Green Genesee
Smart Genesee

Town of Batavia Community Inventory and Analysis Report

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This report is part of the Green Genesee Smart Genesee project in Genesee County, New York. For more information and a list of other technical reports visit:

http://www.co.genesee.ny.us/GreenGeneseeIndex/index.html.

Partners

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Introduction

The Green Genesee/Smart Genesee – Phase 1 (GGSG) project is an innovative sustainable land use and energy conservation effort in Genesee County, NY. Phase I of the GGSG is supported by a partnership that includes Genesee County Planning, Genesee County Economic Development Center, New York Green, and four municipalities: Towns of Batavia, Oakfield, Alabama, and the Village of Oakfield.

In addition to the local support, a grant from New York State Energy Research and Development Authority (NYSERDA) was obtained under their newly developed Cleaner Greener Communities grant program. The primary goal of the program is to encourage communities to create public-private partnerships and develop regional sustainable growth strategies in such areas as emissions control, energy efficiency, renewable energy, low-carbon transportation, and other carbon reductions.

There are two parts to GGSG:

> Green Genesee: A county-wide road map (Green Genesee Road Map) that supplies a science-based, community-based tool for making sustainable land use decision in Genesee County.
>
> Smart Genesee: Integrating sustainability through green infrastructure and energy conservation strategies into municipal comprehensive planning and land use regulation codes.

A green infrastructure approach is being infused into the process to ensure the character of the county and abundant natural resources will be part of our economic prospect for current and future generations. Since mid-2014, the Consultant Team lead by CC Environment & Planning has been collating a comprehensive baseline of information about natural resources within Genesee County.

Communities of all sizes are coming together to address the question of our time: How do we continue to meet our own needs without compromising the ability of future generations to meet their own? Knowing where we are is the first step in considering where we want to go and how to get there.

As part of the Green Genesee/Smart Genesee project, the Town of Batavia (the Town) is preparing an update to its Comprehensive Plan. The Comprehensive Plan Update includes:

- Inventory and Analysis of Existing Conditions
- Issues and Opportunities Analysis
- Future Land Use Map
- Goals and Recommended Actions

This Inventory and Analysis Report documents and assesses existing conditions, with a focus on changes that have occurred since 2007. To facilitate its incorporation into the Comprehensive Plan Update, the contents of this report follows the outline of the Town's 2007 Comprehensive Plan:

- Land Use and Zoning
- Natural Resources and Environmental Protection
- Agriculture and Farmland
- Housing and Residential Development
- Business and Economic Development
- Transportation and Utilities
- Community Services and Recreation

This report incorporates information compiled in an interim report prepared for the Town in 2012 by Stuart I. Brown Associates that reported changes in existing conditions since 2007 and summarized the goals and recommendations of several recent plans and studies.

Land Use and Zoning

Existing Land Use

The Town encompasses approximately 30,921 acres (48.3 square miles). Approximately 30,133 acres are in parcels; the remainder is occupied by road rights-of-way and waterways.

Map 1 depicts the primary use of each parcel of land in the Town, based on parcel data provided for assessment purposes with verification from aerial photographs for those parcels without land use information. The following table and Figure 1 summarize the number and percentage of parcels and acres for current land uses.

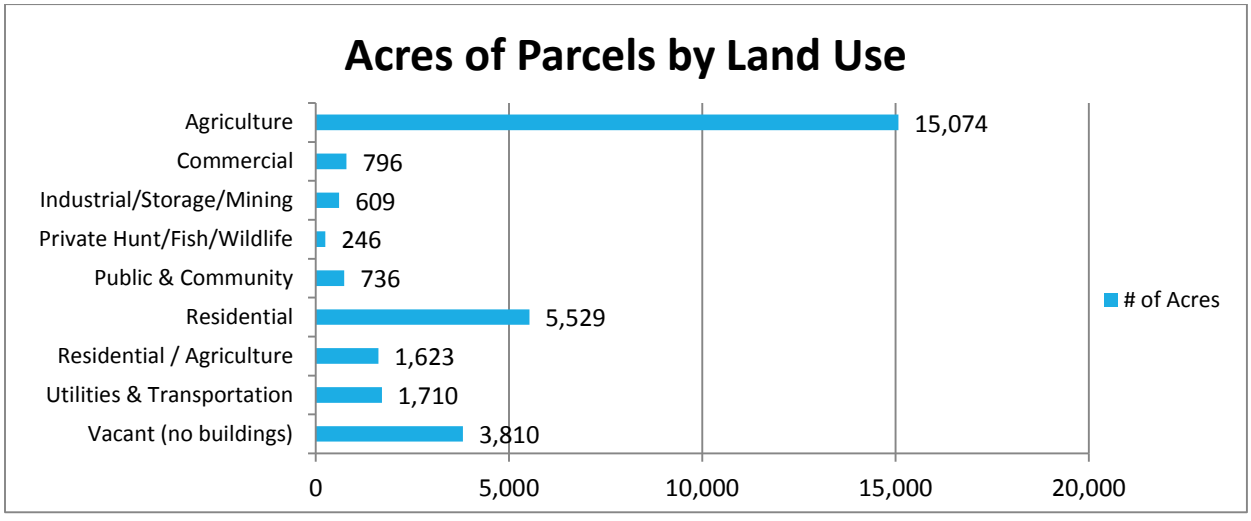
Table 1. Land Use (2014)

	Parcels		Acres	
	#	%	#	%
Agriculture	314	10.5%	15,074	50.0%
Commercial	133	4.4%	796	2.6%
Industrial and Storage	51	1.7%	609	2.0%
Private Hunt/Fish/Wildlife	5	0.2%	246	0.8%
Public and Community	38	1.3%	736	2.4%
Residential	1,744	58.1%	5,529	18.3%
Residential - Agriculture	47	1.6%	1,623	5.4%
Utilities and Transportation	52	1.7%	1,710	5.7%
Vacant (no buildings)	616	20.5%	3,810	12.6%
Total	**3,000**	**100.0%**	**30,133**	**100%**

Note: 2014 land use based on the Assessor's Property Classification. Land use verified or updated based on analysis of aerial imagery.

Data Source: 2014 tax parcel records obtained from Genesee County, Aerial imagery obtained from Google Maps and Google Street View.

Figure 1: Existing Land Use by Parcel



Of the land in parcels, one-half (15,074 acres) is used for agricultural purposes. Agricultural uses include large-scale vegetable, grain and dairy farms, as well as small and part-time farms. An additional five percent of the land area in parcels (1,623 acres) is used for both residential and agricultural purposes.

Approximately 18 percent of the Town's land area in parcels (5,529 acres) is devoted strictly to residential uses. The Town has an extensive variety of residential development, including recent subdivisions, manufactured home parks, farm houses, scattered rural residences and hamlet residences.

Private hunting, fishing, and wildlife lands account for an additional one percent of the Town's land area in parcels (246 acres). This includes conservation lands owned by the Mallard Duck Club LLC and a shooting range owned by the Sportsmen Coon Hunters Association of Batavia.

Commercial development of the Town has occurred along transportation corridors to the west, north and east of the City of Batavia (the City) and comprises 796 acres (3.0% of the land area). Large retail businesses and plazas are situated along Veteran's Memorial Drive and West Main Street Road. Several hotels are located near the Thruway interchange. Smaller retail and service businesses are found along East Main Street Road and in the Hamlet of East Pembroke.

Industrial, storage, and mining facilities occupy two percent of the Town's land area in parcels (609 acres). Major facilities include manufacturing operations along Oak Orchard Road and East Saile Drive, food processing operations at the AgPark southeast of the City, medical manufacturing in the MedTech business park, a large mining operation southeast of the City and a concrete forms plant in the Hamlet of East Pembroke.

Several governmental and institutional facilities are located in the Town and occupy 736 acres (2.0% of the land area). These include a major Immigration and Naturalization Service (INS) detention facility located northwest of the Thruway interchange, the Town Hall and Highway Garage, the City wastewater treatment facility, State Police, and County Highway Department. Numerous churches are also located in the Town.

Utilities and transportation uses occupy 1,710 acres (6.0% of the land area). This category includes (among other smaller uses) lands used by the City Wastewater Treatment Plant (469 acres), the closed Batavia landfill (97 acres), and the Genesee County Airport (246 acres), as well as 445 acres of the NYS Thruway and 413 acres of gas, electric, and railroad rights-of-way.

Lastly, 13 percent of the Town's land area in parcels (3,810 acres) is classified as vacant. Significant areas of the Town contain State or Federally-regulated wetlands as well as areas that are subject to flooding. Many of the parcels classified as vacant are constrained from development by the presence of wetlands. These areas are most suitable for wildlife conservation and open space uses. Floodplain areas are most suited for agricultural purposes. Other vacant lands found throughout the Town are forested or maintained open space in residential neighborhoods.

Recent development and trends

A total of 49 new houses were constructed between 2007 and 2014. While some new houses were part of residential subdivisions (13 as part of the Valle Drive subdivision just west of the City and 5 in the Haven Lane/ Rolling Circle subdivision at the eastern edge of the Town) most scattered throughout the Town as depicted in Map 2.

Existing Zoning

The Town has eight zoning districts, two floating zones, and two overlay districts identified within its zoning law. Map 3 depicts the current zoning districts while Table 8 provides information on the number and percent of acres for each zoning district. The majority of the Town (82.0%) is zoned Agricultural Residential (AG-R). The Residential (R) and Commercial (C) zoning districts are found mostly (although not entirely) along the State Highways located within the Town. The Hamlet Residential (HR) and Hamlet Commercial (HC) zoning districts are found along State Highway 5 within the Hamlet of Pembroke (far west). Industrial (I) and Industrial Park (IP) zoned land is found in various areas throughout the Town and include places such as the concrete products facility on Read Road, the City wastewater treatment plant off of State Highway 33, the Genesee County Airport, and the Genesee Valley Agri-Business Park off of State Highway 63 to name a few. Land within the Mobile Home Park (MHP) zoning district can be found off Pratt Road, along Wortendyke Road (between State Highway 5 and State Highway 33), and along State Highway 33 in the eastern portion of the Town.

The Planned Business Development (PBD) and Planned Unit Development (PUD) are referred to as a floating zone. They are zoning districts that are available for use if a development proposal for a particular area of the Town is determined to meet the intent of the regulations. The site would then be rezoned to whichever of the two floating zones was applicable. There are currently one PBD and one PUD zone designated on the zoning map. The PBD zone is located on the west side of State Highway 98, north of I-90. The PUD zone is located on the south side of R Stephen Hawley Drive, across from the Genesee Community College campus, to accommodate a medical / technical research / business development.

Table 2. Zoning (2014) – Town of Batavia

	Acres	
	#	%
Agricultural Residential (AG-R)	25,465	82.4%
Commercial (C)	1,339	4.3%
Hamlet Commercial (HC)	15	0.0%
Hamlet Residential (HR)	32	0.1%
Industrial (I)	2,176	7.0%
Industrial Park (IP)	476	1.5%
Mobile Home Park (MHP)	308	1.0%
Planned Business Development (PBD)	614	2.0%
Planned Unit Development (PUD)	34	0.1%
Residential (R)	450	1.5%
Total	**30,909**	**100%**

Data Source: 2014 zoning districts obtained from Genesee County.

Table 3. Town of Batavia Zoning Districts and Permitted Uses

Zoning District	Permitted Uses
Agricultural Residential (AG-R)	Agricultural uses, one- and two- family dwellings, mobile homes, religious institutions, public parks/playgrounds, municipal uses, private stables, schools,

Table 3. Town of Batavia Zoning Districts and Permitted Uses	
	home occupations, accessory buildings, structures, and uses, cluster residential development. Multiple additional uses require a special use permit.
Residential (R)	One- and two-family dwellings, religious institutions, public parks/playgrounds, municipal uses, agricultural uses (with some exclusions), schools, accessory buildings, structures, and uses. Multiple additional uses require a special use permit.
Hamlet Residential (HR)	One- and two-family dwellings, agricultural uses (with some exclusions), public and private parks (not operated for profit), public buildings, schools, accessory buildings, structures, and uses. Multiple additional uses require a special use permit.
Commercial (C)	Retail/service trade, restaurant (excluding drive-in), hotel/motel, commercial greenhouse, office buildings, wholesale trade, theaters, banks (excluding drive-in), agricultural uses, accessory buildings, structures, and uses. Multiple additional uses require a special use permit.
Hamlet Commercial (HC)	Retail/service trade, restaurant (excluding drive-in), professional and business offices, mortuary or funeral homes, banks (excluding drive-in), residential uses, accessory buildings, structures, and uses. Multiple additional uses require a special use permit.
Industrial (I)	Warehouse, manufacturing (enclosed), wholesale trade, retail/service trade, existing residential uses, agricultural uses, adult uses, accessory buildings, structures, and uses. Multiple additional uses require a special use permit.
Industrial Park (IP)	Warehouse, manufacturing (enclosed), wholesale trade, commercial or professional office or service, research and development facility, government facilities, public utility, recyclables handling and recovery facility, pond, accessory buildings, structures, and uses. Multiple additional uses require a special use permit.
Planned Business Development (PBD)	The purpose of this floating zone is to permit a variety of industrial, commercial, and/or recreational uses while preserving the natural and scenic qualities of the site using creative and imaginative design and innovative land development techniques. Requirements and application and approval procedures are outlined and must be met. Permitted uses include those permitted in the Industrial Park District as well as agriculture and agricultural products processing or distribution facilities. Multiple additional uses require a special use permit.
Planned Unit Development (PUD)	The purpose of this floating zone is to permit a variety of residential types and/or nonresidential uses while preserving the natural and scenic qualities of the site using creative and imaginative design and innovative land development techniques. General requirements, application and approval procedures, and design standards are outlined and must be met.
Mobile Home Park (MHP)	The purpose of this district is to provide areas for the development of mobile home parks and for campgrounds. Mobile home parks permitted through issuance of a special use permit.
Wellhead Protection Overlay (WPO)	Permitted uses as allowed in the underlying zoning district with several additional prohibited uses and activities (235-33.F.(1)) and additional requirements (235-33.F.(3))
Floodplain Overlay (FPO)	Permitted uses as allowed in the underlying zoning district. The purpose of this district is to ensure coordinated review of zoning and flood damage prevention regulations. Additional regulations as outlined in Chapter 112 of the Town's Code.
Data Source: Town of Batavia Zoning Code accessed through eCode360 and including legislation through 1/2/13	

Agriculture and Farmland

The predominance of high quality agricultural soils in Batavia and ready access to markets support a strong agricultural industry in the Town.

Agriculture is the biggest industry in Genesee County. In 2012, the market value of agricultural products sold was $177.81 million. This represents an increase of 42.0% since 2002. Genesee County ranks 4th in New York State in the value of agricultural products sold.

The leading products sold were dairy and vegetables. The following table summarizes the market value of leading products.

Table 4. Market Value of Agricultural Products Sold – Genesee County (2007)

Product	2012 Sales ($ million)	% of Total	State Rank
Dairy Products	$121.347	51.2%	5
Vegetables	$35.157	14.8%	2
Cattle & Calves	$25.777	10.9%	3
Grains & dry beans	$41.326	17.4%	7
Hay & other crops	$7.189	3.0%	15
Other products	$5.695	2.4%	

Data Source: 2012 Census of Agriculture

Agricultural Soils

Nearly one-half of the Town's land area consists of prime agricultural soils. Some areas consist of wetlands that have been drained, forming highly productive black "muck" soils. Other areas constitute prime soils when drained; virtually all of these soils have been drained and are among the most productive soils in the County. Prime agricultural soils comprise 44.0% of the total land area of the Town. Virtually all of the land in the Town that is not wetland or developed is in active agricultural use.

Of the 13,571 acres in the Town that are actively farmed[1], the Town's Agricultural & Farmland Protection identified 10,273 acres as suitable for long-term protection. These areas are both actively farmed and contain high quality agricultural soils. Of the 10,273 acres most suitable for protection, a total of 7,565 acres (74.0%) are prime soils**,** 2,425 acres (24.0%) are classified as "prime if drained," and 283 acres are "muck."

Markets for Farm Products

Farms in the Town sell their products to local, regional and national processors, wholesale operations, and directly to consumers.

[1] SOURCE: Farm Service Agency, from data provided by the Genesee County Soil & Water Conservation District (SWCD). Acreages calculated from GIS shapefiles.

- Batavia is a regional center for dairy products manufacturing. O-At-KA Milk Products, and yogurt manufacturers located in the Town and City provide a local market for local and regional dairy farms. Other dairy farmers in the area work with cooperatives such as Dairy Farmers of America (DFA) and Upstate Niagara Farms and some market directly to processors and distributors.
- Two frozen vegetable processing plants located in Genesee County (Oakfield and Bergen) and one in nearby Brockport process peas, corn, beans and carrots. These plants provide markets for the large-scale vegetable producers in Batavia and surrounding areas.
- Corn and grain are sold to brokers who market the products to processors.
- Several retail chains purchase fruits and vegetables directly from farmers in the Town and Genesee County. Other farmers sell produce to brokers and wholesalers.
- A seasonal Farmers Market has been established in the parking lot of Batavia Downs, located immediately west of the City. Several farm markets and roadside stands, operated by individual farmers, are located in the Town. Farm products for sale at these businesses include vegetables in season, herbs, cut and potted flowers, popcorn, and meats. Many of these direct market outlets are listed in the agri-tourism guide published by Cornell Cooperative Extension of Genesee County.
- Local farms also offer Community Supported Agriculture (CSA) programs. A CSA generates income for the farmer from members or subscribers, who pay at the beginning of the growing season for a share of the anticipated harvest; once harvesting begins, they receive weekly shares of vegetables and other farm products. This financial arrangement provides a more predictable income for farmers, as the risks and benefits of food production are shared with consumers.

Recent Projects and Initiatives

- Ag Tech Business Park development has attracted two large yogurt manufacturers.
- Genesee County Economic Development Center (GCEDC) offers financial assistance to food processors and other agriculture-related industries.

Housing and Residential Development

Demographics

Between 2000 and 2013, the population of the Town increased by 15.2%, from 5,912 to 6,915. During the same period, Genesee County's population remained virtually the same.

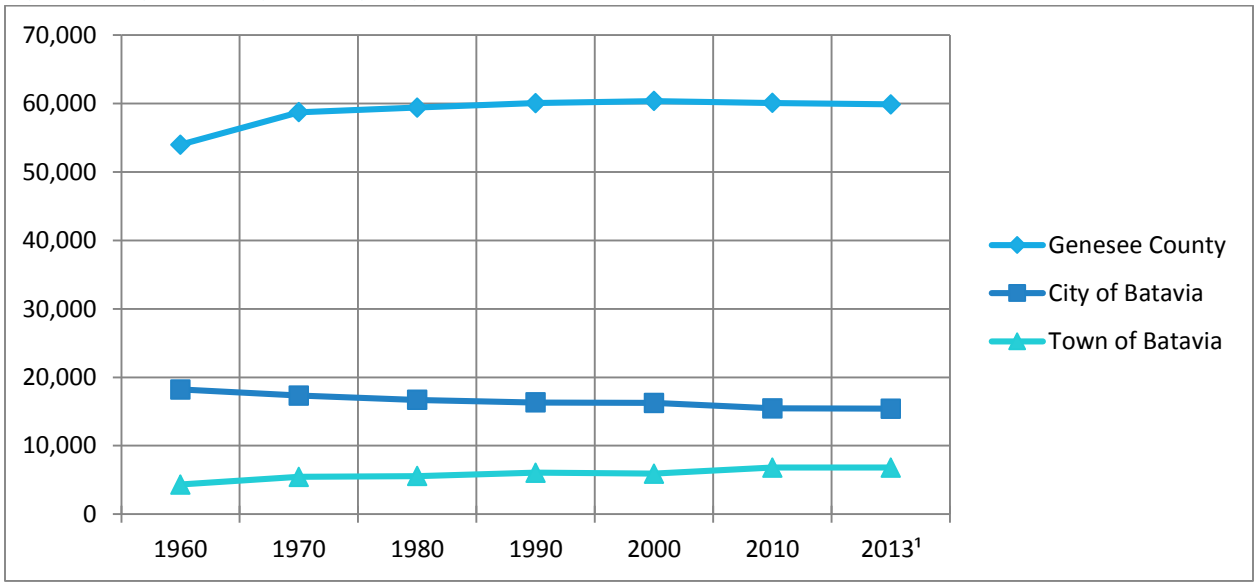
Table 5. Population - Genesee County, City of Batavia, and Town of Batavia (1960-2013)

	1960	1970	1980	1990	2000	2010	2013[1]	Change 2000-2013
Genesee County	53,994	58,722	59,400	60,060	60,370	60,079	59,872	-0.8%
City of Batavia	18,210	17,338	16,703	16,310	16,256	15,465	15,406	-5.2%
Town of Batavia	4,325	5,440	5,565	6,055	5,915	6,809	6,815	15.2%

Notes: [1] Source: 2009-2013 American Community Survey 5-Year Estimates

Data Sources: 1960-2010 Decennial Census; Genesee Finger Lakes Regional Planning Council's Regional Population Forecasts - May 2013

Figure 2. Population by Municipality, 1960 - 2013



The age distribution of the population of the Town is similar to that of Genesee County as a whole, with 21.6% under age 18 and 16.1% age 65 or older in 2013.

Future population growth is difficult to project as it will depend upon impacts of potential development within the Town and nearby areas including project like the Western New York Science & Technology Advanced Manufacturing Park (STAMP) in the Town of Alabama.

Household Characteristics

In 2013, there were 2,977 occupied housing units (households) in the Town. A total of 6,766 persons resided in households and 49 resided in group quarters (correctional facilities, college dormitories or other non-institutional facilities, such as group homes for persons with disabilities.)

Of the 2,977 households, 639 (21.5%) consisted of households with children under 18 years of age. Countywide, 27.0% of all households include children.

A total of 278 (16.2%) households with children in the Town were headed by single parents. A total of 980 households (32.9% of all households) consisted of a single person. Married couples without children occupied 947 households (32.0% of all households.)

Between 2000 and 2013, the number of households in the Town increased from 2,334 to 2,977 (27.5%). A total of 32.0% of all households are married couples with no children under age 18 living at home, 12.0% are married couples with children at home, and 33.0% are single person households.

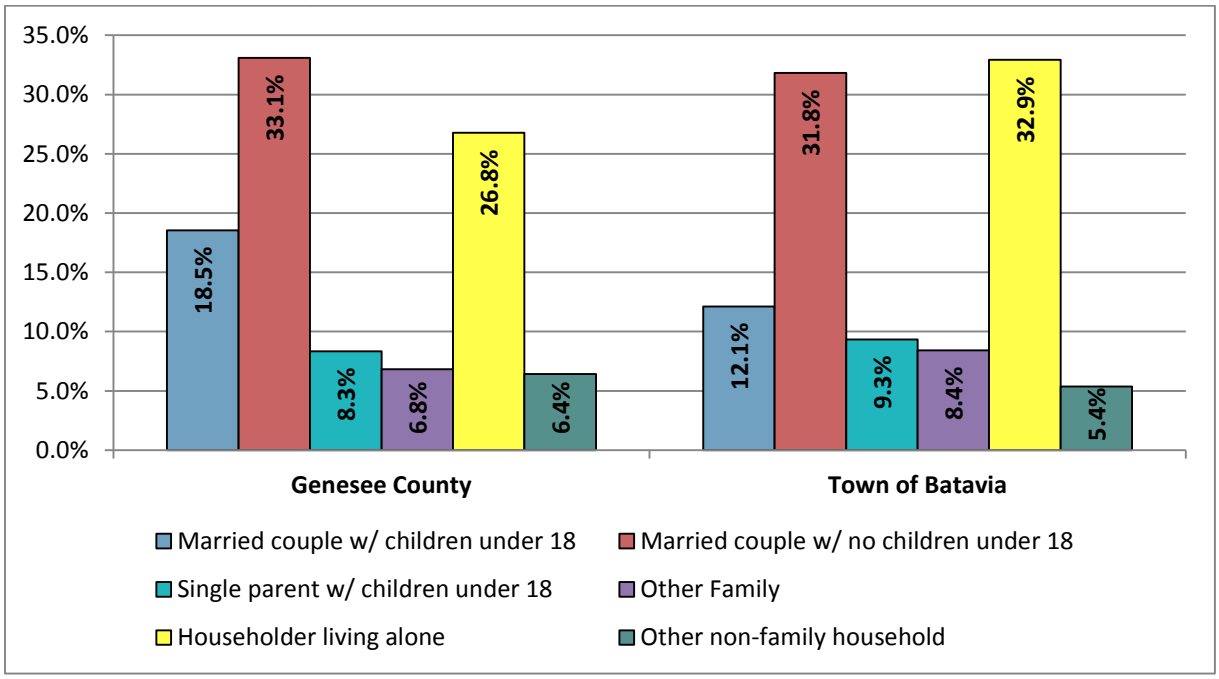
Consistent with national trends, the average household size decreased from 2.53 in 2000 to 2.27 in 2013. Countywide, average household size decreased from 2.59 in 2000 to 2.46 in 2013.

Table 6. Household Type (2013)

	Town of Batavia	Genesee County
Married couple w/ children under 18	361	4,430
Married couple w/ no children under 18	947	7,902
Single parent w/ children under 18	278	1,990
Other Family	251	1,630
Householder living alone	980	6,397
Other non-family household	160	1,535
Total:	**2,977**	**23,884**

Data Source: 2009-2013 American Community Survey 5-Year Estimates

Figure 3. Household Type for Genesee County, the Town of Batavia, and the City of Batavia (2013)



Data Source: 2009-2013 American Community Survey 5-Year Estimates

Housing Characteristics

The Town has a variety of housing types and residential neighborhoods. These include single family housing developments, farm houses on large lots, manufactured home parks and apartment buildings.

Based on Genesee County Real Property Tax Office data, residential parcels consisted of:

- 1,571 single family dwellings, including 146 dwellings on rural lots 10 acres or larger and 13 manufactured homes on individual lots
- 72 2-family dwellings
- 9 3-family dwellings
- 8 apartment buildings
- 6 mobile home parks
- 7 residences with commercial uses

Most of the Town's residents reside in single family dwellings on lots scattered throughout the Town. However, a significant number of the Town's dwellings are concentrated in a few residential subdivisions, manufactured home parks, apartment complexes and in the hamlet of East Pembroke.

The following table identifies some of the single family residential subdivisions in the Town:

Table 7. Residential Subdivisions

Name	Location	# Lots (approximate)
Bennett Heights	East of State Street Road	45
Meadowbrook	Adjacent to Meadowbrook Golf Course, located west of the City of Batavia and south of South Main Street Road	98
Stringham Drive and Violet Lane	North of Clinton Street Road (NYS Route 5), east of City	65
Rollin Circle	East side, south of East Main Street Road	42

Residences are also concentrated in the portion of the Hamlet of East Pembroke that is located in the Town (the western portion of the hamlet is in the Town of Pembroke.) Residences in the Batavia portion of East Pembroke include approximately 35 single family dwellings, ten 2-3 family dwellings and one structure with 4 or more dwellings. More than half of the residential structures in East Pembroke were constructed prior between 1850 and 1900, and none were constructed after 1965.

The following table identifies the larger manufactured home parks in the Town in the Town:

Table 8. Manufactured Home Parks

Name	Location	# Units (approximate)
Batavia Mobile Home Park	South side of West Main Street Road	47 units
Dreamland Trailer Park	South side of West Main Street Road	18 units
Apple Grove Mobile Home Park	Pratt Road	63 units
Ridgewood Village Mobile Home Park	Pratt Road	96 units

Apartment complexes in the Town include:

- Apartments intended for Genesee Community College students, located on Batavia-Stafford Town Line Road. The apartments are located adjacent to newly constructed dormitories
- Batavia Meadows at 4112 West Main Street Road

Other apartment buildings are located on Seven Springs Road; West Main Street Road at Mill Road; in East Pembroke; and on Alexander Road.

In 2010, a total of 1,992 (83.0%) of the 2,434 occupied housing units in the Town were owner-occupied, and 443 (17.0%) were renter-occupied. The 2010 Census reported 20 seasonal or recreational dwellings and 128 vacant units. Of the vacant units, 42 were for rent, 25 were for sale, and 21 were sold or rented but not yet occupied at the time of the Census (April 1, 2010).

Based on Real Property Tax data, a total of 42 single family dwellings were constructed in the Town between 2006 and 2010 (an average of 8.4 per year). Between 2000 and 2010, 170 new dwellings were constructed (an average of 15 per year). During the 4-year period between 2011 and 2014, 16 new houses were constructed (an average of 4 per year).

Age of Housing

Approximately 539 of the housing units in the Town (26.0%) were built before 1940, with approximately 272 of these constructed prior to 1900. Older housing is located in the historic hamlet of East Pembroke and along major roads. Residential development along existing roads accelerated during the 1940s and 1950s continued through the 2000s.

Construction within new residential subdivisions began during the 1960s and has continued through 2010. Most of the dwellings in the Bennett Heights subdivision were constructed in the 1960s and early 1970s, with a second phase constructed primarily during the late 1980s through mid-1990s. Residences in the Meadowbrook subdivision were constructed between 1987 and 2010. The single-family dwellings along Stringham Drive and Violet Lane were constructed primarily between 1962 and 2002.

The following table summarizes the number of new housing by year built.

Table 9. Residential Parcels by Year Structure Built

Year Built	#	%
2011 to 2014	16	0.9%
2000 to 2010	170	9.6%
1990 to 1999	203	11.4%
1980 to 1989	107	6.0%
1970 to 1979	143	8.0%
1960 to 1969	235	13.2%
1950 to 1959	289	16.2%
1940 to 1949	94	5.3%
1939 or earlier	467	26.2%
Unknown	56	3.1%
Total:	**1,780**	

Data Source: Genesee County Real Property Tax Office

Proposed new housing

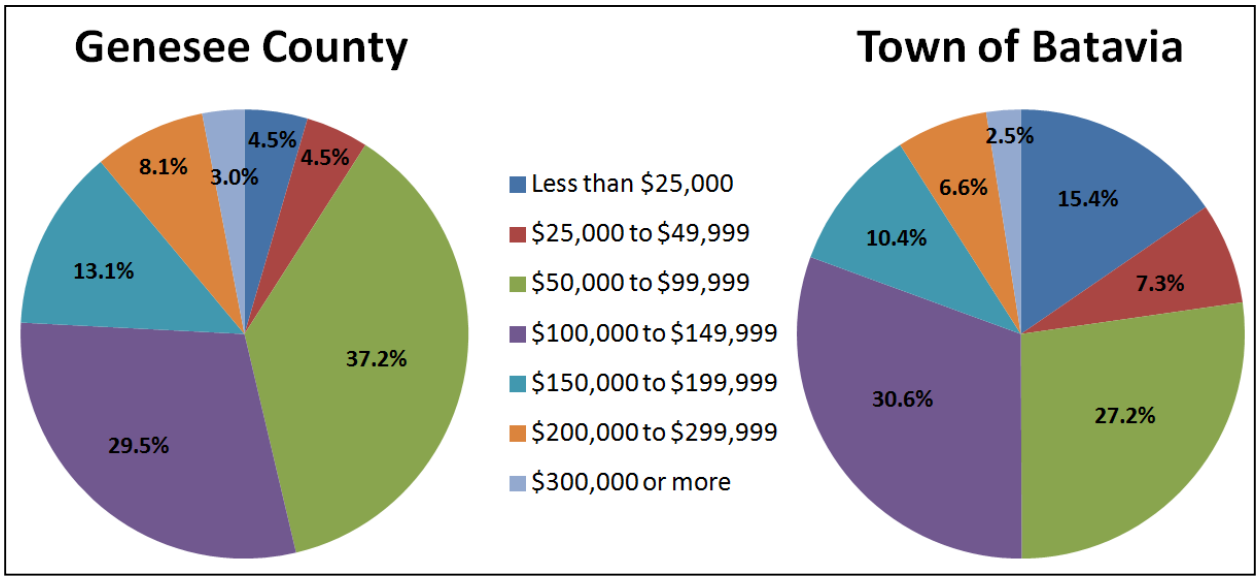
- A local developer proposes to construct 32 single family homes and 44 2-family town houses on 100 acres located northwest of NYS Route 5 (East Main Street Road) and Seven Springs Road. The site will be served by water and sewer. One access road is proposed off Route 5 and two from Seven Springs Road.
- A 136-unit affordable housing project is proposed for West Main Street Road. The first phase will consist of a 56-unit complex at 3727 West Main Street Road, followed by another 40 units. The second phase consists of a 40-unit building at 3645 West Main Street Road.
  (SOURCE: The Daily News, http://www.thedailynewsonline.com/news/article_440cb3f0-8f95-11e4-bfd4-df7caf5539d8.html)

Value of Owner-Occupied Housing Units and Monthly Contract Rent

The median value of a home in the Town in 2013 was $100,100. This is slightly higher than the countywide median of $100,000.

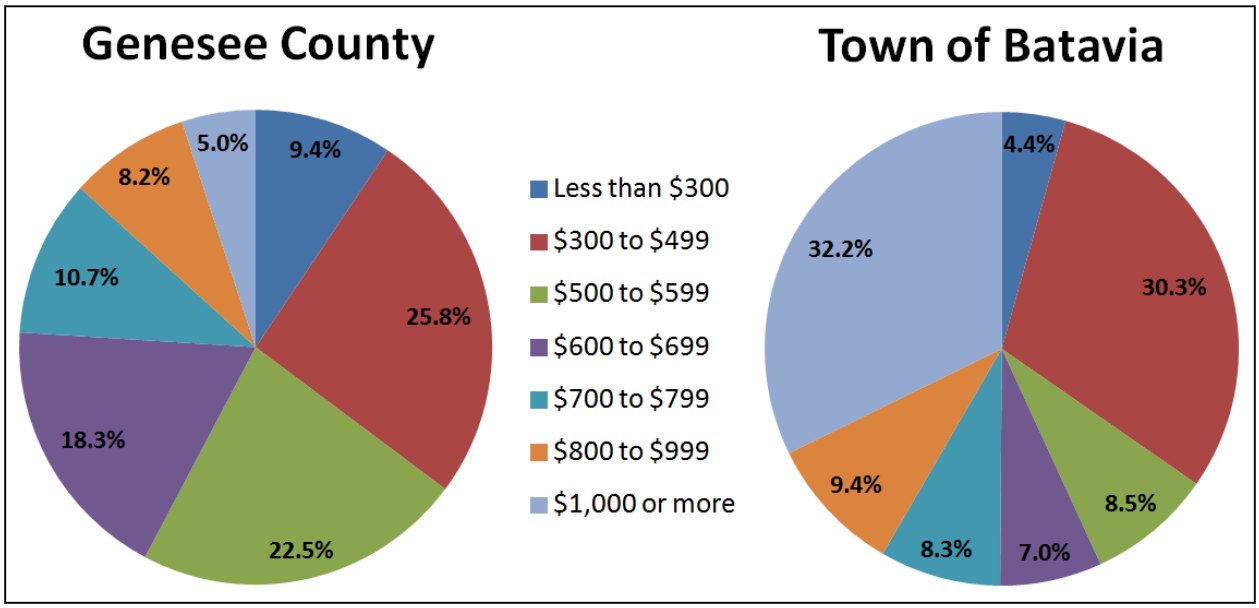
The median monthly rent in the Town was $649 in 2013. This is about 17.0% higher than the average rents in Genesee County.

Figure 4. Value of Owner-Occupied Housing Units for Genesee County and the Town of Batavia (2013)



Data Source: 2009-2013 American Community

Figure 5. Monthly Contract Rent (for those paying cash rent) for Genesee County and the Town of Batavia (2013)



Data Source: 2009-2013 American Community Survey 5-Year Estimates

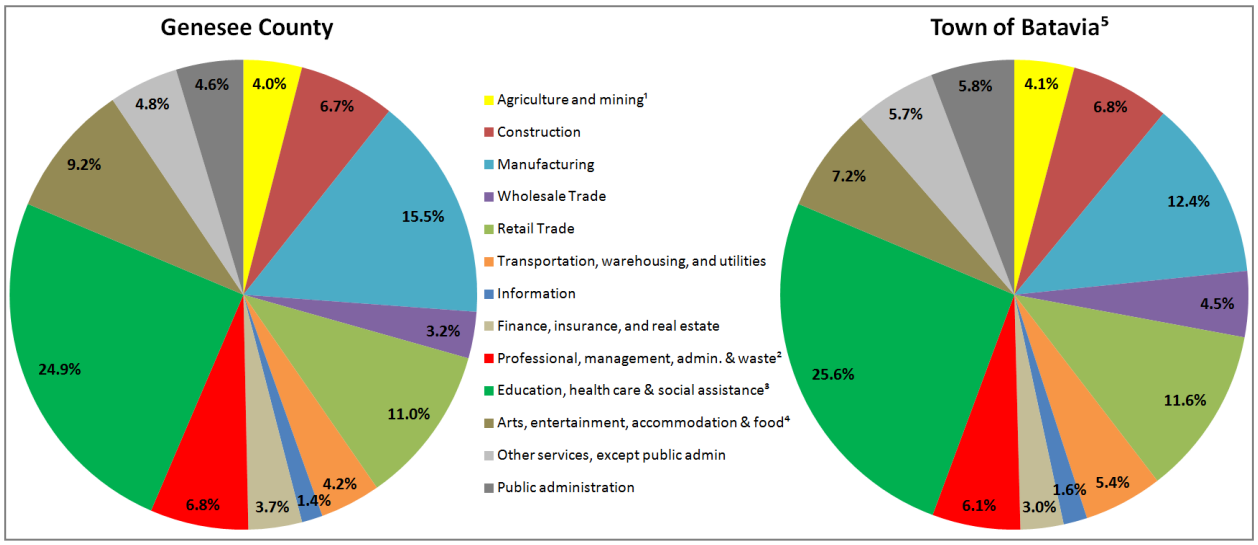
Business and Economic Development

Employment Statistics

In 2013, there were 3,850 employed Town residents and the unemployment rate was 8.2%. Countywide, the unemployment rate in 2013 was 7.6%.

In the Town, more than 25.0% of employed residents work in education, health, or social services, 12.4% work in manufacturing and 11.6% work in retail trade.

Figure 6. Employment by Industry for Genesee County and the Town of Batavia (2013)



Notes: [1] Agriculture, forestry, fishing, hunting, mining, quarrying, and oil and gas extraction
[2] Professional, scientific, and management, and administrative and waste management services
[3] Educational services, and health care and social assistance
[4] Arts, entertainment, and recreation, and accommodation and food services
[5] Town figures do not include City population. .

Data Source: 2009-2013 ACS 5-Year Estimates

Income

Median household income in the Town ($48,849) is slightly lower than the Genesee County median of $49,922.

The proportion of the population who lived in households with incomes below poverty level, based on national thresholds established by the U.S. Census Bureau was 8.3% in the Town. In Genesee County as whole, 12.6% of the population are under the poverty line.

As depicted on the Existing Land Use Map (Map 1), approximately 155 commercial and industrial properties are located in the Town.

Commercial Development

Commercial development in the Town is located in the following areas:

- Northwest of the City along Park Road, Lewiston Road and Veterans Memorial Drive. This area includes hotels and smaller commercial businesses along Park Road west of the Thruway interchange, "big box" and other retail along Veterans Memorial Drive and the Batavia Downs parking lot.
- West of the City along West Main Street Road. This area includes a mix of automotive, motels, restaurants and retail establishments.
- East of the City along East Main Street Road. This area includes motor vehicle dealerships, small shopping plazas and restaurants.
- Rt. 98 and Saile Drive north of the Thruway. Businesses in this area include an equipment dealership on West Saile Drive, a veterinarian and retail.

Smaller concentrations of commercial development are located:

- At the intersection of Clinton Street and Batavia-Stafford Town Line Road
- In the Hamlet of East Pembroke
- In the Hamlet of West Batavia

Commercial recreational facilities include a portion of the Batavia Downs harness racing and Off-Track Betting facility, located on the east side of Park Road.

Several hotels are located near the Thruway Interchange benefit from their location near the NYS Thruway, the Federal Immigration Center on NYS Route 98 north of the interchange, and Darien Lake Theme Park, located approximately 12 miles southwest of the City.

The market area for the "big box" retail stores, financial institutions and service businesses located along Veterans Memorial Drive is predominantly within 20 miles of Batavia.

Industrial Development

The location near the NYS Thruway and the availability of industrial sites make the Town desirable for industrial development as well as for storage and distribution.

Industrial development in the Town includes:

- O-At-KA Milk Products, a dairy cooperative, and two yogurt manufacturing operations are located southeast of the City
- A manufacturer of medical instruments is located in the developed MedTech industrial park along Stephen Hawley Blvd. in the eastern part of the Town.
- Hansen Aggregates, located south of the City, a sand and gravel mining and manufacturer.
- Concrete products facility located southeast of the Hamlet of East Pembroke.
- Corrugated container manufacturer on Treadeasy Ave. just southwest of the City
- Automobile parts and supplies manufacturer located on Federal Drive
- Genesee ARC operates a trash and recycling center at 3785 West Main Street Road
- Digital publishing products manufacturer on Alexander Road
- Printer and die-maker located on West Main Street Road
- Manufacturer of compressed air sprayers at a plant on Ellicott Street Road
- Plastic parts manufacturer on Commerce Drive

Wholesale / Distribution

- Wholesale of beverage coolers distributer located in the Gateway Corporate Park,
- Remanufacturer of engines and transmissions.
- Die casting facility, manufactures components for zinc and aluminum casting machines.
- Manufacturer of animal feed

Employment

Approximately 68.7% of all employed Town residents work within Genesee County. Among Genesee County residents, the proportion who work within the County was 57.3%. Town residents benefit from proximity to the concentration of businesses and institutions located in the City and Town.

Recent Initiatives

The GCEDC and the Genesee Gateway Local Development Corporation (GGLDC) worked with the Town to create the MedTech Centre and to attract First Wave Technologies, a medical device manufacturer, to the development. In 2010, the Town sponsored an economic development grant from the NYS Office of Community Renewal that provided $516,000 to be loaned to the company for the purchase of equipment.

GCEDC worked with the Town and City to develop the Ag Park, including the installation of sewer and water lines and the construction of access roads. Planned work includes a water treatment for water drawn from the aquifer. A second access road on NYS Route 63, to supplement the Route 5/ Cedar Street access, was constructed in coordination with installation of the gas main to serve a new yogurt manufacturer. Improved rail access is also planned, although the existing tenants have not expressed a need for such service.

Transportation and Utilities

Roads

Roads within the Town include nine miles of interstate highway, 23 miles of State highway, 25 miles of County highways and 47 miles of Town roads. Map 4 depicts transportation in the Town.

Interstate 90 (the New York State Thruway) extends across the town in an east-west direction. Thruway Interchange 48 is located at the immediately north of the City at NYS Route 98.

State highways include:

- NYS Route 5 (Main Street Road). This major east-west arterial passes through the City and across New York State.
- NYS Route 33 (Pearl Street Road west of the City and Clinton Street Road east of the City). This major east-west arterial connects Batavia with both Rochester and Buffalo.
- NYS Route 98 (Oak Orchard Road north of the City and Alexander Road south of the City). This major north-south arterial links Batavia with Elba and Albion to the north and with Alexander, Attica and Arcade to the south. It also connects with the NYS Thruway at Exit 48.
- NYS Route 63 (Lewiston Road northwest of the City and Ellicott Street southeast of the City). This diagonally-oriented arterial links Batavia with Oakfield and NYS Route 77 to the northwest and with Geneseo and I-390 to the southeast.

All four State highways converge in the City's central business district.

The table below lists the County highways located within the Town.

Table 10. County Highways

Name	County Route #
Town Line Road	CR 26
Saile Drive/ Airport Road	CR 46
College Drive	CR 48
Pratt Road	CR 32
Bank Street Road	CR 13
Batavia-Stafford Town Line Road	CR 19
Kelsey Road (portion)	CR 32
Slusser Road	CR 30
Putnam Road	CR 38
Old Creek Road	CR 1
Wortendyke Road (northern portion)	CR 37
Hartshorn Road/ Wilkinson Road	CR 5

The Town maintains 48 miles of town roads. The Town plows during the winter and mows and chip-seals roads during the summer.

Recent and Planned Projects

- Ag Park access roads constructed (2011)
- Park Road reconstruction planned
- Improvements to the intersection of Pratt and Powers Roads (2015)

Bridges

Bridges along Town and County roads that cross water are maintained by the Genesee County Highway Department. The NYS Thruway Authority is responsible for the maintenance of bridges across the NYS Thruway. The NYS Department of Transportation maintains bridges that are part of State highways.

The NYS Department of Transportation maintains an inventory of bridges and rates their condition. Bridges with a condition rating of 5 or lower area considered deficient (see the table below.)

Recent and Planned Improvements

In 2014, Genesee County reconstructed the bridge that carries Hopkins Road over Bowen Creek.

Table 11. New York State Highway Bridge Data: April 30, 2015

Location	Feature Carried	Feature Crossed	Owner	Year Built or Replaced	Date of Last Inspection	SD/FO Status (1)	4/30/15 NYS Condition Rating
4.6 Mi W JCT SH33 & SH98	NYS Route 33	Bowen Creek	NYSDoT	2003	04/23/2013	N	6.00
6 Mi W JCT RT 5 & 63 BATV	NYS Route 5	Bowen Creek	NYSDoT	1993	12/09/2013	N	6.17
3 Mi W JCT RTS 5+63 BATV	NYS Route 5	Tonawanda Creek	NYSDoT	1930	10/21/2014	SD	4.38
.8 Mi E JCT SH 5 & SH 33	NYS Route 5	CSX Trans/ Amtrak	NYSDoT	1955	11/11/2014	N	5.79
JCT RT 63 + NYS Thruway	NYS Route 63	90I X	NYS Thru-way Auth.	2001	11/26/2014	FO	6.93
JCT S.H.98 & I90	NYS Route 98	90I X	NYS Thru-way Auth.	1991	04/04/2013	N	6.29
1.7 Mi E RTE 98 & I-90	BANK ST RD CR 13	90I X	NYS Thru-way Auth.	1954	05/24/2013	FO	4.62
2.3 Mi South Of Batavia	Dorman Road	Tonawanda Creek	County	1951	07/08/2013	N	5.13
1 Mi NE of West Batavia	Hopkins Road	Bowen Creek	County	1951	07/07/2014	SD	2.95
2.5 MI W Exit 48 OF I-90	Kelsey Road	I-90	NYS Thru-way Auth.	1954	04/29/2013	SD	4.48
.6 Mi E OF East	Powers	Tonawanda	County	1987	05/29/2013	N	4.78

Table 11. New York State Highway Bridge Data: April 30, 2015							
Pembroke	Road	Creek					
0.4 Mi E JCT RTE 98 & I-90	Ramp To Exit 48	90i X	NYS Thru-way Auth.	1995	04/25/2013	FO	6.41
2.7 Mi SE E. Pembroke	Rose Road	Bowen Creek	County	1959	07/03/2013	N	4.44
0.7 Mi E. JCT RTE 98 & I-90	State Street Road	I-90	NYS Thru-way Auth.	1954	04/24/2013	FO	4.95
1.8 Mi SE E. Pembroke	Upton Road	Bowen Creek	County	1954	07/02/2014	SD	4.07
(1) Structurally deficient (SD), functionally obsolete (FO), or neither (N) based upon federal standards. Does not mean that bridge is unsafe.							
Data Source: New York State Highway Bridge Data: www.dot.ny.gov/main/bridgedata/repository/GeneseeBridgeData.pdf							

Railroads

CSX Transportation, a Class I railroad maintains railroad tracks within the Town. These tracks carry long-distance freight as well as Amtrak trains.

Genesee Valley Transport, a Class III short-line railroad, maintains tracks that connect to CSX at a terminal in the City. The company also manages the Batavia Transload Warehouse in the City, which transfers goods between rail and truck. Rail service is available to the newly developed Ag Park southeast of the City.

Recent and Planned Improvements

The 2014-2017 Transportation Improvement Program (TIP) identifies the following projects for funding in the Town:

- Pratt Road & Powers Road intersection improvements (2014)
- CSX Main Line Railroad Crossings (2016)

Public Transportation

Regional Transit Service (RTS) Genesee (formerly Batavia Bus Service) provides public transportation within Genesee County. Three fixed routes serve the City as well as the following sites in the Town:

- Genesee Community College
- Genesee County Department of Social Services (DSS) and Mental Health Services on East Main Street Road
- Walmart, Kmart and other retail and services along Veterans Memorial Drive

The service is available Monday through Friday from 6:00 am to 5:00 pm.

Pedestrian and Bicycle Facilities

- The Town maintains five miles of sidewalks. Town personnel plow the sidewalks during the winter.
- The Town currently has no designated bicycling facilities.

Recent and Planned Improvements

- The 4.3-mile Ellicott Trail will connect Pearl Street in the City with Seven Springs Road in the Town. The trail will accommodate pedestrians and bicyclists and will include both off-road and on-street segments. The 2014-17 Transportation Improvement Program (TIP) includes $1,366,000 for this project during fiscal years 2014, 2015 and 2017 through a NYS Transportation Enhancement grant.

Utilities

Water

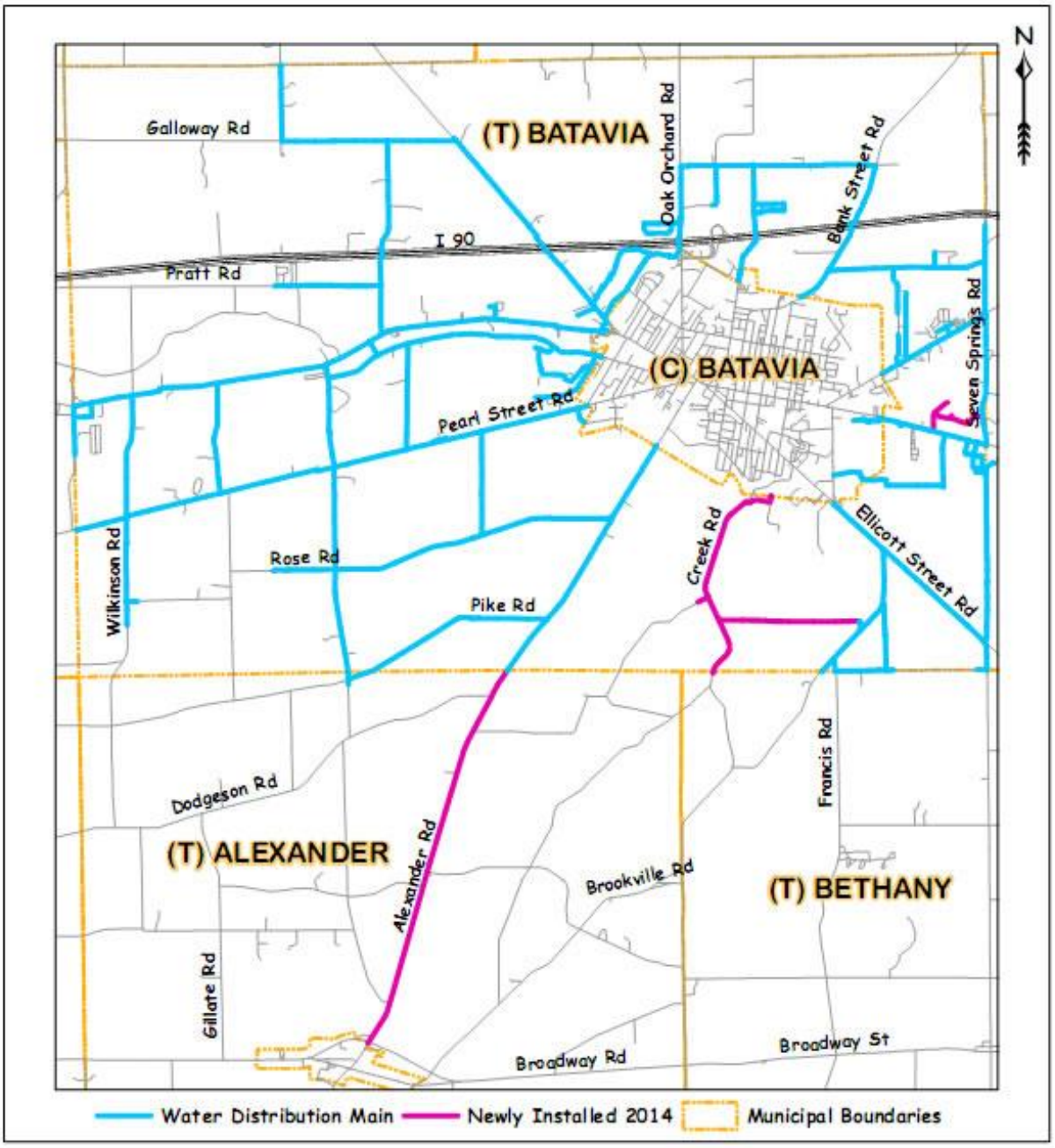
Public water service is available to most residents of the Town. Figure 7 shows the location and sizes of existing water lines in the Town. The Town maintains 77 miles of water lines.

The Town purchases water from Genesee County. Current usage is approximately 500,000 gallons per day on average.

The Town's water system serves 1,621 residential properties and 232 business properties. During 2014, the Town purchased 271.7 million gallons of water and used 234.1 million gallons.

A total of 37.6 million gallons were unaccounted for during 2014. The unaccounted for water includes a loss of approximately 15 million gallons due to a water main break on West Main Street road that occurred in September 2014. Unaccounted for water can also be attributed to maintenance, hydrants, leaks and unmetered usage at Kiwanis Park.

Figure 7. Town of Batavia Water Service Areas



SOURCE: www. Townofbatavia.com/AWQR.php

Recent and Planned Water Projects

- Since 2007, the Town created water districts and installed water lines along portions of Hartshorn, Shepard, Putnam, Wilkinson, Pearl, Ellicott Street, Batavia-Stafford Town Line, Alexander, Pike, Rose and Wortendyke Roads and R Stephen Hawley Drive.
- Water districts have been proposed for Pratt, Lehigh, Townline, Oak Orchard, Bank Street, and Powers Roads. The status of district creation and installation of lines varies but is anticipated during the next two years.

- Water lines at the Ag Park, Gateway II and the Upstate NY Medical and Technology Park were installed and dedicated to the Town.
- A new transmission main to serve the Village of Oakfield was constructed between Batavia-Oakfield Townline Road and Galloway Road and is maintained by the Town.
- Water system improvements completed in 2014 include:
  - 22,000 linear feet of water main along portions of Creek, Dorman, East, and Lehigh Roads for the Creek & East Road Water District
  - Construction of the first phase of the Oakwood Hills Subdivision was also constructed, adding about 4,800 linear feet of water main to the public water system with a second phase planned for construction in 2015.
  - 21,500 linear feet of water main installed by the Town of Alexander along NYS Route 98 from the Town to the Village of Alexander.
- Water system improvements underway in 2015 include:
  - Townline Water Project, which includes the installation of 104,700 linear feet of water main in the north of the Town and into the Towns of Elba and Oakfield
  - Pratt Road Water District, which consists of 16,000 linear feet of water main along Pratt and Powers Roads

Sanitary Sewer

Sanitary sewer service is available in areas located northwest of the City, between Route 98 and West Main Street Road, east of the City, along both sides of Routes 5 and 33 and north to the Thruway, and in the Gateway Park areas. The Town maintains 11 miles of sanitary sewer mains and 7 lift stations.

Sanitary sewage collected within the Town sewer districts is transported to the City wastewater treatment ponds for processing. The Town partnered with the City to construct the wastewater treatment facility.

The Town has established three sewer districts.

- Sewer District # 1 includes areas along Clinton Street Road and R. Stephen Hawley Drive.
- Sewer District #2 includes portions of Lewiston Road, Veterans Memorial Drive, Park Road, and West Main Street Road.
- West Main Street Road Sewer District on West Main St and Kelsey Roads.

Town sewer districts generate 250,000 gallons per day (gpd) of sanitary waste. The Town has an agreement with the City for the processing of up to 350,000 gpd of wastewater from Town customers.

Recent Sewer Projects

- Since 2007, sewer lines were installed along portions of West and East Saile Drive and the Gateway II industrial park, along R Stephen Hawley Drive to serve the Upstate NY Medical and Technology Park, and between East Main Street Road and Cedar Street to serve the Ag Park.
- The West Main Street Road Sewer District was formed in 2012.
- Town established GIS-based mapping system.

Electricity

Electrical service is provided by National Grid.

Natural Gas

National Fuel distributes natural gas to properties in the Town. National Fuel offers business development rates, Empire Zone rates and grants for new economic development projects.

Cable TV/ Internet

Time Warner provides cable television and broadband internet service to customers in most areas of the Town.

Time Warner has a franchise agreement with the Town to provide service. Time Warner pays an annual fee to the Town.

Broadband internet service is also available through T-1 lines along Saile Drive and at the Genesee County Airport. Empire Telephone also offers broadband internet service to its customers. Verizon maintains fiber optic lines and offers broadband internet service.

Telephone

Telephone service is provided by Verizon and Empire Telephone.

Cellular telephone towers are located on Pratt Road (Verizon and Sprint) and at Genesee Community College (Verizon).

Government and Community Facilities and Services

Town Government Facilities and Services

The Batavia Town Hall and Highway Garage is located on an 8.4-acre parcel located on West Main Street Road. The facility contains the offices of the Supervisor, Clerk, Assessor, Code Enforcement Officer, Engineer and Highway Superintendent.

The Town Court is located in the Batavia Town Hall.

Recent Initiatives

- In 2011, the Town purchased 19 acres of land at the corner of Veterans Memorial Drive and Park Road in the City for the purpose of developing a joint court facility for the Towns of Batavia, Elba and Oakfield as well as space for the Genesee County Chamber of Commerce. The Towns are currently seeking funding and approvals to support construction and shared operation of the court facility.

Recycling and Refuse Disposal

The Town no longer operates a transfer station on Harloff Road for the collection of refuse and recyclables. Residents may bring trash and recyclables to a transfer station at 3785 West Main Street Road. The collection service is operated by ARC. Refuse and recyclables are transferred to regional waste disposal or processing facilities by private contractors.

GLOW coordinates recycling events and public awareness activities on behalf of Genesee, Livingston, Orleans and Wyoming Counties.

Emergency Fire and Medical Services

Fire protection services are provided within the Town by the Batavia and East Pembroke Fire Districts.

Educational Facilities

Portions of six public school districts include land within the Town: Batavia, Pembroke, Elba, Oakfield-Alabama, Alexander and Byron-Bergen (see Map 5).

The only public school facility located within the Town is the Genesee Valley Board of Cooperative Educational Services (BOCES) Batavia campus located at 8246 State Street Road. The Genesee Valley BOCES is composed of twenty two individual school districts that are located in Genesee, Wyoming, Livingston and Steuben Counties. BOCES provides technical and career education for high-school aged students, special education and adult education.

The Genesee Community College (GCC) campus is located on 240 acres in the Town northeast of the City. Genesee Community College is a two-year college that is part of the State University of New York (SUNY) system. GCC offers on-campus housing.

Animal Shelter

The Genesee County Animal Shelter is located at 3841 West Main Street Road in the Town.

Community and Cultural Resources

Town residents utilize cultural and community facilities located in the City. These include the post office, public library, Holland Land Museum and others.

Religious Facilities

Several religious institutions have facilities in the Town. These include the New Hope Ministries Worship Center on Bank Street, the Northgate Free Baptist Church on Bank Street Road, Batavia First United Methodist Church on Lewiston Road, Kingdom Hall of Jehovah's Witness on West Main St Road and Calvary Baptist Church on Galloway Road.

Parks and Recreational Facilities

The Town owns and maintains Kiwanis Park, located on the south side of West Main Street Road. The park includes playground equipment, picnic facilities, tennis and basketball courts and open space. The Town recently expanded Kiwanis Park with the purchase of 2.9 additional acres. In cooperation with the Genesee County Soil & Water Conservation District, the Town has developed a canoe launch along Tonawanda Creek on this site.

The Batavia Town Park was established in 2008 on 64.5 acres of land south of Galloway Road. The site includes a pond, woods and wetlands, as well as a water tower and building that were formerly used for the Village of Oakfield water system. The Town recently removed a former agricultural storage building on the site and regularly mows the area. The site is open for passive recreational use.

Since 2009, land along Bank Street Road has been used by local soccer and other sports clubs for practices, games and tournaments. The Batavia Sports Park is privately owned and operated, but supported by the Town with in-kind donations of labor and equipment. The facility includes a parking area and athletic fields.

Genesee County maintains two County Parks that are accessible to Town residents - the County Park in Bethany and the DeWitt Recreation Area in the City.

The Genesee County Fairgrounds is located in the Town south of East Main Street Road.

The Terry Hills Golf Club is a public 27-hole golf course located in the eastern part of the Town. The original course was established in 1930 with nine holes. In addition to the golf course, the facility contains a full-service restaurant and banquet facility and a miniature golf course. The restaurant and banquet facility operate year round.

The privately-owned Area 51 Motocross Park is located on Harloff Road. The facility sponsors eight competitive races per year, as well as motocross school and track rentals. The adjacent PolarWave Snowtubing Park offers downhill snow tubing in the winter (except for the 2014-2015 winter).

A network of snowmobile trails provides recreational opportunities to Town and City residents and others. The trails are maintained by local snowmobile clubs.

Map 6 depicts the locations of public parks and recreational facilities in the Town as well as other community and cultural facilities.

Recent Projects and Initiatives

In 2008, the Town purchased 64.5 acres of land south of Galloway Road for a Town Park. The Town has removed the existing building on the site and regularly mows the area. The site is open for passive recreational use.

In 2010, the Town purchased 2.9 acres at 3768 West Main Street Road to expand Kiwanis Park and, in 2011, removed asbestos and demolished the buildings located on the property. In cooperation with the Genesee County Soil & Water Conservation District, the Town developed a canoe launch along Tonawanda Creek on this site.

The Town has collaborated with Genesee ARC and others to develop an "inclusive Interplan Community Park Project" that includes both a traditional playground and facilities that are accessible to children with disabilities.

In 2009, the Town collaborated with local soccer club and private landowners to develop athletic fields along Bank Street Road. Town personnel contributed labor and equipment to prepare the fields and parking areas for use by local sports teams for games, practices and tournaments.

Existing Plans and Studies

Town of Batavia Comprehensive Plan – 2007

The Town completed a comprehensive plan in 2007. A "Future Land Use Map" depicts preferred development and conservation areas as well as recommendations for infrastructure and transportation connections. The plan includes recommendations that address the following goals:

Land Use

- Accommodate new development to meet demand, while protecting the Town's natural resources, rural character and agricultural land base

Agriculture and Farmland Protection

- Promote the continued economic viability of agriculture.
- Attract and retain agricultural support businesses such as suppliers and processors.
- Preserve a large, contiguous area of high quality farmland to ensure a viable land base for continued agricultural production in the Town.
- Reduce the potential for conflict between farmers and non-farming neighbors.

Sewer, Water, Stormwater, Private Utilities and Energy

- Provide public water and sewer service to areas that have inadequate on-site supply or disposal capacity.
- Provide public water and sewer service to accommodate economic development and residential growth as recommended in the Comprehensive Plan.
- Improve management and oversight of private utilities and the use of road rights-of-way.
- Accommodate the use and generation of alternative and sustainable energy.

Roadways and Traffic

- Maintain Town roads in good condition.
- Improve traffic circulation between the eastern and western areas of the Town and access to the Thruway interchange at NYS Route 98.
- Relieve congestion along NYS Routes 5, 63, and 98.
- Cooperate with other governmental entities to carry out improvements.

Government Facilities and Services

- Maintain and improve government facilities to meet the needs of Town residents in a cost-effective manner.
- Work with governmental and private entities to increase the number and enhance the quality of recreational opportunities available to Town residents.

Parks and Recreation

- Work with governmental and private entities to increase the number and enhance the quality of recreational opportunities available to Town residents.

Natural Resources and Environmental Protection

- Protect water quality and the natural flow of streams.
- Protect significant natural features such as woodlands, wetlands, stream corridors and wildlife habitats.
- Reduce the potential for groundwater contamination associated with failing septic systems.

Town of Batavia Agricultural & Farmland Protection Plan

The Town Agricultural & Farmland Protection Plan (2011) recommended the following actions:

Revise land use regulations

- Establish an Agricultural Production Zone that limits the number of houses that can be constructed on farm parcels in designated areas of the Town.
- Revise zoning regulations to better accommodate farm worker housing, farm markets and roadside stands and to remove provisions relating to animal waste and stables that may unreasonably restrict farm practices protected by NYS Agricultural District Law.
- Modify the Town's subdivision regulations to incorporate additional protections for farming and farmland.

Encourage land protection through conservation easements

- Provide information to landowners about conservation easements and Purchase of Development Rights (PDR), work with Genesee County to identify parcels that would be competitive for State funding, and sponsor applications to NYS for PDR.
- Work with local land trusts to provide information to landowners about estate planning and the benefits of placing land under private conservation easements.
- Consider establishing a temporary easement program that would reduce property taxes on farmland in exchange for an agreement by the landowner to keep the land undeveloped for a specified period of time.
- Enact Incentive Zoning provisions that facilitate the private purchase of development rights in designated conservation areas in exchange for the right to develop additional dwelling units in designated areas of the Town.

Support local agriculture and related businesses

- Encourage local schools and other institutions as well as residents to purchase local farm products. Continue to accommodate the Genesee Country Farmers Market through appropriate zoning.
- Manage extensions of sewer and water infrastructure to support and/or minimize impacts on agricultural operations.
- Encourage the governing bodies of the Batavia Fire District (Batavia Town Board) and the Pembroke Fire District (Board of Commissioners) to utilize agricultural use assessments for the purpose of fire district taxes.
- Work with farm operators and agriculture-related businesses to apply for economic development grants when such grants would result in job creation.
- Pass a Local Right to Farm law that establishes a local committee authorized to mediate disputes

between farmers and non-farming neighbors and that clearly state the Town's policy in support of agricultural operations.

Improve drainage to increase productivity of farmland

- Work with the Genesee County Soil & Water Conservation District and the Genesee County Agricultural & Farmland Protection Board to identify priority drainage projects, facilitate coordination among participating landowners and to seek funding through State grants or other sources. Support efforts by the SWCD to retain authority to maintain work with landowners to establish needed drainage projects.
- Advocate on behalf of agricultural land preservation with regard to State mapping of regulated wetlands.

Establish an ongoing committee to implement the Plan

- Include farmers as well as non-farming residents on the Committee. Empower the Committee to address conflicts between farmers and non-farming neighbors as provided for in the Town's Right to Farm Law.

Genesee County Smart Growth Plan

The Genesee County Smart Growth Plan was originally prepared in order to mitigate potential development impacts that would otherwise result from the extension of water service. The Plan delineates Development Areas within which development and redevelopment will be encouraged). Outside of the designated Development Areas, access to the County-funded portions of the County's water system[2] is subject to the policies and procedures specified in the Smart Growth Plan.

Genesee County Multi-Jurisdictional All-Hazard Mitigation Plan (2008)

Regional Rights-of-Way Preservation Action Plan, 2005 – described the 28-5 mile former New York Central RR-West Shore Line corridor as "intact." The plan considers it "low risk" and therefore a lower priority for preservation action. Potential uses are multi-use trail and freight rail.

Genesee County Targeted Wastewater System Study (2007)

Genesee County prepared a study that estimated the cost to provide sewer service to each of the Development Areas identified in the Genesee County Smart Growth Plan.

Transportation & Industrial Access Study – Phase II, Batavia Gateway II Corporate Park, Route 98 Corridor (2007)

- At the intersection of NYS Route 98 with West Saile Drive, install dedicated right and left turn lanes at all four corners.
- Widen NYS Route 98 between Thruway and West Saile Drive.

[2] The "County-funded portions of the County's water system" include all water lines that are constructed by the County, financially subsidized by the County, or supplied with water from a source built or subsidized by the County.

Genesee County Central Corridor Plan (2011)

Bicycle and Pedestrian Improvements

- Expand the sidewalk system along NYS Route 63 from the City line near Park Road to Veterans Memorial Drive, and along Veterans Memorial Drive to connect to other retail establishments and their internal sidewalk systems.
- Construct a trail or sidewalk from the City line to Genesee Community College, utilizing Bank Street Road, Hawley Drive, and Batavia-Stafford Townline Road from GCC College Village to the Route 33 intersection.
- Construct a sidewalk along the west side of Park Road near Batavia Downs.
- Establish dedicated bicycle lanes along roadways with adequate shoulders using road striping.
- Install "Share the Road" signage near major intersections.
- Where dedicated bicycle lanes are not feasible, consider wide curb lanes, "sharrows", paved shoulders and undesignated "bike space."
- Enhance pedestrian crossings along Park Road to include additional warning systems and signage.
- Encourage RGRTA to install additional bus shelters and work with businesses to incorporate bus shelters in new developments, particularly along Veterans Memorial Drive.
- Consider the development of a new and expanded park and ride facility, preferably near the Thruway. Consider utilizing a portion of the existing tractor-trailer parking area.
- Develop a pedestrian maintenance plan which prioritizes high pedestrian activity areas and revisit it annually as part of the Town's capital improvement plan.

NYS Route 98 Improvements

- Intersection with West Saile Drive: Install a dedicated left turn lane or roundabout with additional future development.
- Intersection with Call Parkway: Install left and right turn lanes along NYS Route 98 (***IAS***) or roundabout with additional future development.
- Right-turn bypass lane from the Thruway for north and southbound traffic.
- Construct an internal ring road along the west side with entrances opposite West Saile Drive and Call Parkway. Incorporate cross access with Gateway Business Park I to the south.

Veterans Memorial Drive Improvements

- Construct new outer loop road connecting NYS Routes 98 and 63.
- Extend Veterans Memorial Drive on the south side of current BJ's Wholesale Club to the County Building #2 access road.

Development Regulations and Site Design Recommendations

- Review and enforce minimum driveway spacing standards during site plan review.
- Incorporate shared access among adjacent businesses.
- Align driveways opposite each other or across from roadways.
- Avoid strip development for multi-tenant commercial uses.

Regional Freight Movement Study (2012)

The Regional Freight Movement Study, completed by Genesee Transportation Council, incorporates the recommendations of the Industrial Access Study. It addresses rail as well as truck and air transportation.

The plan included the following recommendation for facilities in the Town:

- Preserve the 9.2-mile right of way for the former Conrail New York Central Peanut Line between the City (junction with the active CSX line east of Cedar Street) and the Village of LeRoy (at the active Rochester and Southern line just west of Lake Street/ New York State Route 19) for future freight rail service.

Genesee County Comprehensive Plan

The Genesee County Comprehensive Plan, adopted by the Genesee County Legislature in 1998, recommends strategies for the following focus areas:

- Economic Development
- Government Administration
- Health and Human Services
- Housing
- Land Use
- Law Enforcement and Emergency Management
- Parks, Recreation and Culture
- Technology
- Transportation
- Utilities

Every three years, nine Focus Groups convene to assess progress on each of the recommended actions and issue a Monitoring Report.

The following priorities identified in the 2015 Monitoring Reports are relevant to the Oakfield-Alabama planning process:

<u>Economic Development</u>

- $35 M in capital investment and create 205 jobs
- 35 development projects
- $1.5 million in funding/ grants
- Foster partnerships
- Address issues related to workforce development
- Enhance the “downtown” experience in the City of Batavia and other population centers throughout the County
- Continue to promote the County as a premier destination for business and tourism alike
- Provide useful and relevant programing for companies

<u>Health and Human Services</u>

- Continue planning to create "A Livable Community"-a place where all residents can "live and participate in their community, no matter their age, health, or physical ability; where citizens can grow up and grow old with maximum independence, safety, and well-being."
- Plan for the impact of the increase in population of senior citizens and disabled persons
- Continue job development and other employment services

Government Administration

- Update local Comprehensive Plans and local zoning regulations
- Potential County infrastructure improvements

Housing

- Livability
    - City / Villages: Encourage use and redevelopment of upper floor in the downtown cores
    - Local Municipalities: Universal Design Standards and walkability (where feasible) should be encouraged for new construction and rehabilitation projects
    - Support housing for seniors
    - Updated exploration of infrastructure resources (well and septic improvements) for rural homeowners.
    - Train building supervisors / administrators on available programs and services relating to issues faced by aging population
- Affordability/ Rehabilitation
    - Establish a continuum of care, housing and services in order to age in place
    - Support homebuyer and housing rehabilitation assistance programs
- Supply
    - Encourage development/ rehab of existing stock to create accessible, mid-income affordable housing with access to supportive services in response to major increase in older adult population
    - Encourage construction of mid-upper range housing for professionals and executives

Land Use

- Sustainability
    - Identify and protect critical natural resources
    - Maintain Agricultural District Program
    - Host and promote training opportunities and continue educating local boards on sustainability concepts
- Livable Communities
    - Encourage development and redevelopment in Smart Growth Development areas
    - Continue sharing of municipal code/zoning officers
    - Address the increase in the senior population (ie. encourage Universal Design)
    - Encourage the use of innovative land use strategies and tools (ie. Form-based Codes, PUD, Community Directed Development)
- Infrastructure
    - Expand/ improve County water system
    - Address deteriorating bridges and roads

    - Include walking trails at Industrial Parks
- Agriculture
    - Implement best management practices on farms and address drainage and runoff issues
    - Encourage municipalities to create and implement a Farmland Protection Plan
    - Host training opportunities and continue educating local boards on Agricultural Districts, Right-to-Farm Laws, and the economic importance of agriculture to the local economy

Criminal Justice and Emergency Management

- Continue efforts of recruitment and retention of volunteer firefighters/EMS
- Cork together to support public safety software, hardware and systems

Parks, Recreation and Culture

- Marketing/ Promotion
    - Continue strong, collaborative programming to market Genesee County's tourism assets
    - Continue to grow tourism industry in Genesee County with new attractions and continued investment to enhance existing properties
    - Integrate interactive technology and web services by Parks, Recreation & Culture agencies
- Livability
    - Implement Genesee County Cultural Plan
    - Promote Green Genesee – Smart Genesee Sustainable Use Planning Initiatives being developed.
    - Carry library traditions of excellence and relevance into the 21st century
- Infrastructure
    - Secure source of funding needed to sustain traditional library services while responding to new needs

Transportation

- Efficiency
    - Continue cooperative efforts between county and local governments for highway maintenance (i.e. equipment, manpower)
    - Fight the Clean Water Acts change in the language for navigable waters
    - RTS re-routing busses to increase efficiency and provide better access to remote destinations. Additionally, look at creating express route
- Safety
    - Complete Streets - Pedestrian safety needs to be addressed through comprehensive design changes.
    - Update traffic signs to meet National Manual on Uniform Traffic Control Devices (MUTCD) standards and meet Horizontal curve requirements.
- Livability
    - Zoning and development code reform to encourage bicycle and pedestrian friendly design and reduce car dependency
    - Multimodal transportation connectivity between recreational uses, bike paths and municipal facilities.

  - Towns of Alabama and Oakfield along with the Village of Oakfield continue to participate in the Green Genesee/Smart Genesee project. This will help them develop a more pedestrian and ecologically friendly development code
- Economy
  - County needs to invest in infrastructure
  - Jurisdictional transfer between County and Town of Alabama of Crosby and Judge Road in exchange for Knowlesville Road
  - Complete a comprehensive bridge and culvert asset study
  - Long term planning for infrastructure investment to facilitate economic growth is needed in the county
  - Rt. 77 improvements for STAMP Project
- Asset Management
  - Continue to develop GIS asset management system
  - Complete sign replacements identified in Horizontal Curves Study
  - Continue to pursue funding to address road and bridge maintenance issues. Currently County would require $15 million to catch up to standards. 50% of bridges are classified as being below average
  - Develop a standard road use agreement that would allow the County or a municipality to deal directly with the developers of large projects such as wind farms or horizontal hydrofracking well development

<u>Utilities</u>

- Water
  - Continue to ensure that the future of the water project meets the needs of the community both in terms of infrastructure and economics
  - The Town of Alabama is continuing to investigate and discuss the creation of a new water district
- Sewer and Stormwater Drainage
  - Investigate the feasibility/benefits of increased collaboration and/or consolidation among municipal sewer services, including the coordination of administrative activities
  - Re-establishment of relationships between highway superintendents and others that deal with drainage concerns and issues is part of the Genesee County Soil and Water Conservation District annual work plan.
- Solid Waste
  - Continue to increase the recycling rate throughout the county
  - Continue to educate citizens regarding household hazardous waste and recycling at health fairs, public events and schools.
- Electric, Gas and Utility Systems Planning
  - Have a GIS analyst or other GIS professional on County staff who would focus solely on development of the County GIS.
  - The development of additional renewable energy resources is a long-standing energy policy objective of the State (2002 State Energy Plan).
  - Obtain funding to extend utilities to areas appropriate for intensive commercial and industrial development as part of economic development program

Technology

- STAMP infrastructure fund in state budget includes broadband connectivity funds to STAMP. Opportunity for residential interconnects along route to STAMP yet to be analyzed, determined by Empire Access. Will continue working with County I.T. seeking additional funding solutions to expand broadband services to STAMP and residential along the way
- Nioga Library System/individual County Libraries: Provide access to downloadable audiobooks and e-books plus databases for periodicals, newspapers, music and reference materials.
- Information Technology: Assist in the development of technologies that provide open access to GIS information for residents, County departments, municipalities and Public Safety organizations.

Genesee County Agricultural & Farmland Protection Plan

Genesee County completed an Agricultural and Farmland Protection Plan in 2001 that set forth eleven key recommendations. Genesee County is in the process of preparing an updated Agricultural & Farmland Protection Plan that will be completed in 2016. The 2001 Plan was intended to support the creation of "Enhanced Agricultural Districts" and a County-Wide Purchase of Development Rights Program. It includes background information on Agricultural Land Preservation in New York, an analysis of farmland protection techniques and case studies of best practices. The following narrative summarizes the 11 recommendations.

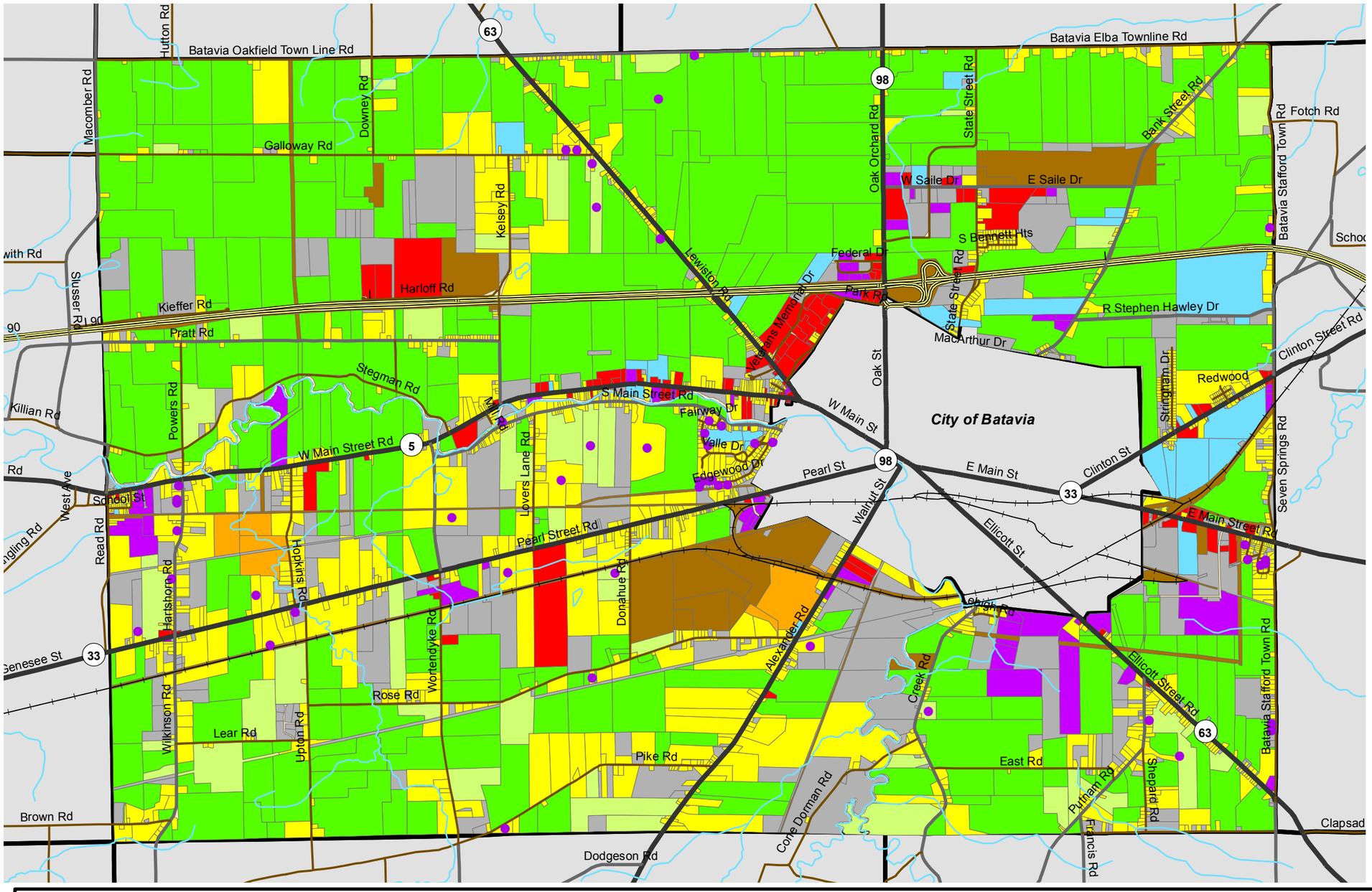
1. Refine the Strategic Farmland Map and incorporate it into the Smart Growth Plan.
2. Reaffirm the importance of existing agricultural districts, especially with regard to water and sewer extensions.
3. Conduct an 'audit' of each town's zoning and subdivision provisions and recent past development patterns to help the towns understand the potential impact on maintaining a critical mass of farmland
4. Consider the designation of an 'agricultural production zone'
5. Consider use of incentive zoning as a mitigation tool -
6. Develop new funding sources specifically for a farmland protection fund
7. Create 'Enhanced Agricultural District Program' for mid-term protection of Farmland
8. Prepare to Purchase Development Rights
9. Integrate a farmland protection component into the County's public education efforts about agriculture.
10. Conduct periodic estate planning seminars for farmers and professionals.
11. Advocate for implementation of the Agriculture Development Plan.

Although the Agricultural Development Plan was prepared at the County level and assigns responsibility for implementation to County agencies such as the County Planning Department, Cooperative Extension and the Agricultural and Farmland Protection Board, the following recommendations may be relevant to the Town's planning process:

- Retain, Expand and Recruit Agribusiness. Emphasize Genesee County's comparative advantages in distribution, production, processing and support services. Focus on the County's two most prominent sectors: dairy and vegetables.

- Support Improvements to Rural Utilities, including public and private efforts to extend high speed internet service and reduce electricity costs.
- Integrate County Plans, Policies and Programs. Utilize the County's Smart Growth Plan as an underlying policy document for land use/ development decisions.
- Direct Consistent and Supportive Land-Use Policies. Improve comprehensive planning and investigate the use of incentive zoning, agricultural production zoning and use of performance criteria in granting special use permits.
- Advocate for Appropriate Infrastructure Development. Identify needed transportation and water improvements.

Maps



Land Use Classification

- Agriculture
- Residential - Agriculture
- Residential
- Commercial
- Industrial, Storage, Mining
- Utilities and Transportation
- Public and Community
- Private Hunting, Fishing, Wildife Lands
- Vacant

- Creeks and Streams
- ActiveRail

Roads

- Interstate Hwy
- State or US Highway
- County Road
- Town Road

0 0.75 1.5 3 Miles

Data Sources: Genesee County Planning Department and the Town of Batavia. Assessor's property classifications supplemented through review of aerial photography by LaBella Associates.

Land Use by Parcel

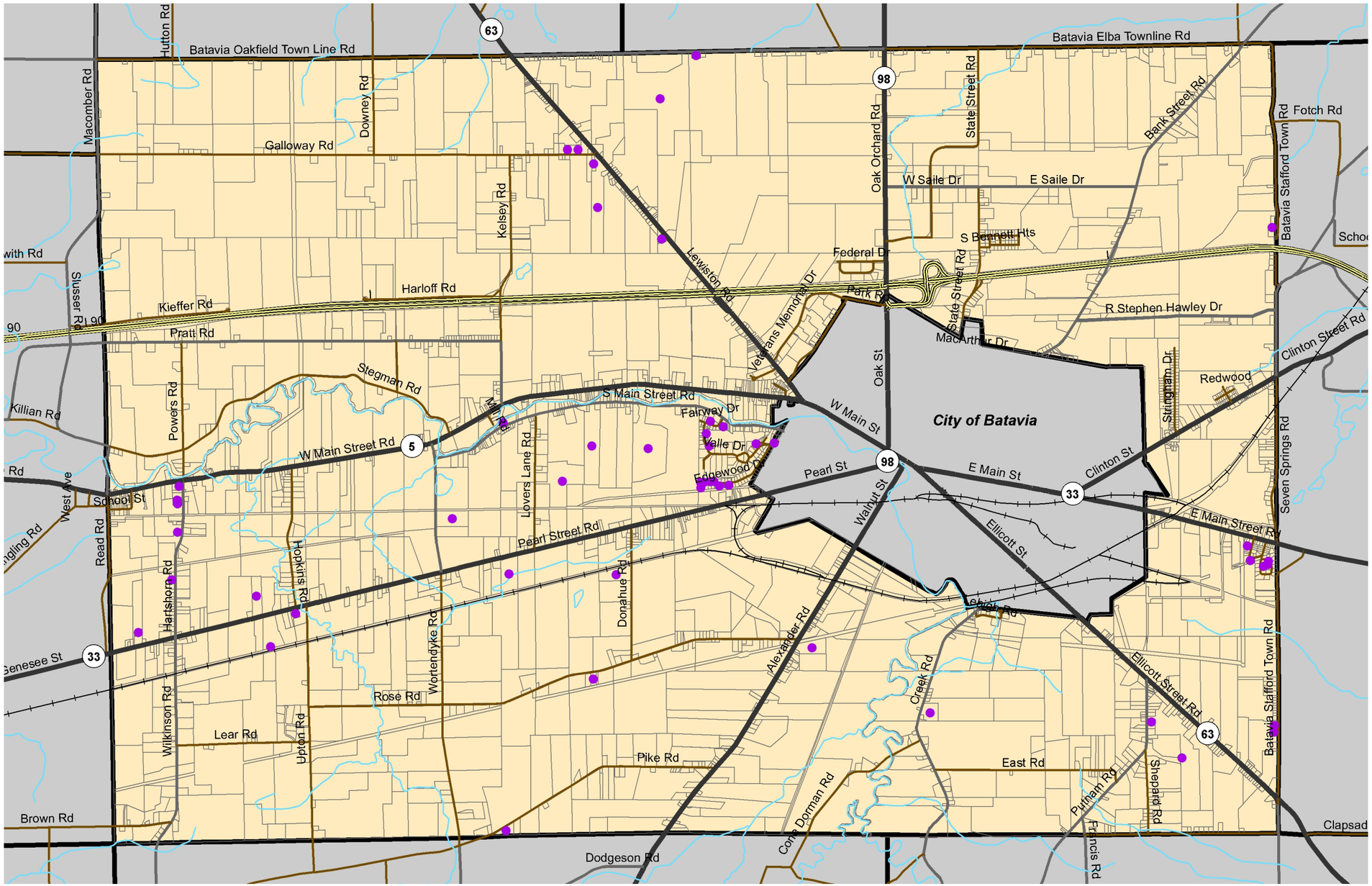
Town of Batavia
Genesee County, New York

CC Environment & Planning
23 Jackson St.
Batavia, NY 14020
(585)219-4030

LABELLA

Map 1

Prepared by: LaBella Associates, 06/09/2015



Recent Construction

- Built 2007-2014

NOTE: Dot location is parcel centroid

- Parcels
- Creeks and Streams
- ActiveRail

Roads

- Interstate Hwy
- State or US Highway
- County Road
- Town Road

0 0.75 1.5 3 Miles

Data Sources: Genesee County Planning Department and the Town of Batavia.
Parcel centroids computed with GIS by LaBella Associates.

Recent Residential Construction

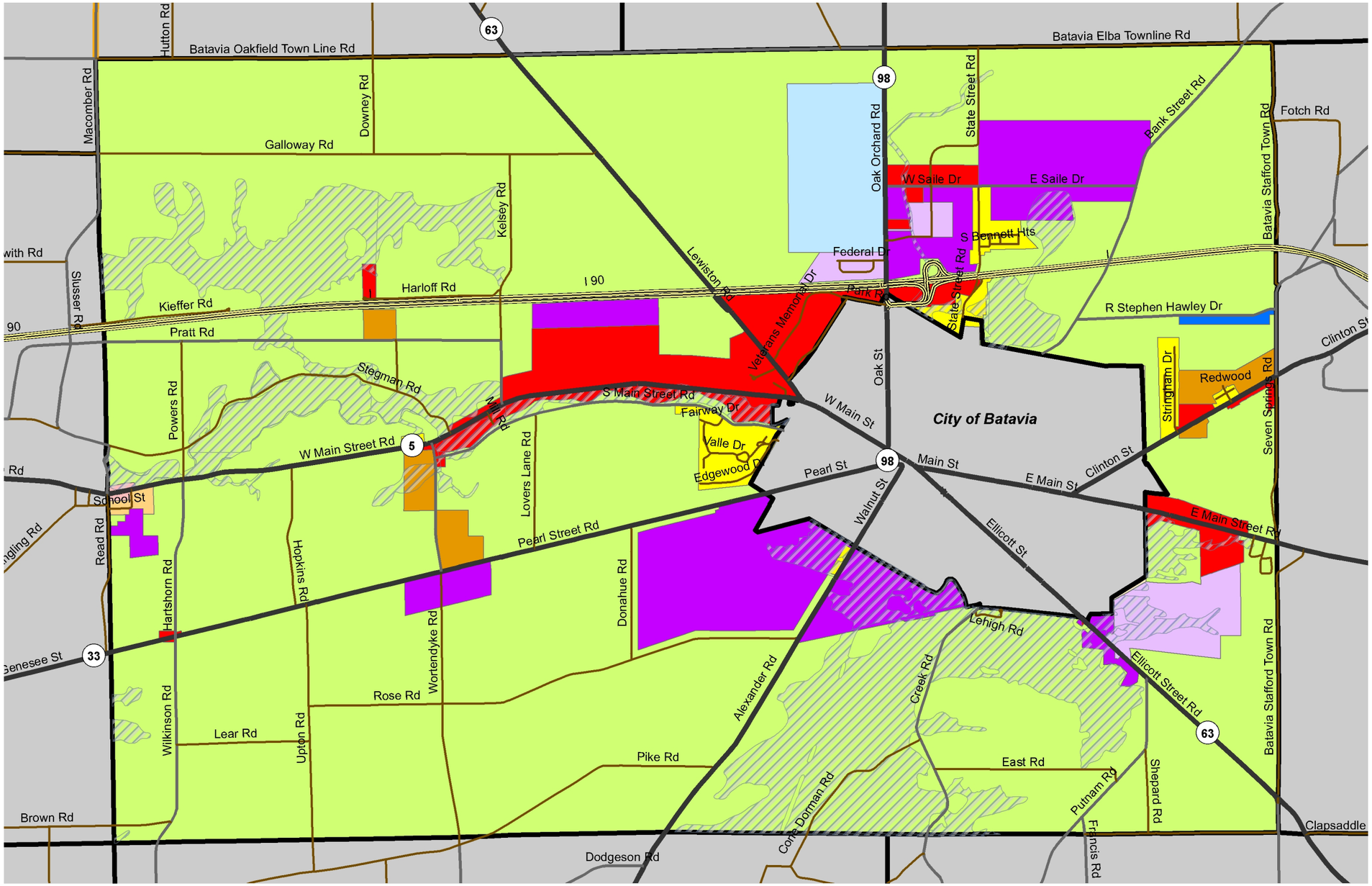
Town of Batavia
Genesee County, New York

CC Environment & Planning
23 Jackson St.
Batavia, NY 14020
(585)219-4030

LABELLA

Map 2

Prepared by: LaBella Associates, 05/28/2015



Batavia Zoning

District

- AG-R Agricultural Residential
- R Residential
- HR Hamlet Residential
- MHP Mobile Home Park
- C Commercial
- HC Hamlet Commercial
- I Industrial
- IP Industrial Park
- PBD Planned Business Development
- PUD Planned Unit Development
- FPO Floodplain Overlay

Roads

- Interstate Hwy
- State or US Highway
- County Road
- Town Road

0 0.75 1.5 3 Miles

Data Sources: Genesee County Planning Department and the Town of Batavia.

Zoning Districts

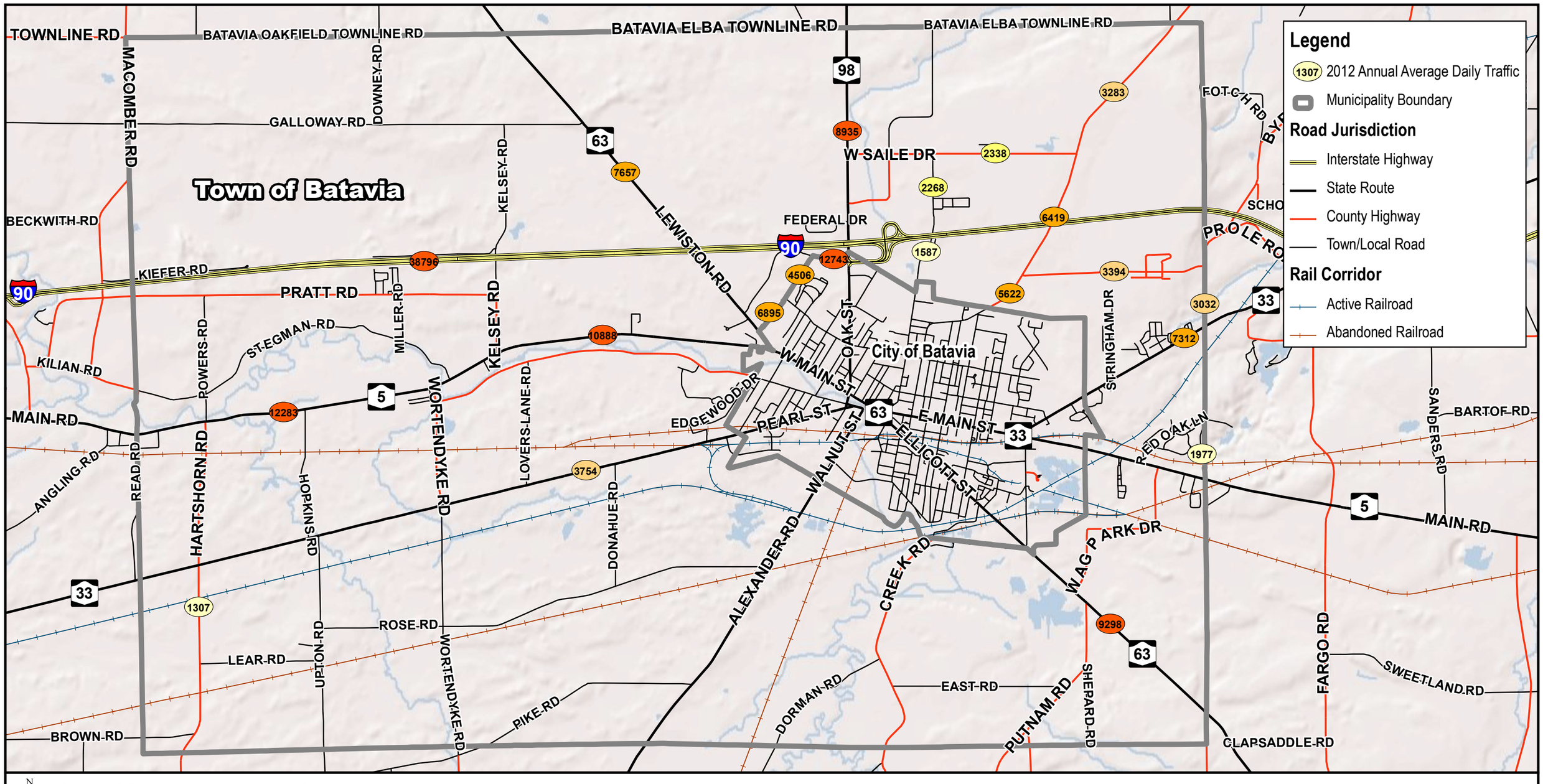
Town of Batavia
Genesee County, New York

CC Environment & Planning
23 Jackson St.
Batavia, NY 14020
(585)219-4030

LABELLA

Map 3

Prepared by: LaBella Associates, 05/28/2015



Data Sources: 2012 Traffic Count data from NYS Department of Transportation

Green Genesee Smart Genesee
Transportation and Traffic Counts
Community Inventory and Analysis Report

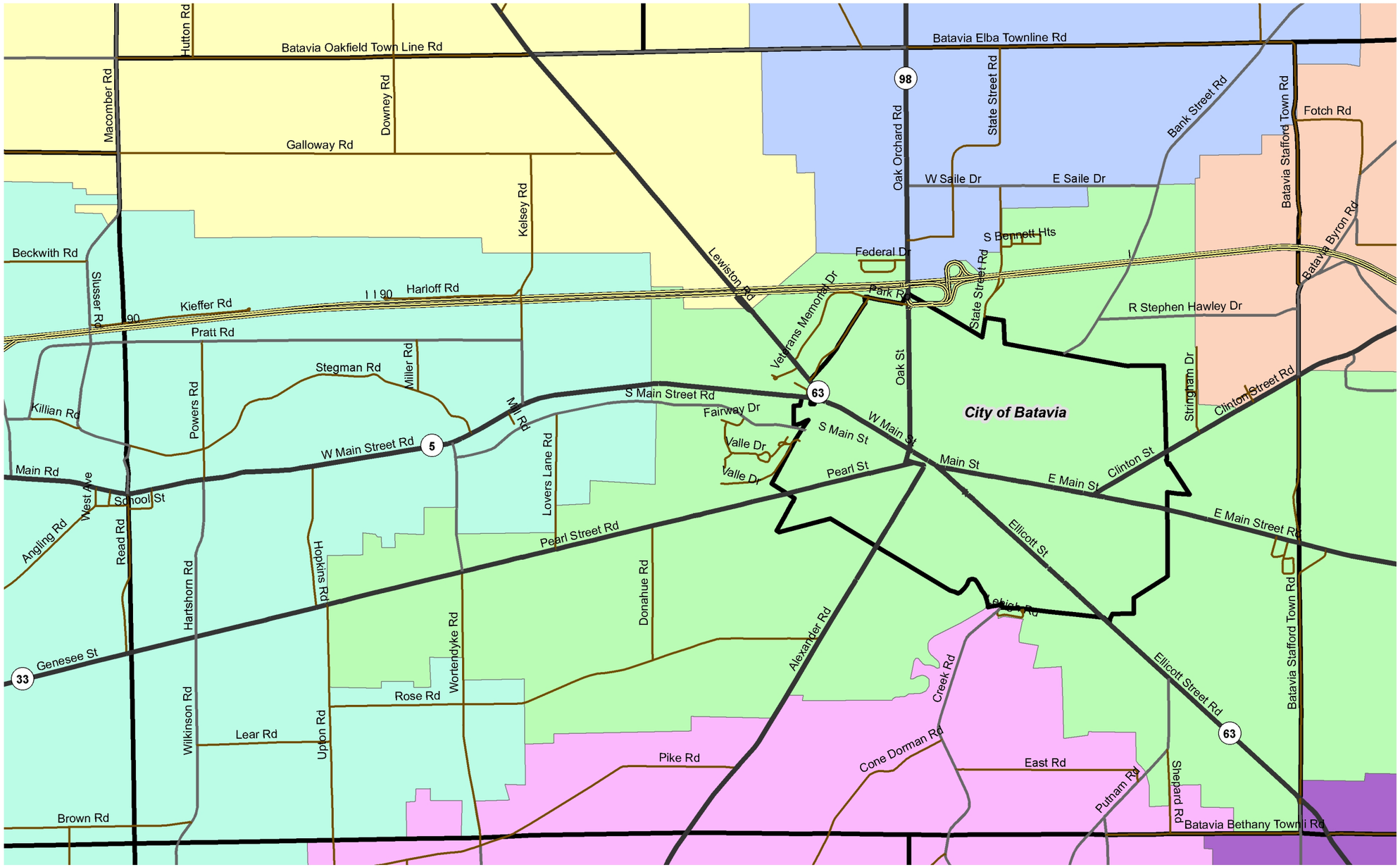
CC Environment & Planning

LABELLA

Map 4

Town of Batavia, New York

Prepared by: Genesee County Department of Planning, 06/25/2015



School Districts

- Batavia CSD
- Oakfield-Alabama CSD
- Pembroke CSD
- Alexander CSD
- Byron-Bergen CSD
- Elba CSD
- Pavilion CSD

- Interstate Hwy
- State or US Highway
- County Road
- Town Road
- Town Boundary

0 0.75 1.5 3 Miles

Data Sources: Base map and data provided by the Genesee County Planning Department

School Districts

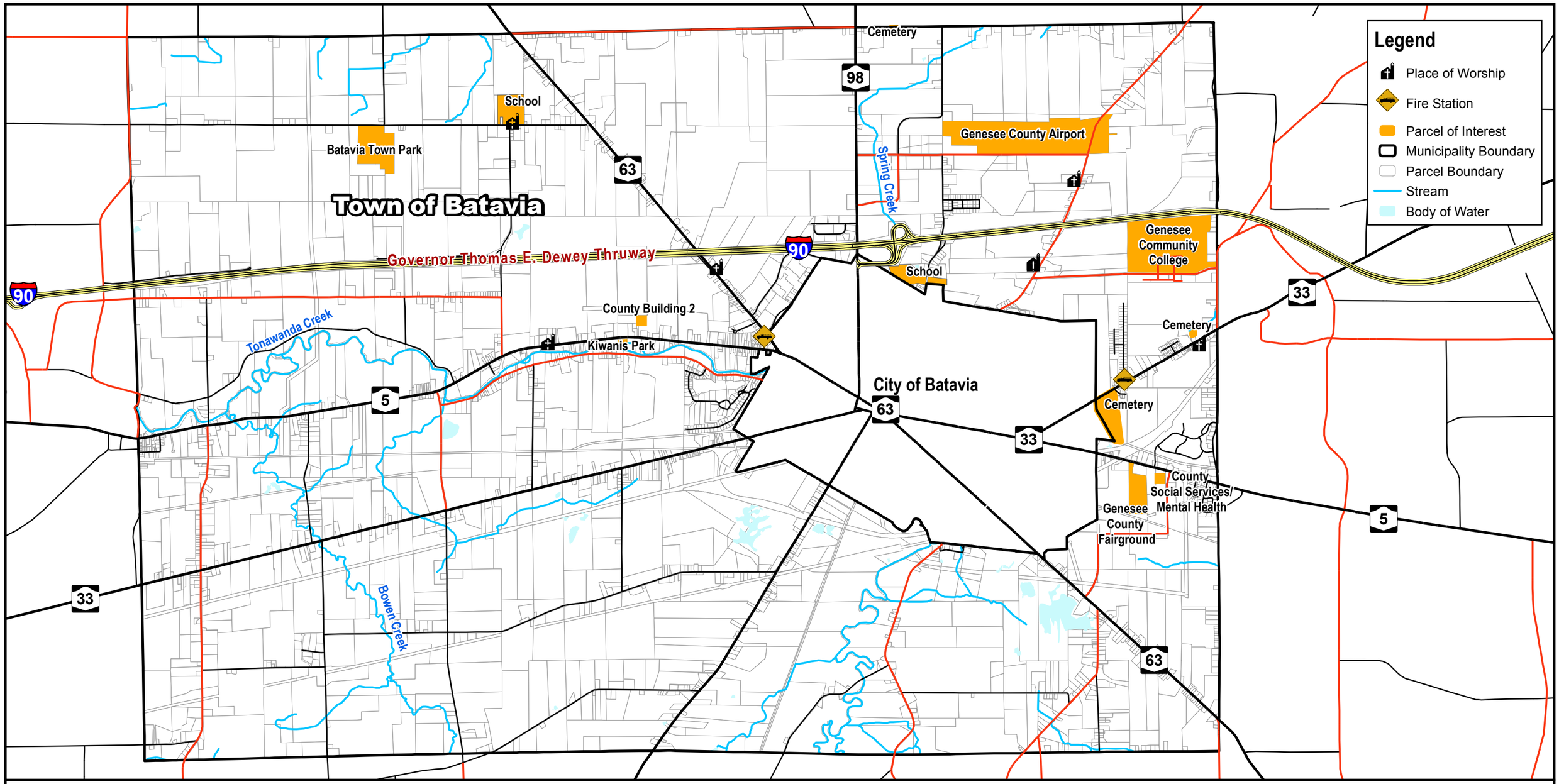
Town of Batavia
Genesee County, New York

CC Environment & Planning
23 Jackson St.
Batavia, NY 14020
(585)219-4030

LABELLA

Map 5

Prepared by: LaBella Associates, 05/28/2015



Data Sources: Genesee County Department of Planning

Green Genesee Smart Genesee
Community and Cultural Facilities
Community Inventory and Analysis Report

Town of Batavia, New York

CC Environment & Planning

LABELLA

Map 6

Prepared by: Genesee County Department of Planning, 06/25/2015