

Town and Village of Sodus

Wayne County, New York

Comprehensive Plan



DRAFT
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Introduction

Purpose

The purpose of the Sodus Comprehensive Plan is to guide local officials and community members in making decisions that will affect the future of the Town and Village of Sodus. Future Town and Village actions that will be based on the policies and recommendations in the Plan include revisions to zoning and other local laws and regulations, capital budgeting, and providing services to the community. The Comprehensive Plan addresses the full spectrum of issues facing the Town and Village, and balances competing needs and interests in the community.

Legal Basis

The Comprehensive Plan has been prepared pursuant to NYS Town Law §272-a and Village Law §7-722. These sections of the Town and Village Law specify that the Town and Village Boards are responsible for preparing and adopting a Comprehensive Plan. As the law also permits the Town and Village Boards to delegate this responsibility to an ad hoc committee established for the express purpose of preparing Comprehensive Plans, the Town and Village Boards appointed a Comprehensive Plan Committee (CPC) to guide the preparation of the joint Comprehensive Plan.

The Comprehensive Plan is a policy document that does not, in itself, have the force of law. However, the Plan will influence changes in Town and Village laws and regulations as well as funding decisions and other Town and Village actions during the next 10 to 15 years. In particular, local zoning regulations must be consistent with the Comprehensive Plan.

Process of Preparing the Plan

The Sodus Comprehensive Plan represents the culmination of a planning process that began in April 2004. The Comprehensive Plan Committee met monthly for more than a year to coordinate the preparation of the Plan.

Members of the CPC included representatives from the Town and Village Boards, Planning Boards, and Zoning Boards of Appeals, as well as citizens at large. The following persons served on the Comprehensive Plan Committee:

- David Burlee
- Donna Chittenden
- John Cook
- Dan Datthyn
- Sue Datthyn
- Mike Garlock
- Mark Johnson
- Don Lessord
- Steve LeRoy
- Mary Jane Mumby
- Earl Patton, Jr.
- Brenda Rowe
- Mike Sullivan

The Town and Village retained a team of consultants led by Stuart I. Brown Associates, a planning and management consulting firm based in Fairport, New York, to facilitate the planning process and prepare the plan document. MRB Group, based in Rochester, New York, provided engineering assistance, prepared the maps, and assisted in public participation and coordination.

Public participation included a Residents' Survey, distributed in June 2004, a public informational meeting to present the results of the Residents' Survey (September 2004), a CPC public hearing May 16, 2005 and a joint public hearing of the Town and Village Board (_____).

Several CPC meetings also included focus group discussions with representatives of various interest groups. Focus group discussions were held on the following topics:

- Farmland and Agriculture
- Parks and Recreation
- Economic Development
- Housing and Residential Neighborhoods
- Downtown Business District Walking Tour

Plan Organization

The **Land Use Overview** presents an overview of the community, summarizes the issues addressed in each section, and shows how the individual topical areas relate to one another. It also presents an introduction to zoning and subdivision regulations, which are the primary tools available to the Town and Village to help achieve the land use goals of the Plan.

A **Future Land Use Map** presents the Town and Village policies regarding land use, and will be used as a guide in revising the Town's and Village's zoning maps.

Topical sections of the Comprehensive Plan address the major issues identified by the community:

- **natural resources and environmental protection;**
- **agriculture and farmland;**
- **housing and residential development;**
- **business and economic development;**
- **downtown business district revitalization**
- **transportation and infrastructure**
- **community facilities and services**

- **parks and recreation; and**
- **historic resources**

In each section, the Plan presents:

- **goals;**
- **background information;**
- **issues and opportunities;**
- **tools and techniques; and**
- **recommended actions.**

The **Implementation Strategy** summarizes the recommended actions by topic, with a proposed time frame, responsible agency, cost estimate, and potential funding sources. A summary of the recommended actions by time frame provides a year-by-year guide to implementing the Plan.

“**Sidebars**” within the Plan document present additional information that supports and/or provides the context for the recommendations in the Plan.

- Relevant Plans and Programs include summaries of plans prepared by the Town and Village or other government agencies and descriptions of State or County government programs.
- Residents’ Survey Highlights present the relevant findings from the survey of Sodus residents conducted in Spring 2004. The final report from the Residents Survey is available at the Sodus Municipal Building and is included as an appendix to the Comprehensive Plan.
- Highlights of Focus Group Discussions summarize the issues and recommendations presented by residents and resource people who met with the CPC.

Monitoring and Updating the Plan

The Town and Village of Sodus are not static, but are in a constant state of flux and change. Over time, the changes which occur in the community may render the Comprehensive Plan outdated or inappropriate if the Plan is not updated to take the changes into consideration. Accordingly, it is essential for the Town and Village Boards to monitor changes in the community and to periodically reevaluate the relevance and appropriateness of the goals set forth in the Plan and the measures recommended to achieve the goals. The Plan should then be updated, as necessary, to appropriately revise the goals and recommended actions so the Plan may continue to serve as useful and relevant guide for Town and Village officials.

In communities that experience a slow rate of change, reviewing and updating the Plan at 5-year intervals may be sufficient. In communities that experience rapid change, the Plan may need to be reviewed and updated more frequently, perhaps at 2- or 3-year intervals.

The Town and Village Boards would be wise to enlist the Town and Village Planning Boards and Zoning Boards of Appeals to assist with reviewing and updating the Plan as the Planning Boards and Zoning Boards of Appeals may have much information and insight that may be beneficial in determining how the Plan should be revised. As with the initial adoption of the Comprehensive Plan, future amendments to the Plan will require both environmental reviews to evaluate potential adverse impacts and public hearings to provide members of the public an opportunity to comment on the proposed amendments.

Land Use Overview and Future Land Use Plan





Summary of Existing Zoning

Town Outside Villages

Six zoning districts have been established for the Town of Sodus outside the Villages. Map 4: Existing Zoning—Town of Sodus depicts the current (2004) zoning district boundaries.

The **Agriculture** district encompasses most of the land area in the Town. A minimum of 87,000 square feet of lot area is required per dwelling. Clustered subdivisions allow smaller lot sizes provided that the average area per dwelling for the entire development is maintained.

The **R-1 Residence** district encompasses land _____. The minimum lot size for residences is 18,770, although smaller lots may be permitted as part of a clustered subdivision.

The **B-1 General Business** district are located _____. A variety of residential, community service and business uses are permitted.

The **I-1 Industrial** districts, located _____, allow a variety of processing, manufacturing, business and storage uses are permitted. As a “floating zone,” this district can be applied to at least 10 acres within the A Agricultural District,

Regional Orientation

The Town of Sodus is located in the north-central portion of Wayne County. It is bordered by the Towns of Huron and Rose to the east, Williamson and Marion to the west, Arcadia and Lyons to the south, and Lake Ontario to the north. The City of Rochester is located approximately 25 miles west of the Town. The Village of Sodus is located in the central portion of the Town. (See Map 1: Regional Orientation.)

Route 104 and Ridge Road are major east-west thoroughfares that bisect the Town through the center. NYS Routes 88 and 14 are the major north-south routes. The Village of Sodus is located immediately south of Route 104. Ridge Road and NYS Route 88 pass through the Village of Sodus.

The Hamlets of Alton and Wallington are located along Ridge Road east of the Village of Sodus. Sodus Center is located southeast of the Village of Sodus. The historical settlements of South Sodus and Joy are located in the southern portion of the Town.

Existing Land Use – Town

The existing land uses are depicted on Map 2: Town of Sodus Land Use Property Classifications. The land use classifications shown on the map are based on 2004 tax parcel records. Table ___ summarizes the Town’s land use by tax parcel classification.

Parcels used primarily for agriculture predominate in the Town, occupying 21,547 acres and 54% of the Town’s land area. The majority of the farm parcels are orchards. A description of the agricultural resources is found in the Farmland and Agriculture chapter.

Natural features in the Town include wetlands, streams, woodlots and the Lake Ontario shoreline. A description of the natural features is included in the Natural Resources and Environmental Protection chapter.

A total of 1,893 parcels in the Town are residential. More than 90% of these (1,776) are single-family dwellings or individual manufactured homes. Eleven manufactured home parks are located in the Town. Additional information is presented in the Housing & Residential Neighborhoods chapter.

Commercial and industrial business uses are located primarily along Route 104 and Ridge Road. Mining and excavation operations are located in the south-central portion of the town. Descriptions and

analysis of businesses in the Town are presented in the Economic Development chapter.

Land used for transportation and utilities include highways, railroads, and telecommunications facilities. Information and analysis of these facilities and services are presented in the Transportation and Infrastructure section of the Plan.

Government and community service facilities in the Town include the Town Hall, Highway Department, fire stations, cemeteries and private recreational facilities. These facilities and related issues are addressed in the Parks, Recreation, and Government Services chapter.

Hamlets

The Town's historic hamlets represent unique environments for residences and businesses. The Hamlet of Sodus Center, located south-east of the center of the Town, consists of approximately 40 houses, two churches, a fire station and a small park. A food processing industry and three businesses are located just north of Sodus Center.

The Hamlet of Alton is located along Ridge Road in the eastern portion of the Town. This hamlet consists of approximately 70 houses, an apartment building, a home for the aged, a mobile home park, and a small business district. Public and community service uses in the hamlet include two churches, a fire hall and a cemetery.

The Hamlet of Wallington is located along Ridge Road at the former junction of two railroads, approximately two miles east of the Village of Sodus. This hamlet includes approximately 20 residences, a manufactured home park, approximately 10 businesses, a go-kart race-track and the Wallington Fire Department.

Town Zoning (continued)

provided that the proposed use meets specified standards for storage, noise, landscaping and screening.

*The **P Airport Utility** district includes the site and vicinity of the Sodus-Williamson airport.*

*The Town's **Highway Development Control District** is an "overlay" zone located along Route 104 between the Williamson town line and the intersection of Route 104 with the railroad right-of-way west of the Village. Regulations include a 90-foot front setback from the highway right-of-way as well as standards for access, landscaping, parking, lighting and signage. These regulations apply in addition to those for the underlying zoning district.*

The zoning regulations include general criteria for the Board of Appeals to grant special use permits. These conditions must be met before the Code Enforcement Officer can issue a building or use permit. In addition, specific conditions are established for certain uses, including gas stations and soil mining.

Summary of Existing Zoning—Village

Six zoning districts have been established for the Village of Sodus. Map 5: Existing Zoning-Village of Sods depicts the current (2004) zoning district boundaries.

The **B-2 Core Business** district encompasses the core downtown business district. The **B-1 General Business** district includes additional land along Main Street to the west and south of the B-2 district, as well as land on the south side of Green Street in the northwestern portion of the Village. The B-1 and B-2 districts permit a variety of residential, community service and business uses.

The **R-3 Residence** district includes land in the central portion of the Village. The minimum area per dwelling unit is 7,200 sq. ft. The **R-2 Residence** district, located along Orchard Street in the eastern portion of the Village, requires a minimum area per lot of 12,500 sq. ft. The **R-1 Residence** district encompasses the remainder of the Village. The minimum lot size for residences is one acre, although smaller lots may be permitted as part of a clustered subdivision.

Existing Land Use – Village

The existing land uses are depicted on Map 3: Village of Sodus Land Use Property Classifications. Of the 1,589 parcels in the Village, 512 are used for residential purposes. According to recent tax parcel data, there are 427 single family dwellings, 44 two-family dwellings, six 3-family dwellings, and 21 apartment buildings in the Village. Additional information is presented in the Housing & Residential Neighborhoods chapter.

A large wetland regulated by the NYS Department of Conservation is located in the northwestern portion of the Village between Rotterdam Road and Belden Avenue. Smaller areas of regulated wetlands are located in the southeast section east of Gaylord Street and north of Robinson Road, and in the area northeast of Foley Drive in the northwestern part of the Village. A description of the natural features is included in the Natural Resources and Environmental Protection chapter.

The downtown business district occupies the central portion of the Village, generally between Belden Avenue on the west and Gaylord Street on the east. Most of the Village's 56 commercial parcels are located downtown. Others are located along Main Street to the east and west of downtown. WCTS Credit Union occupies a large parcel in the southern portion of the Village.

Several churches are located in the downtown area and elsewhere along Main Street. Public service uses located downtown include the Town and Village Hall, the public library and the post office. The Town Highway garage is located on the west side of Belden Street south of the railroad. A portion of the Sodus Central School property and the Sodus Cemetery are located in the Village. A fire station is located on the east side of Mill Street. These facilities and related issues are addressed in the Parks, Recreation, and Government Services chapter.

Most of the industrial and storage uses in the Village are located along the railroad. Descriptions and analysis of businesses and industrial land are presented in the Economic Development chapter.

Land used for transportation and utilities include highways, railroads, and telecommunications facilities. Information and analysis of these facilities and services are presented in the Transportation and Infrastructure section of the Plan.

Issues and Opportunities

Village of Sodus

Most of the land in the Village is already developed

- Most of the undeveloped land east of Rotterdam Street consists of a wetland regulated by the NYS Department of Environmental Conservation. Development is restricted by State regulations. However, there may be potential for future use for low impact recreation, such as a nature trail.
- A large parcel in the northeast portion of the Village was recently annexed. This land is currently vacant.
- Land in the western portion of the Village was recently annexed for an industrial park. Some parcels within the industrial park are vacant.

Town of Sodus (outside Villages)

Retain character of historic hamlets

The center of the hamlet of Alton is the intersection of NYS Route 14 and Ridge Road. Business and community service uses are located at the center of the hamlet.



(Existing Zoning (continued))

The I-1 Light Industrial district is located along the railroad. A variety of processing, manufacturing, business and storage uses are permitted. This district operates as a “floating zone” that can be applied to at least three acres within the R-1 Residence District, provided that the proposed use meets specified standards regarding storage, noise, landscaping and buffers. An application for I-1 zoning must be reviewed by the Village Planning Board prior to rezoning by the Town Board.

The zoning regulations include special conditions for certain uses, including gas stations and soil mining. The zoning regulations include general criteria for the Board of Appeals to grant special use permits. These conditions must be met before the Code Enforcement Officer can issue a building or use permit. The Village has a separate local law to regulated adult entertainment businesses.

The Planning Board is authorized to review site plans for all uses except for one- and two-family dwellings.

Future Land Use Plan

The Future Land Use Plan presents the Town’s “vision” for use of land within its borders. It delineates distinct areas within the Town and recommends ways to ensure the most appropriate land uses for each area, consistent with the goals of the Comprehensive Plan.

The Future Land Use Map (Map 6) is intended as a guide to the revision of the Town’s zoning regulations and zoning map. The Town’s zoning needs to be consistent with the recommendations of the Comprehensive Plan.

The Future Land Use Maps (Maps 6 and 7) delineates the following categories of land use:

Town of Sodus (outside Villages)

- Agricultural/ Rural Residential
- Residential
- Lakeshore Residential
- Lakeshore
- Commercial
- Industrial
- Airport
- Public
- Recreation

Village of Sodus

- Single Family Residential
- Multi-Family Residential
- Downtown Business District
- General Business
- Industrial
- Recreation
- Public

A Conservation Overlay Map (Map 8) depicts the location of agricultural areas, regulated wetlands, streams and flood hazard zones.

The following narrative describes the location and existing uses within each of the future land use category, the issues affecting these areas, the relation of the future land use areas to existing zoning districts, and recommendations for zoning changes and other actions.

Town of Sodus

Most of the Town's area is designated Agricultural/ Residential. In general, land in this category is not currently served by public water service. The rural areas of the Town are characterized by farmland, single family dwellings on large lots, and residential development along existing roads. Lot sizes vary from 35,000 sq. ft. or smaller to hundreds of acres. Land in this category includes farmland and residential development along existing roads.

Areas most suitable for residential development are designated "**Residential.**" Established residential subdivisions are included in this designation, as well as adjoining areas that are or could easily be served by both public water service.

The **Lakeshore Residential** category encompasses land along Lake Ontario that has been subdivided into small residential lots.

Land along Lake Ontario that is not predominantly developed has been designated "**Lakeshore.**" The lakeshore is a significant resource in the Town and much of the land along Lake Ontario has not been developed. Residential development is appropriate along the lakeshore provided the design of the development is sensitive to the potential for soil erosion and the protection of potential public amenities such as views of the Lake.

The **General Commercial** category applies to land that has been developed with commercial uses. Most of these areas are located along Ridge Road.

The **Industrial** category includes land located that is currently used for manufacturing, warehouse and distribution or mining.

Areas designated **Recreation** include Town-owned parkland and land along Lake Ontario that is owned by New York State and Wayne County and intended for future recreational use.

Areas designated for **Public** use include Town government facilities schools, and cemeteries.

Village of Sodus

Land designated **Single Family Residential** consists primarily of single family dwellings. This area excludes many areas in the Village that are currently zoned for two-family or multiple family dwelling in order to prevent additional conversions.

Land designated **Multi-Family Residential** includes land currently occupied by apartment complexes and areas that have several 2- and 3-family dwellings.

The **Downtown Business** land use category encompasses land in the commercial district of the Village of Sodus. The land uses in this area are primarily commercial structures, some with residential apartments on the upper stories.

The **General Business** category includes land in the Village outside of the central business district that has been developed for business uses and is appropriate for future commercial use.

Land Use Overview and Future Land Use Plan

Land designated **Industrial** includes land along the railroad and other parcels that are used for or suitable for future industrial use.

The **Recreation** category includes existing parks as well as land east of Rotterdam Street that has potential for recreational use.

Land designated **Public** includes land used by governments and schools.

Conservation Overlays

Conservation overlays are superimposed over the underlying land use category. Additional guidelines are proposed to protect the Town's farmland and natural resources, including active agricultural land, stream corridors, wetlands, and flood hazard areas. As wetlands are regulated by New York State and the Army Corps of Engineers (see the Natural Resources and Environmental Protection chapter), additional town involvement in their protection is not necessary.

The stream corridor overlay would apply to land along both sides of the major streams in the town and their tributaries, within 50 feet of the stream bank or a distance sufficient to protect the stream banks. Development guidelines would restrict the removal of vegetation, and ensure effective erosion and sediment control.

Areas designated "Agricultural Priority" represent large contiguous areas of active farmland. Such areas are priorities for farmland preservation programs such as the purchase of development rights. This overlay is intended to serve as a guide to Town officials when reviewing development proposals that may adversely impact agriculture and in designing a farmland protection program for the Town.

Maps of these resources are addressed in the Natural Resources & Environmental Protection chapter.

Natural Resources and Environmental Protection



GOALS:

- A. Protect water quality from pollutants carried by eroded soil.**
- B. Protect the natural flow of streams.**
- C. Protect sensitive natural features such as woodlands, wetlands, stream corridors, and ponds.**
- D. Reduce the potential for groundwater contamination associated with failing septic systems.**



Existing Plans, Programs and Regulations

State and Federal Wetlands Regulations

Wetlands regulated by the State and Federal governments and located within the Town of Sodus are depicted on Map 11: Regulated State and Federal Wetlands. The exact boundaries of regulated wetlands must be verified in the field by a qualified individual.

New York State's Freshwater Wetlands Act and regulations protect all delineated wetlands of 12.4 acres or more in size. State regulations also restrict development within the adjacent one hundred foot buffer area that extends beyond the delineated limits of the wetland.

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

Flood Hazard Zones

Flood Hazard zones and floodways are usually located along watercourses (see Map 9: FEMA Flood Zones). Those areas within the one hundred year flood boundary could be expected to be flooded once in every hundred years, on average. The Town has adopted a local flood control ordinance that specifies, consistent with federal standards, the conditions under which development can occur in such areas. As a result, federal flood insurance is available to landowners within flood hazard zones.

Coastal Erosion Hazard Areas

The Town of Sodus has adopted regulations to prevent erosion along designated parts of the Lake Ontario

Existing Conditions

Watercourses and Drainage Basins

Surface water runoff within the Town of Sodus generally flows from south to north. All of the stormwater in the Town of Sodus discharges to one of the main creeks or one of its tributaries, eventually discharging to Lake Ontario.

The four drainage basins or watersheds associated with the major streams in the Town are depicted in Map 10: Watercourses and Watersheds. Salmon Creek originates in the northeastern portion of the Town of Marion. It flows across the southern and eastern portion of the Town of Sodus, through Metz Pond, and into Lake Ontario at the former Camp Beechwood.



Second Creek flows from the southeastern part of the Town into Sodus Bay, just east of the Village of Sodus Point.

The other streams in the Town are tributaries of Salmon Creek or Second Creek or are small streams that flow directly into Lake Ontario or Sodus Bay.

Additional information about drainage patterns in the Town is included in the Transportation and Infrastructure section.

Wetlands

Wetlands provide unique habitat for wildlife and plants. They also assist with flood control by storing a large quantity of stormwater.

The locations of wetlands mapped by State and Federal agencies are depicted in Map __: Regulated Wetlands. In the Village of Sodus, a regulated wetland located between Rotterdam and Beldon Street limits the future development potential of this area. Two wetlands northeast and northwest of the Village limit development potential in these areas that adjoin Route 104. Other wetlands are located throughout the Town, primarily along stream corridors.

Groundwater

A secondary unconfined aquifer is located within the Town of Sodus. The aquifer is located roughly parallel to Ridge Road in a band generally one-half to three-quarters mile in width. The location of the aquifer is illustrated in Map 9: Secondary Unconfined Aquifer. The presence of the aquifer renders the area particularly sensitive to pollution from failed septic systems, stormwater infiltration and other sources.

Topography

The topography of the Town of Sodus is depicted in Map 12: USGS Contour Elevations. This map shows that elevations are highest in the southwestern part of the Town, with areas of gently sloping land closer to Lake Ontario and Sodus Bay.

Woodlands

Woodlands are found scattered throughout the Town and contribute to the rural character. Nearly all of such lands consist of regrowth following logging decades ago. However, there may be some isolated pockets of "old growth."

Lake Ontario and Sodus Bay Shoreline

The Town of Sodus, outside of the Village of Sodus Point, has __ miles of shoreline along Lake Ontario and __ miles along Sodus Bay. Most of the shoreline is currently undeveloped.

Mineral Resources

A dolomite quarry operated by Hansen Aggregates is located south of Sodus Center on Quarry Road. This mine is operating under a NYS DEC permit that will expire in 2009. The permit allows mining of 112 acres, with 231 acres proposed to be mined over the life of the mine.

Existing Plans, Programs and Regulations (Continued)

shoreline. The regulations require a permit for construction or land disturbances within designated areas. The regulations are designed to protect natural dunes, beaches and bluffs and regulate the construction of erosion control structures.

Town Septic Law

The Town of Sodus has adopted regulations that supplement the NYS Public Health Code. The law states that all new, replacement and modified septic systems must comply with State regulations. The law also requires existing septic systems to be inspected upon the change of use, expansion or transfer of ownership. The Town's Building Inspector is responsible for enforcing these provisions and requiring that any violations are corrected.

Great Sodus Bay Harbor Management Plan

The Great Sodus Bay Harbor Management Plan will address issues of conflict, congestion and competition for space in the use of the surface waters, underwater lands and adjacent waterfront of Great Sodus Bay. This effort is being coordinated by the Great Sodus Bay Watershed Intermunicipal Committee (GSBWIC) on behalf of the Village of Sodus Point, the Towns of Sodus and Huron, Wayne County, the NYS Department of State, the Great Sodus Bay Association (GSBA) and Save Our Sodus (SOS). The Management Plan involves six steps:

1. Convene an advisory committee and identify boundaries of study area

2. Compile information about facilities along the bay (boat launches, clubs, marinas, etc.), aquatic resources (fishing areas, significant habitats), vessel use, flood elevations, physical

(Continued on page 34)

Natural Resources and Environmental Protection

conditions and existing regulations. Identify areas of conflict and competition; issues of regional and local importance; short and long term opportunities for economic or recreational development; short and long term opportunities for environmental protection and enhancement; and cultural and social considerations.

3. Prepare a Water Use Plan that designates water surface areas and adjacent uplands for specific uses or combinations of uses.

4. Draft a Harbor Management Plan that will include goals and policies to guide future decision making, recommendations for new or revised regulations, if necessary, and recommendations for capital projects.

5. Obtain public input on the draft plan.

6. Each municipality adopts the Harbor Management Plan and implementing regulations.

State Environmental Quality Review Act (SEQR)

All municipalities must follow the State Environmental Quality Review (SEQR) process before acting on any funding or development approval. The SEQR process provides a framework for government agencies to evaluate the potential impacts of their actions on the environment. Nearly all site plan, subdivision, variance, and rezoning applications are subject to review, as well as actions that involve the purchase of property or the change in use of buildings or land. By requiring developers to document any potential environmental impacts of a project, the regulations ensure that the potential environmental impacts of a development proposal are considered by the local boards during the review process.

The dolomite, also referred to as “dolostone”, is used to make crushed gravel for use in road construction.

The Town of Williamson owns a 35-acre sand and gravel mine on Centenary Road and south of Rodger Road in the southwestern portion of the Town.

The following table lists the mines in the Town of Sodus that are currently permitted by the NYS DEC. A permit to the Sodus Lime and Stone Company for a limestone quarry is currently (April 2005) pending.

Mines in the Town of Sodus

Mine Name	Street	Life of Mine	Acres Affected	Commodity
Lessord Gravel Pit	South St.	8	8	Sand & Gravel
Town of Williamson	Ridge Rd.	35	35	Sand & Gravel
Hanson Aggregates	Quarry Rd.	231	112	Dolostone
Town of Sodus	Robinson Rd.	6	6	Sand & Gravel
Smith Gravel Mine	Sodus Ctr. Rd.	21	21	Sand & Gravel
Beckens Pit	Route 88	19.4	19	Sand & Gravel
<u>Permit Pending</u>				
Sodus Lime and Stone Co.	Salter Colvin	Pending	Pending	Limestone

SOURCE: NYS Department of Environmental Conservation, Region 8, Mineral Resources

Issues and Opportunities

Stormwater Drainage

Proper stormwater drainage in the Town of Sodus is challenging due to the low relief and poorly drained soils found in the Town, as well as the disruption to natural drainage patterns that has resulted from the past mining of iron ore. This has resulted in flooding and ponding in some areas. Issues and opportunities related to stormwater management are included in the Transportation and Infrastructure Chapter.

Septic Systems

On-site septic systems rely on soil and its natural bacteria to filter and process the pathogens in wastewater. When they are working properly, such systems are highly effective. Failing systems, however, can introduce pathogens to groundwater, streams and Lake Ontario.

Sedimentation and Erosion

Sediments that are carried into streams and the lake affect the clarity of the water and compromise fish habitats. In addition, the sediments may contain contaminants that degrade the quality of water.

Erosion occurs naturally along streambanks and the lakeshore, as the water scours the banks along bends in the streams. Natural vegetation helps to slow erosion, as roots hold soil in place. When natural vegetation is removed, streambanks and the lakeshore are highly vulnerable to erosion and sedimentation.

Erosion and sedimentation also occur during construction, as soil is exposed to rain. Roadside ditches also contribute sediments to the lake as stormwater scours the bottom of the ditch. In areas of steep slopes, erosion can be accelerated.

Sensitive Natural Areas

Sensitive natural features in the Town include wetlands, woodlots, and stream corridors. These areas provide wildlife habitat and contribute to the ecological diversity of the Town and region. Several areas of the Town, along the lakeshore and streams, are susceptible to flooding. Maps __, __, __ and __ show the locations of sensitive natural areas.

Most of the woodlands in the Town are “second growth” forests that have reverted from farmland. However, some small areas of “old growth” forest are found in the Town. The delineation of those woodlots that have ecological value must be done in the field.

DEC Stream Classification

The streams in the Town of Sodus are classified “C” by the NYS Department of Environmental Conservation (DEC). This classification means that the water quality of these streams is not considered to be suitable to be used for drinking water, swimming or for fish habitat. The classification is based upon the concentration of coliform bacteria, pH, dissolved solids and dissolved oxygen. Because the streams in Sodus are Class “C”, no permit is required from the DEC for activities along the bank or in the bed of these streams.

Mined Land Reclamation Law

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

Town-owned Land

The Town of Sodus owns two small parcels of land on Briscoe Cove. The parcels are not currently utilized for public purposes. As they are located within a neighborhood of lakeshore cottages on small lots, it is not clear whether there is potential for developing the parcels for public use. The sale of the parcels could raise funds that could be used to develop public access to Sodus Bay in another location, such as a possible public dock in the Village of Sodus Point.



Tools and Techniques

Stormwater Management

Stormwater management utilizes a system of vegetative and structural measures to control the increased rate and volume of stormwater runoff that results from new development. Such measures must be designed as part of new development to ensure that stormwater is properly filtered before flowing into streams or the Lake, and that the flow is managed to prevent flooding. Specific techniques include retention ponds, drainage swales, and artificial wetlands.

Local governments have the authority to require effective storm-water management techniques to be incorporated into the design of new development. Individual property owners can help to manage stormwater by limiting the amount of impermeable surfaces and allowing stormwater to filter into the ground before flowing into streams or the Lake.

Erosion and Sedimentation Controls

The prevention of erosion during construction requires the use of specific techniques designed to retain soil on site. Local governments typically require such techniques as part of the subdivision or site plan review process. Erosion and sedimentation control is included in the requirements of the Town of Ontario's Design Standards.

Conservation Overlay Zoning Districts

Conservation Overlay Districts also known as Environmental Protection Overlay Districts (EPODs) can be incorporated into zoning regulations to provide additional protections to sensitive natural features such as stream corridors, woodlots and scenic views. The requirements of the Conservation Overlay District (or EPOD) supplement the land use and dimensional requirements of the underlying zoning district.

Overlay regulations for woodlots typically require Town approval before trees larger than a specified size are removed. The requirements would only apply to woodlots that are designated on a resource map and meet clearly specified criteria. "Overlay" zoning regulations designed to protect stream corridors typically limit the removal of natural vegetation within a certain distance (e.g., 50 feet) of the stream bank.

Cluster Development and Conservation Subdivisions

Clustered subdivisions allow dwelling units to be constructed on lots smaller than the “minimum lot size” required by zoning, while ensuring that the maximum density allowed in a zoning district is not exceeded. For example, if zoning regulations require a minimum lot size of 2.5 acres, approximately 40 dwelling units would be permitted on a 100-acre parcel. With clustering, the 40 units could be placed on 1-acre lots, with approximately 60 acres set aside as permanent open space.

Conservation subdivisions utilize design to maximize the amount of usable open space in a clustered subdivision. Once the permitted number of dwelling units is determined, the developer and the Planning Board apply the following design process to a parcel to be subdivided:

- Identify lands with conservation value. These include areas that must remain undeveloped, such as wetlands, floodplains and very steep slopes, as well as areas that contribute to the character of the area, such as active farmland, views, wooded areas, or streams. The remaining lands are best suited for development.
- Locate homes on the land identified as best suited for development.
- Once homes are sited, sketch in a network of streets and trails.
- Finally, draw the lot lines.

The Planning Board’s review of a clustered or conservation subdivision is more challenging than that of traditional subdivisions. In addition, the Town needs to be prepared to hold and monitor conservation easements in perpetuity and the Planning Board needs to work closely with developers to create subdivision designs that maximize the protection of open space and natural features.

Clustered subdivisions can result in permanent protection of resources at low cost to the Town, as open areas would be protected by conservation easements. This technique is most effective for the preservation of environmentally sensitive areas, open space and scenic views that are located on the same lot as proposed residential development.

As clustering does not reduce the number of building lots that can be developed on a parcel, it is generally acceptable to landowners and developers. Clustering works best when the zoning requires low densities.

Recommended Actions:

1. Utilize the State Environmental Quality Review (SEQR) process as part of development reviews to protect stream corridors, woodlots, and other sensitive environmental features.
2. Require the preservation of sensitive natural features to be incorporated into the design of new residential and business development.
3. Apply appropriate standards to new development to minimize erosion and sedimentation associated with new construction.
4. Continue to respond to complaints about failing septic systems, particularly in those areas where the risk of contaminating groundwater is high.
5. Utilize the subdivision and site plan review process to set aside views and/or public access to Lake Ontario as part of new development along the lakeshore.

Agriculture and Farmland



GOALS:

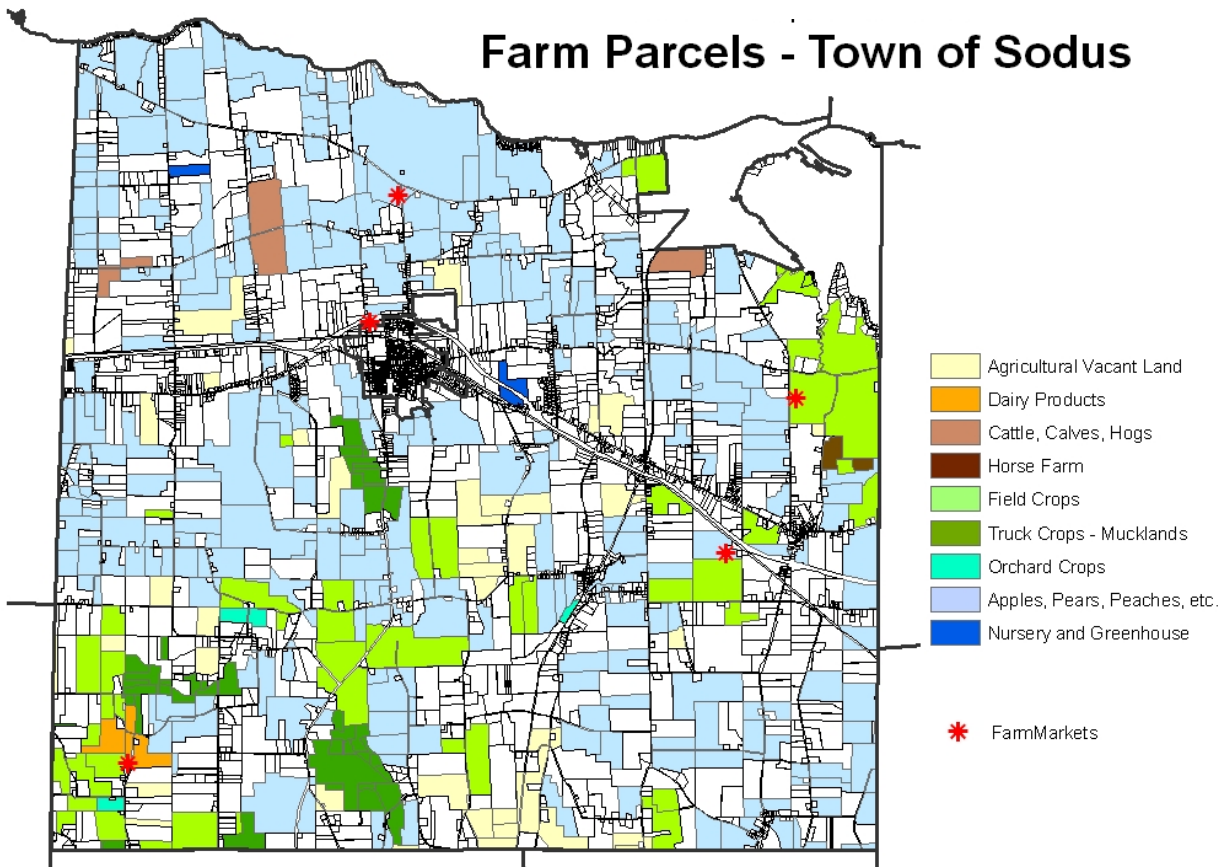
- A. Promote the continued economic viability of agriculture.**
- B. Ensure that large, contiguous areas of high quality farmland remain available for agricultural production.**

Background Information

Apples and other fruit orchards are the predominant type of agriculture in the Town of Sodus. The southern Lake Ontario shoreline is well-suited for apples and other fruit crops. Other crops grown in the Town include potatoes, grains and vegetables. Map 13: Agriculture by Type of Farm depicts the parcels that are used for agriculture by types of farms.

Map 13: Agriculture by Type of Farm

Farm Parcels - Town of Sodus



SOURCE: 2004 Real Property Tax parcel data provided by the Wayne County Planning Department

Agriculture is a significant industry in Wayne County as well as in the Town of Sodus. In 2002, the total market value of agricultural products sold in Wayne County was reported as \$119,673,000.

Most of the farmland in Sodus is devoted to fruit orchards, including apples and cherries. Fruit farming generated more than \$40,000,000 in sales in Wayne County in 2002.

The 2002 Census of Agriculture provides statistics by zip code, but not by municipality. Zip codes that cover a significant portion of the Town of Sodus are Sodus (14551) and Williamson (14589). A total of 170 farms were counted in the 2002 Census within the Sodus and Williamson zip codes. Nearly half (81) of these farms generated more than \$50,000 in sales, including 34 farms that generated \$250,000 or more in sales. For comparison, 30% of all of the farms in Wayne County generated \$50,000 or more in sales in 2002.

Few of the farms in the Town of Sodus are part-time or “hobby” farms. A total of 75% (129 farms) in the Sodus and Williamson zip codes reported that farming is the primary occupation of the principal farm operator.

Of the 170 farms in the Sodus and Williamson zip codes, a total of 109 farms had fruit orchards. A total of 19 farms raised vegetables or melons. A total of 33 raised horses or ponies, and 11 sold cattle or calves. Map 14: Active Agricultural Land depicts land actively being farmed in the Town of Sodus. Map 15: Lands in Agricultural Districts depicts the land currently within Wayne County Agricultural Districts.



Residents Survey Highlights

Respondents to the Residents Survey clearly indicated support for agriculture in the community.

- When asked, "What do you like about residing in the Town or Village of Sodus?", 57% responded, "The rural agricultural character of the community."
- 72% of respondents agreed with the statement: "The Town should preserve and protect farms and farmland from development."
- 74% expressed concern about large country lots and farms in their area being subdivided into small lots and developed for residential purposes.
- 41% indicated that farms and agriculture are important to the quality of life in their neighborhood; 60% indicated "open space/ green space."

Issues and Opportunities

Support for agriculture as an industry

Agriculture, particularly fruit farming, is a significant industry in the Town of Sodus and Wayne County, generating millions of dollars in sales each year. The industry requires well-maintained roads to facilitate transport of goods, as most of the fruit grown in Sodus is transported out-of-state for processing. As imported labor is essential to the industry, community acceptance of workers from Mexico and other central American countries and their families helps to ensure that high quality labor continues to be available.

Residential Development Patterns

Farm-neighbor conflicts become more frequent when new residential development is constructed adjacent to active farmland. In addition, efficiency of farming is affected when the subdivision of farmland reduces the amount of contiguous land available for farmer.

Neighbor Conflicts

Despite the notification required by the Agricultural District law, people who buy property in agricultural districts are frequently unaware of the potential impacts of agriculture. These include spraying of pesticides, late night use of farm equipment, slow moving equipment on roads, truck traffic and odors. Although complaints are not frequent, they can be disruptive to farmers.

All-terrain-vehicles (ATVs) have trespassed on farmers fields, damaging crops. Although the ATV users are trespassing, it is difficult to identify and prosecute individual riders.

Additional information about resolving farm-neighbor conflicts is presented in a publication produced by Cornell University. It is available on the internet at: http://www.cdtoolbox.org/agriculture_economic_development/fcandc.pdf.

Support for agricultural tourism

Farm markets and other small-scale farm businesses can attract tourists and visitors to Sodus. Such businesses may network with other businesses and attractions to increase tourism.

Highlights of Focus Group Discussions

The Agriculture Focus Group addressed the following issues on January 31, 2005:

- As expenses rise, many farmers seek to diversify their businesses with ventures in storage, transportation, or retail sales.
- The lack of local processing facilities results in apples being shipped to Michigan and Pennsylvania for processing
- New residents may not be tolerant of necessary farm practices such as spraying and late night equipment operations.
- Imported farm labor, primarily Mexicans and central Americans, is essential to the agricultural industry. Many of these laborers live in the area year-round and have become part of the community. Community acceptance of laborers is important to the support of local agricultural operations.
- The business needs of local farm stands/ agri-tourism are and large-scale commercial farming are very different. Both are suitable for Sodus.
- Farmers are concerned about trespassing during the summer by ATVs.
- Subdivision of farmland creates new neighbors, which can make it difficult for farmers.
- Purchase of development rights to farmland would help farmers continue to operate, provide fair compensation, and prevent land from being developed for residential uses.
- Subdivisions of 5-acre lots take excessive land from farms. Existing procedures make it easier to develop larger lots than smaller



Relevant Plans and Programs

Wayne County Agricultural and Farmland Protection Plan (1997)

The Wayne County Agricultural and Farmland Protection Plan, completed in 1997, recommends projects to sustain the economic viability of agriculture as well as projects to retain high quality agricultural land for continued production. Key accomplishments resulting from this Plan are:

- Wayne County received State and Federal funds to purchase development rights to farmland in Macedon.
- Wayne County established an “agricultural specialist” position within the Wayne County Planning Department (currently held by Ora Rothfuss)

Other recommendations included:

- Develop a Wayne County Farm Marketing Logo
- Promote agri-tourism in coordination with the Seaway Trail and the Canal Corporation
- Dialog with local police to assure that local farm laborers are treated fairly, assist farmers with the development of migrant worker housing, and develop and ombudsman program to assist migrant workers.
- Assist local towns to revise zoning to permit secondary businesses on farms and establish appropriate regulation for agricultural support businesses.

Tools and Techniques

Several tools and techniques are available to local governments, individual landowners and private organizations to help meet the goal of retaining farmland and encouraging the continued viability of agriculture.

Local “Right to Farm” Law

Several municipalities in New York State have passed local “Right to Farm” laws. Such laws typically establish a town policy in support of farming, define “generally accepted agricultural practices,” and affirm a farmers right to employ such practices. The laws also include a requirement that purchasers of property within the town be notified of the town’s policy of encouraging farming, and that farm practices may include odors, noise and other activities.

A “grievance” procedure is established to resolve complaints between farmers and non-farm neighbors. A local committee may be formed to hear and resolve complaints. Such a committee includes local farmers and may include non-farm representatives. Municipalities may appoint an existing committee, such as the Conservation Advisory Council or Planning Board, to act as the Grievance Committee. In some counties, the Agricultural and Farmland Protection Board may take on the responsibility of handling grievances.

Land conservation through conservation easements

Private, voluntary conservation easements

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

The Genesee Land Trust, based in Rochester, is an example of a private, non-profit land trust that accepts donations of property or development rights. The Land Trust also works with individual landowners and community leaders to protect land resources.

Public purchase of development rights

Purchase of Development Rights (also referred to as “Purchase of Agricultural Conservation Easements”) is a public program which compensates farmland owners for agreeing to keep land from being developed. Such a program may be operated by a public entity or a not-for-profit organization. The value of development rights is calcu-

lated as the difference between the value of the land for agricultural purposes and its value for development. A temporary or permanent easement restricts development on the parcel. Ownership of the parcel does not change. The easement holder is responsible for ensuring that the property is not developed. The owner may continue to farm the parcel, and/or sell it.

Zoning Techniques

Agricultural Protection Zoning

Agricultural Protection Zoning involves the creation of a zoning district that designates farming as the primary, preferred land use. Such a district targets the most productive soils and large contiguous areas of active farms. The minimum lot size is based on the size of the smallest viable farm unit -- such as 25 to 40 acres.

Regulations for this district typically limit non-agricultural development. They may incorporate density averaging or sliding scale provisions to limit the number of dwellings permitted. The regulations may also specify maximum (as well as minimum) lot sizes for non-farm development. Such a district may allow farm-related businesses and home-based businesses.

Agricultural protection zoning may be combined with purchase of development rights, transfer of development rights or incentive zoning.

Density averaging (clustering)

Density averaging or clustering allows residences to be built on smaller lot sizes than typically permitted by zoning, provided that the average density of the original parcel is not increased. For example, if zoning requires a maximum density of 1 dwelling per 10 acres, a farm of 100 acres would be entitled to develop up to 10 dwelling units. If the 10 dwellings were built on a total of 20 acres of the parcel (with an average lot size of 2 acres), 80 acres would remain open (see diagram on the right, below.) The smaller lots should be sited in locations that are least suitable for farming, and that offer the most appealing views of open space and natural resources. Design of the subdivision should include buffers between the new residential development and the remaining farmland. A conservation easement would be placed on the remaining 80 acres to prevent future development.

Incentive zoning

Incentive zoning may be used to encourage the private acquisition of agricultural conservation easements (development rights) or to collect money toward a public fund to purchase such easements. Municipalities must designate an area or areas in which higher densities

Relevant Plans and Programs (cont'd)

Wayne County Agribusiness Micro-Enterprise Program

- Cornell Cooperative Extension of Wayne County offers business planning workshops for qualified farms and agribusiness owners and provides technical support in various agricultural interest areas, i.e., apple growing.
- Consultants from NY FarmNet and Farm Credit of Western New York will help farm and agribusiness owners and entrepreneurs help with business plans.
- The Agribusiness Development Center has a library, computer and software to assist with business planning and development.
- The Wayne County Industrial Development Agency offers loans with below-market interest rates to businesses that employ five or fewer workers, including the owner. Applicants must have a business plan. Loans may be used for start-up costs, equipment, building improvements, real estate, or working capital.

Contact Ora Rothfuss, Agriculture Development Specialist, Wayne County Planning Department: 315-046-5919 or e-mail orothfuss@co.wayne.ny.us.

Other County Programs

- Wayne County established a Purchase of Development Rights program that has been funded by \$4 million in State and Federal grants.
- The Finger Lakes Culinary Bounty program encourages Wayne County restaurants to purchase local produce.

Agriculture and Farmland

Agricultural District Program

Nearly all of the Town of Sodus outside the Villages is within a County Agricultural District. In Wayne County, Agricultural Districts are reviewed, and may be renewed, in 8-year cycles. Inclusion in an Agricultural District denotes a commitment on the part of the County and the landowner to retain the use of such land for agriculture.

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

- **Agricultural use value assessments:** Land is assessed at its value for agricultural production, rather than at its full market value. If land that received the agricultural exemption is sold for non-farm purposes, the landowner must repay the amount of property taxes saved over the life of the District, up to 8 years.
- **Protection from local regulations** that would restrict farm practices
- **Protection from public acquisition of farmland through “eminent domain.”** Before a local or county government may undertake a project that affects land within an Agricultural District, it must submit a "Notice of Intent" to the County Agricultural and Farmland Protection Board and the NYS Department of Agriculture and Markets for consideration of the impacts on agriculture.
- **Protection from nuisance suits (right-to-farm provisions)**

A person who buys property within an Agricultural District must be notified about the possible presence of noise or odors associated with farm practices and acknowledge receipt of this notice in writing.

or more intensive uses may be permitted, provided that the applicant offer certain amenities that would meet specified community needs. Acceptable amenities may include conservation easements on farmland or cash to be used in a purchase of development rights program.

Recommended Actions

1. Enact a local “Right to Farm” law that incorporates grievance/ mediation procedures
2. Revise zoning regulations to permit ancillary business as part of agricultural operations.
3. Work with County and State economic development officials to attract a large processing facility to the region.
4. Work with Wayne County to obtain funding to purchase the development rights to large, contiguous areas of farmland.
5. In reviewing development proposals, encourage designs that locate residential building lots on the less desirable farmland and incorporate buffers to separate farming and residential uses.
6. Encourage subdivisions that utilize “density averaging” to keep large portions of the farm in agricultural use.
7. Amend subdivision regulations to require Planning Board review for subdivisions of land into lots smaller than 20 acres.

Housing and Residential Development

GOALS:

- A. Maintain existing residential properties to appropriate standards.**
- B. Maintain a high quality of life in residential neighborhoods.**
- C. Ensure that new housing development is built to appropriate quality standards.**
- D. Accommodate a diversity of housing types.**



Existing Plans, Regulations and Programs

Zoning Regulations—Town

Single family dwellings are permitted “by right” in the Town’s Agriculture, R-1 and B-1 Business districts. Two family dwellings are permitted in every district except for Rural and Suburban. Multi-family dwellings are permitted only in the B-1 Business district. No residences are permitted in the I-1 Industrial or P Airport districts.

Planned Unit Developments and boardinghouses are allowed with a special use permit in the A and B-1 district. Migrant worker housing and manufactured home parks are allowed by special use permit in the A district.

The Town Board may issue a temporary permit for a manufactured home to be occupied during the construction of a new dwelling, or for use on a farm by a farm employee. All other manufactured homes must be located in an approved manufactured home park. Manufactured home parks are permitted in the A districts with a Special Use Permit and a renewable permit from the Town Board.

Dwellings must have a minimum of 750 sq. ft. of area designed to be occupied for year-round living, sleeping, eating or cooking.

The Town Planning Board is authorized to require a clustered subdivision design. The zoning regulations include design standards as well as provisions for determining the permitted number of lots, managing the open space and setting up a homeowners’ association.

Existing Housing and Trends

The Town and Village of Sodus have a variety of housing types and residential neighborhoods and a diverse population. This section describes the population of the town, the housing stock and the residential neighborhoods. Statistics from the 2000 Census of Population and Housing, included on the following pages, present an overview of the population and housing characteristics.

Population

In 2000, 1,736 persons resided in the Village of Sodus and 6,054 persons resided in the Town of Sodus outside the Villages of Sodus and Sodus Point.

The age distribution of residents in the Town outside the Villages is comparable to that of Wayne County. The proportion of residents aged 65 and older is higher in the Village (16%) than in the Town outside the Villages (12%). The proportion of residents aged 45-54 is much lower in the Village (10%) than in the Town outside the Villages (15%) or Wayne County (14%).

The Village and Town of Sodus are more racially diverse than Wayne County as a whole. In the Village, 16% of the population is Black or African-American, compared to 7% in the Town outside the Villages and 3% in Wayne County.

The population of the Village of Sodus is more transient than that of the Town. The 2000 Census reported that 41% of all Village residents aged five or older lived in a different house in 1995, compared to 31% in the Town outside the Villages and 37% in Wayne County. In both the Village and the Town outside the Villages, nearly three-quarters of the residents who lived in a different house since 1995 moved from elsewhere in Wayne County. Compared to western Wayne County, relatively few people have moved to Sodus from Rochester and other neighboring counties.

A total of 33% of all households in the Town outside the Villages, and 18% of households in the Village, are married couples without children under age 18 at home. In the Town, 26% of households are married couples with children under age 18 at home, compared to 29% in the Village. A total of 7% of households in the Town outside the Village and 17% of households in the Village are headed by a single parent.

In the Town outside the Villages, 15% of households consist of single persons under age 65. In the Village, 16% of households consist of single persons age 65 or older; this compares to 6% in the Town outside the Village.

The median income of households in the Village (\$33,604) is much lower than that of the Town outside the Villages (\$41,338). Both are lower than the median for Wayne County (\$44,157)

Housing

Of the 2,528 dwelling units reported in the Town of Sodus outside the villages in the 2000 Census, approximately 72% were single-family dwellings, 23% were manufactured homes, and 3% were in apartment buildings with three or more units.

The 2000 Census reported 775 dwelling units in the Village of Sodus. A total of 58% were single-family dwellings, 22% were in buildings with 3 or more residential units, and 2% were manufactured homes.

In the Town of Sodus outside the villages, a total of 1,898 (84%) of the occupied housing units were owner-occupied, and 15% were renter-occupied. The 2000 Census reported 123 seasonal or recreational dwellings, 31 units for migrant workers, and 114 other vacant units.

In the Village of Sodus, a total of 265 units are occupied by renters, representing 38% of the occupied housing units. The 2000 Census reported that 11% of the housing units were vacant.

Approximately one-third (34%) of the housing units in the Town of Sodus outside the villages were constructed prior to 1940. Most of the older housing units are located in the hamlets and along Ridge Road. In addition, many historic farmsteads are found in the town.

More than half (54%) of the housing units in the Town of Sodus outside the villages were constructed in 1960 or later. Some of these units are in residential subdivisions. However, most of the newer housing has been built along existing roads. Map 16: New Residential Housing depicts the location of housing constructed in the Town and Village between 1993 and 2003.

Zoning Regulations—Village

The Village allows detached single-family dwellings in all of its residential zoning districts—R-1, R-2 and R-3. Two-family and multi-family dwellings are permitted in the R-3 district only.

Property Maintenance

Both the Village and the Town have separate local laws to regulate property maintenance. These laws are in addition to the standards in the NYS Fire Prevention and Building Code. These laws require building owners to remove all “nuisances, hazards and litter or matter attractive to vermin” when ordered to do so by the Code Enforcement Officer, Fire Inspector or a member of the Police Department. The laws empower the Village or Town to remove the nuisance or hazard and charge the property owner for the cost.

NYS Uniform Fire Prevention and Building Code

Building construction standards are governed by the New York State Uniform Fire Prevention and Building Code, as revised in 2002.

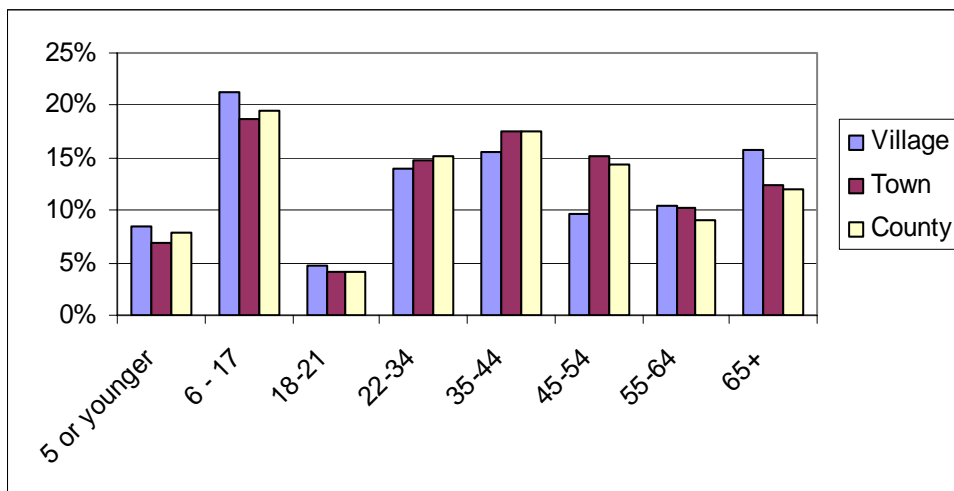
The revised Uniform Code includes additional requirements related to property maintenance, including storage of junk cars and refrigerators and lawn maintenance. Enforcement of the Uniform Code is the responsibility of the Town and Village Code Enforcement Officer.

Population and Housing Statistics

Town and Village of Sodus—2000 Census

Population by Age

Age	Sodus village		Remainder of Sodus town		Wayne County
	#	%	#	%	%
5 or younger	146	8.4%	417	6.9%	7.9%
6 - 17	369	21.3%	1,135	18.7%	19.5%
18-21	83	4.8%	246	4.1%	4.1%
22-34	243	14.0%	898	14.8%	15.2%
35-44	271	15.6%	1,065	17.6%	17.6%
45-54	169	9.7%	921	15.2%	14.4%
55-64	182	10.5%	616	10.2%	9.1%
65+	273	15.7%	756	12.5%	12.1%
	1,736		6,054		



Population by Race

Population by Race	Sodus village		Sodus town outside Villages		Wayne County
	#	%	#	%	%
Total Population	1,736		6,054		93,765
White	1,396	80.4%	5,266	87.0%	94.0%
Black or African-American	271	15.6%	439	7.3%	2.9%
Other race/ Two or more races	69	4.0%	349	5.8%	3.1%
Latin or Hispanic (may be any race)	69	4.0%	131	2.2%	2.4%

Housing and Residential Development

HOUSEHOLD AND FAMILY TYPE Town and Village of Sodus - 2000

TYPE OF HOUSEHOLD		Sodus village		Sodus Town outside Villages		Wayne County
		#	%	#	%	%
Married	With Children under age 18	123	17.9%	595	26.4%	26.4%
Couple	Without Child(ren) under Age 18	197	28.6%	741	32.8%	30.6%
Single	Male with Child(ren) under age 18	18	2.6%	70	3.1%	3.2%
Parent	Female with Child(ren) under age 18	102	14.8%	85	3.8%	6.8%
	Other Family	27	3.9%	128	5.7%	4.9%
TOTAL FAMILY HOUSEHOLDS		467	67.8%	1,619	71.7%	71.9%
Single Person	Under age 65	63	9.1%	348	15.4%	12.8%
Household	Age 65 or older	113	16.4%	146	6.5%	9.6%
	Unrelated Individuals	46	6.7%	144	6.4%	5.7%
TOTAL NON-FAMILY HOUSEHOLDS		222	32.2%	638	28.3%	28.1%
TOTAL HOUSEHOLDS		689		2,257		

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

Place of Work for Employed Town Residents

	Sodus village		Sodus Town outside Villages		Wayne County
	#	%	#	%	%
Village of Sodus	196	26.1%	NA		
Worked elsewhere in the Town of Sodus	81	10.8%	748	25.4%	
Worked elsewhere in Wayne County	251	33.4%	1,154	39.2%	52.4%
Worked in Rochester	51	6.8%	291	9.9%	12.2%
Worked elsewhere in the Rochester MSA	156	20.7%	691	23.5%	31.3%
Worked outside of the Rochester MSA (1)	17	2.3%	61	8.1%	244.3%
Total Employed Residents	752		2,945		

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

Place of Residence in 1995

(Population Age 5 and older)

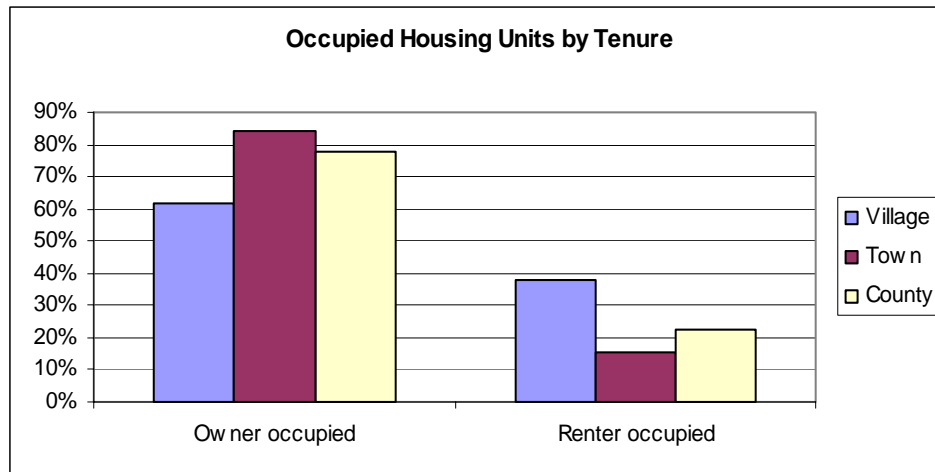
	Sodus village		Sodus Town outside Villages		Wayne County
	#	%	#	%	%
Same House	945	58.8%	3,947	69.1%	63.4%
Different House	661	41.2%	1,769	30.9%	36.6%
In Wayne County	492	74.4%	1,297	73.3%	59.3%
In Rochester	37	5.6%	52	2.9%	6.8%
Elsewhere in Rochester MSA (1)	32	4.8%	188	10.6%	16.8%
Elsewhere in NYS	44	6.7%	109	6.2%	8.1%
Different State	41	6.2%	105	5.9%	7.7%
Different Country	15	2.3%	18	1.0%	1.3%
TOTAL	1,606		5,716		87,737

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

Housing and Residential Development

Vacancy and Tenure

	Sodus village		Sodus Town outside Villages		Wayne County
	#	%	#	%	%
Total Housing Units	775		2,528		
Occupied	693	89.4%	2,250	89.0%	90.0%
Owner occupied	428	61.8%	1,898	84.4%	77.6%
Renter occupied	265	38.2%	352	15.6%	22.4%
Vacant	82	10.6%	278	11.0%	10.0%
For rent	37	45.1%	34	12.2%	19.4%
For sale only	8	9.8%	40	14.4%	12.3%
Rented or sold, not occupied	8	9.8%	13	4.7%	5.8%
For seasonal, recreational, or occasional use	2	2.4%	123	44.2%	44.9%
For migrant workers	0	0.0%	31	11.2%	2.8%
Other vacant	27	32.9%	37	13.3%	14.8%



Number of Units in Structure

Units in Structure	Sodus village		Sodus Town outside Villages		Wayne County
	#	%	#	%	%
1, detached	448	57.8%	1,823	72.1%	71.2%
1, attached	12	1.5%	21	0.8%	1.2%
2	126	16.3%	35	1.4%	5.8%
3 or 4	92	11.9%	62	2.5%	4.7%
5 to 9	28	3.6%	0	0.0%	3.3%
10 to 19	22	2.8%	0	0.0%	1.0%
20 to 49	33	4.3%	10	0.4%	1.2%
50 or more	0	0.0%	0	0.0%	0.5%
Mobile home	14	1.8%	577	22.8%	11.1%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0.0%
Total:	775		2,528		38,767

Year Built

Year Built	Sodus village		Sodus Town outside Villages		Wayne County
	#	%	#	%	%
1999 to March 2000	0	0.0%	43	1.7%	1.6%
1995 to 1998	10	1.3%	158	6.3%	4.9%
1990 to 1994	8	1.0%	139	5.5%	6.7%
1980 to 1989	58	7.5%	295	11.7%	12.4%
1970 to 1979	78	10.1%	457	18.1%	14.3%
1960 to 1969	40	5.2%	265	10.5%	10.2%
1950 to 1959	81	10.5%	203	8.0%	8.0%
1940 to 1949	42	5.4%	109	4.3%	4.6%
1939 or earlier	458	59.1%	859	34.0%	37.2%
	775		2,528		

Value of Owner-Occupied Housing

	Sodus village		Sodus Town outside Villages		Wayne County
	#	%	#	%	%
Less than \$40,000	47	12.1%	37	3.3%	4.3%
\$40,000 to \$49,999	53	13.6%	82	7.3%	5.6%
\$50,000 to \$59,999	91	23.4%	90	8.0%	8.2%
\$60,000 to \$69,999	65	16.7%	152	13.5%	10.1%
\$70,000 to \$79,999	66	17.0%	196	17.4%	13.2%
\$80,000 to \$89,999	36	9.3%	195	17.3%	14.8%
\$90,000 to \$99,999	12	3.1%	118	10.5%	11.6%
\$100,000 to \$124,999	12	3.1%	146	13.0%	16.0%
\$125,000 to \$149,999	0	0.0%	36	3.2%	9.1%
\$150,000 to \$174,999	3	0.8%	44	3.9%	3.2%
\$175,000 +	4	1.0%	29	2.6%	3.7%
	389		1,125		19,883
Median Value	\$60,500		\$80,300		\$85,700

Monthly Contract Rent

Monthly Rent	Sodus village		Sodus Town outside Villages		Wayne County
	#	%	#	%	%
Less than \$250	45	17.0%	68	20.9%	13.5%
\$250 - 349	47	17.7%	94	28.9%	16.5%
\$350 - 449	104	39.2%	55	16.9%	27.3%
\$450 - 549	55	20.8%	37	11.4%	21.5%
\$550 - 649	2	0.8%	10	3.1%	9.3%
\$650+	2	0.8%	22	6.8%	4.8%
No cash rent	10	3.8%	39	12.0%	7.1%
Total:	265		325		
Median Rent	\$383		\$336		\$414



Residents Survey Highlights

Quality of Life

When asked, “What do you like about residing in the Town or Village of Sodus?” the three responses selected most frequently were, “The rural, agricultural character of the community (Town residents: 64%; Village residents: 38%),” “The small-town atmosphere,” (Town: 52%; Village: 63%),” and “Family and/or friends reside close by” (Town: 50%; Village: 60%).

Property Maintenance

When asked what characteristic was “most important to the quality of life” in their neighborhoods, more than 75% of all respondents and more than 80% of Village residents - more than that for any other characteristic—indicated “Well maintained houses and yards.” The other characteristic selected by a majority of respondents was “Open space/ green space”, selected by 62% (71% of Town residents and 34% of Village residents).

Nearly two-thirds (62%) of respondents were not satisfied with the maintenance and appearance of residential properties in the Village of Sodus. Nearly one-half (47%) were not satisfied with the maintenance and appearance of residential properties in the Town of Sodus outside the Villages. Responses were consistent among Town and Village residents.

Issues and Opportunities

Condition of existing housing

Housing that is poorly maintained impacts the quality of life in established neighborhoods and can reduce the value of properties. The large number of “absentee owners” make it difficult for the Village to enforce property maintenance provisions.

Impact of residential development on community character (breaking up large blocks of farmland/ open space)

New residential development changes the character of the community, as when agricultural land is developed for residential uses. Town policy should encourage an appropriate balance of open space and development.

Infrastructure and amenities

The quality of life in established neighborhoods depends on the timely maintenance of infrastructure such as streets, sidewalks, drainage, water and sewer facilities. Sidewalks are lacking in certain areas within relatively dense residential areas such as the Village of Sodus and some of the hamlets.

In the Town of Sodus outside the Village, many residents have poor quality or inadequate quantities of water. The extension of public water service would help.

Senior Housing/ Apartments

There is demand for additional multi-family apartments and for senior citizen housing in Sodus. The Village of Sodus is the most appropriate location for such housing, as it would be close to stores and services. There is very little land available for new construction in the Village. It may be appropriate to rezone some industrial land for future use as higher density residential development.

Tools and Techniques

Zoning and Subdivision Regulations

Zoning and subdivision regulations are the primary tools available to local governments to manage the patterns of residential (and other) development. Zoning specifies the types and densities of uses permitted in designated districts in the Town.

Local zoning regulations specify the types and density of development permitted in designated districts within the Town. Zoning regulations are adopted by the Town or Village Board following a public hearing and compliance with SEQR. Subdivision regulations govern the division of parcels for sale and/or development.

Subdivision regulations allow the Town and Village Planning Boards to review the layout of proposed subdivisions to ensure that the development meets specified standards. Subdivision regulations help to promote safe and efficient vehicular access to avoid land-locking parcels and to protect the natural features such as streams and drainage ways.

Conservation Subdivision Designs

New development in rural areas can be managed in order to retain the rural character of the community. Zoning regulations and subdivision regulations can influence the design of new development. Innovative zoning and subdivision designs help to minimize potentially negative impacts of new housing development in rural areas.

Conservation subdivision designs incorporate open space and buffers into the design of residential subdivisions. Typically, the lots are smaller than is permitted by zoning, while the overall density remains the same. Other terms for this type of development include "cluster subdivisions" and "density averaging."

Towns may authorize the Planning Board to require conservation designs during subdivision review. Such designs usually require construction of an access road to allow development of interior lots. Although construction of roadways adds to the initial cost of developing a subdivision, proper design usually ensures that the lots are sold at a higher cost.

Sources of Funding

Grant funding is available to municipalities from the Governor's Of-

Respondents were most supportive of the following methods to address these concerns:

- Increase the number of inspections and communications with code violators (54%);
- Establish town- and village-wide property maintenance standards (56%); and
- Impose more stringent penalties including fines (48%).

A total of 79% of Village residents and 72% of Town residents would support measures to improve enforcement of regulations for rental housing even if it resulted in increased costs to the Town or Village for enforcement.

Types of Housing

A total of 69% of respondents indicated that additional conventional apartments for seniors is "greatly needed" (25%) or "somewhat needed" (44%). More than three-quarters (76%) indicated that assistive living facilities for seniors is "greatly needed" (37%) or "somewhat needed" (39%).

Nearly three-quarters (73%) of respondents agreed that "The conversion of single-family homes into two-family and three-family homes should be discouraged."

Housing and Residential Development

Highlights of Residential Focus Group Meeting - November 15, 2004

Housing Market

The housing market in the Village has slowed somewhat during the past year. In 2002, 89 houses were sold; 79 were sold in 2003 and 78 through October 2004. However, properties tend to stay on the market an average of six months. There were 73 properties on the market in November 2004—nearly one year's supply. The housing market in the Town outside the Village does not have this problem.

Realtors expressed concerns about reduced property values and poor property maintenance causing a "downward spiral." The average sales price in the Village in 2004 was \$57,000. It was \$90,000 in the Town as a whole and \$101,000 in the Village of Sodus Point.

Potential buyers have expressed concern about Village property taxes. In addition, many buyers are relocating from Rochester or suburban areas and seek more land than is available with Village lots.

Property maintenance

Al Hendriske, the Village and Town Code Enforcement Officer, noted that property maintenance violations occur with both residential and non-residential property owners. A total of 42% of property owners in the Village are not residents. As a result, it is difficult to contact property owners about violations.

Programs to assist low-income residents

Several programs operated by not-for-profit agencies assist low-income residents with housing-related issues. These include Wayne County Community Action Program (Wayne CAP) and CASH, Inc.

- Weatherization—energy audits and home improvements to reduce energy costs
- Section 8 — Assistance with cost of housing based on income and family size. Inspections of housing to ensure that it meets appropriate standards.
- Family Resource Center — Advocacy to direct clients to programs such as Section 8 and Habitat for Humanity. Proposes to adapt its building at Burman and Ridge Roads into a 12-bed "transitional housing" facility with 24-hour monitoring and case management.
- HEAP—Provides emergency funds to low-income residents to assist with heating bills.

Comments and Suggestions

- Seek grant funding and public-private partnerships to revitalize the downtown area.
- Offer matching grants to residents and property owners to improve housing
- Organize volunteers and businesses to fix-up buildings and clean-up neighborhoods. Involve the Probation Department.
- Increase enforcement of property maintenance provisions in the hamlet of Alton and elsewhere. Address problems with junk cars
- Provide recreation facilities and services to residents. Consider constructing a new Village park with pond, ball field and trails in the Rotterdam Road area.
- Install sidewalks along Route 88 in the Village
- Expand public water supply into more areas of the Town

Recommended Actions

1. Consistently enforce the property maintenance provisions of the NYS Uniform Fire Prevention and Building Code, zoning regulations and local laws. Provide sufficient staff to accomplish this.
2. Seek funding for the rehabilitation of deteriorating residential properties. Work with County and private agencies to promote programs that provide funding to homeowners for the rehabilitation of existing housing.
3. Uphold high standards for new residential development.
4. Install sidewalks in established neighborhoods where sidewalks are lacking. (See also the Transportation and Infrastructure chapter).
5. Revitalize downtown Sodus. (See also the Downtown Sodus chapter).
6. Extend public water supplies to additional residential areas in the Town outside the Village. (See also the Transportation and Infrastructure chapter).
7. Provide sufficient recreational facilities and other services to Village and Town residents.
8. Organize a volunteer program to clean up neighborhoods and repair deteriorating housing. Involve neighborhood residents, businesses, and the Probation Department.
9. Consider creating a local development corporation to buy rental properties, renovate them and resell to owner occupants. (See Orleans County model in use in Albion and Medina.)

Business and Economic Development



GOALS:

- A. Foster business and industrial development in the Town and Village.**
- B. Increase tourist related business activities and maximize tourism.**
- C. Reuse vacant commercial and industrial buildings for commercial and industrial purposes.**
- D. Permit the establishment and operation of home-based businesses compatible with the residential character of the neighborhoods in which they are located.**
- E. Encourage on farms the establishment and operation of home-based businesses compatible with agriculture.**
- F. Retain existing agricultural support businesses and encourage their expansion.**
- G. Promote the continued economic viability of agriculture.**

Existing Conditions

There are a limited number of commercial and industrial businesses in the Town of Sodus outside the villages. Most of the commercial, retail and service businesses outside the villages are located in or around the hamlet areas with the Hamlet of Wallington having the largest concentration. A few retail and services businesses are also interspersed along Ridge Road mostly between the Village of Sodus and the Hamlet of Wallington. These businesses are predominantly small, individually-owned neighborhood businesses that serve local residents.

Some business development has occurred in limited areas along Route 104. Several commercial, retail and service businesses with direct access onto Route 104 are located along the south side of the highway west of the Route 88 intersection. Commercial development along the north side of this segment of Route 104 is effectively blocked by the railroad right-of-way which is located close to and parallel to the highway.

Commercial development along Route 104 east of the Route 88 intersection has occurred only at intersections due to a long-standing NYS Department of Transportation policy that prohibits the development of driveway access directly onto the highway east of Route 88. The few businesses operating at these locations are accessible by driveways off the intersecting side streets and roads.

Very few industrial businesses and properties exist outside the Village of Sodus. There are a couple of industrial properties in the Hamlet of Sodus Center and a couple along Route 14 a short distance south of the Hamlet of Alton. Several active limestone and sand and gravel quarries are also located in the Town in the vicinity of the intersection of South Street and Quarry Road.

Most industrial businesses and industrial properties are located within the Village of Sodus principally in the core of the Village along the railroad right-of-way. Many of the buildings are old, obsolete remnants of a bygone era when manufacturing played a much greater role in the local economy and the businesses relied on the railroad to transport their goods and products. Some of the buildings display signs of neglect and severe deterioration. Such buildings have a blighting affect on the neighborhood. Several appear to be vacant, others appear to be used for storage or for what appear to be small marginal business operations. A few of the buildings, although old, have been maintained and are in reasonably good condition and house business operations such as a cold storage business, a conveyor belt manufacturer, a water conditioner business, and the headquarters for the Ontario Midland Railroad Company. The former Garlock Sealant Technologies building, a 49,000 sq. ft. building in excellent condition, has been vacant

Existing Conditions (continued)

since 2001 when the company closed the site. Trackside Commons on Maple Avenue immediately south of the railroad crossing represent examples of buildings that have been refurbished for continued business uses.

Three new light industrial buildings have been constructed in the Village of Sodus along Foley Drive in what resembles an industrial park. The Dynalec Corporation, Pace Electronics and Thermatec Molding have all located operations on Foley Drive. Five undeveloped parcels along the street that are under single ownership are for sale and available for industrial development.

Most of the industrial businesses currently operating in Sodus are relatively small and employ between six and 30 employees. Dynalec Corporation with approximately 150 employees and Heluva Good Cheese with approximately 80 employees are the two exceptions. Tables 1 and 2 identify the industrial businesses currently operating in Sodus.

TABLE 1

INDUSTRIAL BUSINESSES IN THE VILLAGE OF SODUS

<u>Name</u>	<u>Address</u>	<u>Product</u>
Belting Industries	30 Shaver Avenue	Conveyor belts
Dynalec Corporation	Rotterdam Avenue	Shipboard communications
Pace Electronics Products	34 Foley Drive	Electronic parts distribution
Sodus Cold Storage	50 Maple Avenue	Cold storage of farm produce
Termatec Molding	Foley Drive	Plastic molding

Source: Wayne County Industrial Development Agency

TABLE 2

INDUSTRIAL BUSINESSES IN THE TOWN OF SODUS

<u>Name</u>	<u>Address</u>	<u>Product</u>
Heluva Good Cheese, Inc.	6551 Pratt Road	Cheese manufacture and distribution
J. J. Young Company, Inc.	7584 Ridge Road	Metal fabrication
Nakano Foods, Inc.	7673 Sodus Center Road	Apple juice
UAP Northeast	6277 Buerman Road	Chemical sales

Source: Wayne County Industrial Development Agency



Residents Survey Highlights

84.0% of the respondents strongly agreed and 12.6% somewhat agreed that the Town and Village governments should attempt to attract new businesses to the community.

Respondents were asked to identify the types of businesses that should be attracted to the community. The results are ranked by frequency selected: follow:

- Small-scale, light industrial businesses (70.2%)
- Small-scale locally-owned retail and service businesses (62.5%)
- Large, national retail chain stores (49.6%)
- Large-scale, light industrial businesses (45.5%)
- Offices with administrative, clerical and managerial jobs (43.9%)
- Tourist and tourist-related businesses (9.75%)
- Home-based businesses (39.7%)

Highlights of Economic Focus Group Meeting

The Comprehensive Plan Committee (CPC) conducted an economic focus group meeting on October 18, 2004. Economic development resource people who participated in the focus group meeting included: Lydia Birr, Wayne County Empire Zone Coordinator; Steve LeRoy, a WCTA Federal Credit Union commercial loan representative; and the Robert Fratangelo, Chief of Operations of the Heluva Good Cheese Corporation. The focus group roundtable discussion that occurred identified the following issues and suggestions:

1. State, county, municipal and school district taxes in New York State are too high. The high taxes deter new business startups and makes business retention difficult. In order retain existing businesses and attract new businesses, the State and local government taxes burden must be reduced.
2. Tax incentives are very important tools for retaining existing businesses and for encouraging business expansion and development. Unfortunately, tax incentives provided to businesses shift the tax burden onto others.
3. New York State environmental regulations are very stringent and burdensome which deters business development by increasing the time and cost needed for such development.
4. Municipal water and sanitary sewer service should be extend to areas best suited for business development. Property along Route 104 was suggested as an area for future water and sewer expansion. Current NYSDOT policy, however, prohibits the establishment of driveways on Route 104 east of the Route 88 intersection.
5. The community currently lacks a stable workforce. Some businesses, such as Heluva Good Cheese Corporation, have difficulty recruiting and retaining suitable entry level employees.
6. A better understanding on the part of small businesses owners and operators of the Wayne County's workforce development program would be beneficial to small businesses.
7. Increasing the visibility of the community and the downtown business district to motorists traveling along Route 104 would benefit the businesses in the Village.
8. The feasibility of the Town and Village establishing wind-turbine farm to produce low-cost electricity for local businesses uses should be explored. (Current Public Service Commission regulations prohibit transmitting privately generated electricity across property boundaries.)
9. Loitering in downtown is problematic and deters residents from shopping in the downtown businesses. A youth recreation center should be established to provide youth with an alternative to loitering. Residential uses on the upper stories of buildings in the downtown business district should also be prohibited to reduce downtown loitering.
10. Worker's compensation insurance rates are extremely high in New York State and are burdensome and/or cost prohibitive to businesses.

Issues and Opportunities

Limited “Shovel-Ready” Industrial Sites – In today’s economic environment, executives of industrial businesses display little or no interest in locating new industrial operations or expanding or moving existing industrial operations to sites that are not “shovel ready.” A shovel-ready site is a parcel of land accessible by an existing access road and where municipal water and sanitary sewer infrastructure is in place to serve the site. Apart from the few small undeveloped parcels along Foley Drive, few shovel-ready sites exist elsewhere in the Village or Town.

As many of the existing vacant industrial buildings are old, obsolete structures in poor condition, they are likely not suitable for reuse. The cost to rehabilitate such facilities or to raze the structures to make way for new construction would be cost prohibitive. The potential of soil contamination caused by prior business operations also makes former industrial sites unattractive to new businesses. Under the federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), all properties owners are financially liable for the clean up of environmental contamination regardless of whether or not they contributed to the contamination. Businesses tend to avoid purchasing used industrial sites commonly referred to as brownfield sites for fear of incurring large environmental clean-up costs.

Contaminated brownfield sites can be remediated to make the such property more attractive for commercial and industrial development. The former Schoepel property located on Ridge Road a short distance east of the Village serves as an example. Wayne County, which took responsibility for the environmental clean up, finished the remediation in 2004 and the site is now ready for reuse.

Inadequate and/or Unstable Labor Force – The Heluva Good Cheese Corporation Chief of Operations is having difficulty recruiting entry-level employees from the local workforce pool. In addition, the company experiences significant turnover among its entry-level employees despite the fact the company provides competitive wages and a good fringe benefit package.

High Taxes – New York State corporate income taxes and local government property taxes are very high compared to many other states in the nation. High tax expenses contribute to higher operational expenses which are passed through to the end user in the form of higher product prices. Higher product prices reduces the competitiveness of manufacturing and industrial processing operations.

Issues and Opportunities *(continued)*

New York State Regulations – New York State has extensive regulations governing the operation of businesses which many businesses find onerous. Complying with State regulations cost businesses both time and money which makes New York State a much less attractive state in which to locate a business operation. Businesses are more inclined to locate or move their operations to states with fewer and less stringent regulations.

Accessibility – Route 104, which bisects the Town of Sodus and transects the Village of Sodus, serves as the main east-west highway in northern Wayne County. Route 104 provides quick and convenient access to the greater Rochester area, to Interstate Highway interchanges for I-590, I-490, I 390 and I-90 (NYS Thruway), and to the Rochester International Airport and Williamson-Sodus Airport.

The Williamson-Sodus Airport is a small, public-use airport conveniently located along Route 104 near the western boundary of the Town of Sodus. The airport contains a 3,800 foot runway which will accommodate twin-engine turboprop aircraft as well as small jet aircraft. The airport has pilot-activated runway lights and a beacon light which makes it suitable for nighttime use. The airport also has self-service fueling facilities. Automobile rentals are not available at the airport which somewhat diminishes the airports usefulness.

Route 104 Traffic –Route 104 carries appreciable amounts of motor vehicle traffic. Although a portion of the traffic is comprised of Wayne County residents community to and from work locations in or near the greater Rochester area, a portion of the traffic is comprised of tourists. Route 104 carries year round tourist traffic to and from the Adirondack State Park in northern New York State which boasts both summer and winter recreational activities. The highway also carries tourist traffic to destinations within the region such as the Sodus Point resort area on Sodus Bay, the Renaissance Fair in Sterling, New York and the charter boating operations along Lake Ontario that cater to sport fishing enthusiasts.

The traffic along the Route 104 highway provides a ready source of potential customers for businesses in the Town and Village of Sodus. The key to taking advantage of the traffic is to develop strategies to entice motorists to stop in Sodus and patronize local businesses. Businesses adjoining Route 104 highway have the advantage of high visibility, businesses not located along the highway lack such visibility. Motorists may pass by the Village of Sodus without realizing how conveniently close the downtown business district is to the highway.

Prohibition of Driveways on to Route 104 – The NYS Department of Transportation has a long-standing policy of prohibiting the establishment of driveways onto Route 104 along the entire segment

of the highway east of the Route 88. The only opportunities for business development along this segment of the highway are on parcels adjoining intersections where access is possible from the intersecting side streets and roads.

This NYSDOT policy represents both an advantage and a disadvantage. The advantage is that few businesses can be developed along Route 104 that would compete with and pull businesses away from the Village's downtown business district. The disadvantage is that the number of businesses that could prosper from the high volume of traffic along Route 104 is severely limited.

Railroad Freight Service – The Ontario Midland Railroad Company, a short-line railroad, provides freight service in the Town of Sodus and several other towns in Wayne County. Freight handled by the Ontario Midland Railroad Company is transported to and from a railroad interchange located in the Village of Newark. The interchange links the Ontario Midland railroad lines to CSX Railroad Company lines.

Ontario Midland Railroad Company headquarters and main engine house are located in the Village of Sodus between Maple and Belden Avenues. This site contains a freight yard with a loading ramp available for use by any business that wishes to use the facility to load and unload goods and products. Several existing industrial and commercial business facilities within Sodus also have their own sidings and loading facilities. These include the Sodus Cold Storage facility in the Village of Sodus, two storage facilities in Alton, Nakano Foods in Sodus Center and a stone quarry along Quarry Road south of Sodus Center. Ontario Midland will provide rail freight service to any businesses that install its own rail siding.

Local Tourist Attractions – Sodus Point on Sodus Bay is a summer resort area that brings many people into the Town and past the Village of Sodus during the spring and summer months. Sodus Bay attracts tourists and boaters from within the region who spend a day or weekend and others from outside the region who may rent a cottage for more extended stays.

The Brantling Ski and Snowboard Center located three miles south of the Village of Sodus serves as a winter tourist destination drawing skiers and snowboarders from within the region. These local tourist destinations provide local businesses with a ready source of potential customers upon which to capitalize.

Burnap farm market located on Maple Street a short distance south of Lake Road is another local attraction. The farm market attracts tourists during the summer and fall months and serves local residents as well.

Issues and Opportunities *(continued)*

Potential for Industrial Incubators – Several of the vacant, obsolete industrial buildings in the Village have the potential to be converted into industrial incubators. Industrial incubators are facilities in which small, start-up industrial and/or commercial businesses may rent relatively small amounts of space at relatively low rental rates. The low overhead costs provide such businesses with an opportunity to become established and to grow without the need for large amounts of capital to construct a plant or building. Usually the owner of an industrial incubator will partition the facility to meet the particular space needs of each tenant. Sometimes the owner will also provide a common reception area with a receptionist and telephone operator and common restrooms and lunch rooms that are shared by all business tenants. Changes made to the NYS Fire Prevention and Building Code which became effective in 2003, makes it easier to convert older industrial buildings into industrial incubators.

Free Trade Policies and Treaties – The free trade policies implemented by the U.S. government through the General Agreement on Trade in Services (GATS) and the North American Free Trade Agreement (NAFTA) have created conditions that make it extremely difficult for domestic manufacturing companies to compete with foreign and transnational manufacturers operating in third-world countries. Many third-world countries have few, if any, labor laws, environmental protection laws or other laws regulating businesses, working conditions, wages, etc. Plants operating in such countries can manufacture products at much lower costs than plants operating in the United States. Many imported products sell at prices below prices domestic manufacturers are able to charge resulting in reduced demand for domestically produced goods. Although foreign trade policy is outside the control of local governments, existing policies are having a devastating affect on local economies. This situation will continue as long as the U.S. government adheres to such trade policies.



Tools and Techniques

Real Property Tax Incentives

Municipalities may provide property tax exemptions as incentives to encourage business development. Section 485-b of the NYS Real Property Tax Law provides municipalities with the authority to provide such an incentive. Business construction, expansion or renovations that equal or exceed \$10,000 are eligible for the exemption. Fifty percent of the assessed value of the property resulting from the construction or improvement is exempted during the first year following the project's completion. The exemptions is phase out during the following nine years by 5% each year. The exemptions applies to village, town, county and school district property taxes. Both the Town and Village of Sodus currently offer 485-b incentives.

Empire Zone

Wayne County was awarded an Empire Zone designation by New York State in 2002. Several parcels of land in the Town and Village of Sodus have been incorporated into the Empire Zone. These are identified on Map 17: Empire Zones. Properties in the Village of Sodus within the Empire zone include the commercial properties in the downtown business district, the former Garlock facility on Alling Drive and the Schoepel property (vacant parcel) along Ridge Road. Properties in the Empire Zone outside the Village include the former Myer's Community Hospital facility on Middle Road, the former Dawning Corp facility on Barclay Road in Sodus Center, the former Wessie Machine Shop on Owls Nest Road, and the Dawning Corp facility in Sodus Center.

Businesses within the Empire Zone may take advantage of various financial incentives in exchange for creating new jobs. The incentives include: sale tax exemptions, income tax credits, real property tax abatements, wage tax credits, and reduced utility rates among others.

Wayne County Industrial Site Fund

WCIDA will provide financial assistance to municipalities for the construction of public infrastructure improvements needed to serve manufacturing facilities. Eligible infrastructure includes watermains, sanitary sewers, roadways and lighting. WCIDA will provide 1/3 of the cost up to \$100,000. The balance of the funding is typically provided by the municipality and the manufacturer.

WCIDA Revolving Loan Fund

Low interest loans up to \$300,000 are available to manufacturing, warehousing and research businesses. A condition of such loans is that the businesses are required to create at least one job for each

Tools and Techniques *(continued)*

\$10,000 of loan funds received. The revolving loan funds may be used for land acquisition, construction, renovation and for the purchase of machinery and equipment.

Sale/Leaseback Tax Benefits

This is a WCIDA program through which a manufacturing company conveys title to its property to the WCIDA which rents the property back to the manufacturing company through a lease. As WCIDA is a tax-exempt, public-benefit corporation, the savings that results from sales tax, mortgage tax and local property tax exemptions are passed through to the manufacturing firm. Sale/lease back arrangements are provided for up to ten-years. Although 100% of local property taxes are exempted for the first five years and 50% during the second five years, payment-in-lieu-of taxes (PILOT) agreements are usually negotiated so companies benefiting from the tax abatements make some financial contributions to local taxing authorities.

Micro-Business Revolving Loan Fund

Low interest loans of up to \$25,000 are available to existing and start-up business through this WCIDA revolving loan program. Only businesses with five or fewer employees inclusive of the owner(s) are eligible to participate in the program. Loan funds may be used for property acquisition, purchase of equipment and as working capital.

Small Business Administration (SBA) 504 Loan Program

Businesses are able to finance up to 90% of the cost of purchasing fixed assets through this SBA program, a much larger percentage than is available through conventional banking financing. The SBA typically finances 40% of the purchase while conventional banks finance 50%. The business is required to utilize its own cash equity for the remaining 10% of the purchase cost. SBA 504 loans range from \$100,000 to \$1 million. Eligible businesses must agree to create one job for each \$35,000 of loan funds received as a condition for receiving the financing.

NYS Investment Tax Credits

Manufacturers that make significant investments in their business operations located in New York State may be eligible to receive tax credits from the State to reduce their income tax liabilities.

Industrial Parks

Industrial parks serve as a useful tool for recruiting new industrial businesses and retaining existing businesses needing room for expansion.

sion or relocation. Industrial parks may be privately owned and developed or may be owned and developed by a local development corporation established for that purpose. Businesses are much more inclined to locate operations in communities that have industrial parks with shovel-ready sites available.

Service Corps of Retired Executives (SCORE) - SCORE is a educational program underwritten by the Small Business Administration. Through the SCORE program, retire business executives conduct training seminars and consult with persons interested in starting businesses. SCORE seminars and services are provided free of charge.

Workforce Development - Workforce Development is a collaborative program designed to assist job seekers and displaced adult workers obtain skills training and find employment as well as assist businesses to find people to employ who have appropriate skills or the aptitude to learn the appropriate skills. Members of the collaboration include: NYS Department of Labor, Workforce New York, the Finger Lakes Community College, the Wayne Economic Development Corporation, Wayne County Empire Zone, Wayne-Finger Lakes BOCES, VESID, the Pioneer Library System and Rural Opportunities, Inc.

Section 108 Business Development Loan Program—The Section 108 program is a program administered by the U.S. Department of Housing and Urban Development (HUD). The program enables municipalities to borrow funds to use to make loans for business development generally at below market interest rates. Loan recipients must agree to create one job for each \$35,000 of loan proceeds received and at least 51% of the jobs created must benefit low- and moderate- income persons.

Small Cities Community Development Block Grant Program— The Small Cities program is a federal program administered by the Governor's Office for Small Cities (GOSC). Grants between \$100,000 and \$650,000 are available to municipalities for use to construct publicly-owned infrastructure improvements or to lend to private businesses. Both types of projects must result in the creation and/or retention of private sector jobs that principally benefit low and moderate income persons. At least one private sector job must be created for each \$35,000 of grant funds received and 75% of the funds must benefit low and moderate income persons.

Recommended Actions

1. Revise Town and Village zoning regulations to permit the establishment and operation of industrial incubators in vacant industrial buildings
2. Maintain the provisions of the Town zoning regulations that permit the establishment and operation of home-based businesses.
3. Extend watermains and sanitary sewers to serve areas best suited for commercial and industrial development as identified on the Future Land Use Map.
4. Encourage landowners to establish private industrial parks and assist by installing access roads and municipal watermains and sanitary sewers to make the sites shovel ready.
5. Develop a checklist and flowchart that identify the steps and timeframes for the planning and zoning review process and distribute them to persons and businesses proposing new business development or business expansion
6. Work with New York State and Wayne County economic development agencies to retain existing businesses and to attract new businesses
7. Encourage local businesses to utilize the various tools and assistance available through the Small Business Administration, the Wayne Economic Development Corporation and the Wayne County Industrial Development Agency.
8. Encourage local retail and service businesses to jointly promote and advertise their businesses and to increase their visibility to Route 104 traffic by cooperatively erecting a sign or signs identifying the businesses in the community.
9. Periodically arrange for SCORE training seminars to be provided locally for persons who are interested in starting new businesses, but who lack the necessary knowledge and skills.
10. Periodically distribute Workforce Development informational brochures and contact information to businesses located in the Town and Village of Sodus.

Downtown Business District Revitalization



GOALS:

- A. Revitalize the economic viability of the Village's downtown business district.**
- B. Increase the visibility of the downtown business district to potential customers traveling along Route 104.**

Existing Conditions

The largest concentration of retail and service businesses in the Village of Sodus is located in the downtown business district. The downtown business district is generally located on Main Street between Gaylord and Central Avenue, on Mill Street between Main and Grove Streets and on Maple Avenue between Main and Smith Streets. See Map 18: Downtown Business District.

On-street parking is permitted downtown, and a municipal parking lot is conveniently located behind the Sodus Municipal Building provides additional off-street parking space. The private-parking lot in front of the shopping plaza at the western edge of the downtown business district is also used for off-street parking by persons patronizing stores in the downtown business district.

Although businesses are concentrated in the downtown, other retail and service businesses are located along the length of West Main Street interspersed between residences and churches. The Super Duper grocery store west of Newark Street is the most notable and generates substantial vehicular traffic.

Most of the buildings in downtown were built prior to World War II, are constructed of brick or stone and adjoin each other and the street rights-of-way. There are, however, a couple of notable exceptions. One is the 1812 Hotel on Main Street between Mill and Gaylord Streets. The 1812 Hotel is a three-story, historic wooden structure with a small parking lot in front of the building.

The other notable exception is a small shopping plaza on the north side of Main Street at the western end of downtown. The plaza contains single-story structures of more modern construction and a parking lot separates the stores from the street. The CVS pharmacy, the newest building in the plaza, is architecturally compatible with the older downtown business district. The two other buildings in the plaza, one which houses a general merchandize discount store and the other vacant, are not architecturally compatible with the older downtown buildings.

The downtown business district displays characteristics typical of the downtowns found in many small, upstate New York villages. Several of the storefronts exhibit signs of poor or deferred maintenance such as peeling paint, damaged windows or siding, and deteriorating signs. Most notable, due to its prominence, is the 1812 Hotel with missing siding and rundown appearance. Owner-occupied business structures are typically better maintained than the structures occupied by tenant businesses. A few storefronts are vacant and business turnover is a common occurrence. Business signs present a disorderly appearance as the signs vary in size, style, color, and location. In

some cases unused signs for defunct businesses remain as do some unused sign structures. The large-scale CVS freestanding sign towers over the downtown and appears inappropriate in a downtown business district. Overall, the downtown conveys an image of a business district struggling to survive.



Residents Survey Highlights

61.6% of the respondents strongly agree and 27.5% somewhat agree that the appearance of the downtown business district should be improved.

Survey respondents cited the need for the following measures to improve the appearance of the downtown. The ranking by frequency selected follows with frequency in parentheses:

- Improve storefront appearances (74.8%)
- Install landscaping (53.3%)
- Improve appearance of signage (46.7%)
- Install decorative sidewalks and lighting fixtures (40.2%)

25.5% of the respondents were very satisfied and 39.8% somewhat satisfied with the amount street lighting illumination in downtown

29.5% of the respondents strongly agreed and 42.8% somewhat agreed that parking in downtown is convenient and that there are sufficient parking spaces.

Residents Survey **Highlights** *continued*

Survey respondents were queried about what measures would need to be taken to cause them to patronize downtown businesses more frequently. The results ranked by frequency selected with frequency in parentheses follow:

- Increased selection of merchandise (77.2%)
- Reduce loitering (72.2%)
- Lower prices (25.2%)
- Improve illumination of street lighting (18.9%)
- Provide more parking space (18.8%)
- Provide better service (18.2%)

Downtown Business District Walking Tour

The Comprehensive Plan Committee and members of the public participated in a walking tour of the downtown business district in the Village of Sodus on June 21, 2004. The purpose was to identify attributes and features that enhance the commercial area and should be retained and those that detract from the commercial environment and should be eliminated or changed. The following summarize observations and suggestions resulting from the tour:

Utilities Infrastructure

- Utility poles and overhead utility wires and cables are detracting and provide a cluttered appearance
- Street lights are not of pedestrian scale nor aesthetically attractive

Public Infrastructure

- The sidewalks along portions of Main and Mill Streets were observed to be in deteriorated and poor condition. Several sections were severely cracked with uneven surfaces attributable to pieces of concrete missing and/or heaving caused by the action of frost-thaw cycles.
- Mill Street lacks storm sewers
- The pavement paint delineating pedestrian crosswalks was observed to be faded and not readily visible. Motor vehicles were observed not yielding to pedestrians crossing the street in the crosswalks
- The public parking lot adjoining downtown provides adequate parking space, and is well maintained, aesthetically landscaped and conveniently located.

General Appearance and Character

- The business district is devoid of trees and landscaping, except for Myers Memorial Park, giving the area a barren appearance. Meyer's Memorial Park at the east end of downtown contains flowerbeds and other landscaping, decorative pedestrian-scale lamp fixtures and park benches which enhance the appearance of this area in downtown.
- Residents of the apartments above the storefronts were

Downtown Business District Walking Tour

(continued)

- observed sitting on front stoops and loitering on the sidewalks.
- Trash cans and debris from the apartments above the businesses had been placed at curbside early in the evening for collection the following morning which presented an unsightly appearance. Trash and litter was observed in the street gutters.
- Business signs detract from the appearance of downtown and provide a disorderly and, in some cases, an unsightly appearance. Business signs are of various shapes, sizes, styles and colors and are not consistently located on the buildings. Signage for defunct businesses and unused sign structures were also observed.
- Several of the commercial buildings were not well maintained. Peeling paint and missing siding were observed on some of the buildings.
- Most of the buildings exhibited attractive architectural features characteristic of buildings erected in the era when these buildings were constructed. The facades and/or windows of some of the buildings, however, had been modified in ways that were visually incompatible with the architectural character of the structures and detracted from their appearance. Buildings that were owner-occupied tended to be better maintained than buildings not occupied by the owners.
- A soft drink vending machine in front of one of the downtown businesses detracted from the appearance of the building.
- Some of the storefronts have attractive awnings that enhance the appearance of these buildings.

Observations of Specific Properties

- The construction material used for the new CVS pharmacy makes the structure visually compatible with the architecture of the older buildings in downtown. The CVS pharmacy stand-alone sign is much too large for the downtown business district and the base of the sign lacks landscaping.

Downtown Business District Walking Tour *(continued)*

- The façade of the buildings in the shopping plaza adjacent to the CVS pharmacy have an unkempt appearance and are not architecturally compatible with the architecture of the other businesses in the downtown.
- The exterior of the 1812 Hotel and the parking lot serving the hotel are in substantially deteriorated condition. Due to its location and prominence, the hotel detracts from the appearance the downtown business district.
- Some of the residential rental structures adjoining downtown are poorly maintained and unsightly. In some cases, off-street parking is provided in the front yard which also detracts from the appearance of the properties.

Suggestions for Improving the Downtown Business District

- Lobby the utility companies to remove the utility poles and to install underground cables and wires.
- Install decorative, pedestrian-scale lighting fixtures along the streets similar to the lighting fixtures in Meyers Memorial Park.
- Plant decorative trees and shrubs along sidewalks in the downtown business district
- Encourage property owners to restore the original architectural appearance of their store fronts by removing facades that are incompatible with the architecture.
- Encourage property owners to better maintain their store-fronts.
- Require the owners of downtown properties with residential rental dwellings to provide for refuse storage and collection in the alleyway behind the buildings.
- Establish sign standards to ensure business signs have a more uniform and attractive appearance.

Issues and Opportunities

The appearance of the downtown business district is not appealing or inviting. The downtown may be perceived as an unsafe area, especially in the evenings. The following factors contribute to this image.

1. **Poorly maintained buildings** - Although several owners of businesses and property downtown are making an effort to maintain the aesthetic appearance of these properties, many are not. Some properties display evidence of deterioration such as peeling paint, cracked windows, and/or damaged or missing siding resulting from a lack of routine maintenance. Some business signs are not well maintained. In some cases signs for defunct businesses are still displayed and in other cases sign structures/supports remain on buildings even though no sign is displayed. Some of the vacant storefronts contain debris and detritus visible through the display windows giving the properties an unkempt appearance.
2. **Visible Trash Receptacles and Litter** – The tenants of the rental apartments above the storefronts place their trashcans and waste on Main Street at curbside for collection. It is common practice for the trash to be placed at curbside early in the evening the day before collection. As the residents utilize various refuse disposal companies, with collections scheduled on different days, trashcans and debris are visible along Main Street on any given weekday. Litter may be scattered along the street if the trash containers do not have lids or if there are trash spills when collected. This situation causes the downtown to have a littered and trashing appearance.
3. **Loitering in front of the Storefronts** – People loitering on the sidewalks along downtown is a common sight. The problem principally stems from unsupervised adolescents. Women and elderly residents may not feel safe walking downtown and may perceive loitering youth as menacing.
4. **Lack of Landscaping** – The downtown is devoid of trees, shrubbery and other types of landscaping. The absence of landscaping gives the area a barren, harsh uninviting appearance. If landscaping were to be planted, care would need to be taken to ensure the appropriate types of trees and shrubbery were selected so the landscaping would not interfere with overhead utility lines, screen business signs or obscure the sight lines of motor vehicle operators and pedestrians.

Issues and Opportunities (*continued*)

To improve the appearance of downtown, the Sodus Rotary Club and Chamber of Commerce have donated hanging flower baskets and flower barrels. The flower baskets are hung from utility poles and the barrels placed along the sidewalks. The Sodus Garden Club cares for the flowers.

5. **Utilities and Lighting** – The utility lines and cables are above ground in the downtown. The lines, cables and utility poles contribute to a cluttered appearance. Lighting is provided by lamps high on the utility poles and have an unattractive appearance.
6. **Parking in Downtown** – On-street parking in the downtown is not metered nor are parking time limits enforced. It is reported that the tenants who reside in the apartments above the store-fronts routinely park their vehicles on Main Street for long periods of time. As these downtown properties have no off-street parking, tenants have little choice but to park on the street. This situation limits the amount of on-street parking available for use by business customers. Although the Village maintains a parking lot behind the Sodus Municipal Building, the on-street parking 7
7. **Sodus Chamber of Commerce** – The existence of a local Chamber of Commerce is advantageous for downtown businesses. A Chamber of Commerce can do much to promote local businesses, provide networking opportunities for members, sponsor educational programs for members designed to improve their managerial skills and to better advertise and promote their businesses. The Sodus Chamber of Commerce has approximately 83 members at the present time (2005). Membership has been recently growing and efforts are underway to undertake a campaign to recruit even more members.
8. **Visibility to Route 104 Traffic** – NYS Department of Transportation traffic counts reveals that approximately 10,000 vehicles per day travel along the segment of Route 104 between the Route 88 and Ridge Road intersections. The highway is only a short distance from downtown business district and can be accessed from Route 108 via Route 88 or Maple Street. This traffic represents an untapped source of potential customers for downtown businesses. The business community needs to develop strategies to increase its visibility to passing motorists and to entice motorist into downtown.

Currently, it is easy for motorist traveling along Route 104 to drive right past the Village of Sodus without realizing how close downtown is from the highway.

9. **Appearance of Gateways into the Village**— Unfortunately, the Route 88 and Maple Street gateways into the Village of Sodus contain numerous poorly maintained and deteriorated buildings and properties. Such buildings and properties reflect poorly on the community and may deter motorists from coming into the downtown.

The Sodus Chamber of Commerce and the Sodus Garden Club have installed decorative welcome signs along Ridge Road at the east and west entrances of the Village. Flowers have been planted around the base of the signs to enhance their attractiveness. The Sodus Garden Club cares for the flowers.



Tools and Techniques

Business Improvement Districts (BID)

BIDs provide a means for raising revenue to pay for the cost of making public improvements and providing specialized municipal services to benefit businesses within such districts. The revenue is raised by a special property tax levied against the properties within the BID. The formation of a BID requires action of a municipal governing body with the consent of property owners whose properties would be incorporated into the BID. Revenues may be used to make such public improvements in the BID as the installation of sidewalks, lighting, benches, trash receptacles and other pedestrian amenities, and landscaping or for the provision of specialized services such as street cleaning or sidewalk snow removal.

The Main Street Program

The Main Street Trust for Historic Preservation headquartered in Washington, DC has developed tried-and-true strategies small municipalities nationwide use to revitalize their downtown business districts. The Main Street Program is a self-help, do-it-yourself program that relies principally on volunteers to carry it out the various steps and measures called for in the program. The strategy is based on four elements: (1) organization, (2) promotion, (3) economic restructuring, and (4) design. The Main Street Trust make consultants, workshops and educational books and materials provide information on how to implement the Main Street strategy available to member communities.

The Community and Rural Development Institute (CaRDI) is affiliated with Cornell University and is headquartered in Ithaca, New York. CaRDI offers a Main Street educational and technical assistance program for revitalizing downtown business districts in Village's in New York State.

Curfew Law

In November 2004, the Village Board enacted a curfew law that prohibits youth under the age of 18 from loitering in the Village of Sodus. Enforcement of the new law should reduce the amount of loitering that occurs downtown, although it will not prevent or reduce loitering by the adults who reside in the dwellings above the storefronts.

Zoning Regulations

Zoning regulations can be used to require the owners of downtown property containing residential rental dwellings to provide dumpsters for the disposal of their tenants' trash. Such regulations usually require the dumpsters to be sited behind the buildings if feasible.

Where siting a dumpster behind buildings is not feasible, zoning regulations usually require the property owner to screen the dumpster from view with decorative plantings or fences.

The unsightliness of refuse containers being placed at curbside for pickup in the downtown business district could be reduced by the Village of Sodus by franchising refuse collection within the Village. By issuing an exclusive franchise to a single refuse collection company, the Village could restrict the weekly collection of refuse in downtown and throughout the remainder of the Village to a specified day of the week. Franchising also has the potential to result in reduced costs for residents.

Sign Design Standards

Some communities develop and utilize sign design standards and sign regulations to regulate the: size, type, placement, illumination, style, color, maintenance and removal of signage installed in their business districts. Often the sign regulations are incorporated into the zoning code. Removal of the sign or at least the sign message is routinely required if the businesses that erected the sign ceases operation. Sign standards can do much to improve the appearance of a downtown business district.

Small Cities Comprehensive Grants

The federal Small Cities grant program (Community Development Block Grant) administered by the Governor's Office for Small Cities, provides a potential funding source to pay for making physical improvements in the downtown business districts including public improvements, residential improvements and business improvements. Small Cities grants of up to \$650,000 for "comprehensive" projects are available annually on a competitive basis. Grants to capitalize micro-enterprise revolving loan funds for use to provide financing to small businesses are also available annually through the Small Cities program. Micro-enterprise grants are also on a competitive basis and funding is limited to \$400,000. Financing may be provided to existing businesses as well as to start-up businesses.

The Wayne County Micro-Enterprise Revolving Fund Program was capitalized with Small Cities funds and is available to small businesses located in Sodus that meet the loan criteria.

Cooperative Advertising and Promotions

Small, locally-owned businesses often operate on a "shoestring" and have very limited amounts of funds available for advertising or promotional activities. Cooperative advertising and cross-promotional programs offer such businesses with an affordable way to advertise and increase businesses.

Downtown Business District Revitalization

Cooperative advertising involves a number of businesses working together to develop print advertisements that advertise all of the participating businesses in a single advertisement. Each business is allotted a portion of the space. The advantage of cooperative advertising is that together, businesses that pool their advertising resources can afford to purchase more space for a single advertisement that is more likely to be noticed than small individual advertisements scattered throughout a newspaper that might be overlooked by readers. Cooperative advertising also enables the participating businesses to develop an image of the business district, that individually placed ads cannot achieve.

Cross-promotional activities are also cooperative undertakings. Contests and discounts contests represent a couple of typical cross-promotional tools that can be used. Contests typically require people to go into the participating businesses in order to qualify for the prize which provides the businesses with opportunities to sell merchandise or services to contestants. Discounting, involves giving customers who make a purchase in one of the businesses with a discount coupon redeemable in one of the other participating businesses. The discount coupons are designed to entice customers into all the participating stores and businesses to take advantage of the discounts.



Recommended Actions

1. Lobby and encourage the electric, telephone and cable television companies to bury their respective utility lines and cables in the downtown business district.
2. Form a business improvement district (BID) to raise tax revenue to pay for the cost of making public improvements in the downtown business district. Such improvements may include visually appealing surface treatments for streets, sidewalks, and pedestrian crosswalks, and the installation of landscaping and decorative, pedestrian-scale street lights.
3. Install attractive signage on Route 104 at the Route 88 and Maple Avenue intersections to inform motorists of the quick and easy access to the Village's downtown business district and that identify the businesses in the Village.
4. Encourage the Sodus Chamber of Commerce and the Village of Sodus to work jointly to implement a "Main Street" revitalization program utilizing the strategies developed and recommended by the National Trust for Historic Preservation.
5. Encourage businesses owners and operators as well as individuals to join the Sodus Chamber of Commerce and become active in Chamber activities and events.
6. Encourage local community events, festivals and programs such as the Olde Tyme Country Faire designed to bring in people from outside Sodus into the community.
7. Eliminate the unsightliness of trash receptacles being placed at curbside in the Village on multiple days of the week by franchising with a single company to provide refuse collection services.
8. Enact zoning regulations applicable to residential apartments located in the downtown business district to establish minimum off-street parking requirements, provisions for storage of refuse, and other appropriate requirements.
9. Develop and enforce design standards for business signs to improve the appearance of signage in the downtown businesses district.
10. Pursue a Small Cities Community Development Block Grant to pay for the cost of making public improvements in the downtown business district.
11. Erect a billboard along Route 104 for the display of a "community calendar" to inform passing motorists of community events and activities.

Transportation and Infrastructure

GOALS:

- A. Provide a network of roads and streets to facilitate the safe and efficient movement of vehicular traffic throughout the Town and Village of Sodus.**
- B. Provide a network of sidewalks in the Village of Sodus to facilitate safe and efficient pedestrian travel throughout the Village.**
- C. Provide high quality, affordable municipal water service in the Village and throughout the Town of Sodus.**
- D. Provide high quality, affordable sanitary sewer service in the Village of Sodus and appropriate areas of the Town.**
- E. Provide a network of drainage facilities throughout the Town and Village capable of conveying sufficient amounts of stormwater to prevent property damage from flooding.**
- F. Provide adequate illumination in the Village of Sodus and in Town lighting districts to provide for the safe and efficient movement of vehicular and pedestrian traffic at night.**
- G. Maintain Town and Village infrastructure in safe, good and efficient operating condition and make improvements to and/or replace such facilities as necessary.**



Residents Survey Highlights

Satisfaction of Village respondents with stormwater drainage:

- 19.2% were very satisfied; 34.4% somewhat dissatisfied.
- 17.9% were very dissatisfied; 16.1% somewhat dissatisfied.
- **Satisfaction of Town respondents with stormwater drainage:**
- 13.5% were very satisfied; 28.8% somewhat dissatisfied.
- 8.9% were very dissatisfied; 8.0% somewhat dissatisfied.

Existing Conditions and Background

WATERSHEDS, FLOOD PLAINS AND STORMWATER DRAINAGE

Three watersheds, all discharging ultimately to Lake Ontario, are found within the Town of Sodus. Tributaries to Sodus Bay drain the eastern quarter of the Town. The western portion of the Town lying north of Ridge Road and extending eastward to Kelly Road drains directly to Lake Ontario through a number of tributaries. The remainder of the town drains to Salmon Creek which discharges directly to Lake Ontario west of the Village of Sodus Point. Watercourses and drainage basins within the Town are shown in Map 10: Watercourses and Watersheds.

Most flood plains within the Town are found within the Salmon Creek watershed. Many of these are extensive, one half mile or more in width. Many fewer flood plains are found within the Sodus Bay watershed and are generally very confined and in close proximity to the waterways. No flood plains are found within the watershed draining the northwestern portion of the town. Flood plains within the Town of Sodus are depicted in Map 9: FEMA Flood Zones.

The drainage systems in the Town outside the Villages are comprised of networks of open ditches, cross-culverts and driveway culverts located within highway and road rights-of-way. Installation, cleaning, maintenance and replacement of these improvements along Town roads is the responsibility of the Town Highway Department. The Wayne County Highway Department and the NYS Department of Transportation are responsible for the maintenance of the drainage improvements along County roads and State Highways.

The drainage system within the Village of Sodus is comprised of a network of catch basins, storm sewers and open ditches. The Village's drainage system and the location of drainage improvements are depicted in Map 19: Village Drainage System and Map 25: Needed Village Drainage Improvements.

TRANSPORTATION

Highways, Roads and Streets

More than 150 miles of public roadways are found within the Town of Sodus outside the Villages. Approximately 22.5 miles consist of NYS Highways which include NYS Routes 104, 88 and 14. Route 104 is a

major east-west route through western New York. Route 88 which intersects with Route 104 transects the Village of Sodus and links Sodus to the Village of Newark to the south. Route 14 connects the Village of Sodus Point to the Village of Lyons also to the south. The segment of Route 14 north of Route 104 is designated as part of the Seaway Trail as it approaches Sodus Point. The Seaway Trail is a tourist route along the southern shore of the Saint Lawrence seaway and Lakes Ontario and Erie between Massena, New York and the New York-Pennsylvania border.

Multiple County roads, together totaling more than 47 miles in length, are found within the Town of Sodus. Maintenance of these are the responsibility of the Wayne County Highway Department. Approximately 86.5 miles of public roadway are owned and maintained by the Town. All but 5.5 miles of Town roadways are paved. The Village of Sodus maintains 7.26 miles of Village streets.

Roads, and their classifications, are illustrated in Map 20: Road Classifications. The street network within the Village of Sodus is depicted in Map 21: Village Streets.

Railroad

A railroad right-of-way follows an east/west course through the Town of Sodus which closely approximates and is frequently adjacent to that of NYS Route 104. The track was purchased by Wayne County and the State of New York and rail service is provided by the shortline Ontario Midland Railway. The railway makes use of a siding and engine house located in the Village of Sodus.

The railroad right-of-way terminates to the west in the Village of Webster within Monroe County and to the east in the Village of Red Creek. The railroad right-of-way is interconnected to the CSX/Amtrak railroad via a short segment that runs from the Hamlet of Wallington south through Sodus Center to the CSX/Amtrak interchange immediately north of the Village of Newark.

Sidewalks and Trails

Sidewalks are found only within the Villages of Sodus and Sodus Point. Approximately five miles of sidewalks, mostly four feet in width, are maintained within the Village of Sodus. Considerable spot repair of sidewalks is undertaken annually. New sidewalks were recently installed on Gaylord Street and along the east end of Main Street. Sidewalks along Mill Street are anticipated to be replaced in the coming year. The 22: Village Sidewalks.

Trails are described and discussed in the Parks and Recreation chapter.



Residents Survey Highlights

Satisfaction of Village respondents with street maintenance and repair:

- ◆ 17.0% were very satisfied; 39.5% somewhat satisfied.
- ◆ 19.7% were very dissatisfied; 23.8% somewhat dissatisfied.

Satisfaction of Village respondents with snow removal:

- ◆ 42.2% were very satisfied; 39.3% somewhat satisfied. Only 6.3% were very dissatisfied.

Satisfaction of Town respondents with road maintenance:

- ◆ 15.8% were very satisfied; 37.1% somewhat dissatisfied.
- ◆ 18.4% were very dissatisfied; 26.5 % somewhat dissatisfied.

Satisfaction of Town respondents snow removal:

- ◆ 34.7% were very satisfied; 35.7% somewhat satisfied. Only 9.4% were very dissatisfied.



Residents Survey Highlights

Satisfaction of Village respondents with municipal water service:

- ◆ 43.8% were very satisfied; 40.2% somewhat satisfied.
- ◆ Less than 10% expressed any dissatisfaction.

Satisfaction of Town residents with municipal water service:

- ◆ 26.0% were very satisfied; 25.4% somewhat dissatisfied.
- ◆ 28.6% of the respondents did not have municipal water service.

Public Transportation

Public Transportation in Wayne County is provided by the Wayne Area Transportation Service (WATS). WATS is a subsidiary of the Genesee-Rochester Regional Transportation Authority (R-GRTA). WATS operates buses along three routes within Wayne County to provide intra-county transportation. The three routes are configured as loops that pass through most of the villages and hamlets within Wayne County although each route differs somewhat from the others. All three bus routes pass through the Town and Village of Sodus. Bus service is provided on weekdays only. No bus service is provided on weekday evenings or on weekends.

WATS also operates a Route 104 Connector Service to the greater Rochester area. The commuter buses travel along Route 88 between the Villages of Sodus and Newark and along Route 104 between the Villages of Sodus and Webster in Monroe County where it connects to Rochester Transit Service (RTS) Route 45. The connector service, designed for working commuters, operates only on weekdays and only in the early morning and late afternoon/early evening hours. WATS bus schedules and bus routes are contained in the appendix.

Williamson-Sodus Airport

The Williamson-Sodus Airport is a small, public-use airport located along Route 104 near the western boundary of the Town of Sodus. The airport contains a 3,800 foot runway which will accommodate twin-engine turboprop aircraft as well as small jet aircraft. The airport has pilot-activated runway lights and a beacon light which makes it suitable for nighttime use. The airport also has self-service fueling facilities.

MUNICIPAL WATER SYSTEMS

Village Water System

The Village of Sodus, which owns and operates its own municipal water system, has two sources of water, i.e., Lake Ontario and a well located along Route 88 south of the Village. The Town purchases water from both the Village of Sodus and the Town of Williamson. Average daily demand for the entire Sodus water system is 625,000 gallons, while peak daily demand is approximately 900,000 gallons.

The Village's well provides approximately 500,000 gpd. Unfiltered water from the well is disinfected at the wellhead and pumped 24 hours per day directly into the Town's water distribution system through an 8" diameter watermain. Water drawn from Lake Ontario is conveyed to the Village's water filtration plant located outside the Village a short distance north of the Lake Road/Maple Avenue inter-

section to be filtered and disinfected. The plant, with a capacity to process 1 million gallon per day was constructed in 2002 and is normally operated daily for one shift to supplement the water provided by the well. Water processed by the plant is pumped directly into the Town's distribution system via two watermains that function as transmission lines to convey water to the Village. One is 10" in diameter, the other 12" in diameter. On average, approximately 125,000 gpd of water is drawn from Lake Ontario, 400,000 gpd during the peak demand season.

The Village of Sodus' water distribution system contains two subterranean concrete reservoirs with a combined capacity of 1.25 million gallons. The reservoirs are located on the west side of the Village along Ridge Road atop a steeply sloped hill. The two reservoirs provide for the storage of potable water for both the Village and the Town. The Town has no separate storage facilities of its own. The smaller reservoir was constructed circa 1913, the larger in the mid 1930s as a Works Progress Administration project. Water from the Village's well and water filtration plant is not conveyed directly into the water reservoirs, but enters the reservoirs from the distribution system during times when water production exceeds consumption. The level in the reservoirs is maintained by manually controlling the pumps at its water filtration plant.

Town Water System

The Town of Sodus has five water districts, with several associated extensions, serving 1,100 customers. In addition, a permissive service area surrounds the transmission mains along Maple Avenue. The Town water distribution systems contains approximately 43 miles of watermain, serving approximately 30% of the area within the Town. The watermains range in size from 2" in diameter to 16" in diameter in the following approximate lengths: 2" – 21,530 L.F.; 6" – 24,305 L.F.; 8" – 95,725 L.F.; 10" – 42,635 L.F.; and, 12"- 44,050 L.F. The water distribution system is in good operating condition and is not a maintenance concern. The water districts and existing water distribution system is shown in Map 23: Town Water Districts and Map 24: Town Water Distribution System.

The Town of Sodus water distribution system has two metered connections with the Williamson water distribution system. One is on Lake Road at the town line, the other on Ridge Road also at the town line. The Ridge Road interconnection is normally closed and serves as an emergency backup supply source only. The Ridge Road interconnection, normally open, supplies the Town of Sodus with approximately 10,000 gpd which is used to serve the northwest quadrant of the Town of Sodus.

Water supplied by the Village of Sodus is used to serve the remain-



Residents Survey Highlights

Town respondents who relied on private wells for their source of water described their wells as follows:

- ◆ 49.5% indicated their wells produced abundant supplies of good quality water.
- ◆ 17.7% indicated their wells produced inadequate amounts of good quality water.
- ◆ 20.8% indicated their wells produced abundant supplies, but the water was of poor quality.
- ◆ 12.0% indicated their wells produced inadequate quantities and the water was of poor quality.



Residents Survey Highlights

Satisfaction of Village respondents with municipal sanitary sewer service was as follows:

- ◆ 42.5% were very satisfied;
40.7% somewhat satisfied.
- ◆ Less than 8% expressed any dissatisfaction.

der of the Town's water districts and the Village of Sodus Point. A metered connection at the Lake Road/ Maple Avenue intersection supplies the eastern portion of the Lake Road Water District. A metered connection at the Village's well house supplies the water districts in the southern and southeastern portions of the Town. In addition, the Village supplies water to the Town through three metered feeds at the Village line: an 8" diameter feed on State Street to the east, a 10" diameter feed on Old Ridge Road to the east, and a 10" diameter feed on Ridge Road to the west. The Town's distribution system is set up such that an interruption from any of the above three sources can be back-fed from one or both of the other sources.

The Village of Sodus Point furnishes its own water storage tank. The tank was sized to provide a three day reserve to avoid and/or delay a disruption of service to Village customers in the event the supply from the Town were to be disrupted. This is necessary as the Village of Sodus Point has no backup source of water.

The Town of Sodus has plans to extend public water in three non-contiguous areas designated as Water District Number 6. Water District No. 6 has been established, but no improvements have yet been constructed. The project will involve the installation of approximately 27,350 linear feet of 8-inch watermain along portions of Joy Road, Cheetham Road, Steel Drive, South Street, and VanLare Road to serve 72 households. Fourteen of the properties are farmland located within Wayne County Agricultural Districts Nos. 4 and 7.

A recent application for the development of a 9.12 acre subdivision with 27 lots within the Town of Sodus, adjoining the Village of Sodus Point is under consideration. The developer proposes water be supplied to the subdivision by connecting to the nearby Village of Sodus Point watermain on Bayview Drive. It has been proposed that the Town of Sodus form a special improvement district, accept dedication of the constructed improvements and enter into an intermunicipal agreement whereby the Village of Sodus Point would operate and maintain the improvements as well as supply water via Village water mains.

SANITARY SEWER SYSTEM

The wastewater collection system within the Village of Sodus is comprised of 10.03 miles of sanitary sewers. Wastewater collected within the northern portions of the Village drains by gravity north to the wastewater treatment plant (WWTP) located on Mud Road north of the Village. Wastewater collected by gravity within southern portions of the Village, which includes the school properties, is first conveyed to pump station located between Mill and Gaylord

Streets, and then pumped via a 6" diameter force main to a manhole at the intersection of Orchard Terrace and High Street from where it flows by gravity to the WWTP.

The Village of Sodus WWTP discharges treated effluent to Salmon Creek pursuant to a SPDES permit issued by NYS Department of Environmental Conservation. The plant is authorized to treat 0.383 mgpd. Current average flows are at this level and flows can exceed this level in during rainy periods and in the spring when snowmelt occurs. The WWTP is physically incapable of treating more than 0.5 mgpd.

Although the Village of Sodus WWTP is located in the Town outside the Village, the Town does not own or operate any wastewater collection or treatment systems or improvements. Only two parcels beyond the Village boundary are connected to Village sanitary sewers. Wastewater from the Blossom View Nursing Home on Maple Avenue is pumped via a 4" diameter forcemain/lateral and discharged to the nearby 12" diameter trunk line that conveys sewage from the Village to the WWTP. Wastewater from the former Myers Community Hospital, located a short distance east of the Maple Avenue / Middle Road intersection is also pumped via a 4" force main/lateral and discharged to the trunk line on the grounds of the WWTP.

Street Lighting

One hundred sixty two street lights are within the Village of Sodus. The lights are owned and maintained by R.G.&E. which bills the Village for each.

Within the Town of Sodus, beyond the limits of either village, street lights are found in districts within the following three hamlets: Wallington, Sodus Center and Alton. Properties within each district are assessed annually to support the cost of operating and maintaining the street lights. Lighting districts are depicted on Map 26: Lighting Districts.



Issues and Opportunities

Poor Stormwater Drainage - The open ditches, cross-culverts and driveway culverts within Town road rights-of-way are part of a wider ranging network of downstream open ditches and watercourses located on private land. In many instances, blockage and debris on private land impedes the flow of stormwater from highway improvements, causing localized flooding and related problems. The Town Highway Department has no authority to enter private land to remove such blockages or to compel private owners to remove such debris. A policy or program is needed to ensure that drainage ways on private lands can be cleaned when necessary to allow for the safe drainage and maintenance of Town Roads.

Multiple areas within the Village have poor drainage. Drainage would be improved with the installation of additional catch basins and storm sewers as identified on Map _____. In some instances, deteriorated roads and curbing contribute to the problem. The lack of adequate drainage in many areas of the Village is suspected to contribute to infiltration and inflow of groundwater into the Village sanitary sewer system. The Village has undertaken a policy of prioritizing stormwater management improvements in proximity to sanitary sewer manholes in addition to making direct improvements to the wastewater collection system in an effort to reduce inflow and infiltration.

Poorly Aligned Intersections - Two intersections in the Town have been identified as needing improvement due to poor alignment. Pilgrimport Road intersects York Settlement Road at a 45 degree angle. A similarly configured intersection is found, north of the Village of Sodus where Pulver Road intersects Mud Lane at an angle of 45 degrees or less. Realignment of the final northern segment of Pilgrimport Road and the southern segment of Pulver Road to permit intersections angle closer to 90 degrees would improve traffic safety.

Unpaved Town Roads - Unpaved Town roads are difficult to maintain and complicate snow removal under certain conditions, particularly early and late in the season. Higher maintenance costs result from the need for frequent grading and application of additional road material to eliminate potholes and maintain a travelable surface. Efforts have been made to gradually eliminate unpaved roads. Unfortunately, some of the roadways have not been well constructed resulting in accelerated deterioration of the asphalt road surfaces.

Main Street/Route 88 Intersection Congestion - The Route 88 / Main Street intersection within the Village of Sodus becomes congested, particularly in summer, with northbound motorist traveling to Lake Ontario. As the intersection is not controlled by a traffic signal, long queues of vehicles form along Route 88 awaiting an opportunity to

turn onto Main Street. It is not uncommon for trucks turning right to attempt to pass to the right of vehicles waiting for an opportunity to make a left-hand turn onto Main Street. Often the trucks go outside the right-of-way and across adjoining private properties. Village requests to NYSDOT to signalize the intersection or widen it to provide a turn lane have been denied. Village personnel have been known to voluntarily direct traffic at the intersection during times of extreme congestion.

Limited Public Transportation Routes and Schedules - Although WATS buses provide the Town and Village of Sodus with some of the highest levels of bus service in Wayne County, WATS bus service is not always fast or convenient. The limited bus schedules and circuitous routes frequently make traveling from one community to another a lengthy process. As no bus service is provided in the evenings or on weekends, residents who have no other means of transportation are unable to travel during these times. Notwithstanding the lengthy rides and limited schedules, WATS provides a much needed service to enable residents without other means of transportation to travel to other communities within Wayne County.

Route 104 Accidents – Route 104 carries a high volume of high speed motor vehicle traffic. According to NYS Department of Transportation traffic counts, more than 10,000 vehicles per day travel along the segment of Route 104 that transects the Village of Sodus. This segment of the highway is only two lanes wide, although left-turn lanes are provided at intersections. Although the posted speed limit is 55 mph along this segment of the highway, drivers frequently exceed the speed limit and frequently pass slower moving vehicles at inopportune times or at inappropriate locations. The result is that severe motor vehicle accidents are common occurrences in the Town of Sodus.

Village Sidewalks - Sidewalks within the Village are generally in poor condition. The poor condition of sidewalks may present a safety concern for pedestrians. Furthermore, poor sidewalks in the Village's business district may impede economic development.

Town Water Distribution System – Many areas of the Town are not provided with municipal water service. Residences in such areas must rely on private wells for their water supply. Unfortunately, many private wells produce poor quality water and/or inadequate amounts of water. Many householders who rely on private wells are eager for the Town to extend watermains to serve their neighborhoods. Unfortunately, most of the unserved areas have low-density development which makes it costly to extend water service to these areas. The Town Board has identified the extension of water service to unserved areas as a high priority and actively seeks grant funds and low-cost financing to reduce the costs to property owners. See For-

mation of Water Districts section in this chapter for a more detailed discussion.

A leak survey conducted in 1992 revealed that significant discrepancies existed between the aggregate amount of water individual water customers consumed in Water District Nos. 1 and 2 and the amount of water supplied to the two water districts by the Village. (See *Relevant Plans, Studies and Policies* section in this chapter). The discrepancies may be due to leakage and/or customer service meters that under register water usage. Such discrepancies result in lost water and sewer revenues.

Village Water System – Currently, there are two significant concerns with the Village’s water system. One involves the reservoirs, the other the supply well along Route 88. The Village’s two reservoirs are in advanced stages of deterioration attributable to their advanced ages and normal wear and tear. Recent inspections reveal that structures have large cracks in the concrete sidewalls through which tree roots have intruded. The structures have been discovered to be leaking which is problematic as the groundwater in the surrounding soils has the potential to enter the reservoirs and contaminate the drinking water when the level of water inside the reservoirs is below the level of the surrounding groundwater. The surface of the flat concrete covers is also spalling permitting surface water which ponds on top of the covers to intrude into the structures.

The Village has taken steps toward the construction of a larger reservoir to replace the two existing reservoirs. Construction drawings have been submitted to the NYS Department of Health and approval is pending. The Village has also applied for grant funds to assist with the cost of constructing the new storage facility. Construction is slated for 2006. Until the new reservoir can be constructed, the Village’s Water Department has implemented a policy to maintain the water stored in the reservoirs at high levels at all times to prevent the possibility of groundwater intrusion.

The State Sanitary Code requires drinking water supplied by wells and springs “under the influence of surface water” to be filtered. The NYSDOH has identified the Village wells as potentially being under the influence of surface water. The Village has undertaken a hydrogeological assessment in an effort to demonstrate that the well is not under the influence of surface water. If the Village is unsuccessful, the Village will be required to begin to filter the water or cease using the well a source of supply.

Sanitary Sewer System - The Village of Sodus WWTP is in good condition, but operates near capacity. The WWTP plant is authorized

to treat 0.383 mgpd and average flows are at this level. Due to this situation, requests to connect properties outside the Village to the collection system have been denied.

Increased flows in the spring, approximately two hours following significant rain events and higher overnight flows than would be anticipated all indicate the likelihood of significant inflow and infiltration of groundwater into the collection system. This is a significant concern, particularly given the lack of excess WWTP capacity.

Village personnel have examined much of the system via camera and have not located points of significant inflow and infiltration. Circumstances seem to indicate that much of the inflow and infiltration is generalized and not point specific. Infiltration through deteriorating infrastructure, particularly manholes, is thought to be a major factor. The Village has also identified stormwater drainage problems known to lead to ponding of stormwater in streets and in close proximity to sanitary sewer manholes. Areas of poor drainage are thought to be contributing to unnecessary inflow and infiltration to the Village of Sodus sanitary sewer system.

There are no direct connections in the Village between stormwater sewers and the sanitary sewer system. Although some basement sump pumps have been found to be connected to the sanitary sewers, such connections are prohibited and not thought to be a major contributor to inflow and infiltration. Village personnel notify owners of prohibited sump pump connections discovered when reading or servicing water meters.

Septic Systems within Village of Sodus – Despite the availability of sanitary sewer service throughout the Village, not all residential properties are connected. Such properties are either a long distance from the sanitary sewer or the topography prevents the flow of wastewater from the residences to the wastewater collection system. These properties continue to rely on private septic systems for sewage disposal.

Development of Beechwood State Park – Although the Town of Sodus provided municipal water service to Beechwood State Park, municipal sanitary sewer service is not available to the park. The NYS Office of Parks, Recreation and Historic Preservation (OPRHP) is preparing a master plan for the future development of the park, and depending on the development proposed, OPRHP may be interested in the provision of municipal sanitary sewer service to the park. As the Sodus Point WWTP is closest to the park and is currently operating well under its capacity, there may be potential to extend sanitary sewers to serve the State Park and residences in the Town located near the park. Topographical features

may make such a sanitary sewer extension difficult and cost prohibitive. In addition, limitations in the capacity of the Village of Sodus Point's main pump station may preclude the extension of sanitary sewer service unless the main pump station is upgraded to increase its capacity.

Street Lighting - Most street lights within the Village of Sodus are mounted on existing utility poles. The light fixtures and the utility poles detract from the appearance of the community, especially in the downtown business district.



Tools and Techniques

Capital Improvement Plan

A capital improvement plan (CIP) is a tool used to plan for the replacement and/or improvement of existing infrastructure and the construction of new infrastructure. A CIP identifies necessary and potential future capital projects over multi-year horizon, typically six years in New York State. In addition to identifying each project, schedules and tentative cost estimates are developed for each, and funding sources and potential funding sources such as State and federal grant programs are also identified.

Capital Reserve Fund

Capital Reserve Fund is accounting fund established and maintained for accumulating funds to pay for the construction of future capital projects. Each year, or as financial conditions permit, the municipal governing body appropriates funds which are held in the Capital Reserve Fund until needed.

Grant and Low-Interest Loan Programs

The State and federal governments make financial assistance available to municipal governments in the form of grants-in-aid and low interest loans to fund and/or finance capital improvement projects. Each grant and/or loan program has its own distinct eligibility requirements, application procedures, and funding/financing limits. Below are the more prominent types of grant and/or loan programs:

Small Cities Grant Program – Grants of up to \$400,000 (\$650,000 if a joint application) are available to municipalities. Eligible projects include all types of capital improvements. Applications are accepted annually and the program is competitive. The program is administered by the Governor's Office for Small Cities.

NYS Environmental Facilities Corporation Revolving Loan Program – The NYS Environmental Facilities Corporation (EFC) makes financing available for municipal water projects through the Drinking Water State Revolving Fund (DWSRF) and for municipal sanitary sewer projects through the Clean Water State Revolving Fund (CWSRF). Low- and no-interest loans are available through both programs depending on the income of the households benefiting from the project. Grants are also available under certain circumstances. Applications are accepted annually and municipalities must arrange for their projects to be listed on the agency's intended use plan before EFC will accept a financing application.

Rural Development Public Facilities Program – Rural Development (U.S. Department of Agriculture) makes low-interest loans available for water and sewer projects through its public facilities program. In some cases a combination grant and low-interest loan are available depending on the income of the households benefiting from the project and the cost of the project. Applications are accepted annually



Formation of Water Districts

The manner in which towns in New York State provide water service is regulated by New York State Town Law. The Town Law precludes a town from using funds collected town-wide to provide water service in the same manner that a town uses such funds to improve or maintain highways. Instead, towns are required to first form special districts for the purposes of constructing, operating and maintaining water service improvements.

Special districts must include all properties benefited by a particular improvement (such as a watermain). The owners of benefited properties within the district are either taxed annually, usually in proportion to the value of their property (ad valorem tax), or charged a benefit fee. The funds collected from the special district are used to pay for improvements and to operate and maintain the water system. Sometimes the cost of operation and maintenance is assessed on a per parcel, per building or other basis rather than on an ad valorem basis. Sometimes the cost of operation and maintenance is included in water usage charges. But the funds used by towns to build, operate and maintain water systems must always come from the owners of the benefited properties within the water district. Towns may never take monies collected town-wide to use to support the water system unless the water district is a town-wide special district.

It is often difficult to provide water in sparsely populated areas with relatively little development. In such areas, the cost to an individual property owner becomes prohibitively expensive. This is a result of having too few neighboring residents and developed properties with which to share the cost. Instead, the cost is borne by a relatively few property owners. NYS has recognized the difficulty of providing water service in sparsely populated areas and has taken steps to ensure that districts are not formed where the cost per property is too high. Currently (2005), the formation of special districts in which the annual cost for a typical single family residence would be greater than \$575 per year, must undergo a lengthy review and approval process by the State Comptroller. Frequently approval to create such water districts is denied.

The following illustrates the difficulty in a community like Sodus. Approximately 580,000 linear feet of road in the Town (outside either Village) is not within a water district. A rough rule of thumb to estimate the cost of an 8" water main is \$35 per linear foot. This amount includes construction, financing, design and all other related expenses, but not the potential cost of additional pumps, storage tanks, etc. Assuming for this example that no additional pumps or storage tanks are required, the approximate cost to install watermains along every road would be over \$20 million. The annual debt service to support such a project would be over \$1.18 million (at 5% per annum for 40 years). The total assessed valuation of lands not now within a water district is about \$145 million. In this scenario, the debt service alone would cost each owner of a property worth \$75,000 \$612 per year. An owner of a property worth \$100,000 would pay \$816 per year for debt service alone. Additional costs for operation and maintenance and for water consumption would also have to be borne by these owners and would have to be added to the above amounts. Adding the operation and maintenance costs and consumption fees would likely annual households costs between \$860 and \$1,100 which would unlikely be approved by the State Comptroller.

Another option available to the Town would be the creation of a town-wide water district. If a town-wide water district were formed, all property owners in the Town outside the villages would be required to pay for the cost of constructing watermains in areas not currently served. The formation of a town-wide water district, however, requires the approval of property owners throughout the Town. Half of the Town's population currently receives water service. These people have been and continue to pay for the debt service associated with the construction of the water system improvements that serve them. They are very unlikely to be willing to pay more in order to extend water service to areas not currently served.

Relevant Plans, Studies and Policies

Phase II Stormwater Management Regulations - Although development within the region has been modest, interest in new residential development is now apparent. Three residential subdivisions have recently been either begun or proposed, all within or adjacent to the Village of Sodus Point. Under recently promulgated Phase II Stormwater Management Regulations, such developments now typically require development of stormwater management basins or ponds to improve water quality and attenuate peak flows. Although towns with more extensive development have begun considering how to best provide for the maintenance of such facilities, the developments proposed in Sodus are modest enough that maintenance through a Homeowners Association or other common form of ownership is reasonable provided suitable access easements in the municipalities favor can be set aside at the time of subdivision.

Street Reconstruction / Road Paving Policies – Since approximately 1997, the Village of Sodus has been following a program of reconstructing streets including curbing and drainage improvements. Existing watermains remain in place and are not replaced as part of this program. Streets reconstructed in this program include Main, Belden Avenue, Danford Street, School Street, High Street and Carlton Street. Maple Avenue is anticipated to be undertaken next in this program.

Of the total Highway Department budget, which includes appropriations for new equipment, building maintenance and snow removal 32 percent has been set aside for street reconstruction including drainage and 4 percent has been set aside for additional drainage improvements.

Town Roads are in fair condition. Approximately 4 to 6 miles of existing paved town roads are totally reconstructed and/or resurfaced every year. In recent years, the Town has followed a policy of paving a dirt road per year, generally requiring the installation of a mile or more of new pavement annually. If continued, this program will eliminate unpaved town roads in Sodus within five years or so.

Village Sidewalk Replacement Policy - A program has been initiated to annually replace segments of sidewalk within the Village. The 2005 Highway Budget appropriated funds for the replacement of approximately 1,500 linear feet of sidewalk within the Village.

Town Water System Leak Detection Survey - A leak detection survey conducted by the Town of Sodus in 1992 revealed that the aggregate consumption of water registered by the meters of individual customers in Water District No. 1 was 30% less than the amount of water supplied to the district recorded by the master meter. Unaccounted for losses and/or consumption in excess of 15% are generally suspect and grounds for further investigation. The loss of water can be attributed to customer meters under registering and/or not registering water consumption and/or to leakage. The discrepancy found in Water District No. 2 was 12%. Such losses are not necessarily indicative of significant leaks within a system and can also indicate that a significant number of meters are registering low or not at all.

Recommended Actions

Stormwater Drainage Infrastructure

1. Establish drainage districts, either localized or town-wide, as appropriate and when feasible, to permit the maintenance of ditches and waterways on private lands in order to reduce or prevent flooding of public roadways and facilities.
2. Continue the program of installing additional catch basins and storm sewers, and explore alternatives for additional funding to accelerate the program. Give priority to correcting stormwater drainage problems that contribute to the infiltration of stormwater into the wastewater collection system.

Transportation Infrastructure

3. Develop a budget and schedule for realignment of the York Settlement Road/Pilgrimport Road and Pulver Road/Mud Lane intersections.
4. Continue the policy of gradually eliminating the remaining unpaved town roads by paving one to two miles annually.
5. Evaluate the cost effectiveness of the current policy of reconstructing and/or repaving 4 to 6 miles of town roads annually versus the cost effectiveness of undertaking improved road maintenance to prolong the life of the roadways.
6. Continue to document the poor and dangerous conditions at the Route 88 / Main Street intersection and lobby NYS DOT for improvements such a signalization and installation of a turn lane on Route 88 to resolve the situation.
7. Continue the program of rebuilding Village streets.
8. Continue the program of sidewalk replacement and explore the availability of additional funding which would permit acceleration of the program.

Municipal Water Infrastructure

9. Extend watermains to areas of the Town not currently served when cost effective to do so and pursue grant funds and low-interest loans to help to reduce the cost to property owners.
10. Undertake a water-loss study, particularly for District No. 1, to determine the underlying cause of the apparent water loss and resolve whether leaks remain to be repaired or whether the system would benefit from implementation of a meter replacement program. Implement a meter replacement program as warranted.
11. Construct a new water reservoir to replace the Village's existing deteriorated reservoirs.

Municipal Sanitary Sewer Infrastructure

12. Continue investigation of sanitary sewer inflow and infiltration to determine more specifically the locations and causes of infiltration and then take corrective action giving priority to the situations that contribute the most inflow and infiltration.
13. Continue enforcing the prohibition of sump pump connections to the sanitary sewer system.
14. Continue making repairs and upgrades to sanitary sewer collection system.
15. Continue to prioritize stormwater drainage improvements most likely to reduce sanitary sewer inflow and infiltration.
16. Rehabilitate the Village's wastewater treatment plant (WWTP) to increase its capacity to treat larger volumes of wastewater.
17. Define areas within the Town appropriate for municipal sanitary sewer service and identify potential sewer routes. Explore the possibility of entering into intermunicipal agreements with the Villages of Sodus and Sodus Point to connect to their sanitary sewer systems.

Street Lighting

18. Explore opportunities to strategically replace the lights having the greatest impact upon the visual appearance within the Village with lower and more attractive fixtures to support enhanced economic activity.

Community Facilities and Services



GOALS:

- A. Provide high-quality municipal services in a cost-efficient and effective manner.**
- B. Enhance the access of Sodus residents to cultural resources in the community.**



Residents Survey Highlights

Town respondents queried about their satisfaction with various municipal services indicated the following:

Police Service—31.7% were very satisfied and 38.4.0% were somewhat satisfied.

8.5% were very dissatisfied and 10.6% were somewhat dissatisfied.

Fire Protection—64.7% were very satisfied and 24.4% were somewhat satisfied..

Less than 3% expressed any dissatisfaction.

Ambulance Service—37.4% were very satisfied and 30.0% somewhat dissatisfied.

6.7% were very dissatisfied and 14.1% were somewhat dissatisfied.

Existing Conditions

MUNICIPAL FACILITIES AND SERVICES

Municipal Offices - Town and Village offices are collocated in the Sodus Municipal Building at 14-16 Mill Street in the Village of Sodus. The Village owns the two-story building, constructed in the mid 1970s and leases space to the Town. The offices of the Town Supervisor, Town Clerk, Town Code Enforcement Officer, Town Assessor, and Town Receiver of Taxes as well as the Village Mayor and Village Clerk-Treasurer are located on the top floor. The bottom floor of the building houses the Town Court and the Village Police Department. The Sodus Fire Department also occupies space on both floors; fire apparatus is housed on the top floor and a firemen's meeting room is located on the bottom floor. The location of the Sodus municipal building and the other community facilities described in this chapter are depicted on Map 27: Community Facilities in Village of Sodus and Map 28: Community Facilities in Town of Sodus

Although the Town and Village are separate municipalities with distinct responsibilities, some governmental functions are performed by the Town on behalf of the Village. The Town Assessor is responsible for assessing all properties in the Town including properties in the Villages of Sodus and Sodus Point and for maintaining the tax rolls for each municipality. The Receiver of Taxes collects taxes for the Town of Sodus and Wayne County as well as for the Villages of Sodus and Sodus Point. In addition to enforcing zoning and building codes in the Town, the Town's Code Enforcement Officer Zoning also enforces the codes in the Villages through contractual agreements the Villages have with the Town.

PUBLIC SAFETY

Police Service

Police service in the Village of Sodus is provided principally by the Village's police department. The police department is comprised of a full-time Police Chief and four part-time Police Officers including the Police Clerk who is also a sworn police officer. Police coverage is provided for approximately 100 hours per week. Coverage varies from day to day and week to week to avoid establishing a pattern.

At times when no Village police officers are on duty, the Wayne County Sheriff's Department and the New York State Police provide police services in the Village. The Wayne County Sheriff's Department has use of a furnished office with telephone service within the Sodus Police Department headquarters. The Wayne County Sheriff's Department also maintains a substation within the Village of Sodus

Point.

The Sodus Police Department headquarters is open for walk-in business only when the Police Clerk is on duty. As the Police Clerk's work hours vary, the hours the Police Department headquarters is open to the public also varies. The building contains no holding cell; arrestees are transported to the Wayne County jail for holding and processing.

Police service in the Town of Sodus outside the Village is provided by the Wayne County Sheriff's Department and the New York State Police. The State Police who patrol the Town of Sodus are stationed at the State Police Barracks along Route 104 a few miles west of the Town of Sodus in the Town of Williamson.

Centralized dispatching for all three police agencies is provided by the Wayne County 911 Emergency Communications Department. The "closest car" policy is used for dispatching Sheriff's deputies and state police to calls for service in order to maximize the efficient use of police personnel and resources and to minimize response time.

Fire and Ambulance Service

Five fire departments provide fire protection in the Town of Sodus. These include the Alton, Sodus, Sodus Center, Sodus Point and Wallington Fire Departments. The fire service areas within the Town of Sodus are depicted in Map 29: Fire Service Areas.

In addition to fire protection, the Alton, Sodus Center, and Sodus Point Fire Departments provide basic-life-support (BLS) ambulance service. The Sodus and Wallington Fire Departments provide no ambulance service. The Sodus Town Ambulance Corps, an entity separate from the fire departments, provides advance-life-support (ALS) ambulance service in the Town. The emergency medical service (EMS) service areas are depicted on Map 30: Ambulance Service Areas.

Fire and ambulance dispatching centralized in Wayne County and is performed by the Wayne County 911 Office. Each of the fire departments and ambulance squads have mutual aid agreements with the others. In some cases at certain times of the day, two or more departments may be dispatched simultaneously to ensure a timely response.

The Sodus and the Sodus Point Fire Departments are operated and funded by the Villages of Sodus and Sodus Point respectively. The Villages own the fire halls and purchase and own the fire apparatus and equipment. The Villages contract with the Sodus and Sodus



Residents Survey Highlights

Village respondents queried about their satisfaction with various municipal services indicated the following:

Police Service—31.9% were very satisfied and 41.0% were somewhat satisfied.

10.0% were very dissatisfied and 15.7% somewhat dissatisfied.

Fire Protection—72.8% were very satisfied and 22.3% were somewhat satisfied.

Less than 2% expressed any dissatisfaction.

Ambulance Service—49.6% were very satisfied and 28.6% somewhat dissatisfied.

4.5% were very dissatisfied and 11.2% were somewhat dissatisfied.

Point Fire Companies which are membership organizations comprised of volunteers who serve as firefighters and, in some cases as EMT's who operate the equipment and actually provide the services. The Town of Sodus, in turn and for a fee, contacts with the Villages to provide fire and ambulance services in portions of the Town outside the Villages.

The Alton, Sodus Center and Wallington Fire Departments are each comprised of two separate entities, i.e., (1) a Fire Protection District and (2) a fire company. The Fire Protection District is a quasi-local government entity with an elected Board of Fire Commissioners with the authority to levy property taxes to raise funds to pay for the operation of a fire department. The Board of Fire Commissions contracts with fire companies which provide the volunteer firefighters and EMT's. The Town contacts with the Fire Protection Districts, for a fee, to provide fire and ambulance service. Each fire department and ambulance squad is described in greater detail below.

Sodus Volunteer Fire Department – The fire hall is located in the Sodus Municipal Building at 14-16 Mill Street in the Village. The fire apparatus are housed on the upper level of the building which contains five truck bays and the Fire Chief's office. The Sodus Fire Department's apparatus includes two fire engine pumper trucks, a tanker truck, a rescue truck, a brush-fire truck and a utility truck. A large meeting room is located on the lower floor and is used for training and fire company social events. Although the Village provides most of the funds for the operation of the fire department, the Sodus Fire Company raises and contributes funds toward the operation of the fire department. The Sodus Fire Company currently has approximately 30 active members.

Although the Sodus Fire Department does not provide ambulance service, it works closely with the Sodus Town Ambulance Corps when responding to calls for service that require both a fire department and ambulance response.

Sodus Center Fire Department—The Sodus Center fire hall is located on Main Street in the Hamlet of Sodus Center. The fire hall was constructed in 1970 with two additions constructed since that time. Plans have been made for the construction of a pavilion at the site also. The building contains a combination meeting/training room, a dining hall and kitchen, and office and storage space as well as four truck bays. The Department's apparatus is comprised of a pumper truck, a tanker truck, an aerial truck, a brushfire truck and an ambulance.

The Sodus Center Fire Department has 25 active members. Five of the members serve as emergency medical technicians (EMT) only. A

few of the fire fighters are also cross-trained as EMT's.

Alton Volunteer Fire Department – The Alton fire hall is located in the Hamlet of Alton. The fire hall contains a meeting room, an office for the fire chief, a kitchenette and six truck bays. The Department's apparatus includes: two fire engine pumper trucks, a combination pumper-tanker truck, a brush-fire truck, a rescue truck, an ambulance, and a rescue boat. The rescue boat is a new addition and the Department intends to begin to provide rescue and recovery services on Sodus Bay. The Alton Fire Company currently has approximately 33 active members.

Wallington Volunteer Fire Department – The Wallington fire hall is located on Ridge Road in the Hamlet of Wallington. The fire hall contains a large meeting room, a training room, kitchen, office space and four garage bays that house two fire engine pumper trucks, a combination tanker-pumper truck and a rescue truck. The fire hall was constructed in the mid 1970s and a small addition was constructed in 2004 to accommodate longer fire trucks. The Wallington Fire Company is comprised of approximately 50 active members.

Sodus Point Fire Department – The Sodus Point fire hall is located at 8365 Bay Street in the Village of Sodus Point. The fire hall was constructed in the mid 1950s with a couple of additions constructed more recently. The fire hall contains meeting rooms, office and storage space and a fully equipped kitchen. The building contains seven truck bays that house: a fire engine pumper truck, a combination pumper-tanker truck, a rescue truck, a military surplus amphibious vehicle equipped with a 750 GPM pump and a smaller boat equipped with a 385 GPM pump. The amphibious vehicle and rescue boat are used on Lake Ontario for boat fires and for rescue and recovery operations. The fire company has approximately 30 active members.

Sodus Town Ambulance Corps – The building that serves as the Ambulance Corps headquarters is located on Ridge Road a short distance east of the Village of Sodus and originally was used for an auto parts store. In addition to the two garage bays that house two ambulances, the building contains a large training room, a lounge, a kitchen, and two offices. The Town of Sodus owns the building and the ambulances, but the Ambulance Corps owns the furniture and the equipment carried on the ambulances. The Sodus Town Ambulance Corps. has approximately 30 active members.

Sodus Town Ambulance Corps is the only EMS entity that provides advance life support (ALS) ambulance service within the Town of

Sodus. Although the Sodus Town Ambulance Corps' primary service area encompasses the western third of the Town, the Ambulance Corps provides backup ambulance service to the fire department providing ambulance service in the remainder of the Town when ALS level ambulance service is needed.

The Ambulance Corps is funded by the Town of Sodus. In October 2004, the Ambulance Corps implemented third-party billing for services which should greatly reduce the financial contributions needed from the Town.

Northeast Wayne Advanced Life Support –Northeast Wayne Advanced Life Support (NE Wayne ALS) is a volunteer organization that serves the northeast quadrant of Wayne County. The agency is separate from the Sodus Town Ambulance Corps and the Wayne County Advanced Life Support agency. NE Wayne ALS is comprised of only three members all with paramedic certification. Due to the small number of members, the agency provides coverage for only one shift per week. The agency operates one “fly” car, but no ambulance. The fly car is housed in the same building which in which Sodus Town Ambulance Corps, is headquartered. The agency raises its own funds through donations and third-party billing.

Wayne County Advanced Life Support Service – Wayne County ALS is an emergency medical service agency operated by Wayne County. The agency operates two fly cars, but no ambulance. One fly car is located in North Rose; the other in Marion. Wayne County ALS provides service Monday through Friday between 6:00 a.m. and 6:00 p.m. utilizing paid paramedics. Limited service is offered outside these times with volunteers when available.

Sodus Emergency Council Association – The Sodus Emergency Council Association was formed circa 1980 by the fire departments that serve portions of the Town of Sodus and the Sodus Town Ambulance Corps. The Association was formed to improve communication, coordination and cooperation among the participating agencies. The Sodus Town Supervisor and the Wayne and County Fire Coordinator and Emergency Management Coordinator also participate in the monthly meetings. The members discuss topics of mutual interest and concern as well as plan for joint fire prevention programs and training drills.

TOWN COURT

The Town courtroom and court offices are located on the lower level of the Sodus Municipal Building. The Town Court is comprised of two part-time Town Justices and a part-time Court Clerk who provide court services. Town Court sessions are held on Wednes-

day evenings. The Town Court's jurisdiction includes the Village of Sodus as a separate village court is not provided.

TOWN HIGHWAY DEPARTMENT

The Town Highway Department is headquartered on Rotterdam Road in the Village of Sodus. The site contains two pole barns and a salt barn. A portion of the large pole barn consist of the original highway barn constructed in 1940. In the early 1970s, a portion of the original barn was razed and a new addition constructed. Another smaller pole barn was also constructed on the site at that time.

The larger pole barn which is heated contains the mechanics shop is also used for storing the department's trucks. Part of the smaller pole barn is used for Highway Department storage and part serves as the headquarters for the Town's Water Department. The portion used for the Water Department headquarters is heated. Both buildings are in good condition except for the concrete floors and drains in the larger pole barn which are being replaced. The salt barn was rehabilitated in 2003 with the installation of a new roof and the renailing of its wooden structure to extend the life of the building.

A third Highway Department building is located on Van Syck Road at the site of the former Town landfill. The concrete block building is unheated and is used exclusively for storage. The Town ceased using the landfill in the early to mid 1980s. The landfill was closed in accord with NYS Department of Environmental Conservation regulations in the early 1990s. Monitoring wells were installed at the time of the closure and the Town continues to monitor the quality of the groundwater.

The Town Highway Department is responsible for maintaining, repairing and reconstructing Town roads and for maintaining roadside drainage ditches and culverts. During the winter months, the Highway Department has responsibility to plow, salt and sand Town roads, and through an intermunicipal agreement, County roads. Bridge maintenance, repair and replacement are the responsibility of the Wayne County Highway Department.

The Sodus Highway Department is party to the Wayne County highway department intermunicipal agreement. Under this intermunicipal agreement, each Town highway department and the Wayne County Highway Department agree to assist each other as necessary by providing equipment and manpower to the others at no charge. Each municipality that receives assistance is responsible for indemnifying the municipalities that provide the assistance against liability claims.

VILLAGE STREETS AND WATER DISTRIBUTION DEPARTMENTS

The Village's Streets Department is headquartered on Gaylord Street in the Village. The site contains four structures which include: the main barn (steel construction), a slightly smaller pole barn, a small, old wood frame building and a salt storage building. The main barn was constructed circa 1960, the pole barn and salt building were constructed in the mid 1980s and the small, wood frame building is of substantially older construction. All the buildings are in reasonably good condition, except for the older wood frame structure which may be razed in the near future.

The main barn, which is heated, contains the Streets Department and Water Distribution Department offices, and is also used for the storage of the Village's trucks and other motorized equipment. The pole barn is used for storing other Streets and Water Distribution Department equipment as well as police cars. Although the older, wood frame building is used for storage the contents are comprised of obsolete parts and scrap.

The Streets Department is responsible for maintaining, repairing approximately seven miles of Village streets and for snow removal from Village streets and sidewalks. Property owners, however, are responsible for repairing and replacing the sidewalks. Cleaning and repairing storm sewers, sanitary sewers and watermains is another responsibility of the Department working in conjunction with the Water Distribution Department.

The Streets Department has an established equipment replacement schedule. Vehicles are replaced every 8 to 12 years, depending on the type of vehicle.

MUNICIPAL UTILITIES

Municipal Water Service – The Village of Sodus owns and operates a water filtration plant. The plant is located along Maple Road Extension a short distance north of Lake Road. The Village's water pumping station located along the shore of Lake Ontario at the northern end of Maple Road Extension draws water from Lake Ontario. The Village provides municipal water service throughout the Village.

The Town of Sodus provides water service in portions of the Town with water it purchases from the Village. Property owners in areas of the Town not provided with municipal water service must rely on private wells for their water supply. More detailed information about the Village's and Town's water infrastructure and water services is provided in the Transportation and Infrastructure chapter.

Municipal Sanitary Sewer Service – The Village’s wastewater treatment plant is located Mud Lane north a short distance north of the Village. The Village contracts with Severn Trent Environmental Services, a private company, to operate the plant. Although municipal sanitary sewer service is provided throughout the Village, some properties have not tied into the sewer and continue to utilize private septic systems. More detailed information about the Village’s sanitary sewage collection system and wastewater treatment plant is provided in the Transportation and Infrastructure chapter.

Property owners in the Town outside the Village must rely exclusively on private- on-site septic systems. No municipal sanitary sewer service is provided anywhere outside the Village.

CULTURAL AND EDUCATIONAL FACILITIES AND SERVICES

Sodus Free Library – The library is located at 17 Maple Street in the Village of Sodus. The library is organized as a not-for-profit corporation with a board of trustees that governs its operation. The library has a paid staff and is open seven days a week year round except for holidays.

In addition to its books and periodicals, the library boasts a collection of audio books, audio cassettes, videos, compact discs (CD’s), digital video discs (DVD’s). As the Sodus Free Library is a member of the Pioneer Library System, a consortium of libraries in Ontario, Livingston, Wayne and Wyoming Counties, materials contained in the collection of the other member libraries is accessible to Sodus residents through the interlibrary loan program.

The Sodus Free Library also has personal computers, photocopies and facsimile machines that are made available to patrons. The personal computers may be used for word processing and spreadsheet applications as well as for accessing the Internet at no charge. Small fees are charged for making photocopies and transmitting or receiving facsimile transmissions to cover costs. The Sodus Free Library also sponsors several programs. The programs include a weekly story hour for children, a “book-sandwiched in” program in the spring and fall during the lunch hour, a children’s summer reading program, and Internet classes .

In 2003, the Sodus Free Library distinguished itself by being ranked third out of 1,587 public libraries that serve communities with populations between 1,000 and 2,500. The rating was conducted by Henen’s American Public Library Rating Service.

Sodus Central School District – The Sodus Central School District is the public school system that serves nearly the entire Town of Sodus and a very small portion of the Town of Arcadia. The School District operates five schools all of which are in or adjacent to the Village of Sodus. The Sodus primary elementary school is located on Route 88 immediately south of the Village. The intermediate elementary school, the middle school and the high school are collocated between Mill Street Extension and Robinson Road in buildings that share a common foyer. In door and outdoor athletic facilities are also this location.

The School District finished a \$29 million capital project in 2004 which included the construction of a swimming pool, a new gymnasium and additional classrooms at the high school and bus fueling facility. A proposal by the School District to constructed a new bus garage/maintenance shop, a building to house Board of Cooperative Education Services (BOCES) classes and an all-weather track was defeated in the late 1990s through a voter referendum. Apart from the bus garage/maintenance shop, the School District building facilities are in good condition and meet current and projected needs. The School District's annual operating budget exceeds \$16 million.

The Sodus Central School District student enrollment has steadily declined during the past few years. A total of 1,417 students were enrolled at the beginning of the 2004-2005 academic year, down from the 1,602 students enrolled in the fall of 2000. School District officials anticipate enrollment will remain relatively steady during the next few years.

OTHER GOVERNMENTAL FACILITIES

Although portions of the Town of Sodus falls within five U.S. Post Service zip code delivery areas, there are just three post offices physically located within the Town. The Sodus Post Office is located on Main Street in the Village of Sodus. The Alton Post office is located on Ridge Road in the Hamlet of Alton. The Sodus Point Post Office is located on Bay Street in the Village Sodus Point. All three Post Offices provide window and postal box service. Only the Sodus and Sodus Point Post Offices provide delivery service.

Issues and Opportunities

The following issues and opportunities relating to community services and facilities have been identified:

HIGHWAY DEPARTMENT/STREET DEPARTMENT ISSUES

Salt Storage Building Limitations - The Town's salt storage building does not have sufficient capacity to hold the volume of salt the Highway Department needs to be able to store. Excess salt is stored outdoors which is not an acceptable practice. Exposure to rain and snow dissolves the salt resulting in loss of the material as well as environmental degradation. The Town has explored the possibility of constructing a new salt storage building on an undeveloped portion of the same parcel, but has discovered it is within a wetland. Due to the shape of the parcel and the location of existing buildings, the only apparent solution identified, to date, requires the demolition of the existing salt storage building and the construction of a new storage facility along the length of the side of the Highway Department pole barn.

Replacement of Town Highway Equipment - Until recently, the Town Highway Department has had no equipment replacement schedule to plan for the periodic replacement of worn out highway equipment. Much of the Town's highway equipment is nearly 30 years old and has out lived its useful life. Old equipment is often unreliable and subject to frequent failure and breakdowns. Repairing worn out equipment is often expensive and not cost effective as repairs do not necessarily extend the life of the equipment nor increase its reliability.

PUBLIC SAFETY AND EMERGENCY SERVICES ISSUES AND OPPORTUNITIES

Loitering in Downtown Sodus - Loitering in the downtown business district of the Village of Sodus especially by youth is viewed as problematic. Many residents who responded to the Sodus Comprehensive Plan community survey cited loitering in the downtown as a major concern. (See survey results elsewhere in this chapter.)

The extent to which loitering contributes to crime is not easily determined. Loitering, especially by boisterous and/or ill mannered adolescent boys and young men contributes appreciably to a perception that downtown Sodus is unsafe. Such a perception may and probably deter some residents, especially women and older persons who may feel more vulnerable, from going into the downtown business district out of fear of being victimized by loiterers.

Three factors contribute to loitering in downtown Sodus. One factor is the presence of residential apartments above the storefronts. As the apartments in downtown Sodus lack yards, residents have little option but to loiter at street level in front of the stores if they want to be outdoors during times of fair weather. As long as rental apartments are available in downtown Sodus loitering is apt to continue to be problematic. A second factor is a lack of parental supervision. Although many parents closely supervise their children and prohibit them to loiter, other parents provide little if any supervision. Unsupervised adolescents are prone to loitering and causing trouble or getting involved in unlawful activities. A third factor is the lack of a youth center or similar type of facility where adolescents can go to recreate and socialize with other adolescents.

Difficulty Responding to Fire and Ambulance Calls – Some of the fire departments and ambulance squads have difficulty, from time to time, responding to fire and ambulance calls. The difficulty stems from limited numbers of active members.

During the past couple of decades, training requirements for fire fighters and especially for emergency medical technicians have become much more stringent. The amount of time and effort required for training has become onerous and the attrition rate has accelerated. Fire departments are finding it increasingly more difficult to retain and recruit new members. Exacerbating the problem is the large proportion of volunteers who work out of and, therefore, unavailable to respond to fire or ambulance calls when at work.

Mutual aid agreements have been used to lessen the severity of the problem. Under such agreements, the participating fire departments and/or ambulance squads are simultaneously dispatched when a call for service is received in one or another's service area. This pooling of volunteer personnel that results through mutual aid has improved the ability and rate of response, but has not entirely eliminated the problem. In view of this difficulty, some consolidation of the fire departments and ambulance squads may be appropriate.

Sodus Emergency Council Association – The formation of the Sodus Emergency Council Association in the early 1980s has improved the interagency communication, coordination and cooperation. The result has been a sharing of duties such as joint fire prevention programs and the automatic mutual aid agreements, sharing of some equipment, and periodic joint training. The existence and successful history of the Sodus Emergency Council Association provides solid groundwork for continued efforts to identify and implement joint measures that will increase the efficiency and cost effectiveness of the fire departments and ambulance squads.

Closure of Myers Community Hospital - The closure of Myers Community Hospital in 2003 has adversely affected healthcare and ambulance service in the Sodus community. Prior to 2003, most ambulance transports were to Myers Community Hospital which provided emergency room services. Due to the convenient location of the hospital, ambulance transport times were of short duration. Now the closest hospital is the Newark Hospital in the Village of Newark. The next closest hospitals are the Clifton Springs Hospital in the Village of Clifton Springs (Ontario County) and Rochester General Hospital in the City of Rochester. Ambulance transports now take substantially more time to complete; 1 to 1-1/2 hours if the transport is to Newark Hospital and 2-1/2 to 3 hours if the transport is to Clifton Springs Hospital or to Rochester General.

The increased transport time results in ambulances being out of service and unavailable to respond to other ambulance calls for longer periods of time. The longer transport times place an additional burden on the volunteers who have limited time available for volunteer duties.

Availability of Water for Fire Fighting— The lack of municipal water service in some areas of the Town constrains the ability of the fire departments that serve these areas to extinguish fires. Water for fighting fires in areas without municipal water must be transported to the scene by fire engines and tanker trucks. Setting up relays to transport the water requires considerable time and reduces fire department effectiveness.

Even in some areas that have municipal water service, the fire flows are less than optimal. This is due principally to the fact that

Parking Issues Involving the Sodus Fire Department - Many members of the Sodus Fire Department prefer to park on Mill Street near the fire hall garage bays when responding to fire calls even though a large municipal off-street parking lot behind the Sodus Municipal Building is available. This practice annoys Mill Street merchants who prefer to keep the parking spaces available for customer parking. It appears the reason fire fighters prefer to park on Mill Street is to reduce their response time.



Residents Survey Highlights

Respondents were queried about whether agreed or disagreed with the Town and Village considering a merger of the two municipalities. The follow summarizes the responses

Among Town respondents:

- 30.1% strongly agreed and 29.2% somewhat agreed.
- 12.2% strongly disagreed and 7.6% somewhat agreed.
- 20.9% expressed no opinion for or against the concept.

Among Village respondents:

- 41.0% strongly agreed and 27.3% somewhat agreed
- 10.6% strongly disagreed and 7.5% somewhat disagreed.
- 13.7% expressed no opinion for or against the concept.

Tools and Techniques

INTERMUNICIPAL COOPERATION

New York State law enables municipal governments to work together through intermunicipal agreements to take advantage of economies of scale, to reduce or eliminate duplication and to utilize surplus facilities. There are two forms of intermunicipal agreements, i.e., a service agreement and a joint agreement. Under a service agreement, one municipality agrees to provide services to another municipality. Under a joint agreement the municipalities share the responsibility for providing a particular service or for constructing and operating a facility. Intermunicipal agreements enable municipalities to more efficiently provide services or operate facilities without an actual consolidation of the two municipalities.

MUNICIPAL CONSOLIDATION

A towns and village have the ability to consolidate into a single municipal entity. A merger essentially involves the dissolution of the village. Although on the surface, a consolidation may appear advantageous, there are some disadvantages. For example the amount of federal and State aid the town would receive after the consolidation occurred would be less than the sum of the aid the town and village were receiving prior to consolidation.

Consolidation does not spread the cost of paying off village debt or funding village services town-wide. The properties located in former village are still responsible for the debt liability of the dissolved village; taxes to payoff the village's debt many be levied only against the properties that were within the former village. When a village dissolves, the town must continue to provide the services the village was providing to the residents within the former village. The taxes to fund such "village" services are levied only on the properties in the area encompassed by the former village.

Municipal consolidation is a complex undertaking that necessitates a through analysis. The advantages and disadvantages need be identified as do the impacts on residents and properties owners.

JOINT PURCHASING

Joint purchasing offers potential savings from discounted prices most vendors offer for volume purchases. Municipalities, school districts, fire departments and ambulance squads can realize substantial savings by working together to coordinate their purchases.

MEASURES TO REDUCE LOITERING AND JUVENILE DELINQUENCY PROBLEMS

Curfew – The Sodus Village Board enacted a local law in November 2004 to establish a curfew in an effort to reduce the problems and concerns caused by youth loitering in the Village. The curfew applies to minors (under age 18) and prohibits them from loitering on public and private property after 10:00 p.m. Sunday through Thursday and after 11:00 p.m. on Friday and Saturday evenings. The local law contains exemptions for minors who are accompanied by an adult or who attending or participating in an event or activity sponsored by a school, community, religious or cultural organization. Youth with jobs are also exempted during work hours when traveling to and from their jobs.

The effectiveness of this measure has not yet been determined. Curfew regulations are frequently challenged in court on the basis of their constitutionality and are often overturned by the courts. As the curfew regulations apply only to minors, it will have no impact on adult loitering.



Recommended Actions

TOWN AND VILLAGE MUNICIPAL SERVICES

1. Establish and maintain a Town Highway Department equipment replacement schedule and continue maintaining the Village Streets Department equipment replacement schedule.
2. Pursue increased intermunicipal cooperation between and among the Town and Village of Sodus and the Sodus Central School District. Opportunities for increased cooperation include:
 - a. The consolidation of the Village Street Department with the Town Highway Department whereby the Town Highway Department assumes responsibility for maintaining and plowing Village Streets through an intermunicipal service agreement.
 - b. The joint development and maintenance of a maintenance garage by the Town and Village of Sodus and the Sodus Central School District
 - c. Joint purchasing of equipment, supplies and materials.
3. Construct a new and larger Town Highway salt storage facility, as funding permits.
4. Continue to maintain in good condition the cemeteries for which the Town is responsible.

EMERGENCY SERVICES

5. Encourage residents to join and volunteer their time and labor to the various fire departments and the ambulance / fly car squads that serve the Town and Village.
6. Encourage fire departments and ambulance squads to jointly purchase fire apparatus, ambulances, and other equipment in order to obtain volume pricing discounts.
7. Encourage increased sharing of equipment among the fire departments and ambulance squads that serve Sodus to reduce the duplicate purchases of equipment.
8. Encourage the consolidation of fire departments and ambulance squads.

Parks and Recreation



GOALS:

- A. Provide a broad array of high-quality recreational opportunities year round for Sodus residents of all ages and interests.**
- B. Provide a network of multi-use recreational trails within the Town of Sodus.**

Existing Recreational Facilities and Programs

Myers Memorial Park – This Village park is located on the southwest corner of the intersection of Main and Gaylord Streets adjoining the municipal parking lot. The park, developed in 2000, is a small passive park with park benches, decorative street lights and flower beds. The park is named after Myers Community Hospital. The original hospital stood on the lot.

Lighthouse Park – This Town park is located on Sodus Bay in the Village of Sodus Point. The park contains picnic tables and a historic lighthouse with a museum operated by the Sodus Bay Historical Society. The Historical Society also sponsors “Sundays in the Park” concert programs at the park during the summer months.

Harriman Park – This Town Park is located at the intersection of Route 14 and Margaretta Road and abuts Sodus Bay. The park contains a public boat launch and park benches.

Sodus Point Park - The park, situated across the street from the Sodus Point Village Hall, is owned and maintained by the Town of Sodus. The park is simply an open green space with no improvements.

Sodus Center Park – Located adjacent to Salmon Creek, this Town park is on the corner of the intersection of South and Main Streets in the Hamlet of Sodus Center. The park contains a swing set, picnic shelters and tables and a privy.

Sodus Point Beach – The park, owned and maintained by Wayne County, provides Sodus residents with access to Lake Ontario for wading, swimming and boating. In addition to the sand beach, the park contains a bathhouse/lifeguard shelter, concession stand, picnic pavilion, and a cottage that serves as a substation for the Sheriff’s marine patrol. Wayne County provides life guards from Independence Day through Labor Day. The boat launch is open for public use in the spring and fall, but is closed to boaters between Memorial Day and Labor Day due to parking space limitations.

Wayne County was awarded a \$750,000 grant in 2003 to make improvements to Sodus Point Beach. The bathhouse and Sheriff’s marine patrol substation will be razed and replaced with a single building that will serve as a bathhouse, marine patrol substation and lifeguard headquarters. The exact location of the new facility has not yet been determined. Other improvements will include the construction of a greenway path along the former trolley right-of-way

to link the lakeside park to downtown Sodus Point. Construction of the improvements is scheduled for 2005.

Willow Park – The Village of Sodus Point owns and maintains this park located on Bay Street in Sodus Point. The park contains a playground and a newly constructed skate/skateboard park.

Sodus Recreation – Sodus Recreation is a private, not-for-profit organization in existence since the early 1930s. The organization plans, schedules and provides youth and adult recreational activities for Sodus youth and adults. The nine member board of directors is comprised of the Recreation Director, two Village of Sodus residents, five Town residents, a Village Trustee and a Town Councilman. Although Sodus Recreation hires and supervises a part-time, paid staff, the Town of Sodus pays their salaries.

During July and August, Sodus Recreation runs a 5-week summer youth recreation program. Approximately 450 youth participated during the summer of 2004, up from the 356 participants in 2003. The program provides a wide spectrum of activities for youth ages 3-14. Activities include arts and crafts, dance and drama, tennis, soccer and track. Sodus Recreation also provides a swim program in which more than 100 children participate annually. Sodus Central School District facilities are used for many of the programs. The public beach on Lake Ontario at Sodus Point is used for the summer swim program. A fee of \$10.00 is charged for participation in the recreation programs, and an additional \$10.00 fee is charged for arts and crafts participants to cover the cost of materials and supplies.

Sodus Recreation also provides other year-round youth and adult recreational programs and activities. These include: junior wrestling, swimming lessons and competitive swimming, co-ed volleyball, men's and youth basketball. Sodus Central School District facilities are used for these programs and activities. Sodus Recreation supervises the public's use of the School District's weight and exercise room as well.

Sodus Little League – The Sodus Little League is a volunteer organization that operates a boys baseball and a girls softball league for youth ages 5-15. Although volunteers organize the league and coach the teams, umpires are paid for their services. Approximately 200 youth participate annually in the program which runs from April through July. Little League baseball games are played on two combination baseball-softball fields and a softball-only field adjacent to the Wallington Fire Hall on Wallington Fire Department property. Little League volunteers developed and maintain the fields and constructed a concession stand on the site. The program relies on business donations and participant registration fees for its operating funds.



Residents Survey Highlights

Parks and Recreation

48.8% of survey respondents strongly agreed and 29.5% somewhat agreed that it is important to provide additional recreational opportunities for the youth of the community.

The following results were obtained when respondents were asked what types of recreational facilities and programs should be provided or improved:

- 51.1% expressed support for a supervised youth recreation center
- 48.2% express support for an outdoor ice skating, rollerblading, and skateboarding facility.
- 27.8% expressed support for more parks
- 24.2% expressed support for more playgrounds and playground equipment

Survey questions about support for the development of various types of trails resulted in the following results:

- Bicycle Trails - 60.3% strongly support and 25.1% somewhat support
- Pedestrian Trails - 56.4% strongly support and 29.2% somewhat support

Sodus Soccer – Sodus Soccer is a volunteer organization that operates a traveling soccer league for boys and girls ages 11-18. Approximately 120 youth participate annually. Participants must meet Sodus Central School District eligibility requirements. The league is organized and operated by volunteers, but referees are paid. The program begins during the spring school break and ends in the first week of August. Two adult teams were organized for students who have graduated from high school and who will or are playing soccer at the college level.

Office of Aging and Youth (OFAY) is a Wayne County governmental department. Funding provided by New York State for youth programs is administered by OFAY which passes funding through to towns and villages. OFAY provides financial assistance to the: Sodus Youth Venture, (2) Sodus Recreation and (3) Sodus Point Youth Recreation Center.

OFAY operates the Sodus Point Beach program. The program includes swimming instruction provided by Red Cross certified swimming instructors. A new Sheriff's substation and lifeguard building will be constructed in 2005 which is expected to result in more beach space on the bay side of the peninsula.

OFAY also provides recreational programs for senior citizens. During the summer months, OFAY provides an assortment of senior activities at The Sodus Point lighthouse including craft fairs and music concerts. OFAY also provides congregate meals, Mondays through Fridays, at the Sodus United Third Methodist Church in the Village of Sodus. In addition to the meal, the programs includes social, cultural, recreational and educational activities.

Sodus Point Youth Center – The Youth Center is owned and operated by the Village of Sodus Point principally for the benefit and enjoyment of Sodus Point youth, but youth from the Town and Village of Sodus are also welcome to participate. The youth center has a paid staff who provide supervision and who plan and carry out various recreational programs and activities. During the summer months outdoor activities predominate which include sports and games, arts and crafts activities and field trips. During the school year, the youth center operates as a supervised youth drop-in center where youth can go after school or in the evening to play video games, shoot basketballs and/or to socialize with friends.

Beechwood State Park – The park, 175 acres in size, is located along Lake Ontario. New York State purchased the land in 1999 from the Girl Scouts which had used the parcel as a summer camp. The NYS Office of Parks, Recreation and Historic Preservation (OPRHP) is preparing a master plan for the park which is expected

to be completed by 2007. The small size of the parcel and its physical attributes will limit the type and scale of facilities that can be incorporated into the park. OPRHP would like to park's facilities to complement rather than duplicate the facilities available in the adjoining community. One possibility OPRHP is considering is developing the park principally for lodging and camping.

PRIVATE RECREATIONAL FACILITIES

Sodus Bay Heights Golf Club – The golf club operates a semi-private golf course located along Route 14 immediately south of the Village of Sodus Point. The facility contains an 18-hole golf course, a pro shop and a restaurant and banquet facility. The golf course is open seasonally April through October. The restaurant, which is also open to the public, operates seasonally from Good Friday through mid November.

Brantling Ski and Snowboard Center – The ski center is a small ski facility primarily serving beginning skiers and is located approximately three miles south of the Village of Sodus on Fish-farm Road. The center is comprised of a six small downhill slopes with a T-bar ski tow. The center also contains a ski lodge with a kitchen and bar, but no overnight lodging accommodations. The ski center also has a ski accessories shop.

The Mill Street Youth Center – The youth center is located on Mill Street in the “old mill”, a few doors down from the Municipal Building. Scarlet Thread Ministries operates the youth center which is funded through donations provided by areas churches and individuals. Currently (2005) the center is open on Tuesdays and Thursdays from 2:00 p.m. to 6:00 p.m. and serves youths ages 6 through 12.

The center is equipped with a pool table, ping pong table, foosball table and Play Stations with big screen TV. In addition to providing students with a safe and supervised place to drop-in after school to socialize with friends, the center sponsors a “coffee house” with entertainment periodically on Friday nights and a youth worship service on Thursday evenings. The Scarlet Thread Ministries hopes that the Mill Street Youth Center, when fully operational, will serve as a model for the establishment of similar youth centers elsewhere in Wayne County.

Residents Survey Highlights *continued*

- *Equestrian trails – 25.5% strongly support and 25.9% somewhat support. A large percentage (23.5%) expressed no opinion or a neutral opinion*
- *Snowmobile trails – 26.4% strongly support and 27.8% somewhat support, but 21.6% strongly oppose and 11.8% somewhat oppose*
- *All-terrain vehicle trails – 20.6% strongly support and 20.0% somewhat support, but 31.1% strongly oppose and 12.8% somewhat oppose*

Issues and Opportunities

Lack of a Community Park

Many municipalities have large community parks. Often such parks contain several types of improvements and facilities that provide residents of all ages and different interests with various opportunities for passive and active recreational pursuits. Unfortunately, the Town and Village of Sodus lack such a community park. The lack of such a community park may contribute to the problem of youth loitering in the downtown business district.

Other Issues and Opportunities

See the *Parks, Recreation and Cultural Resources Group Discussion Highlights* section of this chapter for the issues and opportunities that were identified and discussed during the focus group meeting.



Existing Plans and Programs

Wayne County Recreationway Plan

The Wayne County Recreationway Plan is an outgrowth of the Genesee Transportation Council's (GTC) Regional Trails Initiative (RTI) completed in 2002. The purpose of the RTI is to address the need for cooperative trail planning efforts in the region. The Genesee Transportation Council is responsible for transportation planning for the nine-county Genesee-Finger Lakes region. The Regional Trails Initiative presents a strategy for expanding the existing trail network at the municipal level while supporting region trail system connectivity and accessibility.

The RTI identifies the following trail projects in Wayne County for "near term implementation:"

1. Wallington to Sodus Point Trail—This 3-mile long,, multi-use trail will be constructed on an abandoned railroad bed owned by Wayne County.

2. Route 104 Corridor Trail—This trail is divided into two segments, i.e., the 10-mile segment between the Town of Ontario and the Village of Sodus and the 14-mile segment between the Villages of Sodus and Wolcott. This multi-use trail will be constructed along the Route 104 corridor within the highway right-of-way and/or along the Ontario Midland railroad bed.

Part of the funding for the construction of the trails will be provided the Transportation Enhancements Program (TEP). TEP is a State-administered, federal transportation program that provides federal funding for non-traditional transportation projects.

Sodus Bay Waterfront Initiative

In 2001, faculty and students of the SUNY College of Environmental Science and Forestry worked with Town of Sodus, Town of Huron and Village of Sodus Point officials and members of the community to develop a "vision plan" for the Sodus Bay area. One of the objectives the visioning plan calls for is the development of a comprehensive trail system that links residential, commercial, public land and points of interests within the area adjoining the bay. The recommended trail system would support walking and bicycling and would not only link resources within the bay area, but would also be extended to connect to the regional trail system.

Parks, Recreation and Cultural Resources Focus Group Discussion Highlights

The Sodus Comprehensive Plan *Committee* (CPC) conducted a parks, recreation and cultural resources focus group meeting on September 20, 2004. The following recreation people participate in the meeting and discussion:

- Gretchen DePoint and Michael Madison – Sodus Recreation
- Penny Schockley – Wayne County Office of Aging and Youth
- Jim Gray – Sodus Soccer
- Bob Burlee, Sodus Little League
- Carol Garland, Sodus Free Library
- Eric Graves – Sodus Point Youth Recreation Center

Recreational Issues and Opportunities

During the focus group meeting, the following recreational issues and concerns were identified:

1. Residents may be unaware of or have difficulty obtaining information about the various youth sports programs offered in the community as there is no centralized source for obtaining information. In addition, each youth sports organization prepares its schedule independently and without regard to scheduling conflicts for youth who may participate in more than one sport. The formation of an umbrella committee to serve as a clearinghouse for youth sports information and to facilitate communication and coordination among the youth sports organizations would help to remediate these problems.
2. A centralized, shared youth sports facility containing baseball, softball and soccer fields and a concession stand would better enable the sports organizations to provide youth sports programming. Such a facility would be easier to maintain and would make it more cost effective to provide lighting to extend the time during which the sports fields could be used.
3. Young couples tend to move out of the area when they start families due, in part, to the limited youth recreational facilities and programs.
4. Although Sodus Central School District facilities are used to some extent by community organizations for their youth sports programs, school sponsored programs and activities preempt other activities and limit the amount of time school facilities are available for use by community organizations.
5. Youth sports organizations rely heavily on business donations for their funding. As there are a small number of local businesses and as these businesses have limited funds, they are not always able to donate as much or as frequently as requested.

6. *A supervised, youth center with sports facilities (e.g., basketball courts) is needed in Sodus. Adolescents need a place away from their homes where they can socialize and recreate with other youth and their friends. A youth center is especially needed for youth whose home life is stressful and/or not nurturing and supportive.*
7. *If the Town and/or Village establish a youth center, high-quality supervision and a paid staff are essential to its success. Supervisory staff needs to be firm and fair to garner the respect and cooperation of the youth who would use such a facility. Although community volunteers can provide much assistance, volunteers should not be used in place of paid staff as they are not always reliable, do not always have the aptitude or ability to supervise and communicate with youth, and often have difficulty enforcing rules and regulations consistently.*
8. *Not all youth want to participate in organized activities and sports programs. A youth center would provide such youth with a place to go to occupy their time constructively. A youth center would help to cut down on youth loitering on the streets and youths getting into trouble.*
9. *A lack of transportation presents a barrier to some youths who would like to participate in organized sporting programs and activities, but who have no means of conveyance to and from the sports facilities.*
10. *A program to assist teenagers to obtain part-time employment would be beneficial. Work experience is important as it teaches teenagers responsibility while providing them with a means to earn money.*
11. *The library has a very limited amount of off-street parking space behind the building. The limited amount of parking space limits the public's accessibility to the library.*
12. *The Sodus Little League has difficulty scheduling its games due to the high levels of enrollment and resulting large number of teams. Lighting is needed for the Little League fields so that the ball fields may be used later in the evenings and more games may be scheduled..*
13. *The amount of time Sodus Little League volunteers spend maintaining baseball and softball fields reduces the amount of time they have available for coaching and training the Little League teams. The Sodus Little League would like Town assistance in the maintenance of the ball fields.*

Tools and Techniques

Community Recreation Centers – Community recreation centers provide youths with a safe and supervised environment where they are less likely to get into trouble. The Mill Street Youth Center represents a fledgling effort by area churches to provide a faith-based youth center. The Mill Street Youth Center may become much effective at reducing youth loitering and juvenile delinquency as it becomes more established.

Other Wayne County communities have established community recreation and/or youth centers that provide useful models. These include: the Sodus Point Youth Recreation Center, the Palmyra Community Center, and the Red Creek Community Center. Each facility and the programs offered are unique.

Sources of Grant Funding

The NYS Office of Parks, Recreation and Historic Preservation (OPRHP) administers the Environmental Protection Fund and Clean Water / Clean Air Bond Act grant programs. Both programs provide grant funds to assist municipalities to acquire and develop land for recreational purposes. Not-for-profit corporations are also eligible provided the project funded is open to the public.

Both grant programs provide up to 50% of project funding and require a local match for the remainder of the funding. Local matches may be in the form of cash, in-kind service, donated labor and materials, or recently acquired property. These grant programs are very competitive and typically provide limited amounts of funding for projects.

Steps to Developing a Community Park

1. *Identify vacant parcels of land in or adjacent to the Village of Sodus with the potential to be developed into a community park.*
2. *Evaluate each parcel with regard to size, cost, appropriateness of location and potential impact on adjoining parcels, accessibility, natural features and environmental constraints.*
3. *Rank parcels by priority based on the foregoing analysis. If the parcel(s) have environmental constraints, discuss remediation options with the NYSDEC. Select the best parcel for a community park.*
4. *Inquire about the property owner's willingness to sell the parcel to the Town and/or Village. If property owner is willing to sell the property, purchase the property or obtain a purchase option until funding can be secured to purchase the property.*
5. *Develop a master plan for the development of the park. Engage an engineer and/or landscape architect to prepare preliminary cost estimates for each park improvement. Rank improvements in order of priority.*
6. *Make annual appropriations to a capital reserve account to accumulate funds for park development and pursue grant funds to reduce local costs.*
7. *Develop the park in accord with the master plan as funding permits.*

Recommended Actions

1. Continue to maintain existing Town and Village parks in good condition and appearance.
2. Explore and evaluate the feasibility of establishing a youth recreation center in the Village of Sodus jointly funded and operated by the Town and Village of Sodus and the Sodus Central School District. If feasible, establish a youth center.
3. Encourage the establishment of a clearinghouse for the dissemination of information about the recreational and sports activities and programs provided by various recreational agencies and sports organizations to increase resident awareness of the availability of recreational programs.
4. Encourage the establishment of a committee with representatives of the various youth sports organizations to meet annually or as necessary for the purpose of coordinating the scheduling of youth sporting events in order to reduce conflicts to the extent feasible.
5. Explore the potential and feasibility to develop jointly with the Sodus Central School a centralized youth sports facility containing baseball, softball and soccer fields, concession stand, restrooms, and lighting. If feasible, pursue funding to develop such a facility.
6. Work with and support Wayne County's efforts to develop the recreational trails identified in the Wayne County Recreationway Plan and the Genesee Transportation Council's Regional Trails Initiative (RTI) project.
7. Work with the Intermunicipal Committee established, in part, to develop recreational trails in the vicinity of Sodus Bay as identified in the Sodus Point Vision Plan.
8. Develop a community park with facilities such as picnic shelters, walking/nature trails, playground, basketball courts, skateboarding area, etc. that provide residents of all ages and interests with an assortment of recreational opportunities.

Historic Resources



GOAL:

- A. Encourage the preservation of historic and culturally significant buildings and landscapes.**

Background Information

Early History

Sodus derives its name from the Cayuga Indian term “Assprodus” which means silvery waters. Sodus Bay, considered to be the best harbor on the southern shore of Lake Ontario, induced Putney Estate to begin to develop the Sodus area in 1794. Pioneers began settling in Sodus Point at that time and by 1811 the Town of Sodus was formally formed. By 1809, the Village of Sodus was established and the first school erected on Geneva Road north of the Hamlet of Wallington. Sodus had become a bustling center of commerce, one of only five prominent commercial centers in western New York. Sodus Bay served as a shipping port for grain, lumber and, later coal. Although, agriculture served as the mainstay of the economy due to the rich soils and temperate climate provided by its proximity to Lake Ontario. Much of the other local businesses that developed and grew in Sodus served the agrarian economy.

During the War of 1812, Sodus, or Troupsville as it was then called, due to its prominence as a commercial center was attacked by the British. The battle, however, was of no major consequence as the British forces were easily repulsed with little loss of life on either side and little damage to the Village.

After the construction of the Erie Canal, the demand for agricultural goods from western New York increased significantly causing a growth in the importance of agriculture particularly fruit orchard production in the Sodus area. Due to the relatively close proximity of the Erie Canal, several efforts were made to obtain financing to construct a canal to link Sodus Bay with the Erie Canal, a distance of only 12 miles. In fact, one effort did secure enough financing to actually enable the promoters to begin the construction of the proposed canal, but it was never completed. By 1871, the idea was abandoned with the advent of the railroad as the rail replaced the Erie Canal as the main conveyance for goods and products.

In the late 1800s, there was need for additional routes to Canada for the shipment of coal from Pennsylvania mines. It was at this time the Sodus Bay and Southern Railroad line was constructed between Sodus Bay and the northern juncture of the Pennsylvania Railroad in the Town of Gorham (Ontario County). Docks, wharves, a trestle, coal tipples were constructed on Sodus Bay to transfer the coal from railcars to ships. Coal was transported by rail to Sodus Bay for shipment to Canada until 1967. Canadian lumber was also shipped from Canada to Sodus Bay for shipment to points in New York and other states via rail.

Although Sodus Bay and the Erie Canal are no longer used for shipping goods and products, agriculture continues to play a key role in

the local economy as evidenced by the many orchards that blanket much of the rural area in the Town and the prominence of agricultural support businesses in the community. In addition, a variety of other small businesses unrelated to the agrarian economy may be found operated in Sodus today.

Sodus is also noted for the presence of a Shaker community which was located on the Alasa Farms. The Shakers, or more accurately, the United Society of Believers in Christ's Second Appearing, is an offshoot of the Religious Society of Friends (Quackers). They were commonly referred to derisively as the Shacking Quackers, due to the manner in which they writhed and trembled during their worship services. The tenets of the sect included celibacy, communal living with no private property, and personal industry. Although the Shakers invented an array of devices including the common clothespin, the flat broom, a revolving oven and a folding stereoscope. Today, the Shakers are probably best remembered for the furniture they manufactured with its with attractive, simple designs.

Although not commonly known, the Town of Sodus was also the birthplace of Arbor Day due to the efforts of Edward C. DeLano. Mr. DeLano, who was elected as the Wayne County School Commissioner in 1881, wrote a letter published in the *Wayne County Alliance* newspaper, Mr. DeLano urged the residents of Sodus to donate money and labor to plant trees in every school yard in the township to set an example for other townships in Wayne County and across the State. For the next eight years, Mr. DeLano led the push for the establishment of the observance of an official Arbor Day. In 1889, Mr. DeLano, then chief examiner of the State Department of Public Institution supervised the preparation and mailing of the first Arbor Day circular to all the schools across New York State.

Exiting Conditions

Due to the early prominence of the Town of Sodus as an agricultural and commercial center, many historically significant buildings and sites exist in the township. A plethora of cobblestone homes and structures dot the landscape as depicted in Map 31: Local Historic Sites. Among these are the Wallington Cobblestone Schoolhouse and the Wallington Cobblestone Tavern which are listed on the National Register of Historic Places. The others, although they may be eligible, are not listed. The Sodus Center Baptist Church, a brick structure, is also listed on the National Register.

In addition to the many cobblestone structures and the Sodus Center Baptist Church identified above, other historically significant structures stand in Sodus. Among these are St. John's Episcopal Church and the 1812 Hotel. The Alasa Farms, the former home a Shaker community, is among the historically significant properties in Sodus. The locations of these structure are also identified on Map 31: Local Historic Sites.

Issues and Opportunities

The historic resources in the Town and Village of Sodus contribute to the character of the community. They provide a physical link to the community's past and the preservation of such historic resources.

The preservation of privately-owned historic buildings require the participation of individual landowners. The Town and the Historical Society may be able to provide information about grant funding and technical assistance that may be available to individuals.

Lack of an Inventory—Despite the many known historically significant structures and sites that exist in the Town of Sodus, a comprehensive inventory has never been prepared nor has the historical significance of each been researched and documented. In fact, it is quite probable numerous people own historically significant buildings, but are unaware of it. It is also quit possible that many historically significant structures that appear to be historically significant, could be listed on the State and Nation Register of Historically Significant Places if the research were conducted to document their significance. Little can be done to preserve such historically significant buildings until their historical significance is documented. An inventory of cobblestone structures in the Town of Sodus has been prepared, however, and may serve as the starting point for preparing a more thorough inventory of historic resources.

Lack of a Review Process—Currently, the owners of historically significant buildings not listed on the State or National Register of Historic Places can alter or raze their buildings without any consideration being given to the loss of the cultural resource to the community. No process is in place that would provide historical groups or the Town and Village with an opportunity to take action to preserve such structures or their historical appearance.



Tools and Techniques

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

Recognition programs for privately owned buildings

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

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

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

The Town may undertake a formal survey of the historic resources in the Town. Such a survey could form the basis for a recognition program or a regulatory program.

Regulatory techniques

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

Certified Local Government Program

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

Tax Incentives for Private Properties

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

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

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

Grant funding

Grant funding is available to both private and public owners of historic properties. In 2000, the **NYS Office of Parks, Recreation and Historic Preservation** made \$2 million in grant funding available to restore and preserve historic barns and related agricultural buildings. Similar funding opportunities may be available in the future.

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

The **Rural New York Grant Program** has provided grants of up to \$5,000 for surveys, studies and public education projects. Local governments and not-for-profit agencies are eligible. Grant applications were not accepted in 2000. Information on grant availability in 2001 is expected to be announced in the near future.

The **New York State Council on the Arts** provides grants to local governments and not-for-profit organizations for planning and design, capital funding, and independent projects. The application deadline is generally March 1 of each year. Information is available from Anne VanIngen, Director, Architecture, Planning and Design, NYS Council on the Arts, 915 Broadway, New York, NY 10010, (212) 387-7013.

Funding is also available from the NYS Office of Parks, Recreation and Historic Preservation, under the **Environmental Protection Fund**, for the preservation and restoration of historic properties.

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

Western New York Landmark Society

The Landmark Society is a private, not-for-profit corporation dedicated to preserving historically and culturally significant structures and sites. The organization has trained staff available to assist, for a fee, with historic preservation efforts. One service the Landmark Society will perform is a "cultural survey." A cultural survey essentially involves researching historical records and preparing an inventory of historically significant structures and sites and describing each structure or site in its historical context. Another service the

Landmark Society provides is the preparation of applications for listing structures and sites on the State and National Register of Historic Places. The methodology used to prepare cultural surveys and applications for listing are governed by State and federal regulations. The review and approval of the State Historic Preservation Office (SHPO) is also required.

Historical References

The Wayne County Historian's Office and the Wayne County Historical Society have a number books and materials that may be useful for efforts to identify and inventory historical structures and sites. Among these books and materials are the following:

History, Reminiscences, Anecdotes, and Legends of Great Sodus Bay, Sodus Point, and Sloop Landing, Sodus Village, Pultneyville and Environs by Walter Henry (1945)

Wayne County Atlas (1945)

Wayne County: The Aesthetic Heritage of a Rural Area (1979) NYS Council on the Arts

Landmarks of Wayne County New York (1895)

Recollections of New York

Remembering Wayne: A Pictorial View of People, Places and Pastimes of Wayne County, New York (1999) and A Gathering of Memories: Images and Recollections of Wayne County, New York (2003) both by Andrea. T. Evangelist

History of Wayne County, New York by Professor W.H. McIntosh (1877)

Bibliography of Town of Sodus Before 1900

Hoffman Essays (1954-1999) – A collection of high school student historical research papers submitted for entry into a scholarship competition formerly sponsored by the Hoffman Foundation

Century Farms of Wayne County – Comprised of a collection of type-written descriptions of old farms in Wayne County organized by township.

Recommended Actions

1. Identify and inventory potentially significant historical structures and sites and research and document their historic significance.
2. Provide support the Town Historian's office.
3. Establish a recognition program for privately owned historic buildings.
4. Provide information to owners of historic buildings and properties regarding grant programs.
5. Distribute pamphlets and sponsor workshops that provide suggestions for appropriate exterior treatments of historical buildings and appropriate landscaping.
6. Consider the adoption of a local historic preservation law after historic buildings have been inventoried to establish a review process to be undertaken whenever an application for a building or demolition permit is submitted that involves an historically significant structure.



Implementation Strategy

Summary of Goals and Recommended Actions

Natural Resources and Environmental Protection

Goals:

- A. Protect water quality from pollutants carried by eroded soil.
- B. Protect the natural flow of streams.
- C. Protect sensitive natural features such as woodlands, wetlands, stream corridors, and ponds.
- D. Reduce the potential for groundwater contamination associated with failing septic systems.

Recommended Actions:

- 1. Utilize the State Environmental Quality Review (SEQR) process as part of development reviews to protect stream corridors, woodlots, and other sensitive environmental features.
- 2. Require the preservation of sensitive natural features to be incorporated into the design of new residential and business development.
- 3. Apply appropriate standards to new development to minimize erosion and sedimentation associated with new construction.
- 4. Continue to respond to complaints about failing septic systems, particularly in those areas where the risk of contaminating groundwater is high.
- 5. Utilize the subdivision and site plan review process to set aside views and/or public access to Lake Ontario as part of new development along the lakeshore.

Agriculture and Farmland

Goals:

- A. Promote the continued economic viability of agriculture.
- B. Ensure that large, contiguous areas of high quality farmland remain available for agricultural production.

Recommended Actions:

- 1. Enact a local “Right to Farm” law that incorporates grievance/ mediation procedures.
- 2. Revise zoning regulations to permit ancillary business as part of agricultural operations.
- 3. Work with County and State economic development officials to attract a large processing facility to the region.
- 4. Work with Wayne County to obtain funding to purchase the development rights to large, contiguous areas of farmland.
- 5. In reviewing development proposals, encourage designs that locate residential building lots on the less desirable farmland and incorporate buffers to separate farming and residential uses.
- 6. Encourage subdivisions that utilize “density averaging” to keep large portions of the farm in agricultural use.
- 7. Amend subdivision regulations to require Planning Board review for subdivisions of land into lots smaller than 20 acres.

Housing and Residential Development

Goals:

- A. Maintain existing residential properties to appropriate standards.
- B. Maintain a high quality of life in residential neighborhoods.
- C. Ensure that new housing development is built to appropriate quality standards.
- D. Accommodate a diversity of housing types.

Recommended Actions:

- 1. Consistently enforce the property maintenance provisions of the NYS Uniform Fire Prevention and Building Code, zoning regulations and local laws. Provide sufficient staff to accomplish this.
- 2. Seek funding for the rehabilitation of deteriorating residential properties. Work with County and private agencies to promote programs that provide funding to homeowners for the rehabilitation of existing housing.
- 3. Uphold high standards for new residential development.
- 4. Install sidewalks in established neighborhoods where sidewalks are lacking. (See also the Transportation and Infrastructure chapter).
- 5. Revitalize downtown Sodus. (See also the Downtown Sodus chapter).
- 6. Extend public water supplies to additional residential areas in the Town outside the Village. (See also the Transportation and Infrastructure chapter).
- 7. Provide sufficient recreational facilities and other services to Village and Town residents.
- 8. Organize a volunteer program to clean up neighborhoods and repair deteriorating housing. Involve neighborhood residents, businesses, and the Probation Department.
- 9. Consider creating a local development corporation to buy rental properties, renovate them and resell to owner occupants. (See Orleans County model in use in Albion and Medina.)

Business and Economic Development

Goals:

- A. Foster business and industrial development in the Town and Village.
- B. Increase tourist related business activities and maximize tourism.
- C. Reuse vacant commercial and industrial buildings for commercial and industrial purposes.
- D. Permit the establishment and operation of home-based businesses compatible with the residential character of the neighborhoods in which they are located.
- E. Encourage on farms the establishment and operation of home-based businesses compatible with agriculture.
- F. Retain existing agricultural support businesses and encourage their expansion.
- G. Promote the continued economic viability of agriculture.

Recommended Actions:

- 1. Revise Town and Village zoning regulations to permit the establishment and operation of industrial incubators in vacant industrial buildings.
- 2. Maintain the provisions of the Town zoning regulations that permit the establishment and operation of home-based businesses.
- 3. Extend watermains and sanitary sewers to serve areas best suited for commercial and industrial development as identified on the Future Land Use Map.
- 4. Encourage landowners to establish private industrial parks and assist by installing access roads and municipal watermains and sanitary sewers to make the sites shovel ready.
- 5. Develop a checklist and flowchart that identify the steps and timeframes for the planning and zoning review process and distribute them to persons and businesses proposing new business development or business expansion.
- 6. Work with New York State and Wayne County economic development agencies to retain existing

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businesses and to attract new businesses.

7. Encourage local businesses to utilize the various tools and assistance available through the Small Business Administration, the Wayne Economic Development Corporation and the Wayne County Industrial Development Agency.
8. Encourage local retail and service businesses to jointly promote and advertise their businesses and to increase their visibility to Route 104 traffic by cooperatively erecting a sign or signs identifying the businesses in the community.
9. Periodically arrange for SCORE training seminars to be provided locally for persons who are interested in starting new businesses, but may lack the necessary knowledge and skills.
10. Periodically distribute Workforce Development informational brochures and contact information to businesses located in the Town and Village of Sodus.

Downtown Business District Revitalization

GOALS:

- A. Revitalize the economic viability of the Village's downtown business district.
- B. Increase the visibility of the downtown business district to potential customers traveling along Route 104.

Recommended Actions:

- 1. Lobby and encourage the electric, telephone and cable television companies to bury their respective utility lines and cables in the downtown business district.
- 2. Form a business improvement district (BID) to raise tax revenue to pay for the cost of making public improvements in the downtown business district. Such improvements may include visually appealing surface treatments for streets, sidewalks, and pedestrian crosswalks, and the installation of landscaping and decorative, pedestrian-scale street lights.
- 3. Install attractive signage on Route 104 at the Route 88 and Maple Avenue intersections to inform motorists of the quick and easy access to the Village's downtown business district and that identify the businesses in the Village.
- 4. Encourage the Sodus Chamber of Commerce and the Village of Sodus to work jointly to implement a "Main Street" revitalization program utilizing the strategies developed and recommended by the National Trust for Historic Preservation.
- 5. Encourage businesses owners and operators as well as individuals to join the Sodus Chamber of Commerce and become active in Chamber activities and events.
- 6. Encourage local community events, festivals and programs such as the Olde Tyme Country Faire designed to bring in people from outside Sodus into the community.
- 7. Eliminate the unsightliness of trash receptacles being placed at curbside in the Village on multiple days of the week by franchising with a single company to provide refuse collection services.
- 8. Enact zoning regulations applicable to residential apartments located in the downtown business district to establish minimum off-street parking requirements, provisions for storage of refuse, and other appropriate requirements.
- 9. Develop and enforce design standards for business signs to improve the appearance of signage in the downtown businesses district.

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10. Pursue a Small Cities Community Development Block Grant to pay for the cost of making public improvements in the downtown business district.
11. Erect a billboard along Route 104 for the display of a “community calendar” to inform passing motorists of community events and activities.

Transportation and Infrastructure

Goals:

- A. Provide a network of roads and streets to facilitate the safe and efficient movement of vehicular traffic throughout the Town and Village of Sodus.
- B. Provide a network of sidewalks in the Village of Sodus to facilitate safe and efficient pedestrian travel throughout the Village.
- C. Provide high quality, affordable municipal water service in the Village and Town of Sodus
- D. Provide high quality, affordable sanitary sewer service in the Village of Sodus and appropriate areas of the Town.
- E. Provide a network of drainage facilities throughout the Town and Village capable of conveying sufficient amounts of stormwater to prevent property damage from flooding.
- F. Provide adequate illumination in the Village of Sodus and in Town lighting districts to provide for the safe and efficient movement of vehicular and pedestrian traffic at night.
- G. Maintain Town and Village infrastructure in safe, good and efficient operating condition and make improvements to and/or replace such facilities as necessary.

Recommended Actions:

Stormwater Drainage Infrastructure

- 1. Establish drainage districts, either localized or town-wide, as appropriate and when feasible, to permit the maintenance of ditches and waterways on private lands in order to reduce or prevent flooding of public roadways and facilities.
- 2. Continue the program of installing additional catch basins and storm sewers, and explore alternatives for additional funding to accelerate the program. Give priority to correcting stormwater drainage problems that contribute to the infiltration of stormwater into the wastewater collection system.

Transportation Infrastructure

- 3. Develop a budget and schedule for realignment of the York Settlement Road/Pilgrimport Road

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and Pulver Road/Mud Lane intersections.

4. Continue the policy of gradually eliminating the remaining unpaved town roads by paving one to two miles annually.
5. Evaluate the cost effectiveness of the current policy of reconstructing and/or repaving 4 to 6 miles of town roads annually versus implementing an improved road maintenance program to prolong the life of the roadways.
6. Continue to document the poor and dangerous conditions at the Route 88 / Main Street intersection and lobby NYS DOT for improvements such a signalization and installation of a turn lane on Route 88 to resolve the situation.
7. Continue the program of rebuilding Village streets.
8. Continue the program of sidewalk replacement and explore the availability of additional funding which would permit acceleration of the program.

Municipal Water Infrastructure

9. Extend watermains to areas of the Town not currently served with municipal water service when cost effective to do so. Pursue grant funds and low-interest loans to reduce the cost to property owners.
10. Undertake a water-loss study, particularly with District No. 1, to determine the underlying cause of the apparent water loss and resolve whether leaks remain to be repaired or whether the system would benefit from implementation of a meter replacement program. Implement a meter replacement program if advisable.
11. Construct a new water reservoir to replace the Village's existing deteriorated reservoirs.

Municipal Sanitary Sewer Infrastructure

12. Continue investigation of sanitary sewer inflow and infiltration to determine more specifically the locations and causes of infiltration and then take corrective action giving priority to the situations that contribute the most inflow and infiltration.
13. Continue enforcing the prohibition of sump pump connections to the sanitary sewer system.
14. Continue repairs and upgrades to sanitary sewer collection system.
15. Continue to prioritize stormwater drainage improvements most likely to reduce sanitary sewer inflow and infiltration.
16. Rehabilitate the Village's wastewater treatment plant (WWTP) to increase its capacity to treat larger volumes of wastewater.
17. Define areas within the Town appropriate for municipal sanitary sewer service and identify potential sewer routes. Explore the possibility of entering into intermunicipal agreements with the

Villages of Sodus and Sodus Point to connect to their sanitary sewer systems.

Street Lighting

18. Explore opportunities to strategically replace the lights having the greatest impact upon the visual appearance within the Village with lower and more attractive fixtures to support enhanced economic activity.

Community Facilities and Services

Goals:

- A. Provide high-quality municipal services in a cost-efficient and effective manner.
- B. Enhance the access of Sodus residents to cultural resources in the community.

Recommended Actions:

Town and Village Municipal Services

1. Establish and maintain a Town Highway Department equipment replacement schedule and continue maintaining the Village Streets Department equipment replacement schedule.
2. Pursue increased intermunicipal cooperation between and among the Town and Village of Sodus and the Sodus Central School District. Opportunities for increased cooperation include:
 - a. The consolidation of the Village Street Department with the Town Highway Department whereby the Town Highway Department assumes responsibility for maintaining and plowing Village Streets through an intermunicipal service agreement.
 - b. The joint development and maintenance of a maintenance garage by the Town and Village of Sodus and the Sodus Central School District.
 - c. Joint purchasing of equipment, supplies and materials.
3. Construct a new and larger Town Highway salt storage facility, as funding permits.
4. Continue to maintain in good condition the cemeteries for which the Town is responsible .

Emergency Services

5. Encourage residents to join and volunteer their time and labor to the various fire departments and the ambulance / fly car squads that serve the Town and Village.
6. Encourage fire departments and ambulance squads to jointly purchase fire apparatus, ambulances, and other equipment in order to obtain volume pricing discounts.
7. Encourage increased sharing of equipment among the fire departments and ambulance squads that serve Sodus to reduce the duplicate purchases of equipment.

Parks and Recreation

Goals:

- A. Provide a broad array of high-quality recreational opportunities year round for Sodus residents of all ages and interests.

Recommended Actions:

Town and Village Municipal Services

Recreational and Cultural Resources

1. Continue to maintain existing Town and Village parks in good condition and good appearance.
2. Explore and evaluate the feasibility of establishing a youth recreation center in the Village of Sodus jointly funded and operated by the Town and Village of Sodus and the Sodus Central School District. If feasible, establish a youth center.
3. Encourage the establishment of a clearinghouse for the dissemination of information to residents about the recreational and sports activities and programs provided by various agencies and organizations to increase public awareness of the availability of recreational programs.
4. Encourage the establishment of committee with representatives of the various youth sports organizations to meet annually to for the purpose of coordinating scheduling to reduce conflicts to the extent feasible.
5. Explore the potential and feasibility to develop jointly with the Sodus Central School a centralized youth sports facility containing baseball, softball and soccer fields, concession stand, restrooms, and lighting. If feasible, pursue funding to develop such a facility.
6. Work with and support Wayne County's efforts to develop the recreational trails identified in the Wayne County Recreationway Plan and the Genesee Transportation Council's Regional Trails Initiative (RTI) project.
7. Work with the Intermunicipal Committee established, in part, to develop recreational trails in the vicinity of Sodus Bay as identified in the Sodus Vision Plan.
8. Develop a community park with facilities such as picnic shelters, walking/nature trails, pond, playground, basketball courts, skateboarding area, etc. that provides residents of all ages and interests with an assortment of recreational opportunities.

Historic Recourses

Goals:

- A. Encourage the preservation of historic and culturally significant buildings and landscapes.

Recommended Actions:

- 1. Identify and inventory potentially significant historical structures and sites, and research and document their historic significance.
- 2. Provide support to the Town Historian's office.
- 3. Establish a recognition program for privately owned historic buildings.
- 4. Provide information to owners of historic buildings and properties regarding grant programs.
- 5. Distribute pamphlets and sponsor workshops that provide suggestions for appropriate exterior treatments of historical buildings and appropriate landscaping.
- 6. Consider the adoption of a local historic preservation law after historic buildings have been inventoried to establish a review process to be undertaken whenever an application for a building or demolition permit is submitted that involves an historically significant structure.