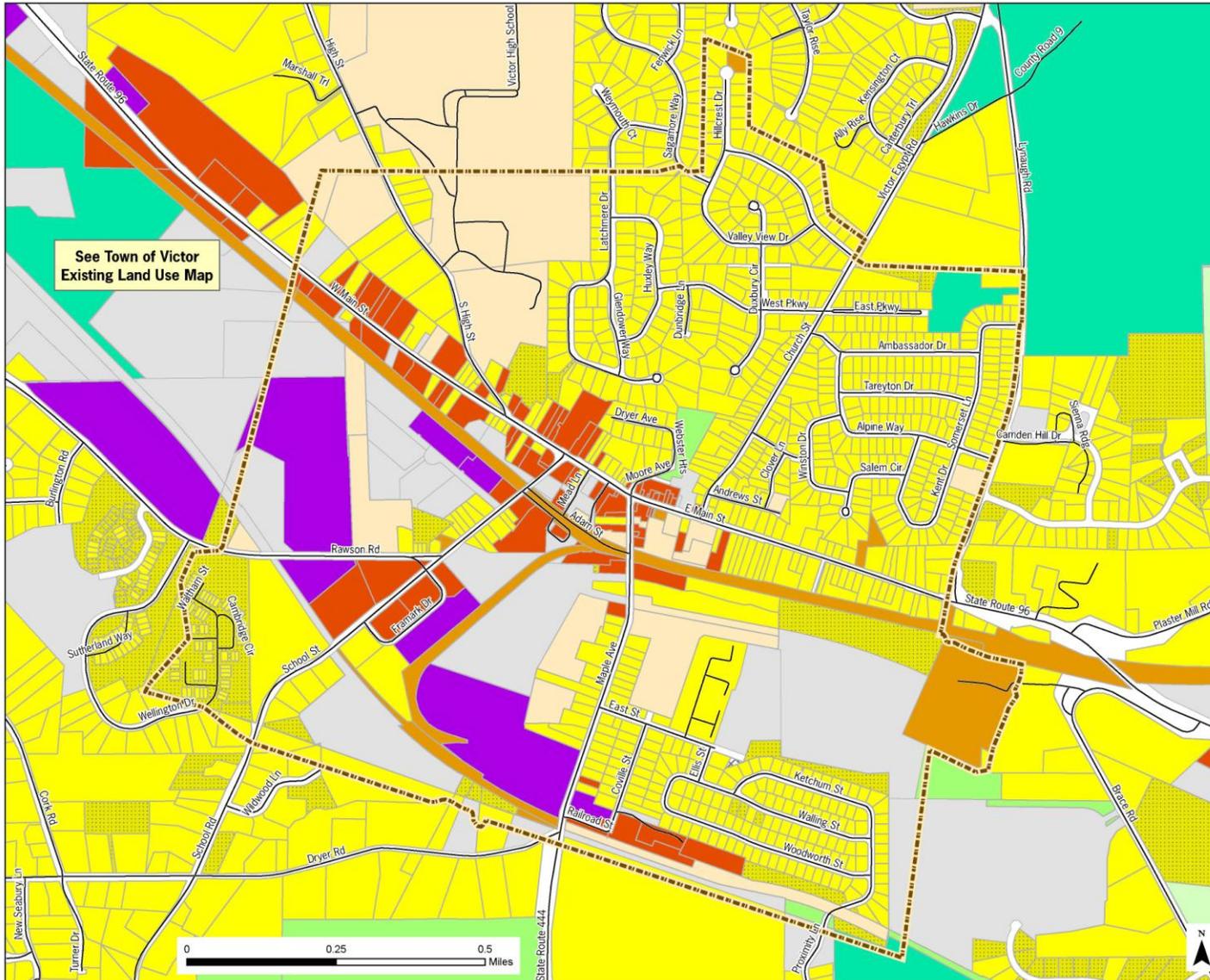
- AGRICULTURAL
- RESIDENTIAL
- VACANT RESIDENTIAL
- VACANT OTHER
- COMMERCIAL
- CIVIC / COMMUNITY SERVICES
- RECREATION
- INDUSTRIAL
- PUBLIC SERVICES
- PUBLIC PARKS
- PRIVATE FOREST
- UNKNOWN
- MUNICIPAL BOUNDARY

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File Location: E:\2008\06060\LandUse\Town090721.mxd

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VILLAGE OF VICTOR  
EXISTING LAND USE

April 2009

KEY

LAND USE

- AGRICULTURAL
- RESIDENTIAL
- VACANT RESIDENTIAL
- VACANT OTHER
- COMMERCIAL
- CIVIC / COMMUNITY SERVICES
- RECREATION
- INDUSTRIAL
- PUBLIC SERVICES
- PUBLIC PARKS
- PRIVATE FOREST
- UNKNOWN
- VILLAGE BOUNDARY

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File Location: B:\2008\08080\LandUseVillage\090721.mxd

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## Zoning

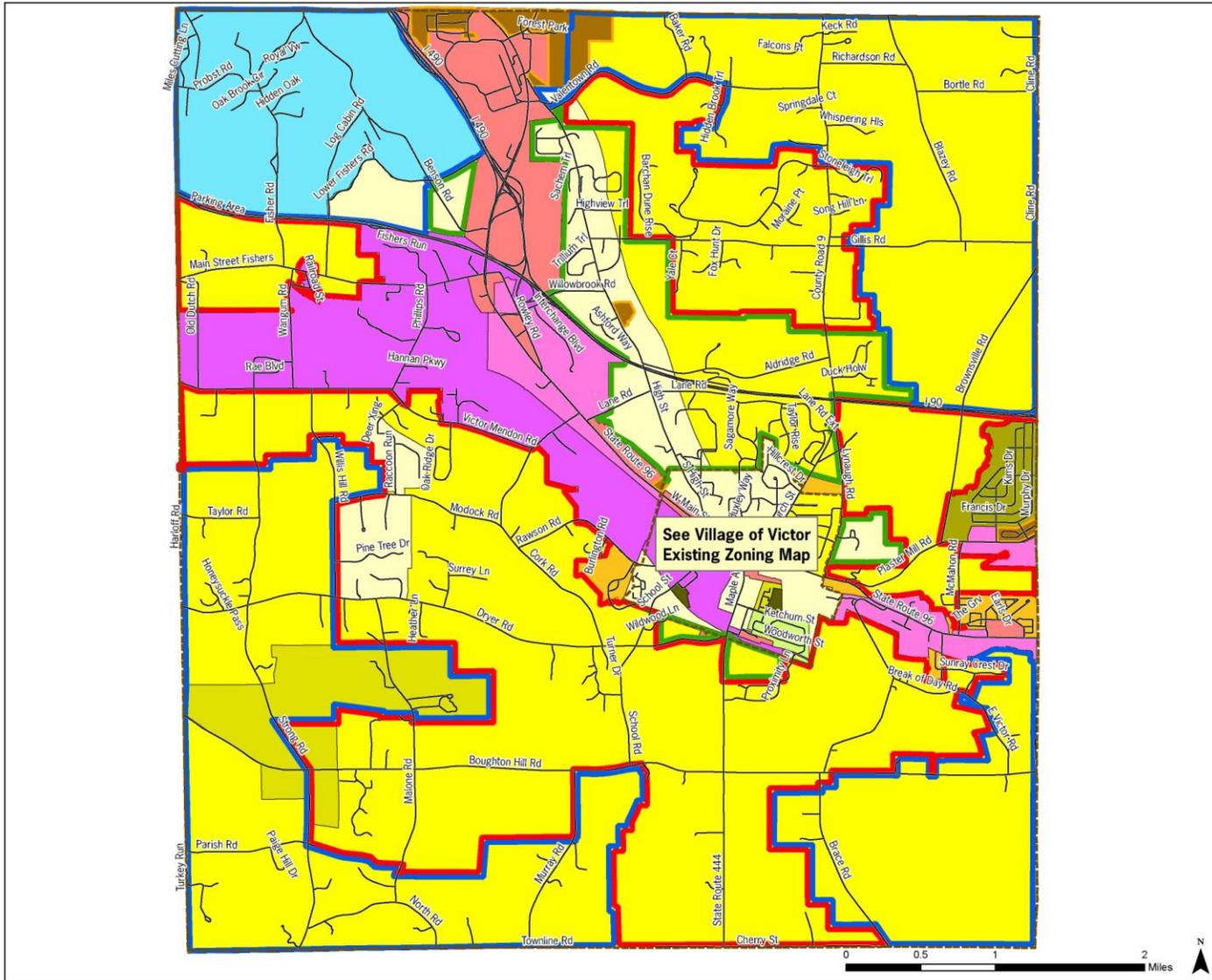
Zoning districts indicate the desired long-term development patterns of a community. The zoning in both the Town and Village largely reflect the land use—predominantly residential, with small amounts of commercial and industrial. It is important to note that agricultural land uses do not have their own zoning designation in Victor, and instead tend to be zoned for residential use.

Zoning Distributions, Village of Victor		
Village Zoning District	Acreage	Percent of Total Acreage
R-1 - One Family Residential	411.63	47.37%
R-2 - One Family Residential	124.88	14.37%
R-3 - Multiple Family Residential	25.30	2.91%
HR-2 - Historic Reproduction Residential	56.02	6.45%
SCR-3 - Senior Citizen Residential	15.40	1.77%
B - Business	71.60	8.24%
I - Industrial	164.16	18.89%
<b>Total</b>	<b>868.99</b>	<b>100.00%</b>

Zoning Distributions, Town of Victor		
Town Zoning District	Acreage	Percent of Total Acreage
Residential - 1	1346.76	6.07%
Residential - 2	15470.56	69.70%
Residential - 3	749.52	3.38%
Commercial	873.50	3.94%
Commercial - Light Industrial	541.86	2.44%
Light Industrial	1371.38	6.18%
Limited Development District	1478.12	6.66%
Mobile Home	198.15	0.89%
Multiple Dwelling	163.62	0.74%
Senior Citizen	2.59	0.01%
<b>Total</b>	<b>22,196.05</b>	<b>100.00%</b>



A2.30



TOWN OF VICTOR  
EXISTING ZONING

April 2009

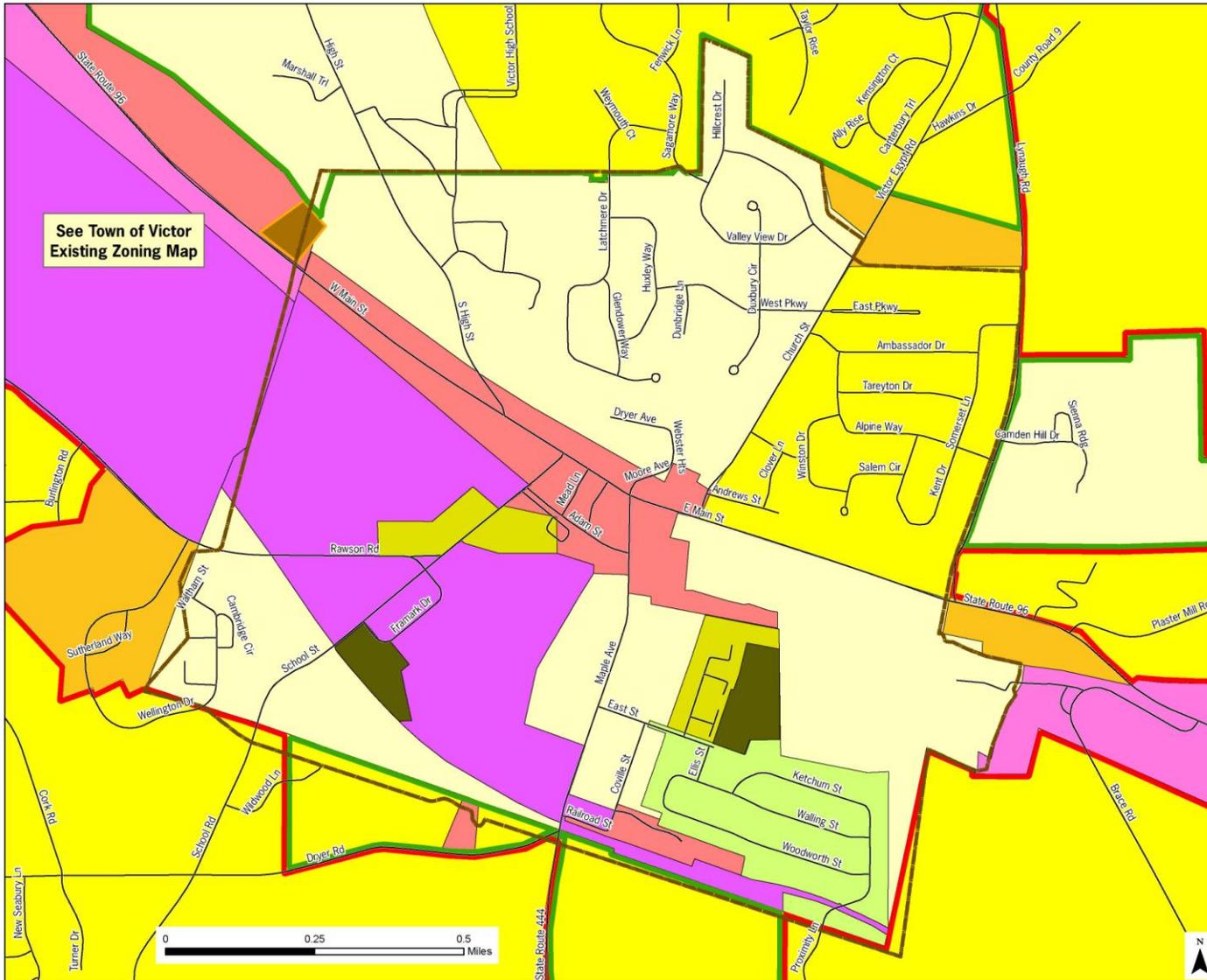
- KEY
- DENSITY OVERLAY
    - A - RESIDENTIAL (DENSITY = 0.33)
    - B - RESIDENTIAL (DENSITY = 0.5)
    - C - RESIDENTIAL (DENSITY = 1.0)
  - TOWN PLANNED DEVELOPMENT DISTRICTS
    - HISTORIC REPRODUCTION RESID
    - RESIDENTIAL - 1
    - RESIDENTIAL - 2
    - RESIDENTIAL - 3
    - MOBILE HOME
    - SENIOR CITIZEN
    - MULTIPLE DWELLING
    - COMMERCIAL
    - COMMERCIAL - LIGHT INDUSTRIAL
    - LIGHT INDUSTRIAL
    - LIMITED DEVELOPMENT DISTRICT
  - VILLAGE ZONING
    - R-1 DISTRICT: ONE-FAMILY RESIDENTIAL
    - R-2 DISTRICT: ONE-FAMILY RESIDENTIAL
    - R-3 DISTRICT: MULTIPLE-RESIDENT
    - SCR-3 DISTRICT: SENIOR CITIZEN MULTIPLE RESIDENTIAL
    - HR-2 DISTRICT: HISTORICAL REPRODUCTION RESIDENTIAL
    - B DISTRICT: BUSINESS
    - I DISTRICT: INDUSTRIAL
    - TOWN PLANNED DEVELOPMENT DISTRICTS
    - MUNICIPAL BOUNDARY

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File Location: B:\2008\08080\Zoning\town090721.mxd

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**TOWN OF VICTOR  
EXISTING ZONING**

April 2009

- KEY**
- VILLAGE ZONING**
- R-1 DISTRICT: ONE-FAMILY RESIDENTIAL
  - R-2 DISTRICT: ONE-FAMILY RESIDENTIAL
  - R-3 DISTRICT: MULTIPLE-RESIDENTIAL
  - SCR-3 DISTRICT: SENIOR CITIZEN MULTIPLE RESIDENTIAL
  - HR-2 DISTRICT: HISTORICAL REPRODUCTION RESIDENTIAL
  - B DISTRICT: BUSINESS
  - I DISTRICT: INDUSTRIAL
- DENSITY OVERLAY**
- A - RESIDENTIAL (DENSITY = 0.33)
  - B - RESIDENTIAL (DENSITY = 0.5)
  - C - RESIDENTIAL (DENSITY = 1.0)
- TOWN PLANNED DEVELOPMENT DISTRICTS**
- HISTORIC REPRODUCTION RESID
  - RESIDENTIAL - 1
  - RESIDENTIAL - 2
  - RESIDENTIAL - 3
  - MOBILE HOME
  - SENIOR CITIZEN
  - MULTIPLE DWELLING
  - COMMERCIAL
  - COMMERCIAL - LIGHT INDUSTRIAL
  - LIGHT INDUSTRIAL
  - LIMITED DEVELOPMENT DISTRICT
  - TOWN PLANNED DEVELOPMENT DISTRICTS
  - VILLAGE BOUNDARY

PROJECT # 2008 - 08080

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File Location: B:\2008\08080\Zoning\ZoningVillage090721.mxd

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### **Analysis of potential conflicts between existing land use and existing zoning**

The land use and zoning maps and acreage figures will not necessarily correlate directly for a number of reasons. Often, land uses can be grandfathered in from before the zoning district was put into place. Other times, the standard categories for land use classifications do not necessarily correlate with the municipality's zoning (such as the overlap of agricultural and residential in Victor, for example). Potential conflicts in Victor between land use and zoning are most likely surrounding active farmland, or land with agricultural exemptions. Generally, this land is zoned for low-density residential uses, but some of it is currently used as farmland. As residential development grows, this could put pressure on the agricultural lands closest to the Village or to transportation corridors.

### **Significant natural resources and sensitive environmental areas**

As most residents will describe, the most predominant natural feature of Victor is the topography. The undulating hills and valleys of the Town and Village contribute to Victor's unique character, as illustrated on the Natural Features map. Steep slopes are prevalent throughout Victor, with the highest concentration of slopes over 25 percent occurring in the northwest and southwest corners of Town. Similarly, wetlands occur throughout the Town but the largest concentrations are located in the center of Town, south of State Route 96. Approximately three New York State Natural Heritage Areas exist in Victor. These generalized areas contain endangered, rare, or threatened species of plants or animals. In Victor, these potentially (based on past records by the New York State Department of Environmental Conservation) include Marsh Valerian, Twin Leaf, and Rich Shrub Fen plants.

### **Known areas of contamination**

According to the United States Environmental Protection Agency, there are no active Superfund National Priority List (NPL) sites, or Toxics Release Inventory (TRI) sites in Victor.

Perhaps the most significant issue of contamination in Victor is known as the "plume," an area in western Victor with contaminated groundwater. The New York State Department of Environmental Conservation concluded in 2008 that property owned by Syracuse, a sand and gravel company, was the source of the contamination, which includes the solvent trichloroethene (TCE) that may have been dumped there several decades ago. Based on investigations, groundwater contamination extends over one mile from an area south of Dryer Road to the Modock Road Springs site. Various measures have been introduced to address this site, including a citizen's advisory committee, as

well as a homeowner protection fund for 64 of the homes within the contaminated area.

### **Recognized important viewsheds**

While residents throughout the community routinely cite Victor's natural beauty and rolling hills, certain areas of the Town are particularly notable for its viewsheds, or scenic vistas. As illustrated on the Viewsheds map, Victor has approximately six major viewsheds (although others certainly may exist, and to some degree are subjective): in the northwest corner of the Town along Probst Road; in the southwest, near Parish Road; in the south, along Boughton Hill Road; east of the Village along Plaster Mill Road; in the northeast on Brownsville Road; and in the north along Valentown Road. These viewsheds are important scenic resources, valued as any other natural resources.

### **Agricultural areas, districts and prime soils**

As noted on the following maps, Victor's 4,000 acres of active farmland generally exists at the northeastern (near Blazey Road and Gillis Road) and southern (south of Boughton Hill Road) edges of town. Agricultural Districts, as noted on the Agricultural Soils map, correspond with these areas. Agricultural Districts seek to protect these lands from encroaching development with "right to farm" clauses, among other tools devised by the New York State Department of Agriculture and Markets. Land with agricultural tax exemptions, which generally occur on land with agricultural buildings, businesses or related activities, is more prevalent in the same general areas. As expected, Victor is rife with prime soils throughout the Town—over 13,000 acres of it.

### **Historic and cultural sites**

As illustrated in the Town and Village of Victor Historic Sites map, the Town has one major registered historic site, the Ganondagan State Historic Site, an ancient Seneca village. The site is located along Boughton Hill Road, School Road, and State Route 444. It consists of two areas: a 245 acre Boughton Hill portion is a National Historic Landmark, and the Fort Hill portion, 33 acres, is listed on the National Register of Historic Places.

## **Civic facilities, including government buildings, educational facilities, emergency service facilities**

Victor is fortunate to have many recreational facilities—both parks and trails. These include:

- > Lehigh Crossing Park
- > Fishers Park
- > Dryer Road Park
- > Maryfrancis Bluebird Haven
- > Lehigh Trail
- > Auburn Trail
- > Boughton Park

The most recent addition to Victor's municipal buildings is its new Town Hall. Opened in January 2009, the Town Hall is an entirely new building, located at 85 East Main Street in the center of Victor. Town offices were previously located in a temporary location at 1290 Blossom Drive.

### **Education**

Throughout the public process for the Comprehensive Plan, residents have cited Victor's excellent and unique public school system—all centrally located in one campus—as a tremendous asset to the community. The Victor Central School District includes the following institutions:

- > Early Childhood Education Center (Pre-K and kindergarten)
- > Victor Primary School (Grades K-3)
- > Victor Intermediate School (Grades 4-6)
- > Victor Junior High School (Grades 7 and 8)
- > Victor Senior High School (Grades 9-12)

### **Libraries**

Victor has one library, the Public Free Library, located at 15 West Main Street. The library features services for children and teens as well as computer services, in addition to regular services.

### **Emergency Services**

Victor has several fire/emergency/rescue facilities:

- > Fishers Fire District, serving 26 square miles of Victor via two stations (7853 Main Street, Fishers, and 372 High Street, Victor) and the Fishers Volunteer Fire Association
- > Victor Volunteer Fire Department (34 Maple Avenue)
- > The Victor Fire Department also has a Ladies Auxiliary, which assists the department with outreach, fundraising, and other tasks.
- > Victor Farmington Volunteer Ambulance (1321 East Victor Road)

## **Existing residential developments of all types**

As illustrated in the Land Use map, residential development is found throughout Victor and is the most prevalent land use (approximately 40% of total acreage). While Victor has its share of traditional older single-family development, most new residential development has occurred in the form of subdivisions, often of formerly agricultural land. Subdivisions range from small-scale developments to those with hundreds of lots, each containing very large homes. Similarly, some of Victor's subdivisions blend in with the surroundings more than others; some honor the existing topography and vegetation whereas others appear to have been clear-cut with little regard for the settings. The majority of Victor's residential development is single-family; however some multi family development exists as well, particularly in the Village.

## **Present locations of commercial and industrial facilities**

As illustrated in the Land Use Map, the majority of Victor's commercial development occurs along the central spine of State Route 96. Most of this is retail- and business-oriented, serving residents of Victor as well and those within the region. The largest commercial development in Victor is the Eastview Mall, in the northwestern corner of the Town, which attracts shoppers from throughout the area and is a significant economic driver. Victor's industrial facilities tend to follow the Route 96 corridor as well, albeit to a slightly lesser degree. The largest industrial parcels are located in the southern and western areas of Town.

## **Public and private infrastructure**

The Town of Victor Highway Department is responsible for maintaining the roads within Victor, including paving and sealing, cleaning ditches, tree and brush trimming in the Town right-of-ways, mowing roadsides and plowing and salting during the winter months. In the spring the highway crew vacuums gutters and intersections where needed. Please see below for information regarding water and sewer infrastructure.

## **Water system and wastewater system**

The Town of Victor is well served by water and sewer, as illustrated on the Infrastructure map. The majority of the Town—with the exception of the southwestern corner and the northwestern corner near Log Cabin Road—is in the municipal water benefit district. The district is supplied by the Monroe County Water Authority (MCWA), which is the third-largest supplier of drinking water in New York State; the water itself comes primarily from Lake Ontario. The Village of Victor is also served by the MCWA. New connection to

Town water mains for developments incur a fee, depending on if the property is a subdivision or commercial/residential development. In addition, during the summer, the Town implements the Summer Water Conservation Code, which consists of regulations governing lawn watering.

Approximately one-quarter of the Town of Victor is sewered, and the Village is fully sewered. The Town's sewers are contracted either through the Village or the adjacent Town of Farmington, and thus are not owned or maintained by the Town of Victor. Properties within Victor that are not sewered are on septic systems with leach fields. While septic systems can experience failure, either from age, improper installation, poor soils, or small lots sizes, the Town has not experienced any disproportionate amount of septic failure. The sewer system has generally been installed within the last fifteen years, and as such is in a state of good repair.

Many communities with extensive growth rely on private "package plants" built by subdivision developers to accommodate the wastewater of a specific group of homes. While this can initially help soften the burden on a municipality, many communities experience complications—physical and political—when the ownership agreement expires and the plant is donated to the municipality. Fortunately, subdivisions in Victor do not use any package plants—all development either connects to municipal sewer or relies on septic/leach field systems.

### **Review of comprehensive plans in neighboring municipalities and regional plans impacting the Town**

#### **Canandaigua Regional Transportation Study**

In May 2006, Ontario County, along with the City and Town of Canandaigua, the Town of Hopewell, the New York State Department of Transportation and the Greece Transportation Council conducted a regional transportation study to evaluate the transportation needs in the region.

The study identified that "through-town [Canandaigua] travel is increasing the pressure on the current transportation system. The study area is a 'passing through' point for an increasing number of commuters."

"Preservation of farmland and agriculture should be an important consideration for future transportation improvements."

"The presence of four I-90 interchanges in Ontario County is critical to future economic development initiatives within the study area. Preservation and enhancement of highway access is a priority concern for this area."

Goal: "Enhance roadway corridors to address the specific needs and functions based on existing and future user groups." Objective: "Identify enhancements to County roads that would improve access and road-sharing for farming equipment in areas dominated by agricultural uses."

Goal: "Enhance linkages among multi-modal transportation options within the study area." Objective: Explore ways to expand access to public transit (CATS) including the establishment of additional park and ride areas." Objective: "Identify roadway improvements to support bicycle access throughout the region."

CATS is managed and operated through a County contract with Coach USA since 1996 – fixed-route system and dial-a-ride service.

Future land use and economic condition projections indicate that development in the study area will remain steady, while specific areas of concentrated growth could affect the existing transportation network.

Near-term improvements (0-5 years) include:

- > CR 10 at CR 46 intersection
- > CR 4 at CR 10 intersection
- > CR 4 at CR 22 intersection
- > Additional bus stops
- > Canandaigua Lagoon walk
- > Canandaigua Downtown Rail-with-Trail

These near-term improvements would help to reduce accidents, improve local traffic operations and allow for the beginning of an effective alternative route around the City of Canandaigua.

Medium-term improvements (5-10 years) include:

- > Route 5 and Route 20 at Cooley Road intersection
- > Route 5 and Route 20 at CR 10 intersection
- > State Route 332 at Route 5 and Route 20 intersection
- > Main Street Pedestrian Enhancements
- > New bus route along State Route 364
- > Canandaigua Feeder Canal Trail
- > Canandaigua Connector Trail
- > Canandaigua-Farmington Trail Connection

The intersection improvements made under the near-term recommendations would provide an adequate detour route to maintain and protect while the SR 332 project is being constructed. The pedestrian and bicyclist improvements on SR 332 will improve the quality of life and walkability of the Main Street commercial area. Ultimately, these improvements will assist in boosting economic development in the City's Central Business District. The three trail

projects will improve pedestrian and bicycle linkages within the region and provide valuable recreation opportunities for the community.

Long-term improvements (10+ years) include:

- > State Route 21 at State Route 488 and Schutt Road
- > Bypass Alternatives Study
- > Additional Park and Ride stations
- > State Snowmobile Trail #4

Improving the SR 21 and SR 488 intersection will help address long term projections for residential and commercial growth on the east side of the study area. After the completion of the intersection and roadway improvements detailed in this report, the bypass options described in Section 6.1 could be reanalyzed if future traffic conditions warranted.

Adding additional Park & Ride stations to the CATS network will improve the functionality of the regional mass transit network and expand its services to the edges of the region.

### **Ontario County Agricultural Enhancement Plan (September 2000)**

The County conducted an Agricultural Enhancement Plan to:

- 1) Create general awareness for community leaders and the general public about the significance, challenges, and economic potential of agriculture in Ontario County;
- 2) Identify agricultural resources in need of protection and present appropriate farmland protection techniques; and
- 3) Present options to strengthen the economic vitality of agriculture and retain productive farmland.

Key findings include:

The agriculture industry in Ontario County faces considerable challenges and obstacles as it evolves from a conventional system to a new form of agriculture, which is more consumer-oriented, regionally connected and specialized.

As the County becomes more urbanized, both internal and external pressures can weaken the economic feasibility of farming.

Although the agricultural industry of Ontario County faces considerable challenges as it strives to adapt to new economic, social, and environmental circumstances, the County also has a number of characteristics, which provide advantages to create new opportunities. Opportunities include:

- > Agri-tourism
  - > Proximity to urban markets
-

- > Diversity
- > Small scale food processing
- > Food Venture Center
- > Cooperatives
- > Wine industry

The Ontario County Agriculture Enhancement Board believes that land use controls alone will not maintain the County's farmland and critical mass of its agricultural community. Economically strengthening agriculture enterprises, increasing public awareness about the importance of agriculture, and gaining supportive local public policies provide the most effective and affordable means to agriculture and sustain farmland.

**Goal 1:** Enhance agricultural economic development.

**Goal 2:** Increase the awareness of the economic and social importance of agriculture.

**Goal 3:** Examine and adjust local government policies to protect farmland and enhance agriculture.

**Goal 4:** Acknowledge and enhance the environmental stewardship of farmers.

Strategies for enhancing agricultural economic development include:

- > Farm business planning and development
- > Integrating agriculture in State and local economic development initiatives
- > Marketing, promoting, and developing local agricultural products
- > Estate planning and ownership transfer
- > Developing agricultural workforce

Strategies for increasing the awareness of the economic and social importance of agriculture include:

- > Educating non-farm public through programs and development of educational materials
- > Strategies for examining and adjusting local policies and actions include:
  - > Addressing infrastructure development
  - > Agricultural conservation easement/purchase of development rights initiatives
  - > Local government finance impacts
  - > Planning review and coordination
  - > County referral review process

Strategies for acknowledging and enhancing environmental stewardship of agricultural businesses include:

- > Support and expand voluntary programs

- > Expand the "Lake Friendly Farmer" program
- > Conduct a public information and education campaign

### **Linking People to the Workplace – County Area Transit System, Ontario County (February 2003)**

In September 1996, the County contracted the management, operation, and maintenance of the countywide public transportation system to Coach USA (formerly known as Progressive Transportation Services), an Elmira-based transit corporation. Through Coach USA, Ontario County offers its residents two types of transportation services: fixed-route and dial-a-ride (DAR). The fixed route system includes five routes that operate 7 days a week on a fixed daily time schedule, except on Thanksgiving and Christmas. Dial-a-ride service operates where fixed route service is not available Monday through Friday from 7:00 A.M. to 7:00 P.M. It is activated upon passenger request and requires 24-hour advance notice to schedule for a particular day and time.

Since its start-up, CATS ridership has continued to increase. Ridership on the fixed route system increased from 120,306 boardings in 1999 to 143,808 boardings in 2002. This represents a growth of 20% since 1999. DAR statistics show a steady increase in ridership from 28,151 boardings in 1999 to 75,157 in 2002. This represents an increase of 167% since 1999.

Although fixed routes have been periodically modified over the years to accommodate an increased demand for the service, area employers continue to cite "transportation" and "transportation access" as major barriers to potential employees in accessing entry-level positions.

The purpose of this study was to examine the system and develop a plan for providing improved linkages between employers and potential employees.

1. Over 50% of DAR ridership is Medicaid related. This is consistent with the 2002 annual ridership figures (75,157 total with 40,045 Medicaid and 33,732 non-Medicaid).
2. The majority of DAR trips occurred in the northwest area of the County.
3. Approximately 37% of passengers were picked up in the City or Town of Canandaigua. Over 14% of DAR passengers traveled completely within Canandaigua. This is mostly due to the Veterans Administration Medical Center and individuals traveling to adult day care centers and other medical related destinations in Canandaigua.
4. Locations in Canandaigua were the most popular in the two-month period for non-Medicaid related trips. Destinations in Victor ranked second. The

primary destinations in the Town of Victor were Eastview Mall and Eastview Dialysis.

In addition to general system-wide recommendations, the study issued recommendations relating to the Town of Victor:

#### **Town of Victor, State Route 251/Fishers Area**

The Town of Victor is a high growth area. Businesses and industries in the State Route 251 area of Fishers in the Town of Victor have indicated an interest in partnering with CATS to provide transportation for employees. For some businesses, their employees travel from Monroe County and are in need of public transportation. There may be an opportunity for CATS to coordinate with the affected or interested businesses and the Rochester Transit Services (RTS) to ensure smooth transfer of employees between the two counties to the job sites.

Potential State, Federal, and local sources to consider for funding report recommendations include:

- > Section 5311 Non-Urbanized Area Formula Program (formerly Section 18)
- > Temporary Assistance to Needy Families (TANF)
- > Community Solutions to Transportation
- > Welfare-to-Work
- > Job Access Reverse Commute Program (federal TEA-21 Funds)
- > Joblinks
- > Public-Private Partnerships
- > Rural Transit Assistance Program (RTAP)
- > Surface Transportation Program (STP)
- > Community Development Block Grants (CDBG)
- > US Department of Agriculture
- > USDA Rural Business Enterprise Grants (RBEG)

#### **Town of Canandaigua Comprehensive plan (2003, Revised 2005)**

In its Comprehensive Plan, the Town of Canandaigua aspires to preserve its natural beauty and resources, agricultural heritage, and high quality of life as it continues to accommodate new growth at the start of the 21st century. The community has expressed a strong desire to maintain the small-town, rural qualities still present through much of the town. At the same time, it recognizes that the region continues to attract new residents, and as a result new commercial activity. The town seeks to manage this growth, organizing it in forms that preserve the best of Canandaigua's character for this and future generations.

To achieve its vision, the Town has established a set of goals to guide decision-making. The recommendations in this comprehensive plan attempt to direct action toward achieving these goals. The goals are to:

- > Maintain Canandaigua's rural character by preserving farmland and supporting efforts to enhance the economic prospects of agriculture.
- > Ensure the protection of all of the town's important natural resources, and in particular, the water quality and scenic qualities of Canandaigua Lake.
- > Conserve significant open spaces throughout the town and create a network of open lands to provide wildlife habitat and potential recreational trail corridors.
- > Maintain a balanced tax base. As the community continues to grow, the cost of providing services (such as schools, recreation, etc.) for new residential development will grow as well. From a fiscal perspective, new residential growth rarely pays for itself in property taxes. Therefore it is important to ensure that the community maintains a balance of residential development, commercial development, and open space.
- > Promote continued commercial and industrial growth in specific development nodes along the Route 332 Corridor recognizing that this is the town's economic and fiscal engine. Increasing the value of the developed areas in this corridor, by focusing development and emphasizing quality design, helps the town to achieve its other goals.
- > Preserve the undeveloped qualities of portions of the Route 332 Corridor that are between the development nodes to ensure that the entire corridor does not become one long commercial strip from the Town of Farmington to the City of Canandaigua. As the primary gateway to the Canandaigua region, the character of this corridor creates a lasting impression for residents and visitors alike.
- > Expand the town's active and passive recreational resources to meet the growing demand for these amenities.
- > Preserve the historic qualities of the Hamlet of Cheshire and enhance the ability of the hamlet to prosper and grow without sacrificing the character that makes it a special place.
- > Ensure the long-term provision of high quality public water and sewer services in areas of the town identified in this plan for continued residential, commercial, and industrial growth. Limit the expansion of urbanizing infrastructure (especially sewer service) in areas of the town where increased growth is not encouraged by the plan such as the "agricultural-residential" areas.
- > Continue to cooperate with the City of Canandaigua and other neighboring municipalities on issues of mutual concern, and look for opportunities to partner in the delivery of services when appropriate.

### **Town of Mendon Comprehensive Plan (2005)**

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.
2. Protect the Town’s natural and historic resources.
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.
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.
5. Assure a high quality of life for Town residents.
6. Provide and maintain public facilities and services that are necessary to protect the health and safety of Town residents.
7. Maintain fiscal responsibility.
8. Encourage cooperation with local boards, private organizations, and other governmental agencies and the involvement of citizens.

The Comprehensive Plan’s 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 must 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.

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.

Recommendation and issue highlights include:

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. Areas Susceptible to Flooding

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.

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.

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 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.

The Plan encourages 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.

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.

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.

### **Town of Perinton Comprehensive Park and Open Space Master Plan (2008)**

The purpose of the Comprehensive Parks and Open Space Master Plan is to provide a plan for, and documentation of, the recreational spaces within the Town of Perinton, New York. The report serves as an update to the 2002 *Master Plan for Recreation and Parks for the Town of Perinton*, developed by Kotz and Associates. The recreational spaces included in the master plan consist of town-designated parks, open spaces and trail systems.

#### *Goals and Objectives*

The Town of Perinton places a high priority on providing its residents ample recreational opportunities, parks and open space. The mission of the Perinton Recreation and Park's Department is:

To provide safe and satisfying recreation programs, well-maintained parks, and clean and comfortable leisure facilities. The Town is committed to provide valued services that enhance the quality of life of current and future residents. The documentation in the plan provides a means to facilitate future planning and management of the parks, open spaces and trails within the Town of Perinton.

In addition to specific recommendations for each park, the Town has addressed the need to provide general improvements across its park, open space and trail systems. General recommendations include the following:

- > Common signage at all park, open space and trail entrances
- > Increased park, open space and trail signage
- > Increased visibility of blazes and other way-finding signs and markers on trails within parks and open spaces
- > Increased parking, especially designated areas for accessing open spaces
- > Improved drainage on athletic fields within the park system
- > Improved universal accessibility within the park system
- > Improved and more diversified programming within designated parks and open spaces

### **Town of Pittsford Resident Survey (2007)**

The Town of Pittsford conducted a Town-wide survey to assess residents' satisfaction with a number of community issues. The survey was mailed to all 9800 residents, with approximately 23 percent returned, both online and on paper. While a survey is not intended to be nearly as exhaustive as a Comprehensive plan, a summary of responses follows.

- > Overall, satisfaction levels are very high among residents who participated in the survey.
- > In addition, the number who was unsatisfied was extremely low in most cases.
- > The fact that such a high percentage of residents responded shows the interest level in the opportunity to provide feedback to the town.
- > Satisfaction levels are high almost across the board.
  - Notable exceptions are satisfaction with "Fiscal Responsibility" and with the Recreation Center facility.
  - In addition, awareness of the town's Strategic Plan is quite low, indicating there may be an opportunity to educate residents.

Of Town facilities, the Recreation Center facility is one of the few areas in the study to receive significant numbers "unsatisfied" or "somewhat unsatisfied" ratings (33%).

### **Town of Pittsford Strategic Plan (2008)**

For the Strategic Plan, the Town leadership staff sets goals, establishes policy and provides the tools necessary to prepare for the future. An annual review of the Strategic Plan will identify new opportunities for growth and improvement. As new priorities are selected, teams are formed to develop an Operation Plan.

Goals of the strategic plan include:

#### *Customer Care and Focus*

Pittsford will understand and anticipate its customers' needs and deliver services that exceed their expectations.

#### *Fiscal Responsibility*

Pittsford will maintain efficiencies that assure the stability of town finances and taxes.

#### *Organizational Effectiveness*

Pittsford will cultivate our workforce and align resources to efficiently deliver programs and services.

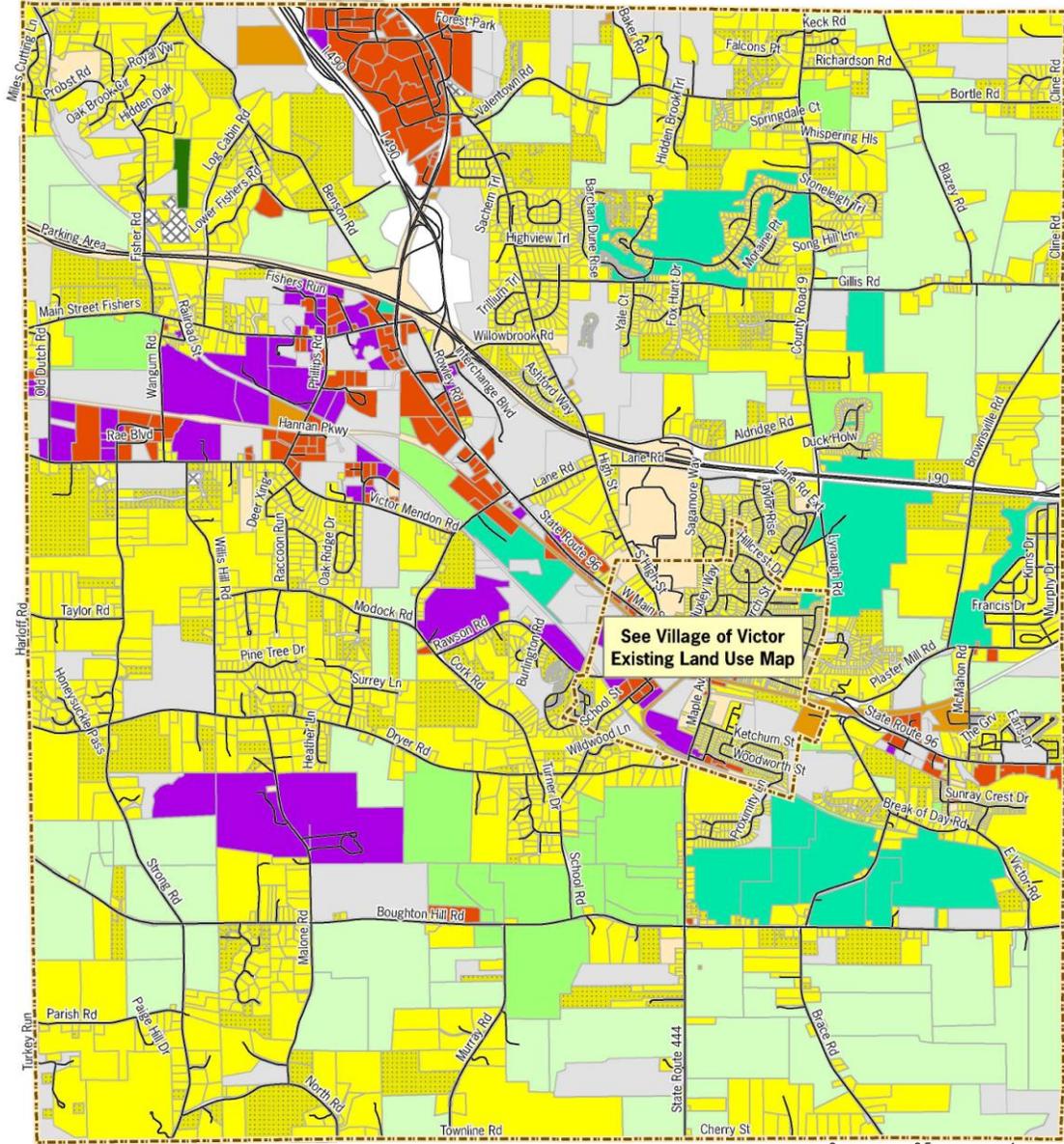
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### *Community Vitality*

Pittsford will strengthen our sense of place and promote relationships that bring our community together.

Relevant recommendations include:

- > Develop a method(s) to increase awareness of neighborhood expectations and issues.
- > Provide a unified message regarding town services and issues.
- > Educate the community regarding the distinctions between overlapping municipal jurisdictions.
- > Monitor long-range plans for replacement and upkeep of aging infrastructure, fleet, facilities and technology.
- > Enhance employee understanding of policies, processes and procedures.
- > Identify and implement best practices.
- > Educate about and market the good value of town services.
- > Develop service standards to maintain town assets within neighborhoods, consistent with residents' maintenance of their properties.
- > Determine resident expectations for a Community Center.
- > Foster a community that welcomes and involves residents of all cultures and backgrounds.
- > Educate residents as to stability of town finances and taxes.
- > Survey residents about ways to improve community vitality.
- > Update the community's Parks and Recreation Master Plan.
- > Develop materials that promote the community of Pittsford.
- > Update the Comprehensive Plan to address the conditions of a built-out community.
- > Monitor the demographics of the community to forecast trends and needs for future programs and services.
- > Work in collaboration with the school district and village to provide opportunities that unite and celebrate the community of Pittsford.
- > Promote and provide opportunities for neighborhood social gatherings and shared activities.
- > Update the transportation element of the Comprehensive Plan to advocate for traffic issues and solutions that fit our community character.



# TOWN OF VICTOR EXISTING LAND USE

April 2009

## KEY

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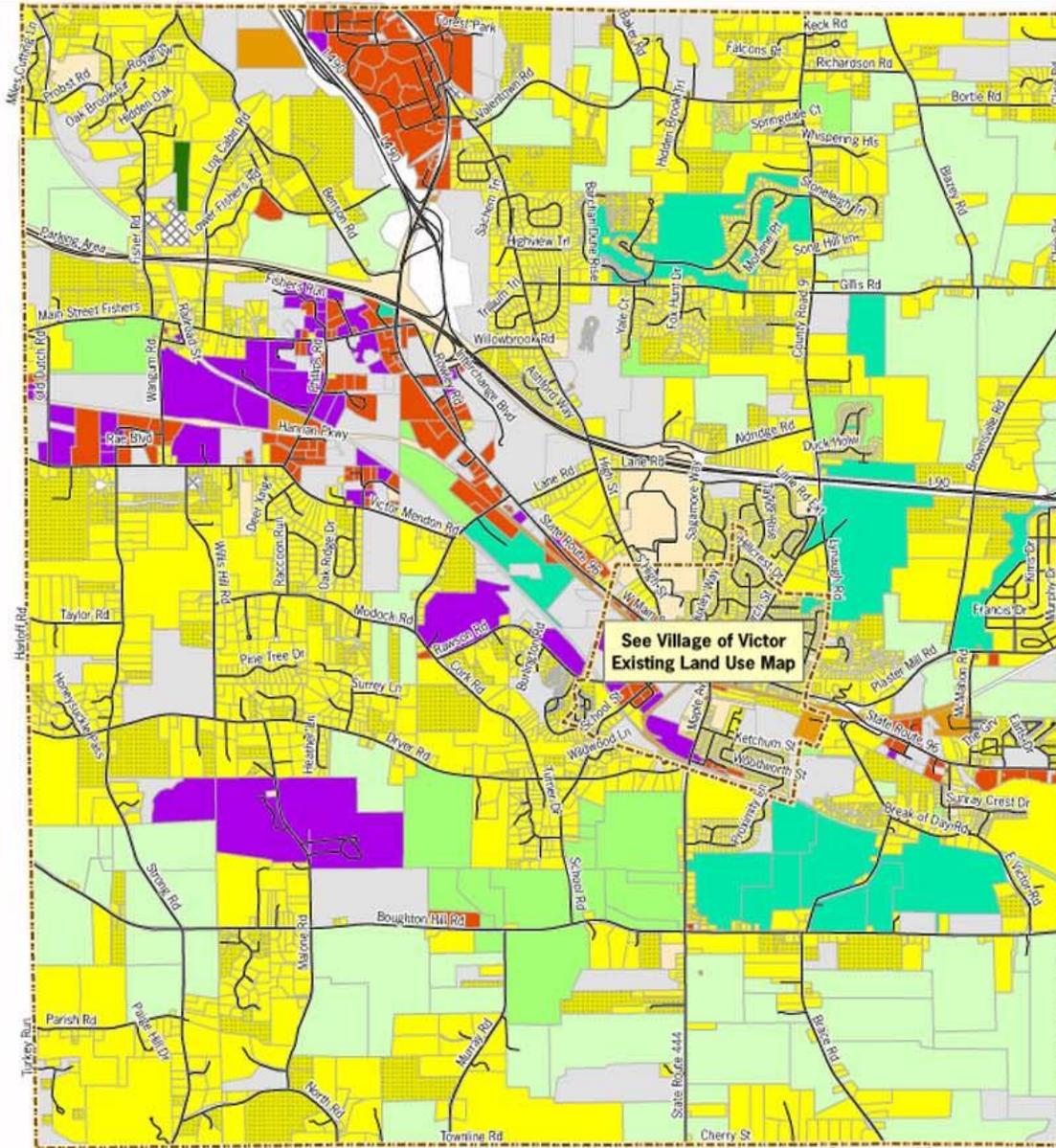
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- VACANT OTHER
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- CIVIC / COMMUNITY SERVICES
- RECREATION
- INDUSTRIAL
- PUBLIC SERVICES
- PUBLIC PARKS
- PRIVATE FOREST
- UNKNOWN
- MUNICIPAL BOUNDARY

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# TOWN OF VICTOR EXISTING LAND USE

April 2009

## KEY

### LAND USE

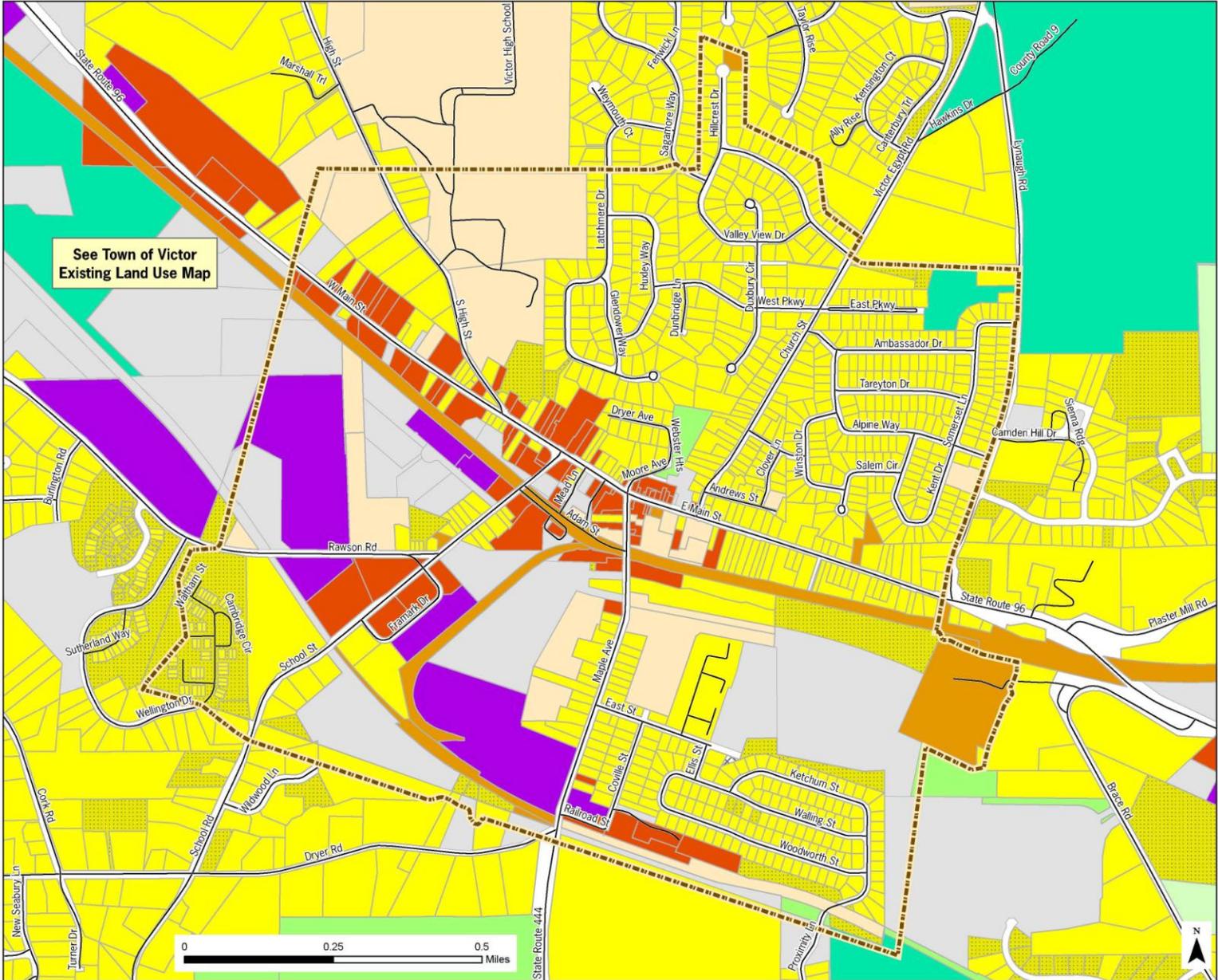
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# VILLAGE OF VICTOR EXISTING LAND USE

April 2009

## KEY

### LAND USE

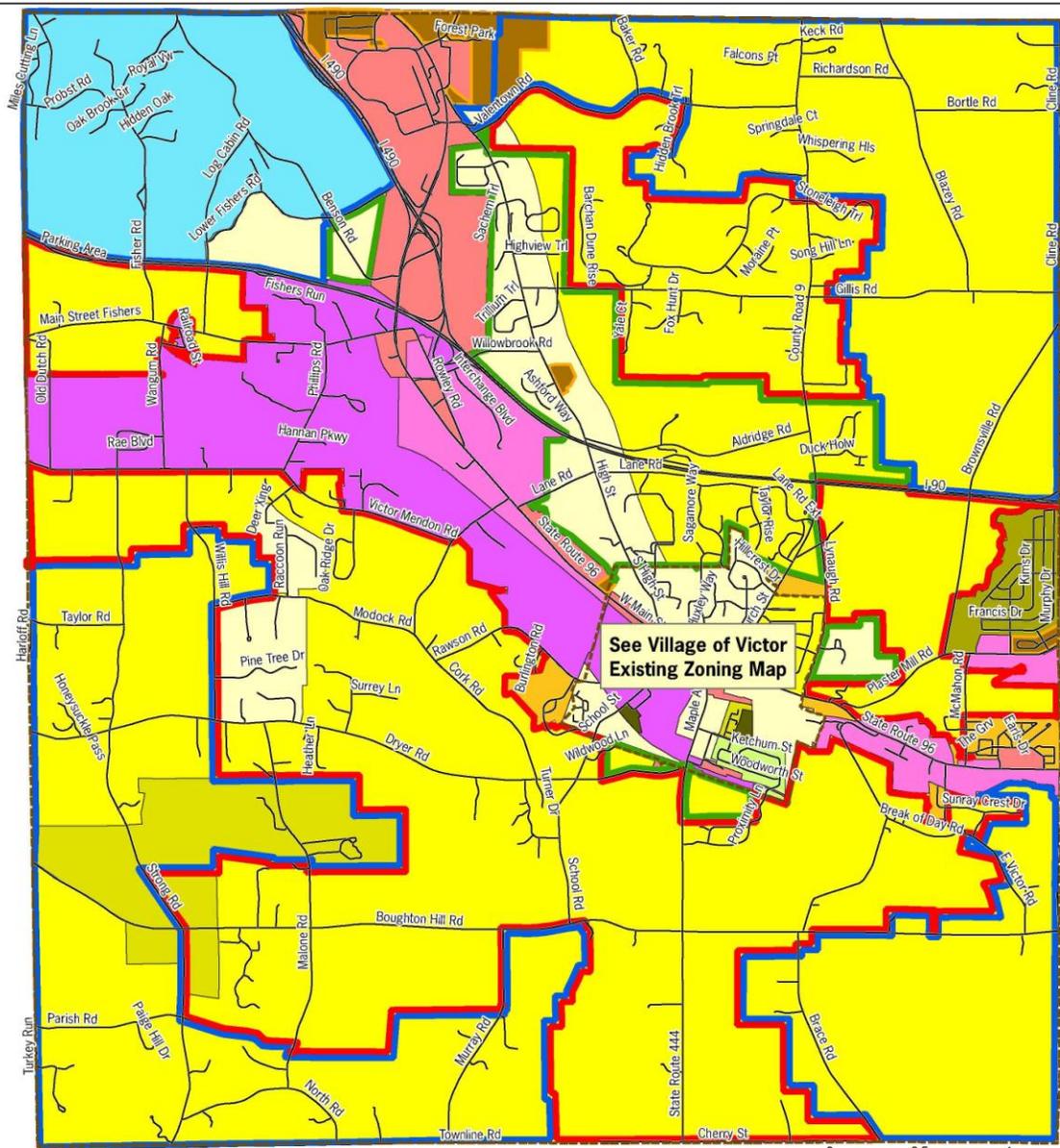
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# TOWN OF VICTOR EXISTING ZONING

April 2009

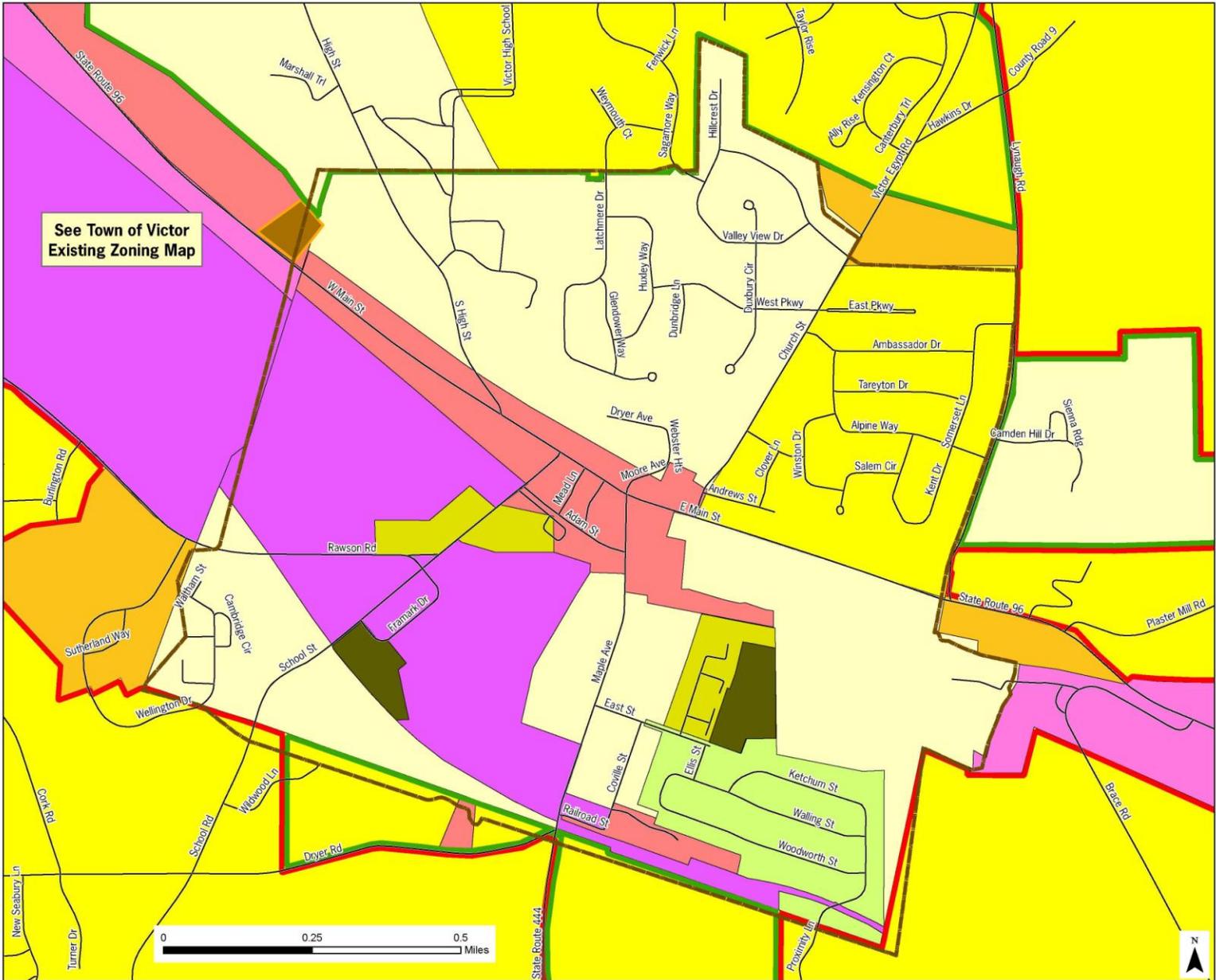
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  - B - RESIDENTIAL (DENSITY = 0.5)
  - C - RESIDENTIAL (DENSITY = 1.0)
  - TOWN PLANNED DEVELOPMENT DISTRICTS
- TOWN ZONING**
- HISTORIC REPRODUCTION RESID
  - RESIDENTIAL - 1
  - RESIDENTIAL - 2
  - RESIDENTIAL - 3
  - MOBILE HOME
  - SENIOR CITIZEN
  - MULTIPLE DWELLING
  - COMMERCIAL
  - COMMERCIAL - LIGHT INDUSTRIAL
  - LIGHT INDUSTRIAL
  - LIMITED DEVELOPMENT DISTRICT
- VILLAGE ZONING**
- R-1 DISTRICT: ONE-FAMILY RESIDENTIAL
  - R-2 DISTRICT: ONE-FAMILY RESIDENTIAL
  - R-3 DISTRICT: MULTIPLE-RESIDENTIAL
  - SCR-3 DISTRICT: SENIOR CITIZEN MULTIPLE RESIDENTIAL
  - HR-2 DISTRICT: HISTORICAL REPRODUCTION RESIDENTIAL
  - B DISTRICT: BUSINESS
  - I DISTRICT: INDUSTRIAL
  - TOWN PLANNED DEVELOPMENT DISTRICTS
  - MUNICIPAL BOUNDARY

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# TOWN OF VICTOR EXISTING ZONING

April 2009

- KEY**
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  - R-2 DISTRICT: ONE-FAMILY RESIDENTIAL
  - R-3 DISTRICT: MULTIPLE-RESIDENT
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