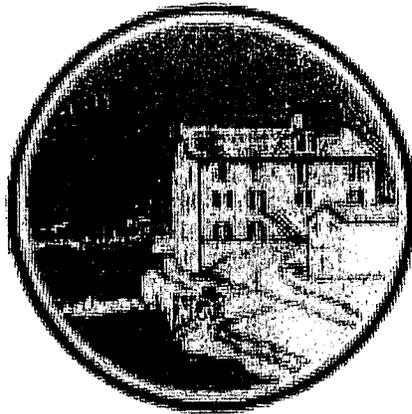


Town of Mendon Comprehensive Plan

BACKGROUND INFORMATION



May 23, 2005

Introduction

The **Background Information** includes:

- descriptions of existing conditions
- summaries of relevant plans, programs and regulations; and
- descriptions and evaluation of various tools and techniques available to the Town to address the issues

The information is organized into sections that correspond to those in the policy section of the Comprehensive Plan:

- Land Use Overview
- Natural Resources
- Farmland and Agriculture
- Housing and Residential Development
- Business and Economic Development
- Transportation and Utilities
- Parks, Recreation and Open Space
- Historic Resources
- Government Services

Planning Context

Numerous existing plans, programs and regulations provide the context for the Comprehensive Plan Update—2004. Information and analyses contained in the following Town plans were utilized in preparing this document:

Town of Mendon Comprehensive Plan 2015 (Adopted 1993)

The Town of Mendon Comprehensive Plan 2015 was adopted by the Town Board in 1993. The Plan's major goals were as follows:

- Protect the existing community character and the viability of the Town's agricultural areas
- Maintain and enhance the environmental qualities of the Town
- Encourage economic development to occur at a scale that is consistent with protecting the community's rural character, and the established hamlet and village settings
- Provide a wide choice in housing styles, create opportunities for housing to be available to a diversified range of incomes, and participate with other entities in helping to keep housing affordable
- Provide the various community facilities and services that are needed to support the preferred pattern of development in an efficient and effective manner; and
- Maintain a functional transportation system.

The Plan included an inventory of existing conditions, a land use plan, and recommended actions.

Mendon Hamlet Master Plan (1996)

In 1996, the Mendon Town Board adopted the Mendon Hamlet Master Plan as an amendment to the Comprehensive Plan. The main goals of the Hamlet Master Plan were to preserve the existing residential qualities of the Hamlet area and to enhance the economic viability of its business district. The Master Plan defined the Hamlet boundaries and established an overall development theme to be used as a guide for all subdivision, site plan and zoning approvals occurring within the area.

Four subcommittees contributed to the preparation of the Mendon Hamlet Master Plan: Historic & Architectural; Transportation & Utilities; Parks, Recreation, Landscaping & Open Space; and Land Use & Zoning. The Hamlet Master Plan includes general goals and policy statements, specific recommendations and schematic designs for several Plan elements.

The Master Plan included recommendations for the central "Core Area" and "Transition Area" within the larger "Hamlet Planning Area." (See

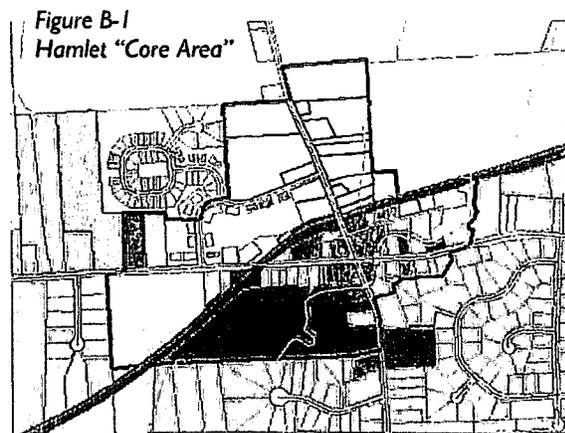


Figure B-1) The "Mendon Hamlet Master Plan" examined existing land use and structures and identified constraints and opportunities for the redevelopment of parcels within the central area of the Hamlet. It also addressed signage, off-street and on-street parking needs and solutions and recommended modifications to the Town's existing zoning to better accommodate the needs of the Hamlet area's existing lot configurations.

The Mendon Hamlet Master Plan delineated proposed street lighting districts and sidewalk districts and presented an overall streetscape plan, including a street tree planting plan. It noted that the sidewalk improvement program needs to be closely coordinated with the County of Monroe to ensure that future development of the Lehigh Valley Trail would complement the Hamlet's pedestrian circulation plans.

Town of Mendon Utilities Master Plan (1998)

The Town of Mendon Utilities Master Plan was adopted by the Town Board in 1998 as an official amendment to the Comprehensive Plan. The Utilities Master Plan includes information and recommendations regarding water supply, sanitary sewers, natural gas, electric power, and street lighting.

Town of Mendon Open Space, Parks and Recreation Master Plan (2001)

The Town of Mendon Open Space, Parks & Recreation Master Plan was adopted in 2001. This document includes an inventory of natural resources, farmland, other open space and scenic resources and presents goals, objectives and recommended actions for protecting these resources. The plan established the following priorities for protecting land:

1. Ecological and geological resources
2. Agricultural resources
3. Scenic vistas and corridors
4. Historic and archaeological sites.

The document also included recommendations for the acquisition and development of parks and recreational facilities. The Master Plan provided the basis for the Town's current EPOD regulations.

Residents Survey (2003)

In 2003, the Town of Mendon contracted with the Center for Governmental Research (CGR) to conduct a survey of taxpayers. The survey was conducted primarily using the internet. Taxpayers who did not have access to the internet were provided with paper surveys.

The survey included questions on growth and development, housing, public services, economic development and historic preservation.

The results of the survey indicated broad support for protecting open space, including farmland, woodlots and scenic corridors and for increased Town-Village cooperation in the provision of government services such as highway maintenance and courts. Many respondents submitted written comments detailing specific concerns and suggestions.

Regulatory Context

Existing regulations provide the context for the policies of this Comprehensive Plan Update. This section describes the Town's zoning regulations, Development Criteria and Design Standards, and the NYS Building Code. Other relevant plans, programs and regulations are described in the topical sections.

Zoning

New York State law gives towns the authority to regulate land uses through zoning regulations and specifies the proper procedures for administering zoning regulations. Mendon's zoning local law was enacted by the Town Board to regulate the location, type and density of development that may be constructed in the Town outside the Village of Honeoye Falls. The Town's zoning regulations divide the Town into residential, business and industrial districts as depicted in Map B-1.

Residential Development

The Town's zoning regulations establish basic requirements for density/ lot size, setbacks and lot coverage as well as the types of housing (single family, two-family, townhouse, etc.) that are permitted.

Most of the Town is zoned for RA-5 and RA-1. Areas of RA-2 zoning consist of pre-existing smaller lots located within the larger RA-5 district in the northwest quadrant of the Town, and in an area in the southwest portion of the Town. The RS-30 Suburban Residential district includes land adjoining the Village of Honeoye Falls and the Hamlet of Mendon.

Single family residences are permitted uses in the RA-1, RA-2, RA-5 and RS zoning districts. Permitted densities range from 30,000 sq. ft. per dwelling in the Residential Suburban (RS) district to 5 acres per dwelling in the RA-5 district. If open space is preserved as part of the development design, smaller lot sizes may be permitted by the Planning Board through the "clustering" process. Other innovative designs and mixed use developments may be permitted in Planned Unit Developments.

The zoning regulations permit innovative development designs through clustering and planned unit development. A Planned Unit Development that was constructed in the 1970s is located in the northwestern portion of the Hamlet of Mendon. Existing clustered subdivisions are depicted on the zoning map.

Zoning regulations require that dwellings have a minimum habitable floor area of 1,000- 1,200 sq. ft. for one-story dwellings and 1,200-1,500 for other dwellings. The smaller house sizes are permitted in the RS district.

Home occupations are allowed with a special permit in all residential zoning districts. Up to two non-resident employees may be employed in the business.

Environmental Protection and Open Space

The Town has established the following nine Environmental Protection Overlay Districts (EPODs) as part of its zoning regulations. Regulations affecting development in designated EPODs apply in addition to the regulations of the underlying zoning district. The EPOD regulations allow the Planning Board to restrict development in areas where these features are present.

- EPOD 1 Wetland Protection Overlay District
- EPOD 2 Steep Slope Protection Overlay District
- EPOD 3 Watercourse Protection Overlay District
- EPOD 4 Scenic Vista Protection Overlay District
- EPOD 5 Historic Site Protection Overlay District
- EPOD 6 Waste Disposal Site Protection Overlay District

-
- EPOD 7 Woodlot and Timber Harvesting Protection Overlay District
 - EPOD 8 Flood Damage Prevention Overlay District
 - EPOD 9 Soils Susceptible to Ponding

Business Development

The Community Business zoning district is located in and around the Hamlet of Mendon, and northwest of the intersection of State Routes 251 and 64.

Land zoned for industrial use is located west of the Village of Honeoye Falls.

Design Criteria and Construction Specifications

The Town of Mendon has adopted Design Criteria and Construction Specifications for Land Development. The purpose of the manual is to: provide for the orderly development of property within the Town of Mendon; assure proper design and construction of facilities which will be turned over to or maintained by the Town of Mendon to protect the health and general welfare of the community; and to prevent the depreciation of property values.

The document establishes procedures for development reviews by the Town, including the various responsibilities of the Town Planning Board and Conservation Board, the establishment of Letters of Credit, and the establishment of special districts. The document includes technical criteria and requirements for the design of streets and roads, storm drainage and storm water management facilities, erosion control, flood hazard prevention, dust control, sanitary sewer facilities, water supplies, intersection lighting, mailbox and post placement and identification of house numbers, as well as provisions for easements and grants. Construction requirements and details address roads and streets, watermains and appurtenances, catch basins, storm drains, sanitary sewers, grading, seeding, planting of trees, concrete sidewalk construction and lighting.

NYS Building Code and Property Maintenance Code

New York State has established regulations for housing construction, habitable space and property maintenance. The regulations are administered and enforced by the Town's Code Enforcement Officer.

Relevant Plans, Programs and Regulations

Numerous plans, programs and regulations of government agencies other than the Town of Mendon affect planning policies and recommendations in the Mendon Comprehensive Plan. State and Federal regulations may supersede Town authority to regulate or manage certain types of land uses. County and regional plans affect resources within the Town. County and State programs offer financial assistance for community and economic development. Private organizations complement Town programs and initiatives.

The following list identifies the plans and programs that are summarized in "sidebars" within the topical sections of this document. The government agency responsible for administering the program or regulation is noted in parentheses.

Natural Resources

- NYS wetlands regulations (NYS DEC)
- Federal wetlands regulations (Army Corps of Engineers)
- Stream classifications and numbering (NYS DEC)
- Mined Land Reclamation (NYS DEC)
- Hazardous waste site remediation (NYS DEC)
- Flood Insurance (FEMA)
- State Pollution Discharge Elimination System—SPDES (NYS DEC)

Farmland and Agriculture

- Agricultural District Program (Monroe County, NYS Dept. of Agriculture & Markets)
- Monroe County Agriculture and Farmland Protection Plan (Monroe County)

Land Use Overview

Regional Location

The Town of Mendon is located in the southeast portion of Monroe County, adjacent to Livingston County on the south and Ontario County on the east. Mendon is bordered on the north by the Town of Pittsford, on the west by the Towns of Rush and Henrietta, on the south by the Towns of Lima and West Bloomfield, and on the east by the Town of Victor. The Village of Honeoye Falls is contained within the southwestern portion of the Town. (see Map B-2: Regional Location).

Overview of Existing Land Use

The two historic centers of population and commerce in the Town are the Village of Honeoye Falls and the Hamlet of Mendon. The pattern of land use outside of these centers is a mix of open space, active agricultural operations and residential development. Map B-3 depicts the existing land use in the Town by tax parcel as of June 2004. Table I summarizes the number of parcels and land area by tax parcel classification.

Existing Land Use

In 2004, there were approximately 2,625 parcels of the land in the Town. (See Table I) This represents an increase of 9% from the 2,399 parcels reported in 1993.

A total of 117 parcels, comprising 28% of the Town's total land area, were identified on the Town's assessment rolls as being actively farmed. This represents a reduction of 18% from the 143 agricultural parcels in 1993.

In 2004, there were 2,056 parcels of residential land, comprising 46% of the Town's land area. The number of parcels increased by 29% from the 1,594 reported in 1993.

Vacant lands occupied 16% of the Town's land area in 2004. The number of vacant parcels decreased from 556 in 1993 to 523 (a decline of 33, or 6%) in 2004.

A total of 40 parcels were classified as commercial or storage, representing a decrease from 48 in 1993. Most of the commercial development is concentrated in the Hamlet of Mendon. Commercial uses occupy less than 1% of the land area of the Town.

No manufacturing sites were identified in 2004. This compares with two in 1993. Three parcels with sand and gravel operations occupy 191 acres in the Town. Parcels used for public utilities include facilities for electricity, natural gas, water supply and telephone.

Mendon Ponds Park and other public and private parks and recreational facilities occupied approximately 1,777 acres in the Town, and comprised 8% of the Town's total land area.

Mendon Hamlet

The historic Hamlet of Mendon offers a distinct environment for business and residential neighborhoods. It is the only area in the Town outside the Village of Honeoye Falls that has a concentration of business uses within walking distance of residential neighborhoods.

Retail and service businesses within the Hamlet are concentrated at the intersection of Route 64 and Route 251 and within the Planned Development District along the south side of Assembly Drive.

Much of the Town's older housing stock is located within the Hamlet, primarily near the "four corners" along State Routes 251 and 64 and along Mill Road. In addition, residential apartments are located above many of the storefronts in the business district.

Recreational facilities within the Hamlet include the Lehigh Valley Trail, a baseball field and children's playground. Community services include St. Catherine's Catholic Church, St. Mark's Lutheran Church and the Mendon Fire Hall. Streams and the Lehigh Valley Trail provide additional opportunities for recreation within the Hamlet.

Natural Features

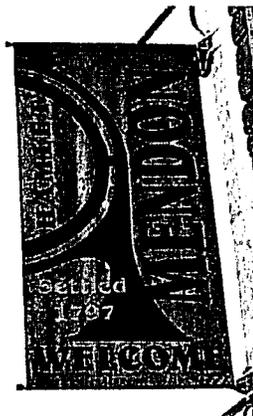
Irondequoit Creek and Honeoye Creek are two major streams that traverse the Town. Wetlands, smaller streams, and significant geological features are also found in the Town. Additional information about these features are included in the Natural Resources & Environmental Protection section of this document.

Agricultural

Agriculture continues to be a viable industry in Mendon. Approximately 6,000 acres (29% of the Town's land area) are in parcels that are utilized for agriculture. Additional information about agriculture in the Town is presented in the Farmland and Agriculture section.

Residential

Residential development in the Town consists primarily of rural single family dwellings along existing roads and in residential neighborhoods. Residential subdivisions are primarily located near Mendon Ponds Park, within the Hamlet of Mendon, in the southeast portion of the Town and along Plains Road in the western portion. Tax parcel data (see Table 1) indicate that nearly one-half (48%) of the Town is occupied by residential parcels. Land devoted to residential use in Mendon is equally divided between large lots (>10 acres) and smaller lots (10 acres or less). Additional information is presented in the Housing and Residential Development section.



Relevant Plans, Programs & Regulations (Continued)

Housing and Residential Neighborhoods

- Home Investment Partnerships Program (HOME) (Monroe County)

Business and Economic Development

- Empire Zone Program (Monroe County)
- Monroe County Industrial Development Corporation (MCIDC) Programs (Monroe County)
- County of Monroe Industrial Development Agency (COMIDA) Programs (Monroe County)

Transportation and Utilities

- Transportation Improvement Program (Genesee Transportation Council)
- Community Development Block Grant Program (Monroe County)
- NYS Department of Transportation
- Monroe County Department of Transportation

Parks, Recreation and Open Space

- Regional Trails Initiative
- NYS Office of Parks, Recreation and Historic Preservation Grant Programs (NYS OPRHP)

Historic Resources

- NYS Office of Parks, Recreation and Historic Preservation Grant Programs (NYS OPRHP)
- National Register of Historic Places

Government and Community Services

- School District planning program

Relevant Plans, Programs & Regulations (Continued)

Plans and Regulations of Neighboring Communities

- Village of Honeoye Falls
- Town of Pittsford
- Town of Victor
- Town of Lima
- Town of Rush
- Town of West Bloomfield

Business and Industrial

Business development outside of the Village of Honeoye Falls is concentrated in the Hamlet of Mendon. A total of 39 business parcels occupy 36 acres in the Town, including one 16-acre cold storage facility and three kennels or veterinary clinics.

Two operating gravel mines occupy 191 acres in the Town. One of the mines (Ridings of Mendon) is located southwest of the intersection of Sawmill and Chamberlain Roads. The other is along the west side of Plains Road south of the Lehigh Valley Trail.

Additional information is presented in the Business and Economic Development section.

Transportation and Utilities

The two major north-south State highways in the Town are NYS Route 64 and Route 65. NYS Route 64 passes through the Hamlet of Mendon in the eastern portion of the Town. NYS Route 65 passes through the Village of Honeoye Falls. Route 251 extends east-west across the central portion of the Town. A total of 43.5 miles of County highways and 52.5 miles of Town roads serve the Town. Map B-4 depicts the jurisdictions of highways.

The NYS Thruway passes through the northeast portion of the Town. The nearest exits are in Victor (two miles to the east) and in Henrietta at Route 390 (four miles to the west).

Water service is available to most of the developed land in the Town. Due to hydraulic constraints, service is not available to land located above 770 feet in elevation. Currently, there is no public sewer service in the Town outside of the Village of Honeoye Falls.

One natural gas transmission line and an overhead electric transmission line and their associated rights-of-way extend through the Town.

Additional information is presented in the Transportation and Utilities section.

Parks and Recreation

Mendon Ponds Park occupies approximately 1,378 acres in the northwest portion of the Town. Other recreational facilities in the Town include the Great Bend Park, Green Hills Golf Course on Route 64 south of the Hamlet, the Village Park and Gleason recreational center west of the Village, and the Town's Semmel Road Park.

The Lehigh Valley Trail, which is owned and maintained by Monroe County, occupies the former railroad right-of-way and extends east-west through the central part of the Town. The Monroe County Parks Department maintains a 61-acre parcel along the south side of the Trail just west of Clover Street (Route 65).

Additional information is presented in the Parks, Recreation and Open Space section.

TABLE 1
Land Use by Tax Parcel - 2004
Town of Mendon (outside Village of Honeoye Falls)

Assessor's Property Classification	# Parcels	Total Area (Acres)	% Total Land Area (Acres)	% Total Taxable Assessment
105 Vacant, Productive Agricultural Land	84	3,780.34	17.5%	1.8%
112 Dairy	2	127.20	0.6%	0.1%
117 Horse Farm	8	544.87	2.6%	0.7%
120 Field Crops	22	1,576.41	7.3%	1.1%
170 Nursery	1	8.06	0.0%	0.0%
Total Agricultural	117	6,035.87	27.9%	3.7%
210 Single Family Residence	1,816	5,111.26	23.6%	75.8%
220 Two Family Residence	12	31.82	0.1%	0.4%
230 Three Family Residence	1	14.70	0.1%	0.0%
240 Rural Residence (>10 acres)	220	4,772.03	22.0%	12.6%
241 Rural Residence and Agriculture	2	68.89	0.3%	0.1%
250 Estate Residential	4	48.89	0.2%	0.7%
411 Apartments/Condominium	1	0.75	0.0%	0.0%
Total Residential	2,056	10,048.44	46.4%	89.7%
300's Vacant	365	3,418.76	15.8%	3.5%
Total Vacant	365	3,418.76	15.8%	3.5%
422 Diners and Luncheonettes	2	0.06	0.0%	0.0%
425 Bar	1	0.21	0.0%	0.0%
432 Service and Gas Station	2	1.58	0.0%	0.1%
433 Auto Body, Tire Shops, Auto Sales	1	6.51	0.0%	0.1%
460 Retail Services	1	0.46	0.0%	0.0%
465 Dealerships (other than auto)	1	3.70	0.0%	0.0%
464 Office Building	1	0.08	0.0%	0.1%
465 Professional Building	14	0.46	0.0%	0.4%
472 Dog Kennels, Veterinary Clinics	3	16.17	0.1%	0.2%
480 Multi-Use Commercial	1	0.25	0.0%	0.0%
482 Downtown Row Type (detached)	5	1.36	0.0%	0.1%
483 Part Commercial/Part Residential	4	1.60	0.0%	0.1%
484 One Story Small Structure	3	3.45	0.0%	0.1%
Total Commercial	39	35.89	0.2%	1.2%
534 Social Organization	1	17.60	0.1%	0.1%
552 Public Golf Course	1	153.40	0.7%	0.4%
553 Country Club	1	38.36	0.2%	0.1%
557 Other Outdoor Sports	1	8.50	0.0%	0.0%
591 Playground	2	74.40	0.3%	0.0%
612 Schools	1	38.65	0.2%	0.0%
620 Religious Institution	3	11.69	0.1%	0.0%
661 Highway Garage	1	18.37	0.1%	0.0%
662 Police and Fire Protection	1	4.83	0.0%	0.0%
662 Recreational Facilities	1	18.18	0.1%	0.0%
695 Cemetery	8	11.19	0.1%	0.0%
962 County Park	13	1,378.45	6.4%	0.0%
963 Public Parks and Recreation Areas	4	105.92	0.5%	0.0%
Total Public & Community Service	38	1879.54	8.7%	0.6%
446 Cold Storage	1	16.31	0.1%	0.0%
721 Sand and Gravel	3	190.75	0.9%	0.1%
Total Industrial, Storage and Mining	4	207.06	1.0%	0.1%
822 Water Supply	2	17.34	0.1%	0.0%
831 Telephones	1	0.06	0.0%	0.0%
872 Electric Substation	1	1.00	0.0%	0.3%
873 Gas Measuring Station	2	9.97	0.0%	0.8%
Total Utilities & Transportation	6	28.36	0.1%	1.1%
TOTAL:	2,625	21,654	100.0%	100.0%

SOURCE: Real Property Tax Records provided by the Monroe County Department of Planning, 2004

Existing Plans, Programs and Regulations

State Environmental Quality Review Act (SEQR)

All municipalities must follow the State Environmental Quality Review (SEQR) process before acting on any funding or development approval. The SEQR process provides a framework for government agencies to evaluate the potential impacts of their actions on the environment. Nearly all site plan, subdivision, variance, and rezoning applications are subject to review, as well as actions that involve the purchase of property or the change in use of buildings or land. The Town of Mendon Conservation Board assists in the evaluation of environmental impacts.

The Town Planning Board, Zoning Board of Appeals and Town Board have consistently utilized the State Environmental Quality Review (SEQR) process to ensure that development does not have an adverse impact on the environment. By requiring developers to document any potential environmental impacts of a project, the regulations ensure that the potential environmental impacts of a development proposal are considered by the local boards during the review process.

DEC Stream Classification

Certain portions of Irondequoit Creek, Honeoye Creek and Trout Creek are classified and protected by regulations administered by the NYS Department of Environmental Conservation (DEC). Permits are required from the DEC for any alteration or activity affecting the bed or banks of these streams.

Streams are "classified" and regulated by the DEC if the water quality is suitable for such uses as drinking water, swimming or fish habitat. Streams may be further classified as water suitable

Natural Resources

Drainage Basins and Waterways

The Town of Mendon is divided into two major watersheds: Irondequoit Creek and its tributaries, and Honeoye Creek and its tributaries. The Irondequoit Creek watershed includes land in the eastern portion of the Town. Surface runoff in this watershed drains north and east into Irondequoit Bay and then to Lake Ontario. On the west side of the Town, surface water drains into Honeoye Creek and its tributaries, which flow north and west into the Genesee River and then to Lake Ontario.

Map B-5 depicts the Town of Mendon waterways and drainage basins. The major waterways are Irondequoit Creek, Honeoye Creek and Trout Creek.



Honeoye Creek (Source of photo: Mendon Foundation website)

Floodplains

Floodplains have been delineated along Honeoye Creek and Irondequoit Creek as well as some of the tributaries of these streams (see Map B-6). Floodplains encompass the "floodway areas" as well as the "flood hazard areas."

"Floodway" areas are those where flooding increases the water depth by one foot or more. These areas are prone to the most frequent and severe types of flooding and may carry high velocities of water. "Flood hazard areas" are located along Honeoye Creek and Irondequoit Creek and their tributaries, and are identified in the Town's National Flood Insurance Study prepared by the Federal Emergency Management Agency (see sidebar). Map B-6 identifies the locations of the federally designated areas of special flood hazard within the Town.

Floodplains regulations require buildings to be constructed above the 100-year flood elevations and require mitigating features to be incorporated within structures developed within the floodplain. Filling and development of structures are restricted within floodways.

Wetlands

Wetlands occur where the groundwater level approaches or covers the land surface. Wetland boundaries are generally determined by the existence of dominant aquatic or semi-aquatic vegetation types, soil types and hydrology.

Wetlands are regulated by both State and Federal government agencies (see sidebar). The location of regulated wetlands are depicted in Map B-7.

Wetlands act as natural flood control devices to detain or retain excess runoff during storm events and to trap silt and nutrients from storm waters. When development is constrained from encroaching into these wetland areas they perform a valuable (natural opportunity) pollution control function.

Freshwater wetlands protect and support surface and sub-surface water resources by augmenting stream flows during dry periods and recharging groundwater aquifers. They also provide valuable natural habitat areas for a wide variety of wildlife. In this capacity, they serve as a valuable resource for recreation and open space.

Woodlots

Many of the wooded areas in Mendon are located within freshwater wetlands and areas with steep slopes. The largest woodlot in the Town outside of Mendon Ponds Park is located in a wetland and the adjacent steep slope area along the Lehigh Valley Trail. Ten of the other woodlots in the central and northwestern part of Town are associated with DEC regulated wetlands. The Hopper Hills area in the southeastern portion of the Town is also heavily wooded primarily because of its steep slopes. Other woodlots cover steep slopes along the stream banks of Honeoye Creek and its tributaries in the southwestern part of the Town. Map B-8 depict existing woodlots in the Town.

Younger woodlots are developing as agricultural land has been abandoned. The existing open areas south of Cheese Factory Road on both sides of Irondequoit Creek are examples of emerging woodlands that are providing habitat and a source of food for deer. In addition, several evergreen plantations have been established on lands formerly used for crop farming.

Steep Slopes

The steepness of the slope of land affects the suitability of land for development. Sites containing slopes with a 3 to 8 percent grade generally are acceptable for development. Slopes of 8 to 15 percent may affect road and driveway construction, the installation of utilities, storm water runoff, soil erosion, and the cost of construction. These limitations can usually be overcome with careful site planning and by absorbing the additional development cost.

Slopes of 15 percent (or greater) present considerable constraints to development and require a significant investment of funds to adequately control erosion before, during and after construction. Disturbance of existing vege-

Existing Plans, Programs and Regulations (Continued)

for trout (T), or suitable for trout spawning (TS). The classification is based upon the concentration of coliform bacteria, pH, dissolved solids and dissolved oxygen.

Streams classified as Class C (T) or higher are protected by the DEC. In Mendon, all ponds and sections of streams are protected by the DEC. Class B surface waters include Honeoye Creek north (downstream) of the Village and seven streams and ponds in Mendon Ponds Park. The Class C (T) surface waters in the Town are Irondequoit Creek from the Victor town line upstream through the Hamlet of Mendon and two tributaries of Irondequoit Creek.

Streams are also numbered for identification purposes using a numbering system developed by Monroe County as part of the 1972 County of Monroe Drainage Study.

Flood Protection Regulations

The Town has enacted a Flood Damage Prevention Local Law which limits development within delineated special flood hazard areas. These federally mandated regulations prohibit development within the floodway areas and restrict development (including excavating and filling operations) within other areas of special flood hazard. In addition, they also affect the Town's participation in the National Flood Insurance Program and the eligibility of property owners to obtain flood insurance coverage.

State and Federal Wetlands Regulations

New York State's Freshwater Wetlands Act and regulations protect all delineated wetlands of 1/4 acres or more in size. The freshwater wetlands in the Town that are regulated by the NYS

Background Information

Existing Plans, Programs and Regulations (Continued)

Department of Environmental Conservation (DEC) are depicted on Map B-7. State regulations also restrict development within the adjacent one hundred foot buffer area that extends beyond the delineated limits of the wetland.

In addition to the State's Freshwater Wetlands, development that affects wetlands smaller than 12.4 acres are regulated by the federal government through the U.S. Army Corps of Engineers.

Floodplain Regulations

The EPOD-8 Floodplain regulations were adopted by the Town Board to administer the National Flood Insurance program. The regulations reference the Flood Insurance Rate Map and Flood Hazard Boundary Maps prepared by the Federal Emergency Management Agency (FEMA). They require a development permit prior to the start of construction or any other development within a designated flood hazard area.

The regulations include standards for construction within flood hazard areas, and provides for appeals and variances.

Mined Land Reclamation Law

The NYS Mined Land Reclamation Law requires mine operators to obtain a permit from NYSDEC. The permit establishes operating standards and requires a plan for reclamation of the land once mining is complete. The law requires mine operators to post a bond in an amount sufficient to ensure that the land is reclaimed.

Town zoning regulations prohibit the expansion of the two existing sand and gravel mines. Local regulations direct the Town to participate in the permit review and monitoring process for the existing mines.

tation on these slopes often results in increased rates and volumes of surface runoff. Excessive grading and cuts and fills may result in concentrating or redirecting storm water and may even encourage slippage or slope failure. Map B-9 identifies those areas in the Town where slopes are greater than 15 percent (a 15 foot rise in elevation over a 100 foot horizontal length).

Mined Land

There are two sites within the Town that have valid DEC mining permits. One is the sand and gravel pit on the west side of Plains Road. The other is located on Sawmill Road in the central portion of the Town. A stone quarry located in the Town of Rush extends into the extreme southwest corner of the Town, off of Honeoye Falls No. 6 Road.

Excavation activities are regulated by the DEC under the NYS Mined Land Reclamation Law. The Town's zoning regulations restrict mining and excavation to the General Industrial zoning district, located in the southwestern portion of the Town south of Honeoye Falls Road No. 6 and east of the Rush-Lima Road. A special use permit is required from the Town Board. Elsewhere, excavation activities have been banned by the Town of Mendon.

Hazardous Waste Sites

There are eight (8) confirmed former Waste Disposal Sites in the Town (see Map B-10.) The Semmel Road site, formerly listed by the State DEC and Health Department as an inactive hazardous waste disposal site, has since been removed from that list because no evidence of hazardous waste disposal was found.

Unique Geological Sites

Significant geological features in the Town include drumlins, eskers and kames. The ponds and hills in Mendon Ponds Park have been recognized for their geological significance through designation as a Natural Landmark.

Existing Conservation and Environmental Protection Programs—Town of Mendon

Town of Mendon Environmental Conservation Board

The Town of Mendon Environmental Conservation Board (ECB) reviews all development applications that affect land included in the mapped Environmental Protection Overlay Districts. The ECB also maintains the Open Space Index and addresses other environmental and resource conservation issues as directed by the Town Board.

Town of Mendon Open Space Index

In 1994, the Town of Mendon Environmental Conservation Board (ECB) updated the Town's open space index which was originally prepared in 1974. The Open Space Index includes an inventory of open areas, including wetlands, streams, woodlots, steep slopes, groundwater aquifers, and scenic vistas.

The Open Space Index identifies 16 "Conservation Open Areas" that are recommended for preservation. Any development proposal that affects land within these areas must be reviewed by the ECB. The Conservation Open Areas Map depicts significant agricultural open areas, environmental open areas, streams, wetlands, woodlots and connecting wildlife corridors.

Town of Mendon Environmental Atlas

The Town of Mendon maintains an "Environmental Atlas" using the Town's Geographic Information System (GIS). GIS is computerized mapping software that links mapped information with a database of information about the mapped features. The Monroe County Department of Planning shares digital maps that it creates and maintains with the Town.

Mendon Development Review Process

As part of the development review process, the Planning Board requires conservation easements to be filed to protect stream corridors that extend 75 feet on each side of the stream as measured from the centerline of the stream, or the 100-year floodplain boundary, whichever is wider. Conservation easements are also required to protect other features mapped for the Environmental Protection Overlay Districts.

Existing Plans, Programs and Regulations (Continued)

Stormwater Management

The Town of Mendon must comply with the Federal Storm Water Phase II Regulations applicable to small municipal separate storm sewer systems (MS4's) not covered under the Phase I rules promulgated by the EPA in 1990. The Phase II rules now taking effect will require the Town to develop, implement and enforce a stormwater management plan designed to reduce the discharge of pollutants from stormwater facilities to the maximum extent practicable. Control measures include:

- Public education and outreach
- Public involvement and participation
- Detection and elimination of illicit discharges
- Construction site runoff control
- Post-construction stormwater management
- Pollution prevention

This six-point program must be fully operational by March 2008. The Town is required to submit an annual compliance report. Compliance is determined based on the appropriateness of management practices and progress toward achieving the Town's goals.

EPA/NYS Phase II Stormwater Regulations for Development

In January of 2003, New York State adopted the new federally mandated storm water program to control runoff and protect surface waters. Under the program, commonly referred to as "Phase II", SPDES permits will be required for storm water discharged from small, regulated Municipal Storm Sewer Systems (MS4's) in urbanized areas and from construction sites disturbing one or more acres.

As a condition to coverage under the SPDES permit for a Municipal Storm Sewer System (MS4), the Town is required to develop, implement, and enforce a storm water management program. The program must be designed to reduce the discharge of pollutants to the maximum extent practicable, to protect water quality, and to satisfy the requirements of the Clean Water Act. The Town of Mendon MS4 program must include the following six minimum control measures:

- public education and outreach;
- public participation and involvement;
- illicit discharge detection and elimination;
- construction site runoff control;
- post-construction runoff control; and,
- pollution prevention and good housekeeping.

The Town of Mendon has been required to identify selected Best Management Practices for implementation and to define measurable goals for inclusion in annual reports to the NYSDEC. The Town is required to achieve full implementation of the selected Best Management Practices and accomplishment of identified goals no later than the close of the fifth year of the program which runs through early 2008.

For construction sites disturbing one or more acres, coverage under the applicable SPDES permit is secured by filing a Notice of Intent and by the preparation and implementation of an adequate Stormwater Pollution Prevention Plan. A Stormwater Pollution Prevention Plan (SWPPP) is a plan for controlling runoff and pollutants from a site during and after construction activities. The SWPPP ensures that the development incorporates the following practices:

- 1) Reduction or elimination of erosion and sediment loading to waterbodies during construction;
- 2) Control of the impact of stormwater runoff on the water quality of the receiving waters;
- 3) Control of the increased volume and peak rate of runoff during and after construction; and,
- 4) Maintenance of stormwater controls during and after construction.

The most common practices involve the installation of sediment basins, siltation fences, infiltration trenches and basins and detention ponds. These provide the necessary storage and controls to significantly attenuate stormwater flows after development. As these measures are closely related to and integrated with the grading plan and other stormwater management installations, such as catch basins and sewers, the Town of Mendon Planning Board has adopted the practice of reviewing all proposed developments covered by the Phase II requirements to ensure compliance.

By 2008, the Town, as an MS4, will be required to adopt local laws to control both construction site runoff and post-construction runoff. Town regulation of construction activities disturbing one acre or more will be very similar to the regulations now imposed by the State under Phase II.

Existing Plans, Programs and Regulations

Agricultural District Program

The New York State Agricultural District Program was created by State legislation in 1971. The program encourages the Monroe County Legislature to invite owners of predominantly agricultural land to join agricultural districts. Monroe County districts are reviewed, modified and renewed every eight years. Landowners may add land to or remove land from a district at that time. Landowners also have a window of opportunity each spring to add land to any district in the County.

The Town of Mendon is in the Southeast Agricultural District; it was reviewed in 1998 and now contains 35,871 acres. Inclusion in an Agricultural District. As depicted in Map B-10, most of the Town of Mendon is within an Agricultural District.

The Agricultural District Program includes the following provisions to protect farmers:

- Land is assessed at its value for agricultural production, rather than at its full market value. If land that was receiving the agricultural exemption is sold for non-farm purposes, the landowner must repay the amount of property taxes saved over the life of the District, up to 8 years.
- Charges for special districts, such as water or sewer improvements, may not be assessed for undeveloped farmland
- Local governments may not pass regulations that would restrict farm practices within the Agricultural District.
- Farmland is protected from public acquisition through "eminent domain."

Agriculture and Farmland

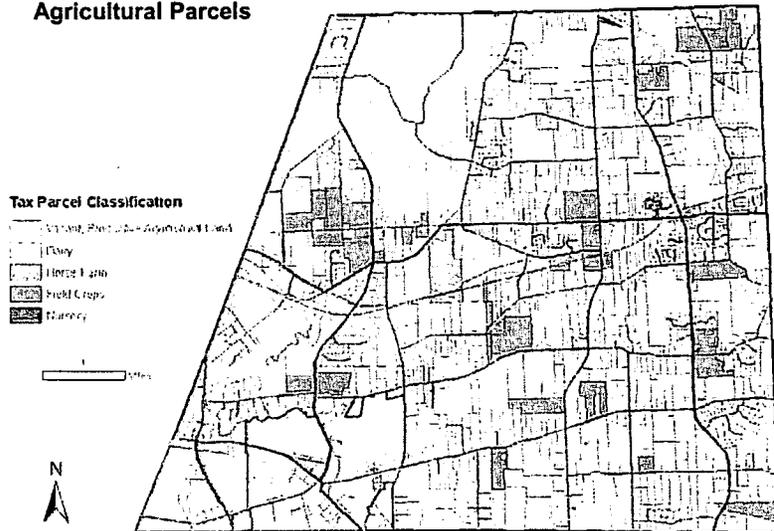
Existing Conditions

Agricultural operations in the Town of Mendon are diversified and include production of fresh fruits and vegetables, field crops such as grains and hay, pasture lands and dairy operations. Another major agricultural activity includes the raising of horses for which there are a number of stables located throughout the Town. Most of the more productive agricultural soils exist in the northern and eastern portions of Town.

In 2004, a total of 116 parcels, encompassing 6,027 acres, were classified as farmland by the tax assessor (see Figure 2, below). A total of eight parcels were classified as horse farms (545 acres), two were dairy farms (127 acres), and the remainder were field crops (22 parcels, 1575 acres) and vacant, productive agricultural land (84 parcels, 3,780 acres)

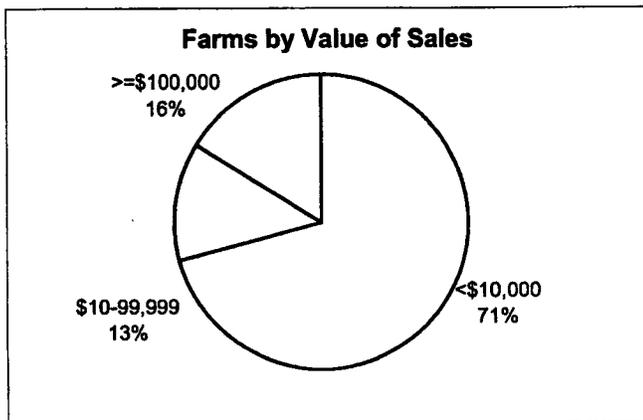
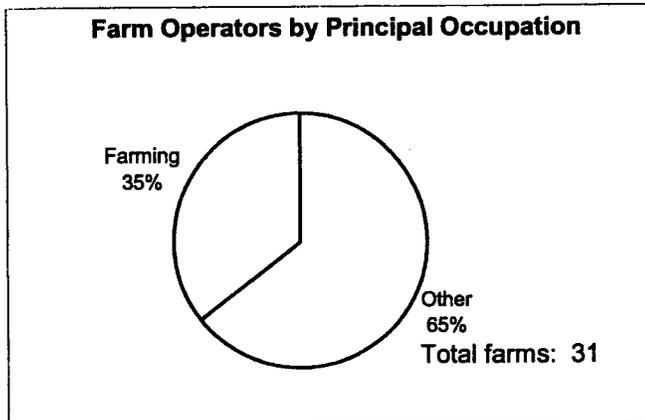
As depicted in Map B-11, much of the Town is within the County Agricultural District. Map B-12 depicts land that is actively farmed.

Figure 2
Agricultural Parcels



Based on figures from the 1997 Census of Agriculture for the Honeoye Falls zip code, most of the farms in the area are part time operations that generate less than \$10,000 per year in sales. However, large commercial farms continue to be active in the Town of Mendon.

Figure 3
Farm Characteristics, Honeoye Falls Zip Code, 1997



Source: U. S. Census of Agriculture, 1997

Existing Plans, Programs and Regulations (Continued)

- Before a local or county government may undertake a project that affects land within an Agricultural District, it must submit a "Notice of Intent" to the County Agricultural and Farmland Protection Board and the NYS Department of Agriculture and Markets for consideration of the impacts on agriculture.
- Farmers are protected from nuisance suits (right-to-farm provisions) relating to standard farming practices.
- A person who buys property within an Agricultural District must be notified about the possible presence of noise or odors associated with farm practices and acknowledge receipt of this notice in writing.

Monroe County Agriculture and Farmland Protection Plan (1999)

The Monroe County Agriculture and Farmland Protection Plan, adopted in 1999, recommended the creation and funding of an agricultural program manager position, preservation and promotion efforts related to agricultural districts, economic development, education, and database development and maintenance.

Tools and Techniques

Alternative approaches to retain farmland include private or public purchase of conservation easements, as well as zoning techniques. The following narrative describes several of the most commonly used methods.

Private, voluntary conservation easements

Landowners may place farmland under a permanent conservation easement to be held and monitored by a private land trust or other non-profit organization. The donation of easements may be helpful to some families in estate planning as the value of the easement can be claimed as a tax deduction.

Public purchase of development rights

Purchase of Development Rights (also referred to as "Purchase of Agricultural Conservation Easements" (PACE) is a program which compensates owners of farmland in exchange for an agreement to keep land from being developed. The value of development rights is calculated as the difference between the value of the land for agricultural purposes and its value for development. A temporary or permanent easement restricts development on the parcel. Placing an easement on a property does not affect the ownership of the parcel. The owner may continue to farm the parcel, and/or sell it. The easement holder is responsible for monitoring the property to ensure that it is not developed.

Conservation easement programs have the following advantages and disadvantages:

Advantages:

- Protects agricultural land on a permanent basis (or for a specified period of time).
- Participation among landowners is voluntary

Disadvantages

- High cost
- Time and administrative work involved in purchasing easements
- Requires on-going monitoring by the easement holder

Density averaging (conservation subdivision)

Density averaging or conservation subdivisions allow residences to be built on smaller lots than typically permitted by zoning, provided that the average density of the original parcel is not increased. For example, if zoning requires a maximum density of 1 dwelling per 10 acres, a farm of 100 acres would be entitled to develop up to 10 dwelling units. If the 10 dwellings were built on a total of 20 acres of the parcel (with an average lot size of 2 acres), 80 acres would remain open.

The smaller lots should be sited in locations that are least suitable for farming, and that offer the most appealing views of open space and natural resources. The design of a proposed conservation subdivision should include buffers between the new residential development and the remaining farmland. A conservation easement would be placed on the 80 acres designated to remain open to prevent future development.

Conservation subdivisions have the following advantages and disadvantages:

Advantages

- Relatively simple to administer through the subdivision review process
- Provides for permanent protection of farmland or open space
- Landowner retains full development potential (number of building lots)

Disadvantages

- Results in non-agricultural development in close proximity to farming.
- May be more appropriate for open space preservation and retention of rural character than for retention of agricultural land.

Incentive zoning

Incentive zoning may be used to encourage the private acquisition of agricultural conservation easements (development rights) or to establish a fund to be used to purchase such easements. Municipalities must designate an area or areas in which higher densities or more intensive uses may be permitted, provided that the applicant offers certain amenities that would meet specified community needs. Acceptable amenities may include conservation easements on farmland or cash to be used in a purchase of development rights program. Advantages and disadvantages include:

Advantages

- Flexibility in administration
- Permanent protection of farmland if agricultural easements are provided as an amenity in exchange for higher density of housing
- Allows conservation easements to be purchased privately

Disadvantages

- Requires designation of an area within which higher densities can be sustained.

Agricultural/Farmland protection zoning (Sliding Scale)

In areas where active agricultural operations and agri-businesses predominate, such uses would continue to be permitted outright. Residences would also be allowed. The density of non-farm dwellings as a principal use would be limited using a sliding scale. Typical sliding scale provisions are listed below:

<u>Size of Parcel or Tract of Land</u>	<u>Maximum Non-Farm Dwellings Allowed</u>
00.00 – 5.00 acres	1
05.01 – 10.00 acres	2
10.01 – 20.00 acres	3
20.01 – 35.00 acres	4
35.01 – 50.00 acres	5
50.01 – 100.00 acres	1 additional per 8 acres
100.00+ acres	1 additional per 16 acres

In addition, the maximum lot size for a non-farm dwelling located on prime agricultural soils would be 1 acre with a maximum lot width of 150 feet. This would allow each farmland owner a reasonable amount of development of his land, while minimizing strip frontage development and keeping most good farmland soils (those identified as prime or unique soils) available for future agricultural production.

Existing Plans, Programs and Regulations

Existing Zoning

Single family residences are permitted uses in the RA-1, RA-2, RA-5 and RS zoning districts. Permitted densities range from 30,000 sq. ft. per dwelling in the Residential Suburban district to 5 acres per dwelling in the RA-5 district.

Two-family residences are permitted with a special use permit in the RA-1, RA-2, and RA-5 districts, provided that the owner of the property resides in one of the units. Apartment houses, townhouse clusters, multiple dwelling units and dwelling groups, condominiums and cooperatives are permitted with a special use permit in the RS zoning district.

Although the zoning regulations specify "minimum lot size" ranging from 30,000 sq. ft. per dwelling in the Residential Suburban district to 5 acres per dwelling in the RA-5 district, actual lot sizes may be reduced by the Planning Board through the "clustering" process. The zoning regulations permit innovative development designs through clustering and planned unit development.

Zoning regulations require that dwellings have a minimum habitable floor area of 1,000- 1,200 sq. ft. for one-story dwellings and 1,200-1,500 for other dwellings. The smaller house sizes are permitted in the RS district.

Home occupations are allowed with a special permit in all residential zoning districts. Up to two non-resident employees may be employed in the business.

Housing and Residential Neighborhoods

Population and Housing

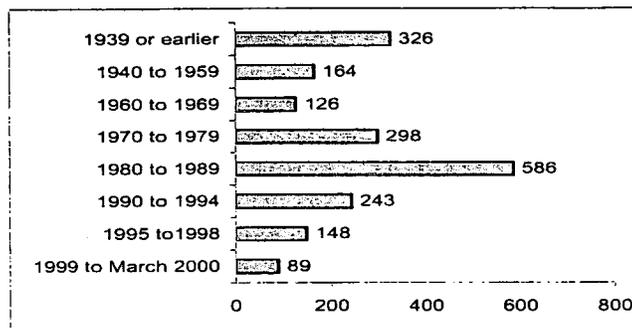
The population of the Town of Mendon outside the Village of Honeoye Falls nearly doubled between 1980 and 2000, from 3,024 in 1980 to 5,775 in 2000. The rate of growth between 1990 and 2000 was 28%. Although this is lower than the 49% growth experienced between 1980 and 1990, it is much higher than that of all neighboring communities with the exception of the Town of Victor. The Town of Victor (excluding the Village) experienced a growth rate of 55% between 1990 and 2000. Mendon's population is projected to increase during the next four decades at rates declining from 13.8% between 2000 and 2010 to 6.0% between 2030 and 2040.

Of the 1,956 households in the Town outside the Village in 2000, 85.6% consisted of families and 10.4% were single-person households. Children under age 18 resided in 45.7% of the households.

Housing in the Town of Mendon (outside the Village of Honeoye Falls) consists almost entirely of owner occupied single family dwellings. Of the 1,980 housing units reported in the 2000 Census, 99% are single family, detached dwellings. Only 5% of the Town's 1,956 occupied housing units were rented.

More than one-half (53.8%) of all the housing units in the Town outside the Village were constructed since 1980. Only one-quarter (24.8%) of the housing units were constructed prior to 1960.

Year Residential Structures Constructed
Town of Mendon (outside Village)

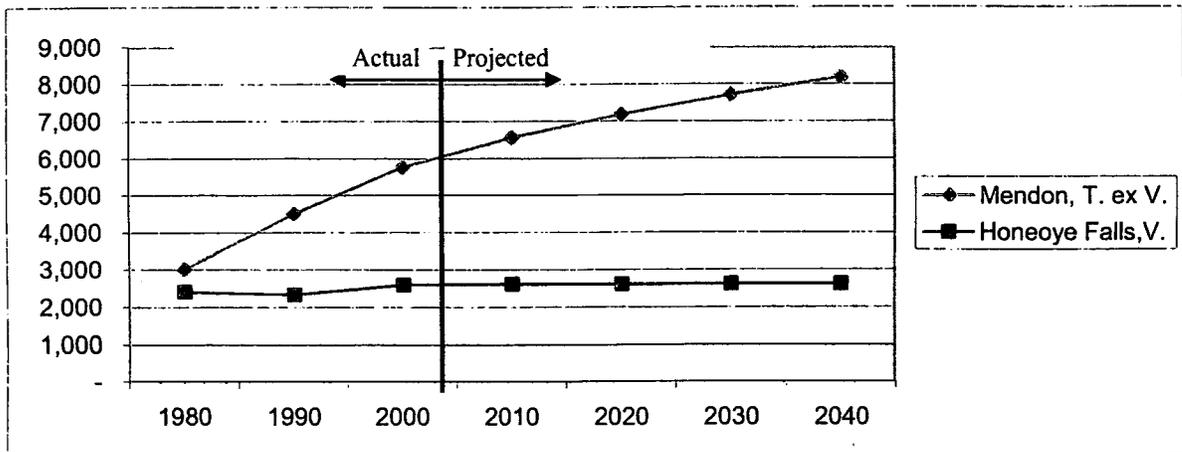


SOURCE: US Census of Population and Housing, 2000, STF 3

The median value of owner-occupied housing in the Town of Mendon outside the Village was \$193,200 in 2000. This is higher than that of the Town of Pittsford outside the Village as well as that of all other neighboring towns.

Table 2
Population Trends and Projections
1980 to 2040
Selected Communities

	Census			Projections			
	1980	1990	2000	2010	2020	2030	2040
Mendon, T. ex V.	3,024	4,505	5,775	6,571	7,201	7,737	8,200
Honeoye Falls, V.	2,410	2,340	2,595	2,608	2,610	2,616	2,620
Pittsford, T. ex. V.	26,743	23,009	25,801	26,686	27,327	27,892	28,389
Rush, T.	3,001	3,217	3,603	3,641	3,661	3,682	3,701
Henrietta, T.	36,134	36,376	39,028	40,516	41,608	42,565	43,406
Lima, T. ex. V.	1,834	2,022	2,082	2,139	2,196	2,242	2,282
Victor, T. ex. V.	3,414	4,883	7,544	8,167	8,667	9,085	9,381
Monroe County	711,917	713,968	735,343	748,650	757,290	765,274	771,421



SOURCE: U.S. Census (1980-2000); Genesee-Finger Lakes Regional Planning Council (projections)

Table 3
Family Income—1999

Family Income	Village of Honeoye Falls	Town of Mendon (outside Village)	Monroe County**
Less than \$50,000	33.5%	15.3%	43.7%
\$50,000 to \$100,000	43.0%	34.1%	38.8%
\$100,000 or more	23.5%	50.7%	17.5%
	100.0%	100.0%	100.0%

Source: U.S. Census

Note: Percentage totals do not equal 100% due to rounding.

Background Information

Home Investment Partnerships Program (HOME)

Created in 1990, the HOME program provides funds to expand the supply of affordable housing for low, very low, and extremely low-income persons and households in Monroe County. The HOME program strives to build partnerships between state and local governments and private and nonprofit housing providers, while improving the availability and quality of affordable housing.

In 2004, Monroe County will receive \$1,440,059 for HOME program activities. Any private for-profit or nonprofit organization or individual that can demonstrate the capacity to develop a feasible HOME project may become an eligible applicant.

Monroe County administers the following programs with HOME funds:

- **The First-Time Homebuyer Program** includes grants to purchase single family homes that cover closing costs, down payments and principal reduction assistance.
- **The Home Improvement Program (HIP)** includes grants and loans up to \$7,500 to rehabilitate owner occupied single-family homes and covers health and safety improvements (smoke detectors, lead paint), ADA accessibility (ramps), energy conservation (windows) and major structural and system repairs (roof, furnace).
- **The Rental Housing Production Program** includes the development of affordable rental units through new construction or substantial rehabilitation.

Value of Owner-Occupied Housing, 2000
Town of Mendon (outside Village)

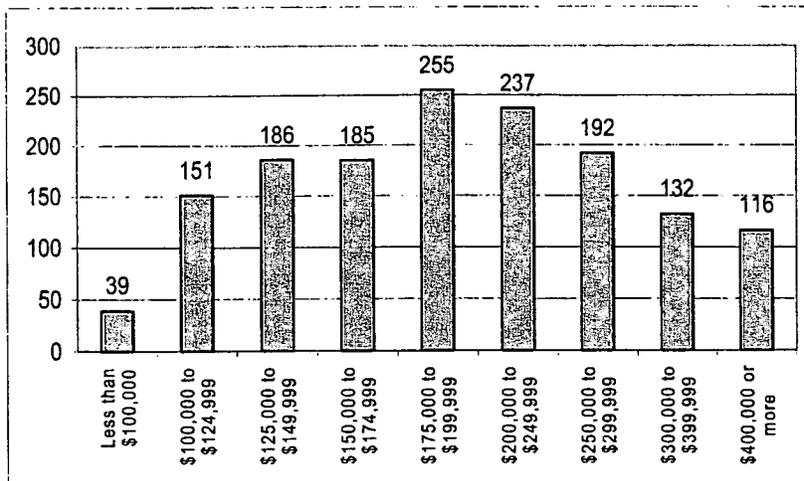


Figure indicates number of units

Source: U.S. Census

Tools and Techniques

Zoning Provisions

Incentive zoning may be an appropriate tool to promote the construction of affordable housing. The incentive zoning provisions would need to specify possible incentives, such as increased densities, to effectively encourage the development of "affordable" housing.

The Town could adopted regulations requiring that a small percentage of large developments include affordable housing. This would result in a mix of housing styles within a single development, as the land price would be divided among all the lots.

Noise Ordinances

Some communities have established noise ordinances. Enforcement is a challenge, as violations need to be measured with a decibel meter. Arrangements for enforcement may have to be made with the local law enforcement agency (Sheriff).

Property Maintenance Local Laws

The NYS Uniform Code includes property maintenance provisions and requirements for the maintenance of housing. Some communities have established more restrictive requirements.

**HOUSEHOLD AND FAMILY TYPE
Town of Mendon - 2000**

Table 4

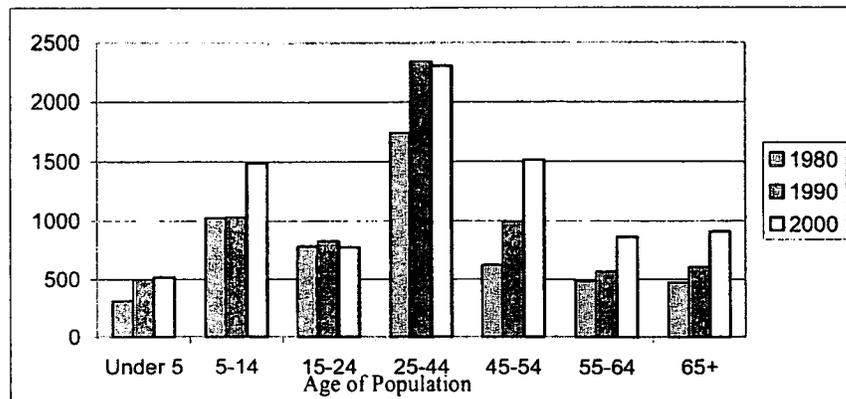
TYPE OF HOUSEHOLD		Town of Mendon (outside Village)		Monroe County (excluding City of Rochester)
		#	%	%
Married Couple	With Children under age 18	823	42.1%	26.6%
	Without Child(ren) under Age 18	729	37.3%	31.7%
Single Parent	Male with Child(ren) under age 18	39	2.0%	4.1%
	Female with Child(ren) under age 18	31	1.6%	4.8%
	Other Family	52	2.7%	2.7%
TOTAL FAMILY HOUSEHOLDS		1,674	85.6%	69.8%
Single Person	Under age 65	159	8.1%	14.4%
	Age 65 or older	45	2.3%	10.4%
	Unrelated Individuals	78	4.0%	5.3%
TOTAL NON-FAMILY HOUSEHOLDS		282	14.4%	30.2%
TOTAL HOUSEHOLDS		1,956		197,727

SOURCE: Census 2000, Summary Tape File 3, Tables P010, P011, P012, P013, and P017

**Table 5
Population Changes in Selected Age Groups
Town of Mendon
1980—2000**

Age Group	1980		1990		2000		1980-2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 5	310	5.7%	495	7.2%	514	6.1%	204	6.9%
5-14	1,025	18.9%	1,030	15.0%	1,492	17.8%	467	15.9%
15-24	782	14.4%	824	12.0%	773	9.2%	-9	-0.3%
25-44	1,739	32.0%	2,337	34.1%	2,304	27.5%	565	19.2%
45-54	621	11.4%	992	14.5%	1,516	18.1%	895	30.5%
55-64	487	9.0%	564	8.2%	863	10.3%	376	12.8%
65+	470	8.6%	603	8.8%	908	10.8%	438	14.9%
Total	5,434	100	6,845	100.0%	8,370	100.0%	2,936	100.0%

Source: U.S. Census Bureau



Source: U.S. Census Bureau

Existing Plans, Programs and Regulations

Existing Zoning

The Community Business zoning district is located in and around Mendon hamlet, at and northwest of the intersection of State Routes 251 and 64. Regulations for a "Neighborhood Business" district are included in the Town's zoning regulations, but such a district has not been mapped.

The Town's Industrial zoning district is located to the west of the Village of Honeoye Falls—south of Honeoye Falls Road No. 6 to the Town boundary and east of Rush-Lima Road to the Village boundary.

Empire Zone Program

The New York State Empire Zone Program (formerly known as the New York State Economic Development Zones Program) was created in 1986. The program was originally created to assist distressed parts of the state by giving tax incentives to stimulate private investment and create new jobs. The City of Rochester was awarded its own separate Empire Zone in 1994 on the basis of a distressed business climate. The program has recently been expanded to include assistance to areas which have suffered sudden and severe job loss.

New York State's Empire Zones program in Monroe County is designed to stimulate economic development throughout the County by assisting businesses to create jobs and invest in new and existing businesses in the Empire Zone.

An Empire Zone has been designated in the Village of Honeoye Falls.

Business and Economic Development

A small number of businesses are located in the Town outside the Village. These are located in the "four corners" area of Mendon Hamlet, along Route 251 east and west of the Hamlet, and along Rush-Lima Road and Monroe Street in the southwest corner of the Town.

Hamlet of Mendon

Retail and service businesses within the Hamlet are concentrated at the intersection of Route 64 and Route 251 and within the Planned Development District along the south side of Assembly Road. A cold storage business is located on the west side of the hamlet on the north side of Route 251 (Mendon Road.)

Statistics from 2001 County Business Patterns indicate that there were 74 business establishments within the Mendon zip code, with a total of 359 employees. A majority of the businesses (49) had fewer than five employees. Only one, a pipeline construction firm, had between 20 and 49 employees. A total of 10 businesses reported 10-19 employees, including two restaurants, a recreational facility, a veterinary office, a religious organization, a dentist's office, a day care center, an outdoor power equipment store, a landscaping business and a golf course.

Employment of Local Residents

Although approximately 504 Mendon residents worked within the Town (including the Village of Honeoye Falls), most (73.4%) employed Town residents worked in Rochester or elsewhere in Monroe County. (See Table 6)

Table 6

Place of Work for Employed Town Residents

Employed Residents	3,008	
Worked in the Town of Mendon	504	16.8%
Worked in Rochester	909	30.2%
Worked elsewhere in Monroe County	1,300	43.2%
Worked elsewhere in the Rochester MSA	237	7.9%
Worked outside of the Rochester MSA (1)	58	1.9%

(1) Includes Monroe, Livingston, Orleans, Ontario and Wayne Counties

Source: U.S. Census Bureau, 2000 Census

TABLE 7
Total Employment by Industry Group
Residents of the Village of Honeoye Falls, Town of Mendon and Monroe County
2000

Industry	Town		Village		Town*		County
	2000		2000		2000		2000
	No.	%	No.	%	No.	%	%
Agriculture, Forestry, Fisheries and Mining	11	0.3	4	0.3	7	0.2	0.3
Construction	261	6.0	96	7.2	165	5.4	3.7
Manufacturing	814	18.7	187	14.1	627	20.7	21.2
Transportation & Warehousing, Utilities	120	2.8	23	1.7	97	3.2	3.3
Information	124	2.8	26	2.0	98	3.2	3.1
Wholesale Trade	239	5.5	29	2.2	210	6.9	3.2
Retail Trade	465	10.7	163	12.3	302	9.9	11.2
Finance, Insurance & Real Estate	256	5.9	58	4.4	198	6.5	4.9
Arts, Entertainment, Food & Recreational Services	189	4.3	83	6.3	106	3.5	6.8
Health, Educational, and Social Services	1,050	24.1	363	27.4	687	22.6	25.3
Public Administration	119	2.7	61	4.6	58	1.9	2.8
Professional, management, administrative & waste management services	566	13.0	170	12.6	396	13.0	9.9
Other Services	147	3.4	62	4.7	85	2.8	4.3
Total Employed Persons 16 and Older	4,361	100.2	1,325	99.8	3,036	99.9	100

* Excluding Village

SOURCE: U.S. Census Bureau

Background Information

As shown in Table 7, Town residents were more likely to be employed in professional or management services than County residents in general.

Monroe County Industrial Development Corporation (MCIDC) Programs

●**SBA 504 Program** - The SBA 504 Program provides long-term financing for the purchase of land, buildings, and equipment at a fixed-rate of interest.

●**GreatRate Interest Subsidy** - The GreatRate Interest Subsidy Program provides businesses with an interest subsidy due on a fixed rate loan or a capital lease used to purchase machinery or equipment, if the company meets its job creation requirement. The subsidy will be 3% or if the equipment is purchased locally, the subsidy will be 4%. (Rate cannot be subsidized below 1%)

●**GreatRebate Program** - The GreatRebate Program provides businesses with a rebate on equipment purchases of at least \$50,000, if the company meets its job creation requirement. The rebate will be \$4,000 or if the equipment is purchased locally, the rebate will be \$5,000.

●**Loan Fund** - The revolving loan fund is used to assist expanding businesses with "gap" financing for fixed assets and working capital.

County of Monroe Industrial Development Agency (COMIDA)

COMIDA offers assistance for industrial and non-industrial projects through the issuance of tax-exempt industrial revenue bonds, taxable industrial revenue bonds, tax-exempt civic facility bonds, and sale/leaseback transactions.

COMIDA administers the **JobsPlus** tax abatement as well as the **Enhanced JobsPlus** tax abatement and the **EquiPlus Program**.

Monroe County Empire Zone offers special incentives to certified businesses located in the Monroe County Empire Zone.

Monroe County Foreign Trade Zone is one of the most flexible methods of handling domestic and imported merchandise.

University Technology Seed Fund seeks to facilitate commercialization of new inventions and discoveries which offer high potential for commercial success.

Monroe Fund is a private venture fund that generally invest in startup, early-stage and turnaround businesses in and around Monroe County.

Existing Plans, Programs and Regulations

Community Development Block Grant Program

Monroe County receives funds from the Department of Housing and Urban Development (HUD) for distribution through the Community Development Block Grant Program (CDBG). The primary objectives of the program are to provide decent housing and suitable living environments and expand economic opportunities for with low and moderate incomes.

In 2004, Monroe County received approximately \$1,800,000 to fund CDBG programs in fifteen towns and nine villages in suburban Monroe County. However, the amount of funding available to individual communities is limited and competitive. The maximum amount available for local public works projects under the County's program is \$50,000 per year.

CDBG grants usually fall within the following categories:

- **Public Works and Facility Improvements** such as ADA improvements, sidewalks, water and sewer lines, and roads
- **Planning and Capacity Building Activities** such as special studies or needs assessments
- **Economic Development Programs** such as Section 3 business development and grant and loan funds for business start-up or expansion
- **Community Service Programs** such as special needs programming for the homeless, veterans, seniors

Transportation and Utilities

Sanitary Sewer Service

Existing Conditions

Currently, none of the Town of Mendon outside the Village of Honeoye Falls is served by sanitary sewers. The following narrative describes existing sewage conveyance and treatment systems in Monroe County and the Village of Honeoye Falls, the institutional structures that govern these systems, and the potential for these services to be made available to the Town of Mendon.

Information obtained from the Monroe County Pure Waters Agency in the fall of 1997 indicated that there were no plans to extend public sewer service from a Pure Waters interceptor into the Town of Mendon. This is attributed to the lack of development density to justify the costs of extending a major interceptor sewer into a rural/agricultural community.

Village of Honeoye Falls

The Village of Honeoye Falls declined to join the Monroe County Pure Water Program and continues to operate its own local municipal sanitary sewer collection system and wastewater treatment plant. A Village Sewer Ordinance requires all properties within the Village to connect to the system.

The Village of Honeoye Falls treatment plant, constructed in 1938, was originally designed to treat, on average, 600,000 gallons of wastewater per day, with a 1.5 million gallon per day peak design capacity. Currently, the plant treats on average 335,000 gallons of wastewater per day. There are eleven miles of collection sewers and five pump stations in the Village. While all of the sewer collection mains also date to 1938, the treatment plant has been upgraded in 1962, 1971 and in 1983. Further upgrades to the plant are planned. Wastewater undergoes preliminary, primary, secondary and tertiary treatment before being discharged to Honeoye Creek. Sludge is hauled away under contract, by truck, to the Van Lare Sewage Treatment Plant for incineration.

While the Village's treatment plant currently serves approximately 700 units, and operates at about half capacity, ground water and storm water infiltration and inflow contribute to the total flow, thereby reducing the wastewater treatment capacity available for future users. Based on the Village's current zoning regulations, another 700 to 800 units could come on line at full build-out. This would put the existing treatment plant at its design capacity. Therefore, unless the collection system infiltration problem is solved, or the plant design capacity is increased, treatment capacity for areas outside the Village boundaries is not available.

The Village has a policy to protect the available treatment capacity of its plant for build-out within the Village boundaries. Any extension beyond the

Village borders would likely require upfront money for future plant upgrades or annexation of properties by the Village which would allow for taxation to fund upgrades. An example of annexation is the recent Mark IV development off Clover Street, served by Village sewers, which now lies within the Village boundaries.

Town of Victor Sewage Collection System

In 1996, the Town of Victor completed the construction of a sewer collection system which extends nearly as far west as Old Dutch Road at the intersection with Route 251. The system connects to other sanitary mains which convey wastewater to the Town of Farmington wastewater treatment facility. The Town of Victor collection system is capable of carrying additional wastewater, and capacity can be increased through upgrading of the pump stations. The capacity of the Farmington plant has recently been increased, and excess capacity is available to treat additional wastewater flows.

Community Development Block Grant Program

(Continued)

- **Housing Programs** such as off-site infrastructure improvements, fair housing services including promotion, education and outreach, the Home Ownership Program and the Home Improvement Grant and Loan Program (HILP)

Towns, villages and community agencies wishing to receive funding must apply to the Community Development Administration before February 1st of the program year. Projects need to comply with low and moderate income guidelines for the project area and meet a community need based on CDBG program categories.

Existing Plans, Programs and Regulations

Monroe County Pure Waters Agency (MCPW)

The Monroe County Pure Waters Agency was created in 1967. In 1968, the Monroe County Pure Waters Districts were formed with the intention of providing a regional solution for sanitary sewage conveyance, treatment and disposal to all of Monroe County. The Irondequoit Bay Pure Waters District (IBPWD) and the South Central Pure Waters District (SCPWD) were formed in 1968 to provide service to the south and eastern portions of Monroe County, including the Town of Mendon outside the Village of Honeoye Falls. The Town, because of natural topographic conditions, remains a member of these two sewer districts. The western portion of the Town lies in the South Central Pure Waters District (SCPWD), while the eastern portion lies in the Irondequoit Bay Pure Waters District (IBPWD).

MCPW has constructed interceptor sewers throughout Monroe County to convey sanitary sewage to treatment plants. The Lehigh Valley Interceptor serves a portion of the SCPWD and is the conveyance system situated closest to the borders of the western portion of the Town. The Jefferson Heights Interceptor, completed in 1993, is the portion of the IBPWD conveyance system situated closest to the northern and eastern portions of the Town of Mendon, including the Hamlet of Mendon. The IBPWD Interceptor sewer is an 18" diameter line which currently terminates at Park Road near the entrance to Powder Mills Park, in the Town of Pittsford.

As a member of the SCPWD and IBPWD, the Town of Mendon is permitted to discharge wastewater which it may collect to the district conveyance system for eventual treatment at the Van Lare Sewage Treatment Plant.

Issues and Opportunities

Hamlet Sewer Project

Properties within the core area of the Hamlet exhibit poor performance from their existing septic systems. The problem of failing systems is compounded by the small size of the existing lots within the core area, a condition that does not permit the construction of modified systems on their lots. There continues to be concern with the failing systems and the potential impact these systems have on the water quality of Irondequoit Creek, a State Classified Trout Spawning Stream.

A solution to the problem of failing septic systems involves the collection of wastewater from individual households into a system of sanitary sewers. Previous studies identified three options for the treatment and disposal of sanitary sewage collected within the Hamlet:

- 1) Construct a pump station with discharge wastewater into the Irondequoit Bay Pure Waters system, now located in Powder Mill Park, in the Town of Perinton (Monroe County)
- 2) Develop a local, "community" treatment system, with discharge to Irondequoit Creek
- 3) Construct a pump station with discharge to the Town of Victor system (Ontario County), now located on NYS Route 251 at Old Dutch Road, with treatment at the Town of Farmington Wastewater Treatment Facility, located on McMahon Road in the Town of Victor.

Option #1 has been ruled out by the Monroe County Pure Waters Agency as there are no plans to extend the interceptor sewer south of Powder Mill Park. Representatives from the Department of Environmental Conservation and the Environmental Facilities Corporation in Albany have met with Town Officials to inform the Town that they did not have the funding estimated at \$2.1 million to construct the Monroe County Pure Waters system option.

Option #2 is not viable primarily because of the high cost to individual property owners. Other impediments include the limited availability of sites within the Hamlet and the need to discharge into Irondequoit Creek, a regulated stream that is suitable for trout spawning.

While development of a treatment plant would provide additional capacity that could support light industrial or other such development within the area, this potential benefit was not sufficient to justify the significant additional costs required to develop, operate and staff a treatment plant within the Hamlet.

The Town of Mendon has prepared engineering studies to examine option #3. The cost to collect and convey wastes to the Town of Victor sewer east of the would be a fraction of the cost of constructing a treatment plant within the Hamlet.

In 1996 the Town of Victor reviewed its own sanitary sewer system and agreed to allow 100 sewer units from the Hamlet core area into the Town of Victor system. Following this, the proposed collection and transporta-

tion of the effluent to the Town of Victor Sewer System and the Town of Farmington WWTP was identified as the most cost effective solution. However, due to concerns with capacity and other system capabilities, it is unlikely that this option will support future extension to provide service beyond the Hamlet Core area or to support extensive additional development within the core area.

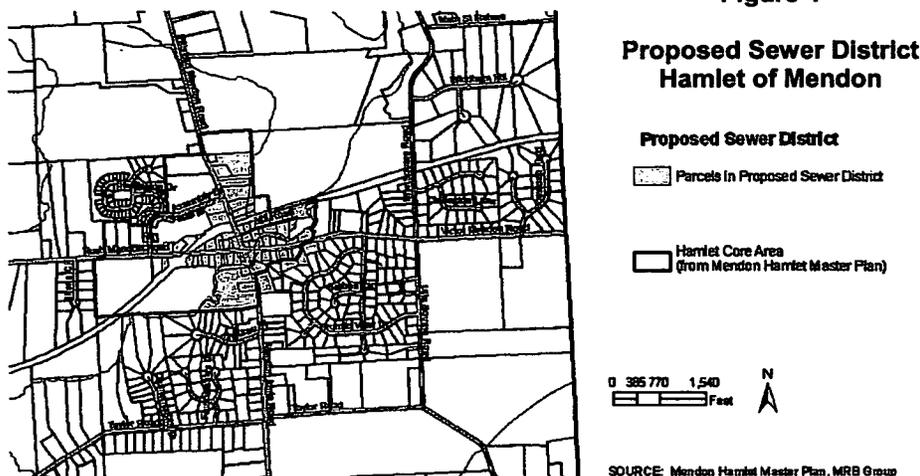
Since 1996, the Town of Mendon, with the support of the Victor Town Board, the Farmington Town Board, the Director of the Monroe County Pure Waters Program, the Monroe County Executive and several State Assemblymen and Senators have made unsuccessful attempts to secure grant funding assistance from the State of New York under the Clean Water/Clean Air Bond Program.

A July, 2003 report, which reviewed the previous studies and focused on the connection to the Town of Victor, prepared updated costs associated with this connection. The report also outlined the steps for the implementation of the preferred alternative.

In order to proceed with this project the following steps are anticipated in January of 2005:

- 1) Completion of a Map, Plan and Report to support the formation of a sanitary sewer district within the Hamlet Core Area;
- 2) Completion of a Facility Plan and submission to EFC for consideration for reduced cost financing from the Clean Water State Revolving Fund;
- 3) Completion of a survey quantifying household income levels to determine eligibility for additional State Revolving Fund interest subsidies based upon hardship; and
- 4) Completion a Phase IA Archaeological study to identify any potential conflicts with archaeological or other subsurface resources.

Figure 4 depicts the boundaries of the parcels proposed to be included in the sewer district for the Hamlet of Mendon.



Existing Plans, Programs and Regulations

In 1995, the Federal Energy Regulatory Commission (FERC), in response to the 1992 Energy Policy Act, ordered utilities to open their transmission services to outside providers, but left the States with the responsibility to adopt initiatives for their own individual restructuring requirements. In May of 1996, the New York State Public Service Commission (NYS PSC) enacted Order 96-12 that provides for wholesale level competition for electric generation beginning in 1997, and retail competition beginning in 1998. Utilities would retain control over their transmission and distribution systems but will be required to operate these systems as "common carriers" giving their wholesale and retail competitors the access to these systems. One of the objectives of the legislation and regulation was to promote competitive pricing.

Extension of Sanitary Sewers from Town of Pittsford

The potential extension of sanitary sewers from the Town of Pittsford to serve portions of the Town of Mendon immediately north of the NYS Thruway was suggested in 2004 as a consequence of a proposed residential development immediately north of the Thruway and east of Route 64. The Town of Pittsford subsequently reviewed the capacity of the sanitary sewer system immediately north of the Town of Mendon and determined the following:

Although the sanitary sewer mains now serving the Wrenfield subdivision immediately north of Mendon are believed to be operating at only 29 percent of full capacity, those segments further downstream in the collection system are operating closer to the intended design flow of 70% to 80% of full capacity. One segment, from the intersection of East Street with Van Voorhis Road to the intersection of East Street with Brickston Drive, is estimated to be currently operating at 50% full capacity; 70% to 80% of full capacity being an intended maximum. The increment of development which could increase flow within this segment by an additional 20% to 30% to full capacity would only require an additional 150 residences. Given the information available, this represents a reasonable approximation of the number of additional residences which could theoretically be served by the segment without exceeding the intended design capacity. This number of additional residences obviously would include any additional development within the contributing basin in the Town of Pittsford. An undeveloped 29 acre parcel within the Town of Pittsford is included within the basin. Under current zoning and other provisions, it has been estimated that such a parcel could yield 35 to 40 residential lots.

More importantly, the Park Road pump station, to which all sanitary waste in the basin flows, is estimated to currently be operating at very near its design capacity. This conclusion reflects estimates of peak flows based upon the number of residences and other properties known to be served by the pump station. As it is only an estimate, there is the possibility that metering of the pump station to verify actual flows at some point in the future could find that flows are actually lower than this estimate and that additional pump station capacity remains.

The Town of Pittsford has only recently received the above information and has taken no official stance regarding the potential extension of sewers into the Town of Mendon. However, two preliminary conclusions may be drawn from the above: 1) the Town of Pittsford needs to consider whether their best interests are served by extensions of the Town sanitary sewers into Mendon; and, 2) in the absence of significant improvements to segments of sewer main and the Park Road pump station, the capacity available to serve residences in Mendon is at most 100 residences.

Water Supply

Water service areas

Four Town water districts serve the majority of development in Mendon (see Map B-13) and cover approximately 35% of the Town's land area. The extension of water service to additional areas is constrained by the limited

water pressure in the distribution system and the need for additional booster pump stations. Public water service is available to all areas of the Town that are at 770 feet or more above sea level.

The Monroe County Water Authority owns, operates and maintains water supply, purification and distribution facilities in Monroe County and is responsible for the distribution of potable water within the Town of Mendon. MCWA purchases treated water from the City of Rochester's Hemlock Lake water supply to serve water users in the Town. MCWA also treats and distributes water from Lake Ontario.

Three City of Rochester transmission mains pass through the southwest portion of the Town and convey water from Hemlock and Canadice Lakes to the Rush Reservoir and on to the City of Rochester system. The MCWA distribution system taps into these transmission mains in three locations. Water valves with meters are utilized to control and measure City water introduced into the MCWA distribution system.

Two public water storage facilities are in use in the Town. The Mendon reservoir, located in the Hopper Hills area on the east side of Route 64 (Mendon-Ionia Road) south of Parish Road, has a capacity of 5 million gallons. The Douglas Road storage tank, located between Douglas Road and Pittsford Mendon Center Road in the northern part of the Town, has a capacity of one million gallons.

A booster pump station located at the northeast corner of Quaker Meeting House Road and Cheese Factory Road boosts the water pressure in the existing mains and uses the increased pressure to fill the Mendon reservoir. From the pump station, water flows through an 8" main to a point just east of Chamberlain Road. A 12" transmission-distribution main runs east to Route 64. A 16" transmission main conveys the high pressure water to the Mendonshire Drive development and ends at a point just south of the intersection of Mendonshire Drive. South of Mendonshire Drive, no individual water service taps or tie-ins are allowed by MCWA. The remainder of the public water distribution system within Mendon consists of 8-inch and 12-inch diameter piping.

Pursuant to a 40-year lease agreement with the Town, the MCWA owns all of the water mains constructed since 1966, including those constructed by the MCWA or private developers. The Town of Mendon owns all water distribution mains that were constructed prior to 1966. Under the lease agreement currently in effect, MCWA is responsible for the engineering, maintenance, operation, repair and/or upgrading of all water distribution facilities in the Town. The lease agreement is up for renewal in 2006.

Water system improvements

The Authority continuously reviews the water system and identifies and plans for needed capital improvements. The MCWA recommends that water distribution lines be looped where practical, and will undertake projects on its own using MCWA capital to complete loops in the system if necessary. Loops can offer alternate feeds for mains when work necessitates a temporary shutdown. "Dead end" mains are also more susceptible to pressure drops, water stagnation, and sediment collection problems. However, according to the Authority, Mendon's water system is working very well at the present time, and no capital projects are currently planned by MCWA to expand service or to loop parts of the existing system in the Town.

The Town of Mendon has the authority to extend public water service through the creation of water districts. The MCWA will supply public water to areas within new Town water districts once the necessary facilities are constructed.

Extensions to the water distribution system may be constructed by the Town, to serve existing development, or by private developers, to serve new development. A developer must present plans for approval by the MCWA. The water mains would be constructed at the expense of the developer, and owned by the MCWA.

The cost of constructing and maintaining water distribution facilities is borne by the property owners within the water district. Benefit assessments on agricultural properties within the County Agricultural District are limited to land immediately surrounding farm dwellings or non-farm structures on the property. The extension of water distribution lines to sparsely populated areas is constrained by the high cost to individual property owners.

Private well supplies

Based on 2004 tax parcel data, approximately 23% (478 of 2,007) of residential parcels in the Town rely on private well supplies. A survey of residents using private wells was conducted in 1995 to identify water supply needs among these residents. The results revealed that groundwater supply was sufficient, but that the quality of water varies greatly. Most properties experience high mineral content or hard water. Water tests administered by MCWA documented several areas where residents' wells were contaminated with bacteria. Many residents who are dissatisfied with the mineral content of their well water employ sodium pellet or resin ion exchange water softeners, or more elaborate treatment systems such as reverse osmosis equipment.

Fire hydrants

Mendon has approximately 300 fire hydrants. Under its lease agreement, MCWA is responsible for the inspection and maintenance of fire hydrants and maintains a file of hydrant inspection records. According to the Authority, each hydrant in the Town is inspected by a MCWA crew at least every 18 months. Hydrants located along major highways where deicing salts are heavily used are inspected more frequently, as corrosion results from exposure to salt spray. MCWA also periodically flushes water mains, particularly dead-end mains, to remove any buildup of sediments which can reduce the capacity of a main and degrade water quality.

Issues and Opportunities—Water Service

As Lake Ontario is its primary source of fresh water and the Rochester water supply transmission mains is its secondary source, MCWA is capable of producing and distributing volumes of water in excess of current or projected demand.

The MCWA is unable to provide service to those areas of the Town that are higher than 770 feet in elevation above sea level, even if distribution mains were extended to these areas. Additional pump stations would be

required to provide adequate pressure of 40 psi to these areas.

Water distribution systems are located within public highway rights-of-way or areas delineated by private utility easements. Water services that tap into the distribution mains provide water to individual customers. The MCWA owns and maintains the service from its junction with the main, or "corporation stop", within the right-of-way or easement to the curb stop, or curb box, on the customer's private property. The customer is responsible for maintaining the water service which extend from the curb stop to the residence. Water services are constructed at the expense of the customer.

Electric Service

Two utility corporations – Rochester Gas and Electric and Niagara Mohawk Power Corporation – provide electric power to customers in the Town of Mendon. Both companies are publicly held, for-profit corporations. Both companies are electric power producers that operate their own conventional fossil fuel and nuclear power generation plants, and both also purchase power generated by others (e.g., hydro- or wind power).

Electric utility companies are authorized by State law to occupy publicly owned rights of way for transmission circuits, transformers, distribution lines and local customer service lines. The companies are responsible for engineering, constructing and maintaining all electric facilities. Customers must pay the cost to construct individual service circuits that are more than 100 feet from the distribution circuit.

Electric utility facilities in the Town consist of both above ground (aerial) and below ground (buried) lines. Aerial facilities supported by poles are most common in the Town, as they are cost effective and offer flexibility for future expansion.

The Town of Mendon requires new development to install buried electric lines. Buried electrical circuits with ground mounted transformers require little routine maintenance and are less susceptible to weather and other environmental damage than are aerial circuits. In addition, buried electric circuits avoid the visual impact associated with conventional pole-supported aerial electric lines. The visual impact of aerial electric facilities is especially noticeable in the Hamlet of Mendon.

Street Lighting

There are three special street lighting districts in the Town of Mendon: the Mendon Light District, the Mendon Square Light District, and the Mendonshire Light District. The Mendon Light District, which encompasses the Hamlet of Mendon, was formed in 1924 and is the oldest special district in the Town. Decorative street lighting fixtures have replaced the high pressure sodium lamps in "cobra-head" type fixtures.

The Mendon Square Light District provides modern, decorative street lighting using high pressure sodium lamps in post top fixtures along Assembly Drive, Charleston Drive, Hampshire Lane, and Governor's Circle.

The Mendonshire Light District has modern decorative street lighting at the entrance to the residential development on Route 64.

The Mendon Light District, described in the 1998 Utilities Master Plan, has since been dissolved. Expenses associated with street lighting within the Hamlet have become a Town-wide charge.

Outside of the lighting districts, street lights have been placed at certain isolated highway intersections and at a curve on Route 64 north of Smith Road and the Hamlet. Funding for street lighting outside the districts is provided from the Town's general fund.

The electric utilities offer street lighting equipment and electric service to municipalities for the purpose of illuminating public streets, as well as parks and school district properties. Each company has a "Schedule for Electric Service – Street Lighting" or "tariff" that outlines the conditions and rates for this service. The cost for equipment and electricity for lighting that is privately funded (by individual property owners or homeowner associations) is charged to the customer's monthly electric bill.

Mendon Hamlet Street Lighting

The 1998 Utilities Master Plan included a plan for installing decorative street lighting within the Hamlet. The Town officials revised the plan in 2003 and purchased five new street lights. As revised, the plan calls for a total of 34 such lights: the nine (9) existing lights along the segment of Route 64 north of the Hamlet which extend as far as 1500 feet from the intersection; four (4) lights south of the Hamlet along Route 64, only one of which exists now; twelve (12) lights west of the Hamlet along Route 251 and extending approximately 135 feet beyond Assembly Drive, of which four (4) now exist; and, finally, nine (9) east of the Hamlet along Route 251 and extending as far as 1357 feet east of the intersection. Only two (2) of these units now exist.

Table 8 describes the Hamlet Streetlighting Plan as it was revised in 2003. The table indicates the intended locations relative to the centerlines of the intersection of Routes 64 and 251, the side of the road on which each individual light is located or planned, and, for those eighteen remaining lights which do not exist and are only proposed, a relative priority. The intent in 2003 appears to have been the installation of four or five additional lights in each successive year, as funds became available, until such time as all were complete. However, none were installed in 2004. Map B-14 depicts the location of existing and planned streetlights in the Hamlet of Mendon.

Natural Gas

Natural gas service in Mendon is provided by either Rochester Gas & Electric Corporation or National Fuel Gas.

The Empire State Pipeline, which transports natural gas from Canada to the Syracuse area, passes through the northeast portion of the Town, north of and parallel to the New York State Thruway. The Rochester Gas and Electric Transfer Station, located along the south side of Canfield Road west of Route 64, connects to local gas distribution mains that service the area.

Table 8

Streetlighting Plan - Hamlet of Mendon						
Light Pole No.	Roadway	Approximate distance from centerline of intersection Routes 64 and 251	Side of Road	Existing/Proposed	Installation Priority	Comment
1	64 N	260' N	W	Existing		
2	64 N	400' N	E	Existing		
3	64 N	555' N	W	Existing		
4	64 N	705' N	E	Existing		
5	64 N	895' N	W	Existing		
6	64 N	1045' N	E	Existing		
7	64 N	1195' N	W	Existing		
8	64 N	1345' N	E	Existing		
9	64 N	1500' N	W	Existing		180' approx no. of House No. 1336
10	64 S	132' S	W	Existing		
11	64 S	332' S	E	Proposed	1	
12	64 S	464' S	W	Proposed	1	
12-A	64 S	591' S	E	Proposed	1	Just beyond drive to House No. 21
13	251 E	1357' E	N	Proposed	4	Approx. 220' beyond driveway to House No. 46
14	251 E	1202' E	S	Proposed	4	
15	251 E	1059' E	N	Proposed	3	
16	251 E	908' E	S	Proposed	3	
17	251 E	750' E	N	Proposed	1	
18	251 E	582' E	S	Proposed	1	
19	251 E	363' E	N	Existing		
20	251 E	182' E	S	Existing		
21	251 E	48' E	S	Proposed	2	Southeast corner of Routes 64/251 intersection
22	251 W	63' W	N	Existing		Northwest corner of Routes 64/251 intersection
23	251 W	175' W	S	Existing		
24	251 W	300' W	S	Existing		
25	251 W	440' W	N	Existing		
26	251 W	625' W	S	Proposed	2	
27	251 W	766' W	N	Proposed	2	
28	251 W	908' W	S	Proposed	2	
29	251 W	1058' W	N	Proposed	3	
30	251 W	1210' W	S	Proposed	3	
31	251 W	1364' W	N	Proposed	4	
32	251 W	1515' W	S	Proposed	4	
33	251 W	1687' W	N	Proposed	4	Approx. 135' beyond centerline of Assembly Drive

Mendon Hamlet Master Plan

The Mendon Hamlet Master Plan included numerous recommendations for improvements to infrastructure, including sanitary sewer, street lights and sidewalks.

The 1996 Mendon Hamlet Master Plan identified existing sidewalks within the Hamlet and a plan for their extension. Town officials revised the plan in 2003.

Issues Identified by Town Highway Superintendent

Challenges and needs facing the department are related to rapid growth within the town for the past ten to twenty years. The most significant challenges include:

1. The increasing number of town roads and the additional time and equipment required to maintain, plow, salt and mow each. The number of additional cul-de-sacs, in particular, has increased the time necessary to remove snow from town roads. A single cul-de-sac can take twenty minutes to plow and clean-up. One residential development has thirteen such cul-de-sacs.
2. Other increased demands associated with growth, such as an increase in the number of town buildings, grounds and recreational facilities for which the department provides services.
3. Responsibility for a significant number drainage improvements and stormwater basins in newer residential developments which were virtually non-existent only ten years ago.
4. Need for additional vehicle bays and storage space at the highway facility on Semmel Road.

Roads and Highways

Highways have three general functions: to convey traffic from one place to another; to provide connections to other roads and highways; and, to provide access to adjacent properties. The New York State Thruway (Interstate 90) is the only principal arterial highway located in the Town. There is no access to this highway from lands within Mendon.

Two highways in Mendon are classified as minor arterials: State Route 251 (Rush/Mendon Road) and State Route 15A (Rush/Lima Road). These highways move traffic between major points located within the regional setting. Individual points of access to these highways should be controlled and limited where possible.

Two highways in Mendon are classified as major collectors, State Road 64 and State Road 65. The minor collectors include Pittsford/Mendon Center Road, West Bloomfield Road, Mile Square Road, Boughton Hill Road and the Honeoye Falls-Five Points Road. Collectors highways generally carry moderate to heavy traffic volumes (major collectors carry the heavier volumes of traffic). Their function is to provide access to individual properties, convey traffic and provide connections to local roads and arterials. Although frontage development along these roads is generally acceptable, it can interfere with the highway's traffic carrying function if not properly controlled. Conflicts may occur where two collectors or a collector and a minor arterial intersect (such as in the Hamlet area).

The remainder of the Town's highways are classified as local roads. The primary function of local roads is to provide direct access to individual land parcels. They generally carry light traffic loads, so there is little interference with through traffic.

The standard highway right-of-way, width for county highways is 80 feet. Town Highway Design Standards for dedication purposes is 60 feet of right-of-way width. The following Town highways are "three-rod roads" with only 49.5 feet of right-of-way:

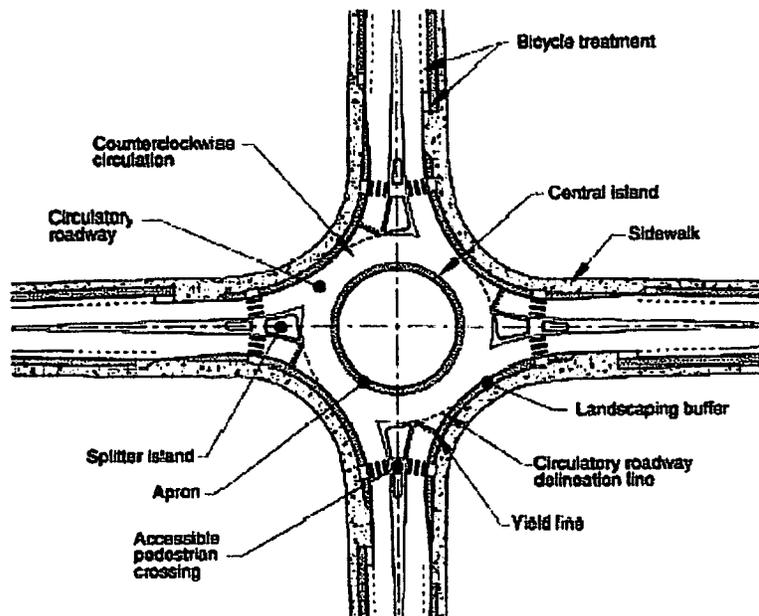
Amann	Parrish
Chamberlain	Phelps
Dalton	Plains
Five Points	Scofield
Langpap	Stony Lonesome
Lyons	Taylor (east of Route 64)
Main Street Fishers	Town Line (Rush/Mendon)
Mile Square	

Hamlet of Mendon Sidewalks

In 2003, the Town installed approximately 2,500 feet of new sidewalk in the Hamlet of Mendon. Funding was provided by a grant from the NYS DOT under the Multi-Modal 2000 program. An additional 975 feet of sidewalks will be installed along the south side of Route 251, west of the Hamlet, in conjunction with the Evergreen subdivision now under construction. The current plan recommends construction of 1,100 feet of sidewalk along the north side of Route 251 from the pocket park's eastern boundary to a point immediately across from the intersection with Hopper Hills Way.

Map B-15 depicts the location of existing and proposed sidewalks in the Hamlet of Mendon.

Figure 5: Sample Roundabout Design



Issues Identified by Town Highway Superintendent (Continued)

5. Risk of major equipment failures and repairs until such time as the newly implemented program for vehicle replacement has replaced the oldest equipment.
6. Insufficient salt storage capacity and the need to re-order and coordinate frequent deliveries.

NYS DOT Proposed Roundabout

The NYS Department of Transportation has proposed a modern "roundabout" for the intersection of NYS Routes 251 and 65. Representatives from NYS DOT presented information about the project at a public meeting on January 12, 2005 at the Mendon Community Center in Honeoye Falls. Design is expected to be completed by the end of 2005 and construction in 2006. A sample roundabout design is depicted in Figure 5.

Existing Plans, Programs and Regulations

Mendon Ponds Park Plans

Monroe County prepared an Ecological Study for Mendon Ponds Park in 1990 and continues to use this study to manage the use of the Park. A draft Master Plan for Mendon Ponds Park, prepared in the early 1990s, was never adopted by Monroe County.

Regional Trails Initiative

The Genesee Transportation Council (GTC), which is responsible for transportation planning in the nine-county Genesee-Finger Lakes region, completed the Regional Trails Initiative (RTI) in 2002 to address the need for cooperative trail planning efforts in the region. The Regional Trails Initiative presents a strategy for expanding the existing trail network at the municipal level while supporting regional trail system connectivity and accessibility. Goals and General Recommendations were developed to guide the improvement and expansion of this region's trail network. Additionally, location-specific trail project recommendations were developed.

The Regional Trails Initiative noted that the Lehigh Valley Railroad right-of-way is physically one large trail corridor but contains four separate sections:

- Mendon/Rush Mainline
- Victor Section
- Rush/Henrietta spur

The Trails Initiative noted that development of the Mendon portion of the "mainline" was underway. It recommended extensions and connections within the Town of Mendon, including acquisition and conversion of a 2.9-mile Hemlock Line Corridor from Homeoye Falls to the existing trail. The trails initiative recommended on-street connections along Bulls Saw Mill Road from Mendon Center Road to West

Parks, Recreation and Open Space

Parks and Recreational Facilities

The Town of Mendon is served by a variety of public and private parklands and recreational facilities. The largest public parkland facility in the Town, Mendon Ponds Park, is owned by the County of Monroe. Map B-16 depicts the location of parks and recreational facilities in the Town.

Mendon Ponds Park

Approximately 1,950 acres of Mendon Ponds Park are located in the Town of Mendon. This park, consisting of ridges, hills, gullies, and ponds, is geologically significant and traces its origins to the glacial period. The park provides a sanctuary for wildlife. It has many nature trails and Monroe County provides nature education programs on trees, birds, geology and other topics. In the summer, the ponds provide swimming and boating; in the winter, there is sledding, tobogganing, skiing and skating. There are many miles of trails for horseback riding. Several cabins and lodges provide party facilities.

Mendon Ponds Park is designated as a National Natural Landmark under the Historic Sites Act of 1935.

Lehigh Valley Linear Trail

The Lehigh Valley Linear Trail, a former Lehigh Valley Railroad right-of-way, traverses the Town of Mendon from the Victor town line, through the Hamlet of Mendon, and into the Town of Rush. The facility includes approximately 91 acres of land which were purchased by Monroe County for future parkland development. The County Parks Department maintains a 61-acre parcel along the south side of the Trail just west of Clover Street (Route 65).

In 2004, Monroe County completed the development of this facility in cooperation with the Mendon Foundation. The trail has been resurfaced with cinder dust and is open for bicycling, hiking, cross-country skiing and horseback riding.

The Lehigh Valley Linear Trail in the Town of Mendon bisects several individual tax parcels leaving portions of the properties land-locked (i.e. without access to a public highway). Monroe County permits narrow crossings for pedestrians and farm vehicles across the Lehigh Valley Trail.

Town Parkland and Open Space

The Town of Mendon owns and maintains two municipal parks. The Semmel Road Sports Park contains approximately 79 acres of land. Although a majority of the site is undeveloped, existing facilities include two tennis courts, a basketball/street hockey pad, playground equipment, a softball field, and a series of trails. The balance of the site remains undeveloped. The re-

mainder of the site on Semmel Road is owned by the Town of Mendon and used by the Town Highway Department for its facilities, equipment and materials storage. In 2003, the Town purchased 27 acres of land on Semmel Road adjacent to the existing parks eastern boundary for future development of recreational facilities.

The Town owns approximately two acres of land, located at the intersection of State Route 251 and Bull Sawmill Road, that is commonly referred to as the Mendon Center Tennis Courts. There are three tennis courts and a small parking lot for approximately eight vehicles.

In 2003, the Town purchased approximately 60 acres for a planned "Great Bend" park near the Totiakton Historic Site and the Lehigh Valley Linear Trail. Planned improvements include a driveway, parking lot, gazebo, and trailhead.

The Town recently acquired a small parcel of land in the Hamlet of Mendon. This site is located along the south side of Irondequoit Creek and the north side of State Route 251, east of the intersection with State Route 64.

A ten-acre parcel on the south side of Canfield Road, north of the NYS Thruway was donated to the Town of Mendon by the Empire State Pipeline.

The Town acquired a 1.4 acre site in the Village of Honeoye Falls, on North Main Street that was formerly owned and used by the American Legion Post Number 664. The building is used for community meetings.

Village Parkland

The Village of Honeoye Falls owns and maintains two parks. The Monroe Street Park, approximately 26 acres in size, is located along the north side of Monroe Street. Recreational facilities at this site include a pavilion, picnic area, softball/soccer field and an area used by the Village Fire Department for fire training.

Harry Allen Park, located on the east side of North Main Street, contains approximately 5 acres of land. This park contains a gazebo, meeting facilities for the boy scouts and a relocated and refurbished country schoolhouse. Another park in the Village, located on North Main Street, includes soccer fields as well as a trail that connects to Harry Allen Park along the creek.

Private Open Space Recreational Lands

Several private lands located in the Town of Mendon contribute to the open space and recreational needs of the town and village residents. These include:

- The Sibleyville Nature Preserve, a 45-acre parcel owned and managed by the Mendon Foundation, incorporates a portion of the archeologically significant Totiakton Iroquois settlement. The site includes unique geological formations, a prominent drumlin, Honeoye Creek, pheasant habitat and a wooded area with white oak, maple and sycamore trees.
- The Mendon Conservation League owns an 8.5 acre site located on the

Bloomfield Road, and along Chamberlain Road From Cheese Factory Road to Mile Square Road.

Mendon Foundation

The Mendon Foundation is a not-for-profit land trust and community organization active in the Town of Mendon. The organization was instrumental in the development of the Lehigh Valley Linear Trail, organizes the annual Mendon Arts Festival, and owns and manages the Sibleyville nature preserve.

Sources of Grant Funding

The New York State Office of Parks, Recreation and Historic Preservation offers grant funding for acquisition and development of parks and recreational facilities. Most recently, the Town of Mendon has received grant funding to reimburse the cost of acquiring property at Great Bend and to develop recreational facilities. Additional information about these grant programs may be found at the website <http://www.nysparks.state.ny.us/grants>.

Background Information

Environmental Protection Fund and Clean Water / Clean Air Bond Act Grants

New York Office of Parks, Recreation and Historic Preservation (OPRHP) administers two grant programs to provide funding for parks and recreational facilities and salt storage barns. The grant programs are the Environmental Protection Fund and the Clean Water/Clean Air Bond Act.

Both grant programs provide up to 50% of the funding needed for projects. Grant recipients are required to provide a local match equal to at least 50% of the total project cost. The local match may be in the form of cash, in-kind or donated labor and/or donated materials or real estate.

Both grant programs are very competitive and typically provide limited amounts of funding for projects. Applications are generally solicited annually. Not-for-profit corporations are eligible for grant funding for parks improvements provided the project being funded is open to the public and/or improves the environment.

north side of the Boughton Hill Road. This site has a meeting house, rifle range and facilities for trap and skeet shooting.

- The Jewish Community Center of Rochester owns approximately 112 acres of land located on the west side of Quaker Meeting House Road, south of the Lehigh Valley Linear Trail. This facility has two swimming pools, a tennis court, day camp operations, a baseball field and a clubhouse with lockers.
- The Gleason Works Recreation Facility is an 18 acre site located on the south side of Monroe Street. This facility has a pond, a softball field, recreation center and open lands. This facility is used exclusively by members of the Gleason Works Company.
- The Mendon Ponds Tennis and Swim Club owns approximately 20 acres of land along the east side of the Pittsford/Mendon Center Road. This facility has 19 tennis courts, 2 swimming pools and a 6,000 square foot clubhouse.
- The Monsignor Schnacky Community Center is located in the Hamlet of Mendon along the west side of Route 64. This site contains approximately 7 acres of land and includes a playground and three baseball diamonds.

Scenic Vistas and Corridors

The Town Conservation Board has identified significant scenic vistas and corridors in the Town. These vistas generally include views of large open areas, agricultural lands and rolling terrain. To many of the townspeople, these vistas are part of the character of the Town. Scenic vistas are protected through the Town's EPOD regulations. Scenic corridors were also identified in the Town of Mendon Open Space Master Plan.

Map B-17 depicts the location of scenic vistas and corridors in the Town.

National Parks and Recreation Association (NPRA) Standards

The NPRA Standards classifies public parks and recreation areas in the following ways:

A neighborhood playground is a small recreational area primarily for children that serves residents within a radius of one-half mile. It typically includes features such as a play lot for small children, an apparatus area for older children, open space for informal play, a paved area for court games, a shelter house or a shaded area for crafts, dramatic and quiet games, a wading or spray pool, and a landscaped area. The recommended land area is two acres per 1,000 people.

A neighborhood park is a somewhat larger area that serves adults as well as children within one-half mile of the site. It may be combined with a playground but would also include features such as walks, benches, a wooded area, picnic facilities and possibly a water fountain. The recommended land area is two acres per 1,000 people.

A community play field is a fairly large site that provides facilities for organized, competitive sports and serves the entire community. It may include comfort stations and a parking lot and facilities for football, baseball, softball, soccer, field hockey, tennis, horseshoes and running. The recommended land area is two acres per 1,000 people.

A community park is a fairly large area that serves an entire community or a major portion of it. It may include features such as a picnic area, sports field, riding and hiking trails, comfort stations, covered areas and a parking lot. The recommended land area is four acres per 1,000 people.

A metropolitan park is a large area of scenic beauty or natural interest that serves a large segment of a metropolitan area. The service area of metropolitan parks is considered to be the population within a one hour drive radius. Facilities generally include swimming, camping, hiking, and picnicking.

Existing Plans, Programs and Regulations

SEQR

The State Environmental Quality Review (SEQR) procedures are used to help ensure that potential impacts on cultural resources are addressed as part of development reviews.

SHPO

The NYS Historic Preservation Office (SHPO) reviews development plans for projects financed with public funds to ensure consistency with historic preservation standards and compliance with SEQR.

Mendon Historic Preservation Committee

The Town of Mendon Historic Preservation Committee was established by the Town of Mendon by local law. The responsibilities of the HPC include:

- Designation of identified structures or resources as landmarks
- Making recommendations to the Town Board concerning the acquisition of facade easements, development rights or other interests in real property
- Increasing public awareness of the value of historic, cultural and architectural preservation.
- Making recommendations to the town government concerning the use of state, federal or private funds to promote preservation of landmarks.
- Recommending acquisition of landmark structures by the town government where private preservation is not feasible

Historic Resources

History (SOURCE: Diane C. Ham, Mendon Town Historian, June 1994, "Hamlet of Mendon Historic Walking Tour")

The first settlers traveled to Mendon from the east and south along the well-marked route of the Sullivan Expedition. Many settlers were attracted by the fertility of the soil in this area and also by water power facilities along the streams.

The first settlement was made on the site of the Village of Honeoye Falls in 1790. The next settlement was at Tomlinson's Corners, at the intersection of Boughton Hill and Mendon-Ionia Roads.

In 1792, settlers began to arrive in the Hamlet of Mendon, following the development of a flour mill which was built on Irondequoit Creek. In 1832, the settlement was incorporated as a village and granted a charter, but the community's leaders never organized elections to formalize the village.

The Mendon-Ionia Road (now State Route 64) was an Indian trail. It became a stage coach route in 1817 that ran from Canandaigua to Buffalo. The Hamlet was regionally important during stage coach days, but was less significant after the railroad came.

The Town of Mendon, originally part of Ontario County, represented the last sale made by the early land company, Phelps and Gorham. The Town of Mendon was separated from Bloomfield in 1812, and was annexed to Monroe County when it was formed in 1821.

Historic Sites

The Town of Mendon is fortunate to have many intact cultural and historic sites and structures. These include prehistoric archeological sites as well as historic structures dating from the 1800s.

About 9,000 years ago, Paleo-Indian hunters stalked Pleistocene deer, mammoth and mastodon near the shores of ancient Lake Iroquois, only a few hundred miles south of the great glacier. They were armed with spears tipped with beautifully-crafted, fluted points characteristic of the clovis types. Several of these points have been found in Monroe County, including one in Mendon.

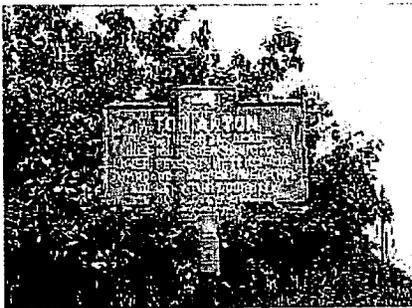
Then, 4,000 years later, the highly developed Lamoka Phase culture of the Archaic Hunting-Fishing-Gathering Stage occupied much of Livingston, Genesee and southern Monroe County. The Woodchuck Hill site in Scottsville, only a few miles west of Mendon, was one of the more important sites, and one of many sites later lost to road construction. The people of the Lamoka culture flourished for over a thousand years, leaving behind large numbers of the culture's characteristic beveled adze. Some have been discovered in southwestern Mendon (Totiakton Indian Village area on Plains Road).

In the course of the following millennium, their descendants experienced the Transitional Stage (1300-1000 B.C.), during which the nomadic hunters gradually adopted a more permanent, settled way of life, marked by the beginnings of agriculture.

Map B-18 identifies the location of five sites listed on the National Register: Mendon Ponds Park, Totiakton Indian Village, Lower Mill, Hiram Sibley Homestead and St. Johns Episcopal Church. The Mendon Town Historian maintains information about these sites and the 19 sites of local historical significance shown on the map.

Totiakton

Totiakton, meaning "bend in the river," is the most historically significant archeological site in the Town of Mendon. In 1655 Ganondagan, with a population of 4,500, was the capital of the Seneca Nation, the westernmost tribe of the Five Nation Iroquois Indians. Totiakton, town of the western branch of the Nation, was located between Plains Road (the earliest known settlement) and the bluffs overlooking Honeoye Creek.



They lived in communal dwellings called "long houses". There was also evidence found of a Jesuit missionary influence in the village. It was an Indian society rich with culture. The Senecas were equal beaver fur trading partners with the French, English and Dutch. In 1687, France wanted control over the fur trade. The French invaded the Seneca Nation from Canada, destroying Ganondagon and Totiakton and burning 1,200,000 bushels of corn. The Seneca Nation then regrouped on the eastern shore of Seneca Lake, never to rebuild Totiakton.

Historic Preservation Overlay

The Town's Environmental Protection Overlay Districts include regulations for development within 500 feet of designated historic sites (See Map B-18.)

The regulations require the applicant to demonstrate that the proposed activity will not adversely affect "the physical integrity or historic character of an existing historic site" and that there is "no reasonable alternative for the proposed activity on that site." The regulations require the building design and site development must "complement the adjacent historic structure and site" and prohibit accessory structures in the side yard adjacent to the historic structure site.

Tools and Techniques

Techniques available to local governments to encourage the preservation and restoration of historic buildings include both recognition programs and regulatory approaches.

National Register of Historic Places

The National Register of Historic Places recognizes buildings, sites and landscapes that are historically and architecturally significant. The program does not provide protection to privately owned buildings. However, public money cannot be used to alter or demolish buildings that are in a Historic District or are individually listed on the National Register without a formal review of the impacts.

Recognition and information programs for privately owned buildings

Municipalities may develop their own recognition program to designate historic structures or to acknowledge private efforts to restore or rehabilitate historic buildings. Such a program would send a message to the public that historic preservation is important to the community, and may encourage private property owners to restore historic buildings.

Municipalities may also provide information to private property owners to assist in restoration and rehabilitation efforts. There is a considerable amount of literature and technical assistance available to ensure that restoration and rehabilitation of historic buildings is done in a manner that is consistent with the building's historic character and that does not damage the building's architectural features or materials.

Regulatory techniques

Municipalities may establish regulations to protect historic buildings. The process typically requires the designation of certain historic buildings as "landmarks," or the delineation of an area as a "Historic District." A citizen board, usually known as the "Historic Preservation Commission" or "Landmarks Preservation Board," is appointed to review applications for building permits that would affect historic landmarks or buildings within the Historic District. The board is responsible for ensuring that changes to historic properties are consistent with the historic character of the property.

Certified Local Government Program

The Certified Local Government Program of the National Park Service encourages municipalities to pass laws that provide for local review of development proposals that would affect historic buildings. Municipalities may be certified by the State Historic Preservation Office if they enact a law that designates local historic landmarks or district, and that establishes a procedure for reviewing proposed changes to designated properties. Certified local governments are eligible for grant funding that is set aside for participants in the program. Grants may be used for research, education, and restoration of properties.

Tax Incentives for Private Properties

Pursuant to the Farmer's Protection and Farm Preservation Act, passed in 1996, property owners can claim a tax credit for up to 25% of the cost of rehabilitating a historic barn. Barns constructed or placed into agricultural service before 1936 are eligible, provided that the barn is used for agricultural purposes and meets the tax definition of "income-producing." The rehabilitation must not "materially alter the historic appearance" of the barn. Costs incurred after January 1, 1997 are eligible. Technical information is available on the NYS Department of Parks, Recreation and Historic Preservation website, at www.nysparks.state.ny.us/field/fsb/barns.htm. This law also enables local governments to phase in the increase in assessed value that results from the rehabilitation of barns built before 1936.

Federal tax credits are available for the rehabilitation of historic and older buildings. A tax credit of 20% of the cost of rehabilitation is available for "certified rehabilitation" of "certified historic structures." This credit generally applies to buildings that are on the National Register of Historic Places. The renovations must comply with the Secretary of Interior's "Standards for Rehabilitation." This credit applies only to buildings that are used for agricultural, commercial, industrial or rental residential purposes. Both the structure and the rehabilitation must be approved by the National Park Service. The project must also meet the guidelines set by the Internal Revenue Service.

A 10% tax credit is available for rehabilitation of "non-historic" buildings built before 1936. This credit applies only to "depreciable" buildings that are used for non-residential purposes. The renovation must be "substantial," exceeding either \$5,000 or the adjusted basis of the property, whichever is greater. Certain guidelines apply for retaining external and external walls and the internal structural framework. The tax credit must be claimed on IRS form 3468 for the tax year in which the rehabilitated building is placed in service. There is no formal review process for the rehabilitation.

Grant funding

Grant funding is available to both private and public owners of historic properties. Funding is available from the NYS Office of Parks, Recreation and Historic Preservation, under the **Environmental Protection Fund**, for the preservation and restoration of historic properties. The **NYS Office of Parks, Recreation and Historic Preservation** has provided funding in the past to restore and preserve historic barns and related agricultural buildings. Similar funding opportunities may be available in the future.

The **Preservation League of New York** administers a program to provide grants to municipalities and not-for-profit agencies for cultural resource surveys, historic structure reports, and historic landscape reports. Grants awarded are usually between \$3,000 and \$15,000. The application is usually due in May, with applications available in January.

The **New York State Council on the Arts** provides grants to local governments and not-for-profit organizations for planning and design, capital funding, and independent projects. The application deadline is generally March 1 of each year. Information is available from Anne VanIngen, Director, Architecture, Planning and Design, NYS Council on the Arts, 175 Varick Street, New York, NY 10014, (212) 741-7013.

The **New York Landmarks Conservancy** provides grants for historic religious buildings that are owned by a religious institution and are listed in the State or National Registers of Historic Places. The maximum grant is \$15,000. Deadlines are May 1st and November 1st of each year.

Government and Community Services

Community facilities within the Town include fire protection, emergency medical service, public schools, public library, postal service areas, cemeteries and municipal buildings.

Fire Protection

The Town of Mendon has two separate fire protection service areas—the Mendon Fire Protection District and the Mendon Fire District. Fire service in the Mendon Fire Protection District is provided by the Village of Honeoye Falls Fire Department under a contractual agreement with the Town of Mendon. The Village of Honeoye Falls Fire Department is located on Monroe Street.

The Fire Department currently has a total of four pieces of equipment – two engine/pumpers, a combination engine/rescue truck, and a “quint” equipped with ladders, water tank and pump. The quint was purchased in 1999 to replace an aging ladder truck.

The Mendon Fire Department provides fire protection to that portion of the Town delineated as being the Mendon Fire District. This service area is governed by a Board of Fire Commissioners elected by the residents of the Fire District. The Fire Department is located on Route 64 at the intersection of Taylor Road. Map B-19 depicts the fire district boundaries and the location of fire halls in the Town.

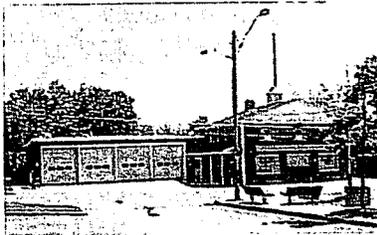
Emergency Medical Services

The Village of Honeoye Falls Ambulance provides emergency medical service to the Town of Mendon and the Village of Honeoye Falls. The Ambulance Service operates from facilities located on East Street in Honeoye Falls.

Public Schools

Residents of the Town of Mendon are served by two public school districts. The Pittsford Central School District includes land located in the northeast portion of the Town. There are no school facilities for this District located in the Town, although the District does own land located on the west side of Mile Square Road, just south of the Pittsford/Mendon Town Line.

Approximately 90 percent of the Town’s land area is within the Honeoye Falls/Lima Central School District. The Honeoye Falls-Lima Central School District is a suburban school district experiencing constant enrollment at approximately 2,700 students. The school district was established in 1969 through a merger of the neighboring Honeoye Falls and Lima School Districts. The district comprises 74 square miles across portions of three counties: Monroe, Livingston and Ontario. Honeoye Falls-Lima includes four schools located on separate sites: Lima Primary (K-1) located in the village



Honeoye Falls Fire Department



Honeoye Falls Fire Ambulance

of Lima; Manor Elementary (2-5) located on East Street in the village of Honeoye Falls; Middle School (6-8) located on Quaker Meeting House Road in the village of Honeoye Falls; and High School (9-12) located on East Street in the village of Honeoye Falls. The oldest facilities date to the 1920's and are registered historic buildings. The newest structure, the Middle School, was built in the early 1980's.

Map B-20 depicts the school district boundaries and the location of public schools in the Town.

Public Library

The Mendon Public Library operates from a 4,200 square foot building located on Monroe Street in the Village of Honeoye Falls. A proposed expansion, which would add 12,500 square feet behind and north of the existing library, is under consideration.

The Town of Mendon has undertaken a potential library development project to provide new and expanded facilities to serve Town and Village residents. A completed program of requirements, concept design, budget and schedule are anticipated early in 2005. As proposed, the project would develop a new facility of approximately 12,500 square feet to be constructed in the Village. The existing facility would remain and a second route of access would be developed to Clover Street adjacent to the existing Sunoco station. A proposed site plan has been reviewed and approved by the Village Planning Board. Concept renderings illustrating the appearance proposed for the new structure reveal a façade in keeping with the historic character of the Village of Honeoye Falls.

Postal Service

The Town of Mendon is served by five separate post offices. The five postal zip service areas include Henrietta, Honeoye Falls, Mendon, Pittsford Victor. Map B-21 depicts the areas served by these zip codes in the Town of Mendon.

Cemeteries and Churches

Eight (8) cemeteries are located in the Town. The following table lists the owners of the cemeteries and the street location.

Owner	Street Location
Desman Cemetery	Rush Mendon Road
Goffs Cemetery	W Bloomfield Road
Mendon Cemetery Assoc.	Mendon Ionia Road
Mendon Cemetery Assoc.	Taylor Road
Mendon Cemetery	Mendon Ionia Road
Moore Cemetery	Pittsford Mendon Center Road
Quaker Cemetery	Quaker Meeting House Road
Tomlinson Corners Cemetery	Boughton Hill Road

Three churches— St Catherine's Church, St Marks Lutheran Church, and a Presbyterian Church— are located in the Town. All of these churches are located within the Hamlet of Mendon. The Presbyterian Church has submitted an application to build a church on property it owns on the southwest corner of 64 and Cheese Factory Road.

Town Property Tax Base

Property taxes represent a significant source of revenue for the Town of Mendon. Residential properties comprise 89.7% of the property tax base for the Town of Mendon. Agricultural and vacant properties represent 3.7% and 3.5%, respectively, of the total taxable assessment of the Town, based on 2004 tax parcel data. The 43 commercial, storage and mining parcels in the Town contribute only 1.8% of the property tax base. The percent of taxable assessment contributed by each type of land use is summarized in Table I.

