

## **Acknowledgements**

### Comprehensive Plan Committee

Don Jensen, Town Supervisor  
Maria Rudzinski, County Planner  
Laura Pedersen, Chair of Comprehensive Plan Committee  
Bob DeLeo, Committee Secretary & Chair of infrastructure Committee  
Ed Hansen, Jr., Councilman & Chair of Agricultural Committee  
Gordon Jones, Chair of 5 & 20 Committee  
Howard Keeney, Chair of Cultural Committee  
Betsy Kelley  
Julie Kikkert, Chair of Hamlet Committee  
Cliff Kunes, Planning Board Member  
Ron Christensen, Chair of Planning Board  
Bud Smith, Councilman  
Jane Wolfe, Town Historian

### Subcommittee Members

Eric Amberg  
Fred Amberg  
Ruth Barry  
Duane Blowers  
Warner Davis  
Todd Hathorn  
Dave Johnston  
John Karszes  
Helen Kirker  
Casey Kunes  
Tim Marks  
Bill Minns  
Marcia Mussack  
Bob Phalen  
Bill Roberts  
Steve Roe  
Tim Scoon  
Dave Shoemaker  
Floyd Tuthill  
Alice Valerio  
Lisa Van Sickle

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### Consultant

peter j. smith & company, inc.  
Buffalo, New York & Fort Erie, Ontario



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## 1.0 The Plan

### 1.1 Introduction

The Town of Seneca, located in the southeastern portion of Ontario County, is 48.5 square miles with an abundance of prime agricultural land that has allowed the area to establish itself as an agrarian community. The open space and rural character of the Town add to a high quality of life for Town residents.

While the Town has not experienced a significant increase in population over the past several decades there is a concern for the loss of agricultural land to development. There is the possibility of development pressures at the Geneva Town Line and from the proposed sewer line extension from the Ontario County Landfill located in the Town. The loss of agricultural land and open space can have a negative impact on the economy of the Town as well as destroying the rural character that makes the Town of Seneca a desirable place to live.

By updating the 1962 Master Plan the Town is taking a proactive approach to controlling development and ensuring that the rural character of the Town is preserved.

### 1.2 Historical Summary

The Town of Seneca obtains its name from the Seneca Indians that were the largest tribe of the Iroquois Confederacy that was formed around 1400 A.D. The Seneca's were aware of the fertile soils of the area and grew productive crops of beans, corn, squash and fruits. The Iroquois had been allies of the British who provided the Seneca Indians with weapons to fight against the white settlers in the area. In 1779, General George Washington sent General John Sullivan and an army of 2,000 men to the area to immobilize the Seneca's.

After the Revolutionary War, the British left the Iroquois Indians to tend to their own matters. The governments of the United States and New York State wished to make peace with the Indians and negotiated several treaties that acknowledged that the Indians had pre-emptive rights to the lands they had surrendered and establish reservation boundaries.

In 1787, Oliver Phelps and Nathaniel Gorham came to the area from New England to negotiate purchasing land from the Seneca Indians. The Senecas would only sell a third of the area, which was approximately 2 million acres west of Seneca Lake. On January 27, 1789 the Town of Seneca was established.

Several hamlets were established in the Town of Seneca. The hamlet of Seneca Castle that was originally called Castleton was established in 1790 and served as an area for storage of locally grown fruits and vegetables. Hall's corner was established in 1803 when Edward Hall built a tavern to service travelers between Penn Yan and Geneva. Today Hall's Corner is known as the hamlet of Hall. The hamlet of Flint developed around Flint Creek and at the junction of the Albany-Niagara trade route. The hamlet of Stanley contained three railroads and served as a wheat-shipping center. In 1908, the original Seneca Town Hall was built in Stanley and is now used as the Town Court as the new Town Hall was completed in 2002 outside the hamlet of Flint.



### 1.3 The Comprehensive Plan Defined

New York State, under Town Law Section 272-1, provides guidelines for communities to prepare and adopt, by local law or ordinance, a comprehensive plan. A comprehensive plan is defined as:

“...the material, written and or/graphic, including, but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principals, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town...The town comprehensive plan...shall...serve as a basis for land use regulation, infrastructure development, public and private investment and any plans which may detail one or more topics of a town comprehensive plan.”

Town Law identifies two important effects of adopting a comprehensive plan:

- All town land use regulations must be in accordance with a comprehensive plan adopted pursuant to town law.
- All plans for capital projects of another governmental agency on land included in the town comprehensive plan...shall take such plan into consideration.



The Comprehensive Plan will be useful for:

- Local officials as they decide how best to utilize financial resources;
- Zoning and Planning Board members as they measure the desirability of new development;
- Municipal employees as they enforce development-related codes; and
- Local residents as they become aware of the direction their communities will take in the future.

These directives clearly portray the comprehensive plan as the central document on which all land use decisions should be based. The plan therefore sets the stage for the future development of the Town of Seneca.

## 1.4 The Process in Developing the Plan

In developing the plan, a comprehensive and coordinated approach was used to ensure all aspects of the community were considered. This section outlines the various tasks that were completed for the Comprehensive Plan.

**Steering Committee Meetings** – meetings were held with the Comprehensive Plan Committee. The Committee offered guidance and direction for the Plan. The Committee reviewed mapping and documentation and provided contacts.

**Goals, Policies and Actions** – Goals, policies and actions for the study were developed based upon meetings with Comprehensive Plan Committee and information obtained from the Hamlet Subcommittee, Agricultural Subcommittee, Infrastructure Subcommittee, Cultural Subcommittee, 5 & 20 Subcommittee and the Community Survey. Goals, policies and actions have been developed for each section of the Plan: regional, community character, land use, economic development, environmental & natural resources and infrastructure.

**Data Collection & Analysis** – An extensive data collection process was completed for the Comprehensive Plan. With the aid of numerous local officials and local staff members, information was obtained regarding population, housing, community services, local land uses, environmental considerations, local laws and ordinances, economic development and employment, and municipal services. The data set is presented in the Comprehensive Plan.

**Telephone and Personal Interviews** – A series of telephone and personal interviews were conducted to obtain additional information. Discussions with several public, not-for-profit and private organizations provided valuable insight into the issues being addressed in the Plan and topics that had not yet come to light.

**Community Survey** – In March 1999 the Comprehensive Plan Committee for the Town of Seneca sent out a survey to 1,130 residents and business owners (see appendix on pages 93 –122). The survey was intended to measure public opinion with request to various issues and conditions that exist within the Town. From the results of the survey, goals were established that addressed issues stated by Town residents.

**Recommendations** – Based upon the inventory and data analyses, policy statements and implementation strategies were developed regarding residents and community services, land and the environment and economy and growth. The implementation strategy provides a framework for executing the plan with specific actions, delegations of responsibility and time frames.

## 2.0 Goals, Policies and Actions

During the process of preparing the Comprehensive Plan, the Town of Seneca has identified goals they wish to achieve over the next 10-20 years. These goals will guide the type and scale of growth that occurs in the future and enable Seneca to maintain a high quality-of-life for its residents. Below each goal are policy statements, which further define the goal, the policies are then accompanied by actions that identify specific ways in which the Town can achieve the stated goal.

### Agriculture

Goal 1: Maintain and enhance productive agricultural and associated businesses.

Policy 1.1: The maintenance and growth of viable agricultural businesses is the primary way to insure the retention of the viable agricultural land and rural character in the Town.

Action 1.1.1:

Foster the development of new food and agricultural industry businesses. These businesses can include value added enterprises that represent an expansion of present agricultural operations or new enterprises entering the Town.

Action 1.1.2:

Develop plans, policies and objectives in the Town of Seneca that will attract and retain agribusiness enterprises such as fertilizer, seed and machinery dealers, grain, hay and other brokers and dealers, etc.

Policy 1.2: Create an agricultural preservation strategy to maintain the viability of local farming operations in the Town of Seneca.

Action 1.2.1:

The Town should consider future farmland protection for prime agricultural lands. There are several ways this may be accomplished including permanent protection easements on prime agricultural land in exchange for developing less productive agricultural lands. Another option is the use of a payment in lieu that could then be used by the Town to purchase development rights on productive agricultural lands.

Action 1.2.2:

The Agricultural Committee working with the appropriate Town Boards should review the recommendations of the Geneva, Seneca, Phelps Agricultural & Land Use Planning Project undertaken by the SUNY-ESF Council Community Design Research during Spring 2002. The Committee should work to implement the findings applicable to Seneca.

Action 1.2.3:

The Town should discourage the subdivision of large parcels of agricultural land and encourage the grouping of smaller parcels owned by a single landowner into more manageable and productive tracts.

Policy 1.3: Encourage the preservation of farmland in Seneca.

Action 1.3.1:

The Town should discourage the placement of new utility infrastructure upon agricultural lands. Existing easements or other public right-of-ways to reduce the impacts to agriculturally productive land should be considered.

Action 1.3.2:

Town of Seneca officials should support the "Right to Farm" law that was adopted in May, 2002. This law provides a formal statement of local support for the agricultural community and reinforces the rights of farmers to conduct normal agricultural operations on their land.

Action 1.3.3:

Town of Seneca officials should support the Agricultural Districts law. District #6 of which Seneca is a part is currently under review.

## Community Character

Goal 2: Strengthen local historic preservation activities in the Town of Seneca.

Policy 2.1: Participate in State programs that allow greater community involvement in historic preservation efforts.

Action 2.1.1:

The Historians Office should determine if any local historic sites are eligible for designation as National or State landmarks. The designation should be pursued, as it would generate interest in the Town and its history and provide protection for the sites.

Action 2.1.2:

The Town should consider utilizing programs offered by the NYS Office of Parks, Recreation & Historic Preservation such as the Certified Local Government Program and the Rural New York Grant Program. The Certified Local Government Program would allow Seneca to receive technical assistance, legal advice, training and financial assistance for historic preservation projects. In addition, the Rural New York Grant Program provides assistance to municipalities involved in rural preservation projects; these projects can include historic resource surveys, public education, planning and design standards.

Action 2.1.3:

Incorporate the findings of the Routes 5 & 20 Reconnaissance Survey of Historic Resources Study for Seneca into the Town's zoning and planning process revisions.

Goal 3: Increase the public awareness of the historic resources in the Town of Seneca.

Policy 3.1: Incorporate historic information about Seneca in marketing efforts.

Action 3.1.1:

The Town should compile information on all historic resources and prepare a brochure outlining the various significant structures and the important roles they have played in Seneca's past. The 5 & 20 Historical Resources Survey can be used to obtain some of this data. This information can then be used for marketing purposes for future residents and businesses.

Goal 4: Maintain and enhance the Town's rural and agricultural heritage and hamlet life.

Policy 4.1: Review and modify Town policies to protect and enhance the agriculturally productive land in Seneca.

Action 4.1.1:

Focus residential development within the growth development boundaries established around the hamlets.

Action 4.2.1:

To preserve the Town's character, prime agricultural land and natural resources, "sprawl" should be minimized. This can be achieved through the use of agricultural "planned unit developments" (PUD) that clusters housing units on less productive agricultural land. The agricultural PUD protects land for agricultural operations and balances farming operations and residential uses. A landowner would submit an agricultural PUD that outlines how agricultural land can be protected. In addition, pedestrian linkages such as trails should be outlined in the plan.

Policy 4.3: Ensure that existing housing units are safe and adequately maintained.

Action 4.3.1:

The Town should develop a property maintenance code. The property maintenance code would provide the code enforcement officer with the capacity to enforce and issue fines for violations to bring buildings up to code. Property maintenance codes should target residential, commercial and industrial uses. The Town should also install a computer system to track data on properties.

Action 4.3.2:

Upon adoption of the property maintenance regulations, the Town should educate the public on the value of this regulation. Benefits such as preserving property values and enhancing the community character can result from these laws. A flyer included with tax bills can be one way of reaching residents.

Action 4.3.3:

The Town should seek government funds for housing rehabilitation for residents. Funds that can be used for this purpose include the Small Cities Community Development Block Grant. Agencies that distribute funds for housing rehabilitation include the New York State Division of Housing and Community Renewal (DHCR) and the Rural Revitalization Corporation.

Policy 4.4: Ensure that new structures are built in a style that maintains the character of the hamlets and the Town.

Action 4.4.1:

The Town should develop building design codes for the hamlets and for the Routes 5 and 20 Corridor. The Town should consider a mandatory site plan approval for these areas.

## Community Facilities

Goal 5: Increase recreational opportunities for all age groups in Seneca.

Policy 5.1: Provide additional park space for Town residents.

Action 5.1.1:

The Town should work with the Park & Recreation Committee to provide a maintenance plan for the park in the hamlet of Seneca Castle. As there are no other parks in the Town of Seneca the Town Board and Park & Recreation Committee should also identify areas in the hamlets and around the Town Hall for additional parks to provide recreational facilities for the residents of these areas.

Goal 6: Maintain high quality fire protection and emergency rescue services for Town residents.

Policy 6.1: Ensure that the Stanley Fire Company, Hall Fire Company and Seneca Castle Fire Company are adequately staffed.

Action 6.1.1:

As the fire and ambulance companies of many rural communities are staffed on a voluntary basis it is imperative to assure that these services are sufficiently staffed to provide quick response times. The Town of Seneca should provide continuing assistance to these agencies by publicizing the need for volunteers. The Town should also foster cooperation among the companies such as sharing equipment and staff.

Policy 7.1: Ensure that properties are adequately identified for emergency vehicles.

Action 7.1.1:

The Town should mandate that a house-numbering program be put into effect. This would prominently place house numbers so that emergency vehicles can easily identify the property in the event of an emergency. Roadside postings should be used in cases where the structure is placed back off the road. The Town should also insure that all buildings are accessible to emergency equipment.



## Land Use

Goal 8: Provide sufficient regulatory controls in the Town of Seneca to ensure appropriate land uses.

Policy 8.1: Promote attractive development in the Town of Seneca.

Action 8.1.1:

The Town should encourage new development in areas near the hamlets that are currently serviced by existing infrastructure (water, electric & gas service). The Town should discourage extending infrastructure outside existing districts to discourage development of the more rural portions of the community and to protect prime agricultural soils. This would help maintain the rural and agricultural uses in the Town as new development occurs.

Action 8.1.2:

The Town should review the findings of the Routes 5 & 20 Corridor Access Management Study whose objective is to create an appropriate land use pattern along this corridor. These findings should then be incorporated into the Town's local land use regulations.

Policy 8.2: Periodically update the Town Zoning Ordinances to ensure they remain effective.

Action 8.2.1:

The Town of Seneca should include regulations controlling the type, size and location of telecommunications facilities in its updated Zoning Ordinance to assist in maintaining the rural character and protect viewsheds.

Goal 9: To maintain and enhance the rural character of the Town of Seneca.

Policy 9.1: Ensure that the future development in the Town is in conformance with the Future Land Use Plan.

Action 9.1.1:

The Town should employ the assistance of a grant writer to secure funding for many of the recommendations outlined in this plan. The grant writer could seek funding for economic initiatives, parks/open space improvements, etc.

Action 9.1.2:

The Town should develop gateways into the hamlet areas. These gateways should include attractive signage, landscaping, special pavement etc. to welcome visitors into the Town.

Action 9.1.3:

The Town of Seneca should update their zoning ordinance to reflect the uses on the Future Land Use Plan to include:

- Focus on maintaining and enhancing the rural character
- Concentrating commercial and residential development in the hamlet areas
- Utilizing agricultural “Planned Unit Developments” in rural areas
- Developing design guidelines for the hamlets and 5 & 20 Corridor
- Arc View mapping for tracking information in the Town
- Special zoning district for the landfill as outlined in the draft of the Ontario County Landfill Master Plan

## Economic Development

Goal 10: To create a vibrant economy that enhances the Town's agricultural foundation and agricultural character through the public and private sectors.

Policy 10.1: Provide an attractive business climate that results in stable, good paying jobs in the Town.

Action 10.1.1:

The Town of Seneca should encourage appropriate business development for various types of commercial activity; this could include neighborhood retail and ag-businesses in the hamlets and in an industrial park. The Town would provide potential areas for new services to occur and ensure residents have access to the needed commercial services that will improve their quality of life. This should be included in updates to the Town's Zoning Ordinance.

Action 10.1.2:

The Town of Seneca should examine the feasibility of creating a revolving loan fund to assist in the establishment and growth of light industry, small commercial and agricultural related businesses.

Goal 11: To provide new economic opportunities for the Town of Seneca.

Policy 11.1: Consider reviewing and amending current regulations to offer new economic possibilities for the Town.

Action 11.1.1:

The Town should consider a referendum to amend the regulations that restrict the consumption of alcohol on the premises of commercial establishments. Allowing commercial businesses to serve alcohol on site can provide new opportunities to draw in restaurants that are currently lacking in Seneca. This in turn can provide additional economic benefits to the Town.

Goal 12: To support the agricultural industry as an important component of the Town of Seneca economy.

Policy 12.1: Utilize the educational programs such as Cooperative Extension that increase awareness of the importance of agriculture.

Action 12.1.1:

The Town of Seneca should work with Ontario County to determine businesses that would be mutually beneficial for the Town and businesses. This could include tourism related businesses and ag-tourism industries as well as spin-off business from the proposed Ag & Tech Park in Geneva. Once appropriate businesses are identified, the Town could work with associations that represent these industries such as the Farm Bureau and the Bed-And Breakfast Association.

## Environmental & Natural Resources

Goal 13: To protect and enhance significant natural assets and promote sound environmental practices.

Policy 13.1: Ensure that new development is compatible with the character of the Town of Seneca.

Action 13.1.1:

The Town of Seneca should develop a viewshed protection study to ensure significant views are protected. The viewshed protection study would identify areas that would be protected from future development and determine guidelines for development that could occur. This information would be used to develop the view protection mechanism proposed for the zoning code.

Action 13.1.2:

Utilize the results of a Natural Resources Inventory completed in 2002 when developing zoning to protect significant natural resources.

Action 13.1.3:

Develop a tree replacement program for the hamlets and roadsides of the Town.

Goal 14: To ensure that new development is compatible with environmental constraints.

Policy 14.1: Incorporate all available environmental data into land use decisions.

Action 14.1.1:

The provisions of the State Environment Quality Review Act (SEQRA) should be fully utilized by the Town of Seneca in its review of development proposals. Under SEQRA regulations the Town may request the developer to conduct specific studies to adequately review the project, such as soil suitability or traffic studies. The SEQRA law can ensure maximum environmental quality.

## Infrastructure

Goal 15: To ensure appropriate infrastructure and transportation systems for the Town of Seneca residents.

Policy 15.1: Promote a safe and efficient transportation system.

Action 15.1.1:

The Town should establish and fund a program to replace, add and maintain sidewalks in the hamlets. This would provide for safe mobility for those residing in these areas.

Action 15.1.2

The Town Highway Superintendent should establish a five-year Highway Repair Program to assess current road conditions along with existing and future needs. This would allow for the Town to plan for funding road repairs and improvements.

Action 15.1.3:

The Town should work with the appropriate parties (NYSDOT and the Ontario County Highway Department) to address those intersections that need improvements, for example, the intersection of County Road #20 and County Road #4.

Action 15.1.4:

Work with Ontario County and NYS DOT to incorporate non-motorized vehicle / pedestrian improvements / renovations as routine maintenance takes place. Investigate grant opportunities, etc. to assist the Town in renovating and where desired, expanding the existing sidewalk system. Identify opportunities to accommodate non-motorized / pedestrian improvements as part of routine Town maintenance.

Action 15.1.5:

Work with Ontario County and NYS DOT to make accommodations for slow moving farm equipment when they upgrade / renovate county or state roads. This could include adequately sized paved shoulders, etc.

Policy 15.2: Provide adequate cable, telephone and internet access to Town residents.

Action 15.2.1:

Cable service is provided to a limited portion of the Town. Therefore the Town should work with the local cable service to improve communication and customer service.

Action 15.2.2:

The Town should encourage an improved telecommunications system to foster high-speed internet access. This would assist in attracting new industries and businesses to the Town.

Action 15.2.3:

Work with County and NYS DOT and telecommunication providers to install “dark” telecommunication lines when roadways are “opened” for paving or installing water/sewer lines.

Goal 16: Ensure the safe operation of water and sewer systems in addition to individual wells.

Policy 16.1: Prevent on-site sewage treatment systems in areas with unsuitable soils.

Action 16.1.1:

While on-site sewage treatment systems are adequate in most areas of the Town, the hamlet of Hall has poorly drained soils. The Town should use soil conditions mapping, when reviewing building permits for new development to ensure that wastewater can be adequately treated. Soil information can be obtained from the Soil & Water Conservation District.

Action 16.1.2:

The Town should consider a feasibility study to determine if municipal sewage treatment facilities are appropriate for any of the hamlets.

Action 16.1.3:

The Town Board should consider a uniform local wastewater treatment law to standardize septic system inspection.

Policy 16.2: Provide adequate water service to Town residents.

Action 16.2.1:

The feasibility of municipal water being brought to appropriate areas of the Town identified for future development should be considered. Before additional expansions occur, The Town should thoroughly review costs and impacts of extending the water service. Land use impacts should also be assessed before any expansion occurs.

Policy 16.3: Implement efficient distribution of natural gas service that improves the quality of life for Town residents.

Action 16.3.1:

As natural gas service is not available in the hamlet of Hall, the only hamlet not presently having this utility available the Town should work with the local natural gas provider to consider bringing this service to the hamlet of Hall.



## Regional

Goal 17: Continue to work with County and regional governments to address planning issues.

Policy 17.1: Continue ongoing communication with neighboring communities to keep apprised of local planning strategies.

Action 17.1.1:

As a courtesy the Town of Seneca should notify neighboring towns of proposed action near the town borders. This would allow additional input from other municipalities in the region and encourage the Town of Seneca to consider the potential impacts to neighboring communities.

Policy 17.2 Utilize the resources of County and regional agencies in local planning decisions.

Action 17.2.1:

The Ontario County Department of Planning and Research, Ontario County Planning Board, Cornell Cooperative Extension and the Soil & Water Conservation District along with other local agencies should be utilized when reviewing local development proposals. This will assist the Town in making informed decisions taking into account the impact that development will have on soils, traffic and natural resources.

Action 17.2.2

The Town Board and Planning Board should continue to implement and ensure that others are implementing the master plan for the landfill. This facility has a tremendous impact on Seneca and ensuring that its impacts are minimized is important for the future of all existing and potential residents.

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## 3.0 The People

### 3.1 Population Characteristics

The following section examines the demographic characteristics for the Town of Seneca. This information is important in understanding the future direction of the community and how best to allocate the Town's resources to provide services to residents.

The population for the Town of Seneca in 1990 was 2,747 with a loss of 16 residents over the past decade for a total of 2,731 in 2000. Population change for the Town is outlined in the following table:

**Table 3-1 1990-2000 Change in Population**

Town of Seneca, Ontario county and New York State

Municipality	1990 Population	2000 Population	Numeric Change	Percent change
Town of Seneca	2,747	2,731	-16	-0.6%
Ontario County	95,101	100,224	5,123	5.4%
New York State	17,990,455	18,976,457	986,002	5.2%

Source: Bureau of the Census – 2000

From 1970 to 1980 there was a 2.1% decrease, 1980 to 1990 a 0.1% decrease and from 1990 to 2000 a 0.6% decrease in population for the Town of Seneca with an expected slight increase in population over the next 25 years as demonstrated by the table below. From 1990 to 2000 population totals show that there was a 5.4% increase in Ontario County and a 5.2% increase in New York State.

#### 3.1.1 Population Projections

**Table 3-2 2005-2025 Population Projections**

Town of Seneca, Ontario County and New York State

Municipality	2005	2015	2025
Town of Seneca	2,832	2,841	2,849
Ontario County	101,562	103,507	105,132
New York State	18,250,279	18,916,292	19,829,840

Source: Genesee/Finger Lakes Regional Planning Council

### 3.1.2 Age

A breakdown of the age characteristics for the Town of Seneca is described on the following table:

**Table 3-3 1990-2000 Population by Age**

Town of Seneca

	1990 Population		2000 Population		Percent Change
	Number	%	Number	%	
Total Population	2,747	100.0%	2,731	100.0%	-0.6%
Male	1,391	50.6%	1,376	50.4%	-1.1%
Female	1,356	49.4%	1,355	49.6%	-0.1%
Under 5 years	233	8.5%	136	5.0%	-41.6%
5 to 24 years	740	26.9%	775	28.4%	4.7%
25 to 44 years	896	32.6%	753	27.6%	-16.0%
45 to 54 years	326	11.9%	442	16.2%	35.6%
55 to 59 years	136	5.0%	153	5.6%	12.5%
60 to 64 years	107	3.9%	129	4.7%	20.6%
65 to 74 years	184	6.7%	186	6.8%	1.1%
75 to 84 years	103	3.7%	121	4.4%	17.5%
85 years and over	22	0.8%	36	1.3%	63.6%

Source: Bureau of the Census – 2000

The population for the Town of Seneca has remained relatively stable over the past decade with only a loss of 16 residents between 1990 and 2000.

A significant fact to consider when reviewing the age characteristics for the Town of Seneca is that in 2000 the segment of the population from 85 years and over has increased by 63.6% and the 5 year old and under age group has decreased by 41.6% since 1990. This demonstrates an aging population that may require special programs and services for seniors.

### 3.1.3 Race

The Town of Seneca is predominately white with Black and Asian ethnicities comprising less than one percent of the population. The ethnic breakdown for the Town of Seneca is outlined in the following table:

**Table 3-4 Ethnic Profile – 2000**

Town of Seneca

Race	Population	%
One race	2,709	99.2%
White	2,672	97.8%
Black or African American	13	0.5%
American Indian & Alaska Native	4	0.1%
Asian	7	0.3%
Some other race	13	0.5%
Two or more races	22	0.8%

Source: Bureau of the Census – 2000

The population characteristics for the Town of Seneca are very similar to that of Ontario County. The 2000 Census reveals that the population for the Town of Seneca is 97.8% white, 95.0% white for Ontario County and New York State at 70.0% white. Residents of Hispanic origin are not separated out in the above table but are included in once race, some other race or two or more races. Hispanic origin is broken down in detail in the following table.

**Table 3-5 Hispanic or Latino Ethnic Profile – 2000**

Town of Seneca

Race	Population	%
Hispanic or Latino (of any race)	41	1.5%
Mexican	13	0.5%
Puerto Rican	15	0.5%
Cuban	0	0.0%
Other Hispanic or Latino	13	0.5%
Not Hispanic or Latino	2,690	98.5%
White Alone	2,657	97.3%

Source: Bureau of the Census – 2000

Census data for 1990 revealed only 6 residents in the Town of Seneca as being of Hispanic origin of any race. In contrast, 2000 census data shows an increase in the Hispanic population with 41 residents of the Town of Seneca being of Hispanic origin of any race. Hispanic origin is defined as Mexican-American, Chicano, Mexican, Mexicano, Puerto Rican, Cuban, Central or South American, or other Hispanic.

#### 3.1.4 Education

The levels of education for the Town of Seneca and Ontario County are specified in the following table:

**Table 3-6 Educational Attainment – 1990**

Town of Seneca and Ontario County

Education	Town of Seneca		Ontario County	
	Population	%	Population	%
Person 25 years and over	1,774		61,394	
Less than 9 <sup>th</sup> grade	115	6.5%	3,854	6.3%
9 <sup>th</sup> to 12 <sup>th</sup> grade, no diploma	211	11.9%	7,812	12.7%
High school graduate	700	39.5%	20,753	33.8%
Some college, no degree	294	16.6%	10,754	17.5%
Associate degree	216	12.2%	6,242	10.2%
Bachelor degree	149	8.4%	7,389	12.0%
Graduate or professional degree	89	5.0%	4,590	7.5%
Percent high school graduate or higher	81.6		81.0%	
Percent bachelor's degree or higher	13.4		19.5%	

Source: Bureau of the Census – 1990

Educational statistics for the Town and County are similar in that 81.6% of residents for the Town and 81.0% of residents for the County are high school graduates, in addition 6.5% of residents in the Town of Seneca have less than a 9<sup>th</sup> grade education compared to 6.3% of Ontario County residents.

### 3.1.5 Income

A comparison of 1989 household income figures for the Town of Seneca and Ontario County are listed in the following table:

**Table 3-7 Household Income Characteristics – 1989**

Town of Seneca and Ontario County

	Town of Seneca		Ontario County	
1989 Income	Income	%	Income	%
Households	944	100.0%	34,930	
Less than \$5,000	16	1.7%	935	2.7%
\$5,000 to \$9,999	54	5.7%	2,734	7.8%
\$10,000 to \$14,999	60	6.4%	2,719	7.8%
\$15,000 to \$24,999	164	17.4%	5,965	17.1%
\$25,000 to \$34,999	181	19.2%	6,094	17.4%
\$35,000 to \$49,999	233	24.7%	7,701	22.0%
\$50,000 to \$74,999	174	18.4%	6,039	17.3%
\$75,000 to \$99,999	38	4.0%	1,664	4.8%
\$100,000 to \$149,999	20	2.1%	790	2.3%
\$150,000 or more	4	0.42%	289	0.82%
Median household income (dollars)	34,840		33,133	

Source: Bureau of the Census – 1990

The 1989 household income statistics reveal that the median household income is similar for both the Town and County at \$34,840 for Seneca and \$33,133 for Ontario County. The largest percentage of households in both the Town and County earn between \$35,000 to \$49,999 with the lowest percentage of household income for both at \$150,000 or more.

### 3.1.6 Poverty Level

The following table illustrates the poverty status for all persons in the Town of Seneca, Ontario County and New York State. A low poverty level indicates good opportunities for employment and education that results in a higher standard of living for residents.

**Table 3-8 Poverty Status – 1990**

Town of Seneca, Ontario County and New York State

Municipality	Number Below Poverty Level	Percent Below Poverty Level
Town of Seneca	109	4.0%
Ontario County	6,784	7.4%
New York State	2,277,296	13.0%

Source: Bureau of the Census – 2000

The U.S. Census Bureau uses an established income threshold that varies according to family size and structure to determine who is poor. If a family's total income is less than their threshold, then that family and every individual of that family is considered poor. An example of this would be a family of four that includes two related children under 18 would have a weighted average threshold of \$13,254 and if that family's total income is below this they are considered poor.

The Town of Seneca at 4.0% has a small percent of its population below poverty level in comparison to Ontario County at 7.4% and New York State at 13.0%. Broken down further, the poverty level for all families in the Town with related children below 18 years of age is 5.3%, for the County 9.1% and the State at 3.2% while the poverty levels for person 65 and over is 5.2% for the Town, 7.6% for the County and 11.9% for the State.



### 3.1.7 Employment

The following section looks at occupations in the Town of Seneca and Ontario County. In the Town and County, the occupations are broken down as follows:

**Table 3-9 Occupation – 1990**

Town of Seneca and Ontario County

Occupation	Town of Seneca		Ontario County	
	Number	%	Number	%
Employed persons 16 years and over	1,437		47,221	
Executive, administrative and managerial occupations	147	10.2%	5,317	11.3%
Professional specialty occupations	194	13.5%	7,204	15.3%
Technicians and related support occupations	60	4.2%	1,779	3.8%
Sales occupations	133	9.3%	5,296	11.2%
Administrative support occupations, including clerical	191	13.3%	6,845	14.5%
Private household occupations	6	0.4%	194	0.4%
Protective service occupations	27	1.9%	576	1.2%
Service occupations, except protective and household	131	9.1%	5,566	11.8%
Farming, forestry and fishing occupations	109	7.6%	1,206	2.6%
Precision production, craft and repair occupations	216	15.0%	5,874	12.4%
Machine operators, assemblers and inspectors	91	6.3%	3,639	7.7%
Transportation and material moving occupations	80	5.6%	1,926	4.1%
Handlers, equipment cleaners, helpers and laborers	52	3.6%	1,799	3.8%

Source: Bureau of the Census –1990

In the Town of Seneca the largest segment of the employment sector is precision production, craft and repair occupations at 15.0% with professional specialty occupations at 15.3% for the County. Farming, forestry and fishing occupations are at 7.6% in the Town of Seneca in contrast to 2.6% for Ontario County.

Table 3-10 Industry – 1990

Town of Seneca and Ontario County

Industry	Town of Seneca		Ontario County	
	Number	%	Number	%
Employed persons 16 years and over	1,437		47,221	
Agriculture, forestry & fisheries	151	10.5%	1,463	3.1%
Mining	0	0.0%	89	0.2%
Construction	118	8.2%	3,149	6.7%
Manufacturing, nondurable goods	89	6.2%	3,650	7.7%
Manufacturing, durable goods	129	9.0%	6,724	14.2%
Transportation	56	3.9%	1,372	2.9%
Communication & other public utilities	35	2.4%	1,006	2.1%
Wholesale trades	53	3.7%	1,727	3.7%
Retail trade	231	16.1%	8,312	17.6%
Finance, insurance & real estate	38	2.6%	2,232	4.7%
Business & repair services	59	4.1%	1,612	3.4%
Personal services	25	1.7%	1,361	2.9%
Entertainment & recreation services	10	0.7%	637	1.3%
Health services	152	10.6%	4,348	9.2%
Educational services	139	9.7%	5,134	10.9%
Other professional & related services	84	5.8%	2,774	5.9%
Public administration	68	4.7%	1,631	3.5%

Source: Bureau of the Census – 1990

The Town at 16.1% and the County at 17.6% have a high percentage of retail trade. Health services account for 10.6% of the total industry in Seneca with agriculture, forestry and fisheries following closely behind at 10.5%; this is in contrast to 3.1% for Ontario County in the agriculture, forestry and fisheries field.

It is also important to note that the tourism industry plays an important role in the economy of the area. The Ontario County Tourism Bureau estimates that there are 4,900 County residents that have employment related to the tourism industry that generates more than \$49 million in payroll for these positions.

## 3.2 Housing

The following section assesses the housing conditions in the Town of Seneca by evaluating total housing units, units in structure, year structure built, selected monthly costs as a percentage of household income, housing value and housing occupancy and tenure. By examining the housing stock of the community appropriate measures can be taken to ensure that all residents are provided with decent, safe and affordable housing.

### 3.2.1 General Characteristics

#### 3.2.1.1 Total Housing Units

The total housing units in the Town of Seneca in 1990 was 992 with an increase of 40 units in 2000 for a total of 1,032 housing units; this is in contrast to a decline in the population of the Town of 0.6% from 1990 to 2000. In 1990 Ontario County had 38,947 total housing units and experienced an increase of 7,718 units for a total of 42,647 housing units in 2000.

#### 3.2.1.2 Units in Structure

The following table illustrates the number of units in each structure in the Town and County.

**Table 3-11 Units in Structure – 1990**

Town of Seneca and Ontario County

	Town of Seneca		Ontario County	
Units in structure	Number	%	Number	%
1-units, detached	853	86.0%	25,282	64.9%
1-units, attached	5	0.5%	1,340	3.4%
2 to 4 units	47	4.7%	4,323	11.1%
5 to 9 units	12	1.2%	1,704	4.4%
10 or more units	1	0.1%	1,824	4.7%
Mobile home, trailer, manufactured home	74	7.5%	4,474	11.5%

Source: Bureau of the Census – 1990

In the Town, 1-unit detached structures account for 86.0% of the housing stock in comparison to 64.9% for the County. This is followed by mobile homes and manufactured homes at 7.5% for the Town and 11.5% for the County. The table also demonstrates that the Town of Seneca has only one structure of 10 or more units.

### 3.2.1.3 Age of Housing

The following table illustrates an older housing stock for the Town of Seneca and Ontario County.

**Table 3-12 Age of Housing – 1989**

Town of Seneca and Ontario County

Year Structure Built	Town of Seneca		Ontario County	
	Total	%	Total	%
Total Housing Units	992	100.0%	38,947	100.0%
1989 to March 1990	7	0.7%	857	2.2%
1985 to 1988	36	3.7%	3,699	9.5%
1980 to 1984	43	4.5%	2,797	7.2%
1970 to 1979	99	10.3%	7,535	19.3%
1960 to 1969	60	6.2%	4,464	11.5%
1950 to 1959	39	4.1%	3,037	7.8%
1940 to 1949	42	4.4%	1,473	3.8%
1939 or earlier	666	69.2%	15,085	38.7%

Source: Bureau of the Census – 1990

Both the Town and County contain a large number of homes built before the second half of the 20<sup>th</sup> century. In Seneca, 69.2% and in Ontario County, 38.7% of the housing stock was built before 1940. From 1940 to 1990, 33.9% of the total housing stock in Seneca was constructed.

### 3.2.1.4 Housing Expenses

The amount of income that residents spend on housing costs can indicate the affordability of a community. The following table compares the monthly housing expenses of the Town of Seneca to Ontario County.

**Table 3-13 Selected Monthly Costs – 1989**

Town of Seneca and Ontario County

	Town of Seneca		Ontario County	
	Total	%	Total	%
Specified owner occupied housing units	543		17,647	
Less than 20% of household income	340	62.6%	9,845	55.8%
20% to 24% of household income	71	13.1%	2,802	15.9%
25% to 29% of household income	43	7.9%	1,740	9.9%
30% to 34% of household income	26	4.8%	1,144	6.5%
35% or more of household income	57	10.5%	2,064	11.7%
Not computed	6	1.1%	52	0.3%
Specified renter occupied housing units	147		8,953	
Less than 20% of household income	55	37.4%	2,811	31.4%
20% to 24% of household income	16	10.9%	1,250	14.0%
25% to 29% of household income	8	5.4%	1,022	11.4%
30% to 34% of household income	11	7.5%	725	8.1%
35% or more of household income	24	16.3%	2,627	29.3%
Not computed	33	22.4%	518	5.8%

Source: Bureau of the Census – 1990

In the Town of Seneca a majority of residents at 62.6% spend less than 20% of their household income on owner occupied housing compared to 55.8% for the County. In addition, the table demonstrates that rents in the Town are affordable as 37.4% of renters spend less than 20% of their household income on rent with this statistic slightly less for the County at 31.4%.

### 3.2.1.5 Occupancy

The occupancy of an area can communicate how affordable the housing of a community is. The table below compares these figures between the Town of Seneca and Ontario County.

**Table 3-14 Housing Occupancy – 2000**

Town of Seneca and Ontario County

	Town of Seneca		Ontario County	
	Total	%	Total	%
Total housing units	1,032		42,647	
Occupied housing units	967	93.7%	38,370	90.0%
Vacant housing units	65	6.3%	4,277	10.0%
Seasonal, recreational or occasional use	13	1.3%	2,142	5.0%
Homeowner vacancy rate (percent)		1.3%		1.7%
Rental vacancy rate (percent)		5.9%		8.1%
Owner occupied housing units	808	83.6%	28,225	73.6%
Renter occupied housing units	159	16.4%	10,145	26.4%
Average household size of owner occupied units		2.84%		2.67%
Average household size of renter occupied units		2.67%		2.15%

Source: Bureau of the Census – 2000

There is a large percent of occupied housing units in the Town of Seneca at 93.7% with slightly less for Ontario County at 90.0%. Owner occupied units account for 83.6% in the Town and 73.6% in the County. The homeowner vacancy rate for Seneca at 1.3% is less than that of the County at 1.7%. Renters account for 16.4% of the housing units in the Town and 26.4% in the County.

### 3.2.1.6 Housing Values

The table below reveals the housing values for the Town of Seneca in relation to Ontario County.

**Table 3-15 Housing Value – 1990**

Town of Seneca and Ontario County

	Town of Seneca		Ontario County	
	Total	%	Total	%
Specified owner-occupied housing units	531		17,538	
Less than \$50,000	185	34.8%	2,612	14.9%
\$50,000 to \$99,999	297	55.9%	10,289	58.7%
\$100,000 to \$149,999	36	6.8%	2,853	16.3%
\$150,000 to \$199,999	11	2.1%	883	5.0%
\$200,000 to \$299,999	2	0.4%	619	3.5%
\$300,000 or more	0	0.0%	282	1.6%
Median (dollars)	58,900		78,300	

Source: Bureau of the Census – 1990

The table above demonstrates that the Town of Seneca is an affordable place to live. The majority of the homes in the Town at 55.9% range in value from \$50,000 to \$99,999 and 34.8% in the less than \$50,000 range. The median housing value in Seneca is \$58,900 compared to \$78,300 for Ontario County.

## 3.3 Building Permits

Over the past three years the Town of Seneca has issued approximately 100 building permits per year. The majority of the building permits at 95% are for existing residential improvements while the remaining 5% consist of new residential and commercial development, however there has been little or no commercial permits issued over the past few years.

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## 4.0 Analysis of the Land

### 4.1 Land Use

Examining the current land use will allow Seneca to plan for the future character of the Town. The following section examines the existing land use, land use regulations and future land use projections for the Town of Seneca.

#### 4.1.1 Existing Land Use

The following table describes the land use by acres and percent in the Town of Seneca followed by a description of each of the land uses.

**Table 4-1 Existing Land Use**

Town of Seneca, Ontario County

Land Use	Acres	Percentage
Agricultural	27,384.1	87.1%
Residential with Agriculture	617.9	2.0%
Residential	1,518.5	4.8%
Vacant	942.8	3.0%
Commercial	299.0	1.0%
Recreation & Entertainment	117.0	.36%%
Community Service	116.9	.37%
Industrial	22.7	.07%
Public Service	422.6	1.3%
Public Lands	0.0	0.0%
<b>Total</b>	<b>31,441.5</b>	<b>100.0%</b>

Source: Town of Seneca & peter j. smith & company, inc.

##### 4.1.1.1 Agricultural

Agriculture plays an important role in the character and economy of the Town of Seneca. This is demonstrated by the majority of the land use at 87.1% that has been classified as agricultural. The agricultural land is dispersed throughout the Town with some commercial and residential land uses around the hamlets of Hall, Stanley, Flint and Seneca Castle and along Routes 5 & 20.

#### 4.1.1.2 Residential with Agriculture

In the Town of Seneca 2.0% of the land is used for residential homes that are located on agriculturally productive land. These are generally large family farms that make their living from the land.

#### 4.1.1.3 Residential

A total of 4.8% of the land in Seneca is currently being used for residential purposes. This land use classification includes residential development that does not contain agricultural land such as farms. Much of the residential development is concentrated in and around the four hamlets in the Town.

Additional residential land uses are scattered throughout Seneca with some residential clusters in the northeast portion of the Town at the County Road 4 and Johnson Road intersection, the eastern section of Town at State Route 245 and State Route 14A and the southwest corner at Kashong Switch and the old railroad right of way.



#### 4.1.1.4 Vacant

Vacant land accounts for 3.0% of the land use in Seneca. Vacant land is land that is not being used for residential, commercial or agricultural uses. Vacant land is scattered through the Town of Seneca.

#### 4.1.1.5 Commercial

Commercial uses account for 1.0% of the land in the Town. As would be expected, much of the commercial development is located in the hamlets. This includes agricultural related businesses such as fertilizer and agricultural equipment dealers in the hamlet of Hall as well as auto related services such as the Exxon Gas Station and Seneca Castle Auto Service in the hamlet of Seneca Castle. There is also commercial development along Routes 5 & 20 that runs east to west through the Town that includes a variety of commercial development including a diner, auto related and the Amberg Winery.

#### 4.1.1.6 Recreation and Entertainment

The Ontario Pathways and the park in the hamlet of Seneca Castle make up the 0.36% of land used as recreation and entertainment. The Ontario Pathways is privately owned, however the public is allowed to use the trails that follow along the old railroad right of ways. The trail travels from the southeast corner of the Town at Kashong Switch northward up to the hamlet of Stanley where the trail splits. One section continues in a northwest direction to the Seneca/Gorham Town Line and the other section travels north through the hamlet of Flint up to the Seneca/Phelps Town Line in the north corner of Seneca.

#### 4.1.1.7 Community Service

Community Service land uses that include BOCES on County Road 20 near Routes 5 & 20, the Highway Department on Flint Road, the Fire Departments of Seneca Castle, Hall and Stanley, the cemeteries and the numerous churches within the Town comprise 0.37% of the community service land use.



#### 4.1.1.8 Industrial

A small percentage of land at 0.07% is currently used for industrial uses. These include Bob Equipment located west of Flint on 5 & 20 and Grammer-Gates Industries in the northeast corner of the Town.

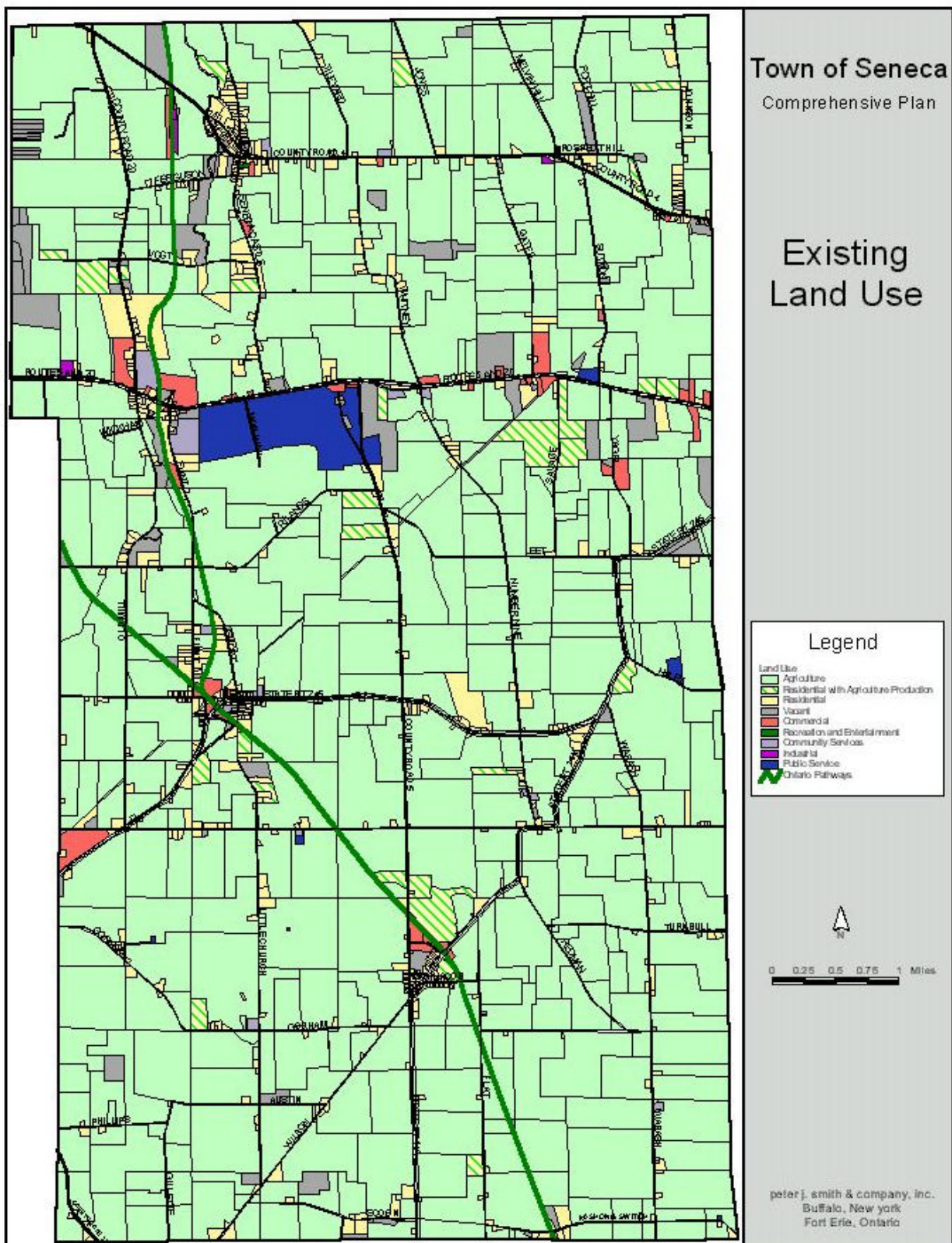
#### 4.1.1.9 Public Service

Of the total land in Seneca, 1.3% is used as public service. The Ontario County Landfill on Routes 5 & 20 comprises the majority of this percentage. Time Warner Communications at the corner of Routes 5 & 20 and Sutton Road, the New York State Electric & Gas substation on Haley Road, the water towers and cell towers are all classified as public service land uses.

#### 4.1.1.10 Public Lands

Currently there is not any land classified as public lands in the Town of Seneca.

Figure 4-1 Existing Land Use





## 4.2 Zoning

The Town of Seneca Zoning Districts include:

- Ag – Agriculture
- R-1 – Low Density Residential
- R-2 – Medium Density Residential
- B-1 – Highway Business
- B-2 – Heavy Commercial/Industrial
- I-1 – Light Industrial
- MU – Mixed Use

### Agriculture

The Agriculture District provides for agricultural and related uses. Permitted uses and structures include farms and farm related activities, single-family dwellings, places of worship, convents, municipal buildings and cemeteries.

The minimum lot size for a farm in the Agriculture District is 10 acres with a minimum lot width ranging from 150 – 200 feet. Minimum setbacks include a front setback of 50 – 100 feet, rear setbacks of 45 – 80 feet and side setbacks ranging from 40 – 100 feet. The maximum lot coverage in the Agriculture District ranges from 25 – 30%. However, 2 acre lots are allowed for residential homes with no area variance, lots less than 2 acres require an area variance.



Permitted accessory uses include farm buildings and structures for the storage of farm products and farm equipment, attached or detached private garages, home occupations, signs, swimming pools and roadside stands. Special uses allowed in the agriculture districts include migrant labor housing, mobile home parks, excavation operations, animal hospitals, private airfields or landing strips and public utility.

### Low Density Residential

The R-1 District is intended for single-family residential uses. The permitted uses and structures are those allowed in the Agricultural District, two-family residences, nursery schools, day care centers and funeral homes.

The minimum lot size in the R-1 District ranges from 10 acres for farms to 25,000 – 27,500 square foot with a minimum lot width ranging from 125 – 150 feet. Minimum setbacks include a front setback that ranges from 50 – 80 feet, rear setbacks that range from 30 – 60 feet and side setbacks that range from 30 – 100 feet. The maximum lot coverage in the District is 30%.

Permitted accessory uses and structures include those allowed in the Agricultural District and accessory uses routinely accompanying the permitted use and one accessory storage structure. Special uses include public/semi public parks, public utility and mobile homes.

### Medium Density Residential

The R-2 Residential District is primarily for single-family residential uses. Permitted uses and structures include those allowed in the Agricultural District, two-family residences, nursery schools, day care centers, parks and funeral homes.

The minimum lot size in the R-2 District ranges from 20,000 – 22,000 square feet with a minimum lot width ranging from 120 – 125 feet. Minimum setbacks include a front setback that ranges from 40 – 50 feet, rear setbacks that range from 30 – 50 feet and side setbacks that range from 15 – 20 feet. The maximum lot coverage in the District is 30%.

Permitted accessory uses and structures include those allowed in the Agricultural District and accessory uses routinely accompanying the permitted use and one accessory storage structure. Special uses include public/semi public parks, public utility and mobile homes.

### Highway Business

The B-1 District in the Town allows general highway retail and business uses. Permitted uses and structures include retail stores, business offices, retail services, antique shops, professional offices, restaurants, motels, drive through businesses, kennels, veterinary clinic and car washes.

The minimum lot size for the B-1 District is 40,000 square feet and the minimum lot width is 200 feet. Minimum setbacks include the front setback of 80 feet, rear setback of 60 feet and side setback of 25 feet. The maximum lot coverage in the B-1 District is 40%.

Permitted accessory uses in the B-1 District include uses routinely accompanying the permitted use or structure. Special uses include drive-in restaurants or drive-in eating establishments, gasoline stations, automobile stations, automobile sales and public utility.

#### Heavy Commercial/Industrial

The B-2 District in the Town allows for a mixture of certain commercial and industrial uses. Permitted uses and structures include retail stores, wholesale sales and services, bulk storage of fertilizers and grain.

The minimum lot size for the B-2 District is 30,000 square feet and the minimum lot width is 150 feet. Minimum setbacks include the front setback of 80 feet, rear setback of 50 feet and side setback of 40 feet. The maximum lot coverage in the B-2 District is 40%.

Permitted accessory uses in the B-2 District include uses routinely accompanying the permitted use or structure.

#### Light Industrial

The I-1 District allows for general industrial uses in the Town. Permitted uses and structures include light manufacturing or industrial uses, machine shops, fabrication shops or assembly shops, laboratories and warehouses and bulk storage.

The minimum lot size for the I-1 District is 5 acres with a minimum lot width ranging from 150 – 200 feet. Minimum setbacks include a front setback of 80 feet, rear setbacks of 60 feet and side setbacks ranging from 40 – 60 feet. The maximum lot coverage in the District ranges from 30 – 40%.

Permitted accessory uses for the I-1 District include uses and structures routinely accompanying the permitted use or structure. Special uses include light manufacturing, fabricators, warehouses and junkyards.

Prohibited uses in the I-1 District include processing or distillation of wood, bones or metals, production from raw materials of chemicals, explosives, paint products or any process that is dangerous to the public safety and welfare.

Mixed Use

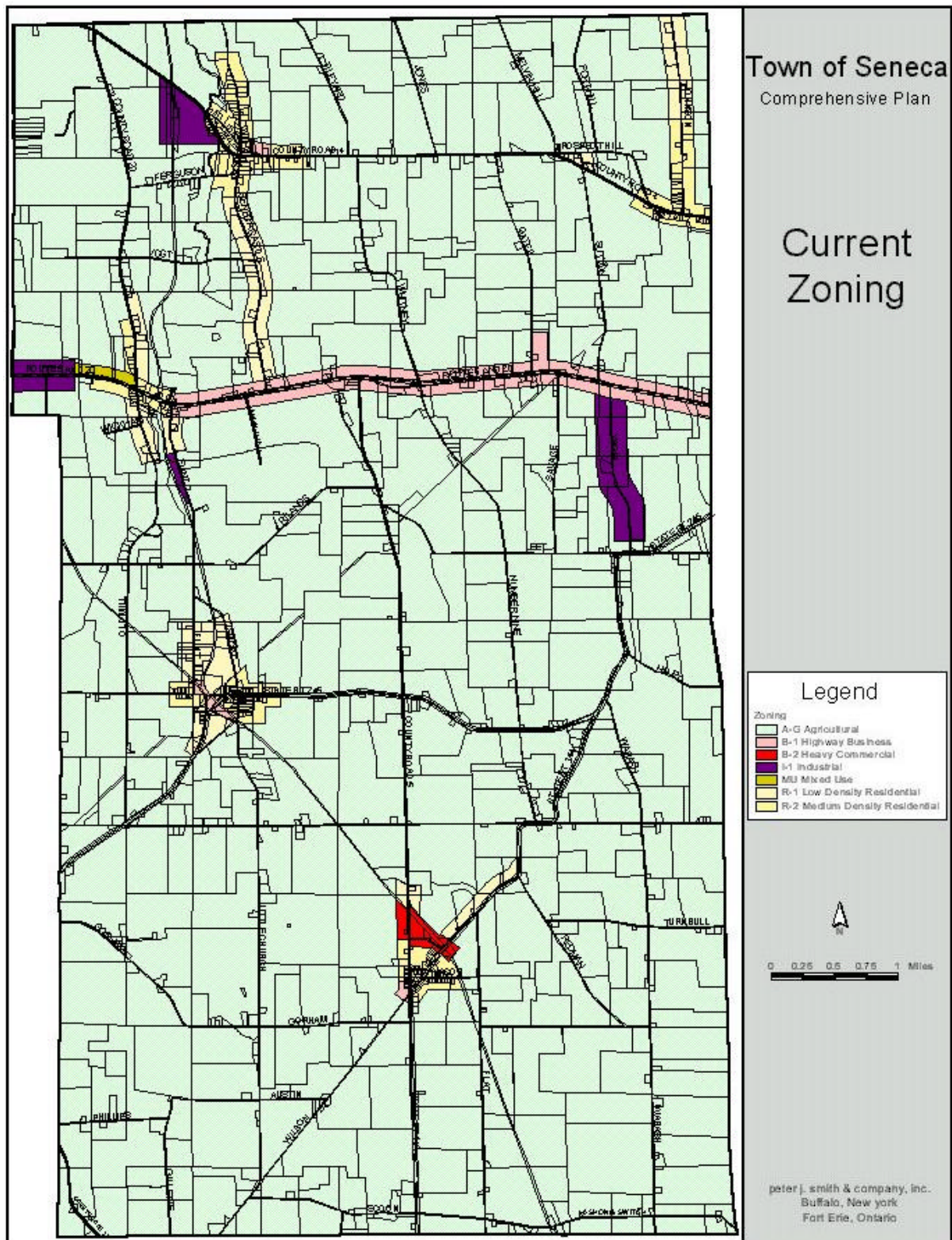
The Mixed Use District in the Town of Seneca allows for a mixture of residential and general retail/businesses.

The district allows for retail stores, offices and retail service. In addition, other commercial or business uses, as determined by the Board of Appeals to be in the same general character, are also permitted in the district. The minimum lot size for the Mixed Use District is 20,000 square feet (sf). Lot widths range from 120 – 200 feet.

The minimum setbacks for the front range from 40 – 80 feet and the rear yard ranges from 30 – 60 feet. The maximum lot coverage ranges from 25 – 40% for businesses in the district.



Figure 4-2 Current Zoning



## 4.3 Future Land Use Plan

The Town of Seneca is a rural community with most of the dense development located near the four hamlets. The land use pattern in Seneca will not only have an affect on how the land functions but also on the character of the Town. Although the future land use pattern for the Town of Seneca is not expected to change considerably from this general pattern over the next twenty-five years, locations for new developments should be identified.

### 4.3.1 Residential

To determine the number of housing units required in the Town of Seneca, the population in 2000 (2,731) and the population projection for the year 2025 (2,849) were used. This population was divided by the projected mean (average) household size; the mean household size for the Town in 2000 was 2.81 people and is assumed to remain at this approximate level during the next 25 years. The number of housing units required to meet the housing needs of the population is determined by the following formula:

$$\frac{\text{Projected Population}}{\text{Mean Household Size}} = \text{Projected Number of Housing Units Needed}$$

Population Projections for the Town of Seneca reveal that the total population could increase by up to 118 residents by the year 2025. Based on the formula, the Town currently had a surplus of 61 housing units in 2000 and will have a surplus of 19 housing units for 2025. However, some of these units may be in poor condition and new units may need to be developed.

It is also important to keep in mind that although the aforementioned formula is standard, the Town of Seneca shares a border with the Town of Geneva which has experienced an increase in population. The Town of Geneva has experienced a 10.9% increase in population from 1990 to 2000 and a 12.6% increase in housing units during the same time frame. Therefore the population in the Town of Seneca may significantly increase as a direct result of the population increase in the Town of Geneva necessitating the need for new housing development.

Table 4-2 Projected Housing Units – 2000 – 2025

Town of Seneca

	2000	2025
Projected population	2,731	2,849
2000 Housing units	1,032	1,032
Surplus of housing units	61	19

Source: Genesee/Finger Lakes Regional Planning Council and peter j. smith & company, inc.

#### 4.3.2 Commercial

The amount of commercial land that a municipality should provide varies from community to community; especially in rural areas such as Seneca. The American Planning Association's Planning Advisory Service (PAS) provides general guidelines for communities. The PAS recommends that 10% of the land in urban or suburban areas should be designated for commercial use; however there are no specific recommended guidelines for rural communities. The Small Town Planning Handbook states that rural communities frequently offer between 15% and 18% of their land for commercial uses.

In the Town of Seneca there are approximately 299 acres of land devoted to commercial uses. This accounts for approximately 1% of the Town's total area. The amount of commercial land in the Town falls well below that recommended in planning literature. Therefore the Town can provide additional land for commercial development.

When deciding on the location of future commercial development in Seneca, the location of existing commercial uses should be considered such as in the hamlets. This allows for the use of existing infrastructure and creates commercial nodes that are convenient for people utilizing these services.

#### 4.3.3 Parks

The Town is currently taking steps to provide new recreational opportunities for its residents. The Seneca Castle Fire Department donated land to the Town for use as a Town Park. A Parks and Recreation Committee has been established to construct a 5-year plan for the park. There is also land near the new Town Hall in the hamlet of Flint that is being considered for a park. Although the open spaces and natural environment provide for informal recreational areas the Town should consider developing additional community parks and playgrounds near the more densely populated hamlet areas.

#### 4.3.4 Industrial

Standard planning guidelines for rural communities recommend that 12 acres of industrial land per 1,000 residents should be set aside for current reserve, while an additional 12 acres per 1,000 residents should be allowed for future reserve.

Using the standard as a guide, the Town of Seneca currently requires approximately 33 acres of industrial land with 34 acres by the year 2025. At the present Seneca has roughly 23 acres of land used for industrial uses. The Town has stated that they wish to limit the amount of industrial development so as not to impact on the rural character of Seneca.

The proposed sewer extension from the landfill to either the Towns of Geneva or Canandaigua may provide the infrastructure to accommodate new industrial development nodes along Routes 5 & 20 if realized. In addition, the area in front of the landfill and along Yagel Road are areas considered appropriate for industrial development.

#### 4.3.5 Future Land Use Plan

The Town of Seneca has expressed an interest in retaining the rural character while allowing for limited growth in appropriate areas. The Future Land Use Plan therefore does not recommend significant changes to the current land use pattern. The Plan attempts to direct new development to areas where some density of development already exists to avoid incompatible uses from infringing on rural Seneca.

The Future Land Use Plan illustrates general areas for the major land use classifications that the Town may consider for future planning and zoning. These designations are generalized and are not intended to follow specific parcels. The following categories are depicted on the Plan:

- ❑ Agriculture: rural areas mostly characterized by farming with occasional residential uses on large lots
- ❑ Residential: areas designated for denser residential development located on the edges of the hamlets following the mixed use classification
- ❑ Industrial: designated areas adjacent to existing industrial uses with major road access such and the area along Yagel Road and adjacent to the Ontario County Landfill along Routes 5 & 20
- ❑ Mixed Use: located in the hamlets and along Routes 5 & 20 creating a mixture of land uses that generates a critical mass to serve area residents and may contain a historic overlay to protect significant historic sites

The Future Land Use Plan attempts to take the development goals of the community and apply them to a tangible land use scenario. The Plan was prepared through analyzing current data on the location of existing zoning districts, location of historic structures, location of existing and planned infrastructure and functional road classifications.

The Future Land Use Plan is designed to act as a guide to the Town as it revises its Zoning Regulations and to guide Town officials reviewing future development proposals.

#### 4.3.6 Proposed Land Use Regulations

Through the Future Land Use Plan and additional recommendations made in the Comprehensive Plan, the Town of Seneca can direct its revision of the current Zoning Regulations. Specific zoning provisions that the Town may wish to consider in its updated zoning are:

##### Cluster Provisions

This type of development method seeks to reduce the size of building lots and place buildings closer together in groups or clusters. The total development density cannot exceed the density allowed under standard zoning regulations. As the building sites are not evenly spread across the frontage of the property, cluster development results in numerous benefits including:

- ❑ Preservation of open space
- ❑ Preservation of environmental features
- ❑ Limits the number of curb cuts
- ❑ Lower development costs

##### Agricultural Planned Unit Development (PUD)

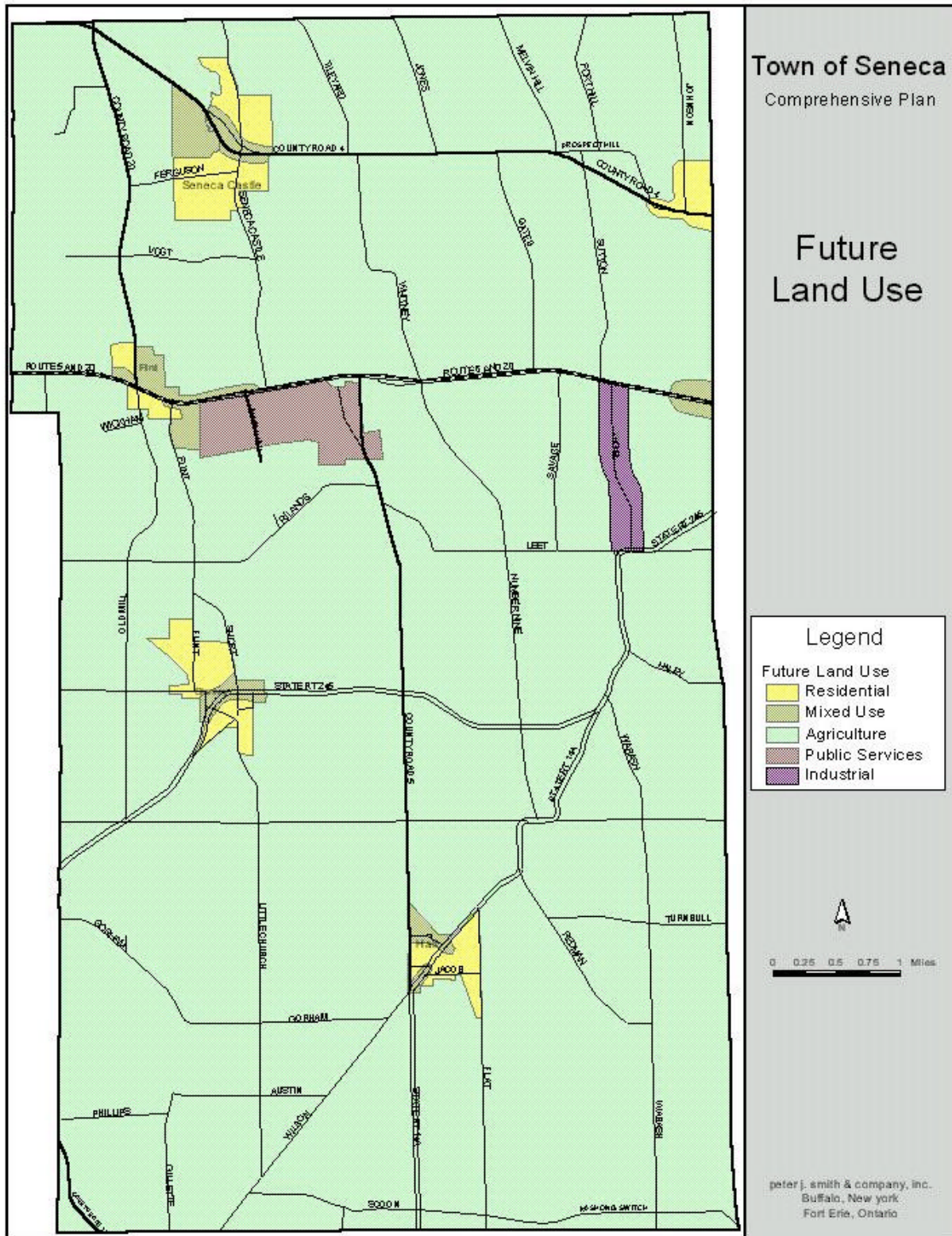
The agricultural PUD is a development type where the entire site is comprehensively planned. A mix of uses (residential, commercial, industrial) are clustered on a site to make the best use of the land. Agricultural PUD regulations may be written as separate zoning districts or as a special use permit.

##### Building/Property Maintenance Codes

These codes manage the maintenance of all property, buildings and structures within a community by providing standards necessary to ensure the health and safety of the occupants. Upon inspection by the designated Code Enforcement Officer, the owner of a property and of a building can be required to comply with all the provisions included in the code.



Figure 4-3 Future Land Use Plan



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## 5.0 Environment

The condition of environmental assets in the Town of Seneca, known for having some of the best agricultural land in Ontario County and New York State, is very important. Growth and development that has occurred in the adjacent communities of Canandaigua and Geneva and the potential expansions for commercial development along Route 5 & 20 in the Town of Seneca has generated large



volumes of traffic, creating noise and pollution. This growth also threatens the availability of land that has supported the economic stronghold of the Town, namely farming. The adverse effects of traffic and sprawl threaten the rural integrity that provides

a quality of life that native Seneca residents have grown to know and love. Careful documentation of the existing environmental resources is necessary to ensure that environmental assets are protected.

This chapter documents the following components of the natural environment in the Town of Seneca: geology, soils, topography, hydrology, air-quality, noise and hazardous waste sites. While noise is not a biological attribute, it does directly affect the natural environment. All of the outlined features are important to the planning process because they determine the type, scale and intensity of development that is most appropriate for the land.

### 5.1 Geology

As a result of the glacial activity of the past, the towns in eastern Ontario County, including the Town of Seneca, were covered with glacial till and silty loam, compounds that contribute to very fertile soil. As a result, the Town of Seneca and surrounding communities in Ontario County contain the largest concentration of prime soils and have some of the most productive land in the State of New York.

Three alternating cooling and warming periods were definitive in the geology of the Town of Seneca. Beginning two thousand years ago, a colder period brought glaciers extending north, scraping away the earth gouging out valleys and filling in some former watercourses. As the climate warmed up, silt, sand and gravel was deposited in the general area as the streams receded. Again the climate cooled. When the last glacier left the area, roughly a foot of topsoil was what remained.

## 5.2 Soils

Soils are naturally occurring bodies at the surface of the earth that are the products of the earth's weather conditions and added processes that act on the unconsolidated organic and mineral materials. The properties of any soils are dependent upon a combination of factors including:

- the physical and chemical composition of the parent material
- the climate and topography
- animal and plant life
- time

Agriculture, drainage, water availability, recreation and sustainability of development are all dictated by the types of soil that an area has.

Information regarding the soils of Ontario County was obtained from the United States Department of Agriculture Soil Conservation Service and was published in the 1958 Soil Survey of Ontario County, New York.

There are a large proportion of prime soils in Ontario County. Prime soils are described as soils that produce high yield crops through their quality, growing season and moisture.

According to the Ontario County Soil Survey, The Town of Seneca contains 75 soil types. Among the 75 soil classifications, Collamer, Honeoye, Lima, Ontario and Palmyra are frequent soil series.

- The Collamer series of soils are moderately high in organic matter making it easy for roots to penetrate the upper part of this type of soil. Productive crops for this type of soil include grain, wheat, oats, hay, field beans, sweet corn and vegetables.
- The Honeoye series of soils are among the most productive agricultural soils in New York State. They are well drained, medium textured and develop in very high lime glacial till.
- The Lima series of soils are moderately well drained, medium textured and high lime soils. These soils are well suited for inter-tilled crops.

- Ontario soils are well drained, medium textured and have clayey sub-soils. This highly productive soil is well suited to all crops grown in the area.
- The Palmyra series of soils are among the most productive in Ontario County. They are well-drained high lime soils that developed in glacial outwash gravel and sand.

### 5.3 Topography

Topography is the shape of land surfaces, indicated by measuring relative heights and positions of the land's natural and man made features. Topography influences the land use by affecting its wetness, accessibility and erosion. In general, lands with a slope of 15% or greater are deemed steep and considered to be unsuitable for most uses. Steep slopes often create constraints to development, as long-term structural integrity normally requires costly design and engineering work.

The topography of the land in the Town of Seneca is generally flat. However, there are variations in elevation from 600 feet to 1,050 feet (above sea level). For example, the land in the southwest portion of the Town is generally a higher elevation while the land in the northwest portion of the Town is a lower elevation. The change in elevation is very gradual and creates few restrictions for agricultural operations.

### 5.4 Hydrology

#### 5.4.1 Watersheds

Watersheds are areas of land that catch precipitation, such as rain and snow, which then seeps or drains into groundwater, wetlands, streams, lakes or rivers. The Town of Seneca contains three watersheds. The Town is generally split from the southwest corner up to the northeast corner by the Flint Creek Watershed on the western side of the Town and the Seneca Lake Watershed on the eastern side of the Town. A small portion of the Marsh Creek Watershed is located in the northeastern section of the Town.

#### 5.4.2 Creeks and Streams

The Town of Seneca has three creeks. Flint Creek runs in a south to north direction in the northwest section of Town, Burrell Creek runs east to west in the lower eastern section and Kashong Creek runs west to east in the southeast corner of the Town.

### 5.4.3 Wetlands

Both the Federal government and the State designate wetland areas. Federal wetlands can be areas of any size that are characterized by wetness; State designated wetlands are those areas measuring 12.4 acres or more in size or smaller wetlands of unusual local importance.

According to the Ontario County Environmental Management Council, there are 39 wetlands in the Town of Seneca. According to the Department of Environmental Conservation, these wetlands are classified as Class III Wetlands under the Freshwater Wetlands Act. A wetland shall be classified as a Class III Wetland if it has any of the following characteristics:

- ☐ Emergent marsh in where purple loosestrife and/or reed makes-up two-thirds or more of the cover type;
- ☐ Deciduous swamp;
- ☐ Shrub swamp;
- ☐ Consists of floating and/or submergent vegetation;
- ☐ Consists of wetland open water;
- ☐ Contains an island with an area above the wetland to provide benefits as listed in section 664.6 (b)(6);
- ☐ Has a total alkalinity of at least 50 parts per million;
- ☐ Adjacent to fertile upland;
- ☐ Resident of an animal species in the major region of the state in which it is found, or it is a traditional migration habitat of an animal species vulnerable in the state or in the major region of the state in which it is found;
- ☐ Contains plant species vulnerable in the major region where located;
- ☐ Part of a surface water system with permanent open water and it receives significant pollution of a type amenable to amelioration by wetlands;
- ☐ Visible from an interstate highway, parkway, designated scenic highway, or passenger railroad and serves a valuable aesthetic or open space function;

- ❑ One of the three largest wetlands of the same cover type within a town;
- ❑ Community where wetland acreage is less than one percent of the total acreage; or
- ❑ Located on publicly owned land that is open to the public.

The Freshwater Wetlands Act places regulations on activities that may occur in freshwater wetlands and for areas 100 feet from the wetland boundary. Most activities that can adversely impact the natural value of the wetland are regulated and a permit is required.

#### 5.4.4 Floodplains

Floodplains are areas of land adjacent to rivers and streams that have or are expected to flood. Floodplains protect other areas from flooding by absorbing or holding the water. They can also be habitats for varied types of wildlife.

A floodplain runs along both sides of Flint Creek, Burrell Creek and Kashong Creek.

### 5.5 Air Quality

The New York State Department of Environmental Conservation monitors air quality throughout the State using its Ambient Air Monitoring System. Data summaries of air pollutants have been established and are included in the reporting system for sulfur dioxide, carbon monoxide, nitrogen dioxide, ozone, total suspended particulates, inhalable particulates and lead.

The State does not maintain any air-monitoring stations in Ontario County, however residents of the Town of Seneca have indicated a concern with the air quality near the Ontario County Landfill.

## 5.6 Noise

Noise has been documented as adversely affecting residents' quality of life by causing sleep disturbance, communication interference and general annoyance. Noise levels also have an affect on property values. In the Town of Seneca, the quality of life and the value of property have been impacted by noise derived from traffic and as a result the ambiance of the community has suffered. Traffic has become a major issue along the Routes 5 & 20 Corridor.

## 5.7 Hazardous Waste

### 5.7.1 Superfund

Superfund is a program administered by the Environmental Protection Agency to locate, investigate and clean up the worst hazardous waste sites throughout the United States. Before Superfund, Americans were less aware of how dumping chemical waste might affect public health and the environment. Hazardous wastes were often left in the open where they seeped into the ground, flowed into rivers and lakes and contaminated soil and groundwater. Where these practices were intensive or continuous, there were uncontrolled or abandoned hazardous waste sites. According to the Comprehensive Environmental Response and Liability Information System (CERCLIS), there is one superfund location in the Town of Seneca. The Ontario County Landfill has been designated a superfund site, this allows for a detailed plan on how to eliminate health hazards to the community. However, this site is considered a low priority for the DEC as the threat of hazardous waste negatively impacting on the community is minimal.

### 5.7.2 RCRA

The Resource Conservation and Recovery Act (RCRA) requires that generators, transporters, treaters, storers, and disposers of hazardous waste (as defined by the federally recognized hazardous waste codes) provide information concerning their activities to State environmental agencies. These agencies then provide the information to regional and national U.S. Environmental Protection Agency (EPA) offices. Hazardous waste data is contained in the Resource Conservation and Recovery Information System (RCRIS).

There are four RCRIS sites that are located in Seneca.

Table 5-1 RCRIS Sites

Town of Seneca

Facility Name	Facility Location
Bob Equipment Company, Inc.	2524 Rt. 5 & 20, Stanley, NY
Town of Seneca Highway Department	3649 Flint Rd. Stanley, NY
Town of Seneca Water Tank	Kashong Swith Rd. Hall, NY
Wayne-Finger Lakes BOCES	3501 County Rd. 20 Stanley, NY

Source: United States Environmental Protection Agency

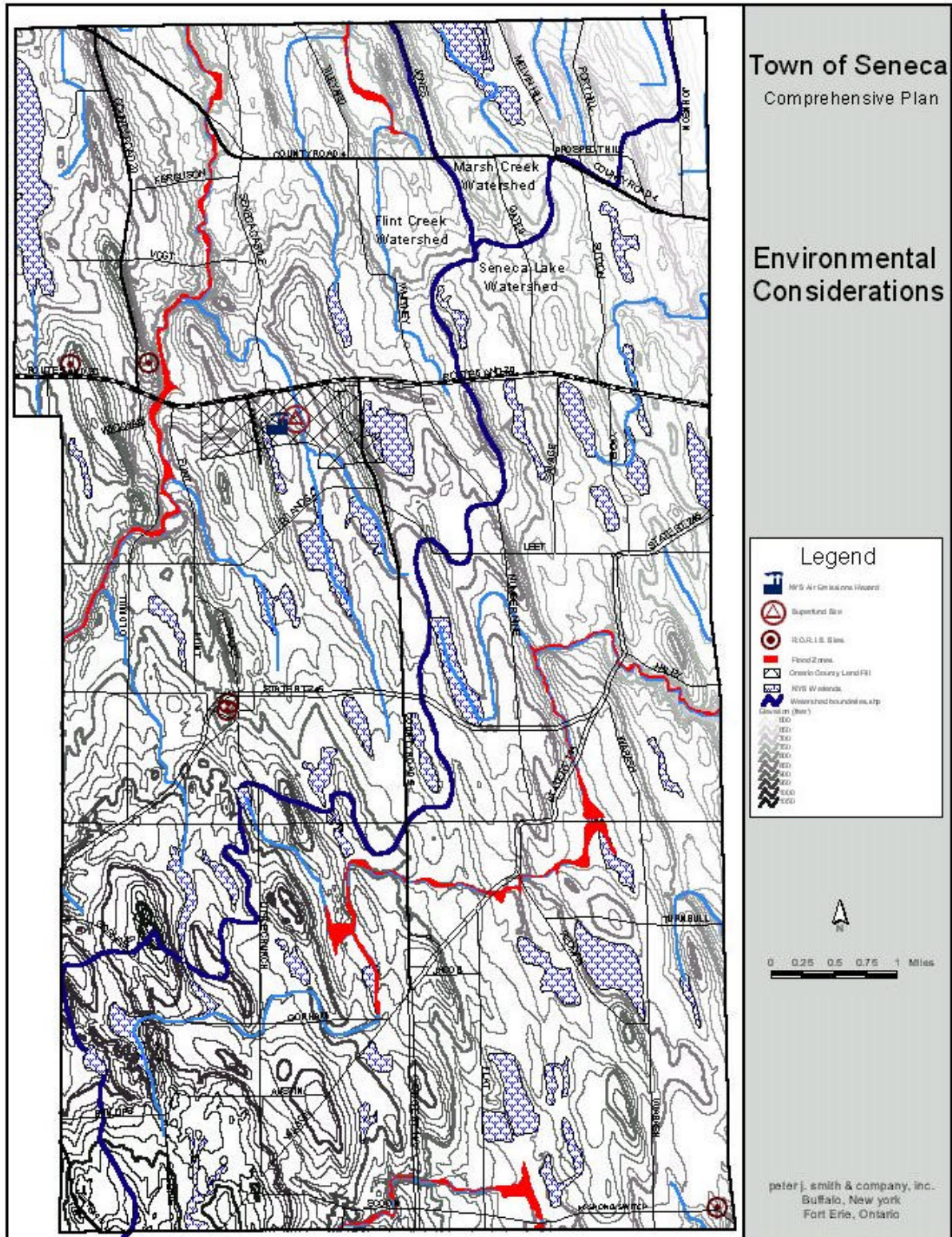
### 5.7.3 Brownfields

Brownfields are properties where contamination or the perception of contamination limits the development potential of the site. Neither Ontario County nor the New York State DEC maintains a catalogue of brownfield sites.

According to the Department of Housing and Urban Development, there are no documented brownfield sites in the Town of Seneca.



Figure 5-1 Environmental Considerations





## Agricultural Districts/Lands

In 1971, the New York State Agricultural Districts Law was enacted to protect farmland by granting incentives to property owners to preserve farmland through reductions in land assessment for special districts such as water and sewer. The assessments are restricted to the structures on the property as opposed to computations based solely on road frontage. This law also prohibits the extension of infrastructure and future development to safeguard farmland from uses other than farming. The Town of Seneca is part of Agricultural District #6 established in 1976. 29,512 acres of the Town are in the district in 2002.

In Ontario County 50% of the land has been categorized as prime agricultural with 56% of the County positioned within agricultural districts. Once farmland has been lost to non-agricultural uses it is nearly impossible to return it to its natural state. It has been estimated that since the 1940's 191,609 acres of agricultural land has been lost. As the agriculture industry is of great importance to the region many of the towns throughout have set aside land for agricultural districts.



Agriculture is an important component to the region as it contributes \$252 million to the Ontario County economy. Any loss of agricultural land for farming purposes can negatively affect the economic health of the County as a whole.

In the Town of Seneca, 86% was set-aside as an agricultural district in 1999. These percentages are high compared to 57% for the Town of Geneva and 75% for the Town of Hopewell that was set-aside as an agricultural district in 1999. The following table illustrates comparatively the amount of available land for farming in Ontario County.

**Table 5-2 Agricultural Land Profiles**

Ontario County

Town	Total Acreage	Agricultural Acreage 1992	Agricultural Acreage 1999	1992 Percentage	1999 Percentage	Percent Loss '92-'99
Geneva	12,361	7,492	7,076	61%	57%	- 6%
Hopewell	22,849	17,464	17,069	76%	75%	- 2%
Seneca	32,140	28,872	27,708	90%	86%	- 4%
Region Totals	101,165	76,281	73,317	75%	72%	- 4%

Source: N.Y. Real Property Tax & Ontario County Agricultural Enhancement Plan

Upon review of the above table, we see that despite the dedication of acreage in the Town of Seneca to farming, as well as for other Ontario County Communities, there has been a loss in farmland from 1992 to 1999. This loss of farmland may be due to a rise in residential construction as there was an increase of 40 units from 1990 to 2000. Much of the new residential development uses 2-acre lots that front the roadway. This type of development does not utilize land to its best advantage and can have a negative effect on the landscape. It should be noted that Seneca is currently participating in a three Town agricultural planning project that will look at agriculture and land use issues and make Town specific recommendations.

#### 5.8.1 NYS Agricultural Districts Program Benefits

In 1971, New York became the first state to create a comprehensive agricultural district program. The NYS Agricultural Districts Law supports agriculture through several provisions:

- ❑ Agricultural assessments for land in active agricultural production;
- ❑ Limits on the taxation of farmland for certain municipal improvements;
- ❑ Limits on public utility taxes to the ½ acre of farm which is devoted to housing
- ❑ Requirement that state agency policies support farming;
- ❑ State review of local ordinances which affect agriculture;
- ❑ Limitations on the exercise of eminent domain and other public acquisitions;
- ❑ Limits on public investment for non-farm development;

- ❑ Agricultural impact statement requirements for public projects;
- ❑ Right-to-farm protection for sound agricultural practices;
- ❑ Disclosure notices to real estate purchasers in agricultural areas; and
- ❑ Right to recover legal fees where farmer wins nuisance lawsuit.

An agricultural district is created by the county legislature upon petition by interested landowners. The owners must collectively own at least 500 acres (or 10%) of the land proposed for the district.

#### 5.8.2 NYS Tax Relief

To reduce the tax burden on state farmers, the New York Legislature enacted the 1996 Farmers' Protection and Farm Preservation Act. The law created a refundable income tax credit for school taxes paid by farmers. The program is fully funded by the state.

In addition, farm buildings and structures are also exempt from several provisions of the Real Property Tax Law:

- ❑ Section 483 exempts new and rebuilt farm buildings for ten years;
- ❑ Section 483-a entirely exempts certain agricultural structures;
- ❑ Section 483-c exempts temporary greenhouses; and
- ❑ A limited exemption is offered for the rehabilitation of historic barns.

The amount of the building exemption is determined by the increase in assessed value of the land because of the new construction; it is not based on actual construction costs.

### 5.8.3 NYS Farmland Protection Plan Development

In 1994, the state began to provide funding for the development of County agricultural and farmland protection plans. Approval of such plans enables counties to apply for federal and state funding for the purchase of farmland development rights. Ontario County has an Agricultural Enhancement Board that is currently working on ways to preserve farms and farmland in Ontario County.

### 5.8.4 NYS Purchase of Development Rights Grants

In 1996, the legislature amended the Agricultural and Farmland Protection Programs, Article 25-AAA, to provide implementation grants for the purchase of development rights on farmland. Municipalities with approved agricultural and farmland protection plans were eligible for funding under the 75% state contribution 25% local contribution program.

Since 1996, the state has committed \$30 million to preserving thousands of acres of farmland in the state to keep viable farmland in production and protect it from development. In 2000, the state awarded \$12 million to 15 municipalities to help protect economically viable farmland from development. The award is the largest amount ever appropriated for farmland protection in New York and represents a 56% increase over 1999's funding.

## 5.9 Agricultural Agencies and Organizations

Considering the development that occurs in and around many communities in New York State, there has been an increased need for advocacy on behalf of the farmer, especially where agriculture has been the chief economic generator for that area. Agriculture and its appropriate promotion and preservation is of the utmost importance to the Town of Seneca. Below is a list of advocacy organizations that work with the Town of Seneca.

### 5.9.1 Ontario County Agricultural Enhancement Board

The Ontario County Agricultural Enhancement Board was developed for Ontario County and its Agricultural Enhancement Board with support from the Cornell Cooperative Extension of Ontario County and the Ontario County Planning Department. In September of 2000, this organization developed the Ontario County Agricultural Enhancement Plan in an effort to:

- ❑ Inform Ontario County government and create general awareness for community leaders about the significance of agriculture, the pressures on farmers from the industry, public policies and the non-farm public and the economic potential to expand agricultural activity.
- ❑ Identify agricultural resources in need of protection and present appropriate farmland protection techniques.
- ❑ Present options to strengthen the economic vitality of agriculture and retain productive farmland.

### 5.9.2 Cornell Cooperative Extension

The goal of Cornell Cooperative Extension (CCE) is to enable people to improve their lives and communities through partnerships that put experience and research knowledge to work. Cornell Cooperative extension services include advocacy, education and financial support. This is done by:

- ❑ Building partnerships and coalitions with individuals, communities, organizations, government agencies, and businesses around issues of mutual concern.

- ❑ Developing local leaders who use CCE knowledge to inform decisions.
- ❑ Promoting youth development and education.
- ❑ Striving to help participants make informed choices using the best knowledge available.
- ❑ Connecting learners with educational resources found in locations throughout the world.
- ❑ Consulting with individuals and groups on multiple topics.
- ❑ Provides resources via technologies such as the World Wide Web, satellite, and compressed video.

Specifically, the Cornell Cooperative Extension offers the Town of Seneca:

- ❑ Workshops
- ❑ Field Research
- ❑ One on one farm visits
- ❑ Agricultural information through newsletters
- ❑ Program access with specialists that focus on dairy, field crops, livestock, grapes, fruits and vegetables.
- ❑ Alternative agricultural enterprises
- ❑ Integrated pest management
- ❑ Language skills for those who speak English as a second language
- ❑ Assistance with odor issues
- ❑ Nutrient management planning

### 5.9.3 American Farmland Trust

American Farmland Trust (AFT) is a private, non-profit conservation organization founded in 1980 to protect the nation's agricultural resources. AFT works to stop the loss of productive farmland and to promote farming practices that contribute to a healthy environment. This is done by:

- ❑ Empowering communities by working and planning with communities to directly affect farmland conservation.
- ❑ Developing fair policies with the assistance of local, state and federal farmland representatives.
- ❑ Engaging the community via media outreach, publications, the world wide web and public meetings.
- ❑ Working with landowners to develop and sustain farming practices.

In addition to its programs of public education and technical assistance in policy development, AFT provides direct assistance to communities by managing conservation easements and other local farmland protection programs.

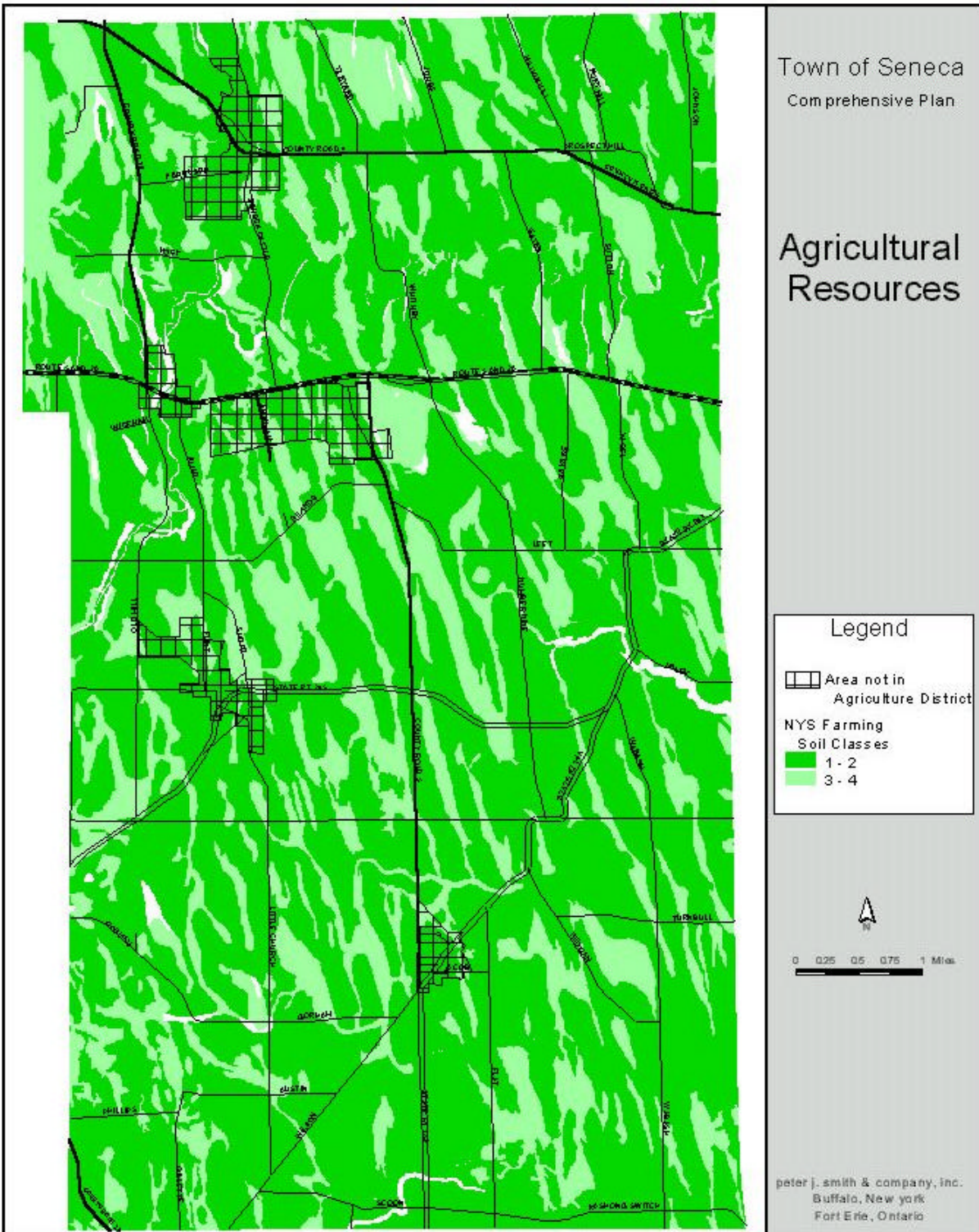
### 5.9.4 New York Farm Bureau

The Farm Bureau is a non-governmental, volunteer organization that receives it's financing and is run by families to solve economic and public policy issues facing the agricultural industry. There is currently a membership of over 31,000 member families. Policy development begins with problem identification at the county level and concludes at the New York Farm Bureau Annual Meeting with a resolution addressing the issues.<sup>1</sup>

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<sup>1</sup> [www.nyfb.org](http://www.nyfb.org)

Figure 5-2 Agricultural Resources





## 6.0 Community Facilities and Services

The availability and variety of a community's facilities and services are important to the quality of life that can be offered to its residents. The historic identity, quality of education and performance of emergency response teams are examples of qualities that shape a community and make it a desirable place to live. This chapter explores the amenities available to residents in the Town of Seneca, including educational facilities, libraries, emergency services, health services and social services.

### 6.1 Schools

Public education for Town of Seneca students is provided by four separate school districts. They are the Geneva City School District, Phelps-Clifton Springs School District, the Gorham-Middlesex Central School District (Marcus Whitman) and the Penn Yan School District. A brief overview of the school districts is given in the table below, with more detailed information following.

Table 6-1 School Districts

Town of Seneca

School District	K-12 Student Enrollment	Count of Teachers	Expense Per Pupil
Geneva City School District	2,603	202	\$10,034
Phelps-Clifton Springs School District	2,231	153	\$9,117
Marcus Whitman School District	1,763	120	\$8,481
Penn Yan School District	2,101	165	\$8,236

Source: Bureau of the Census – 2000

#### 6.1.1 Teaching Staff

The Geneva School District employs approximately 202 teachers; 181 have permanent teaching certification for New York State. The district's median teaching salary is \$42,000. Teachers have an average of 15 years of teaching experience, slightly lower than the State average of 16 years.

The Phelps-Clifton Springs School District employs approximately 153 teachers; the percentage of teachers with NYS permanent teaching certification was not available. The district's median teaching salary is \$41,000. The average number of years of teaching experience was not available.

The Gorham-Middlesex Central School District employs approximately 120 teachers, 90 of which have permanent teaching certification for New York State. The district's median teaching salary is \$46,000. Teachers had an average of 15 years of teaching experience, slightly lower than the State average of 16 years.

The Penn Yan School District employs approximately 165 teachers, and 80% of that total have permanent teaching certification for New York State. The district's median teaching salary is \$45,000. Teachers had an average of 16 years of teaching experience, which is equivalent to the State average.

#### 6.1.2 Facilities

The Geneva School District operates four educational facilities, the Phelps-Clifton Springs School District operates five facilities, the Gorham-Middlesex Central District operates four educational facilities and the Penn Yan School District operates three facilities.

#### 6.1.3 Fiscal Information

Each of the four school districts that serve the students of the Town of Seneca are supported by independent budgets. The Geneva School District expends approximately \$10,034 per student, the Phelps-Clifton Springs School District expends approximately \$9,117 per student the Gorham-Middlesex Central School District expends approximately \$8,481 per student and the Penn Yan School District expends approximately \$8,236 per student.

For comparative purposes, the average New York State public school average expenditure is \$9,321 per student. This places the Geneva School District above the average per student State expenditure while the Phelps-Clifton Springs School District, the Gorham-Middlesex Central School District and the Penn Yan School District are slightly lower than the State average.

#### 6.1.4 Average Class Size

- ❑ The average class size in the Geneva School District is approximately 17 in the elementary school and 22 in the high school.
- ❑ The average class size in the Phelps-Clifton Springs School District varies. For grades K-3<sup>rd</sup> the average is 19 students, for 4<sup>th</sup>-6<sup>th</sup> the average is 21 students, for 7<sup>th</sup>-12<sup>th</sup> the average is 23 students.
- ❑ The average class size in the Gorham-Middlesex Central School District is approximately 22 students.
- ❑ The average class size in the Penn Yan School District is approximately 18 students for K-6<sup>th</sup>, 22 for 7<sup>th</sup>-8<sup>th</sup> and 25 students for 9<sup>th</sup>-12<sup>th</sup>.

#### 6.1.5 Student Performance

New York State Higher Education data states that in 2000, 45% of high school graduates of the Geneva City School District earned a regents diploma, 66% earned a regents diploma in the Phelps-Clifton Springs School District, 62% for the Gorham-Middlesex Central School District earned a regents diploma and 53% of Penn Yan School District earned a regents diploma.

#### 6.1.6 Drop-Out Rates

In 1998-1999, 5.4% of Geneva City School District students, 1.2% of Phelps-Clifton Springs School District students, 2.5% of Gorham-Middlesex Central School District students and 3.6% of Penn Yan School District students dropped out of school. The Phelps-Clifton Springs, Gorham-Middlesex Central School and Penn Yan School District's drop out rates were below the New York State drop out rate for 1998-1999, which was 4.1%. However, the Geneva City School District drop out rate was slightly above the State drop out rate.

### 6.1.7 Wayne-Finger Lakes Technical and Career Center

Built in 1968, this educational facility located in Flint provides vocational training and special needs classes for students from 14 area public schools. In addition to serving students from Ontario County, students are also bussed in from Wayne, Seneca and Yates Counties.

Included on this campus is a technical center with a main office and classrooms, a childcare and early childhood education center, and an alternative high school. Services provided on this campus include G.E.D (General Education Diploma) preparation, adult technical/career education, alternative education course work and adult support services, skills training-transition to employment program (ST-TEP), childcare and literacy courses.

## 6.2 Colleges

New York State Higher Education data indicates that in 1997 the Geneva City School District had a 56% rate of graduates who went on to a 4-year college, 41% for the Phelps-Clifton Springs School District Central School District and 47% for the Gorham-Middlesex Central School District and 82.9% of Penn Yan School District students went on to a 4-year college.

Several highly respected colleges and universities are within a 90-mile radius of the Town of Seneca. Regional institutions include the University of Rochester, Syracuse University, Cornell University and Rochester Institute of Technology. Local higher educational institutions within Ontario County include Hobart & William Smith Colleges, Finger Lakes Community College and Cornell University's Agricultural Experiment Station.

## 6.3 Library Resources

There are currently no libraries in the Town of Seneca, however there are holdings available in close proximity to the Town including the following:

- Clifton Springs Public Library
- Phelps Community Library
- Gorham Free Library
- Geneva Free Library
- Finger Lakes Community Library
- City of Canandaigua Library

## 6.4 Emergency Services

### 6.4.1 Police

Police services are provided to the Town of Seneca by the Ontario County Sheriff's Department and the New York State Troopers. In 2000 the Ontario County Sheriffs Department reported 37 violent crimes and 907 property crimes throughout the County with the New York State Troopers reporting 1,640 violent crimes and 8,090 property crimes throughout the district.

### 6.4.2 Fire

Fire services are provided to the Town of Seneca by three fire companies. Historically, these companies have served the Town with the first Fire Company located in the hamlet of Stanley, which was established in 1910 followed by the Hall Fire Company, established in 1914. Finally, the Seneca Castle Fire Company was established in 1949.

### 6.4.3 Ambulance

Ambulance services are provided to the Town of Seneca on both a voluntary and a professionally paid basis. Stanley, Hall and Gorham Fire Companies provide voluntary services. Finger Lakes Ambulance and Mercy Flight provide professionally paid services to the Town of Seneca.

## 6.5 Health Services

Health care is provided to the Town residents through the following area health centers:

- Geneva General Hospital is roughly a 200-bed hospital that provides emergency room, obstetrics/gynecologic, lab, radiology, cardiology and general wellness services.
- Clifton Springs Hospital is a 264-bed community hospital located in Clifton Springs, New York. This health facility provides mental health, emergency room, radiology, internal medicine and elderly care services.
- F. F. Thompson Hospital is a 120-bed community hospital and is located in the Town of Canandaigua. The F. F. Thompson Hospital provides diagnostic, ambulatory, surgical, oncology and elder care services.

## 6.6 Cultural and Social Services

### 6.6.1 Churches

The churches in the Town of Seneca provide spiritual services to Town residents. The churches located in the Town are:

- ❑ Seneca Presbyterian Church, 4362 Number Nine Road, Stanley
- ❑ Seneca Castle United Methodist Church, Seneca Castle
- ❑ Flint Creek Church of God, 3584 Flint Road, Stanley
- ❑ Union Congregational United Church of Christ, 4823 Route 14A, Hall
- ❑ Wesleyan Church, County Road 245, Stanley
- ❑ Seventh Day Adventist Church, Number 9 Road, Seneca
- ❑ Grace Baptist Church, County Road 4, Seneca
- ❑ St. Theresa's, State Route 245, Stanley
- ❑ Hall Bible Fellowship, Route 14A, Hall

### 6.6.2 Ontario County Youth Bureau

The Ontario County Youth Bureau serves adolescents under the age of 21 in the Town of Seneca. The Youth Bureau serves 28,500 youth throughout Ontario County through funds received from the New York State Office of Children and Family Services. The Youth Bureau provides a countywide system of services for children and youth through planning and coordinating, funding, monitoring and evaluating and community development.

## 6.7 Historic Resources

The Town of Seneca Historical Society was established in 1989 following the Town/County Bi-Centennial and has a temporary charter under sanction of the New York State Board of Regents. The Historical Society identifies and researches historic properties for their inclusion on the State's Register of Historic Places along with researching grant possibilities for funding of these historic properties. The National Parks Service administers the Register of Historic Places through the National Historic Preservation Act of 1966. The National Register serves to identify resources that are important to American culture. The National Register consists of all historic areas in National Parks, National Historic Landmarks that have been designated for their significance and properties significant to the nation, state or community that have been nominated by states, federal agencies and others and have been approved by the National Parks Service.

The following sites in the Town of Seneca are listed on the National Register of Historic Places:

- Seneca Presbyterian (Number Nine) Church, 4362 Number Nine Road
- Thomas Barron House, 1160 Routes 5 & 20
- Rippey Cobblestone House, 1227 Leet Road

The following sites are not listed on the National Register of Historic Places, however they have local historical significance. Cobblestone homes in the Town of Seneca include:

- 1160 Routes 5 & 20, built in 1848
- 2464 Gorham-Hall Road, built in 1840
- 2173 Lake to Lake Road, information regarding when the home was built was not available
- 1821 Route 245, built in 1846
- 2916 Johnson Road, built in 1962
- 3688 Number Nine Road, built in 1835
- 5300 Wabash Road, built in 1847

Churches in the Town of Seneca:

- Seneca Castle United Methodist, built in 1842
- Flint Church of God (formerly the Flint Methodist), built in 1884
- Hall Congregational Church, built in 1923
- Little Union Church, built in 1807
- St. Theresa' Roman Catholic Church, built in 1875
- Wesleyan Evangelical Church (formerly Stanley Methodist), built in 1893

Schools in the Town of Seneca:

- Stanley District #1, built in 1931, currently serves as the Stanley Fire Department
- Hall District #12, built in 1812, burned in 1867 and was rebuilt in 1868. The school closed in 1968 and is now a private home
- Sand Hill #7, was built in the early 1800's and closed in 1949. It serves as a workshop at its current location behind Spring Hill Farm



Additional places of historic interest include:

- Seneca Town Court (former Town Hall), built in 1907
- General John Sullivan's crossing of Flint Creek, which took place on September 9, 1779. A plaque gifted by the Daughter's of American Colonists will be installed to commemorate the location in the Spring of 2002

Figure 6-1 Community Resources

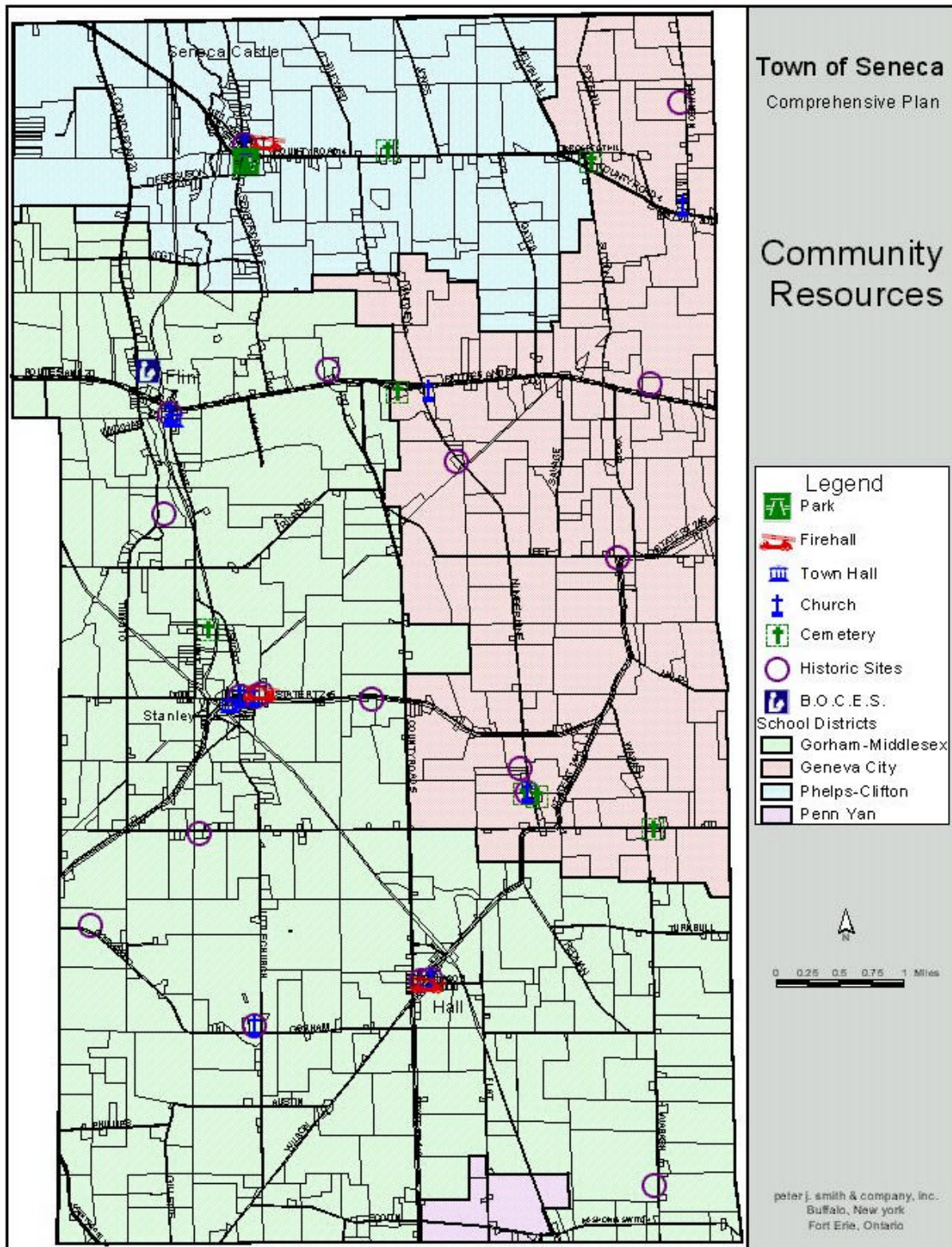
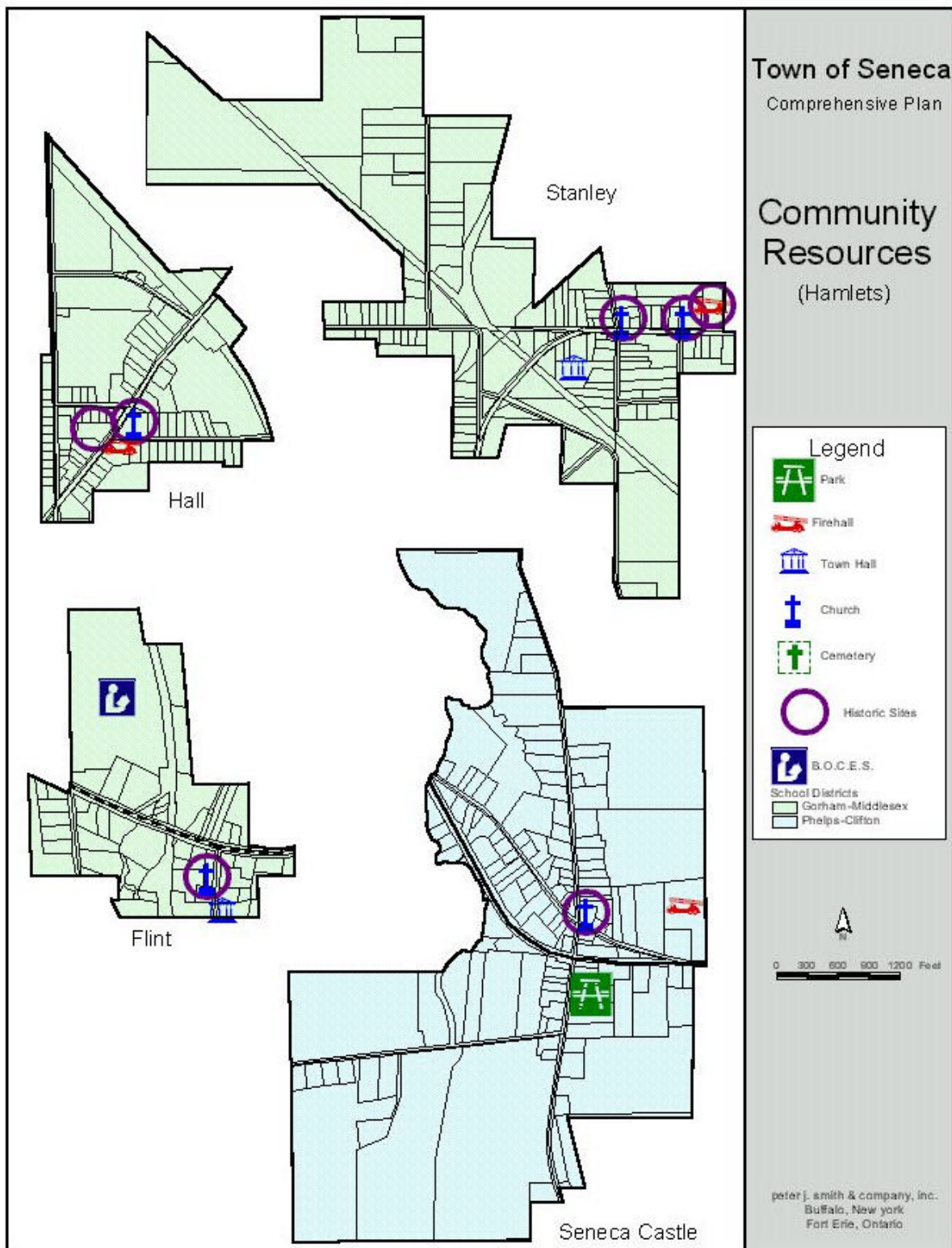




Figure 6-2 Community Resources – Hamlets



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## 7.0 Transportation and Infrastructure Inventory

The transportation and infrastructure system determines how easily people, goods and basic services can move within a community. The following chapter reviews the existing transportation and infrastructure network in the Town of Seneca. This section reviews the existing transportation system including roads, pedestrian access public transit, rail access and air access. An analysis of existing infrastructure, including water, sewer and utilities is also included. This analysis determines what public services residents are receiving and who is responsible for the delivery of these services.

### 7.1 Transportation

#### 7.1.1 Roads

The Town of Seneca has 14 miles of County Roads and 17 miles of State Roads. There is a total of 77 miles of Town roads with 65 miles of these roads blacktopped and 12 miles of dirt roads. There are nine bridges in the Town with any bridge in excess of 22 feet maintained by the County, these include the bridges on Ferguson Road and Vogt Road.

There currently is no highway repair plan, however in 1999 the Town of Seneca Highway Department has updated their five-year equipment plan. The plan states:

- ❑ Pick-up trucks should be replaced every 5 years.
- ❑ One-ton trucks should be replaced every 5 years.
- ❑ Heavy trucks should be replaced every 10 years.
- ❑ Heavy equipment should be replaced every 10 – 20 years.

#### 7.1.2 Trails

The Ontario Pathways Trail is a 23 miles rails-to-trails project that connects Stanley, Flint and Seneca Castle in the Town of Seneca. This trail utilizes the abandoned Penn Central Railroad property to provide year-round recreational opportunities for hiking, bicycling, horseback riding and cross-country skiing.

### 7.1.3 Public Transit

Public Transportation in the Town of Seneca is provided by the Ontario County Area Transit System (CATS). The fixed route service travels hourly down Routes 5 & 20 between Geneva and Canandaigua. Town residents may flag the bus as it travels down this route. For those who live within a  $\frac{3}{4}$  mile of the fixed route on 5 & 20, a route deviation is available by calling CATS in advance. All vehicles are handicap accessible.

### 7.1.4 Rail

At one time, the Town of Seneca had several rail lines that ran through the Town to transport agricultural goods. The Auburn to Geneva Road rail line that opened in 1841 was one of the first rail lines in the United States. In 1851 the Northern Central opened running through the hamlets of Hall and Stanley and the Sodus Point and Southern Railroad built in the 1860's connected Sodus Point to Stanley. There is no rail service available in the Town of Seneca today as the railroad lines have been removed.

### 7.1.5 Air Transportation

Air service for Town of Seneca residents is accessible from several airports including:

- ❑ The Finger Lakes Regional Airport located at 2727 Martin Road in Seneca Falls, New York
- ❑ The Ontario County Airport located at 2450 Brickyard Road in Canandaigua, New York
- ❑ The Greater Rochester International Airport located at 1200 Brooks Avenue in Rochester, New York
- ❑ The Syracuse Hancock International Airport located on 2001 Airport Boulevard in Syracuse, New York
- ❑ The Penn Yan Airport located at 2521 Old Bath Road in Penn Yan, New York

## 7.2 Infrastructure

### 7.2.1 Water

This system was started in 1969 with approximately 65 miles of water main ranging in size from 4 inches to 12 inches. Extension #1 was added in 1991 and consisted of 5 miles of 8 inch and 12 inch Ductile Iron pipe to service 34 customers around the Ontario County Landfill. Extension #2 was added in 1995 and consisted of 5 miles of 8 inch and 12-inch PVC pipe to service 26 customers and provide increased ground water protection around the Ontario County Landfill. In 1998, Extension # 5 was added and consists of 1,400 feet of PVC pipe to provide water to 3 residences on Flat Street. Extension # 4 was completed in October of 2000 to increase service around the landfill. This contract also includes improvements to Water District #1 which will provide service to 45 customers.

In 1997, a 250 kw generator was installed at the pump house to provide backup power in case of power outages. In 1998 a new 1 million gallon concrete water storage tank was built on Olsen Road increasing the water storage capacity. This provides better pressures and flows and provides better fire protection.

In 1999 the Town of Seneca Water District #1 pumped 160,371,000 gallons of water, which is an increase of 273% since 1971. The system serves over 900 customers and consists of 83 miles of water main.

### 7.2.2 Wastewater

The Town of Seneca does not have any public sanitary sewer service available. Wastewater removal is provided by private sewage disposal companies or individual septic tanks. However, many areas in the Town have soil conditions that do support private septic systems. The hamlet of Hall has soil conditions that limit individual leach bed septic systems.

There has been a proposed sanitary sewer extension to transport leachate from the Ontario County Landfill in the Town to a treatment plant in the Town of Geneva or Canandaigua.

### 7.2.3 Utilities

To ensure a positive quality of life for its residents, a community must deliver basic services that also allow for future development potential. These deliverables include sewage facilities, electric, gas, cable and telephone services.

#### Electric

Adequate electric service is provided to all areas of the Town through New York State Electric & Gas Corporation (NYSEG). However, NYSEG provides business assistance to businesses looking to expand or locate in their service area. Some of the programs provided are:

- ❑ Business Retention Incentive (BRI) - This program provides a reduction in electric rates to current businesses along with incentives offered by state and local development organizations.
- ❑ Small Business Growth Incentive (SBGI) – Provides a discount per kilowatt-hour for early stage companies that anticipate additional use through expansion.

#### Natural Gas

Natural gas is provided by NYSEG to three of the four hamlets with the hamlet of Hall currently not having access to natural gas. Most of the rural areas of the Town are not served by natural gas.

#### Cable

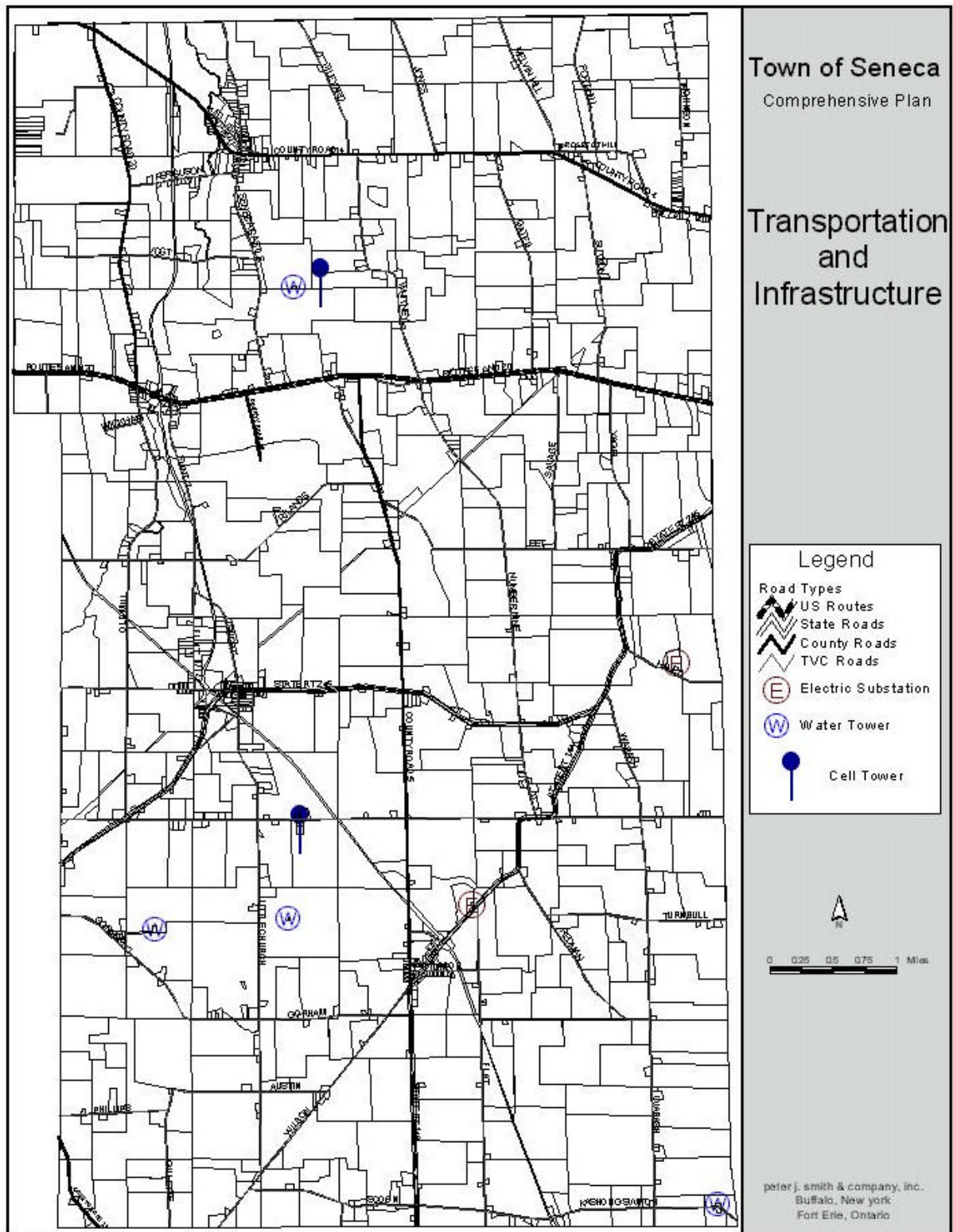
Cable television is provided to Seneca residents through Time Warner. Time Warner provides some additional services such as digital cable and In Demand movie channels. Cable service is provided to a limited area of Seneca.

#### Telephone

Telephone services are provided to most of the Town of Seneca by Frontier Communications of Seneca Gorham, Inc. while Verizon provides service to the northeast part of the Town. DSL (Digital Subscriber Line) service that provides high-speed internet access is currently not available in the Town. Access to DSL service is an important component to attracting new businesses and industries to the Town.



Figure 7-1 Transportation and Infrastructure



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## 8.0 Overview of the Economy

The Economy and Growth chapter provides an economic inventory and analysis of the Town of Seneca in comparison to Ontario County and New York State. The chapter provides a basis for future economic policy in the Town. The strengths and weaknesses of both the Town and surrounding area have been noted. Information used for this Chapter includes the 1990 US Census, 2001 NYS Department of Labor, and 1998 Regional Economic Information System of the Bureau of Economic Analysis. The 2000 U.S Census information that pertains to this chapter will not be released until late spring of 2002.

### 8.1 Regional Economic Trends

#### 8.1.1 Ontario County and Finger Lakes Region Overview

An understanding of the broader perspective of the region's economy is important when looking at the Town of Seneca's economy. This Regional examination will provide a context of strengths and weaknesses on a macro level, which will in turn influence several local economies on a micro scale, with particular focus on the Town of Seneca.

Manufacturing is the largest source of employment in the region. Manufacturing accounts for 25% of non-farming jobs region wide. The region is a world center for advanced optics and imaging industries. There is also a significant employment of manufacturing of transportation equipment, biomedical instrumentation, and metal fabrication.

The Finger Lakes Region is rich in agricultural production. The region is best known for its dairy, vegetables, fruit, grapes and wine. The large amount of locally grown produce supports one of the state's largest food processing industries.

The Town of Seneca 2000 Agricultural Economic Activity Survey reveals that of the 13,373 acres of farmland owned in the Town, 11,273 are cropped. In addition, 20.6% of the farm owners whom responded to the survey stated that their gross annual farm income is over one million dollars with 33% having total farms assets of over one million dollars. Of the total average annual expenditures on goods, services, supplies, etc., 31% of respondents spend these expenditures in the Town of Seneca. 40% also expect their average annual investment to increase over the next three years. This survey assists in demonstrating the economic value of agriculture in the Town of Seneca.

### 8.1.2 Labor Force Characteristics

**Table 8-1 Employment by Industry, 1998**

Ontario County

Industry	Number of Positions	Percent	Annual Payroll (\$1,000)
Farming*	1,392	4.1%	14,359
Mining	115	0.3%	4,891
Utilities	175*	0.5%	NA
Construction	2,057	6.1%	82,169
Manufacturing	7,280	21.4%	263,545
Wholesale	1,198	3.5%	40,829
Retail	7,536	22.2%	115,728
Transportation	697	2.1%	19,747
Information	637	1.9%	18,004
Finance, Insurance	879	2.6%	27,375
Real Estate	264	0.8%	4,901
Professional, Scientific & technical	1,166	3.4%	42,421
Management of Companies & Enterprises	275*	0.8%	NA
Administrative Support, Waste Management, Remediation Services	1,488	4.4%	31,189
Educational Services	850	2.5%	22,041
Health Care, Social Assistance	5,735	16.9%	164,099
Arts, Entertainment, Recreation	730	2.1%	12,654
Accommodations, Food Services	369	1.1%	35,915
Other Services	1,120	3.3%	16,922
<b>Total</b>	<b>33,513</b>		

\*Suppressed Data, Average of Range

\*\*Source: Regional Economic Information System 1998, Bureau of Economic Analysis

## 8.2 Unemployment Rates

**Table 8-2 Unemployment Rates – 2000**

Ontario County and New York State

Municipality	Percent Unemployed
Ontario County	3.9
New York State	4.7

Source: NYS Department of Labor

The Unemployment rate in Ontario County is generally lower than that of New York State. However, it should be noted that unemployment statistics for the State of New York are higher due to the presence of large cities.

### 8.3 Town of Seneca Business Climate

#### Major Employer Summaries

According to the Town of Seneca Comprehensive Planning Committee, the largest employer within the Town is the Finger Lakes Technical and Career Center.

Employer	Location	Industry Type	Employees
The Finger Lakes Technical and Career Center (BOCES)	3501 County Road 20, Flint	Education	110

Source: peter j. smith and company, inc.

#### The Finger Lakes Technical and Career Center

The Finger Lakes Technical and Career Center serves fourteen public schools located within four counties including Ontario, Wayne, Seneca and Yates. Centrally located for its service area at 3501 County Road 20 in Flint, the School has approximately 110 employees and serves roughly 1,000 students per year.

The Finger Lakes Technical and Career Center employs workers with a variety of different skills ranging from New York State Teachers Certification, college level coursework in order to be a teachers assistant and specialized training in childcare. The Center does experience difficulties finding Science and Math teachers. When vacancies do exist, they generally advertise positions out of their personnel department in Newark, New York.

The Center has remained the same size over the past five years, and anticipates remaining the same over the next five years. The decision to be located in the Town of Seneca is necessary to serve the students of the broader community, and the overall feeling is that Stanley is a positive place to be.

A few issues for the Center include the traffic on routes 5&20, which presents a safety concern due to students driving and busses going to and from the Center. Safety concerns are also an issue for County Road 20, especially in the winter because visibility is so poor. The visual impact of the Ontario County landfill is another negative impact and the truck transporting waste to the site also increase the safety concerns in the area. Finally, the Center experiences difficulty with their telephone service from Frontier and with sewage disposal. The rural location has several advantages but the challenges with infrastructure is a disadvantage.

### 8.3.1 Business Survey

The Town of Seneca Historical Society conducted a survey of businesses in the Town. The survey had a response rate of 48% with 103 out of 213 business completing the survey. The percentages shown in this survey reflect the number of establishments. The survey shows that nearly half of the establishments in the Town of Seneca are Agriculture related businesses, with more than half of them being farms. The survey describes the majority of these farms as being family operated for generations. Twenty-one (21%) percent of businesses deliver miscellaneous services. Auto, construction, and retail related businesses each account for 10% of the number of establishments in the Town of Seneca.

## 9.0 Implementation

This chapter discusses the methodology for adopting and implementing the Town of Seneca Comprehensive Plan. The first section describes the process required for the Town to adopt the Plan; the second section contains an Implementation Matrix that portrays each recommended Action included in the Plan, along with its suggested time frame and agency responsible for carrying it out.

### 9.1 Adopting the Comprehensive Plan

Regulations regarding the adoption of a comprehensive plan are found in Town Law Section 272-a. Specific steps to be followed for adoption are:

referral of the draft Comprehensive Plan to the Ontario County Department of Planning in accordance with General Municipal Law Section 239-I and;

- one or more public hearings held by the Town Planning Board;
- one or more public hearings held by the Town Board;
- adoption of the plan by resolution of the Town Board.

Town Law Section 272-a-10 provides for periodic review of the comprehensive plan, as follows:

“The Town Board shall provide, as a component of such proposed comprehensive plan, the maximum intervals at which the adopted plan shall be reviewed.”

It is recommended that the Town Comprehensive Plan be reviewed every five (5) years to make sure it reflects current conditions and the direction the community wishes to follow.

For amending the Comprehensive Plan, the procedures are the same as those required for initial adoption of the Plan.

## 9.2 Implementation Matrix

This section presents in chart form the recommended Actions identified in the Comprehensive Plan. Each action has been assigned a time frame to signify when it should be addressed: S = short term (1-3 years), I = intermediate (3-5 years), L = long term (5-10 years), O = on going. The Board, department or agency primarily responsible for carrying out the action is also identified.

Action	Time Frame	Responsibility
<b>Agriculture</b>		
Action 1.1.1: Foster the development of new food and agricultural industry businesses.	I	Town Board Planning Board
Action 1.1.2: Develop plans, policies and objectives in the Town of Seneca that will attract and retain agribusiness enterprises such as fertilizer, seed and machinery dealers, grain, hay and other brokers and dealers, etc.	I	Town Board Planning Board
Action 1.2.1: The Town should consider future farmland protection for prime agricultural lands.	S	Town Board
Action 1.2.2: The Agricultural Committee working with the appropriate Town Boards should review the recommendations of the Geneva, Seneca, Phelps Agricultural & Land Use Planning Project undertaken by the SUNY-ESF Council Community Design Research during Spring 2002.	O	Town Board Planning Board
Action 1.2.3: The Town should discourage the subdivision of large parcels of agricultural land and encourage the grouping of smaller parcels owned by a single landowner into more manageable and productive tracts.	O	Town Board Planning Board
Action 1.3.1: The Town should discourage the placement of new utility infrastructure upon agricultural lands.	O	Town Board
Action 1.3.2: Town of Seneca officials should support the "Right to Farm" law that was adopted in May, 2002.	O	Town Board



## Town of Seneca Comprehensive Plan

Action	Time Frame	Responsibility
Action 1.3.3: Town of Seneca officials should support the Agricultural Districts law. District #6 of which Seneca is a part is currently under review.	O	Town Board Planning Board
<b>Community Character</b>		
Action 2.1.1: The Historians Office should determine if any local historic sites are eligible for designation as National or State landmarks.	O	Town Board Town Historian
Action 2.1.2: The Town should consider utilizing programs offered by the NYS Office of Parks, Recreation & Historic Preservation such as the Certified Local Government Program and the Rural New York Grant Program.	O	Town Board Town Historian
Action 2.1.3: Incorporate the findings of the Routes 5 & 20 Reconnaissance Survey of Historic Resources Study for Seneca into the Town's zoning and planning process revisions.	O	Town Board Planning Board
Action 3.1.1: The Town should compile information on all historic resources and prepare a brochure outlining the various significant structures and the important roles they have played in Seneca's past.	S	Town Board Town Historian
Action 4.1.1: Focus residential development within the growth development boundaries established around the hamlets.	S	Town Board Planning Board
Action 4.2.1: To preserve the Town's character, prime agricultural land and natural resources, "sprawl" should be minimized.	O	Town Board Planning Board
Action 4.3.1: The Town should develop a property maintenance code.	S	Town Board Code Enforcement Officer
Action 4.3.2: Upon adoption of the property maintenance regulations, the Town should educate the public on the value of this regulation.	I	Town Board Code Enforcement Officer
Action 4.3.3: The Town should seek government funds for housing rehabilitation for residents.	I	Town Board Ontario County Economic Development & Industrial Development Agency Ontario County for the Aging

## Town of Seneca Comprehensive Plan

Action	Time Frame	Responsibility
Action 4.4.1: The Town should develop building design codes for the hamlets and for the Routes 5 and 20 Corridor.	S	Town Board Planning Board
<b>Community Facilities</b>		
Action 5.1.1: The Town should work with the Park & Recreation Committee to provide a maintenance plan for the park in the hamlet of Seneca Castle.	S	Town Board Park & Recreation Committee
Action 6.1.1: As the fire and ambulance companies of many rural communities are staffed on a voluntary basis it is imperative to assure that these services are sufficiently staffed to provide quick response times.	O	Town Board Fire Companies
Action 7.1.1: The Town should mandate that a house-numbering program be put into effect.	S	Town Board Planning Board Code Enforcement Officer
<b>Land Use</b>		
Action 8.1.1: The Town should encourage new development in areas near the hamlets that are currently serviced by existing infrastructure (water, electric & gas service).	O	Town Board Planning Board
Action 8.1.2: The Town should review the findings of the <u>Routes 5 &amp; 20 Corridor Access Management Study</u> whose objective is to create an appropriate land use pattern along this corridor.	S	Planning Board Routes 5 & 20 Steering Committee
Action 8.2.1: The Town of Seneca should include regulations controlling the type, size and location of telecommunications facilities in its updated Zoning Ordinance to assist in maintaining the rural character and protect viewsheds.	S	Town Board Planning Board
Action 9.1.1: The Town should employ the assistance of a grant writer to secure funding for many of the recommendations outlined in this plan.	S	Town Board
Action 9.1.2: The Town should develop gateways into the hamlet areas.	L	Town Board Planning Board

## Town of Seneca Comprehensive Plan

Action	Time Frame	Responsibility
Action 9.1.3: The Town of Seneca should update their zoning ordinance to reflect the uses on the Future Land Use Plan to include:	S	Town Board Planning Board
<b>Economic Development</b>		
Action 10.1.1: The Town of Seneca should encourage appropriate business development for various types of commercial activity; this could include neighborhood retail and ag-businesses in the hamlets and in an industrial park.	O	Town Board Planning Board
Action 10.1.2: The Town of Seneca should examine the feasibility of creating a revolving loan fund to assist in the establishment and growth of light industry, small commercial and agricultural related businesses.	O	Town Board Planning Board Ontario County ED & IDA
Action 11.1.1: The Town should consider a referendum to amend the regulations that restrict the consumption of alcohol on the premises of commercial establishments.	S	Town Board
Action 12.1.1: The Town of Seneca should work with Ontario County to determine businesses that would be mutually beneficial for the Town and businesses.	O	Town Board Ontario County ED & IDA
<b>Environmental &amp; Natural Resources</b>		
Action 13.1.1: The Town of Seneca should develop a viewshed protection study to ensure significant views are protected.	S	Town Board
Action 13.1.2: Utilize the results of a Natural Resources Inventory completed in 2002 when developing zoning to protect significant natural resources.	S	Town Board Planning Board
Action 13.1.3: Develop a tree replacement program for the hamlets and roadsides of the Town.	S	Town Board Planning board
Action 14.1.1: The provisions of the State Environment Quality Review Act (SEQRA) should be fully utilized by the Town of Seneca in its review of development proposals.	O	Town Board Planning Board
<b>Infrastructure</b>		

## Town of Seneca Comprehensive Plan

Action	Time Frame	Responsibility
Action 15.1.1: The Town should establish and fund a program to replace, add and maintain sidewalks in the hamlets.	I	Town Board
Action 15.1.2: The Town Highway Superintendent should establish a five-year Highway Repair Program to assess current road conditions along with existing and future needs.	S	Town Board Planning Board Highway Superintendent
Action 15.1.3: The Town should work with the appropriate parties (NYSDOT and the Ontario County Highway Department) to address those intersections that need improvements, for example, the intersection of County Road #20 and County Road #4.	O	Town Board Planning board Highway Superintendent NYSDOT Ontario County Highway Department
Action 15.1.4: Work with Ontario County and NYS DOT to incorporate non-motorized vehicle / pedestrian improvements / renovations as routine maintenance takes place.	O	Town Board Planning board Highway Superintendent NYSDOT Ontario County Highway Department
Action 15.1.5: Work with Ontario County and NYS DOT to make accommodations for slow-moving farm equipment when they upgrade / renovate county or state roads.	O	Town Board Planning board Highway Superintendent NYSDOT Ontario County Highway Department
Action 15.2.1: Cable service is provided to a limited portion of the Town.	S	Town Board Planning board
Action 15.2.2: The Town should encourage an improved telecommunications system to foster high-speed internet access	S	Town Board Planning Board
Action 15.2.3: Work with County and NYS DOT and telecommunication providers to install "dark" telecommunication lines when roadways are "opened" for paving or installing water/sewer lines.	O	Town Board Planning Board Highway Superintendent NYSDOT Ontario County Highway Department Telecommunication Providers
Action 16.1.1: While on-site sewage treatment systems are adequate in most areas of the Town, the hamlet of Hall has poorly drained soils.	O	Planning Board Soil & Water Conservation District Code Enforcement Officer

## Town of Seneca Comprehensive Plan

Action	Time Frame	Responsibility
Action 16.1.2: The Town should consider a feasibility study to determine if municipal sewage treatment facilities are appropriate for any of the hamlets.	L	Town Board Planning Board
Action 16.1.3: The Town Board should consider a uniform local wastewater treatment law to standardize septic system inspection.	S	Town Board Planning Board
Action 16.2.1: The feasibility of municipal water being brought to appropriate areas of the Town identified for future development should be considered.	L	Town Board Planning Board
Action 16.3.1: As natural gas service is not available in the hamlet of Hall, the only hamlet not presently having this utility available the Town should work with the local natural gas provider to consider bringing this service to the hamlet of Hall.	S	Town Board Planning Board Local natural gas provider
<b>Regional</b>		
Action 17.1.1: As a courtesy the Town of Seneca should notify neighboring towns of proposed action near the town borders	O	Town Board Planning Board
Action 17.2.1: The Ontario County Department of Planning and Research, Ontario County Planning Board, Cornell Cooperative Extension and the Soil & Water Conservation District along with other local agencies should be utilized when reviewing local development proposals.	O	Town Board Planning Board Regional Agencies
Action 17.2.2: The Town Board and Planning Board should continue to implement and ensure that others are implementing the master plan for the landfill. This facility has a tremendous impact on Seneca and ensuring that its impacts are minimized is important for the future of all existing and potential residents.	O	Town Board Planning Board Regional Agencies

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## 10.0 Community Survey Summary

A community needs survey was sent out to all Town of Seneca residents, property owners and businesses in March of 1999. The survey was intended to measure public opinion with respect to various issues and conditions that exist within the community. In addition, the survey provided residents with the opportunity to state their visions and goals for the future of their community.

The survey was distributed to 1,310 people. Of the 1,310, 246 or 18.8% surveys were returned. The following text and charts provide a brief summary and analysis of the survey results. The results have been tabulated to provide a better understanding of the concerns and opinions of the residents and property and business owners of the Town of Seneca.

Three major points that resulted from the survey are:

- Support for maintaining agriculture and rural character - Most respondents feel that preserving the rural atmosphere of the Town is important to retaining the high quality of life.
- Concerns regarding rising taxes - Respondents indicated that they would like to see taxes reduced.
- Concerns regarding the Ontario County Landfill - There are concerns over the proposed expansion of the Ontario County Landfill and the traffic and debris generated.

**1. Please indicate the area of Town in which you reside or own property:**

Area A (Election District 3, West Side)	Area B (Election District 3, East Side)	Area C (Election District 2, West Side)	Area D (Election District 2, East Side)	Area E (Election District 1, West Side)	Area F (Election District 1, East Side)	Area G (Flint)	Area H (Hall)	Area I (Seneca Castle)	Area J (Stanley)
8.4%	13.4%	6.3%	11.3%	8.8%	6.0%	4.6%	12.6%	13.0%	15.9%

**2. Which of the following best describes the property to which this survey was addressed:**

Single family residence	Multi-family residence	Townhouse, Condominium, apartment, etc.	Mobile home	Business	Agricultural operation	Other
87.5%	2.5%	0.0%	2.5%	1.6%	5.0%	0.8%

**3. What is your present household size:**

1 person	2 persons	3 persons	4 persons	5 or more persons
13.0%	40.8%	15%	20.4%	10.8%

**4. How long have you lived in your present home:**

less than 1 year	between 1 and 3 years	between 3 and 5 years	between 5 and 10 years	between 10 and 20 years	over 20 years
0.8%	7.9%	5.0%	15.5%	27.2%	43.5%

**5. How long have you lived in the Town:**

0-1 years	1-3 years	3-5 years	5-10 years	10-20 years	Over 20 years
0.8%	4.6%	3.3%	12.0%	21.2%	58.1%

**6. What is your present age:**

Under 25	25-44	45-64	Over 65
0.4%	31.4%	43.1%	25.1%



**7. Do you plan to remain at your current residence for:**

Less than 5 years	5 years	10 years	20 years	Over 20 years
10.4%	7.0%	23.5%	19.3%	44.8%

**8. Do you plan to remain at your current residence for:**

Larger dwelling needs	Smaller dwelling needs	Job transfer	Retirement (move out of Town)	Need for better community services	Desire to live in a more rural area	Desire to live in a less rural area	Other
9.5%	21.0%	10.1%	25.7%	1.4%	9.5%	2.7%	20.3%

**Comments:**

- I "had" been planning to stay, however, with ever increasing local, county, school and other taxes, I may have to change my mind.
- Landfill
- Zoning laws not enforced
- Move to Lake
- Taxes
- Death
- Retirement home
- School
- New House
- Economic conditions
- Farm business
- We do not want our road paved
- Need for handicap access
- Community activities for children
- Closer to job
- Illness
- Warmer climate

**9. Which of the following reasons were most influential in your decision to reside in the Town? Choose all that apply:**

Convenience to work	Close to friends and relative	Country-like atmosphere	Born or raised here	Reputation of the community	Good schools	Reasonably priced housing	Other
28.5%	15.4%	24.8%	14.1%	0.0%	0.8%	7.0%	5.7%

Comments:

- Excellent agricultural soil
- City water
- Close to Rochester
- Marriage
- Found inexpensive rental
- Liked the house
- Own vs. rent
- Finger lakes, orchards, vineyards
- Family history
- Brought up here

**10.- 12. For Questions 10 through 12 please indicate the number of people who reside in your household that are currently employed in each category:**

Full-time	Part- time	Retired
53.7%	23.6%	22.7%

Comments:

- Even so we should both be retired, we still have to work in order to be able to pay the ever increasing local, county and school taxes

**13. Please indicate place of employment  
(indicate number of people who work in each location):**

Town of Seneca	Geneva	Canandaigua	Elsewhere in Ontario County	Monroe County/ Rochester	Elsewhere
23.3%	18.7%	17.0%	19.2%	7.2%	14.6%

Comments:

- Seneca County
- Newark
- Wayne County
- Yates County
- Waterloo
- Lyons
- Construction work in Central New York
- Livingston County
- Consulting - D.C. & Syracuse
- Yates County
- Auburn
- Buffalo
- Princeton, NJ
- Office in home, company in PA
- Romulus

**14. How do employed persons in your household get to work? Please write in how many travel by:**

Personal vehicle	Car pool	Walk	Bus	Park and ride	Other
89.3%	2.1%	3.7%	1.1%	0.0%	3.7%

**15. Would you or any member of your family regularly use public transportation if it were available:**

Yes	No
19.2%	80.8%

Comments:

- To think that public transportation can be brought into and cover the rural towns is a pipe dream. Doing so would add tremendously to the already high tax burden.

**16. If you answered yes to Questions, please check which routes would be used on a daily basis:**

Within Town	To Geneva	To Canandaigua	Within Ontario County	To Monroe County/ Rochester	To Eastview Mall	Other
10.1%	43.5%	17.4%	16.0%	0.0%	3.0%	10.1%

Comments:

- Penn Yan
- Rochester
- Would not use daily
- Waterloo
- None
- Seneca Falls
- To Canandaigua when necessary

**17.- 19. What do you think are the most important development issues facing the Town in the next ten years? Please rank the top three issues. Indicate as your answer to 17 what you feel is the most important, indicate in 18 what you feel is the 2nd most important issue, and indicate in number 19 as the 3rd most important:**

Comments:

First

- A park would be wonderful
- Zoning laws are not enforced
- Sewer system
- Landfill
- Taxes
- Water
- Do away dry Town
- Cease new development

Second

- Do not pave savage road
- Loss of woodlands
- Septic plans

Third

- We need our farmland
- Lower taxes
- No billboards
- Need Town park like Gorham
- Seeing an end come to the landfill
- Renovate existing structures

**20. - 22. The Town has limited funds to spend on public improvements. Please rank the top three issues. Indicate as your answer to 20 what you feel is the most important, indicate in 21 what you feel is the 2nd most important issue, and indicate in number 22 as the 3rd most important:**

Comments:

First

- Do not renew the striping of the Town roads.
- Playground swings
- Picnic area
- Sewers
- Build a park
- Stop expanding
- Non needed
- Replace sidewalks
- Water only
- Town appearance

Second

- Playground equipment
- Too much disposal
- Need natural gas throughout the Town
- Better plowing
- Reduce taxes
- Improve existing sidewalks
- Recycle more plastics
- Revert to forest
- None

Third

- Landfill
- Combine fire houses
- Improve water quality
- Additional sidewalks
- Traffic
- Clean roadside ditches
- New Town Hall
- Put up snow fences
- Cease new development
- Street lights at more intersections
- Dump pollution control

**23. - 28. Assuming that there will be continued residential growth in the next 10 - 20 years, what type of new housing would you prefer to see? (Please rank your response by placing your response to Question 23 as the most desirable through Question 28 as the least desirable:**

	2 Bedroom homes	3+ Bedroom homes	Duplexes	Apartments	Mobile homes	Housing for seniors, young singles, etc.
Most desirable	42.3%	43.5%	0.4%	0.4%	3.3%	4.9%
More desirable	44.3%	33.3%	3.3%	1.6%	5.3%	4.9%
Desirable	3.7%	11%	39.0%	3.3%	15.4%	15.4%
Undesirable	1.2%	1.6%	28.5%	20.7%	12.6%	20.7%
Less desirable	0.0%	1.6%	13.0%	27.6%	18.7%	24.4%
Least desirable	1.2%	0.8%	2.4%	31.3%	31.7%	19.1%

**29. Are there any road intersections that need improvement? Please identify the intersection and the needed improvement:**

Comments:

- Number nine and Lake to Lake
- Road 20 & 4
- State Route 245 & 14A
- There should be no yields all stops
- Enforce speed limit on State Route 14A in Hall
- The intersection of Lake to Lake and Wabash needs a 4 way stop sign
- Intersection in Hall
- County Road 4 & Seneca Castle Road
- Number Nine Road & State Road 14A
- Need a new road sign for Prospect Hill Road
- Melvin Hill Road
- Sutton & County Road 4
- Sutton & Prospect
- Blinking red light at 4 corners in Hall
- Dirt Roads that lead to State Route 14 A should be paved
- Old Mill Road - speed and stop sign enforcement
- Corn fields, trees, obstruct visibility
- Charlton & Rilands
- Little Church Road and Gorham Road
- Routes 5 & 20 and Gates Road

- Orleans Road & Buffalo Street

- Mott Road onto Rote 245
- Put sign on Whiting Road
- Wilson Road at Ferguson Corner
- Flint & Short Road
- Night light for corner of Railroad Place & County Road 5\
- Yes - the intersection of Rote 5 & 20 and Old Mill Road needs speed reduction
- County Road 4 & County Road 20 - grooves cut into County Road 20 before intersection will let driver know that they are coming into a dangerous situation
- Stet Route 14A, County Road 5 and Wilson Road in Hall should be redesigned to be a true fur corners
- Route 5 & 20 - blind intersections & very hazardous

**30.To improve safety and security, there is a real need to develop a Neighborhood Watch program in my neighborhood:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
8.0%	22.1%	34.0%	29.1%	6.8%

Comments:

- Lets keep the small rural atmosphere where neighbor watches out for neighbor

**31.More promotion should take place to attract tourists to the Town:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
7.1%	12.6%	28.1%	37.0%	15.1%

Comments:

- Additional tourists will only add to the traffic problem
- Let's mark all of the Town Roads as "minimum maintenance agricultural roads, proceed at your own risk.

**32.The Town is a pleasant and good place to live (and/or work):**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
46.0%	46.2%	4.6%	3.0%	0.4%

Comments:

- There is an increasing danger of ground water pollution with the landfill

**33.The Town has valuable historic sites deserving protection:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
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## Town of Seneca Comprehensive Plan

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17.0%	37.0%	37.0%	7.5%	1.7%
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**34. The Town should have more natural wildlife areas such as public trails for walking, picnicking, hiking, nature walking:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
18.7%	27.3%	22.0%	21.0%	11.2%

Comments:

- Public money should not be used to preserve somebody's idea of history

**35. The Town's procedures for handling trash drop off and recyclables at the transfer station are adequate:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
26.3%	56.4%	8.6%	5.3%	3.3%

**36. Farms in the Town are valuable and should be encouraged and preserved:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
57.0%	33.8%	5.8%	2.5%	1.2%

**37. It would be appropriate to have new homes built in my neighborhood:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
6.6%	25.0%	20.3%	25.3%	23.0%

Comments:

- Only if they are expensive enough (300,000+) to pay their own way

**38. The Town should establish an activity center in my neighborhood; it would be well utilized as a meeting place for young and old alike:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
12.0%	17.3%	30.5%	28.4%	12.0%

Comments:

- Why should government be responsible for entertainment & increased taxes for everybody in order to please a few

**39.If there were dependable public bus service within a ten-minute walk to my house (or business), I would likely take it often:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
12.0%	9.1%	12.0%	41.7%	36.0%

Comments:

- To think that public transportation can be brought into and cover the rural towns is a pipe dream. Doing so would add tremendously to the already high tax burden. You are really trying to sell the bus-service, aren't you?

**40.Improvement of the cable TV system is a major concern in the Town:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
8.2%	14.0%	17.7%	31.7%	28.4%

Comments:

- This is a business decision. If you do not like what you get - do not buy it

**41.Zoning should protect the character of the Hamlets, of Hall, Stanley, Flint & Seneca Falls:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
37.0%	42.8%	14.4%	4.1%	1.6%

**42.**

**The Town should have annual spring trash clean-up (on-street pick-up):**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
32.0%	33.0%	19.8%	10.2%	5.0%

**43. The town needs more streetlights for traffic safety reasons:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
7.0%	20.0%	28.9%	30.5%	13.6%

**44. Police services by the County and State are sufficient and adequate:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
14.8%	57.4%	16.0%	8.6%	3.3%

**45. The town should have more sidewalks in my neighborhood:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
10.0%	7.8%	19.8%	40.3%	22.2%

**46. I would like to see public sewer and water systems expanded within the Town:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
26.0%	31.2%	21.0%	16.1%	6.7%

Comments:

- Limit new water lines to present resident and do not provide new hookups

**47. Some roads in the Town need bigger, easier to read street name signs:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
9.9%	26.3%	30.0%	29.6%	4.1%

**48. The Town does not currently own parkland. There is a need for the Town to provide public parks for resident recreational use:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
9.9%	27.6%	20.1%	23.0%	19.3%

Comments:

- Those that think they need more parks should join the trail way people that purchased the railroads

**49. I am aware of the zoning restrictions the Town places on my property regarding minimum lot sizes, setbacks, etc.**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
11.0%	43.3%	18.1%	21.4%	6.7%

Comments:

- The minimum lot size of 2 acres is a contradiction to preserving farmland

**50. New development within the Town should be concentrated where existing municipal sewer and water services are available:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
17.7%	43.4%	21.5%	14.0%	3.3%

**51. The Town has a general obligation to extend sewer and water services:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
18.6%	32.2%	28.5%	15.0%	5.8%

Comments:

- Only if all of those who want it pay for it. If it is done it should be limited to present residents

**52. New house locations should be regulated to preserve the rural atmosphere:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
4.0%	34.6%	12.8%	10.0%	3.3%

Comments:

- New Housing will add to the tax load and should not be encouraged at all

**53. More housing for elderly people is needed within the Town:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
10.7%	20.1%	45.1%	18.0%	6.1%

**54. More duplex (2-family) houses are needed within the Town:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
0.8%	7.0%	28.7%	43.4%	20.1%

**55. More single family detached houses are needed within the Town:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
4.1%	24.3%	42.0%	21.0%	8.6%

**56. More affordable houses for first homes or empty-nesters are needed:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
5.0%	27.9%	37.3%	18.9%	11.1%

**57. More rental houses or apartments are needed within the Town:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
0.8%	9.9%	26.0%	37.9%	26.5%

**58. More multi-family or apartment buildings are needed within the Town:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
1.6%	5.3%	23.4%	32.8%	36.9%

**59. Housing development should be encouraged on less-productive land:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
12.8%	41.2%	13.6%	19.8%	12.8%

**60. I believe that it is worthwhile to preserve historic resources:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
26.3%	52.3%	14.4%	5.0%	2.1%

Comments:

- If government wants to force property owners to preserve so called historical sites, it has to be willing to pay for them.

**61. I consider my home or some man-built object (such as out-bldg, farmstead, hitching post, and cemetery) on my property to be a historic resource, with that defined as over 50 yrs.:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
16.2%	2.7%	14.2%	25.8%	16.7%

**62. I find the Town land use regulations easy to understand and apply:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
6.0%	27.4%	52.3%	10.0%	4.6%

**63. I find the Town should buy land as it is available for specific future use:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
3.7%	18.0%	32.8%	28.3%	17.2%

Comments:

- Town government is not and should not be in the real estate market

**64. Certain areas of the Town should be designated as a historic district, i.e. farmstead, scenic view, old dams, or mill site:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
9.5%	45.9%	26.9%	10.7%	3.7%

**65. We need alternative methods for safe winter roads, i.e. reduction of salt in the watersheds:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
17.8%	4.3%	25.6%	11.6%	3.7%

Comments:

- Let's keep the major traffic on the State and County Roads. Mark all roads minimum maintenance farm roads

**66. The Town should monetarily subsidize public transportation:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
1.6%	7.7%	21.0%	38.5%	31.1%

Comments:

- Most definitely not. If it started it would become a bottomless pit

**67. The Town should explore cooperating with adjacent towns and villages regarding fire and other services that could be shared:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
27.9%	51.2%	13.5%	5.7%	1.6%

Comments:

- The suggestion is commendable, but I have been told it cannot be done. We all help each other out - it is called mutual aid

**68.Private landowners whom want to help preserve quality by keeping forested and vacant land undeveloped should be assisted by a tax subsidy:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
14.3%	31.1%	25.4%	20.5%	8.6%

Comments:

- Do not tax those parts of any property that can not be developed to their full potential

**69.The Town should have “ farming only” zones established in the Town:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
19.7%	29.1%	24.6%	20.5%	6.1%

Comments:

- Honor ag & markets law concerning water & sewer lines and work with the agricultural enhancement board

**70.A variety of small cottage type industries (or home occupations) should be encouraged within the agricultural areas of the Town:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
13.6%	40.0%	31.3%	9.6%	6.1%

**71.Every effort should be made to maintain the image of the Town as a viable agricultural community:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
34.8%	43.4%	15.2%	5.3%	1.2%



**72. Generally speaking, pollution is not a problem in the Town:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
5.8%	33.7%	18.5%	26.0%	16.0%

Comments:

- I totally disagree - the county dump poses a most definite danger to our groundwater
- Crop dusting

**73. The Town should regulate noise levels in residential neighborhoods:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
14.0%	34.0%	27.0%	19.8%	5.3%

**74. The roadways throughout the Town are adequate in terms of width, markings, and accessibility:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
10.4%	60.2%	15.0%	12.0%	2.5%

Comments:

- Town roads are too wide. Let's try to discourage non-residents from using the Town roads.

**75. Professional business offices should be allowed within selected residential districts in the Town:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
7.8%	52.7%	19.3%	14.0%	6.2%

**76. Stricter guidelines and types should be established to limit the size and type of businesses/industries allowed in the Town:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
16.1%	25.6%	31.8%	20.7%	5.8%

**77. The Town should provide businesses with tax breaks to encourage them to locate and provide employment opportunities within the Town:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
7.0%	31.1%	30.7%	21.0%	10.2%

Comments:

- All you have to do is lower the tax burden for all residents and you will have to beat business off with a baseball bat

**78. The roads in the Town are well maintained:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
18.5%	59.7%	11.1%	8.2%	2.5%

**79. Large scale agricultural operations such as large dairy, cattle feed lots, hog farms, chicken farms, etc. should be subject to more stringent zoning controls than smaller scale family farms:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
21.0%	40.1%	16.8%	14.8%	7.4%

**80. Assuming that water and sewer services are provided, the Town should encourage commercial development in the Rte 5 & 20 corridor:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
27.6%	47.3%	8.2%	6.1%	10.7%

**81. The Town should actively encourage business and industry to locate within the Town:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
13.6%	36.6%	29.2%	10.7%	9.9%

Comments:

- No. Such development will raise taxes to the ever increasing demand for services. With development comes traffic

**82. Development within the Town should be directed to areas where public sewer and water already exist in order to retain the outlying areas of the community in rural open space:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
21.2%	51.2%	14.1%	11.2%	2.1%

**83. Assuming that development follows the installation of public services, areas of the Town should be designated as not having municipal services:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
5.5%	28.7%	46.4%	14.8%	4.6%

**84. Only answer this question if your main source of drinking water is NOT from the Town's municipal water system. I am satisfied with the quality of my water supply:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
7.7%	28.8%	13.8%	28.8%	21.6%

**85. Only answer this question if your main source of drinking water is NOT from the Town's municipal water system, and if you are not satisfied with your current water supply. I am satisfied with the quality of my water supply. I want to have public water lines extended to serve my area of Town**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
34.1%	29.2%	14.6%	17.0%	4.9%

**86. I am satisfied with my wastewater disposal (septic or sewage disposal) system:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
16.7%	49.4%	7.7%	14.2%	12.0%

**87. If you are not satisfied with your wastewater disposal system, please evaluate the following statement. I want to have public sewer lines extended to serve my area of Town:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
27.5%	22.5%	22.5%	17.5%	10.0%

**88. The Town should require that planning and zoning board members receive training as a condition of continued membership:**

Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
42.6%	41.8%	13.1%	1.3%	1.3%

**89. Planning Board:**

Bad	Poor	Average	Good	Excellent	No Experience
1.3%	1.7%	19.3%	17.6%	4.2%	55.9%

**90. Zoning Board of Appeals:**

Bad	Poor	Average	Good	Excellent	No Experience
2.1%	4.6%	17.2%	18.0%	9.2%	46.9%

**91. Code Enforcement Officer (Building Inspector):**

Bad	Poor	Average	Good	Excellent	No Experience
1.7%	6.3%	21.0%	22.2%	17.2%	31.8%

**92. Highway Department:**

Bad	Poor	Average	Good	Excellent	No Experience
1.7%	4.6%	16.2%	33.6%	34.0%	10.0%

**93. Town Clerk:**

Bad	Poor	Average	Good	Excellent	No Experience
2.1%	2.1%	10.3%	38.4%	40.1%	7.0%

**94. Town Board/Supervisor**

Bad	Poor	Average	Good	Excellent	No Experience
2.9%	5.0%	16.3%	26.2%	15.8%	33.8%

**95. Town Assessor:**

Bad	Poor	Average	Good	Excellent	No Experience
9.2%	11.0%	29.8%	24.4%	13.4%	12.2%

**96. Transfer Station:**

Bad	Poor	Average	Good	Excellent	No Experience
1.1%	3.7%	19.6%	55.0%	16.9%	3.7%

**97. Water Department:**

Bad	Poor	Average	Good	Excellent	No Experience
0.8%	2.5%	12.5%	28.3%	26.3%	29.6%

**98. Town Historian:**

Bad	Poor	Average	Good	Excellent	No Experience
0.0%	1.3%	8.8%	18.0%	10.0%	61.9%

**99. Board of Assessment Review:**

Bad	Poor	Average	Good	Excellent	No Experience
4.6%	10.5%	17.2%	13.0%	4.2%	5.0%

**100. Town Court:**

Bad	Poor	Average	Good	Excellent	No Experience
1.3%	1.3%	13.6%	18.2%	8.9%	56.8%

**101. Library facilities:**

Decreased	Remain the same (OK as is)	Increased	No opinion
3.4%	39.7%	24.5%	32.5%

**102. Fire protection:**

Decreased	Remain the same (OK as is)	Increased	No opinion
2.5%	74.8%	15.4%	7.5%

**103. Town Highway Operations:**

Decreased	Remain the same (OK as is)	Increased	No opinion
0.2%	69.0%	17.4%	8.9%

**104. Land Use Planning:**

Decreased	Remain the same (OK as is)	Increased	No opinion
2.1%	40.4%	24.2%	33.3%

**105. Town Capital and Fiscal Planning:**

Decreased	Remain the same (OK as is)	Increased	No opinion
1.7%	40.7%	17.4%	40.2%

**106. Code enforcement - Building & Zoning:**

Decreased	Remain the same (OK as is)	Increased	No opinion
3.8%	53.6%	16.7%	26.0%

**107. Solid Waste Disposal:**

Decreased	Remain the same (OK as is)	Increased	No opinion
5.0%	58.2%	20.9%	15.9%

**108. Recycling:**

Decreased	Remain the same (OK as is)	Increased	No opinion
2.9%	63.2%	26.8%	7.1%

**109. Economic Development:**

Decreased	Remain the same (OK as is)	Increased	No opinion
5.9%	44.1%	31.1%	19.0%

**110. Recreational facilities**

Decreased	Remain the same (OK as is)	Increased	No opinion
3.0%	45.0%	36.7%	15.4% %

**111. Ambulance**

Decreased	Remain the same (OK as is)	Increased	No opinion
1.3%	71.0%	15.5%	12.2%

**112. What is your favorite view in the entire Town:**

- Backyard
- Farmland
- Little Church
- Number Nine Road
- Flint Creek
- Frog hollow
- Blowers Farms
- From my front porch
- Towards the lake
- Wooded areas that are not developed
- The whole Town
- Old Fire Hall
- Not the landfill
- Jones Road
- Prospect Hill
- Seneca #9 Church
- Geneva
- Orchards
- Small Town friendly look
- Back roads with no houses
- Seneca lake
- Too many to choose
- Deer in my backyard
- Dairy and vegetable farms

**113. What is your least favorite view in the entire Town:**

- The County Dump
- Buildings that are falling apart
- Trash on the side of the road near the landfill
- 4 corners in Hall
- Junkyard in Stanley
- Junk lot on Route 245 in the Hamlet of Stanley
- Underpasses on Route 5 & 20
- Ontario pathways
- Wilson Road at Scoon Road
- Fill on Sutton Road
- Illegal burning of tires
- People who stack garbage in their yard



**114. If visiting as a tourist for the first time, what would you like to see/What pleasant experience would draw you back?**

- The County Landfill
- Open farmland
- History
- Friendly people
- Amberg wines
- Bed & breakfasts
- Flint Creek
- Farm markets
- Little Church
- Arts & Crafts
- View of the Lake
- Iris garden
- Cattle in pasture
- Different styled homes & character of each
- Sweet Sue's
- Old cemeteries
- Entire Finger Lakes area
- July Flea market
- Pumpkin, cabbage & sunflower fields
- Wildlife you can see from the road
- Friendly churches
- Clean roads
- Trails for walking or biking
- Fall scenery
- Clusters of specialty shops
- Lack of commercialism

**115. What is your strongest like about your immediate area of Town:**

- Agriculture surrounding our home
- Good neighbors
- Rural
- Quiet
- Wooded area
- We have many beautiful birds & wild creatures sharing our area
- Good school district
- Feeling of Community
- I grew up here - it's home
- Light traffic
- Small size and yet the proximity to larger municipalities (in the middle)
- Safety
- Undeveloped natural sights
- Cozy well kept homes and farms

**116.What is your strongest dislike about your immediate area of Town:**

- Dump overflow
- Stupid stripes on the road
- Ugly buildings
- Burning barrels
- No sewers
- Growth of houses
- Manure smell
- Speeders
- Unsupervised teenagers, cats & dogs
- Too much commuter traffic
- Lack of police protection
- Snowmobiles, 4 wheelers
- Garbage on the side of roads
- Dilapidated homes and farms
- Chemical spray at farms
- Big trucks
- High School taxes
- Environmental impact of landfill
- Flooding Creek
- The Main section of Buffalo Street in Seneca Castle
- Drifting snow
- Abandoned properties
- Traffic
- Surface water
- Too many houses being built in agricultural
- Poor selection of new building sites
- Neighbors that are too close
- Dirt Roads
- Poor code enforcement

**117. If you could do anything to improve your area of Town to make it better, what would you do:**

- Get rid of the landfill
- Eliminate road stripes
- Put in a park or playground
- Plant flowers & trees
- Extend the sewer
- No further development
- Keep it country
- Lower taxes
- Repair existing sidewalks
- Make a recreation Center
- Enforce the codes the same way for everyone
- Have a yard beauty contest
- Get the speed zone enforced
- Stop knocking down fences
- Act as a volunteer
- Neighbors hold get-togethers
- Put a bigger and wider mouth bridge over Flint Creek
- Make people keep their pets under control
- Put in a riding stable
- Add a library
- Put up signage to inform drivers of children at play & agricultural equipment
- Add snow fence along the road
- No more trailers and trailer parks
- Stop strip development of farms

**118. In what areas of the Town should new residential development be encouraged:**

- Nowhere
- Hall
- West of Geneva on Route 5 & 20
- Ferguson Road
- Vogt Road
- Near preexisting developed area
- Flint Road
- Need study to support
- On any vacant land
- Seneca Castle, Stanley
- On unfarmable land
- Anywhere but around me
- Where people desire to live
- Yagel Road
- Around Hamlets
- In the Villages
- Anywhere - this is America - isn't it?
- Where water is and away from the landfill
- Lake to Lake Road
- West of the experimentation center
- Where animals can not pasture
- We need senior housing
- In current commercially used areas

**119. List any historic sites in your neighborhood or elsewhere in Town:**

- Number Nine Church
- Whitney & Sandhill Cemeteries
- Post Office
- Fire House
- Seth Stanley Home
- House by Sweet Sue's
- Town Hall
- Sidewalks and curbs in Seneca Castle
- Old School in Hall
- Ed Burrell Home
- The Little Church
- Flint Grist Mill
- Squire cemetery
- Cobblestone houses
- Stores on the corner of Route 245 & Short Road
- The Town pump
- Sullivan's crossing
- Old R.R. Infrastructure
- Tall water tower in Hall
- Old number nine school house
- Old Mill in Seneca Castle
- Frog Hollow
- Old railroad depot in Hall
- Everett Jones Home
- Nancy Grammar house
- Randy Melicious home
- Eileen Halpin home
- Ball tavern in Flint
- Helen Kirker house
- Rifle range utilized by armory
- Old minister mansion
- Old barns

**120. List any roadways in the Town that you feel need improvement and tell what you believe is needed:**

- Pave the rest of Tileyard Road to bypass Seneca Castle Road
- Pave all dirt roads
- Get rid of striped roads
- Stop sign instead of yield signs
- Streets in hamlets - better and more sidewalks, start curbing and drainage, sweep streets, remove loose stone and gravel, limit travel of routine farm equipment
- Number Nine Road widened & leveled
- Winter maintenance of Gorham & Little Church Road
- Take care of weeds at the "s" curve on Whitney Road
- Speed enforcement at Route 14 and County Road 5
- Sutton Road - dangerous intersection
- Better plowing - Lake to Lake Road and make it wider
- Mark Yagel road with lines
- Light on corner of County Road 4
- Widen Town roads
- Keep dirt roads dirt - they have character
- Remove bridge in Flint for better safety
- Town should mow in a timely manner to make intersection safer
- Oil & stone application on Short Road was awful!
- Pre-Emption Road from Bellona to Geneva is very rough
- Don't drive
- Update and improve all roads from time to time
- Savage Road - fill potholes