



TOWN OF MENDON

DRAFT

COMPREHENSIVE PLAN

August 2020

COMPREHENSIVE PLAN TOWN OF MENDON

AUGUST 2020

ADVISORY COMMITTEE

Moe Bickweat

Cynthia Carroll

Renee Casler

Earl DeRue

Muffy Meisenzahl

Rich Przysinda

Brent Rosiek

Deric West

This document was developed by the Town of Mendon Comprehensive Plan Advisory with the assistance of LaBella Associates.



CONTENTS	
INTRODUCTION	1
BACKGROUND	2
ORGANIZATION OF THE PLAN.....	4
SECTION I: COMMUNITY PROFILE AND ASSESSMENT	7
PAST PLANNING EFFORTS.....	7
DEMOGRAPHICS AND ECONOMICS	10
LAND USE	19
ENVIRONMENTAL PROTECTION OVERLAY DISTRICTS	21
TRANSPORTATION.....	23
SECTION II: COMPREHENSIVE PLAN VISION AND GUIDING PRINCIPLES	27
COMMUNITY ENGAGEMENT	27
VISION STATEMENT.....	30
GUIDING PRINCIPLES.....	31
SECTION III: COMPREHENSIVE PLAN STRATEGIES	39
FUTURE LAND USE	40
GROWTH MANAGEMENT	49
TRANSPORTATION AND INFRASTRUCTURE	51
ECONOMIC DEVELOPMENT	53
NATURAL, HISTORIC AND RECREATIONAL RESOURCES.....	55
HOUSING AND NEIGHBORHOODS.....	57
GOVERNMENT AND COMMUNITY SERVICES.....	58
ALIGNMENT OF STRATEGIES WITH GUIDING PRINCIPLES	59
SECTION IV: IMPLEMENTATION	69
SECTION V: PRIORITY INITIATIVES	87
1. PROMOTE COMPATIBLE RENEWABLE ENERGY.....	87
2. MAINTAIN MENDON’S RURAL CHARACTER.....	89
3. REVITALIZE THE HAMLET OF MENDON	91
4. PROMOTE HOUSING DIVERSITY.....	93
5. DEVELOP WASTEWATER SOLUTIONS FOR THE HAMLET OF MENDON	94

INTRODUCTION

A Comprehensive Plan is a community's vision for its future. This 2020 update to the Town of Mendon's Comprehensive Plan provides a framework for future decision making by Town boards and the legal basis for updates to the Zoning Code. It also offers strategies and actions to implement the community's vision.

While the Comprehensive Plan is intended to provide a vision for the next decade it is not static. It should be reviewed periodically for potential amendments if conditions change in the Town and particularly if zoning updates are needed. Periodic reviews of the plan will also generate a report card on how well the Town is implementing Comprehensive Plan policies and actions.

The Town of Mendon last updated its Comprehensive Plan in 2005. Since 2005 conditions have evolved within the Town and the world at large. In the last 15 years technology has changed the way we live. Demographic changes have also emerged. At the same time, the community's preference for Mendon's rural character has been steadfast. All of these dynamics need to be reviewed, recognized, and reconciled through the Comprehensive Planning process.

As noted in Section 272-a of New York State Town Law, a Town Comprehensive Plan "means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town located outside the limits of any incorporated village or city."

The foregoing material is the accumulation of the Town of Mendon's most recent comprehensive planning efforts (including references to past plans). This plan is prepared within the framework of Section 272-a of New York State Town Law.



BACKGROUND

The Town of Mendon is a small, rural community located in the nine-county Finger Lakes region¹ depicted in the adjoining map.



Located in Monroe County, the Town of Mendon borders Ontario and Livingston Counties, and is a short drive south from the City of Rochester. Although there is no direct access onto an Interstate highway in Mendon, the closest access would be via the local,

county, and State road network to access I-390 or I-490. The New York State Thruway (I-90) passes through the northeast corner of the Town. Several State Routes pass through the Town including NYS Routes 64, 65, 251 and 15A.

The Village of Honeoye Falls, located in the southwest portion of the Town, has the highest density in the Town and a quaint, attractive downtown. The Hamlet of Mendon, on the east side of the Town near the border of the Town of Victor and Ontario County, also serves as a small commercial and residential area for the Town. Both the Hamlet of Mendon and Village of Honeoye Falls have traditionally served as the historic centers of population and commerce.

Just east of the Hamlet and the Town of Mendon boundary is a regional commercial center including Eastview Mall within the Town of Victor (Ontario County). 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 (Livingston County) and West Bloomfield (Ontario County).

¹ The Genesee/Finger Lakes region is a nine-county planning region focused upon by the local Metropolitan Planning Organization known as the Genesee Transportation Council and served by the Genesee/Finger Lakes Regional Planning Council. The region includes the City of Rochester, the surrounding County of Monroe, and eight additional neighboring counties: Genesee, Livingston, Ontario, Orleans, Seneca, Wayne, Wyoming and Yates. The 2010 Census reported a population of approximately 1.2 million for the nine-county region.



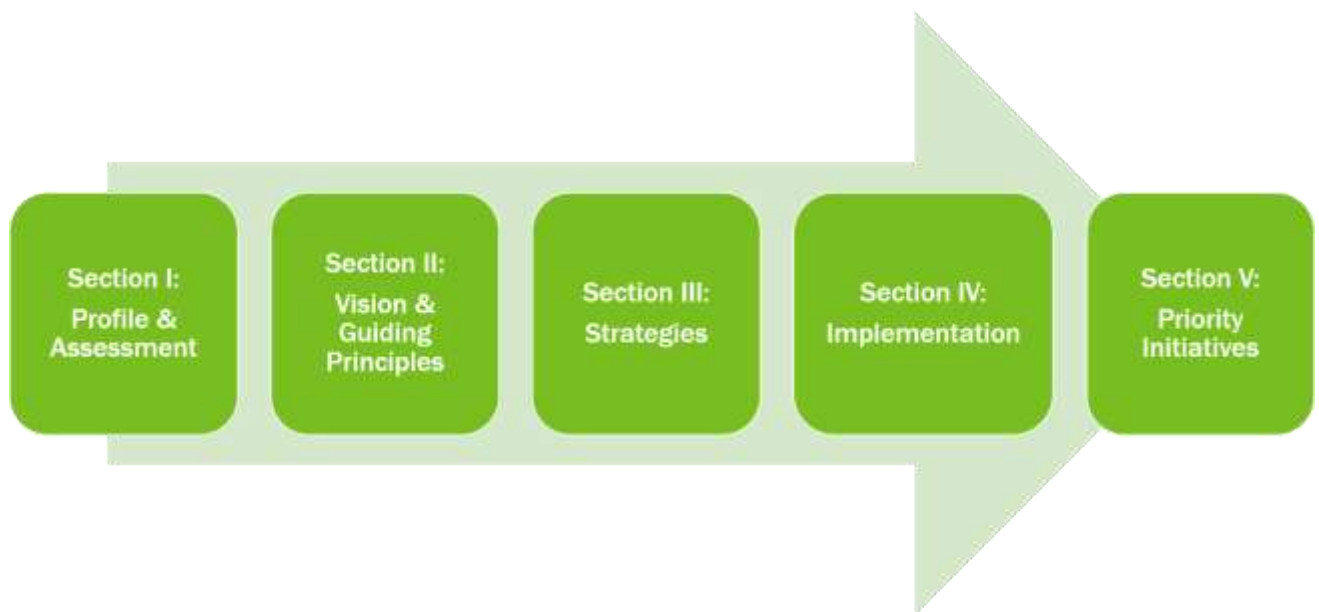
COME AGAIN

HAMLET OF
MENDON
CIRCA 1832

ORGANIZATION OF THE PLAN

This Plan presents the Vision, Guiding Principles (Goals) and Strategies recommended by the community for the Town of Mendon's future. The plan is organized into the five sections:

- **Section I** provides a summary of the Town's population demographics, economy, existing plans, and development patterns;
- **Section II** contains the Comprehensive Plan Vision Statement and the Guiding Principles (Goals);
- **Section III** suggests ways to implement the eight Goals described in Section II through strategies;
- **Section IV** proposes an action plan for use by Town officials as they move forward to implement the Plan; and
- **Section V** outlines specific Priority Projects or Policies including details on steps to implement them.





**COMPREHENSIVE PLAN
TOWN OF MENDON**

**Section I: Community Profile and
Assessment**

SECTION I: COMMUNITY PROFILE AND ASSESSMENT

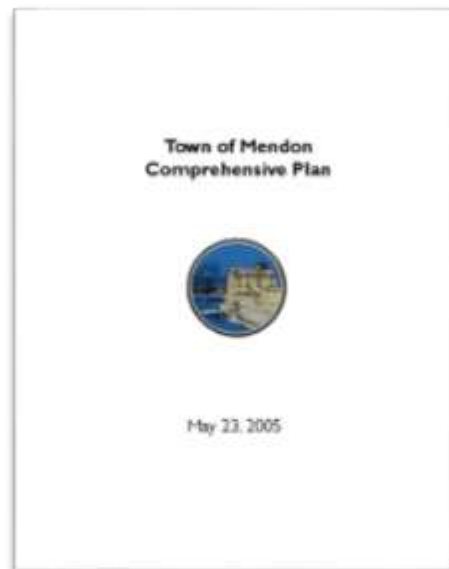
PAST PLANNING EFFORTS

Past reports prepared for the Town of Mendon and neighboring areas include recommendations that are considered in the context of this Plan. A summary and key relevant recommendations of each follows.

Town of Mendon Comprehensive Plan (2005)

The Town's 2005 Comprehensive Plan includes recommendations regarding growth management, natural resources, agriculture, housing, neighborhoods, economic development, transportation, utilities, open space, recreation, historic resources and government/community services.

The intent of this plan is to provide an update to the 2005 plan. Consequently, many of the key principles and strategies that are still valid in the plan will be migrated to the 2020 update of the plan.



Key Relevant Recommendations

- **Preserve green space, open space, and agriculture**
- **Retain the Town's rural character and land conservation policies**
- **Provide sidewalks and other amenities to make the Hamlet of Mendon pedestrian friendly**
- **Consider sanitary sewer solutions for the Hamlet center**
- **Provide shared parking solutions for the Hamlet**
- **Accommodate multi-family housing in the Hamlet**

COMPREHENSIVE PLAN TOWN OF MENDON

Village of Honeoye Falls Comprehensive Plan (2014)

Although prepared for a separate local government jurisdiction, the 2014 Comprehensive Plan for the Village of Honeoye Falls includes policies and objectives regarding neighborhood preservation and development, local commerce, downtown, leisure and culture, health and safety, natural resources and sustainability, as well as government partnerships.



Key Relevant Recommendations

- Increase a variety of living options available to senior citizens
- Ensure new residential development fosters interconnected street patterns
- Ensure adequate infrastructure to accommodate new and existing commercial and industrial uses
- Support efforts to increase amount of locally produced food available to residents
- Focus stewardship efforts on the health of Honeoye Creek
- Strengthen relationships with surrounding municipalities to pursue common goals

Other relevant past local planning efforts included the following:

Mendon Hamlet Master Plan (1996)

The main goals of the Hamlet Master Plan are 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 as a guide for all subdivision, site plan and zoning approvals occurring within the area.

The Mendon Hamlet Master Plan provides an overall streetscape plan supported by street lighting and sidewalk districts. It notes that the sidewalk improvement program needs to be closely coordinated with Monroe County to ensure that future development of the Lehigh Valley Trail will complement the Hamlet's pedestrian circulation plans.

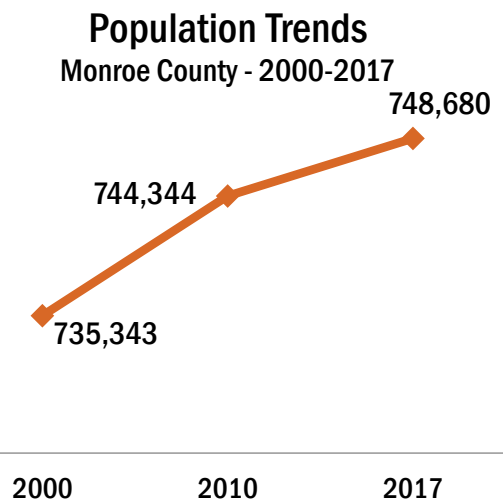
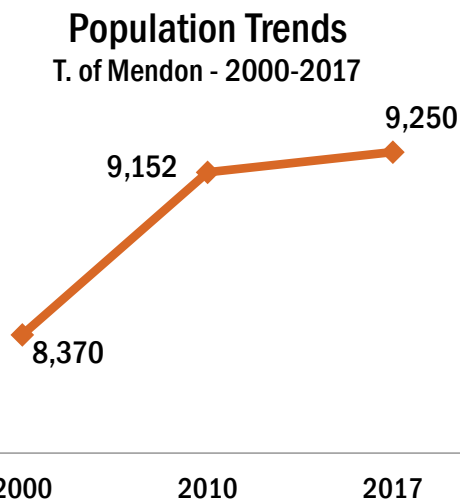
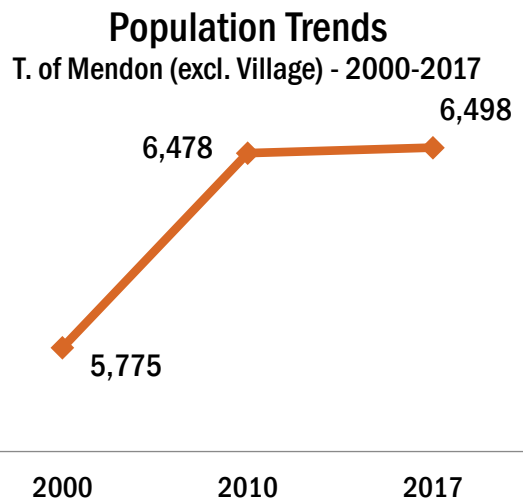
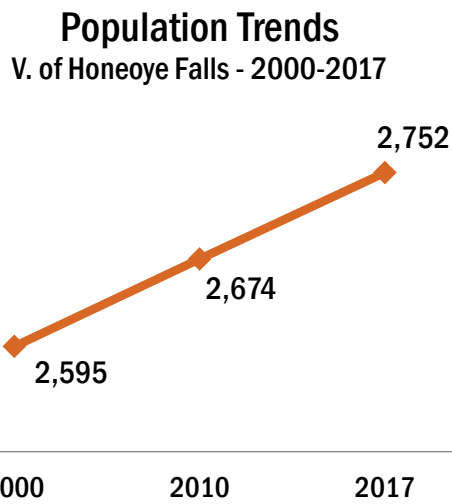
Open Space, Parks & Recreation Master Plan (2001)

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 recommends actions for protecting these resources. The document also includes recommendations for the acquisition and development of parks and recreational facilities. The Master Plan provided the basis for the Town's current EPOD regulations (Environmental Protection Overlay District regulations).

DEMOGRAPHICS AND ECONOMICS

Population

The Town of Mendon is currently home to 9,250 residents with an estimated 2,752 people living within the Village of Honeoye Falls and 6,498 people living outside of the Village. Population within the Town (excluding the Village) increased 12.2 percent between 2000 and 2010, but remained fairly stagnant between 2010 and 2017. The population in the Village steadily increased by six percent between 2000 and 2017. These population growth rates are greater than Monroe County's rate of growth which grew by less than two percent between 2000 and 2017.



Source: US Census Bureau 2000 and 2010 SF1 Decennial Census, American Community Survey 2013-2017 Estimates

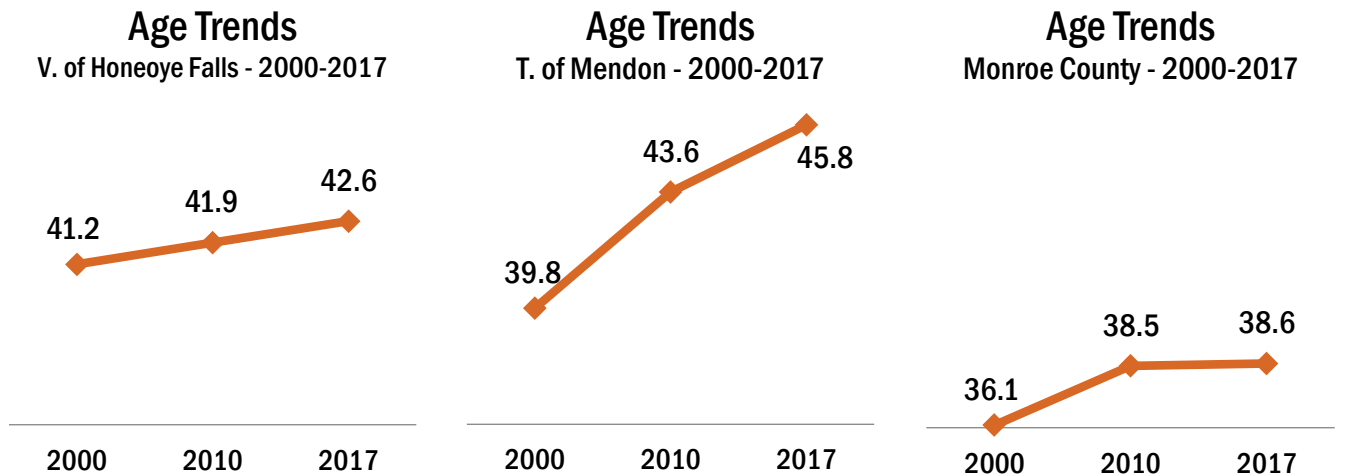
Population Trends and Projections
1990 to 2040
Selected Communities

	Census			Projection		
	1990	2000	2010	2020	2030	2040
Mendon, T. ex V.	4,505	5,775	6,478	6,521	6,614	6,680
Honeoye Falls, V.	2,340	2,595	2,674	2,664	2,678	2,684
Pittsford, T. ex. V.	23,009	25,801	28,050	28,413	28,964	29,382
Rush, T.	3,217	3,603	3,478	3,551	3,644	3,718
Henrietta, T.	36,376	39,028	42,581	45,134	44,486	44,625
Lima, T. ex V.	2,022	2,082	2,166	2,178	2,215	2,247
Victor, T. ex V.	4,883	7,390	11,579	12,982	14,173	15,207

Source: U.S. Census; Genesee-Finger Lakes Regional Planning Council

Age

Residents in the Town of Mendon are aging. The median age of the Town’s population has increased from 39.8 years old in 2000 to 45.8 years old in 2017. By contrast, the median age of residents in the Village of Honeoye Falls, and Monroe County have been more stable in the same time period with only minor increases. Based on the median age statistics in 2017 Village residents tend to be younger (42.6 median years of age) than Town residents (45.8 median years of age).



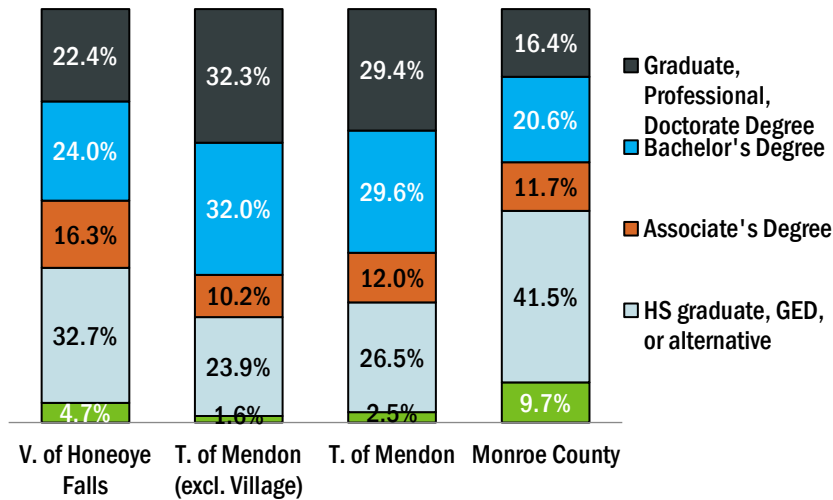
Source: US Census Bureau 2000 and 2010 SF1 Decennial Census, American Community Survey 2013-2017 Estimates

COMPREHENSIVE PLAN TOWN OF MENDON

Educational Attainment

The level of education obtained by Town of Mendon (excluding the Village) residents is higher than Village of Honeoye Falls residents. Nearly 75 percent of the Town of Mendon's (excluding the Village) population (≥ 25 years old) has obtained an associate's degree or higher, while 63 percent of Village residents and 49 percent of Monroe County residents have received the same level of education.

Educational Attainment
Population ≥ 25 Years Old - 2017

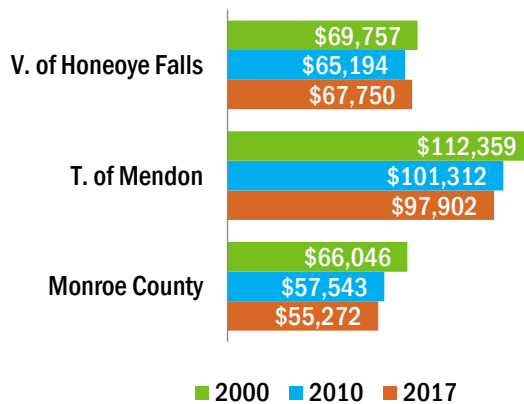


Source: American Community Survey 2013-2017 Estimates

Household Income

The median household income (MHI) for the Town of Mendon (including the Village) has historically been and recently much higher than that of the Village of Honeoye Falls and Monroe County. However, taking into account inflation, the MHI actually decreased by 12.9 percent in the Town between 2000 and 2017, closing the MHI gap between the Village and Town. The MHI decreased by 2.9 percent in the Village and 16.3 percent in the County in the same time period.

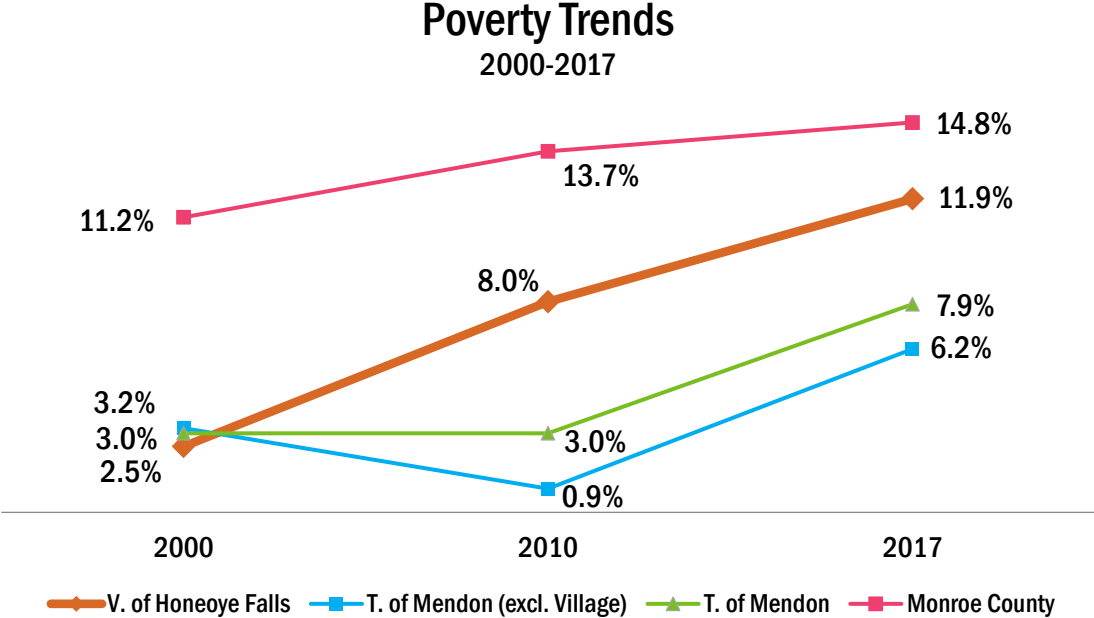
Household Income
Adjusted for Inflation to 2017 \$'s



Source: US Census Bureau 2000 Decennial Census, American Community Survey 2006-2010 & 2013-2017 Estimates; BLS' US Inflation Calculator <<http://data.bls.gov/cgi-bin/cpicalc.pl>>.

Poverty

The poverty rate in the Town of Mendon (excluding the Village) at 7.9 percent was lower than the Village of Honeoye Falls (11.9 percent) in 2017 and much lower than Monroe County (14.8 percent). However, poverty rates more than doubled in both the Town and Village of Honeoye Falls between 2000 and 2017, likely as a result of an aging population with limited incomes.

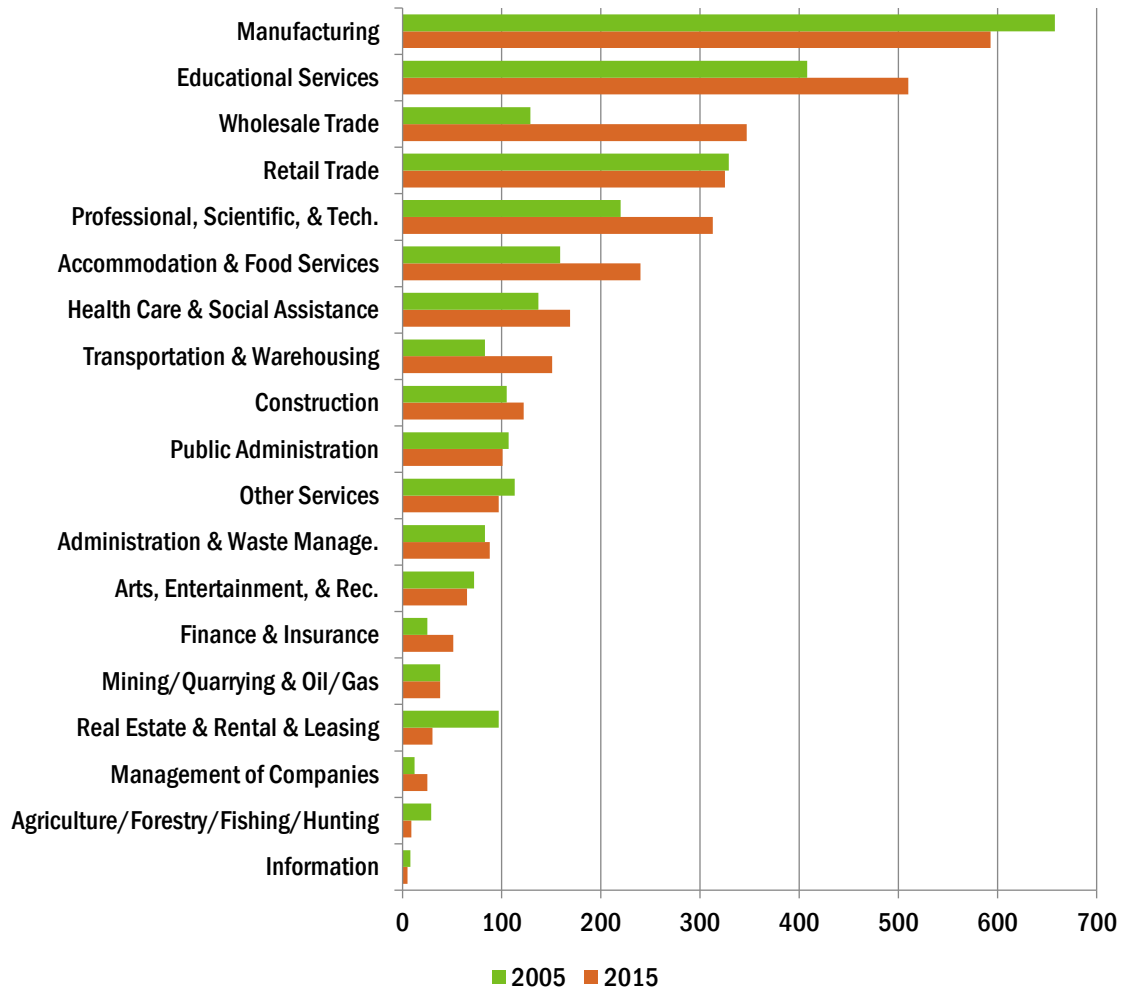


Source: US Census Bureau 2000 Decennial Census, American Community Survey 2006-2010 & 2013-2017 Estimates

Employment

There were approximately 3,279 jobs located within the Town of Mendon (including the Village) in 2015, an increase of 467 since 2005. The five largest industries in the Town in 2015 with the greatest share of employment include manufacturing (18 percent), educational services (16 percent), wholesale trade (11 percent), retail trade (10 percent), and professional, scientific, and technical services (10 percent). Educational services, wholesale trade, professional, scientific, and technical services, and accommodation and food Services all experienced a significant growth in jobs between 2005 and 2015 while the manufacturing and real estate sectors have experienced job losses during the same time period.

Industry At Place Employment Trends T. of Mendon - 2005-2015

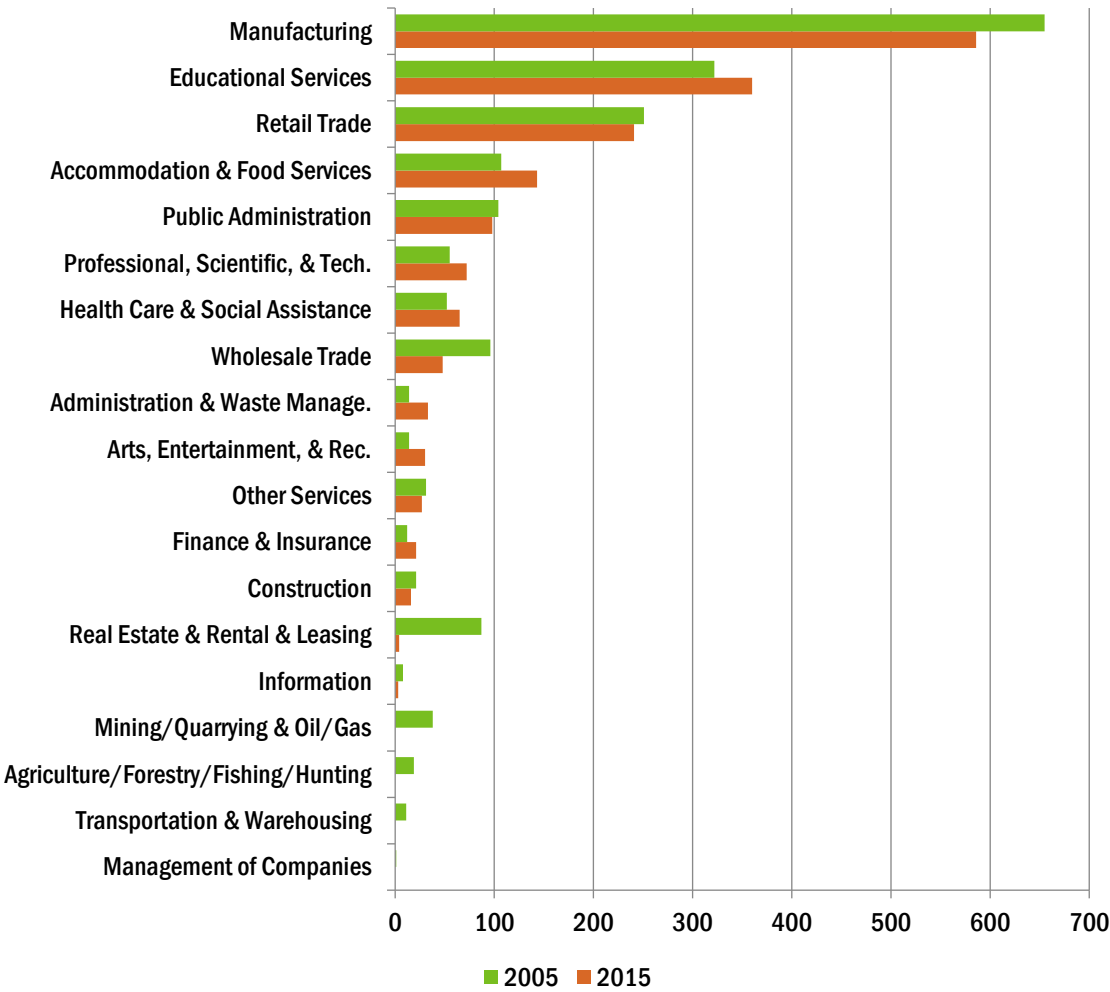


Source: US Census Bureau OnTheMap 2005 & 2015

There were approximately 1,747 jobs located within the Village of Honeoye Falls in 2015, a decrease of 151 jobs between since 2015. The five highest employment sectors in 2015 were manufacturing (33 percent), educational services (21 percent), retail trade (14 percent), accommodation and food services (8 percent), and public administration (6 percent). Educational services, accommodation and food services, and professional, scientific, and technical services have all experienced significant growth in jobs within the Village between 2005 and 2015 while manufacturing, wholesale trade, and real estate have experienced significant losses.

Industry At Place Employment Trends

V. of Honeoye Falls - 2005-2015



Source: US Census Bureau OnTheMap 2005 & 2015

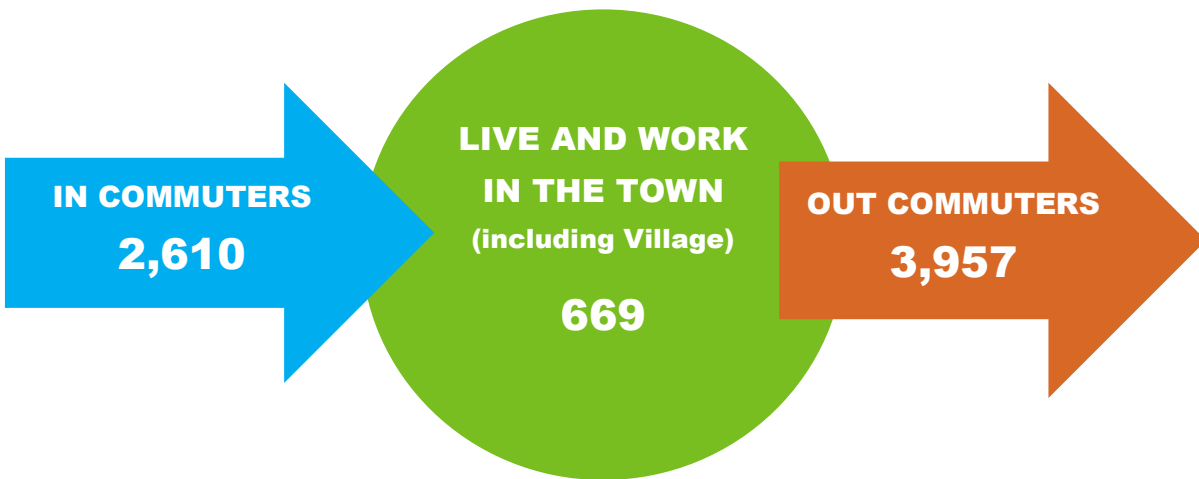
COMPREHENSIVE PLAN TOWN OF MENDON

In 2015, 669 people lived and worked within the Town of Mendon (including the Village), 2,610 people lived outside of but worked within the Town, and 3,957 people lived within but worked outside of the Town.

In the same year 211 people lived and worked within the Village of Honeoye Falls, 1,536 people lived outside of but worked within the Village, and 1,182 people lived within but worked outside of the Village.

Commuting Patterns

T. of Mendon - 2015



Commuting Patterns

V. of Honeoye Falls - 2015



Source: US Census Bureau OnTheMap 2015

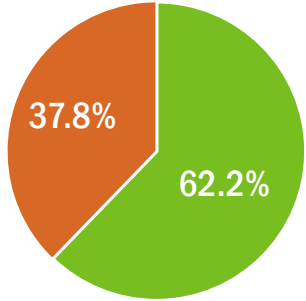
Housing Units, Occupancy, and Tenure

The total number of housing units within the Town of Mendon (excluding the Village) grew steadily from 1,982 units in 2000 to 2,339 units in 2010. The total number of housing units continued to grow, albeit at a slower rate, to 2,433 units between 2010 and 2017. Housing vacancy rates within the Town of Mendon (excluding the Village) increased from 1.3 percent in 2000 to 5.3 percent in 2017. The majority of occupied units in the Town of Mendon (excluding the Village) are owner-occupied; however, there has been an increase between 2000 and 2017 in the share of renter-occupied units.

The total number of housing units within the Village of Honeoye Falls grew at a slower rate between 2000 and 2014 compared to the Town. The number of housing units grew from 1,156 units in 2000 to 1,274 units in 2010.

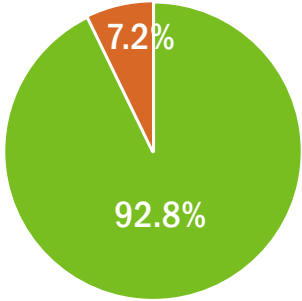
Between 2010 and 2017 only one housing unit was added in the Village. Housing vacancy rates within the Village of Honeoye Falls increased from 3.6 percent in 2000 to 7.1 percent in 2017. The majority of occupied units in the Village of Honeoye Falls in 2017 were owner-occupied; however, there was a nominal increase between 2000 and 2017 in the share of renter-occupied units.in the Village.

Housing Tenure
V. of Honeoye Falls - 2017



■ Owner-Occupied ■ Renter-Occupied

Housing Tenure
T. of Mendon (excl. Village) - 2017



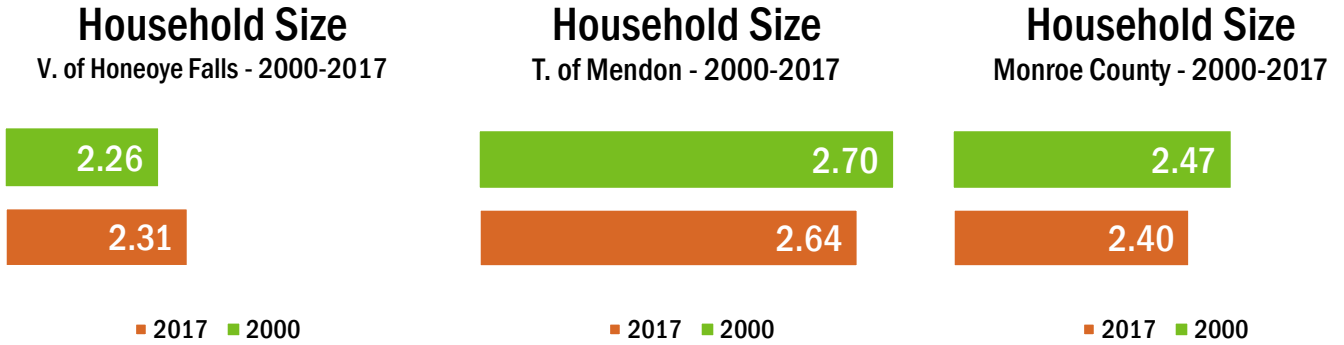
■ Owner-Occupied ■ Renter-Occupied

Source: US Census Bureau 2000 and 2010 SF1 Decennial Census, American Community Survey 2013-2017 Estimates

COMPREHENSIVE PLAN TOWN OF MENDON

Household Size

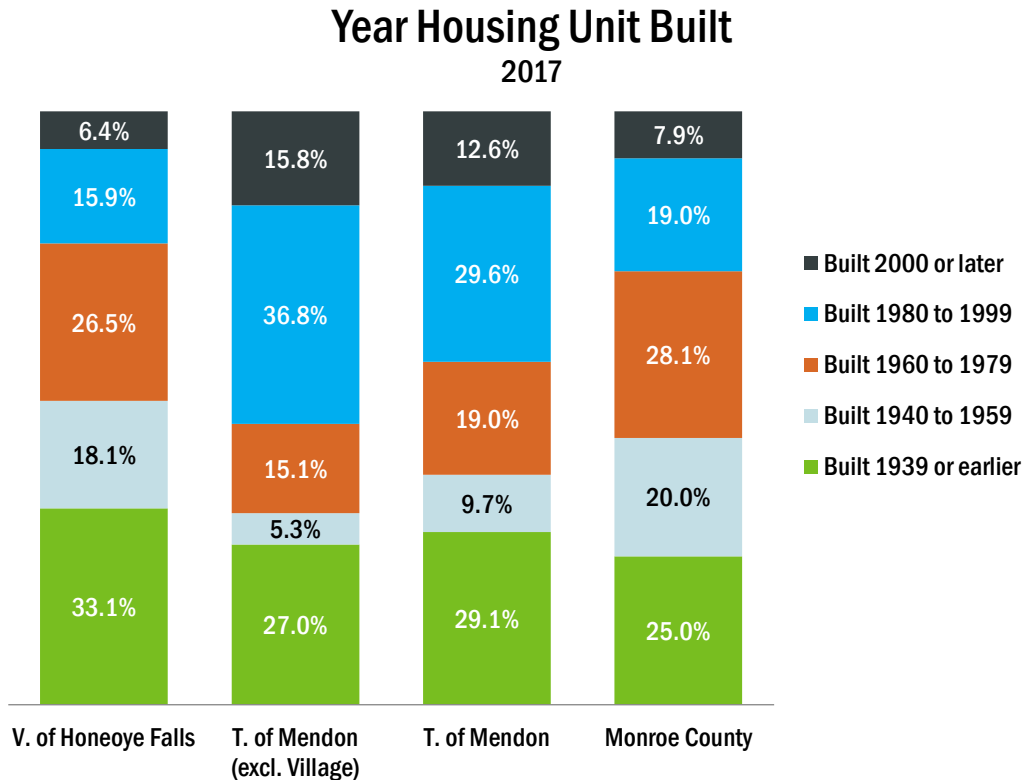
The average household size in the Town of Mendon (including the Village) and Monroe County decreased between 2000 and 2017 while the average household size in the Village of Honeoye Falls increased over the same time period. The average Town of Mendon household in 2017 (2.7 persons/household) was larger than household sizes in Monroe County (2.47) and the Village of Honeoye Falls (2.26).



Source: US Census Bureau 2000 and 2010 SF1 Decennial Census, American Community Survey 2013-2017 Estimates

Age of Housing Stock

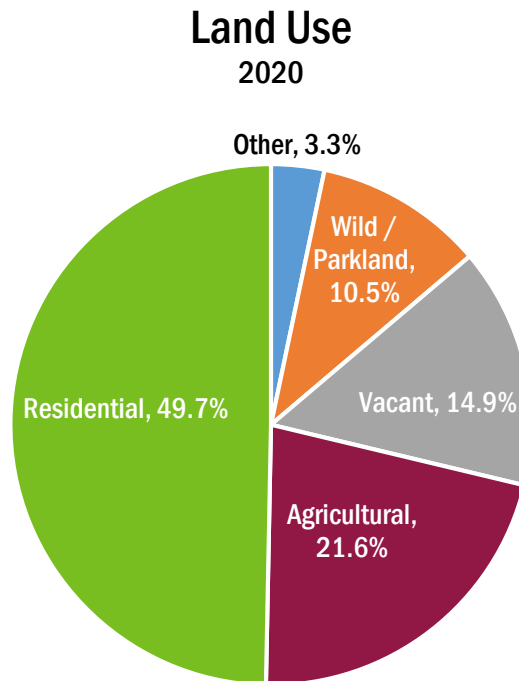
Within the Town of Mendon (excluding the Village), the majority (52.6 percent) of the housing stock was built after 1979. Within the Village of Honeoye Falls, the majority (51.2 percent) of the housing stock was built in 1959 or earlier.



Source: American Community Survey 2013-2017 Estimates

LAND USE

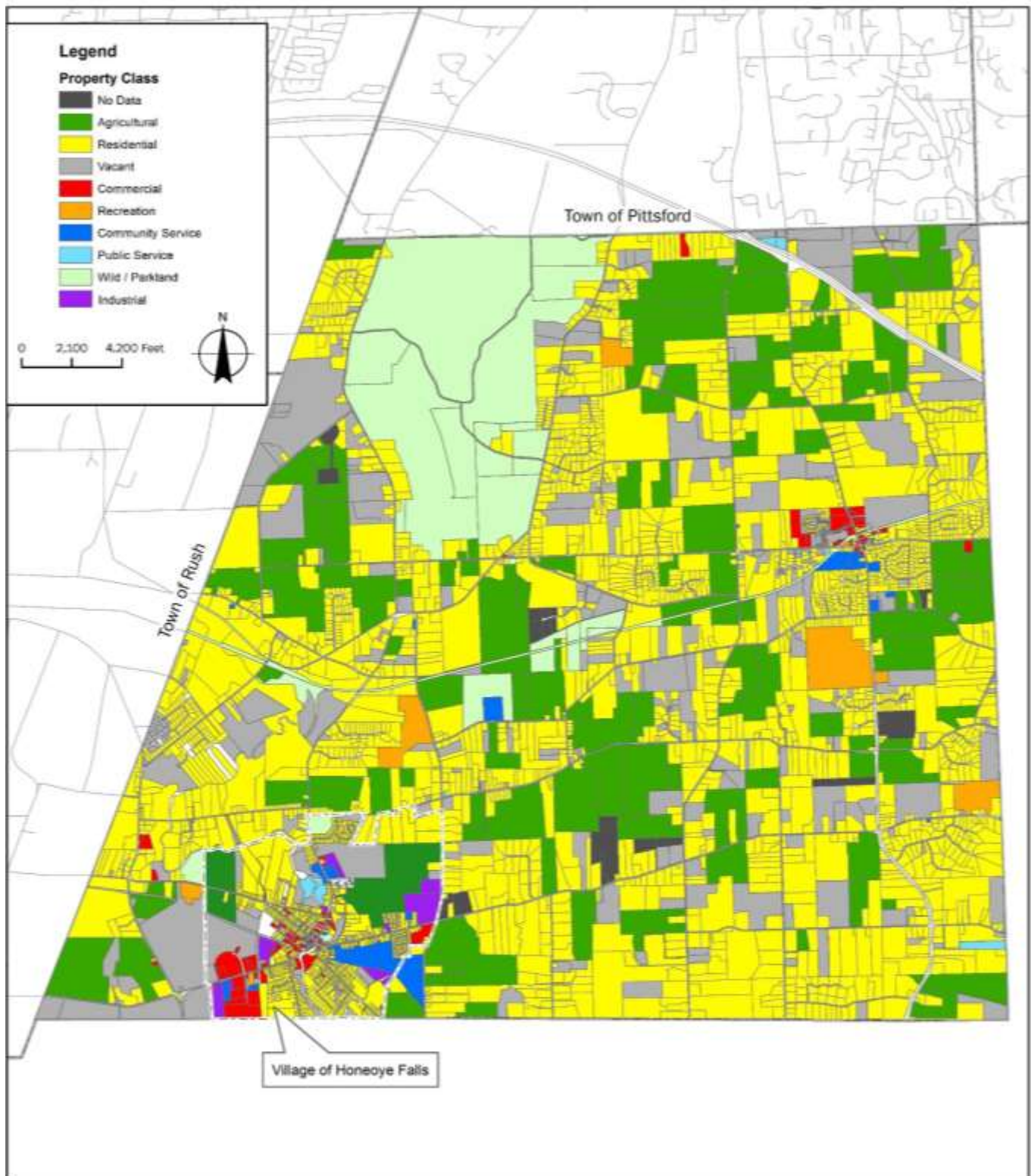
Residential and agricultural land uses dominate the Town of Mendon landscape (Figure 1). Together, these two land uses account for 71 percent of the land use within the Town by acreage. Outside of the Village, the only commercial center is in the Hamlet, and just 0.4% of land within the Town is classified as commercial. Commercial and mixed-use properties are clustered within the Hamlet and generally include a variety of small scale independently-owned shops, restaurants, and office space. Together, vacant land and wild / parkland (including Mendon Ponds Park) account for just over 25% of land use.



Source: Monroe County GIS Data

The land uses are based on real property data from Monroe County and can be described briefly based on information from the New York State Office of Real Property Services:

- Residential – property used for human habitation (single family, multi-family housing) but not including hotels/motels.
- Agricultural – property used for the production of crops or livestock.
- Vacant Land – property that is not in use, is in temporary use, or lacks permanent improvement.
- Wild/Parkland – Reforested lands, preserves and private hunting/fishing clubs.
- Other – all other uses, including commercial and industrial uses, that represented a small share of land acreage in the Town



Sources:
 1. Property Classification: 2019 Tax Parcels, Monroe County
 2. Municipal Boundary: Monroe County



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TOWN OF MENDON

LaBella Project No: 2182388
 Date: JULY 2019

LAND USE
FIGURE 1

ENVIRONMENTAL PROTECTION OVERLAY DISTRICTS

The Town of Mendon has nine Environmental Protection Overlay Districts (EPODs) to protect environmental and other important resources in the Town from inappropriate development. Per the Town's Code:

The EPOD regulations are intended to maintain open space and to prevent the irreversible loss of natural resources; enhance the safety of residents and property located within areas of special flood hazard; maintain and/or improve surface water quality; preserve wildlife habitats; enhance the aesthetics of site development; preserve important scenic vistas which are visible from public rights-of-way; maintain soil and slope stability; and control the impacts of development on the environment.

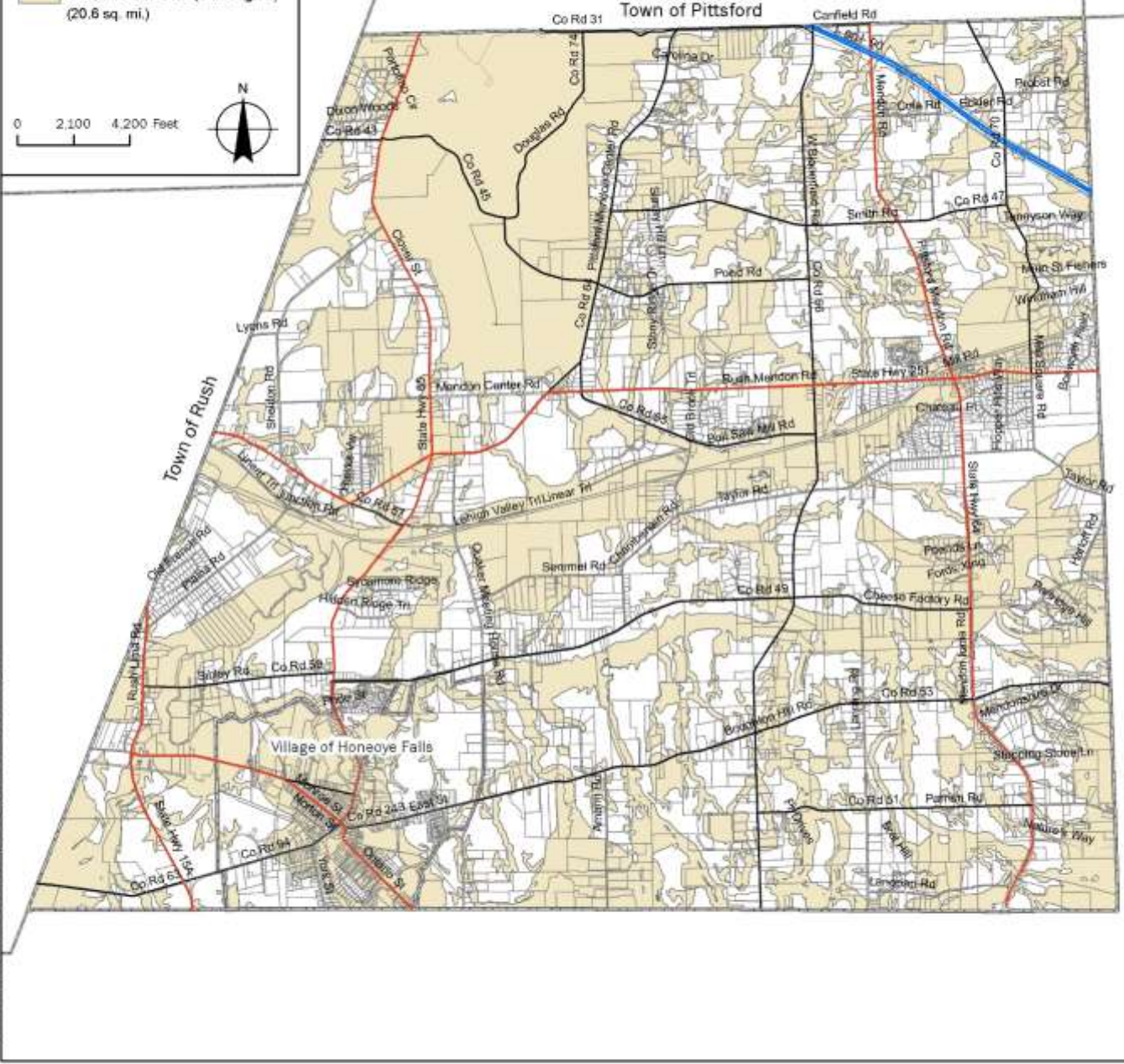
The EPODs are an essential part of the Town's development policy to protect and preserve its rural character. Town residents overwhelmingly supported maintaining the Town's rural character in Comprehensive Plan public meetings.

Figure 2 shows the aggregation all the EPOD overlay boundaries which together cover approximately 50% of the land area in the Town. The map is included in the Comprehensive Plan document because the EPODs provide important additional protections that traditional zoning and land use controls cannot protect.



Legend

-  Interstate
-  State Road
-  County Road
-  Local Road
-  Municipal Boundary (40.1 sq. mi.)
-  Tax Parcels
-  Combined EPODs (1 through 9) (20.6 sq. mi.)



Path: I:\Mendon_Town of 2182388 - Comprehensive Plan Update\Map\Fig 2 - 5x11EPCDOverlay.mxd

- Sources:
1. Roads, Monroe County
 2. Municipal Boundary, Monroe County
 3. Tax Parcels, Monroe County
 4. EPCDs, Monroe County



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 LaBella Project No: 2182388
 Date: JUNE 2020

EPODs
OVERLAY
FIGURE 2

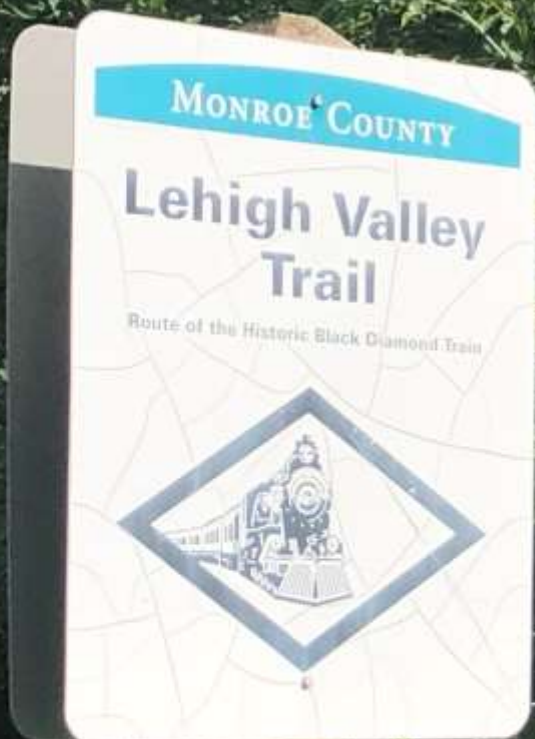
TRANSPORTATION

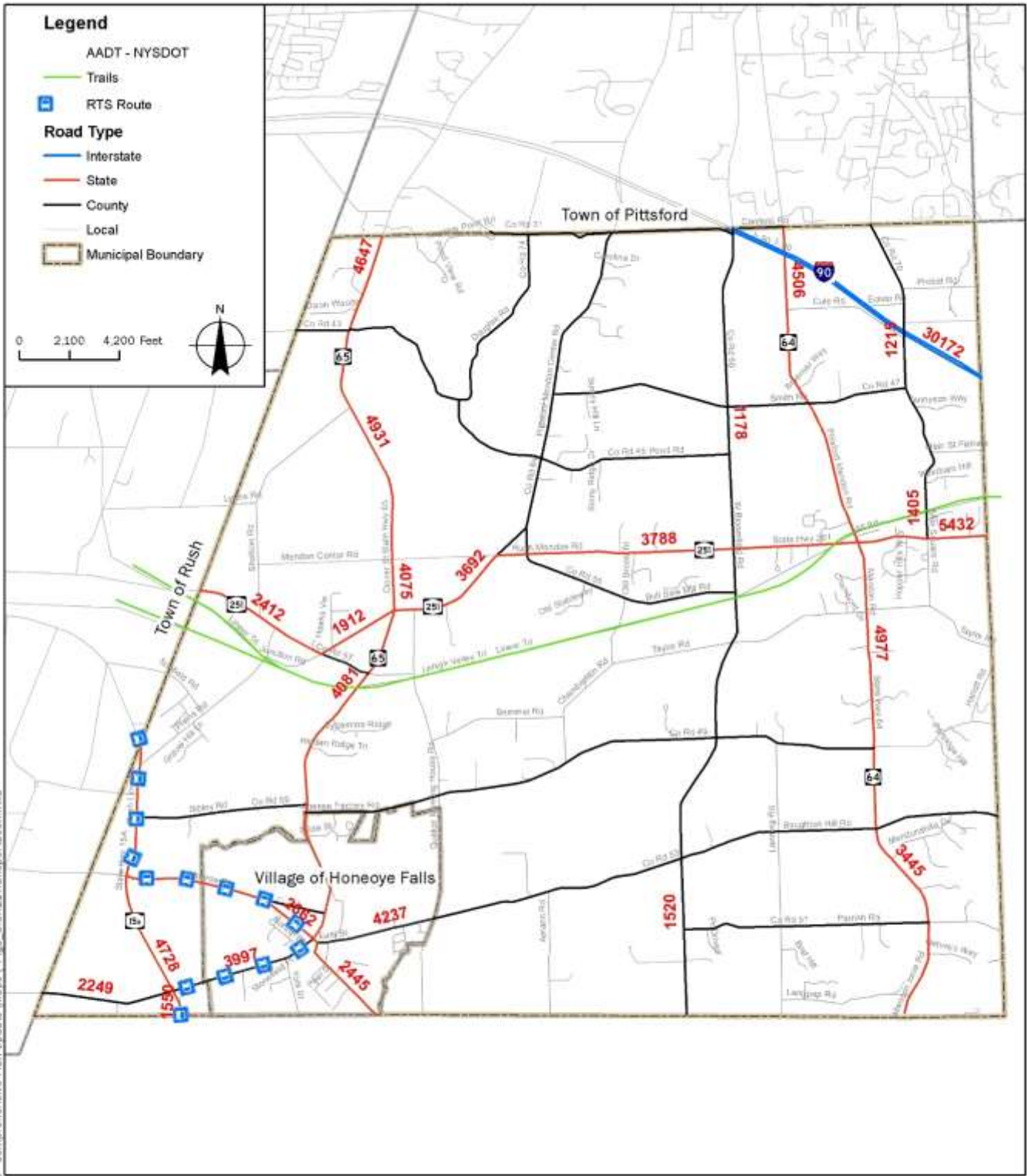
Mendon is fortunate to have exceptional access to and within the Town provided by multiple State and County roads. State routes 64 and 65 pass through the Town in a north-south direction – one on the east side of the Town and the other on the west side of Town. State route 251, on the other hand, traverses the Town in an east-west direction through a northern section of the Town. The Hamlet of Mendon is located at the intersection of routes 64 and 251.

A small section of State route 15A in the southwest section of the Town near Honeoye Falls provides access to Interstate 390 and the New York State Thruway (Interstate 90). The majority of the remainder of the roads in the Town are County routes.

In addition to vehicular access into the Town of Mendon there is one Rochester Transportation Service route that provides access for those who do not drive. RTS Route 101 provides weekday service between Honeoye Falls to Downtown Rochester and other points in between including several stops in Henrietta.

Area trails, including the Lehigh Valley Trail, complement vehicular and transit service by providing bicycle and pedestrian access to adjoining municipalities and other destinations. The trails in the Rochester area are so well connected a Mendon resident that works in Downtown could utilize the trail system to commute to work.





Path: I:\Mendon - Town of Mendon - Comprehensive Plan Update\Maps\Fig3_6.5X11 Transportation.mxd

- Sources:
1. Roads, Monroe County
 2. Traffic County (AADT), NYSDOT
 3. Municipal Boundary, Monroe County



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 LaBella Project No: 2182388
 Date: MAY 2020

TRANSPORTATION
FIGURE 3



**COMPREHENSIVE PLAN
TOWN OF MENDON**

**Section II: Comprehensive Plan Vision and
Guiding Principles**

SECTION II: COMPREHENSIVE PLAN VISION AND GUIDING PRINCIPLES

The Comprehensive Plan Advisory Committee developed a Vision Statement supported by guiding principles (goals) and strategies to provide a framework for articulating recommendations for future land use and development within the Town. A comprehensive community visioning process was used to develop the vision, guiding principles, and strategies including a review of existing plans, Advisory Committee discussions, and broad-based public input.

COMMUNITY ENGAGEMENT

Advisory Committee

The Advisory Committee providing direction for the planning process includes members of the Mendon community: local business owners, a farmer, a member of the Town Board, a member of the Town Planning Board, and residents having interests in different aspects of the Town. The Advisory Committee provided valuable input and feedback throughout the duration of the project.

The Advisory Committee met numerous times to provide input on the following:

- SWOT analysis (complete results in Appendix A): Members were asked to provide the strengths, weaknesses, opportunities and strengths of the Town and a snapshot of the responses include:
 - Strengths: Agricultural/farms, rural character, natural resources, sense of community, schools and public services
 - Weaknesses: Lack of sewer infrastructure, the Hamlet's lack of unified appearance, and aging-out across the farming community.
 - Opportunities: Intergovernmental cooperation, promotion of farming/agriculture, cluster development and Hamlet revitalization
 - Threats: Loss of farmland and lack of affordable housing.
- Visioning session – based on the SWOT analysis the Advisory Committee developed a Vision Statement for the future of the Town of Mendon.



Advisory Committee members reviewing potential future land use strategies

COMPREHENSIVE PLAN TOWN OF MENDON

- Advisory Committee Focus meetings concentrated on the following topics:
 - Built and natural environment
 - Environmental Protection Overlay Districts (EPODs)
 - Land Use and Zoning
 - Development trends within Mendon and land use trends in surrounding communities
 - Water and wastewater infrastructure and management
 - Soils and water resources
 - Parkland and historic resources
 - Government and community services
 - Transportation
 - Farmland and agriculture

Public Open House #1

The Advisory Committee hosted a public participation meeting inviting the general public to assist in developing goals and strategies for the Comprehensive Plan. The public participated in an interactive exercise to help identify, prioritize and comment on goals and strategies related to the following potential Comprehensive Plan focus areas:

- Future Land Use
- Growth Management
- Transportation and Infrastructure
- Economic Development
- Natural, Historic and Recreational Resources
- Housing and Neighborhoods
- Government and Community Services

Based on input received at stations for each of the categories, the public was most interested in the following:

- Renewable energy – favoring renewable energy with concerns about protecting natural landscapes and views.
- Promoting Agricultural Protection and Right-to-Farm
- Maintaining the Town’s rural character
- Continuing to protect the Town’s natural resources from inappropriate development
- Improving the walkability in the Hamlet center
- Solutions to wastewater management

VISION STATEMENT

The vision, guiding principles (goals), and strategies offer a framework for decision making in the future and establish evaluation criteria toward implementation. They support the long-term direction of the Town of Mendon, its quality of life, land use, and economy. The vision was created based on community input and feedback from the Advisory Committee.

The Vision Statement developed by the Committee, and reviewed by the public will provide guidance and a filter for decisions and actions related to the Mendon's future:

VISION STATEMENT

**Town of Mendon
Future Development**

Mendon's strong sense of community character and commitment to stewardship of resources are essential priorities as our community moves forward. Our community strives to advance the quality of life for residents and businesses by promoting responsible growth, creating adaptive policies, and following sound growth management strategies.



GUIDING PRINCIPLES

While the Vision Statement provides policy guidance for the Plan, the Guiding Principles (Goals) enumerated below are “big picture” concepts that support the Vision Statement and address concerns and priorities expressed by the community:

1. Preserve the rural, open character of the community



Mendon is valued for scenic views, farms and open spaces that are prevalent throughout the community. Incremental development of large parcels into residential subdivisions threatens to eliminate these resources until, over time, Mendon is no longer reflects a rural community character, but resembles a more densely developed suburban landscape.

Several mechanisms may help the Town maintain Mendon’s rural character including limiting infrastructure extensions, options for designing new development, acquiring development rights, requiring conservation easements, and adherence to the Town’s Environmental Protection Overlay Districts.

COMPREHENSIVE PLAN TOWN OF MENDON

2. Protect the Town's natural and historic resources.



The Town of Mendon has a wealth of natural, geological, historic and archeological resources within its borders. Protection of these resources is a key goal of the Comprehensive Plan. Recommendations include conservation easements to manage potential future development in sensitive areas and continuing to use the Town's existing Environmental Protection Overlay Districts.



3. Manage growth in a manner that is equitable for landowners and supports development that protects the integrity of the Town's landscape.



The Comprehensive Plan demonstrates a commitment by the Town of Mendon to balance the interests of individual landowners with the interests of the community as a whole. The Town will ensure that new development is consistent with Town and State codes.

This Plan emphasizes protecting open spaces and natural resources through creative design. The Comprehensive Plan also promotes development that incorporates the permanent protection of open space and natural resources including the acquisition or protection of farmland.

Emerging land uses such as renewable energy, patio homes, and empty-nester housing will be considered by the Town for future development.

COMPREHENSIVE PLAN TOWN OF MENDON

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



Historically, the Village of Honeoye Falls and the Hamlet of Mendon are the centers of population and commerce in the Town. The Comprehensive Plan includes recommendations to support the business district in the Hamlet, to explore potential wastewater and stormwater solutions for the Hamlet core, and to upgrade other Hamlet infrastructure including sidewalks. The Future Land Use Plan also envisions light industrial and higher density residential development in areas adjoining the Village of Honeoye Falls based on sanitary sewer capacity.

5. Assure public access to amenities that provide a high quality of life for Town of Mendon residents.



While quality of life encompasses one's residence and neighborhood, Town services, public infrastructure, and cultural offerings contribute to vital neighborhoods and a vibrant community profile. And, public input emphasizes the importance of protecting these assets to maintain the quality of life Mendon residents enjoy.

The Comprehensive Plan emphasizes maintaining and broadening the vitality of the Hamlet of Mendon as a focal point for nearby residential neighborhoods. It encourages the development of pedestrian walkways and bicycle trails to improve access, connectivity and circulation with existing traffic corridors.

Several recommendations in the Comprehensive Plan address community services viewed by Town residents as key for quality of life. Considerations include parks, recreation programs and facilities, library services, our award-winning public schools and the maintenance and expansion of parks and trails.

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

The Town of Mendon is committed to protecting the health and safety of its residents. To this end, the Comprehensive Plan explores opportunities to preserve the health, safety and welfare of the general public. This includes observations and findings on emergency services as well as water service, wastewater and stormwater management, and water body protection.

7. Maintain fiscal responsibility.

The Comprehensive Plan reflects the commitment of the Town Board to be cost-efficient in the delivery of services and the maintenance of public infrastructure. To this end, the Comprehensive Plan continues to recommend that new residential developments avoid the use of cul-de-sacs and road designs that are expensive or inefficient to maintain. The Plan emphasizes cooperation with other governmental and private entities in the delivery of services.

The Comprehensive Plan also seeks to diversify and increase the tax base by continuing to permit commercial and industrial development through zoning. In addition, the preservation of natural features and the continued viability of farming in the Town will help maintain rural character and minimize the demand for public infrastructure.

8. Encourage cooperation among local boards, with private organizations, other governments, and engage citizens.

Cooperation and coordination are essential to the efficient operation of local government.

The Comprehensive Plan calls for the Town's appointed boards to coordinate their review of development proposals. For example, the Historic Preservation Commission has a role in reviewing proposals for development within 500 feet of designated historic sites, and the Environmental Conservation Board assists review to protect sensitive natural features. Input from these boards and others is important to ensure a thorough vetting for all proposals presented to the Town.

The Comprehensive Plan identifies private organizations such as the Mendon Foundation and the Mendon Business Association as partners to deliver programs, services and activities across the community spectrum, and specifically for the Lehigh Valley Trail, and to support the vitality of the Hamlet's business environment.

The Town of Mendon will continue to pursue inter-municipal cooperation agreements with the Village of Honeoye Falls, the Honeoye Falls-Lima Central School District, and Monroe County to secure service and program efficiencies.

And, citizen involvement in Committees and public forums helps ensure a cooperative and inclusive approach to Town governance



COMPREHENSIVE PLAN TOWN OF MENDON

Section III: Comprehensive Plan Strategies

SECTION III: COMPREHENSIVE PLAN STRATEGIES

To realize the Vision of Comprehensive Plan, a set of strategies has been developed by the Comprehensive Plan Advisory Committee. Some of them are new and based on a review of existing conditions, public input, and trends in the community and regional economy. Others that are still relevant from the 2005 Comprehensive Plan and have broad Advisory Committee and community support have been migrated to this 2020 plan.

The strategies provide the foundation for future development, preservation of community assets, and maintenance of desirable community services within the Town of Mendon:

1. **Future Land Use** – what kind of uses are appropriate in the community, where should they be located, and how should they be developed, preserved or sustained?
2. **Growth Management:** How does the Town regulate development to ensure it provides opportunities for growth while protecting the Town’s natural resources, open spaces, historic sites, and prime farmland?
3. **Transportation and Infrastructure:** What forms of transportation are desirable in the community and what kinds of infrastructure are needed to support the future land use plan?
4. **Economic Development:** What types of economic development are attracted to and appropriate in the Town to promote economic development, provide additional jobs, and encourage investment in the community?
5. **Natural, Historic and Recreational Resources:** How should the Town preserve its natural, historic and recreational resources?
6. **Housing and Neighborhoods:** How do we encourage appropriate housing options in the community that respond to demographic and community needs while promoting neighborhoods consistent with the Town’s rural character and residential settings?
7. **Government and Community Service:** What strategies are needed to maintain or improve fiscal stability to ensure the delivery of local government and community services?

FUTURE LAND USE

The land use strategies that have been developed by the Comprehensive Plan Advisory Committee are based on detailed Committee discussions, input from the public, and a review of Town demographic trends. Key issues that emerged from those activities include:

- Finding a balance between preserving the incredible natural, historic and other community assets with a property owner's development rights;
- Protecting farmland, the use of farmland and the Town's agricultural economy in the Town;
- Maintaining development consistent with the Vision and Guiding Principles (Goals) of this Plan; and
- Encouraging development that utilizes existing infrastructure.

FUTURE LAND USE AREAS

Both the Comprehensive Plan Advisory Committee and the participants at the Public Open House do not want to significantly alter the current land use strategy. In short, the community is happy with the current development patterns and rural character of the community. As a result only minor changes are suggested for future land use including slightly more development in and near the Hamlet and Village.

A description of the future land uses includes:

Hamlet Core Area

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

Design standards for the Core Area should promote pedestrian scale development, neighborhood connectivity and the enhancement of the viability of the business district. Standards should address, signage, building alignment, parking configuration (including on-street parking with coordination and cooperation with the NYS Department of Transportation), street trees, landscaping, buffers and maintenance of properties.

A wastewater management plan is recommended to correct existing problems with on-site wastewater disposal in the Hamlet Core Area to eliminate pollution of Irondequoit Creek, support existing businesses, and accommodate residential units above stores. Investment in infrastructure, such as public parking, street lighting, sidewalks, roads and drainage facilities, is also recommended to support the land use objectives. Higher density residential development, such as townhouses and senior citizen apartments, will

require additional infrastructure improvements beyond that which is envisioned in the Comprehensive Plan.

Potential improvements to the Hamlet core area would improve the public realm including enhanced sidewalks, additional on-street parking spaces, enhanced crosswalks and decorative lighting.



COMPREHENSIVE PLAN TOWN OF MENDON

Hamlet Transition Area

Land to the west, south and east of the Hamlet Core Area is designated as “Hamlet Transition.” This area encompasses the existing residential subdivisions and Planned Unit Development as well as the golf course, farmland, and vacant land that is likely suitable for development if designed to enhance of the greater Hamlet area.

This area is envisioned to be developed with residences in such a way that the neighborhoods are oriented toward the Hamlet Core Area. A variety of housing types will be permitted, including townhouses and “patio homes.” Recommended densities are approximately 30,000 sq. ft. per dwelling unit, although smaller lot sizes may be appropriate with the use of innovative design concepts and provided sanitary wastewater needs are able to be adequately addressed.

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

Suburban Residential

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

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

Agricultural/Rural Residential

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

The design of development in Agricultural / Rural Residential areas must meet standards that ensure that natural features and scenic vistas are preserved, land is used efficiently, and the visual impact of new development is minimized for neighboring properties.

Development in these areas must be consistent with the rural, open character of the community and be compatible with agricultural operations and outdoor recreational uses.

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

Village Residential

The Village Residential land use is intended to provide a built physical environment that would resemble residential development at a scale similar to a density that one would find in a village setting. This land use category would allow for small lot development between $\frac{1}{4}$ of an acre to $\frac{1}{2}$ an acre, which would accommodate single-family homes, empty-nester homes or patio homes. A small area immediately adjacent to the east side of the Village is designated for this type of development, which will provide connectivity to the Village and nearby school with sidewalks.

Such development will likely connect to wastewater treatment facilities, such as the sanitary sewer infrastructure. Currently, the Village has a finite capacity to accommodate wastewater flows within the Village alone, let alone any consideration for extending service beyond its municipal boundary into the Town of Mendon. An engineering report would need to be assembled and submitted by a potential developer that would identify potential wastewater flows for a conceptual development.

Industrial/ Business

A small portion of the Town, west of the Village, adjoining or in close proximity to NYS Route 15-A, is designated for Industrial / Business use. This is the only area where the Town envisions light industrial uses. Light manufacturing (such as assembly or processing that takes place entirely within an enclosed building) and office park or other similar business uses are envisioned in this area. There is currently no access to sanitary sewer infrastructure. Business or industrial development will help diversify the Town's property tax base and relieve some of the financial tax burden on residential properties. Design standards for business and industrial uses will ensure that development proposals are compatible with natural features, and that design plans incorporate buffers along boundaries with residential uses.

The extension of sewer service from the Village is recommended, provided that geological, technical and financial obstacles can be resolved. Bedrock located near the surface is prevalent in this area presenting challenges for utility connections.

COMPREHENSIVE PLAN TOWN OF MENDON

Parks

Existing parks in the Town of Mendon including within the Village of Honeoye Falls are designated for future park and recreation use in the Future Land Use map. These include Mendon Ponds Park, Dreisbach Park, Great Bend Park, Rochester Junction Park and Monroe Street Village Park, to name a few.

Government/ Community Facilities

Land owned by the Village of Honeoye Falls, the Town of Mendon, the Honeoye Falls-Lima School District or a non-government organization are designated on the map for planning purposes, as the Advisory Committee expects their continuing use for government and community service.

Among other facilities, these properties include the Town Highway Department, the School Campus on the east side of the village, and several cemeteries.

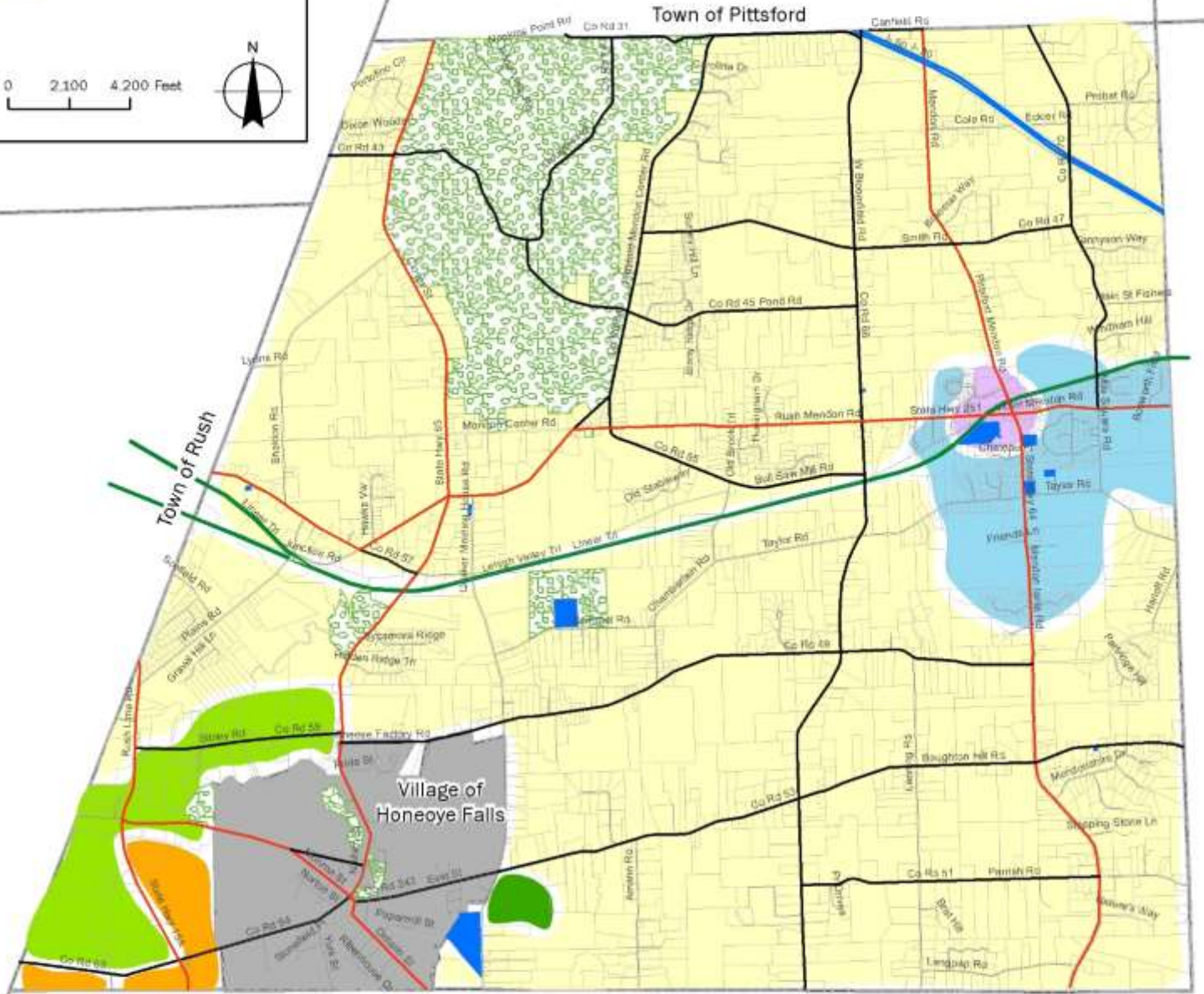
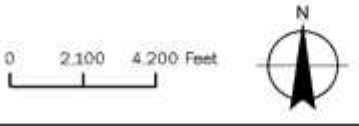


Maintaining the aesthetic quality of development and redevelopment that is compatible with Mendon's character is an important land use strategy

Legend

- Trails
- Agricultural / Rural Residential
- Suburban Residential
- Village Residential
- Industrial / Business; Industrial /Business
- Hamlet Core Area
- Hamlet Transition Area
- Govt. Community Facilities
- Village - Honeoye Falls
- Parks

- No major changes from previous plan (2005)
- Mostly agricultural / rural residential & parks = rural character
- Hamlet and hamlet transition area
- Minor development outside Village



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Sources:
1. 2019 Tax Parcels, Monroe County



DRAFT
COMPREHENSIVE PLAN
TOWN OF MENDON

LaBella Project No. 2182388
Date: JUNE 2020

FUTURE
LAND USE
FIGURE 4

FUTURE LAND USE

1. Revise the Town Zoning Map and regulations in accordance with the Future Land Use Map.
2. Promote renewable and sustainable energy technology uses, and businesses involved with sustainable energy technology.
3. Promote solar-energy technology uses in small-scale development.
4. Maintain high standards of new development and redevelopment by following design criteria established by the Town.
5. Develop Design Guidelines for the Hamlet of Mendon.
6. Protect and maintain Mendon's rural character.
7. Maintain the aesthetic quality of building development and redevelopment compatible with Mendon's character
8. Maintain quality of dark night sky and illumination performance.
9. Encourage establishment of farmstands as a Special Use with Planning Board approval in areas where Ag lands are prevalent.

Preservation of Mendon's rural character and agricultural economy are important growth management objectives



GROWTH MANAGEMENT

Growth Management is a critical issue in the Town of Mendon. The Advisory Committee encourages growth to generate tax revenues and provide a stable financial environment to sustain Town and community services. Priority issues that emerged during public and Advisory Committee meetings include:

- Limiting infrastructure extensions, especially sewer, only as necessary.
 - Protecting the real estate values of property owners, especially farmers who have cared for and invested in their properties for generations.
 - Revitalize and continue development and redevelopment of the Hamlet of Mendon and the Village of Honeoye Falls.
1. Maintain the rural character of Mendon’s countryside. between existing and future easements.
 2. Guide concentrations of development in and around the population centers of the Village and Hamlet. 6. Incorporate open spaces and scenic vistas into the design of new development as defined in the Code of the Town Mendon.
 3. Continue the use of cluster subdivisions as currently articulated in Section 226-8 of the Mendon Town Code. 7. Coordinate the planning, regulation and design of roadways between developments to promote connectivity.
 4. Support the transfer of development rights from properties the Town would like undeveloped or protected to properties where development at higher densities is acceptable. 8. Minimize the impact of residential development on agricultural operations.
 5. Map existing conservation easements for reference during future subdivision review. This may encourage connectivity 9. Guide development away from prime agricultural soils.
 10. Promote the continued viability of agriculture and its prominent place in the Town’s economy.



All forms of transportation,
including trails, are important
components of Mendon's
infrastructure.

TRANSPORTATION AND INFRASTRUCTURE

Future development in the Town of Mendon is strongly influenced by the availability of infrastructure. To maintain the Town’s rural character the Comprehensive Plan Advisory Committee and the public stressed the importance of limiting infrastructure improvements, especially sanitary sewer infrastructure as it relates to increases in residential density.

In 2005 a preliminary engineering report was completed to design and create a sanitary sewer district within the Hamlet of Mendon. This district would include 75 parcels and approximately 60 acres in the historic Hamlet center to replace individual septic systems with sanitary sewer infrastructure and wastewater treatment. The system would address health issues at multiple properties. The report offered several options but cost outweighed the benefits of construction.

However, participants at the Comprehensive Plan Open House expressed the need for solutions regarding wastewater in the Hamlet. They also wanted to improve walkability in the Hamlet Center.

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. Coordinate the planning, regulation and design of access between roadways and land development to promote connectivity. 2. Improve walkability and create pedestrian connections within and into the Hamlet. 3. Improve on-street and off-street parking availability in the Hamlet. 4. Encourage Complete Streets that accommodate all traffic (car, bike, pedestrians) in appropriate areas. 5. Enhance trail connectivity to the Village of Honeoye Falls. 6. Improve pedestrian safety and access to school grounds where appropriate. 7. Assure new development does not have adversely affect traffic access and roadway patterns 8. Assure pedestrian safety within new developments. | <ol style="list-style-type: none"> 9. Develop or extend wastewater systems to appropriate areas as an incentive for strategic area development. 10. Extend public water service to areas that have documented public health concerns. 11. Ensure fire protection is sufficient for exposures in new developments 12. Support inspection and maintenance of existing and future stormwater management facilities. 13. Develop and maintain diversified transportation systems for all users. 14. Prepare regulations for the possibility of electric vehicles and other emerging transit fuels. 15. Continue to install streetscape improvements including decorative lighting, street trees, and signage throughout the Hamlet Center. 16. Obtain grant or low-interest financing to support infrastructure improvement |
|--|---|

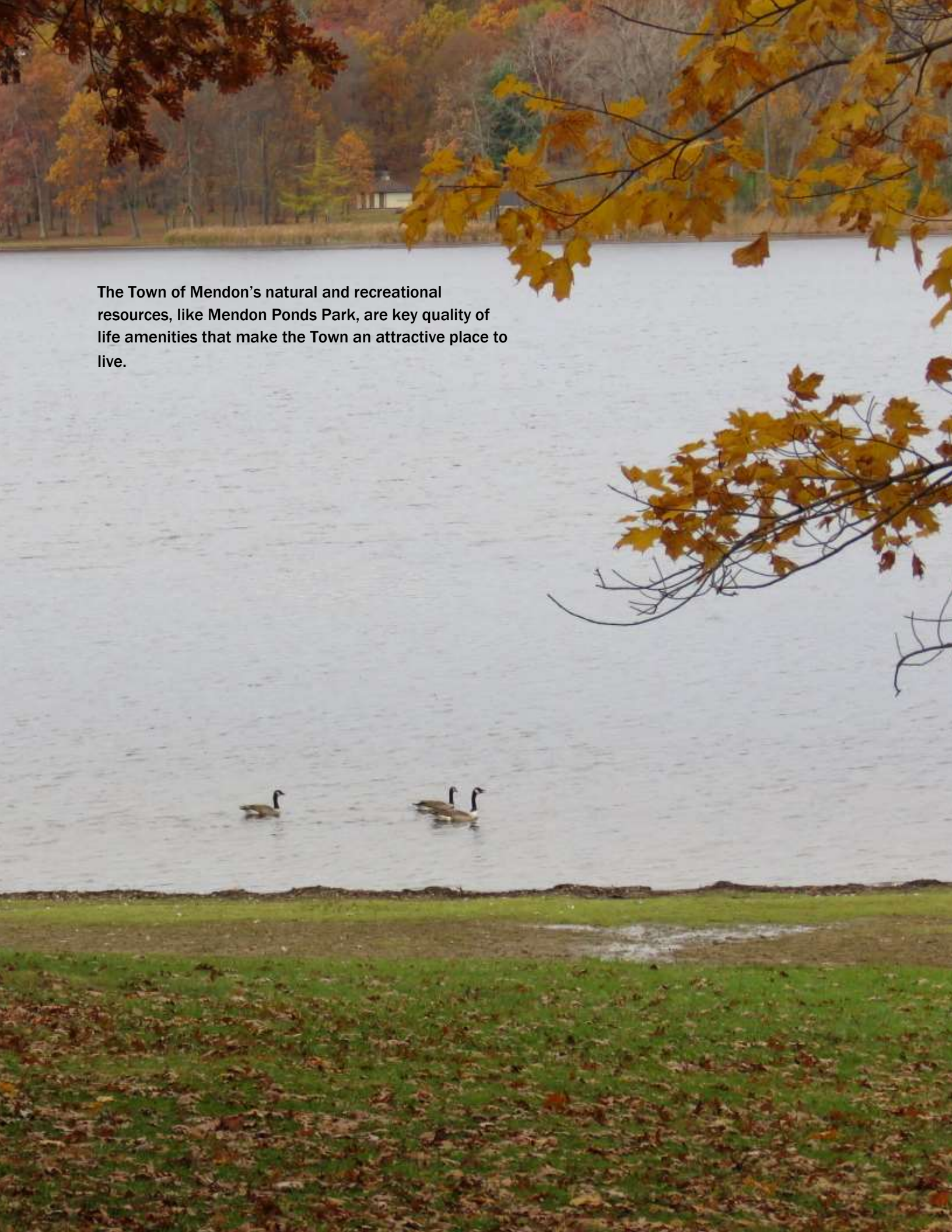
Agriculture is still active and important to the Town's economy



ECONOMIC DEVELOPMENT

To protect the Town’s rural character, and align with infrastructure requirements, economic development should be in concert with Town Zoning. The Advisory Committee, and participants at the Open House, encourage agricultural economic development such as wineries, breweries, cideries, and/or farm stands. Small scale development protects the rural character of the Town and preserves capacity on Town’s utility systems.

1. Promote agricultural economic development with wineries, breweries, cideries.
2. Prepare zoning regulations to deal with potential legalization of cannabis.
3. Promote the continued economic viability of agriculture and agri-tourism.
4. Promote acceptance of farming practices in the community.
5. Encourage non-farming agri-business that support area agriculture needs.
6. Encourage existing farmers to obtain help with succession plans to maintain farmland in active production.
7. Expand markets to increase sales of local farm products.
8. Support the development of the Hamlet of Mendon including maintaining mixed use zoning, developing solutions for on-site and off-site parking, and following design guidelines for improvements and new development.
9. Develop a mixed-use Hamlet center.



The Town of Mendon's natural and recreational resources, like Mendon Ponds Park, are key quality of life amenities that make the Town an attractive place to live.

NATURAL, HISTORIC AND RECREATIONAL RESOURCES

The strategy, “continue to protect natural resources from inappropriate development”, received the most support at the public Open House. Natural resources are highly valued by Town residents and clearly a reason why they choose to live in Mendon. Mendon has an abundance of natural resources, many of which are protected through municipal (Town, County) ownership and by the Town’s progressive Environmental Protection Overlay Districts (EPOD).

Historic and recreational resources are equally important in the Town for defining its character and provide valuable amenities for its residents.

1. Protect natural resources from inappropriate development.
2. Protect capacity of natural watercourses from losses due to accumulation of debris.
3. Continue to protect historic resources through education and incentives.
4. Maintain and enhance the connectivity between existing parklands and trails including:
 - Connections between Mendon Ponds Park and the Lehigh Valley Trail
 - Building a hiking trail along Irondequoit Creek within the Hamlet to link the Lehigh Valley Trail.
5. Preserve contiguous areas of protected land.
6. Protect area waterbodies from pollution.
7. Obtain funding to assist with developing new parkland.



A greater diversity of housing options, like the newer patio homes in Mendon pictured here, are needed in the Town to ensure residents can continue to live in the Town and new residents are attracted to live in the Town.

HOUSING AND NEIGHBORHOODS

Housing options, vibrant neighborhoods and resident amenities are what attracts and maintains a steady population base within the Town of Mendon. However, there is a lack of diversity in the types of housing available and this is especially true for households at both ends of the age spectrum – younger families, and older couples or individuals. This was an issue in the previous 2005 Comprehensive Plan and it continues to be an even greater issue today. A majority of the strategies focus on this issue.

1. Encourage a greater diversity of housing choices including patio homes and empty-nester housing.
2. Promote clustering and higher density development where soils and infrastructure can support it.
3. Discourage development of cul-de-sacs to improve neighborhood connectivity.
4. Promote mixed-use development and redevelopment within the Hamlet of Mendon.
5. Continue to encourage appropriately-scaled higher density housing in the Hamlet of Mendon including townhomes and apartments.
6. Maintain older and historic housing units within the Town.

GOVERNMENT AND COMMUNITY SERVICES

The performance and level of Town services receive praise from the Advisory Committee and the public who attended the Open House. Strategies and recommendations focus to maintain and strengthen government and community services.

1. Improve and expand level of communications among Town boards and Town departments.
2. Maintain cost-efficient and cost-effective services in the Town.
3. Continue to identify opportunities for consolidation of services, sharing of personnel and equipment, and cooperative purchases with the Village of Honeoye Falls and other local governments or districts.
4. Explore and implement partnership opportunities between the Town and School District to provide facilities for recreation and sports.
5. Ensure Fire and EMS services have capacity to meet Town expectations for continuity of service today and with new development proposals.
6. Periodically confirm the Town's Library is responsive to community needs, emerging technology, and patron use trends.
7. Establish government resiliency measures to address and adapt to natural disasters, public health emergencies and other emergencies to ensure continuity of government.



ALIGNMENT OF STRATEGIES WITH GUIDING PRINCIPLES

The following table outlines the alignment between the strategies proposed and the guiding principles (please refer to Guiding Principles for full titles and descriptions).

Future Land Use Strategies' Alignment

Strategy	1. Preserve Rural	2. Natural / Historic	3. Manage Growth	4. Hamlet & Village	5. Quality of Life	6. Public Facilities	7. Fiscal Responsibility	8. Govt. Cooperation
1. Revise the Town Zoning Map and regulations in accordance with the Future Land Use Map.	●	●	●	●				
2. Promote renewable and sustainable energy technology uses, and businesses involved with sustainable energy technology.	●		●					
3. Promote solar-energy technology in small-scale development.	●		●					
4. Maintain high standards of new development and redevelopment.	●		●	●	●			
5. Develop Design Guidelines for the Hamlet of Mendon		●	●	●	●			
6. Protect and maintain the rural character of Mendon	●	●	●	●	●	●	●	
7. Maintain aesthetic quality of building development and redevelopment.		●	●	●	●			
8. Maintain quality of dark night sky and illumination performance.	●		●		●			
9. Encourage establishment of farmstands as an Special Use with Planning Board approval in areas where Ag lands are prevalent.	●				●		●	

COMPREHENSIVE PLAN TOWN OF MENDON

Growth Strategies' Alignment

Strategy	1. Preserve Rural	2. Natural / Historic	3. Manage Growth	4. Hamlet & Village	5. Quality of Life	6. Public Facilities	7. Fiscal Responsibility	8. Govt. Cooperation
1. Maintain rural character of Mendon's countryside	●	●	●	●	●	●	●	
2. Guide concentrations of development in and around the population centers of the Village and Hamlet.	●	●	●	●	●	●	●	
3. Continue the use of cluster subdivisions as currently articulated in Section 226-8 of the Mendon Town Code.	●	●	●			●	●	
4. Support the transfer of development rights from properties the Town would like undeveloped or protected to properties where development at higher densities is acceptable.	●	●	●	●				
5. Map existing conservation easements for reference during future subdivision review. This may encourage connectivity between existing and future easements.	●	●	●					
6. Incorporate open spaces and scenic vistas into the design of new development	●	●	●		●			
7. Coordinate the planning, regulation and design of access between roadways and land development.			●			●		
8. Minimize impact of residential development on agriculture.	●		●		●			
9. Guide development away from prime agricultural soils	●		●					
10. Promote the continued viability of agriculture	●		●					

Transportation Strategies' Goal Alignment

Strategy	1. Preserve Rural	2. Natural / Historic	3. Manage Growth	4. Hamlet & Village	5. Quality of Life	6. Public Facilities	7. Fiscal Responsibility	8. Govt. Cooperation
1. Coordinate the planning, regulation and design of access between roadways and land development.			●			●	●	
2. Improve walkability and create pedestrian connections within and into the Hamlet.				●	●	●		
3. Improve on and off-street parking availability in the Hamlet.				●	●	●		
4. Encourage development of Complete Streets (car, bike, pedestrians) in appropriate areas.				●	●	●		
5. Enhance trail connectivity to the Village of Honeoye Falls.		●		●	●	●		
6. Improve pedestrian safety and access school grounds.					●	●		
7. Assure new development does not have adverse effect on traffic and roadways.			●		●	●	●	
8. Assure pedestrian safety within new developments.					●	●		
9. Develop or extend wastewater management to appropriate areas as an incentive for strategic area development.			●	●		●	●	
10. Extend public water service to areas that have documented public health concerns.					●	●		
11. Ensure fire protection is sufficient for exposures in new development.			●		●	●	●	
12. Support inspection and maintenance of existing and future stormwater management facilities.					●	●	●	
13. Develop and maintain diversified transportation system for all users.			●	●	●	●		
14. Prepare regulations for the possibility of electric vehicles and other emerging transit fuels.			●		●	●		
15. Continue to install streetscape improvements throughout the Hamlet center.		●		●	●	●		
16. Obtain grant or low-interest financing to support infrastructure improvements.					●	●	●	

COMPREHENSIVE PLAN TOWN OF MENDON

Economic Development Strategies' Alignment

Strategy	1. Preserve Rural	2. Natural / Historic	3. Manage Growth	4. Hamlet & Village	5. Quality of Life	6. Public Facilities	7. Fiscal Responsibility	8. Govt. Cooperation
1. Promote agricultural economic development with wineries, breweries, and cideries.	●				●		●	
2. Prepare zoning regulations to deal with potential legalization of cannabis.					●			
3. Promote the continued economic viability of agriculture and agri-tourism.	●		●				●	
4. Promote acceptance of farming practices in the community.	●		●					
5. Encourage non-farming agri-business.	●		●					
6. Encourage existing farmers to obtain help with succession plans.	●							
7. Expand markets to increase sales of local farm products.	●						●	
8. Support the development of the Hamlet of Mendon including maintaining mixed use zoning, developing solutions for on-site and off-site parking, and following design guidelines.			●	●	●	●	●	
9. Develop and promote a mixed use Hamlet center.			●	●	●		●	

Natural, Historic and Recreational Resources Strategies' Alignment

Strategy	1. Preserve Rural	2. Natural / Historic	3. Manage Growth	4. Hamlet & Village	5. Quality of Life	6. Public Facilities	7. Fiscal Responsibility	8. Govt. Cooperation
1. Protect natural resources from inappropriate development	●	●	●		●			
2. Protect capacity of natural watercourses from losses due to accumulation of debris.	●	●	●		●			
3. Continue to protect historic resources		●	●	●	●			
4. Maintain and enhance the synergy between existing parklands, trails and population centers.		●		●	●	●		
5. Preserve contiguous areas of protected land.	●	●	●		●			
6. Protect area waterbodies from pollution		●			●	●		
7. Obtain funding to assist with developing new parkland.		●			●	●	●	

COMPREHENSIVE PLAN TOWN OF MENDON

Housing and Neighborhoods Strategies' Alignment

Strategy	1. Preserve Rural	2. Natural / Historic	3. Manage Growth	4. Hamlet & Village	5. Quality of Life	6. Public Facilities	7. Fiscal Responsibility	8. Govt. Cooperation
1. Encourage a greater diversity of housing choices			●	●	●		●	
2. Promote clustering and higher density development where soils can support it.		●	●	●	●	●		
3. Discourage development of cul-de-sacs to improve neighborhood connectivity.			●		●	●		
4. Promote mixed-use development and redevelopment in the Hamlet of Mendon			●	●	●		●	
5. Continue to encourage appropriately-scaled higher density housing in the Hamlet of Mendon including townhomes and apartments			●	●	●		●	
6. Maintain older or historic housing in the Town.		●		●	●			

Government and Community Services Strategies' Alignment

Strategy	1. Preserve Rural	2. Natural / Historic	3. Manage Growth	4. Hamlet & Village	5. Quality of Life	6. Public Facilities	7. Fiscal Responsibility	8. Govt. Cooperation
1. Improve and expand the level of communications among Town boards and departments.					●	●	●	●
2. Maintain cost-effective and cost-efficient services in the Town.						●	●	
3. Continue to identify opportunities for consolidation of services, sharing of personnel and equipment, and cooperative purchases with other public entities.							●	●
4. Explore and implement partnership opportunities between the Town and School District to provide recreation and sports facilities.					●	●	●	●
5. Ensure Fire and EMS services have capacity to meet Town expectations for continuity of service today and with new development proposals.			●		●		●	
6. Periodically confirm the Town's Library is responsive to community needs, emerging technology and patron use trends.					●	●	●	
7. Establish government resiliency measures to address and adapt to natural disasters, public health emergencies and other emergencies to ensure continuity of government.					●		●	●



**COMPREHENSIVE PLAN
TOWN OF MENDON**

Section IV: Implementation

SECTION IV: IMPLEMENTATION

The following tables take strategies noted in the comprehensive plan and describes the actions needed to get each started, responsible parties for undertaking the strategy and a targeted time-frame for accomplishing each.

Time frames have the following potential ranks following plan adoption:

- On-going:** This strategy will set into motion a continuous action.
- Immediate:** This strategy is foundational and should begin as soon as possible.
- Short-term:** This action should begin within a year (1 yr.)
- Mid-term:** This strategy should begin within one to three years (1-3 yrs.).
- Long-term:** This strategy should begin after three years or beyond (+3 yrs.).

COMPREHENSIVE PLAN TOWN OF MENDON

FUTURE LAND USE			
Strategy	Action Required	Responsible Party	Time-frame
1. Revise the Town Zoning Map and regulations in accordance with the Future Land Use Map.	Prepare updated zoning map and necessary regulatory language	Town Board with input from the Planning Board.	Short-term
2. Promote renewable and sustainable energy technology uses, and businesses involved with sustainable energy technology.	Retain local jurisdiction of reviewing solar projects that produce less than 25MW of electricity. Allow solar farms with special use permit and site plan review within RA-1 zoning district.	Town Board with input from Planning Board	Ongoing
3. Promote solar-energy technology in small-scale development.	Continue to encourage solar panel installation on rooftops or parking areas of commercial and industrial nature.	Town Board and Planning Board	Ongoing
4. Maintain high standards of new development and redevelopment.	Require sidewalks, street trees and street lights in and around the Hamlet. Incorporate pedestrian and bicycle circulation between neighborhoods, businesses, parks and community facilities. Protect open space and scenic views.	Town Planning Board	Ongoing
5. Develop Design Guidelines for the Hamlet of Mendon	Engage the services of a design professional that specializes in Downtown Development to create basic guidelines	Town Board with assistance of Planning Board	Mid-term
6. Protect and maintain the rural character of Mendon	Review existing zoning regulations and update if necessary to continue low-density development and protection of agricultural uses	Town Board with input from Planning Board	Ongoing

COMPREHENSIVE PLAN TOWN OF MENDON

<p>7. Maintain aesthetic quality of building development and redevelopment.</p>	<p>Require applicants for commercial site plans to submit architectural elevation renderings for consideration, review and approval as part of site plan review. Develop language for zoning code that would allow the Planning Board to consult with an independent architect or landscape architect for guidance at the applicant's expense.</p>	<p>Town Planning Board and Town Board</p>	<p>Ongoing</p>
<p>8. Maintain quality of dark night sky and illumination performance.</p>	<p>Continue to enforce regulations in the Town Code regarding dark night sky and illumination.</p>	<p>Code Enforcement</p>	<p>Ongoing</p>
<p>9. Encourage establishment of farmstands as a Special Use with Planning Board approval in areas where Ag lands are prevalent.</p>	<p>Revise zoning code to narrowly tailor farm stands involving produce grown in vicinity of stand. This would encompass hobby farming operations.</p>	<p>Town Board with input from Planning Board</p>	<p>Mid-term</p>

COMPREHENSIVE PLAN TOWN OF MENDON

GROWTH MANAGEMENT			
Strategy	Action Required	Responsible Party	Time-frame
1. Maintain rural character of Mendon's countryside.	Carefully consider where open-space is located within a proposed development, and how such open space might help preserve the impression of rural character.	Planning Board	Ongoing
	Create a water and sewer infrastructure plan before approving extension of those services through parts of the town. Include conservation measures intended to reduce the impact of development on new and existing infrastructure. Evaluate the need for alternative forms of infrastructure such as digesters or package plant or other means to produce net benefit versus net cost.	Town Board, Town Engineer	Short-term
2. Guide concentrations of development in and around the population centers of the Village and Hamlet.	Limit sanitary sewer infrastructure extensions into the Town, whether from the Village, Pittsford or Victor. Seek alternative wastewater treatment for Hamlet, such as a package plant; limit sanitary sewer service to areas immediately adjacent to Village when capacity becomes available	Town Board	Ongoing
3. Continue the use of cluster subdivisions as currently articulated in Section 226-8 of the Mendon Town Code.	Assure that subdivision applicants are submitting the two required sketches (conventional layout and cluster proposal) for comparison.	Town Planning Board	Ongoing

COMPREHENSIVE PLAN TOWN OF MENDON

GROWTH MANAGEMENT			
Strategy	Action Required	Responsible Party	Time-frame
4. Support the transfer of development rights from properties the Town would like undeveloped or protected to properties where development at higher densities is acceptable.	Amend the Town's zoning code to allow for transfer of development rights; Identify sending and receiving areas.	Town Board with input from Planning Board	Short-term
5. Map existing conservation easements for reference during future subdivision review. This may encourage connectivity between existing and future easements.	Consult with Monroe County on filed subdivisions and conservation easements, and request assistance with obtaining and maintaining a catalog of GIS-based easements.	Town Board, Planning Board, Town staff	Mid-term
6. Incorporate open spaces and scenic vistas into the design of new development	Continue to require applicants to submit plan sheets showing existing site conditions, and an inventory of natural resources on and around project sites. The Planning Board should carefully evaluate existing conditions for establishing open space.	Town Planning Board	Ongoing
7. Coordinate the planning, regulation and design of access between roadways and land development.	Develop an access management plan and Official Map.	Town Board, town engineer, consultant	Mid-term
8. Minimize impact of residential development on agriculture.	Evaluate the impacts on agriculture associated with development of property within 500-feet of actively farmed land. Require vegetative buffers and increased building setbacks between new residences and adjacent farmland.	Town Planning Board	Ongoing
9. Guide development away from prime agricultural soils	Require cluster subdivisions layout for new residential development and cluster homes in an area away from prime soils. Institute a transfer of development rights program.	Town Planning Board, Town Board	Ongoing

COMPREHENSIVE PLAN TOWN OF MENDON

GROWTH MANAGEMENT			
Strategy	Action Required	Responsible Party	Time-frame
10. Promote the continued viability of agriculture	Ensure agricultural zoning is maintained and promote grant applications by land trusts or Monroe County to purchase development rights or conservation easements of agricultural land.	Town Board, Monroe County and Land Trust	Ongoing

COMPREHENSIVE PLAN TOWN OF MENDON

TRANSPORTATION AND INFRASTRUCTURE			
Strategy	Action Required	Responsible Party	Time-frame
1. Coordinate the planning, regulation and design of access between roadways and land development.	Develop an access management plan and Official Map to guide future roadway connectivity.	Town Board, Town Engineer, consultant	Mid-term
2. Improve walkability and create pedestrian connections within and into the Hamlet.	Seek funding for creating complete street concept, or pedestrian connectivity. Require future developers to integrate pedestrian connectivity into development proposals.	Town Board, Planning Board, Town Engineer	Ongoing
3. Improve on and off-street parking availability in the Hamlet.	Provide incentives for property owners to share off-street parking facilities wherever possible, to locate the majority of such facilities to the rear of structures, and provide limited and strategic quantities of on-street parking in the front or side of buildings.	Planning Board, Mendon Business Association, Town Engineer	Ongoing – mid-term
4. Encourage development of Complete Streets (car, bike, pedestrians) in appropriate areas.	Assure future development provides amenities that contribute to complete street features. Review roadways to assess opportunities for Complete Streets.	Planning Board, Town Engineer	Ongoing – mid-term
5. Enhance trail connectivity to the Village of Honeoye Falls.	Require future developers of land adjacent to Village to integrate pedestrian connectivity to Village infrastructure. Develop trail connection between Lehigh Valley Trail, Village and Hamlet.	Town Board, Planning Board, Town Engineer	Ongoing
6. Improve pedestrian safety and access school grounds.	Apply for grant funds to design and connect existing residential neighborhoods to school grounds.	Town Board, Town Engineer	Long-term
7. Assure new development does not have adverse effect on traffic and roadways.	Thoroughly review traffic patterns, traffic study, and existing roadway's ability to accommodate potential increase in traffic volumes. Require roadway and intersection improvements where necessary with new development.	Planning Board, Town Engineer	Ongoing

COMPREHENSIVE PLAN TOWN OF MENDON

TRANSPORTATION AND INFRASTRUCTURE			
Strategy	Action Required	Responsible Party	Time-frame
8. Assure pedestrian safety within new developments.	Provide for pedestrian crossings in appropriate locations, safe sidewalks that connect to other pedestrian infrastructure.	Planning Board, Town Engineer	Ongoing
9. Develop or extend wastewater management to appropriate areas as an incentive for strategic area development.	Seek alternative wastewater treatment for Hamlet, such as a package plant; limit sanitary sewer service to areas immediately adjacent to Village when capacity becomes available.	Town Board, Town Engineer	Long-term
10. Extend public water service to areas that have documented public health concerns.	Extend water district and seek financing to lower the cost per dwelling.	Town Board, Town Engineer	Mid-term
11. Ensure fire protection is sufficient for exposures in new development.	As part of the review of development proposals, require sufficient fire protection facilities, including ponds, dry hydrant connections, home sprinkler systems, and adequate roads or driveways to allow access by emergency equipment.	Planning Board, Town Engineer	Ongoing
12. Support inspection and maintenance of existing and future stormwater management facilities.	Obtain funding to inventory the Town's stormwater infrastructure (including outfalls), roadside swales, receiving waterbodies and storm sewersheds.	Town Board, Town Engineer	Ongoing
13. Develop and maintain diversified transportation system for all users.	Create designated bicycle lanes on certain well-traveled roads.	Town Board, Highway Department, Town Engineer, Planning Board	Mid-term
14. Prepare regulations for the possibility of electric vehicles and other emerging transit fuels.	Draft regulatory content for the zoning regulations that would streamline the permitting process for electric charging stations.	Town Board	Mid-term

COMPREHENSIVE PLAN TOWN OF MENDON

TRANSPORTATION AND INFRASTRUCTURE			
Strategy	Action Required	Responsible Party	Time-frame
15. Continue to install streetscape improvements throughout the Hamlet center.	Install decorative lighting, street trees, signage and add sidewalks where feasible potentially using grant funds.	Town Board, Town Engineer	Mid-term
16. Obtain grant or low-interest financing to support infrastructure improvements.	Identify priority projects and strategize with the Town Engineer to develop grant or financing applications.	Town Board, Town Engineer	Mid – Long term

COMPREHENSIVE PLAN TOWN OF MENDON

ECONOMIC DEVELOPMENT			
Strategy	Action Required	Responsible Party	Time-frame
1. Promote agricultural economic development with wineries, breweries, and cideries.	Review regulations to ensure wineries, breweries, cideries and farm stands are allowed uses in agricultural zones and other appropriate zones.	Town Board with Planning Board assistance.	Short-term
2. Prepare zoning regulations to deal with potential legalization of cannabis.	Obtain publications from NYS DOS and American Planning Association to guide development of management tools and update with assistance of Town Engineer or consultant.	Town Board, Town Engineer	Mid-term
3. Promote the continued economic viability of agriculture and agri-tourism.	Continue to encourage establishment of businesses that utilize locally produced farm products. Encourage farm tours to school groups, public.	Town Board, Planning Board	Ongoing
4. Promote acceptance of farming practices in the community.	Encourage active farmers to reach out to local school guidance office with opportunities for summer employment.	Town Board, Planning Board	Ongoing
5. Encourage non-farming agri-business.	Revise zoning to allow farmers to diversify business operations that might include adding value to farm products and supply chain marketing	Town Board with input from Planning Board	Mid-term
6. Encourage existing farmers to obtain help with succession plans.	Connect local farmers with the Cornell Small Farms Program and private attorneys.	Town Board, Planning Board	Ongoing
7. Expand markets to increase sales of local farm products.	Support additional purchases of local farm products by schools and institutions. Maintain registry of locally produced farm products and encourage purchases by local businesses and developers (e.g. straw for erosion control).	Potential Agricultural Advisory Committee, Town Board	Mid-term
8. Support the development of the Hamlet of Mendon including maintaining mixed use zoning, developing solutions for on-site and off-site parking, and following design guidelines.	Work with property owners and the business association to assist consultant to develop a parking plan, future development plan and associated design guidelines.	Town Board, Business Association, Consultant	Mid to Long-term

COMPREHENSIVE PLAN TOWN OF MENDON

<p>9. Develop and promote a mixed use Hamlet center.</p>	<p>Establish a detailed vision for the Hamlet core area and Hamlet transition area to aid in enhancement, redevelopment and preservation of the neighborhood. Update, or develop a new Hamlet Master Plan.</p>	<p>Town Board</p>	<p>Mid-term</p>
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COMPREHENSIVE PLAN TOWN OF MENDON

NATURAL, HISTORIC, and RECREATIONAL RESOURCES			
Strategy	Action Required	Responsible Party	Time-frame
1. Protect natural resources from inappropriate development	Continue to update and enforce the Town's EPOD regulations	Town Planning Board	Ongoing
	Train municipal staff in environmental stewardship, conservation and care for sensitive resources.	Town board, town staff	Ongoing, as needed
2. Protect capacity of natural watercourses from losses due to accumulation of debris.	Work with the NYS Department of Environmental Conservation and other public and private entities to clear debris from streams.	Town Board, Mendon Foundation, NYSDEC	Ongoing
3. Continue to protect historic resources	Continue to enforce the Town's EPOD regulations	Town Planning Board	Ongoing
4. Maintain and enhance the synergy between existing parklands, trails and population centers.	Establish route along or near former railbed and local street, as well as pursue funding resources to connect Great Bend Park/Lehigh Valley Trail to the Village of Honeoye Falls and Hamlet.	Town Board, Village Board	Long-term
5. Preserve contiguous areas of protected land.	Identify critical areas to protect on EPOD maps using site plan review, grants to acquire land, and agricultural protection	Planning Board, Town Board and property owners	Ongoing
6. Protect area waterbodies from pollution	Enact the Town's Design Criteria and the State's Pollution Discharge regulations to reduce erosions and runoff.	Town Engineer	Ongoing
7. Obtain funding to assist with developing new parkland.	Continue to require reservation of parkland or payment into the Town's parkland fund for new development and complement with State Environmental Protection Fund grant resources.	Town Board, Planning Board and Grants Consultant	Ongoing

COMPREHENSIVE PLAN TOWN OF MENDON

HOUSING AND NEIGHBORHOODS			
Strategy	Action Required	Responsible Party	Time-frame
1. Encourage a greater diversity of housing choices	Consider incentives for patio homes and empty-nester housing, including smaller lot sizes and greater density where sanitary sewer or wastewater service extensions may be available.	Town Board and Planning Board	Mid-term
2. Promote clustering and higher density development where soils can support it.	Implements future land use map by amending the zoning code to allow for higher density housing in close proximity to population centers and where it would be feasible to connect to sanitary sewer.	Town Board and Planning Board	Mid-term
3. Discourage development of cul-de-sacs to improve neighborhood connectivity.	Require development to adhere as best as possible to a future Official Map, an outcome of an access management plan. If dead-end roads are proposed, require a stub road be created to allow for future road connection.	Town Board and Planning Board	Ongoing
4. Promote mixed-use development and redevelopment in the Hamlet of Mendon	Permit residential uses on the upper floors of commercial buildings and update zoning to encourage building development or redevelopment with a mix of uses instead of single uses.	Town Board with Planning Board assistance	Mid-term
5. Continue to encourage appropriately-scaled higher density housing in the Hamlet of Mendon including townhomes and apartments	Update zoning to permit smaller lot sizes, increased coverage, and decreased setbacks.	Town Board with Planning Board Assistance.	Mid-term
6. Maintain older or historic housing in the Town.	Apply for funding to fix up residential units and implement the grant.	Town Board	Mid-term

COMPREHENSIVE PLAN TOWN OF MENDON

GOVERNMENT AND COMMUNITY SERVICES			
Strategy	Action Required	Responsible Party	Time-frame
1. Improve and expand the level of communications among Town boards and departments.	Provide minutes of relevant board meetings to associated boards, encourage an annual meeting of the boards for updates, and provide periodic updates with an e-mail blast to all involved parties	Town Board, Supervisor and Town Clerk	Ongoing
2. Maintain cost-effective and cost-efficient services in the Town.	Continue to monitor effectiveness of services and periodically survey residents regarding service performance.	Town Board and Town Supervisor.	Ongoing
3. Continue to identify opportunities for consolidation of services, sharing of personnel and equipment, and cooperative purchases with other public entities.	Continue communications with Town and sharing of needs between Town and Village. Apply for Local Government Efficiency grants to assist where needed for evaluation of efficiencies and benchmarking initially, and subsequent implementation.	Town Board, Town Supervisor, Village Board, Village Mayor	Ongoing
4. Explore and implement partnership opportunities between the Town and School District to provide recreation and sports facilities.	Continue communications with School District and sharing of needs between Town and Village. Apply for Local Government Efficiency grants to assist where needed	Town Board, Town Supervisor, School Superintendent	Ongoing
5. Ensure Fire and EMS services have capacity to meet Town expectations for continuity of service today and with new development proposals.	Potentially involve the Fire and EMS services in departmental reviews of major development proposals. Encourage a study for a townwide fire district and townwide ambulance district.	Town Board with Fire and EMS service providers.	Ongoing.
6. Periodically confirm the Town's Library is responsive to community needs, emerging technology and patron use trends.	Review and assess the Town's Library's responsiveness to community needs to identify potential changes that potentially could be supported by grant funds and the Town budget. Include library evaluation as part of Local Government Efficiency evaluations.	Town Board and Library Board	Ongoing

COMPREHENSIVE PLAN TOWN OF MENDON

<p>7. Establish government resiliency measures to address and adapt to natural disasters, public health emergencies and other emergencies to ensure continuity of government.</p>	<p>Prepare a resiliency plan to provide strategies for town communications, meetings and operations to continue during emergencies.</p>	<p>Town Board</p>	<p>Short-term</p>
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**COMPREHENSIVE PLAN
TOWN OF MENDON**

Section V: Priority Initiatives

SECTION V: PRIORITY INITIATIVES

This plan includes 65 strategies to realize the vision and guiding principles for the future development of the Town of Mendon. However, some of the strategies are a priority based on the level of discussions by the Advisory Committee accompanied by an equal or greater level of support from the public. Moreover, most of the priority initiatives that follow address multiple Comprehensive Plan guiding principles.

The priority initiative section will therefore provide background on each initiative and discuss how the Town of Mendon and its partners can follow through on implementing each strategy.

1. PROMOTE COMPATIBLE RENEWABLE ENERGY

Renewable energy is no longer a fad or secondary use in Upstate New York. It has become a land use on its own and it will continue to grow as a land use in the near future. While windfarms are typically utility scale and governed by New York State’s Article 10 laws that limit local involvement, smaller Solar Farms (photovoltaic systems or PV systems) continue to be proposed throughout the Finger Lakes region as a result of state incentives. According to an article in the American Planning Association’s March 2020 *Planning Magazine* issue the growth of solar nationwide will be significant in the next 30 years:

By 2050, large-scale PV deployment is projected to increase to roughly eight times the current installed capacity, according to mid-case standard scenario modeling by the National Renewable Energy Laboratory (NREL). That translates into solar development on approximately 2.6 million additional acres of land – more than three times the size of Rhode Island.

Solar farms offer clean energy, don’t have any noxious fumes, and they provide farmers and other landowners with income from underutilized, vacant or otherwise unusable property. However, solar farms need to be developed in a responsible manner to ensure they are compatible with surrounding land uses and the Town’s rural character.

Fortunately, the Town regulates solar development in most zones through a Special Use Permit and associated Site Plan Review. The laws provide limits

INITIATIVE: PROMOTE RENEWABLE ENERGY

STRATEGY: Land Use Strategy #2 - Promote renewable and sustainable energy technology uses, and businesses involved with sustainable energy technology.

TIMELINE: Immediate and Ongoing

RESPONSIBILITY: Town Board with input from the Planning Board

TOOLS AND FUNDING:

- NYSERDA Model Solar Ordinance;
- NY Ag & Markets Guidelines for Solar Energy Projects - Construction Mitigation for Agricultural Lands;
- New York Clean Energy Communities funding
- New York Climate Smart Communities funding

COMPREHENSIVE PLAN TOWN OF MENDON

on maximum acreage, setbacks, and height. Impacts on environmentally sensitive areas and requirements for protecting viewsheds are also part of the laws.

Since the Town passed the Special Use Permit ordinance for solar farms, the New York State Energy Research and Development Authority (NYSERDA) has developed a model solar law for communities. The New York State Department of Agriculture has also developed a companion guide for solar on agricultural land. Some of the items the Town should consider in an update to their law, based on the model laws, include:

- **Restrictions on Placing Solar on Prime Farmland:** Development of solar arrays on land that has soils of statewide importance or Prime Farmland should be prohibited. Prime Farmland is the most productive land for agriculture and should be preserved.
- **Require Solar Developers to install solar panels with anti-glare technology:** While solar panels have minimal environmental impacts, one negative impact for adjoining neighbors can be glare coming off the panels. Current solar panels can utilize non-reflective solar glass and therefore it should be a requirement of the Town's solar law.
- **Avoid or control topsoil stripping:** Solar developers often strip topsoil for installation of the panels. While this may be necessary for initial construction the developers should be required to store the soil during construction on the site and then put it back post construction.
- **Require appropriate drainage for solar farm roadways:** While the simplest solution is to build roads at the same level of the farm, sometimes that is not possible so a drainage plan is needed to avoid erosion and flooding impacts to soil and crops.
- **Control placement of transmission lines:** Require overhead wires to preferably be placed on the edges of property so as to not interfere with farming. Also ensure buried utilities are at least 4 ft. below surface.
- **Require submission of a decommissioning plan:** While Mendon's solar law requires bonding it should complement that with a requirement to submit a formal, but reasonable, decommissioning plan for removal of panels in the future.

2. MAINTAIN MENDON'S RURAL CHARACTER

Maintaining Mendon's rural character was the highest priority of the Comprehensive Plan Advisory Committee as well as the public. In short, it is one of the primary reasons residents choose to live in Mendon and also contributes to the Town's fiscal stability.

The Town of Mendon Zoning Ordinance, other development regulations and policies currently support preservation and enhancement of Mendon's rural character including:

- **Environmental Protection Overlay Districts (EPODS);** EPODS in Mendon protect critical environmental , natural and historic resources in the community including, but not limited to, steep slopes, scenic vistas, wetlands, historic properties, woodlots, and soil protection.
- **Site Plan Review and Special Use Permits:** The laws ensure protection of the rural character by requiring review of projects and their impacts on the character of the community, effects on adjacent neighbors, and impacts on natural resources.
- **Limiting Residential Density:** The Town primarily employs large-lot zoning to limit density and to maintain green space and natural areas. Cluster zoning, permitted by the Town Code, also encourages slightly higher density development in exchange for preservation of open spaces and natural resources.
- **Promoting Development in and near the Village of Honeoye Falls and the Hamlet of Mendon**
- **Right to Farm Laws:** Farmers are encouraged to continue farming in the

INITIATIVE: MAINTAIN MENDON'S RURAL CHARACTER

STRATEGIES: Land Use Strategy #6 - Protect and maintain Mendon's rural character.

TIMELINE: Immediate and Ongoing

RESPONSIBILITY: Town Board with input from the Planning Board

TOOLS AND FUNDING:

- NYS Division of Local Government Services publication *Transfer of Development Rights*
- U.S. EPA publication *Essential Smart Growth Fixes for Rural Planning, Zoning, and Development Codes*
- New York Climate Smart Communities funding to update zoning.

COMPREHENSIVE PLAN TOWN OF MENDON

community without the risk of existing or future neighbors complaining or interfering with agricultural operations.

Some additional steps the Town could consider to protect the Town's rural character include:

- **Requiring Fiscal Impact Analysis for New Development:** The Town, based on information provided by a developer, could compare each development's future tax revenues in relation to the cost of Town services provided for the development.
- **Restricting Planned Unit Development to Designated Development Areas:** This will limit the sprawl of development via the PUD regulations throughout rural areas.
- **Utilize Wastewater Practices that Align with Goals of the Comprehensive Plan:** This is a policy that the Comprehensive Plan committee was adamant about regarding limiting wastewater to decentralized septic systems in the Hamlet center instead of connecting to a central wastewater plant.
- **Transfer of Development Rights (TDR):** A transfer of development rights program would promote open space and farm protection. According the New York State Department of State guidance on the program:

TDR permits all or part of the density potential (established in the local zoning law or ordinance) of one tract of land to be transferred to a noncontiguous parcel or even to land owned by someone else. The development rights become a separate article of property, which can be sold to a landowner whose property is better suited to greater densities. After selling the development rights, a landowner still retains title and all other rights to his land. These other rights permit farming, forestry, some recreational uses, and other nonintensive uses.

3. REVITALIZE THE HAMLET OF MENDON

The Hamlet of Mendon is a compact and historic mixed use center. There is a unique opportunity for the Town, in cooperation with private property owners, to enhance and uncover its inherent sense of place.

But revealing the hidden opportunity is both a physical and economic challenge for many reasons:

- Roads are narrow which limits opportunities for on-street parking common in many downtown areas;
- The Irondequoit Creek corridor, which otherwise is an asset, limits the amount and type of development that is feasible;
- The presence of overhead utilities;
- Lack of wastewater solutions to facilitate development; and
- Recent incompatible development such as gas stations and insensitive alterations to historic commercial buildings.

A Hamlet Master Plan was completed in 1996 but over the last 24 years its overall vision has not been realized.

Therefore a new vision and pro-active approach should be considered. The approach would involve separate tracks of action that would be implemented individually but within the framework of a comprehensive revitalization strategy:

- **Public streetscape and on-street parking improvements (see Figure on page 41):** The “limits” of the historic hamlet’s walkable neighborhood is approximately 500 feet from the center of the intersection of state routes 251 and 64. Within this area streetscape improvements should be concentrated

INITIATIVE: REVITALIZE THE HAMLET OF MENDON

STRATEGIES: Land Use Strategy 5 - Develop Design Guidelines for the Hamlet of Mendon; Growth Management Strategy 3 - Guide concentrations of development in and around the population centers of the Village and Hamlet; Economic Development Strategy #8 - Support the development of the Hamlet of Mendon including maintaining mixed use zoning, developing solutions for on-site and off-site parking, and following design guidelines for improvements and new development; Economic Development Strategy #9 - Develop and promote a mixed use Hamlet center; Housing Strategies #4 & 5: Promote mixed-use development and redevelopment within the Hamlet of Mendon; & Continue to encourage appropriately-scaled higher density housing in the Hamlet of Mendon including townhomes and apartments

TIMELINE: Mid to long-term

RESPONSIBILITY: Town Board and Hamlet property owners

TOOLS AND FUNDING:

- Planning Funding: Empire State Development Corporation (ESDC) Strategic Planning Funding
- New York Main Street Program
 - Technical Assistance for building design strategies
 - Construction Funding for building rehabilitation
- Transportation Alternatives Program for Infrastructure Improvements

COMPREHENSIVE PLAN TOWN OF MENDON

including additional historic streetlights, trees, high quality decorative sidewalk treatments, decorative guardrails, pruning near the creek, and enhanced crosswalks. Installation of sidewalks across the gas station entrances is also encouraged.

The best area to formalize additional on-street parking is on the east side of State Route 64 from Route 251 north to the Lehigh Valley trail. Drivers are already parking there informally but permanent parking spaces would be an amenity for hamlet businesses.

- **Private building improvements leveraged with grant funding:** There are multiple commercial and mixed-use buildings in the hamlet center that could benefit from building improvements incorporating historically sensitive restorations. Building renovation grant funding is available through the New York Main Street program which provides up to 75% of project costs. Design standards would need to be established and adopted prior to the initiation of a building improvement program.
- **Public/private partnership for off-street parking:** Previous ideas for resolving parking issues in the hamlet centered around private owners working together to provide shared parking. While this idea is conceptually sound, it is not practical. One concept the Town could consider is purchasing properties that have land for parking, subdividing the parking from the buildings, and selling the buildings. Funding could come from a combination of town funds and grant funding.
- **Wastewater solutions** (see section below).

Individually and collectively these actions will incrementally begin to transform the Hamlet over time to attract businesses and residents.

4. PROMOTE HOUSING DIVERSITY

The demographic profile of Mendon’s population has changed over the last two decades and will continue to change over the next two decades. Specifically, the population is getting older (median age increased from 39.8 years of age of 45.8 years of age between 2000 and 2017) and household sizes are shrinking (average household size decreased for 2.7 persons/household to 2.4 person/household from 2000 to 2017).

As a result, there will be a greater demand and need for a variety of housing types in the Town of Mendon. Otherwise the Town could lose current residents and could fail to attract new ones.

Generally as households age and shrink there will be a greater demand for smaller lots (for reduced maintenance), accessible structures, and smaller residences. While some of this demand could be satisfied in the Village and Hamlet Center, the cost of remodeling an existing home for accessibility could be prohibitive and some homeowners also prefer newer home styles.

To encourage greater diversity of homes and potentially smaller lot sizes the Town could take the following steps:

- Permit and encourage more cluster development and planned unit development proposals which would allow for smaller lot sizes.
- Encouraging more mixed-use development in the Hamlet and Village including accessible apartments.
- Apply for funding to assist homeowners with retrofitting older housing units for accessibility.

Also, while households are getting older, many older residents are still active. Amenities such as sidewalks, trail connections and open space should therefore be integrated into new developments.

INITIATIVE: PROMOTE HOUSING DIVERSITY

STRATEGY: Housing Strategy #1 - Encourage a greater diversity of housing choices including patio homes and empty-nester housing.

TIMELINE: Mid-term

RESPONSIBILITY: Town Board and Planning Board

5. DEVELOP WASTEWATER SOLUTIONS FOR THE HAMLET OF MENDON

In 2005 the Town of Mendon engaged MRB Associates to prepare a preliminary engineering report and analysis to develop a sanitary sewer system for the Hamlet of Mendon because a number of individual septic systems were failing. The system would be connected to Town of Victor’s sanitary system and eventually treated at the Town of Farmington wastewater treatment plant.

The conclusion of the report was that even with 0% financing the average annual cost per homeowner would exceed the threshold allowed by the State of New York. However, the analysis did not evaluate the impact of grant funds on the project costs. Nor did the study evaluate other wastewater treatment solutions.

Since the study is now 15 years old, a new analysis of wastewater solutions for the Hamlet Center is warranted. However, the analysis should be limited to decentralized wastewater systems such as cluster septic systems, package plants, and other similar systems. The consensus of the Comprehensive Plan Advisory Committee was that a sanitary sewer system would promote growth that isn’t consistent with the vision and guiding principles of this plan regarding maintaining the Town’s rural character.

Developing a new decentralized system has it challenges in the Hamlet as the undeveloped or underutilized properties that could be used for a leach field have soils that aren’t compatible, and nearby lots that do have appropriate soils are developed. However, there are potential solutions that can be evaluated such as mound systems and drip dispersion systems that have worked in areas with impermeable soils. Similarly grant funding to implement the project should be evaluated to reduce costs for property owners.

A wastewater solution in the Hamlet, in concert with the Hamlet streetscape, building renovation and parking strategies suggested earlier, will help to propel the Hamlet’s revitalization.

INITIATIVE: DEVELOP WASTEWATER SOLUTIONS FOR THE HAMLET OF MENDON

STRATEGY: Transportation and Infrastructure Strategy #9 - Develop or extend wastewater systems to appropriate areas as an incentive for strategic area development.

TIMELINE: Mid to long-term

RESPONSIBILITY: Town Board

TOOLS & FUNDING:

- Empire State Development Corporation Strategic Planning Grant funding
- NYS Climate Smart communities Resiliency funding
- NYS Water Quality Improvement Program funding