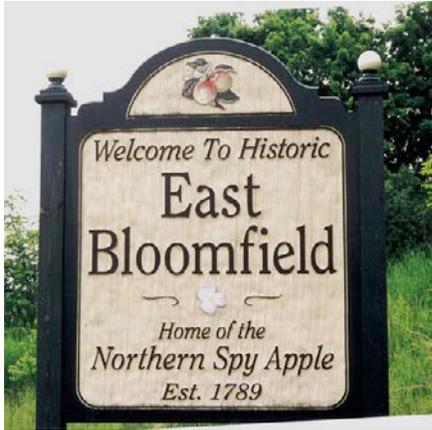


TOWN OF EAST & VILLAGE OF BLOOMFIELD



Comprehensive 2016 Plan DRAFT



NOVEMBER 2015

DRAFT

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
Introduction	6
Previous Planning Efforts	10
Community Profile.....	14
Community Survey Results.....	18
Policy Framework & Community Vision	20
 Goal Areas	
Agriculture & Rural Character	22
Residential Living	28
Commercial Activity.....	34
Industrial Activity	40
Utilities & Public Works	44
Transportation	50
Environmental Resources.....	56
History and Culture.....	64
Recreation	66
Economic Development.....	70
Community Services.....	74
 Existing Land Use Summary	
Town.....	80
Village.....	84
 Zoning Recommendations	
Town.....	88
Village.....	94
Joint Code Recommendation	98
Conclusion.....	100
Plan Adoption and Maintenance	101
Appendix.....	Under Separate Cover

THIS PAGE INTENTIONALLY LEFT BLANK.

DRAFT

ACKNOWLEDGEMENTS

Over the course of this Comprehensive Planning Process there have been many organizations, boards, and individuals that have influenced the final product. The Town of East Bloomfield and Village of Bloomfield would like to acknowledge the following for their participation in and contributions to the completion of this Plan:

STEERING COMMITTEE

Dorothy Huber, Steering Committee Chair and Former Town Supervisor
Daniel Morley, Village Planning Board Chair
Karl Smith, Town Planning Board Chair
Art Babcock, Surveyor
Kathy Conradt, Village Clerk
Julie Pellett, Town Planning Board Member and Dairy Farmer
Phil White, Farmer

TOWN BOARD

Fred Wille, Supervisor
Michelle MacMillan
Frank Fessner
Jay Mitchell
Ron Hawkins

VILLAGE BOARD

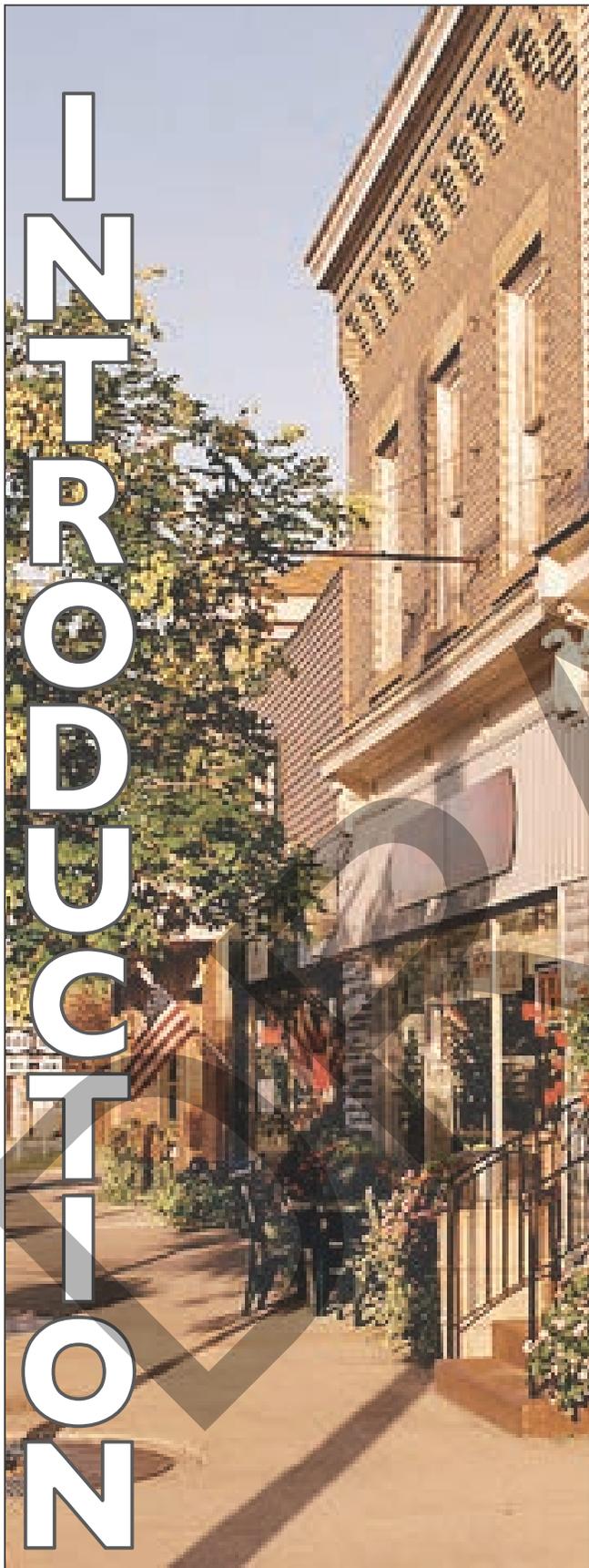
Mark Falsone, Mayor
Daniel Morley
Scott Kimball
David Conklin

COUNTY SUPPORT

Ontario County Planning Department

CONSULTANTS

Steinmetz Planning Group
1100 University Ave
Building 4, Suite 303
Rochester, NY 14607



PLAN PURPOSE & INTENT

The purpose of this Comprehensive Plan is to provide an overall framework for future public and private investment in our community. This investment can take many forms, including but not limited to, our community's financial, civic, and creative resources. In the Town of East Bloomfield and Village of Bloomfield, it is this collective investment by our residents, businesses, churches, and our local government that will shape the physical, social, and economic character of our community.

It is important to note that this Plan is consistent with New York State Municipal Law. According to NYS Town and Village Law (Sections 272-A and 7-722 respectively), a Comprehensive Plan is defined as, "the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the [Town or] Village." In other words, a Comprehensive Plan provides an overall framework for future public and private investment in a community. It accomplishes this by articulating an overall vision for the Town and Village, as well as a means to achieve that vision.

As a result, this Plan will serve as the foundation upon which future planning and policy decisions should be based. Although this document is an instrument of Town and Village Policy, it is not intended to take power from decision makers. The Comprehensive Plan is meant to be an informative, guiding document that establishes priorities to aid in the decision making process. It is anticipated that some circumstances may warrant decisions or actions that deviate from the objectives of this Plan. However, in the event of such considerations, a sound argument and rationale should be presented that is as convincing as that presented in this Plan.

Once completed, a Comprehensive Plan directly or indirectly informs a number of municipal functions and initiatives. These include, but are not limited to, the following:

1. Grant Acquisitions

Federal and State funding is increasingly tied to a community's Comprehensive Plan. The projects and programs that have public support and are identified in the Plan are more likely to be successful in obtaining funding than those that are not.

2. Zoning, Subdivision, and Land Development

A Comprehensive Plan can inform future regulatory changes in a municipality. Over time, regulatory tools such as zoning, design review, subdivision requirements and environmental protection overlay districts should be brought into conformance with the Comprehensive Plan.

3. Budgeting and Capital Improvement Planning

The Comprehensive Plan can be used as a tool during the development of a municipality's annual budget. The projects and programs contained in the Plan are often included in the budgeting process to ensure the community's priorities are being considered and addressed.

4. Cultural and Economic Development Efforts

An increasing number of towns and villages are beginning to undertake more non-traditional efforts to foster community vitality. Examples include the creation of arts and cultural venues and programming as well as economic development initiatives to reduce commercial vacancies. The need and support for such efforts is often determined through the comprehensive planning process and documented in the Plan itself.

PLANNING HORIZON

The planning horizon is defined by the length of time for which the plan is considered relevant and representative of the community. It may also quantify the length of time necessary to implement a majority of the plan's recommendations. The planning horizon for this comprehensive planning effort is 10 years, or to the year 2025. This allows for information obtained in the 2020 Census to be included in the next comprehensive planning effort.

However, the Town and Village should conduct an annual review of the information contained in this document in accordance with the Plan Adoption and Maintenance section (see page 99) in an effort to ensure that it is still relevant and beneficial prior to an official update in 2025.

“Among the most important powers and duties granted by the legislature to a local government is the authority and responsibility to undertake comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens.”

- NYS Municipal Law

STEERING COMMITTEE

At the beginning of this planning process, the Steering Committee was created to oversee the development of the Town and Village's Comprehensive Plan Update.

The Committee consists of individuals who volunteered their time to take on this important process. Because this is a joint planning effort, a broad cross-section of representatives within both the Town and Village were included in the formation of the Steering Committee. A complete list of the Committee members can be found on the Acknowledgements page following the Table of Contents.

PLANNING PROCESS

The 2016 Comprehensive Plan is a product of a significant amount of time and energy provided by the community, the Steering Committee, Town and Village Staff, and our planning consultants. Through a series of meetings and workshops, the Committee worked closely with the consultants to draft a preliminary framework for the Vision, Goals, Objectives, and Action Plans contained in this document. The following exercises were completed with the Committee to help inform this Plan's policy framework:

- Strengths, Weaknesses, Opportunities, and Threats Analysis (SWOT)
- Community Preference Survey (CPS)
- Future Land Use Character Mapping Exercise

The results from each of these exercises were reviewed and analyzed to ensure that the drafting of this Plan reflected both the current and future issues and desires of the community. The complete results of the SWOT Analysis and CPS exercise can be found in the Appendix.

PUBLIC INPUT

The public has also been a key participant in the Comprehensive Plan update process used to develop this Plan. In order to inform this planning effort a Community Survey was created and distributed throughout the community to solicit input from residents within East Bloomfield and the Village. Responses from this survey have been included in this Plan to ensure the Vision, Goals, and Action Plans are based on the desires and concerns of the public. A summary of these responses can be found on Page 18, in the Community Survey Results chapter.

KEY ISSUES

Early on in this process the Steering Committee participated in a brainstorming exercise to identify the community's strengths, weaknesses, opportunities, and threats. The following lists have been included to highlight some of the highest priority issues raised by the group. These lists served to focus our discussions on the issues this Plan should address. This Plan builds upon the Town and Village's strengths and opportunities, while addressing its weaknesses and threats. As previously stated, the complete SWOT results can be found in the Appendix.

STRENGTHS

- Location – proximity to Rochester, expressways, highways, other places
- Rural character – A lot of open space
- Small-town charm
- Local history
- Agricultural heritage
- Lack of public water in Town
- Safe community
- Infrastructure can accommodate some growth
- Active residents, our people are a good resource
- Well maintained historic architecture
- The Village, Town, and School District have good working relationships

WEAKNESSES

- Lack of industrial/commercial tax base
- Aging infrastructure – water/sewer needs repairs
- Village lot sizes too large
- Loss of farming community
- Lack of affordable housing stock (for seniors and starter homes especially)
- Lack of water service and poor quality water
- Cost of water and sewer installation, especially for big lots
- Lack of community support of existing businesses

OPPORTUNITIES

- Former Agway property provides an opportunity for change downtown
- Unspoiled – preserve character
- Center Pointe West industrial park available to be developed and currently has utilities
- Chance to put protection measures in place to protect green space
- Recreational facilities at Veterans' Park, Boughton Park, school and Village parks
- Promote agricultural development
- New roads to access vacant land in and around the Village

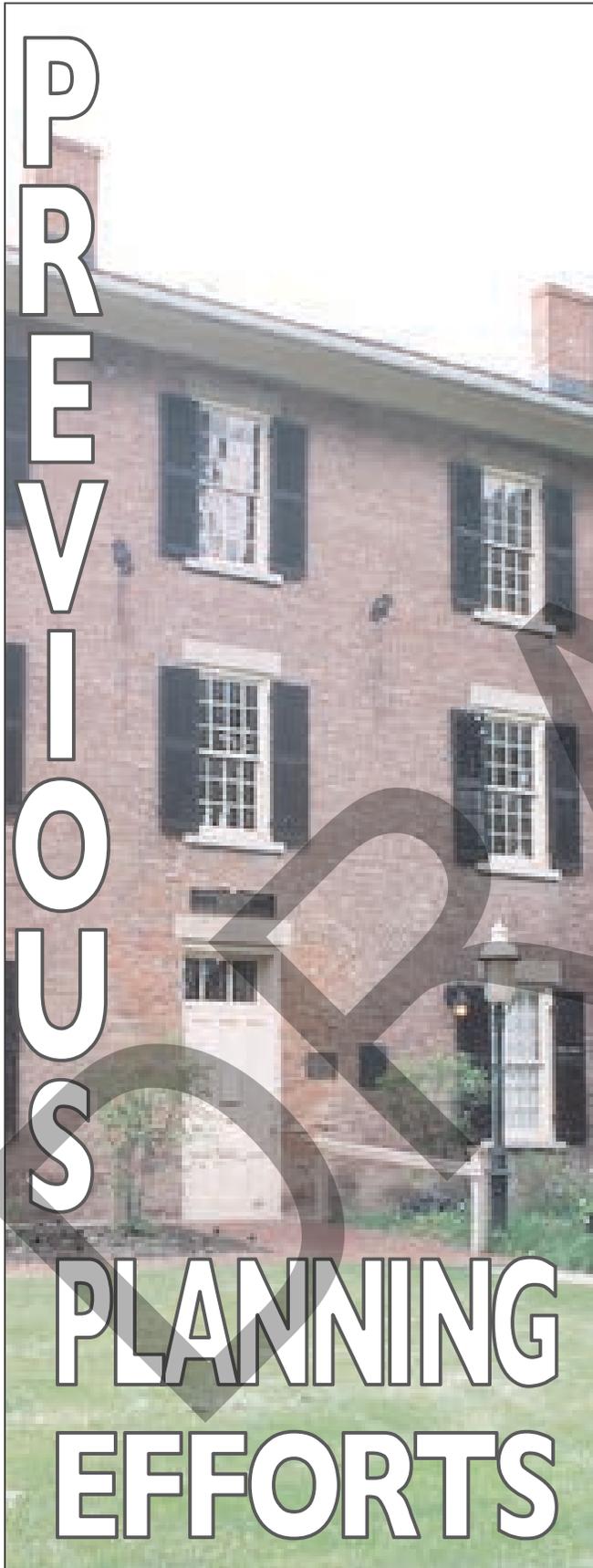
THREATS

- Residential overdevelopment
- Increased school taxes
- Limitations to using school facilities
- Increased traffic affects quality of life and strains infrastructure maintenance

COMMONLY USED ACRONYMS

There are numerous agencies, organizations, and planning references used throughout this document. The following list provides the acronyms for the most commonly used names and titles:

ACS:	American Community Survey
AFT:	American Farmland Trust
CBD:	Central Business District
CCE:	Cornell Cooperative Extension
CPS:	Community Preference Survey
DEC:	Department of Environmental Conservation
DOT:	Department of Transportation
DPW:	Department of Public Works
NYPF:	New York Planning Federation
NYS:	New York State
OC:	Ontario County
ROI:	Rural Opportunities Incorporated
SEQRA:	State Environmental Quality Review Act
US:	United States



INTRODUCTION

In the years prior to the start of the Comprehensive Plan update the Village of Bloomfield and Town of East Bloomfield participated in and completed a number of planning efforts for their respective communities. A brief summary of these efforts has been included in this section, as many of their recommendations are reflected in this Plan's vision, goals, objectives, and action plans. More specifically as they relate to the Village's downtown area, the Routes 5 and 20 Corridor, and the agricultural lands of the community.

MAIN STREET BLOOMFIELD REVITALIZATION STRATEGY

In December of 2005, the Village completed a document that would guide the revitalization of the community's downtown area. The study area of this effort included the Central Business District (CBD) of the Village, as well as the East Bloomfield Village Historic District.

The study articulates a vision for the Downtown to become a bustling CBD that develops into the cultural and economic center of the community, which aligns with the vision and goals for Downtown contained in this Plan. Included in the study are many valuable components that may help to inform efforts to revitalize Downtown Bloomfield for years to come. A Retail Analysis was completed that depicted the current and future trends of the housing, retail, and tourism markets. Also included was a series of prioritized recommendations, which outlined the suggested steps to achieve the vision of the study.

VILLAGE CENTER DISTRICT

Adopted in 2007, the Village Center District was created in response to the Main Street Bloomfield Revitalization Strategy and to preserve the existing history and character of the downtown area. The zoning district sets out to regulate auto-related uses in the downtown to preserve and enhance its existing traditional,

pedestrian-friendly development pattern. The following excerpt from the Village Center (VC) District purpose statement evidences this concept:

“...the VC District is intended to foster the development of a small-scaled, mixed use area for convenient shopping and services that cater to the community in a manner that is consistent with the pedestrian-oriented and historical character of the district.”

In an effort to maintain its small-scale and historic character, the Village included zoning regulations to encourage pedestrian-scaled development, and preserve the historic elements of the District. These include a list of appropriate uses, building scale and location requirements, and recommended façade treatments that serve to improve the streetscape.

In areas where the VC District is addressed in this Comprehensive Plan, the intent of this District has been applied.

NYS ROUTES 5 AND 20 CORRIDOR STUDY

Funded by the Genesee Transportation Council (GTC), the study of this scenic roadway was completed in February of 2004. The focus area for the corridor ran from Lima to Canandaigua, including the Town and Village of Lima, Town of West Bloomfield, Village of Bloomfield, Town of East Bloomfield, and Town of Canandaigua. A significant amount of public input was solicited during the process of completing the study to help create a community vision for the corridor that recognized its purpose as major service routes for not only the residents of the towns and villages, but also truckers, commuters, tourists, and non-motorized transportation users throughout the region.

Within the Town of East Bloomfield, the corridor is divided into three distinct segments,

west of the Village, within the Village, and east of the Village. Recommendations for roadway, gateway, and pedestrian-related improvements, as well as viewshed preservation points were provided based on the character of existing development within each of the segments. It was recommended that the majority of pedestrian-related improvements be concentrated near existing commercial nodes and within the Village where the local population is concentrated and pedestrian activity already occurs.

The preservation of views from 8 locations in the Town was also recommended as a part of this study. These viewsheds along Routes 5 and 20 were identified based on their notable vantage points over the Town's pastoral landscape and topography that should be maintained and preserved for the enjoyment of residents and travelers alike. A copy of the Corridor Study's Town of Bloomfield Viewshed Map has been included in the Appendix for ease of reference.

Throughout this Comprehensive Plan update there are recommendations for roadway, gateway, and pedestrian-related improvements consistent with the Corridor Study, as well as the continued acknowledgement of the scenic vistas that should be preserved throughout the Town and Village.

AGRICULTURE ENHANCEMENT PLAN

Commissioned by the Ontario County Agriculture Enhancement Board and completed in 2000, the Agriculture Enhancement Plan incorporated a countywide approach to farmland management. This Plan was completed with the purpose of creating awareness about the current conditions and issues of the County's agricultural environment, identifying agricultural resources, and presenting options to strengthen the economic vitality of the existing agricultural industry. The Cornell Cooperative Extension helped to prepare this report, utilizing public input from community stakeholders to construct the following four goals:

1. Enhance agricultural economic development.
2. Increase awareness of the economic and social importance of agriculture.
3. Examine and adjust local government policies to protect farmland and enhance agriculture.
4. Acknowledge and enhance the environmental stewardship of farmers.

According to this Plan, The Town of East Bloomfield lost 19% of its agricultural lands from 1992 to 1999, prompting the recommendations to preserve existing farmland. Throughout this Plan, there is one clear, overlying message for the management of the existing agricultural areas of the County, that "a multi-faced, community-wide approach is essential for protecting agriculture and farmland in Ontario County. No single activity will provide the answer."

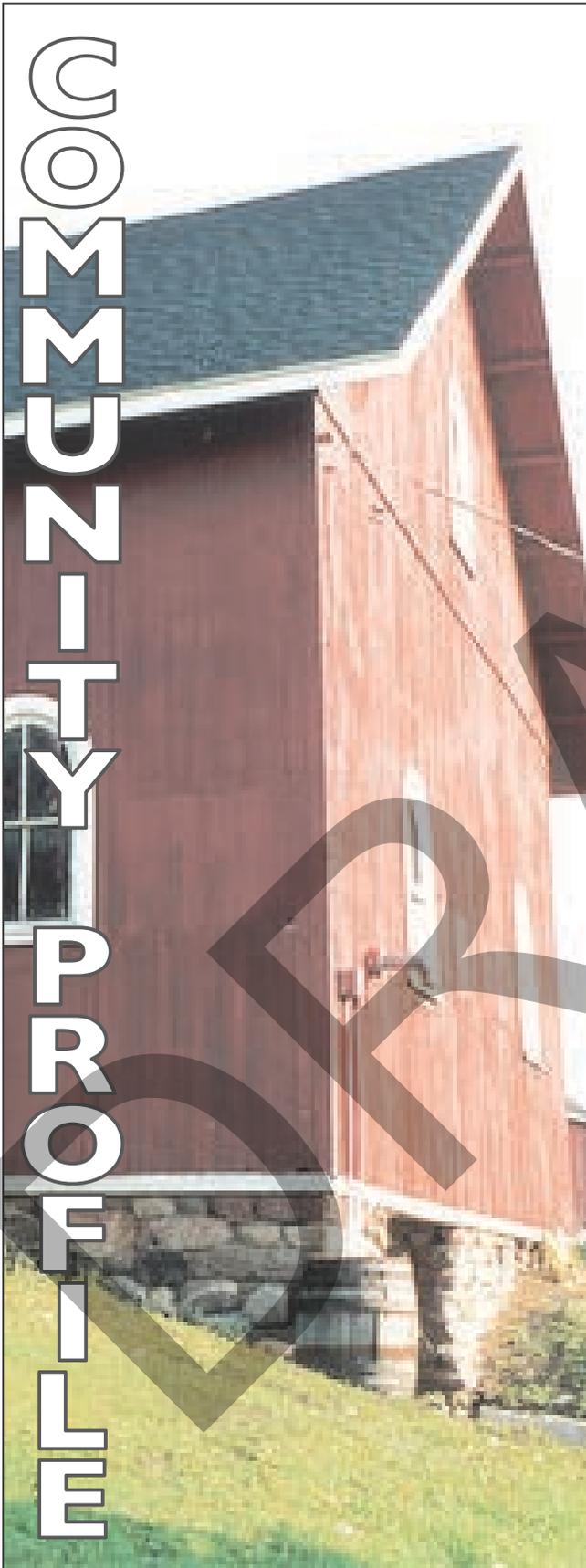
This Comprehensive Plan acknowledges the importance of the agricultural industry within the Town of East Bloomfield and Village of Bloomfield, and has many of the same goals as the Agriculture Enhancement Plan for preserving, protecting, and enhancing existing farmlands.

"...a multi-faced, community-wide approach is essential for protecting agriculture and farmland in Ontario County. No single activity will provide the answer."

- The 2000 Agriculture Enhancement Plan

THIS PAGE INTENTIONALLY LEFT BLANK.

DRAFT



INTRODUCTION

Many factors within a community can change over the course of the long-range planning horizon. Therefore, it is important that a community evaluate its current and future demographic trends in order to create meaningful goals, objectives, and action plans in their Comprehensive Plan update process. The Community Profile has been prepared utilizing data from the 2010 U.S. Census and the 2008-2012 American Community Survey estimates for the Town of East Bloomfield and Village of Bloomfield.

The intent of this profile is to provide a snapshot of the current economic climate, as well as population statistics and trends of the Town and Village over the past decade. More recent information and statistics for the current housing market and educational attainment of the community has been included for reference, as they also relate to the policies and goals of this Plan.

It is important to note that the Demographics Profile prepared by the U.S. Census and the American Community Survey estimates include the Village of Bloomfield's census counts with the Town of East Bloomfield counts. This is because the Village is located within the Town's boundaries. Information that is specific to the Village of Bloomfield will be noted as such.

QUICK FACTS	TOWN	VILLAGE
Geography		
Land Area	33.2 sq. mi.	1.41 sq. mi.
Elevation	1,017 Feet	
Density	109 people/sq. mi.	958 people/sq. mi.
Population Statistics		
2012 Population	3,615	1,319
Men	49.80%	47.10%
Women	50.20%	52.90%
White	96.80%	95.60%
Minority	3.20%	4.40%
Median Age	43	40
2012 Economic Indicators		
Median Household Income	\$63,177	\$51,842
Unemployment Rate	6.40%	4.10%
Poverty Rate	3.90%	6.60%
2012 Housing Market		
Total Units	1,472	581
Owner-Occupied	79.70%	71.70%
Vacant	4.80%	4.60%
Median Home Value	\$161,300	\$130,100
Average Household Size	2.6	2.5

POPULATION TRENDS

Based on the 2012 population estimates for the Town and Village, 36% of the Town's population is comprised of Village residents, which is indicative of the denser development pattern within the Village and rural character of the Town. From 2000 to 2012, the Town and the Village experienced a steady rate of population growth at 7.6% and 4.1% respectively. This is despite the slight decline in both communities from 2010 to 2012. The table below shows the population change by age group for the Town from 2000 to 2012.

Age	2000 – 2012 % Change
< 5 years	-49.2%
5 to 9	9.0%
10 to 14	16.2%
15 to 19	2.6%
20 to 24	48.3%
25 to 34	-55.2%
35 to 44	-5.2%
45 to 54	31.5%
55 to 59	18.9%
60 to 64	94.9%
65 to 74	51.3%
75 to 84	28.2%
85 years +	63.9%
Total	7.6%

There are two significant demographic trends based on the information in this table. Over the last decade the Town (which includes the Village) has lost over 60% of its 25 to 44 year old age cohort. This group represents two key population groups for any community – young professionals and new families. Due to the parallel decline in young children, it is clear that the Town is not retaining or attracting new families. The loss of 25 to 34 year olds, specifically, indicates the same for young professionals. These groups are important to the Town as they contribute to the growth of a community and its tax base.

The second trend indicates a rapidly aging population. The senior population, or residents 65 years of age or older, grew at an average rate of 48%. This is important to note, as a growing senior population will put stress on the community to provide more services and resources for elder care and the ability to age-in-place.

ECONOMIC CLIMATE

The U.S. Census Bureau utilizes the North American Industry Classification System (NAICS) codes to define employment industries. Currently the Town's most predominant employment industries include the Educational Services Industry, and the Healthcare and Social Assistance Industry. Together these industries employ 28% of residents, followed by the Manufacturing Industry, which employs 15.5% of the Town population. These percentages indicate the industry of employed residents' occupations, not necessarily the location. Therefore, this statistic does not indicate whether or not a resident is working within the Town or Village. The percentage of unemployed, or those currently without work and looking for a job, is indicated by the unemployment rate. The Village's rate is lower than that of the Town's, at 4.1% and 6.4% respectively. Whereas, the unemployment rate for Ontario County as a whole is 4.3%.

The 2012 poverty rate for the purposes of the U.S. Census is defined as the number of individuals' and families' income over the last 12 months that was below the federal poverty level, which for a family of four in 2012 was an average of \$23,492 per year. The Town and Village poverty rates are both below that of Ontario County (9.6%) at 3.9% and 6.6% respectively. However, this statistic is approximately four times higher among single-mothers in both municipalities.

The median household income of the Town is much higher than that of the Village, largely due to a greater number of high wage earning

residents in the Town. Approximately 25% of Town residents earn \$100,000 or more annually, while only 15% of Village residents are included in this upper income bracket. The Town's larger share of high wage earners is further evidenced by the difference in each municipality's mean (average) income and median (middle) income. The Town's mean income of \$92,533 is nearly \$30,000 higher than that of its reported median income at \$63,177. Whereas, the Village's mean and median income have only a \$13,000 difference at \$51,842 and \$64,613 respectively.

HOUSING MARKET

Approximately 5% of housing units within the Town remain vacant today, which is less than that of the County at 9%. The owner-occupancy rate of the Town and Village is 79.7% and 71.7% respectively, on par with that of Ontario County at 74.2%. Many communities strive for a higher rate of home-ownership because it is considered an indication of community and neighborhood stability. However, it is important that the Town and Village strive to maintain a balance of housing choices within their housing stock in order to meet a wider variety of residents' needs, and accommodate the needs of potential new residents like young professionals or new families.

The Village is slightly below the County median home value of \$135,500, whereas the Town's value is nearly \$30,000 above. This is not surprising due to the larger share of high wage earners in the Town who tend to live in homes at the upper end of the real estate market.

The age of housing units within the Town and Village also indicate notable market trends. Figure 1 on the opposite page shows the percentage of housing units by year built for both the Town and Village as reported in the 2008-2012 American Community Survey. Half of all the Village's housing units were built prior to 1950, with 46% of that share having been built even before 1940. The Town's share of pre-1950 housing stock is only 34%, followed by

20% having been built from 1970 to 1979. Neither the Town nor the Village has experienced a significant increase in housing development in the last decade.

EDUCATIONAL ATTAINMENT

Figure II below shows the educational attainment for the Town's population that is 25 years of age or older. Approximately 96% of the population has graduated high school, and 33% have achieved a bachelor's degree or higher. This is slightly above that of the County's education attainment rates. It is also encouraging to note that not only does the community have a highly educated population, but also no residents 25 years of age or older failed to attend high school.

A high level of educational attainment within the Town and Village is important for the future economic vitality of the community. In a recent study completed by the Georgetown University Center on Education and the Workforce it was found that, by 2018, some 63% of all jobs in New York State will require postsecondary training beyond high school. Currently 68% of Town residents, including the Village population, over the age of 25 are eligible for the proposed new employment opportunities.

Figure I:

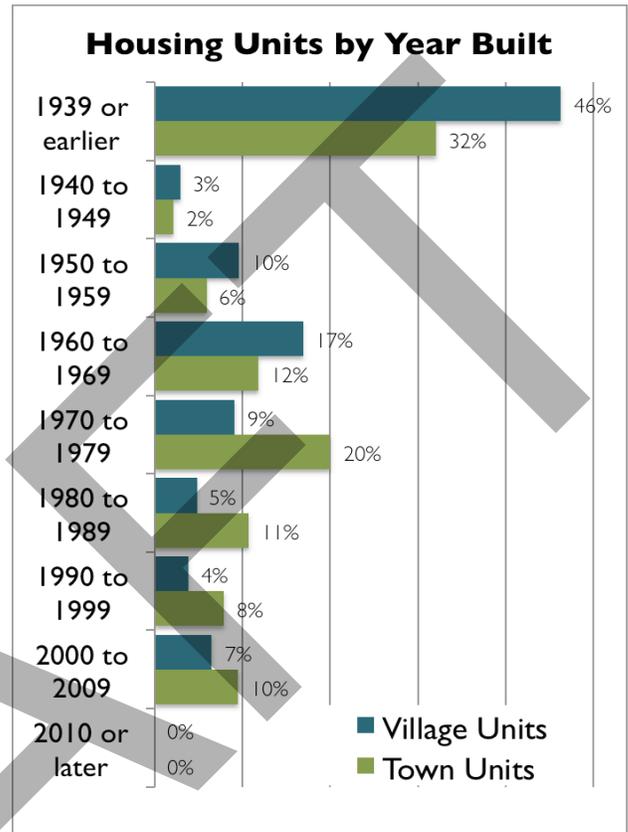
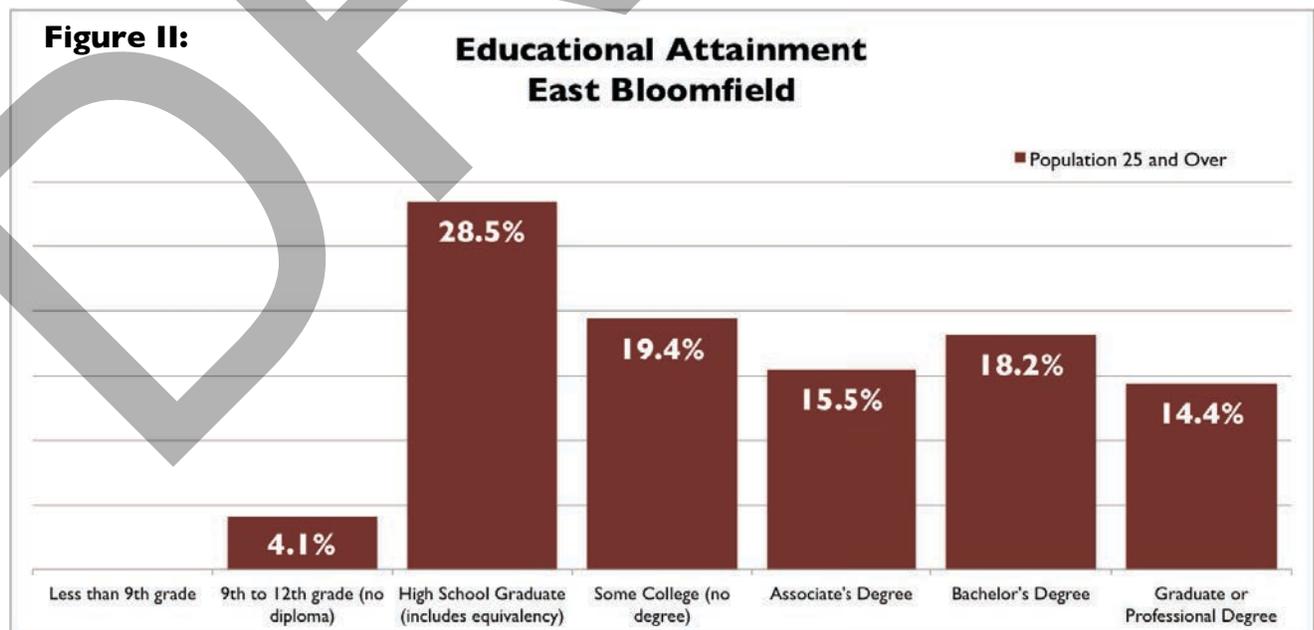
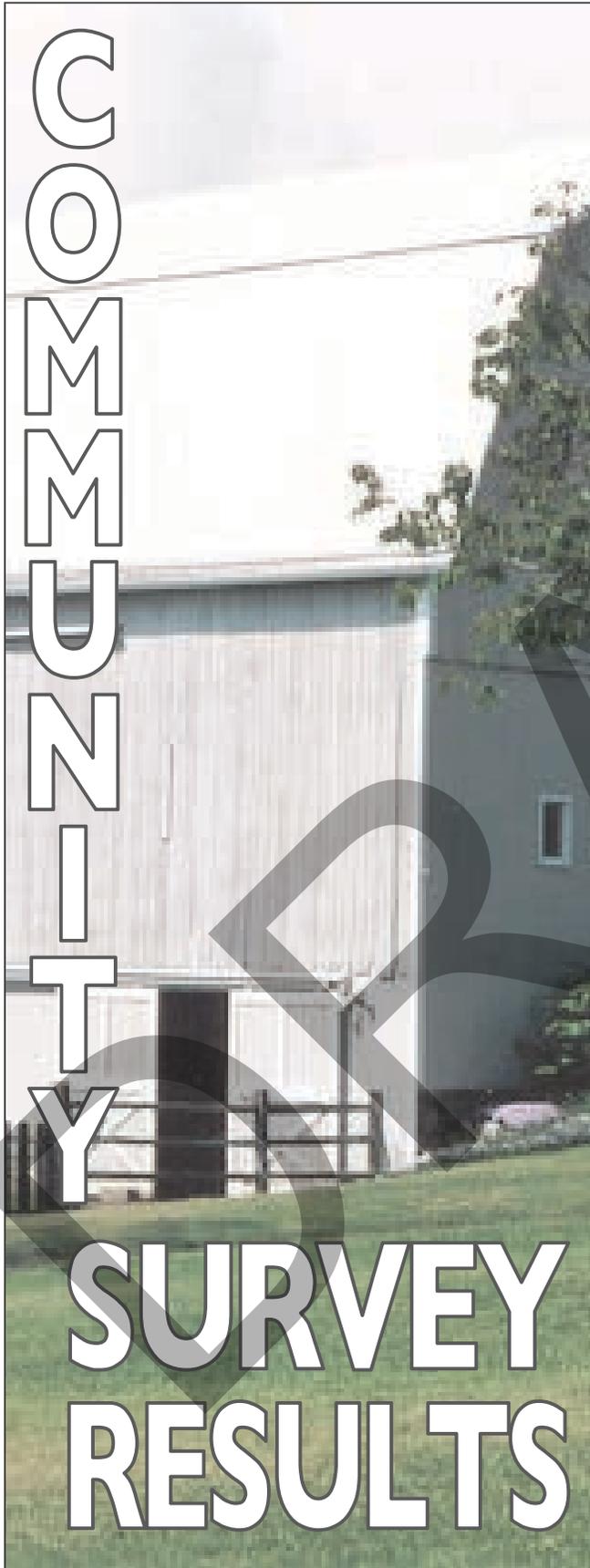


Figure II:





OVERVIEW

In an effort to solicit public input for the purposes of this plan both the Town of East Bloomfield and Village of Bloomfield administered a Community Survey. The survey asked residents why they chose to live in the Town or Village and what they thought about the existing and future residential and commercial development in the community. These surveys were distributed in April of 2006, to residents throughout the Town and Village. In total, 1,500 surveys were distributed with a response rate of 25%. The results of the surveys were recorded and analyzed by the Committee for the purposes of this Plan. The following is a brief summary of the most prevalent opinions and responses by residents.

Throughout the survey residents' comments continually mentioned their appreciation of and desire to preserve the small-town charm and rural character of the greater East Bloomfield community. Overall, residents expressed no desire to allow for uncontrolled growth or development. This is not to say that residents don't want to accommodate growth in the Town or Village, but would rather pursue residential and commercial development opportunities that respect and enhance the agricultural heritage and traditional character of the community.

The survey also asked specific questions of residents about ways in which the Town or Village could better provide for the needs of the community. One question, for example, asked residents to list the goods and services that they often traveled outside the Town or Village for. The following six amenities were the most frequently identified:

1. Groceries
2. Pharmacy or Drugstore
3. Clothing Retailers
4. Doctors or Medical Care/Services
5. Home Repair or Hardware Store
6. Dining or Restaurant Establishments

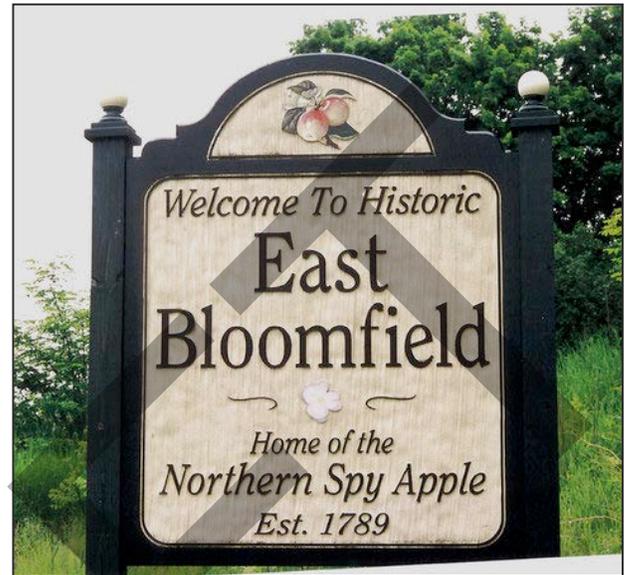
Another major takeaway from the survey responses was that residents would like to see the Town and Village provide additional recreational opportunities throughout the community for a variety of age groups. When asked what projects or programs residents would like to see the Town pursue in order to provide better recreational opportunities within the community. The top five responses were:

1. Youth Center & Youth Activities
2. More Trails (Hiking, biking, horse, etc.)
3. Community Center with Fitness Facility
4. Pool
5. Develop and Use Existing Facilities

One of the most common answers among many of the questions regarding the use of open space and providing recreational opportunities was the priority of improving and enhancing trails for walking, hiking, jogging, and biking throughout both the Town and Village.

Lastly, many of the survey respondents also identified that they felt the need for the community to respond to the increasing needs of the aging population. Providing seniors with additional programming, services, and the ability to age-in-place.

Within the Comprehensive Plan, many of these concerns and preferences expressed in the survey have been addressed in the goals, objectives, and action plans to ensure that the future of the Town of East Bloomfield and Village of Bloomfield reflects the desires of the community as a whole.



POLICY FRAMEWORK

In order to be successful, a Comprehensive Plan must be developed and implemented on multiple levels. It must address the short and long term needs of a community as well as provide varying levels of detail. In an effort to accomplish this, this plan has five key elements.

VISION: A general statement that describes the aspiration of the Town and Village; it is an end towards which all actions are aimed. The Vision should not dramatically change over time, but rather be consistent throughout the planning horizon. Ideally, the Vision contained in this plan should be useful for the 10-year planning horizon.

GOAL: Similar to a vision in that it is a general statement of a future condition towards which actions are aimed. However, the scope of a goal is much narrower. It should support the vision by addressing a particular area or issue facing the community. Goals should not dramatically change over time, but rather be consistent throughout the planning horizon. Ideally, the goals contained in this plan should be useful for the 10-year planning horizon.

OBJECTIVE: A statement of a measurable activity to be accomplished in pursuit of the policy; it refers to some specific aspiration which is reasonably attainable. Think in terms of actions such as “increase,” “develop,” or “preserve.” The general lifespan of an objective is 6 to 10 years.

MEASURE: A specific measure that directly relates to accomplishing the objectives; think in terms of, “How do we tell if our objectives are working?” Measures should be reviewed every one to two years to determine if the objectives are effective. The measures included in this plan are more general and do not specify a time frame and amount to be accomplished. The Town and Village should work to establish the baseline condition for all the measures in this plan and then determine the level and timing that is desirable. (It should be noted that interns are a good resource available to communities in gathering this type of information.)

ACTION PLAN: A specific implementation item or set of implementation items to be completed that relate directly to accomplishing an objective; they can take the form of a plan, project, or program. The lifespan of an implementation item can vary from one to 10 years, depending on the nature of the item.

Each goal is intended to function as part of this document or to be used as a stand-alone work plan that can be taken out, copied, and assigned to a committee to undertake.

OUR COMMUNITY VISION

The Town of East Bloomfield and the Village of Bloomfield residents maintain and enjoy an attractive, historic rural hometown atmosphere. It is the vision of this Comprehensive Plan to continue to preserve the history and beauty of our Town, while providing opportunities for residential and business development. This Plan will identify a consistent and defined framework for our development and growth.



In the coming decade, the following goals will continue to provide a direction to maintaining and supporting the community vision:

- Pursuit of opportunities for **agricultural** growth in designated areas to help maintain our rural character;
- Development of diverse **residential living** options that are well-planned and executed, as well as attractive;
- Development and maintenance of **commercial & industrial** sites that are in accordance with the laws and vision of our community;
- Continuation of **utilities and public works** that meet the needs of our residents and businesses;
- Development of a safe and efficient **transportation** system, accommodating pedestrians and a variety of travel modes;
- Conservation of the **environmental resources** within our community;
- Preservation of our local **history and culture**;
- Enhancement of **recreational** opportunities to provide enrichment of the lives of our residents;
- Pursuit of opportunities to encourage **economic development**; and
- Maintenance of our existing **community services** and enhancement of volunteerism efforts.

The Town and Village will strive to achieve this vision while emphasizing the Village's role as the social, cultural, and commercial heart of the community and protecting the rural setting in the Town, while minimizing the tax burden on our residents.



AGRICULTURE

& RURAL CHARACTER

INTRODUCTION

The Town of East Bloomfield is characterized by low-density development, farmland, undeveloped acres, and scenic vistas. The Village consists of many historic buildings and is the primary commercial center for the town. Retaining agricultural lands helps to protect the rural character of the area.

This Plan recognizes the importance of the agricultural industry and the contribution that productive farmland makes to the economic well-being and the rural environment of the East Bloomfield area. Protection of agricultural operations and soils is a major theme of this Plan. In order to accomplish this, an assessment of the prime soils and the existing agricultural district within the Town is provided on the following pages.

PRIME SOILS

The Soil Conservation Service maintains an inventory of important farmlands across the nation. A map of valuable farmlands in East Bloomfield has been included in the Appendix for ease of reference. The criteria for identification of prime farmland are entirely related to soil characteristics.

Categories of farmland include prime farmland, unique farmland, and additional farmland of statewide importance as it relates to soil and water conservation. Following is a definition of each of these types of farmland.

Prime farmland is land best suited for producing food, feed, forage, fiber, and oil seed crops. It may presently be used for cropland, pastureland, forestland, or it may be vacant. Prime farmland has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops economically when treated and managed according to modern farming methods, including water management. Most of the prime farmland in East Bloomfield is now used for crops; however, the land may be used for other

reversible purposes and still qualify as prime farmland.

Unique farmland is land other than prime farmland that is used for the production of specific high value food crops such as grapes, fruits, vegetables, and animal husbandry. Currently, the Soil Conservation Service has not identified any farmland in East Bloomfield as “unique.”

Additional farmland of statewide importance is land that is important to agriculture in New York, yet exhibits some soil properties that do not meet prime farmland criteria. Examples of such properties are seasonal wetness, erosion, and limited rooting zone, flooding, and drought. These soils can be farmed satisfactorily by greater inputs of fertilizer and soil amendments, drainage improvements, and erosion control or flood protection.

AGRICULTURAL DISTRICTS

The purpose of an Agricultural District is to preserve viable agricultural land and lessen the pressures of urbanization. An Agricultural District is an area designated by the County Legislative body that contains viable agricultural soils and agricultural industry within its bounds. The minimum size of a district is 500 acres. At the end of eight years, districts are reviewed to ensure that they still are in agricultural use. The review period begins 300 days before each district's recertification date. If it is determined that viable agriculture still exists, the Agricultural District is renewed for another eight-year period.

In East Bloomfield, 84.2% of the Town, or 19,267 acres, are included in Ontario County Agricultural District I. While not all of this area is in agricultural production, the Ontario County Planning and Research Department estimates that approximately 74% of the district is used either for crop land or pastureland. Remaining lands within the District include brush land, forests, and surface waters. Less than 5 percent of the District is used for residential, commercial, or industrial uses. Farms are distributed throughout the Town of East Bloomfield. The distribution of farms parallels the locations of prime farmland as

identified by the Soil Conservation Service. A map of Agricultural District I is included in the Appendix for reference.

The implications of an agricultural district include:

- Farmlands within a district are eligible to receive an Agricultural Use Value Assessment. If the land is converted to a nonagricultural use, a rollback tax penalty is paid.
- Local governments are prohibited from adopting ordinances restricting farming activities within a district unless essential for public health and safety.
- Installation of public water in an agricultural district carries restrictions on funding.
- Special restrictions are placed on the establishment of sanitary landfills within a district.

In January 2013, the Ontario County Board of Supervisors approved the continuation of Agricultural District I for another eight years.

AGRICULTURE & RURAL CHARACTER

POLICY AREA

GOAL

It is the goal of the Town and Village to facilitate opportunities within the business of agriculture that contribute to our local economy and help maintain our rural character. The community values its agricultural heritage and will support regulations and activities that foster farming and the protection of prime soils from residential and commercial encroachment. East Bloomfield and the Village of Bloomfield recognize that farming is an industry and will strive to support agriculture.

OBJECTIVES

1. Establish criteria, guidelines, and procedures for land use decisions made by officials.
2. Continue to support land use and development regulations that address special needs of farmers.
3. Promote innovative measures to protect agricultural land.
4. Educate visitors and residents on the importance of the agricultural industry in the area and how to help protect it.

MEASURES

- a. Acres being actively farmed.
- b. Number of people in the community employed in the farming industry.
- c. Number of farming operations.

AGRICULTURE & RURAL CHARACTER ACTION PLAN

I. Establish criteria, guidelines, and procedures for land use decisions made by officials.

Implementation Item	Priority	Lead Party	Partners
a) Identify impacts of residential development on school system.	Tri-annually	T/V	Private developers, School District
b) Review soil survey maps to identify high quality agricultural areas	High	Town	County, Farmers
c) Review and, if appropriate, amend Zoning, Development Regulations, and Subdivision Regulations to establish appropriate uses for large properties if or when they are no longer farmed.	Medium	T/V	County, farmers, developers, engineer
d) Review and, if appropriate, amend Zoning to encourage development centered near the Village, leaving outlying areas available for agriculture.	High	Town	County, property owners
e) Ensure zoning code gives preference to farming in Ag zones.	High	Town	Planning and Zoning Boards
f) Ensure zoning code allows roadside produce stands in agricultural areas by special permit, provided 50% of the sales are produced on the farm.	High	High	T/V
g) Obtain and review the Ontario County Agricultural Plan.	High	Town	Town, Planning, and Zoning Boards
h) Remove cluster development from the zoning laws, as the requirements cannot be fulfilled due to lack of services.	High	Town	Planning Board
i) Consider other uses in Ag, such as a pure agricultural zone only.	High	Town	Planning Board

2. Ensure continued efforts to support land use and development regulations that address the special needs of farmers.

Implementation Item	Priority	Lead Party	Partners
a) Periodically review and update zoning and land use regulations.	Annually	T/V	Planning and Zoning Boards
b) Review current soil surveys with respect to agricultural zoning and update accordingly	High	Town	Planning Board

3. Promote innovative measures to protect agricultural land.

Implementation Item	Priority	Lead Party	Partners
a) Research methods of protecting high quality farmland.	Medium	Town	Town, Planning and Zoning Boards
b) Identify need and define requirement for multiple, defined ag zoned areas, ensuring code gives preference to farming in ag zones, for example varied AR lot minimums.	High	Town	County, Farmers, Zoning Specialist, Town Attorney

4. Educate visitors and residents on the importance of the agricultural industry in the area and how to help protect it.

Implementation Item	Priority	Lead Party	Partners
a) Assess the benefits of placing signage throughout the Town promoting patience with slow moving farm vehicles.	High	Town	Town, Planning and Zoning Boards, Highway Department
b) Develop an education program for residents on why it is important to not trespass on land in cultivation due to crop damage and pesticide use.	High	Town	Town, Planning and Zoning Boards, County, Farmers
c) Promote education of children on farms by providing field trips and area agricultural history.	High	Town	Town, Planning and Zoning Boards, County, Farmers

AGRICULTURE & RURAL CHARACTER ACTION PLAN

RESOURCES

- NYS Department of Environmental Conservation
- NYS Department of Agriculture and Markets
- Ontario County Farmland Advisory Board
- Ontario County Planning Department
- Ontario County Agriculture Plan
- Finger Lakes Land Trust
- Genesee Land Trust
- New York State Farm Bureau
- Cornell Cooperative Extension Service

CONSIDERATIONS

- Existing agricultural uses will continue to be supported by the Village and Town. Although preservation of agricultural soils is an important issue, changes in economic trends, the relatively small quantity of actively farmed lands in the Village, along with the needs of a denser population in the Village, have placed the highest priority in the Village on increased residential and commercial growth.
- Land use conflicts exist between agricultural operations and rural residential uses. At the same time the community is open to additional housing, provided it does not detract from the farm industry.
- The Town recognizes that the farmers provide the open space that gives the Town its rural character. Decisions by farm families (whether based on economic or family reasons) can have a significant effect on the continuation of these lands for agricultural purposes and, therefore, open space.
- Zoning regulations should encourage the infill of development in the Village and adjacent areas where public sewer and water facilities exist before considering similar development densities in more agricultural/rural residential areas.
- Recognize that aspects of water and sewer extensions are subject to control by the NYS Department of Ag and Markets, the NYS Department of Health and the NYS Department of Environmental Conservation.
- Recognize that the expansion of water and sewer systems, if necessary, are best located adjacent and near to the Village, as such expansions typically promote denser development.
- Large manure lagoons are regulated by the NYS DEC, with no additional zoning required by the Town.
- Ensure that local officials recognize and support the needs of farmers.



INTRODUCTION

The most recent estimate of housing units for the Town and Village is 1,472 and 581 respectively, according to the 2008 – 2012 American Community Survey. As discussed in the Community Profile, 80% of units within the Town are owner-occupied, while 72% are owner-occupied within the Village. The Town also has a higher rate of single-family, detached units at 77%. The Village is estimated at 67%. This is due to the larger mix of single-family, duplex, and multi-family housing options available within the Village, some a result of converting single-family dwellings to multi-family use. Manufactured home uses, however, are scattered throughout the Town and Village. One manufactured home park straddles the Town and Village line east of Route 444

Currently the Town and Village share a very strong home occupation rate of 95% overall. This figure is slightly lower among renter-occupied units, which is normal for rental properties as they inherently have a higher rate of turnover and the existence of a healthy vacancy indicates that there are no significant deficiencies in the rental market. Most of the apartments in the planning area are located within the Village. One apartment complex is located east of Elm Street and south of East Main Street; and a townhouse complex is located north of Main Street east of Elm Street. These developments are near the commercial core and provide a reasonable transition to the single-family areas. Additional apartments are housed within two multi-unit buildings at the corner of Oakmount Avenue and Routes 5 & 20 in the village. Just west of the Village limits in the Town, on Routes 5 & 20 near the intersection of Route 64, is Bloomfield Gardens. Additional apartment unit development requires further evaluation, given the existing land use pattern and the presence of a significant number of multi-family units.

Clearly both the Town and the Village have a low-density residential development pattern, as the majority of homes are individual owner-occupied single-family homes. Over the last few decades, single-family development in the Town has increased slightly, primarily along existing road frontages and on lots of at least two acres. Although rural residential development generally occurs throughout the area, certain areas are attracting slightly more of this development. These areas include Pond Road, County Road 39 north of the Village, Whalen Road, Bailey Road and other areas at the northeastern

portion of Town near the Town of Victor border, as well as in the eastern portion of the Town where water is available from Water District #2. This pattern of rural residential development is expected to continue throughout the planning period. Associated with this pattern are issues of conflicts between agricultural and residential uses, the loss of prime farmland, proliferation of access points along highways, concern for protection of significant environmental features, adequate provision of sanitary disposal facilities and protection of the aquifer recharge area.

According to the building permit records of the East Bloomfield Code Enforcement Officer, in the past ten years the growth rate within the Town has been moderate. An average of ten new single-family homes have been constructed each year. From 2000 to 2014 the Town issued 121 residential Certificates of Occupancy, with an additional 22 for mobile home units within the Mobile Home Park. The Village's number of Certificates of Occupancy is much more modest, with only 12 issued from 2000 to 2014.

Based on this information it is reasonable to assume that East Bloomfield and the Village are not likely to have any severe increases in residential development over the next decade, especially within the Town as their public water and sewer constraints limit high-density development.

RESIDENTIAL LIVING POLICY AREA

GOAL

It is the goal of the Town and Village to have attractive neighborhoods that are well maintained, quiet and safe. Over the next decade, East Bloomfield and Bloomfield will encourage the provision of a diverse range of housing types for a variety of age groups, family sizes and income levels. The Town and Village will strive to accomplish this goal in a manner that supports the concept of maintaining the Village as the center of the community while preserving the rural character and scenic vistas of the Town.

OBJECTIVES

1. Review and amend Zoning as necessary to encourage residential densities which complement established neighborhoods without necessarily having to duplicate lot sizes and layouts.
2. Support the development of senior citizen housing.
3. Encourage private actions to achieve high levels of property maintenance.
4. Limit development and densities in areas which are subject to flooding and erosion; wetlands; steeply sloped (greater than 15 percent); on top of aquifers; and, in close proximity (500 feet) to municipal wells.
5. Utilize the site plan process and provisions in zoning to encourage development that will have a positive visual impact on the rural character of the community

MEASURES

- a. Cost of housing (new homes, rents, etc.)
- b. Number of housing units devoted to senior citizens
- c. Number of property code violations
- d. Building permits issued within environmentally sensitive areas

RESIDENTIAL LIVING ACTION PLAN

1. Review and amend zoning as necessary to encourage residential densities which complement established neighborhoods.

Implementation Item	Priority	Lead Party	Partners
a) Modify zoning code to reflect the recommendations and considerations of the existing land use and zoning summary provided in this Plan (Beginning on page 80).	High	T/V	T/V Attorney
b) As defined in the Agriculture Section, remove cluster development from the zoning laws, as the requirements cannot be fulfilled due to lack of services.	High	Town	Planning Board
c) Review Village lot sizes	High	Village	Planning Board
d) Update zoning to prevent private wastewater treatment plants to ensure continued rural character.	High	Town	Planning Board

2. Support the development of senior citizen housing.

Implementation Item	Priority	Lead Party	Partners
a) Identify opportunities to encourage senior housing.	High	T/V	County, State
b) Identify potential housing sites within or adjacent to the Village.	Medium	T/V	County Planning Department and Office for the Aging, Planning Boards, Developers
c) Enact appropriate development standards to support senior housing.	Medium	T/V	T/V Planning Boards
d) Create zoning to allow a variety of housing types in one development.	High	T/V	Planning Boards, Zoning Boards

3. Encourage private actions to achieve high levels of property maintenance.

Implementation Item	Priority	Lead Party	Partners
a) Identify and publish to the public those groups & clubs who assist in maintenance.	High	T/V	Newsletter, Town and Village websites
b) Educate residents on resources available to them.	High	T/V	Newsletter, Town and Village websites
c) Consider annual safety checks and cleanup campaigns, including periodic “junk” pickup.	Medium	T/V	CEO, Town Board, Village Board of Trustees, Disposal Companies
d) Review Historic District standards for residential properties and update (see Culture and Recreation Section).	Low	T/V	Planning Boards
e) Consider the upgrade of village roads (curbs, trees, etc.) to enhance Village appearance.	Low	Village	Village Board of Trustees, Village DPW

4. Limit development and densities in environmentally sensitive areas.

Implementation Item	Priority	Lead Party	Partners
a) Review zoning to update or create overlay protection in proximity to municipal aquifers, wells and other environmentally sensitive areas for long term protection purposes (see Environmental Resources Section).	High	T/V	Planning Boards, Zoning Boards, Town/Village Boards, Adjacent property owners, DEC
b) Review and update maps of wetlands and other sensitive areas for land-use decision-making.	High	T/V	County Planning, DEC, Ontario County Soil & Water

5. Utilize the site plan process and zoning to encourage development, which will have a positive visual impact on the Town and Village.

Implementation Item	Priority	Lead Party	Partners
a) Modify Zoning to protect scenic vistas and view sheds as defined in the Route 5 & 20 Corridor Study and as defined by the Town and the Village Planning Boards.	High	T/V	Planning Boards, Zoning Boards, County Planning

RESIDENTIAL LIVING ACTION PLAN

RESOURCES

- NYS Department of Health
- NYS DEC
- Ontario County Soil and Water
- Ontario County Planning Department

CONSIDERATIONS

- The Bloomfield area has many attributes that are very desirable for living. These include a "small town" atmosphere, proximity to a large metropolitan center, a quality school system, dependable public services, a strong pride in preserving its heritage and a strong sense of community identity.
- There are relatively few natural limitations to development of the undeveloped lands in the Town. Thus, natural limitations to development cannot be relied on to maintain the pattern of low-density residential development in the Town.
- Ontario County is one of the fastest growing counties in the State. Towns adjacent to Bloomfield to the north and east are the fastest growing in the County. The growth in these areas has been attributed to their desirable location, an established transportation corridor along the Thruway/Route 96 and 490 to 332 axis, as well as the availability of public sewer and water.
- This Plan envisions denser development of lands adjacent to the Village of Bloomfield and one family dwelling development in the AR2 zone during the planning period.
- This Plan envisions development of primarily single-family dwellings on vacant sites within the village during the planning period.
- Providing services such as water and sewer promotes residential development. The lack of those services protects the rural character of the community.



INTRODUCTION

VILLAGE

The area of land that is known as the Village of Bloomfield is the primary commercial center for Town of East Bloomfield. Here there are various retail shops, restaurants, offices, a bank, a gas station with convenience store and a car wash. Many of the two-story retail buildings house apartments on the second floor. This commercial area was re-zoned in 2007 as the Village Center District, with new zoning for building standards, mixed-use development and parking, signs and setbacks regulations.

The Village Center District should be recognized as the principal community commercial area for both the Village and the Town, recognizing however, that the population of the Village and Town cannot support a community-centered commercial district for everyday needs that can be found elsewhere within the region. Therefore, the Village should encourage unique commercial development that offers products and services not readily available in the area.

On Maple Avenue, south of the main four corners and near the Elementary School, is another small commercial area surrounded by residential properties. Businesses within this area include a grocery store with gas station, two restaurants and a used clothing shop.

The northern end of Main Street near South Avenue is within the Historic District. The buildings in this area include the original Bloomfield Academy, a private school, which currently houses the Bloomfield Historical Society. Also found in this area are restaurants, a funeral home, a barbershop and buildings converted into apartments. Because of the limited parking, this area would be most suited to office or professional businesses. It is important to retain the historic character of these buildings as the village develops (see Culture and Recreation Section).

Around the corner from this area, on State Street west of South Avenue, lies a strip of properties zoned for commercial use. However, many of the businesses that used to reside there have left the area. The Village should consider re-zoning this area to match the residential districts that surround it.

TOWN

Commercial development in the Town is located along State Routes 5&20, primarily east of the Village line. A mix of commercial uses can be found along this route, including retail, restaurants, offices and antique shops. Development pressure is increasing all through this area. Another commercial area is further east at Toomey's Corners, the intersection of State Routes 5&20 and State Route 64 South. Retail, restaurants, and other commercial uses are found at this intersection. Commercial land use issues to be addressed within this Plan include commercial strip developments, uncontrolled access points, and the proliferation of signs.

This Plan recommends that commercial development be encouraged within the Town in the Routes 5 & 20 corridor just east of State Route 444 and again at the intersection of Routes 5 & 20 and State Route 64 South at Toomey's Corners. Such uses should be established in compatible clusters and scaled to provide the services to meet the daily needs of the Town residents. The commercial development of these areas can also be enhanced through shared access, the provision of off street parking, building facade improvements, sign control and landscaping to create a high standard for commercial developments. Particular attention should be paid to the Route 5 & 20 Corridor Study, completed in 2004, which identified traffic control issues, view sheds which should be protected, and other elements defining consistency and compatibility of the "Road" from Livingston County east to Canandaigua and beyond.

This Plan recommends a review of all the commercial areas in the Town for appropriateness. Any existing operations, regardless of any changes, would be grandfathered, but the types of commercial activity, if the zone remains commercial, may be modified or limited.

COMMERCIAL ACTIVITY POLICY AREA

GOAL

It is the goal of the Town and Village to retain existing businesses and attract new businesses to the community. New commercial development should be encouraged to be located in the Village or in commercial areas of the Town where utilities and services are available. In addition, every effort should be made to improve the general attractiveness of commercial areas through the use of adequate landscaping, lighting, sign controls and improved property maintenance and site design standards.

OBJECTIVES

1. Focus types of commercial growth on a neighborhood scale, providing for good vehicular access and well-landscaped buffer areas.
2. Identify features and assets of the area that may be promoted to attract new businesses.
3. Maintain the scale, type and pattern of existing commercial land use in the Village.
4. Review the scale, type and pattern of existing commercial land in the Town for redefinition or potential growth. Commercial zones should be defined to avoid adverse impact upon adjacent agricultural and residential areas.

MEASURES

- a. Amount of commercial space occupied vs. vacant.
- b. Number of site plan applications approved for new development of commercial operations as a number, and as a percentage of the total commercial applications reviewed.
- c. Number of variances approved as a part of the site plan review of new development of commercial operations, as a low number of variances would indicate that zoning is written well.

COMMERCIAL ACTIVITY

ACTION PLAN

- I. Focus types of commercial growth on a neighborhood scale, providing for good vehicular access and well-landscaped buffer areas.

Implementation Item	Priority	Lead Party	Partners
a) Modify the development regulations to minimize potential traffic hazards through site design.	High	T/V	NYSDOT, OCDPW
b) Modify/update zoning codes to encourage shared access and joint use of off street parking areas	High	T/V	NYSDOT, OCDPW
c) Modify site plan requirements for commercial areas to accommodate a number of businesses with road frontage, access by a rear service road and with ingress and egress at both ends. Include rear parking with landscaped front.	Medium	T/V	NYSDOT, OCDPW
d) Modify site plan requirements to limit size & scale of commercial operations in the Village	High	Village	Zoning Specialist, Village Attorney
e) Incorporate requirement for bicycle parking facilities within commercial zones	Low	T/V	

2. Identify features and assets of the area that may be promoted to attract new businesses.

Implementation Item	Priority	Lead Party	Partners
a) Promote the Historical Society, the Antique Wireless Association, and other organizations or events in the area to bring potential customers to the local businesses.	Medium	T/V	East Bloomfield Historical Society, Antique Wireless Association, other organizations,
b) Encourage good communications between Village Board of Trustees/Town Board and businesses.	High	T/V	Town and Village Boards, Planning Boards

3. Maintain the scale, type, and pattern of existing commercial land use in the Village.

Implementation Item	Priority	Lead Party	Partners
a) Review Village zoning to determine if existing commercial zoning on State Street west of South Avenue is still a good fit.	High	Village	Village Planning and Zoning Boards, Village Attorney

b) Incorporate requirements into the Village code to discourage the conversion of single-family units to apartments and commercial uses in the entire Village.	High	Village	Village Planning and Zoning Boards, Village Attorney
c) Develop requirements to ensure appropriate setbacks and buffering between incompatible uses.	High	Village	Village Planning and Zoning Boards, Village Attorney

4. Review the scale, type, and pattern of existing commercial land in the Town for potential growth.

Implementation Item	Priority	Lead Party	Partners
a) Review entire Town zoning to reflect desired and/or anticipated commercial land use.	High	Town	Town Planning and Zoning Boards, Town Attorney
b) Identify and implement multiple types of commercial zoning which recognize the variety of commercial uses and their impact on the areas in which they are located.	High	Town	Town Planning and Zoning Boards, Town Attorney
c) Review and recommend rezoning of current commercial zones to fit within new zones defined.	High	Town	Town Planning and Zoning Boards, Town Attorney

DRAFT

COMMERCIAL ACTIVITY ACTION PLAN

RESOURCES

- Canandaigua Chamber of Commerce
- Local Businesses/Business Organizations
- Ontario County Planning
- NYS Department of Transportation
- Private Economic Developers
- Ontario County Economic Development Corporation (OCEDC)
- Ontario County Industrial Development Agency (IDA)

CONSIDERATIONS

- Of the approximately 466 acres of undeveloped land, an estimated 128 acres possess insufficient access for development under current regulations, 112 acres lie within an agricultural district and another estimated 68 acres lie within the watershed protection area with 1.8 acres in zone IG, 20 acres in zone IIG, and 46 acres in zone IIIG. Areas within the watershed protection area should be subject to Overlay District regulations.
- Recognize the Activity Action Plan in the Environmental Resources Section to limit development in environmentally sensitive areas.
- Existing commercial uses should not be allowed to expand into, or adversely impact upon, adjacent residential areas.
- Do not recognize "lesser zoning" philosophy, ensuring that commercial uses are not permitted in industrial zoned areas or residential in commercial, for examples.
- Support efforts of local businesses and business organizations to increase commercial activity.
- Recognize that the potential development of larger "big box" retail stores may not be compatible with the existing and desired character of the Town and Village.



INTRODUCTION

There is limited industrial use in the Village of Bloomfield. The industrial area in the Village is located east of Maple Avenue, south of Jones Terrace. Given the existing land use pattern and lack of significant areas of vacant land having direct access to major highways, the potential for new industrial areas in the Village is limited. However, the Town of East Bloomfield has considerable land located adjacent to the Village on the south side of Routes 5&20 which is suitable for industrial development.

The predominant industrial area in the Town is located south of Routes 5&20 and west of the Village of Bloomfield. Industrial uses include the Crosman Corporation plant, along Rte. 5&20, Terphane in the Center Pointe West Industrial Park and Velmex on the northwest corner of Rte. 5&20 and Rte. 64 North. All of these developments are well designed and do not pose significant land use conflicts. The Center Pointe West Industrial site can accommodate as many as 1,500 new jobs. Recent demographic studies have shown that people prefer to live close to their place of work, if suitable housing is available. The Center Pointe West site has significant potential to increase pressures for residential development and commercial services for new employees of this planned industrial park. Other industrial uses are of a small scale and are scattered throughout the Town.

This Plan recommends industrial development be located in the currently zoned industrial district in the Village as shown on the Village's Zoning Map included in the Appendix, and at the Center Pointe West Industrial Site, located west of the Village in the Town.

This Plan also envisions a limited number of additional businesses and new jobs to be created to satisfy the local employment needs. Though limited, the use of applicable and available Federal and State economic development funds to create new employment opportunities is advocated in this Plan. The Town is identified as the community's light industrial center in that a large area of the Town has been zoned and developed for this purpose to promote orderly growth in the community. The Town and Village should recognize the additional demands that the Center Pointe West Industrial Complex may generate for new commercial services and residential development. The policies and recommendations of the Comprehensive Plan should ensure that these demands are addressed.

INDUSTRIAL ACTIVITY POLICY AREA

GOAL

It is the goal of the Town and Village to have light industrial development in appropriate areas to provide tax revenue and employment opportunities. In addition, East Bloomfield and Bloomfield will work to ensure that industrial activities are not harmful to surrounding areas or to the environment at large.

OBJECTIVES

1. Use site plan requirements to protect the community without unduly restricting the ability to attract and retain industry.
2. Review the scale, type and pattern of existing industrial land in the Town for redefinition or potential growth. Industrial zones should be defined to avoid adverse impact upon adjacent agricultural and residential areas.

MEASURES

- a. Number of new industries locating in the community.
- b. Feedback from industrial operators and adjacent residents and businesses.

INDUSTRIAL ACTIVITY ACTION PLAN

1. Use site plan requirements to protect the community without unduly restricting the ability to attract and retain industry.

Implementation Item	Priority	Lead Party	Partners
a) Review and amend, as necessary, industrial site plan requirements.	High	T/V	Planning Boards
b) Through CEO inspections, review all parcels to ensure compliance with zoning requirements. Issue documentation defining any non-conforming, non-compliance or grandfathered uses.	Medium	T/V	Planning Boards

2. Review the scale, type and pattern of existing industrial land in the Town for redefinition or potential growth. Industrial zones should be defined to avoid adverse impact upon adjacent agricultural and residential areas.

Implementation Item	Priority	Lead Party	Partners
a) Require that uses bordering industrial areas are compatible and appropriately buffered	Medium	Town	Private developers, site engineers
b) Exclude non-industrial uses in industrial zones, including any "lesser zoned" development.	High	Town	Private developers, site engineers
c) Review and amend, as necessary, current industrial zones.	High	Town	Planning Board

INDUSTRIAL ACTIVITY ACTION PLAN

RESOURCES

- Ontario County Industrial Development Agency (IDA)
- Ontario County Economic Development Corporation (OCEDC)
- Ontario County Planning Department

CONSIDERATIONS

The Center Pointe West Industrial Complex is one of the largest shovel ready industrial sites within Ontario County. In years past the development of the park has been stifled likely due to the impacts of the economic downturn in 2008 and lack of advertising for the site. The Town of East Bloomfield should work closely with the IDA and OCEDC to ensure that future efforts to attract, retain, and expand industrial activity throughout Ontario County take advantage of existing industrial sites within the Town and Village.



INTRODUCTION

WATER SUPPLY

The Village of Bloomfield produces its own water, through wells and springs. Water is able to be stored in a 750,000-gallon water tank on South Avenue. A map of the water supply systems is included in the Appendix.

The Village of Bloomfield has two well locations, one west of Michigan Street, and one off Oakmount Avenue. The Michigan Street well location has a redundant system installed, which can produce 250 gallons per minute. This production is limited by the capacity of the pump, rather than the amount of water flowing into the well, and is available for emergency use only.

The distribution system consists primarily of six inch, eight inch, and ten inch interconnected water mains. A private two-inch line serves the Meadow View Lane area, and smaller lines also serve out-of-district users.

In addition to providing water to all properties in the village, the Village of Bloomfield contracts with the Town of East Bloomfield to provide water resources to a limited number of properties outside the village boundaries. Water District #1 is located west of the village along Routes 5 & 20. Water is stored in a 500,000-gallon water tank owned by the Town Water District and is distributed through approximately 7,500 linear feet of eight-inch water mains. Water District #2 Extension 2 consists of approximately 8,000 linear feet of six- and eight-inch lines, a master meter, hydrants, and other appurtenances.

The Town has established a water improvement reserve fund for Water District #1. Revenues are collected from telecommunications equipment placed on the Town water tower and adjacent private radio tower, which are located on Town-owned property on Routes 5&20, east of Cannan Road. The purpose of this reserve fund is to maintain the water tower. A map of the Town's water districts has been included in the Appendix.

In addition to the Town Water Districts 1 and 2 Extension 2, the Town provides water to a number of other residents using water sourced through the

Town of Canandaigua. Water District 2 serves Routes 5 and 20 east from Route 444 to the Canandaigua line, Wheeler Station Road north of Routes 5 and 20, and a portion of County Road 30 east of Wheeler Station Road. During this Plan's development, the Town has embarked on a major water main replacement for both Water District 1 and Water District 2. To provide for looping and back up supplies between the Village of Bloomfield and the Town of Canandaigua, a new water main is planned for Whalen Road from County Road 30 south to Routes 5 and 20.

As the town grows, concentrating that growth around the village will ensure more efficient expansion of the Village water and sewer services.

SANITARY SEWER

Sanitary sewer service is available throughout the village and in Sewer District #1 of the town. The collection systems are connected to the Village of Bloomfield Wastewater Treatment Plant located west of Elm Street.

Although the Village's collection system is primarily gravity flow, there are a pump station and force main serving the commercial/industrial area in the southeastern portion of the village east of Maple Avenue. A of the Village's sanitary sewer systems is included in the Appendix.

Sanitary Sewer District #1 serves the Routes 5&20 area in the town west of the village. The collection system consists of approximately 6,500 feet of eight-inch gravity main, as well as a pump station and 2,500 feet of four-inch force main, which is connected to the Village system and serviced by contract with the Village. The Town encourages all properties within the sewer district to connect to the sewer system pursuant to the Town sewer local law. The largest users of this district are Crosman Arms and Terphane. Sanitary Sewer District #1 also serves the Center Pointe Industrial Park.

Establishment of a sewer district along Routes 5 & 20 east of Route 444 would encourage additional commercial development in the town's prime commercial district. Concentrating town expansion around the existing village boundary will ensure more efficient expansion of the Village water and sewer services.

STORM WATER

Storm water is kept separate from sanitary waste. In the village, it is collected through catch basins and channeled to various discharge points, which are usually natural streams. In the town, storm water flows off roads and other surfaces, to natural or man-made drainage channels.

TELECOMMUNICATIONS

The entire Village and some areas of the Town are served by the Time Warner Cable Company under contract. Along with Internet access and television, phone service can be obtained through Time Warner as well as Frontier Communications, the primary provider of telephone service. The Time Warner contract is renewable every ten years. Fiber ring broadband telecommunications for Internet service is available along Routes 5 and 20 in the Town of East Bloomfield. Due to the high connection cost and limited availability, it is extremely difficult for businesses and residents to avail themselves of this service.

WASTE MANAGEMENT

Neither the Town nor the Village provides public trash pickup. Businesses and residents contract with private trash haulers for the service, including recycling. The Town, including the Village, shares in the cost of a custodian at the Town of Bristol's Transfer Station, where residents may drop off their waste for a fee.

UTILITIES & PUBLIC WORKS POLICY AREA

GOAL

It is the goal of the Town and Village to have public utilities, facilities and services that efficiently meet the present and future needs of residents, business and industry, in keeping with the Town's and Village's overall vision.

OBJECTIVES

1. Develop a system to assess, prioritize, plan for and finance public utilities, facilities and services.
2. Maintain the quality and quantity of the groundwater utilized by the Village for water supplies to avoid ground water pollution and low flows during dry periods.
3. Develop and maintain a storm water management program to alleviate existing problems in the Village and address existing storm water concerns within the Town.
4. Determine methods of increasing Internet speed throughout the Town and Village.
5. Identify methods to increase recycling and reduce waste, both organic and non-organic.

MEASURES

- a. Establishment of a water/sewer extension and connection policy.
- b. Level of contaminants in the Village's drinking water wells.
- c. Number of new, unauthorized tie-ins to the Village's sanitary sewer system.
- d. Frequency and level of flooding due to storm water management.
- e. Expansion and improvement of telecommunication facilities.
- f. Level of recycling, reuse and waste disposal throughout the Town and Village.

UTILITIES & PUBLIC WORKS ACTION PLAN

I. Develop a system to assess, prioritize, plan for and finance public utilities, facilities and services.

Implementation Item	Priority	Lead Party	Partners
a) Install an Asset Management System to include an inventory of existing infrastructure, a long-range plan for maintenance and improvement and methods of funding upgrades.	High	T/V	County, T/V Engineer
b) Prioritize upgrades to existing Town water and sewer infrastructure over expansions. Ensure expansions of such infrastructure are consistent with the vision of this Comprehensive Plan.	High	Town	County, Town Engineer

2. Maintain the quality and quantity of the groundwater used by the Village for water supplies to avoid ground water pollution and low flow during dry periods.

Implementation Item	Priority	Lead Party	Partners
a) Develop policies to protect aquifers and recharge areas from the potential adverse impacts of oil and gas exploration, industrial and commercial development, and other high impact activities.	High	T/V	NYSDEC, T/V Engineers, Planning Boards
b) Identify ground water and other potential water sources to meet future demands as well as providing fire protection.	Medium	T/V	T/V Engineers
c) Review existing wellhead protection overlay districts and update as needed	Medium	T/V	Planning Boards
d) Review and modify, if necessary, septic requirements in aquifer and wellhead protection overlay districts to further protect water sources.	Medium	T/V	Planning Boards

3. Develop and maintain a storm water management program to alleviate existing problems in the Village and address existing storm water concerns within the Town.

Implementation Item	Priority	Lead Party	Partners
a) Identify sources of storm water infiltration into the Wastewater Treatment plant.	High	Village	Village Engineer
b) Develop and implement practices to correct the infiltration.	High	Village	Village Engineer
c) Identify areas susceptible to flooding due to storm water in the Town.	High	Town	Town Engineer, NYSDOT
d) Produce a plan to correct the storm water flooding within the Town that is putting undue risk on businesses and residents.	High	Town	Town Engineer, Army Corps of Engineers, NYSDOT

4. Determine methods of increasing Internet speed throughout the Town and Village.

Implementation Item	Priority	Lead Party	Partners
a) Identify providers with capability to deliver faster internet speeds throughout the Town.	Medium	Town	Internet Service Providers
b) Review and modify or update Time Warner contract to expand availability.	Medium	Town	Time Warner Cable Co.
c) Meet with other providers to identify and implement new coverage areas.	Medium	Town	Internet Service Providers

5. Identify methods to increase recycling and reduce waste, both organic and non-organic.

Implementation Item	Priority	Lead Party	Partners
a) Identify and meet with all waste removal companies who do business in East Bloomfield to obtain and share information on waste reduction.	Medium	Town	Waste Removal Contractors, Town of Bristol
b) Develop educational programs, information handouts or the like to increase recycling, composting, reuse and to reduce waste to landfills.	Medium	T/V	Ontario County Planning Dept., Town of Bristol
c) Identify sources and obtain funding to support initiatives geared toward waste reduction.	Medium	Town	Ontario County Planning Dept., Waste Removal Contractors, Cornell Cooperative Extension Service

UTILITIES & PUBLIC WORKS ACTION PLAN

RESOURCES

- FAA
- FCC
- NYS Department of Environmental Conservation
- Ontario County Public Works
- NYS Department of Health
- Ontario County Planning Department
- Cornell Cooperative Extension Service
- U. S. Army Corps of Engineers

CONSIDERATIONS

- “Looping” sections of existing water systems should be a priority.
- The community is dependent on ground water supplied water systems. These ground water sources are susceptible to pollution. In order to adequately protect this vital resource, guidance can be found in the Aquifer and Recharge Delineation Report prepared by the NY Rural Water Association in June of 2012 that was filed with the Department of Environmental Conservation.
- Encourage the sharing of facilities such as telephone poles, utility trenches, etc.

TRANSPORTATION



INTRODUCTION

The East Bloomfield transportation network is defined primarily by the highway system. Railroads no longer service the area and air service is provided in neighboring communities. Other than Village sidewalks, bicycle and pedestrian travel is not integrated with the street and highway system. These are desirable traits that should be incorporated into the street and highway system through the extension of sidewalks, creation of walking trails, and bike lanes. Limited bus service is provided on a scheduled or “on call” basis by the Rochester- Genesee Regional Transportation Authority (RGRTA). There are approximately sixty-five (65) miles of roads within the Town of East Bloomfield, of which six miles of roads are located within the Village of Bloomfield. Highways under State jurisdiction include Routes 5&20, Route 64 and Route 444. Those highways under County jurisdiction include County Roads 30, 39 and 40.

The New York State Department of Transportation classifies area highways according to a rural functional classification system, defining the role of each road/highway. This classification system is used as a basis for programming highway improvements, assigning jurisdictional responsibilities and determining highway access policies. The rural functional classification system has five categories applicable to the East Bloomfield area: principal and minor arterials, major and minor collector roads, and local roads.

- Principal arterials are the highest order of highway in the area. These highways provide for corridor movement with trip length and density suitable for statewide travel and movements between urban areas. In East Bloomfield, Route 5&20 is the only highway classified as a principal arterial.
- Minor arterials provide for integrated inter-county service, as well as for internal highway spacing consistent with population density so that all developed areas of the State are within reasonable distances of arterial highways. Minor arterials are expected to provide for relatively high travel speeds and minimum interference to through movement. State Routes 444 and 64 are minor arterials in East Bloomfield.
- Collector roads generally serve intra-county travel and travel distances are shorter than

on arterial routes. More moderate speeds are typical on collector roads. Major collector roads serve the more important intra-county travel corridors. In East Bloomfield, County Road 40 is major collector road. Minor collectors generally serve locally important travel generators in the more rural areas. Main Street in the Village and County Roads 30 and 39 in the Town are classified as minor collectors.

- All other roads in Bloomfield are classified as local roads, which primarily provide access to land adjacent to the collector network and serve travel over relatively short distances.

The Routes 5 & 20 Corridor Study has been ongoing across the State to better understand the issues associated with communities through which the route travels. The study reviewed the historical value of “The Road” as it has been referred to, view sheds important to protect, historic districts defined along the road as well as the typical traffic studies and concerns. This study should be used in conjunction with compiling this Comprehensive Plan to ensure that development along Routes 5 & 20 in East Bloomfield respects and preserves the findings of the Routes 5 & 20 Corridor Study.

TRANSPORTATION POLICY AREA

GOAL

It is the goal of the Town and Village to have a diversified transportation system that serves motorists, bicyclists, pedestrians and farm equipment. Future development should be designed to maximize roadway efficiency, safety and accommodate all modes of travel.

OBJECTIVES

1. Encourage a variety of forms of transportation, including automobiles, public transit, bicycling, and walking.
2. Minimize the number of access drives to major highways.
3. Identify local transportation issues and coordinate solutions with other agencies within the Region and County.
4. Develop an asset management plan for long-term capital planning of transportation infrastructure.
5. Provide uniform subdivision street design standards and criteria for both the Town and the Village, requiring full compliance by developers.

MEASURES

- a. Linear feet of new sidewalks, bike lanes and trails developed.
- b. Accident rate along major roadways and at key intersections.
- c. Level of service at key intersections.
- d. Number of curb cuts along major roadways.

TRANSPORTATION ACTION PLAN

1. Encourage a variety of forms of transportation, including automobiles, public transit, bicycling, and walking.

Implementation Item	Priority	Lead Party	Partners
a) Complete sidewalk installation throughout the Village.	Medium	Village	NYSDOT
b) Encourage commercial property owners to foster pedestrian and other non-motorized modes of travel by installing bicycle racks, benches, etc. at commercial locations.	Medium	T/V	GTC, NYSDOT
c) Review and work with Rochester-Genesee Regional Transportation Authority (RGRTA) to identify and modify local transportation stops/schedules throughout the Town and Village.	Medium	T/V	RGRTA
d) Create bike lanes on village and town roads.	Medium	T/V	NYSDOT, GTC

2. Minimize the number of access drives to major highways.

Implementation Item	Priority	Lead Party	Partners
a) Modify Site Plan Requirements for commercial areas to accommodate a number of businesses with road frontage and access by a service road with ingress and egress at both ends.	High	T/V	NYSDOT, Ontario County Public Works

3. Identify local transportation issues and coordinate solutions with other agencies within the Region and County.

Implementation Item	Priority	Lead Party	Partners
a) Identify the impacts of any State planned roadway modifications on Maple Avenue, Elm Street, and State Route 444 including the:	Medium	T/V	NYSDOT, GTC
i) Need for subsurface drainage facilities, especially at the Route 444 and Routes 5 & 20 intersection.			
ii) Need for sidewalks along the route			
iii) Impact on schools			
iv) Proposed traffic signalization			
b) Establish a reduced speed zone on Route 444 south from Village line to State Routes 5 & 20.	High	Town	NYSDOT
c) Review and modify as needed the speed zones throughout the Town	Low	Town	NYSDOT, Ontario County Public Works
d) Install sidewalks along east side of Route 444 from Village to Veterans Park access on Route 444.	High	Town	NYSDOT, GTC
e) Identify and implement methods to warn motorists of slow moving agricultural vehicles on all roads in the Town of East Bloomfield and the Village of Bloomfield.	High	T/V	NYSDOT, Ontario County Public Works, Ontario County Agriculture Enhancement Board
f) Identify and implement methods to eliminate drainage issues along State Routes 5&20 near Route 444 to prevent flooding during high rain or snow melt activity.	Medium	T/V	NYSDOT, GTC, US Army Corps of Engineers

4. Develop an asset management plan for long-term capital planning of transportation infrastructure.

Implementation Item	Priority	Lead Party	Partners
a) Identify all Town and Village owned roads, intersections, bridges, culverts and pedestrian crossings within the community and plan for safety improvements, as necessary.	High	T/V	NYSDOT, Ontario County Public Works, GTC
b) Regularly update and implement the asset management plan to keep current	Biannually	T/V	NYSDOT, Ontario County Public Works, GTC
c) Identify and implement safe pedestrian crossings at appropriate locations	High	Village	NYSDOT, Village Engineer
d) Consider alignment of major north/south corridors to provide for safer, uninterrupted travel.	Medium	Town	GTC, Ontario County Public Works

5. Provide uniform subdivision street design standards and criteria for both the Town and the Village, requiring full compliance by developers.

Implementation Item	Priority	Lead Party	Partners
a) Define requirements for the development of traffic patterns.	Medium	Town	NYSDOT
b) Update development regulations and standards for sidewalks, lighting, road construction, buffering, etc.	High	T/V	Engineers
c) Define a requirement that stubs should be provided to facilitate future internal connections to adjacent parcels	Medium	T/V	Engineers

TRANSPORTATION ACTION PLAN

RESOURCES

- RGRTA
- Genesee Valley Regional Transportation Council
- NYS Department of Transportation
- Bloomfield Central School District
- Ontario County Public Works Department
- US Army Corps of Engineers
- Ontario County Planning Department
- Genesee Transportation Council (GTC)
- Ontario County Agriculture Enhancement Board

CONSIDERATIONS

- Recognize that the circulation system serves as a component of the local recreation system, including sightseeing, bicycling, walking, etc.
- Support the efforts of the Recreation Consortium with regard to trails and other transportation related recreational activities.

DRAFT



ENVIRONMENTAL RESOURCES

INTRODUCTION

The natural environment of the East Bloomfield area is an important component of this Plan. Environmental conditions may dictate the location and types of development. In addition, many environmental features have been identified as deserving special consideration with regard to conservation and protection. These features define the character of the area and contribute significantly to the desirability of East Bloomfield and the Village of Bloomfield as places to live.

STEEP SLOPES

The topography of the East Bloomfield area is characterized by numerous low and rounded or irregularly shaped hills. This rolling topography was formed during the melting of the ice sheets that invaded the area in Pleistocene time. Elevations range from over 1200 feet in the southern portion of the Town to a low of 700 feet in the north. Steep slopes are generally defined as areas that have a grade of 15 percent or more (15 foot rise in 100 feet horizontal). There are areas of the Village and Town in which steep slopes occur, and these are shown on the Natural Features Map included in the Appendix. The major areas of note include:

1. Escarpment areas associated with Fish Creek.
2. Southern areas of the Village.
3. Escarpment areas associated with Mud Creek
4. Hill areas south of Gauss Road
5. The Boughton Park drainage area

Steep slopes are usually very susceptible to erosion. The erosion potential depends on the grade, soil type and vegetative cover. Erosion effects may vary from loss of soil fertility to large losses of the soil itself, as well as pollution of waterways with sediments. Susceptibility to erosion exists in association with a number of actions and uses. Where steep slopes are actively cultivated, soil will erode unless anchored by vegetation. Increasing the steepness of a slope, as is sometimes done during highway construction, and the removal of material at the base of a slope, through construction or water action, will increase the erosion potential. In addition, increasing the load at the top of a slope by road or building construction will increase the susceptibility of the soil to erosion.

This Plan recommends avoiding development on steep slopes because of their fragile nature. Steep

slopes should be left in their natural state with natural vegetative cover. Where disturbance is unavoidable, mitigating measures during construction and prompt restoration should be required. Contour cultivation is encouraged to preserve soils where farming occurs on steep slopes. Where questions exist with regard to potential disturbances of steeply sloped areas, a complete engineering report should be requested from the applicant.

WOODLANDS

Woodlands are a very important resource in East Bloomfield. They may be taken for granted at this point in time due to their common occurrence in the landscape and the absence of major developments, which would threaten woodlands. The preservation and conservation of woodlands is desirable due to the many benefits they provide, including the wildlife habitat, soil conservation, a storm buffer and windbreak, shade, visual screening and esthetics, a sound barrier, air purification, and recreational and educational opportunities.

This Plan identifies the preservation and conservation of unique ecological sites, including woodlands, as a development policy. In addition, woodlands will be an important component in efforts to preserve significant open space and to provide recreational opportunities. Areas with established woodlands are shown on the Natural Features Map in the Appendix. When reviewing development applications, the Planning Boards should use this data as a guide for considering the impact on woodlands. New subdivision and site plan review regulations should require developers to identify and conserve woodland resources, as well as define mitigation and conservation measures on project maps.

WATER RESOURCES

The water resources of the East Bloomfield area include creeks, streams, ponds, reservoirs and extensive ground water deposits. Water resources have been identified in this Plan with development policies for preservation, conservation, and as potential recreational areas.

Underlying the Village and parts of the Town is a major aquifer, which is used as a source for public water. Protection of this aquifer is crucial to the preservation of public water.

Mud Creek in the Town of East Bloomfield is the major stream in the area. It flows from south to north along the eastern border of the Town, and is part of the Oswego River Basin and the larger Lake Ontario Watershed. The New York State Department of Environmental Conservation rates Mud Creek, along with most of its tributaries in the southeastern portion of the town, as Class D streams.

Fish Creek drains an area through the center of the commercial area of the Village and flows from southwest to northeast to the Oswego River Basin. It has a Class C (T) rating and is state regulated. The Bloomfield Sewage Treatment Plant discharges into Fish Creek.

Also in the Oswego River Basin are the streams in the northwest portion of the Town. Sucker Brook and a number of unnamed tributaries flow into Boughton Park. These streams are Class A. The Towns of East Bloomfield, West Bloomfield and Victor now jointly own the Boughton Park Reservoir, and a significant area surrounding the reservoir. The reservoir area drains into Great Brook, which is a Class C stream. Trout Brook, another Class C stream in the northwest portion of Town, joins Great Brook in the Town of Victor.

The southwest portion of Town is within the Genesee River Basin. A number of streams drain this area; all are tributaries of Bebee Creek and have Class D ratings. Sterling Pond, privately owned, is located south of Gauss Road between Bailey and Oakmount Roads.

FLOOD PLAINS

Flood plains are lands bordering a stream, river, pond, lake, or wetland that are periodically submerged by floodwater. Flood plains act as temporary natural storage during periods of high water due to heavy rains or melting snow. By reducing peak flows during flooding, flood plains minimize downstream bank erosion and destruction to property.

Flooding may become more severe if the flood plain becomes developed with impervious surfaces and structures. Protection of flood plain areas from inappropriate development is accomplished through strict enforcement of local laws in accordance with the National Flood Insurance Program, the New York State Department of Environmental Conservation, the U.S. Army Corps of Engineers, and other

management agencies. The Village and Town have enacted such local laws, which are designed to:

- Regulate uses which may result in damage due to increases in erosion, flood heights or velocities;
- Require that uses vulnerable to floods be protected against flood damage at the time of construction;
- Limit the alteration of natural flood plains;
- Limit filling, dredging, grading, and other development which may increase erosion or flood damage; and
- Regulate the diversion of flood waters

Compliance with the National Flood Insurance Program through enforcement of the two local laws qualifies Village and Town residents for subsidized flood insurance. The municipalities may also consider local regulations beyond the minimum requirements of the program.

The largest flood plain area in the Town is associated with Mud Creek. Other identified 100-year flood plains are associated with Bebee Creek in the southwestern section of the Town. These flood plain areas are shown on the Natural Features Map located in the Appendix. For the precise boundaries of these flood plains, the Federal Emergency Management Agency maps at the Town Hall should be consulted.

WETLANDS

Wetlands are areas that are covered with shallow water permanently or for periods long enough to support aquatic or semiaquatic vegetation. Wetlands may include areas commonly known as bogs, swamps, marshes, wet meadows, flood plains and areas of water logged soils. The benefits of wetlands include wildlife habitat; water quality maintenance; flood and storm damage protection; erosion control; ground water discharge and recharge; recreation and open space; and education.

The U.S. Army Corps of Engineers has jurisdiction over all federal wetlands, as they are the agency responsible for reviewing and permitting projects and developments that impact federally recognized watersheds. In addition, the New York State Department of Environmental Conservation has classified and mapped five (5) designated freshwater wetlands in the Town of East Bloomfield of 12.4

acres or more in size according to the degree of benefits supplied. The New York State Freshwater Wetlands Maps for East Bloomfield are available at the Village Office and the Town Hall.

One of the largest freshwater wetlands (VT-8) is located at the east side of the Village of Bloomfield, extending into the Town. A large area to the east of the Village drains into this wetland, which in turn provides excellent floodwater detention. Other wetlands include VT-5, which is located in a lowland to the north of the Village. Wetland VT-6 is located south of Routes 5 and 20 and west of Cannan Road and is associated with a tributary of Bebee Creek.

Two other wetlands, BC-1 and BC-3, also associated with the Bebee Creek drainage area, are located in the southwestern portion of the Town and cross into the Towns of West Bloomfield and Bristol.

New York Code Rules and State Regulations (6NYCRR Part 663) define the requirements to be followed in undertaking different activities in wetlands and in wetland buffer zones (within 100 feet of a wetland). The regulatory authority is the State Department of Environmental Conservation, unless a municipality establishes its own permitting program approved by DEC. Any person who proposes to conduct an activity in a wetland or buffer zone must obtain either a permit or a letter of permission from DEC. Activities subject to regulation include:

- Draining, dredging, excavation;
- Removal of soil, mud, sand, shell, gravel, or other material;
- Dumping, filling, or depositing of any material; and
- Construction of buildings or roads.

This Plan recognizes the importance of wetland areas and supports continued regulation by the Department of Environmental Conservation. Wetlands are unique environmental features, which deserve conservation.

SOILS

The soils of the East Bloomfield area are another very important environmental feature, which determine developmental potential. The soils of the East Bloomfield area have been mapped by the United States Department of Agriculture Soil Conservation

Service and the results have been summarized in two reports: "Soil Survey for Ontario and Yates Counties, New York" and the "Interpretive Soils Report, Ontario County". The Soil Conservation Service mapped 102 soils in East Bloomfield. For each of these soils, interpretive information is summarized for such items as agriculture, recreation, planning and engineering, physical and chemical properties, sanitary facilities, building site development, construction materials and water management. Each of these has implications for planning in the East Bloomfield area, and the reports should be consulted as the need arises. However, these reports do not replace detailed site surveys for specific projects.

The large number of soil types found in the area can be attributed to the action of glacial ice that invaded from the north. As the ice receded, glacial till and outwash composed of mixed stones, sand, silt and clay was deposited over the bedrock. The general pattern of soils in the area can be described in terms of associations, which are groups of soils associated by location and characteristics and defined and delineated as a single mapping unit. There are four (4) soil types in the East Bloomfield area:

- Arkport–Dunkirk (AD) Association
- Odessa–Schoharie (OS) Association
- Honeoye-Lima (HL) Association
- Lansing–Darien (LD) Association

The AD Soils Association is located in the northwestern portion of the Town and consists of sandy and silty soils derived from glacial lake materials. Approximately 50% of the AD Association consists of the sandy, well drained Arkport soils which are mainly rolling and hilly. Approximately 15% of the AD Association consists of Dunkirk and Collamer silt loams, which were derived from glacial lake silts, and are undulating to gently rolling. Generally, the soils of this Association are well drained, permeable and strongly sloping. Major restrictions for the development include areas with steep slopes, soil instability and potential pollution hazards due to rapid permeability.

The Odessa-Schoharie (OS) Soils Association is found in a band across the northern portion of the Town and occurs on areas of glacial lake clays. Slopes are generally less than 10%. OS soils comprise approximately 85% of the Association with the Schoharie soils predominant in the stream valleys and

steep areas and the Odessa predominant in areas of smooth relief. The major restrictions of these fine textured, silty clay loam soils are seasonally high water table, very slow permeability and soil instability.

The Honeoye-Lima (HL) Soils Association is the predominant soil in the Village and is located in the central and southern portions of the Town and is comprised of approximately 50% Honeoye sandy and silt loams, and 30% Lima silt loams. While some poorly drained areas exist in this Association, the soils are generally well drained, deep, medium textured soils well suited for agriculture. Restrictions for development include seasonally high water tables and steep slopes.

The Lansing-Darien (LD) Soils Association is located in the south central portion of the Town. The Association consists of approximately 40% Lansing soils, which are well drained, medium textured and derived from glacial till. Another 40% of the Association is comprised of moderately fine textured Darien soils derived mostly from clay shales. Restrictions include poorly drained areas, steep slopes and a seasonal high water table.

ENVIRONMENTAL RESOURCES - POLICY AREA

GOAL

It is the goal of the Town and Village to protect, support and maintain the community's unique ecological sites. Special attention must be paid to controlling development and protecting our environmentally sensitive areas.

OBJECTIVES

1. Protect sensitive environmental features.
2. Protect watershed areas to preserve high quality water sources.
3. Encourage the most appropriate uses of land, based on soil quality, topography, woodlands, water resources and wetlands.
4. Preserve natural resources through regulation of building development.
5. Develop storm water management policies to reduce runoff rates.
6. Minimize light pollution.

MEASURES

- a. Number of structures in a floodplain compared to the maximum established
- b. Number of variances granted for uses of property other than the zoned use

ENVIRONMENTAL RESOURCES ACTION PLAN

I. Protect sensitive environmental features.

Implementation Item	Priority	Lead Party	Partners
a) Review and modify overlay zoning districts and requirements to protect natural features, including view sheds	Medium	T/V	NYSDEC
b) Review and modify, if necessary, types of development allowed within protected areas	Medium	T/V	NYSDEC
c) Identify and protect non-regulated wetlands	Medium	T/V	NYSDEC
d) Review the requirements of the Nat'l Flood Insurance Program and incorporate into the appropriate code, if necessary.	Medium	T/V	NYSDOS, NYSDEC
e) Consider development and implementation of Environmental Protection Overlay Districts (EPODs) to protect natural features such as woodlots.	Medium	T/V	NYSDEC, Planning Boards, Zoning Boards

2. Protect watershed areas to preserve high quality water sources.

Implementation Item	Priority	Lead Party	Partners
a) Identify and document watershed areas in Town and Village	High	T/V	Engineer
b) Create zoning and regulations to control development within and around watershed areas.	High	T/V	Engineer

3. Encourage the most appropriate uses of land, based on soil quality, topography, woodlands, water resources and wetlands.

Implementation Item	Priority	Lead Party	Partners
a) Update zoning maps and codes to retain best farm soils for agricultural uses.	Medium	T/V	Farmers, Planning Boards
b) Provide buffers to protect drinking water systems, wetlands, steep slopes, view sheds and green space	Medium	T/V	Planning Boards, T/V Engineers

4. Preserve natural resources through regulation of building development.

Implementation Item	Priority	Lead Party	Partners
a) Encourage conservation development to protect open spaces where possible. Eliminate “clustering” to avoid extensive residential subdivision development where sewer and water are not available.	High	T/V	Planning Boards, T/V Engineers, Ontario County Planning Dept.
b) Promote infill and redevelopment in areas with existing infrastructure using tools such as mixed use development, incentive zoning, etc.	High	V	Planning Boards, T/V Engineers, Ontario County Planning Dept.
c) Encourage minimum site clearing for development to protect wetlands and woodlands.	Medium	T/V	Planning Boards

5. Develop storm water management policies to reduce runoff rates.

Implementation Item	Priority	Lead Party	Partners
a) Encourage shared parking by commercial entities where feasible to reduce impervious pavement areas.	Medium	T/V	Planning Boards, T/V Engineers, Ontario County Planning Dept.
b) Allow for flexibility in design materials such that permeable pavement would be permitted in low use parking lots, sidewalks, and driveways for storm water infiltration	Medium	T/V	Planning Boards, T/V Engineers, Ontario County Planning Dept.,
c) Provide for land banking, where appropriate, to prevent overbuilding of parking lots.	Medium	T/V	Planning Boards, T/V Engineers, Ontario County Planning Dept.,

6. Minimize light pollution.

Implementation Item	Priority	Lead Party	Partners
a) Consider criteria for illumination cone maximums and spotlights.	Medium	T/V	Planning Boards
b) Encourage timing devices and low reflective surfaces.	Medium	V	Planning Boards
c) Consider maximum outdoor lighting requirements.	Medium	T/V	Planning Boards

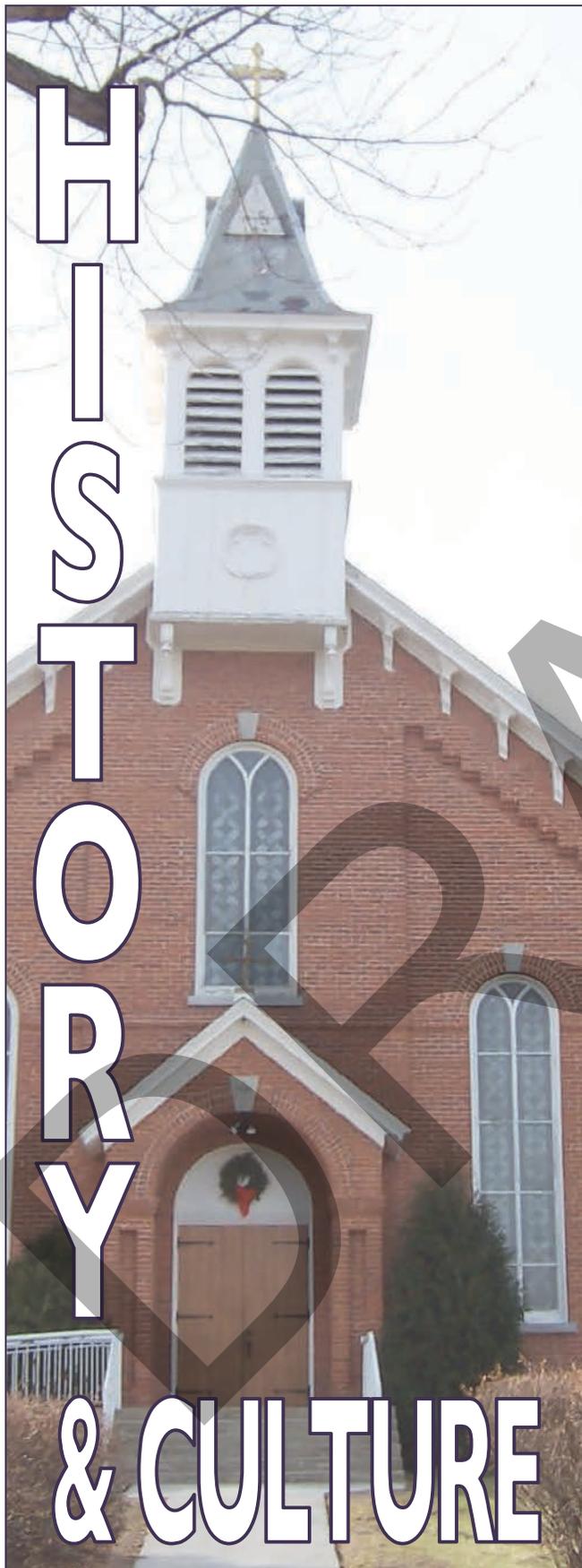
ENVIRONMENTAL RESOURCES ACTION PLAN

RESOURCES

- NY State Emergency Management Office (SEMO)
- Federal Emergency Management Administration (FEMA)
- Cornell Cooperative Extension (CCE)
- NYS Department of Environmental Conservation
- NYS Department of Health
- NYS Routes 5 & 20 Corridor Study
- National Flood Insurance Program
- Ontario County Planning Board
- Natural Resource Extraction Document
- International Dark-Sky Association (www.darksky.org)

CONSIDERATIONS

- Rely on the State Environmental Quality Review Act (SEQR) to assist in preserving environmental resources.
- Use the New York State Routes 5 & 20 Corridor Study to identify and protect view sheds.
- Refer to the Natural Resource Extraction Document prepared by the Ontario County Natural Resource Extraction Working Group for guidance on Special Use Permits for extraction, and Floating Zone Language.
- The use of “dark sky” compliance and full cutoff lighting is important for many reasons including reducing light pollution and glare for vehicular traffic particularly at night.



INTRODUCTION

HISTORIC RESOURCES

There are 48 buildings on the original listing for the Village. They were listed on the New York State Register of Historic Places on Sept. 29, 1989 and were listed on the National Register of Historic Places on Nov. 13, 1989. This was accomplished during the Town of East Bloomfield's Bicentennial and during that celebration it all came together. In 1994, St. Bridget's was added to both listings and St. Peters was added in 1996. The Village Board also voted the Abner Adams House a local historic landmark in 1993 so now there are 51 listed historic buildings in the Village. After the consolidation of the two villages of Holcomb and East Bloomfield in 1990, the district name was changed to the Historic District of the Village of Bloomfield.

There are many benefits of being listed on NYS and National Historic Registers, including tax credits for the preservation, restoration, rehabilitation or reuse of historic structures to the Secretary of Interior's Standards.

POLICY AREA

GOAL

It is the goal of the Town and Village to protect, support, and maintain the community's unique historical sites. Special attention will be paid to protecting these sensitive areas from inappropriate development.

OBJECTIVE

1. Enforce Historic District regulations and incentives to protect historic and cultural sites.

MEASURES

- a. Number of regulations put in place to protect historic resources.
- b. Maintenance of existing historic and cultural sites.

HISTORY & CULTURE

ACTION PLAN

I. Enforce Historic District regulations and incentives to protect historic and cultural sites.

Implementation Item	Priority	Lead Party	Partners
a) Review and, if necessary, update the historic district.	Medium	T/V	East Bloomfield Historical Society
b) Require buffering to enhance the visual transitions between historic sites and other uses.	Medium	T/V	Private developers, site engineers
c) Determine the need for and, if appropriate, incorporate into site review process, architectural standards consistent with the Historic District.	Medium	V	East Bloomfield Historical Society, Village Planning Board, Village Trustees
d) Incorporate into the Code special criteria for the construction and rehabilitation of structures within and adjacent to these areas.	Medium	T/V	Private developers, site engineers

RESOURCES

- East Bloomfield Historical Society
- Ontario County Historical Society
- NYS Parks, Recreation, and Historic Preservation – Historic Preservation Office
- National Parks Service – National Register of Historic Places
- State Environmental Quality Review Act (SEQRA)

CONSIDERATIONS

- Support historic district designations.
- Promote the use of the state and national historic preservation tax credit programs.
- Recognize designated archeological sites from the State Historic Preservation Office where applicable.



INTRODUCTION

The community recognizes that recreation and open space play a vital role in maintaining the mental and physical health of our citizens. The Town of East Bloomfield Recreation Master Plan provides for comprehensive planning to accommodate current and future needs to retain the quality of life in our community.

East Bloomfield residents are served by a variety of recreational lands and facilities, which are provided by the Village of Bloomfield, the Town of East Bloomfield, the Bloomfield Central School District, commercial enterprises, and not-for-profit organizations within the community.

Furthermore, there are approximately 3.5 miles of NYS Snowmobile Trail C4 located within the Town and Village. This trail is managed and maintained by the Finger Lakes Snowmobile Club.

RECREATION POLICY AREA

GOAL

Easy and enjoyable access to a broad spectrum of active and passive recreational facilities serving all ages is a goal of this comprehensive plan. It is the intention of the Town and Village to continue to work cooperatively with all parties to maximize all recreational opportunities in the most economically effective way.

OBJECTIVES

1. The Town of East Bloomfield and the Village of Bloomfield will strive to provide passive and active recreation opportunities in the form of open spaces, trails, playgrounds and athletic fields.
2. Encourage the use of private initiative, public programs and land use controls to attain meaningful open space and recreational opportunities for the community.

MEASURES

- a. Acres of open space permanently preserved for recreational purposes.
- b. Build out of Town and Village owned recreational facilities.

RECREATION ACTION PLAN

1. The Town of East Bloomfield and the Village of Bloomfield will strive to provide passive and active recreation opportunities in the form of open spaces, trails, playgrounds and athletic fields.

Implementation Item	Priority	Lead Party	Partners
a) Apply the Town of East Bloomfield Recreation Master Plan elements to provide recreational opportunities.	High	T/V	As defined in Recreation Master Plan
b) Identify key areas within the Town for preservation of open space	Low	T/V	Property Owners

2. Encourage the use of private initiative, public programs and land use controls to attain meaningful open space and recreational opportunities for the community.

Implementation Item	Priority	Lead Party	Partners
a) Apply for grants, as available, for Veterans Park improvements.	High	T/V	As defined in Recreation Master Plan
b) Work with civic groups to support athletic and recreational activities, including the use of "Friends Organizations" to raise funds for government owned park improvements.	High	T/V	Civic groups, not-for-profits
c) Consider land banks and/or transfers of development rights to attain open space.	Low	T/V	Planning Boards, Village Trustees, Town Board, property owners

RECREATION ACTION PLAN

RESOURCES

- Town of East Bloomfield Recreation Master Plan
- Bloomfield Central School District
- Local and State Legislative Members
- State and Federal Grant Agencies
- Private Foundations and Clubs

CONSIDERATIONS

- Recognize that the East Bloomfield Recreation Master Plan provides a road map for improved and increased recreational opportunities.
- Recognize that the Town of East Bloomfield will not purchase nor own private neighborhood parks.
- Work with the County and local recreation clubs (e.g. Finger Lakes Snowmobiling Club, club sports, etc.) to help expand and promote recreational opportunities throughout the Town and Village (parks, trails, programming, etc.).



INTRODUCTION

This section is meant to complement the Commercial and Industrial Activity Goal Areas. As a result, it is recommended that the reader familiarize himself with the introductions provided on pages 34 (Commercial) and 40 (Industrial).

On January 26, 2011, the Village of Bloomfield Board of Trustees approved the formation of the Route 444 Enhancement Committee. The Rt. 444 Enhancement Committee was charged by the Bloomfield Village Board to review the present condition of Rt. 444 within the Village, and to make recommendations to the Bloomfield Village Board regarding enhancements that would improve its contribution to the appearance, functionality, and economic vitality of the Village business district as a destination. Recommendations included (but were not restricted to) consideration of sidewalks, curbs and curb cuts, trees and greenery, lighting, parking, pedestrian and bicycle friendliness, and general design aesthetics.

Route 444 is a central artery into the Village, but also a central conduit connecting the Rochester and Finger Lakes regions. Its enhancement is central to Bloomfield's ability to achieve its own goals as a viable, attractive, and sustainable destination.

The committee affirmed that Route 444's enhancement would contribute significantly to the Village's efforts to achieve the following nine goals:

1. Encourage local residents, including those living in the town, and visitors to shop locally;
2. Attract visitors from the greater Rochester and Finger Lakes area to Bloomfield as a destination;
3. Serve as an attractive gateway to Bristol Mt. and the Finger Lakes area for year-round visitors (for skiing, fall foliage, seasonal festivals, events, antiquing, etc.);
4. Augment existing small hometown character with appropriate amenities;
5. Advance existing historical character and sense of place and identity in the community;
6. Enhance economic attractiveness for revitalization of the downtown business district;
7. Buffer properties that do not enhance the village's character in order to diminish their potentially negative impact;

8. Promote the village as a pedestrian-friendly and bicycle-friendly community;
9. Promote enhancements that create a strong and infectious incentive for property owners to participate in making their own improvements and to take greater pride in their contribution to Bloomfield's overall sense of community.

The Village Board approved four attractive gateway signs were installed in the summer of 2010 at four different locations around the village. The purpose of these signs is to enhance the economic development of the village. Under each gateway sign there are four slots, available to show the name of a business sponsor. The funding for these gateway signs came from grants, not from village taxes. The price for each sponsor slot is not intended to generate a profit for the village. Rather, the pricing is designed to cover the costs of the signs over their 8-year life cycle, to support village businesses, and to be affordable for all businesses, both large and small. The goal is to help village businesses without using village tax revenues.

Although the Village of Bloomfield plays a significant role in the economic development policies of the Town of East Bloomfield, there are some opportunities that should be a priority for the Town, such as the infill of the Center Point West Industrial Complex.

Since the Village is seeking to foster a more urban and walkable environment from that of the Town, there may be some future investments that are best to be provided for within the Town in an effort to reduce the potential for negative impacts on the traditional development pattern of the Village. For example, auto-oriented or large-scale industrial uses may be best located outside of the Village within the Town where preserving traditional character and walkability is less of a concern. This is not to say that economic development efforts within the Town should lack adequate building and site design review, however.

It is recommended that the Town and Village work together in the pursuit of economic development efforts to ensure that both entities support each other's goals as part of this Plan and furthering their collective economic prosperity.

ECONOMIC DEVELOPMENT POLICY AREA

GOAL

It is the goal of the Town and Village to have a stable and diverse local economy that provides a variety of employment opportunities and contributes to the tax base. In order to accomplish this, the community will:

1. Focus neighborhood scaled commercial development within the Village's central business district; and
2. Designate areas for light industrial and/or office park development.

OBJECTIVES

1. Recognize that the business district within the Village is the principal commercial area for both the Village and the Town of East Bloomfield.
2. Retain existing businesses and encourage additional commercial and industrial growth and development.

MEASURES

- a. Number of new businesses within the community.
- b. Number of new businesses within the central business district.
- c. Number of expansions of existing businesses.
- d. Retention of existing businesses.

ECONOMIC DEVELOPMENT ACTION PLAN

I. Recognize the importance of the business districts within the Village and the Town.

Implementation Item	Priority	Lead Party	Partners
a) Develop and implement policies to improve the visual & functional quality of downtown	High	Village	Planning Board, Zoning Board, NYSDEC
b) Identify and implement ways to entice further growth into the downtown area	High	T/V	Planning Board, Zoning Board, Private developers, NYSDEC
c) Identify the economic implications of upgrading State Route 444	Medium High	T/V	NYSDOT, Economic specialist
d) Budget funds for and take action on the improvement suggestions proposed by the State Route 444 Committee in 2011	High	Village	NYSDOT, Planning Board, Zoning Board
e) Identify visual improvements to the Routes 5 & 20 / Route 444 intersection to draw travellers to the downtown area.	High	T/V	NYSDOT, Planning Boards
f) Identify and redefine the various types of commercial uses within the Town	High	T/V	Planning Board
g) Modify Town zoning to accommodate results of the previous, above efforts	Medium	T/V	Planning Board, Town/Village Boards (The Town Board owns the zoning codes, so they're a lead party, not a partner; and the Village has no authority over the Town zoning.)
h) Review and, if appropriate, amend and encourage compliance with design guidelines for architectural and sign criteria	Medium	Village	NYS Historic Preservation Office (SHPO), Ontario County, property owners

2. Retain existing businesses & encourage additional commercial and industrial growth and development.

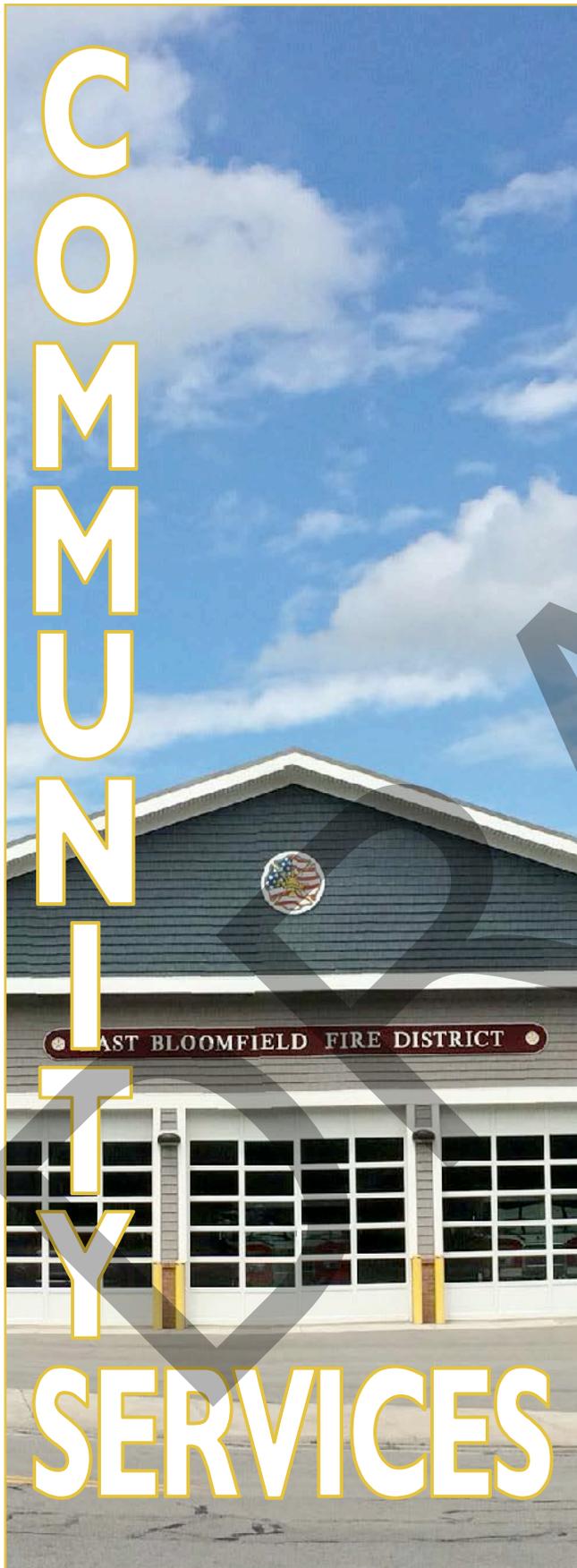
Implementation Item	Priority	Lead Party	Partners
a) Identify prospective industrial clients to find suitable locations for industrial expansion.	High	T/V	County, Regional economic development officials
b) Create and identify incentives package to encourage economic development and identify life of such package incentives.	Medium High	T/V	County, Regional officials
c) Review and, if appropriate, amend and enforce requirements to improve the design & appearance of existing commercial areas.	Medium High	T/V	Code Enforcement Officer, Local merchants, EBIA
d) Identify needed programs or actions to promote local economic development (e.g. County fiber ring installation, push vacant industrial park property).	High	T/V	County IDA, Town, Village, (Town and Village are lead parties, not partners)
e) Identify an appropriate location and evaluate the market for a light industrial and/or office park	Medium	T/V	County, Town, Village, regional officials

RESOURCES

- NYSDEC
- NYSDOT
- Ontario County Local Development Corporation
- Ontario County Office of Economic Development
- Canandaigua Chamber of Commerce
- Ontario County Planning Department

CONSIDERATIONS

- Ensure street improvements and amenities remain a priority.
- Recognize that economic development is a long-term commitment, utilizing the policies and structures set by this Plan.
- Ensure new investments are located and designed to suit the character of the surrounding area in which they may be proposed (e.g. The traditional village center versus the Town's industrial park)



INTRODUCTION

POSTAL SERVICE

In 1994, the Federal Post Office dissolved the East Bloomfield Post Office (zip code 14443) and merged it with the Bloomfield Post Office, 14469. The Bloomfield Post Office services both zip codes, with mail delivery available to those with the 14469 zip code. Post office boxes are available for those with 14443 addresses.

FIRE & AMBULANCE SERVICE

The East Bloomfield/Holcomb Fire District is a separate taxing jurisdiction, formed under State law and governed by 5 elected commissioners. The District owns the Fire Hall itself, located on Main Street in the Village, and the majority of the equipment and gear. The District budget is prepared annually and submitted to the County for collection along with the Town of East Bloomfield budget. The District contracts with the East Bloomfield/Holcomb Fire Department, which consists of approximately fifty-five (55) active volunteers who provide fire and emergency medical services (through the Fire Department's Emergency Squad) to residents of both the Village of Bloomfield and the Town of East Bloomfield from the Fire Hall location. The Department also has a contract to protect an area of the Town of Canandaigua adjacent to the Town of East Bloomfield. This Plan does not envision the need for satellite fire facilities being constructed in the outlying or rural areas of the Community. Instead, this Plan recommends a pattern of development that builds upon the central location of the existing facility. However, as the community grows, the need for additional trained volunteers will also grow. Therefore, any major development proposal should assess the potential impact of the project on these public safety services.

POLICE

The Ontario County Sheriff's Department (located in Canandaigua) and the New York State Police (located in the Town of Farmington) provide road patrol services on a seven-day/twenty-four-hour basis to residents and property owners in the municipality. This Plan program envisions the continuation of these County and State law enforcement services during the planning period.

SCHOOL DISTRICTS

There are two central school districts serving the community. The Bloomfield Central School District serves the majority of the community, except for a small area in the northwest portion (around the Boughton Park lands and Stimie Road area), which is served by the Victor Central School District.

The East Bloomfield School District administrative offices, buildings and grounds are located in the Village of Bloomfield on two campuses. The Elementary School (grades K through 5) is located along Maple Avenue. The Middle School/Senior High School (grades 6 through 12) is located along Oakmount Avenue, with an additional entrance from Main Street. The current School District K through 12 total enrollment figure is 724 students (per the 2008-2012 American Community Survey).

A renovation project was undertaken in 2009 at the campus to help alleviate some of the building space limitations and aging facilities. Currently, it is believed that an additional 300 students may be served by the renovated facility, but with increases in staff to accommodate those students. As development continues, it is important that its impact on school facilities and programs be measured on an ongoing basis.

LIBRARY

The Bloomfield Public Library, a municipal library governed by its own board of directors, but funded largely through the Town of East Bloomfield, serves the community. The library has a very active program curriculum, which serves all community members, regardless of age, financial standing, etc. Several computers with access to the Internet are available at the library as well for use by students and others.

HISTORICAL SOCIETY

The East Bloomfield Historical Society is housed in the old "Academy" building on the Town Square, built in the early 1800's and used as a school for boys (Bloomfield Academy) for many years. The Society is very active, with its focus on archiving local news and happenings, local genealogy, changing exhibits, fund raising through historic reenactments and other activities. The Town of East Bloomfield contracts with the East Bloomfield Historical Society for the Town Historian responsibilities.

VILLAGE-PROVIDED SERVICES

The Village of Bloomfield exists as an entity because the residents of the village agree to pay taxes in order to receive additional amenities and services that are not provided in the town. Such items include water, sewer, sidewalks, streetlights, curbs, snowplowing of streets and sidewalks, annual brush pick-up, etc.

CLUBS & ORGANIZATIONS

There are various clubs and organizations throughout the Town of East Bloomfield, many of which provide community services and social opportunities for residents. These organizations include the Lions Club, Rotary, Garden Club, Gardening Angels, Scientific Club, Antique Wireless Association, Boy Scouts, Girl Scouts, and American Heritage Girls, etc.

COMMUNITY SERVICES POLICY AREA

GOAL

It is the goal of the Town and Village to have adequate educational and social service facilities at locations readily accessible to all residents. Over the next decade, E. Bloomfield and Bloomfield will strive to provide governmental facilities that are adequately financed, sited and designed for present use and future expansion. In addition, the Town is very proud of its recreation facilities and would like to encourage greater utilization of these resources.

OBJECTIVES

1. Encourage inter-municipal cooperation and cooperative efforts among the Bloomfield area, adjacent communities, and Ontario County. Coordinate the use of facilities such as the schools, Boughton Park, recreation areas, Historical Society, etc. to maximize use, avoid duplication and to include all age levels.
2. Support programs to provide quality public safety services (police, fire and emergency medical services) to ensure protection for local residents and their properties at optimum levels.
3. Support the local public library in its providing of services to every member of the community.

MEASURES

- a. Cost of government services.
- b. Number of shared initiatives (programs, grant requests, etc.).
- c. Crime rate.
- d. Number of programs or visitors to recreation facilities.
- e. Number of visitors to the Antique Wireless Association annually.
- f. Number of visitors to the Historical Society annually.
- g. Number of library patrons.
- h. Circulation of library resources.

COMMUNITY SERVICES ACTION PLAN

1. Encourage inter-municipal cooperation among the Bloomfield area, adjacent communities, and Ontario County. Coordinate the use of facilities to maximize use, avoid duplication and to include all age levels.

Implementation Item	Priority	Lead Party	Partners
a) Conduct cooperative long term capital facilities planning	Ongoing	T/V	School District
b) Designate a central municipal information center display area	Medium	T/V	Public Library
c) Define periodic review to explore consolidation of services & the sharing of resources among the Town, Village, School District and neighboring Towns	Medium	T/V	School District, County, Neighboring Towns
e) Define community information service sites/communication devices to stimulate wide use of the programs offered in educational facilities	Medium	T/V	Web site administrator, Local press
f) Incorporate review of the impacts of development on the school system as part of all environmental reviews & determinations of significance	Medium	T/V	School District, County

2. Support programs to provide quality public safety services to ensure protection for local residents & their properties.

Implementation Item	Priority	Lead Party	Partners
a) Improve communication between safety providers & the public.	High	T/V	County, State, East Bloomfield-Holcomb Fire Department, Ambulance Squad, Ontario County Sheriff's Office, NYS Police Department
b) Establish focal points to facilitate social & recreational activities	Medium	T/V	School District, Parks

3. Support the local public library in its providing of services to every member of the community.

Implementation Item	Priority	Lead Party	Partners
a) Work with the library to identify innovative means of fund raising, communication with State legislative members to increase funding and determine marketing techniques to assist the library in fund raising.	High	T/V	Library Board of Directors, Library staff, Village and Town Officials

RESOURCES

- FLCC
- Bloomfield Central School District
- Ontario County
- Public Library
- Local Press/Media
- New York State
- Bloomfield Seniors Group
- Local Churches
- Local Service Organizations
- East Bloomfield Historical Society
- Neighboring Municipalities

CONSIDERATIONS

- Continue to foster a close working relationship between education, industry and the government
- Maintain cooperation & membership in the County Library System
- Capitalize on the expertise & knowledge of our local residents and community service organizations to assist in solving community problems.

THIS PAGE INTENTIONALLY LEFT BLANK.

DRAFT



TOWN OVERVIEW

Currently the population density of the Town is 109 people per square mile, which is common for an agricultural or rural community.

The Existing Land Use Map for the Town is included in the Appendix for reference. A review of the existing land use pattern indicates that agricultural and large-lot residential land uses dominate East Bloomfield's landscape. This is the result of the Town's agricultural heritage and deep roots in farming. Over the last two decades, the Town has acknowledged the importance of preserving its rural character, and is continually looking for opportunities to help local farmers.

AGRICULTURAL

The majority of the Town's land area is comprised of agricultural uses, represented by the green color on the Existing Land Use Map. The presence of large tracts of land dedicated to farming operations is evidence that the farming and agricultural sector in the Town is thriving. As of the writing of this plan, the most common agricultural practices in East Bloomfield include cropland and animal husbandry operations.

The agricultural uses shown on the map are typically located on larger lots of five acres or more, with many operations spanning across multiple parcels. Over the last two decades there has been a slight decrease in the number of active farms within the Town. However, the land area utilized for farming has remained relatively stable, as farming operations have increased in size and some have consolidated.

As the Existing Land Use Map shows, significant amounts of farmland are present in all four quadrants of the Town. However, the southwest quadrant has the lowest concentration of parcels classified as

agricultural. It is important to note that clusters of residential parcels are located in close proximity to large tracts of farmland along several roadways in the Town, such as Whalen Road, Wheeler Station Road, and Route 64. It is likely that these agricultural lands will be the target of development pressure in the near future.

RESIDENTIAL

The second most dominant land use type within the Town is residential, shown in yellow on the Existing Land Use Map. The majority of these residential properties (77% according to the 2008 – 2012 ACS) are single-family detached units located on larger lots, due to the limited availability of public water and sewer services within the Town. As a result, most of these units are located on lots of two or more acres to accommodate on-site septic systems that satisfy NYS Health Department requirements.

It should be noted that some of the parcels may be classified as a residential land use, but in actuality may not be primarily used for residential purposes. This is most common for residential land use parcels that are adjacent to or surrounded by agricultural land uses. More specifically, a parcel may be occupied by a residential dwelling on a portion of the lot, but the majority of the land area is used for agricultural purposes.

For example, the residential lot on the east side of Route 20A, across from Woolston Road is a 2-acre parcel occupied by a single-family detached house. The majority of this lot is actively farmed as part of a larger agricultural use under the same ownership (Shown in the aerial photo from the Ontario County ONCOR database provided in the next column).



There are two water districts that supply public drinking water to areas of the Town. The availability of public water serves to accommodate a higher residential density than areas that rely on private wells. The single-family homes along the western side of Wheeler Station Road, south of County Road 30 are a good example of this.

COMMERCIAL

Commercial areas within the Town are indicated by the color red on the Existing Land Use Map. Route 5 and 20 is the major east/west travel route through the Town, serving as the commercial spine for the Town linking the three existing activity centers. These commercial nodes occur at the following Route 5 and 20 intersections:

1. Cannan Road;
2. Route 444; and
3. Whalen Road.

Each of these areas has a distinct character due to its land use pattern and the types of businesses operating in each location.

Canaan Road - At Route 5 and 20's intersection with Cannan Road, there are a limited number of single-story commercial and industrial uses such as two self-storage facilities, and Rochester Rigging. Due to the remote nature of this area, and the low volume of vehicular and truck traffic that these uses generate, this commercial node best serves business operations that have limited vehicular and pedestrian traffic. This is

consistent with the current activity level in the area.

Route 444 - The Route 444 and Route 5 and 20 commercial center includes a wider variety of uses, including both residential conversions and one-story, single-user type commercial operations. The majority of these uses are modern, single-occupant buildings that are utilized for small retail or office uses, including a cluster of antique shops.

Whalen Road - The third commercial node within the Town is located the intersection of Whalen Road and Route 5 and 20. This area has a diverse range of commercial activity. The large red parcel is an existing farm operation currently listed as a commercial use, while the other parcels include single-story, single-user commercial operations and a detached two-story mixed-use building with residential units on the upper floors. There is a gas station located at the corner of the intersection and a recently opened microbrewery and tasting room. These uses indicate that several of the businesses rely on the motorists that travel on Route 5 and 20.

INDUSTRIAL

East Bloomfield has industrial uses located throughout the Town. Most of these operations are scattered along Route 5 and 20. These areas are indicated by the color grey on the Town's Existing Land Use Map. Within the Town (and Village) the industrial operations vary in intensity and can be classified into the following two categories:

- Light Industrial - Operations that primarily function in enclosed buildings and do not detract from surrounding land uses. Examples include a storage facility or an assembly plant.
- Heavy Industrial - Consist of a wider range of manufacturing and extractive activities with greater potential for negative impacts on surrounding land

uses. Examples include mining or large equipment manufacturing operations.

The Town's largest and most intense industrial land use is the quarry operation associated with the Town Highway Garage. It is comprised of roughly 85 acres over six parcels. The facility is situated adjacent to the southern Village border on the south side of Routes 5 and 20, west of Oakmount Road.

The remainder of the industrial uses within the Town are generally light in nature. They consist of storage and warehousing facilities, or indoor manufacturing and processing operations. There are four clusters of light industrial uses along Route 5 and 20 at the following intersections:

- Cannan Road;
- Route 64 (west of the Village);
- Route 444; and
- Whalen Road.

The largest cluster is located on Route 5 and 20 west of Route 64. This area includes three uses classified as industrial on single lots of 50, 12, and 9 acres. This area also includes the West Park Industrial Center. According to Showcase.com:

"This 66.2 acre parcel is located in the East Bloomfield Industrial Park, just off busy State Routes 5&20. All interior improvements are in place including a dedicated road, water, sewer and electric. The parcel is divided into 11 building pads but any combination of pads may be cobbled together to fit a prospective buyer's development plan. The property abuts Crossman Arms manufacturing plant as well as Terphane Films, Inc. This is the only large shovel ready site in Ontario County."

COMMUNITY

Areas that include public or community services are indicated by pink and light blue, respectively, on the Existing Land Use Map.

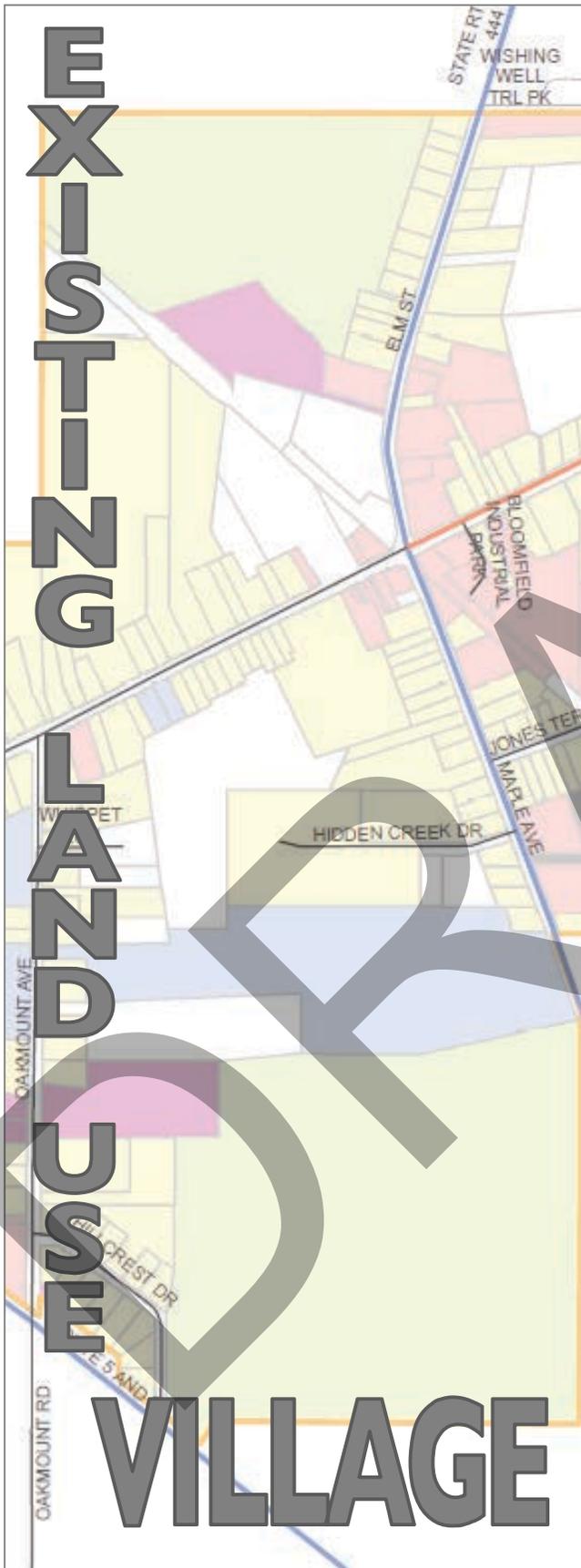
The pink areas on the western side of the Town are public services for the Town, including telephone and radio facilities. The larger parcel is owned and operated by the Town as telephone communication towers. The light blue parcel immediately south of the Village is the Town's highway garage facility.

RECREATIONAL

Areas that include recreation and parkland are shown in brown on the Existing Land Use Map. They include:

- Boughton Park;
- Parkview Fairways Golf Course
- Veterans Park; and the
- Hol-field Rod and Gun Club.

Boughton Park is the largest park in the Town at 329 acres and is located along the north side of Boughton Road next to the golf course. Boughton Park is owned and operated by the Towns of Victor, East Bloomfield, and West Bloomfield, and is open for use by issuance of a permit to Town residents only. Veteran's Park is an approximately 18-acre park maintained by the Town. These public and private facilities serve to provide environmental and recreational benefits to local residents.



VILLAGE OVERVIEW

The Village's population density is nearly 10 times higher than that of the Town at 958 people per square mile.

A review of the existing land use maps for the Town of East Bloomfield and the Village of Bloomfield indicates two very distinct land use patterns. As previously stated, the Town's landscape is dominated by farms and rural homesteads situated on larger lots. The Village has a more diverse collection of land uses on smaller lots, within close proximity to each other. This can be attributed to the Village's role as the historic center of the community and the availability of public water and sewer service. For ease of reference, the Village's Existing Land Use Map has been included in the Appendix.

AGRICULTURAL

Unlike the Town, the Village's agricultural uses do not dominate its land use pattern. Indicated by the color light green on the Village's Existing Land Use Map, there is a total of 240 acres of agricultural uses located within the Village comprised of 5 parcels. Three of these parcels are located on the eastern half of the Village; however, all agricultural land uses abut the Village boundary. This can be attributed to the fact that these agricultural lands are part of larger farming operations that extend beyond the Village boundary and into the Town.

RESIDENTIAL

Residential uses make up the majority of the Village's existing land use types, as shown on the map by the color yellow. The presence of public water and sewer infrastructure has resulted in a more dense residential development pattern and a wider variety of living units than currently exists in the Town.

Despite still being the predominant style of residential housing within the Village, single-

family detached homes comprise a smaller share (67%) of the Village's residential land use pattern than compared to that of the Town (77%). Residential lots within the Village are also smaller than that of the Town, generally consisting of one quarter to one half-acre in size. This residential development pattern is typical of a traditional village setting.

COMMERCIAL

The commercial land use framework in the Village still reflects its growth as two separate places, Holcomb and East Bloomfield. (Commercial land uses are shown in light pink on the Existing Land Use Map.) The largest concentration of businesses in the Village is clustered around the intersection of East Main Street and Route 444. This area is commonly referred to as "downtown." Current businesses and uses in this area include a remodeled gas station, the Post Office, a bank, and office park as well as local retail and restaurant establishments. Many of these businesses are located in older, visually appealing structures that positively contribute to the pedestrian-friendly atmosphere and traditional development pattern of the Village.

As you travel south from downtown along State Route 444 there is a three-tenant shopping center and gas station located on the eastern side just before the Village boundary. These uses are more auto-oriented in their character compared to the downtown area.

A third, but smaller cluster of commercial land uses is scattered along the Routes 5 and 20 corridor as you enter the Village from the west. This area was downtown East Bloomfield prior to Holcomb and East Bloomfield becoming the Village of Bloomfield. Current uses include an insurance office, ice cream shop, restaurant, and auto repair shop.

Revenue generating residential uses are also included in the commercial land use category, such as apartments and homes converted into multi-family units. There are two general areas

where these uses are clustered within the Village, at the junction of Main Street, South Ave, and County Road 39 as well as within the Village Center area at the intersection of Main Street and Route 444. An additional apartment complex is located along Oakmount Avenue at Route 5 and 20.

INDUSTRIAL

There are two industrial land use areas shown in gray on the Village's Existing Land Use Map. Commodore Technology LLC, specializing in the manufacture of polystyrene foam and foam products, currently occupies the easternmost industrial area that can be accessed from Route 444. The industrial operation spans approximately 13 acres.

The second industrial area shown within the Village is a 14-acre parcel associated with the 85-acre mining and extraction operation owned by the Town of East Bloomfield.

COMMUNITY

The colors dark pink and blue on the Village's Existing Land Use Map indicate public service and community service uses respectively. The primary public service uses include the water and sewer treatment facilities owned and operated by the Village.

The central blue, or community service parcels, spanning from Oakmount Avenue to Route 444 include the Elementary, Middle, and High School of the Bloomfield Central School District. The remaining community service uses located primarily on the western half of the Village include a variety of community resources such as churches, the Village library, and offices providing community assistance to special needs individuals. The larger parcel, adjacent to Park Place, is the site of the East Bloomfield Cemetery Association.

RECREATIONAL

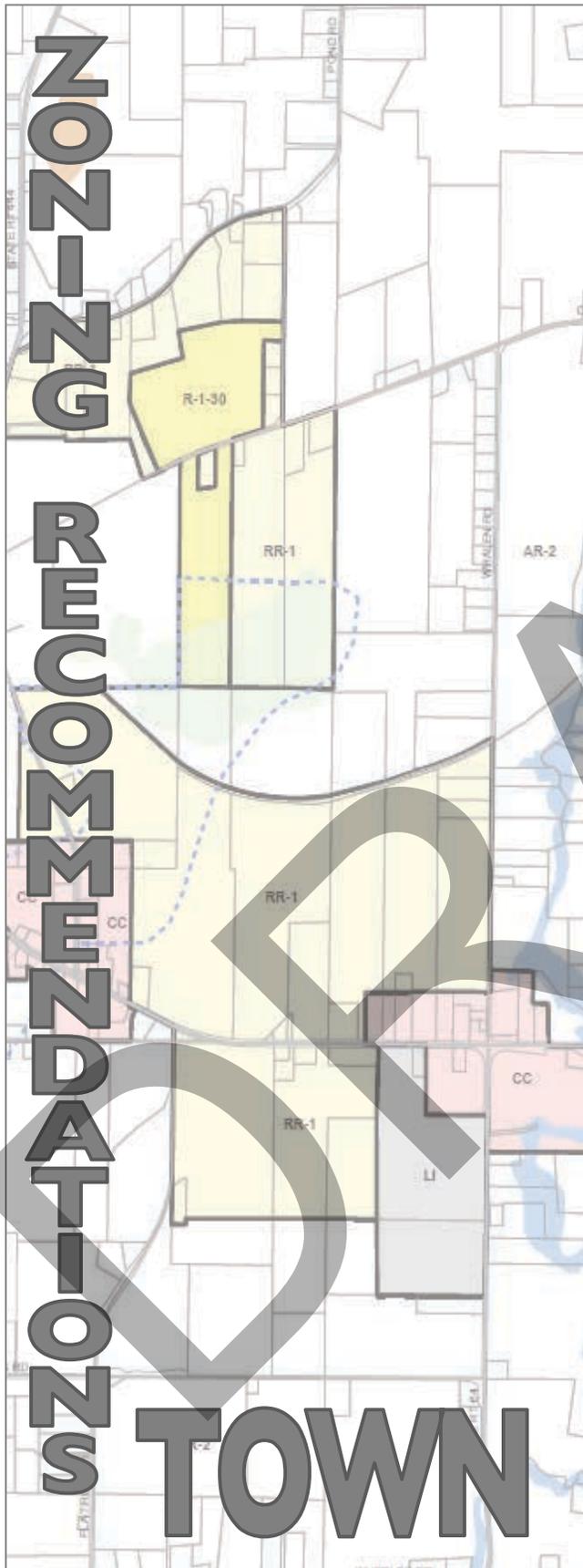
Currently the recreational land uses within the Village include a 1.7-acre park at the corner of

South Avenue and Route 5 and 20 known as Elton Park, and the public green space at the junction of Main Street, South Avenue, and County Road 39. These two recreational areas are shown in a dark green color on the Existing Land Use Map.

DRAFT

THIS PAGE INTENTIONALLY LEFT BLANK.

DRAFT



TOWN ZONING RECOMMENDATIONS

This section serves to summarize the regulatory language of the existing zoning code for the Town and provide recommendations to improve the code requirements. The zoning recommendations are intended to achieve the goals and objectives developed as part of this comprehensive planning process and to ensure future development is consistent with the Preferred Community Design Vocabulary contained in the Appendix. A Town Zoning Code Map has also been provided in the Appendix for ease of reference.

AGRICULTURAL RURAL RESIDENTIAL (AR-2)

According to the Town Zoning Code, the purpose of the AR-2 District is “to encourage a proper environment to foster normal agricultural operations and rural residential land uses; to maintain an open rural character of the community; to protect viable agricultural soils; to assure compatible types and densities of rural development on lands where public sewers and water service do not exist and are not envisioned in the near future; and to protect groundwater quality to the greatest extent possible by controlling development over established aquifers.”

Permitted uses in this district include but are not limited to single-family homes, farming operations, and the boarding, breeding, and/or slaughtering of animals. The minimum lot size requirement for permitted uses range from two to ten acres, depending on the type of land use. Because public water or sewer is not readily available throughout the majority of this District, the non-agricultural uses are generally limited to low-density single-family residential development patterns. Residential uses are limited to one unit per lot, with a minimum two-acre requirement to allow for proper placement of septic systems.

The Town is satisfied with the impact this district has had on preserving its rural character. It is recommended to continue the application of this District to areas that are actively farmed or used for agricultural purposes, as well as areas where there are prime soils, steep slopes, or other environmental considerations that would warrant

protection or would pose significant limitations to future development. Based upon this approach, consideration should be given to rezoning the current RR-1 District that extends from the eastern Village Boundary to Whalen Road to AR-2. (See callout #1 on the Existing Zoning Map for the Town).

If development pressure continues to increase, the Town should consider working with the farming community to identify additional regulatory approaches that are desirable to preserve farmland. There are many successful examples in New York State of local land use regulations that serve to help farmers and protect farmland. The most applicable to East Bloomfield may be to require a maximum residential density requirement used by the Town of Seneca. For parcels under 200 acres in size, Seneca uses a sliding scale zoning approach to limit residential intrusions into farmland. More specifically, for parcels over 200 acres in size, Seneca permits one residential unit per 50 acres of land.

RURAL RESIDENTIAL (RR-1)

The stated purpose of the RR-1 district in the Town Code is “to promote the orderly development of single-family and two-family sites located in rural areas of the community where neither public water or sewer exists; to maintain a transitional low density residential zone between the AR-2 Agricultural Rural Residential District and the R-1-30 Residential District; and to maintain the rural character of the community.”

As indicated by the purpose statement, this District is intended to permit low-density residential development on smaller lots than allowable in the AR-2 District. Single- and two-family dwelling units are permitted on lots as small as one to one-and-a-half acres. In general, this District is intended to permit a transitional size and character of residential uses, and is not recommended for areas that are heavily farmed or used for agricultural practices or higher density development requiring service by public utilities.

This district is appropriate for areas of the Town that have the potential to be served by public water and sewer service. These areas are generally adjacent or in close proximity to the Village.

RESIDENTIAL (R-1-30)

The purpose of the R-1-30 Residential District is “to promote orderly single-family development on sites that have public water but no public sewers; to maintain a transitional residential density zone between the RR-1 District and the Village of Bloomfield Zoning Districts; and to maintain the rural residential character of the community.”

Single-family homes and public parks and playgrounds are the only permitted uses within this District, as it is intended to serve as a purely residential district with densities higher than that of the AR-2 or RR-1 District. Single-family dwellings are required to have a minimum lot size area of 30,000 square feet, while duplexes are allowable by special permit. Currently the only area zoned for the R-1-30 District is located directly adjacent to the northeast corner of the Village. Should the Town desire to accommodate a higher density of development in the future; it is likely to occur in this District.

It is recommended that the Town reconsider the applicability of the existing AR-2 residential areas adjacent and near to the Village boundary. For some of these areas public utilities are already available or could be provided relatively easily with future development. Existing higher density neighborhoods surrounding the Village boundary, like Rabbit Run and Eddy Road, as well as future neighborhoods may warrant the application of the Town’s R-1-30 District or the R-1-20 District contained in the Village Code.

MULTIPLE RESIDENCE (MR)

“The purpose of the MR Multiple Residence District is to permit, where appropriate, the construction and development of multiple-family residences in the town. At the same time, the Town does not desire the large-scale development of these units to the extent that large areas of the Town would be devoted to such use and single-family residences would be incompatible. Accordingly, additional areas may be zoned as a MR District upon application for a specific proposal in accordance with the normal rezoning procedures. In reaching its decision, the Town Board shall consider the general criteria set forth in this chapter, the most current Master Plan for the Town and this statement of purpose. Areas proposed to be zoned MR shall be served by sanitary sewers and public water.”

Permitted uses within the MR District include apartments, multiple dwellings and dwelling groups, two-family homes, schools, and public uses. Currently there is only one MR District located to the west of the Village along Route 5 and 20. However, due to the availability of water and sewer within the Village, it is advisable to direct future multi-family developments to areas adjacent to Village boundaries, provided that the public utilities could be readily accessed.

COMMUNITY COMMERCIAL (CC)

According to the Town Code, the "...purpose of the CC Community Commercial District uses is to provide a range of integrated and planned commercial areas and facilities necessary to serve the needs of the population of the Town and traveling public."

As a result, there are a wide variety of types of commercial uses permitted within the CC District including, but not limited to, retail and service establishments, shopping centers, restaurants without drive-ins, and vehicle sales. A number of additional uses are also allowable by special permit within this District, including auto service stations and repair shops, gas stations, drive-in restaurants, and hotels or bed and breakfasts.

Although the CC District provides a good framework for permitting and specially permitting most commercial uses, the Code does not address the use of drive-thrus within the CC District. Drive-thrus, which are inherently an auto-dependent use, have the potential to drastically change the character of the existing, small-scale commercial areas if not properly regulated. Consequently, it is recommended that the Town define drive-in and drive-thru uses (e.g. restaurants, banks, etc.) within their Code, and address the community's preference for permitting, specially permitting, or prohibiting them.

Currently each of the commercial nodes within the Town are zoned Community Commercial; however, this District may not be appropriate for the existing or desired character of the smaller activity centers. In areas where auto-dependent uses may not be supported or desired (e.g. gas stations, auto repair and sales) the establishment of a Limited Commercial (LC) District is suggested.

The intent of a Limited Commercial District is to encourage a variety of small-scaled commercial uses that are compatible with the scale and intensity of adjacent land use types, such as residential. The LC District achieves this by limiting or prohibiting uses that are not conducive to the preferred character of the area. Areas where the application of a LC District may be most beneficial include those immediately adjacent to the Village boundary or established residential neighborhoods, where the continuation or preservation of the Village character is desired. The Oakmount Road and Route 5 and 20 commercial activity area is one example of this. (See callout #2 on the Existing Zoning Map for the Town).

Additionally, the implementation of a Business Non-Retail (BNR) District would also be beneficial for the Town. A BNR District would prohibit retail uses, with the intent of limiting the amount of commercial traffic traveling to uses within the District. The Village currently has a Restricted Business District (RB-1) that was established for a similar purpose of providing "...suitable areas for various non-retail service-oriented uses that are easily accessible to the general public," and serving as a "transition area between residential uses and commercial and industrial uses" that generates a lower volume of traffic compared to other commercial or industrial uses. Consideration should be given to the applicability of a Business Non-Retail District to the existing Route 5 and 20 and Cannan Road commercial activity center, as well as other areas where increased commercial traffic is not desirable. (See callout #3 on the Existing Zoning Map for the Town).

LIMITED INDUSTRIAL (LI)

"The purpose of the LI Limited Industrial District is to permit, where appropriate, the construction of facilities for research and development oriented industries; high technology and/or light manufacturing operations; and warehousing. Areas for this zoning shall be identified by the Town Board or upon applications. Areas shall be zoned as LI Limited Industrial Districts in accordance with the normal rezoning procedures. In reaching its decision, the Town Board shall consider the general criteria set forth in this chapter, the current Master Plan for the Town and this statement of purpose."

Permitted uses within the LI District generally include laboratories, agribusiness operations, manufacturing, and warehousing. These uses typically occur within an enclosed building, and are generally of a less intense nature than heavy industrial uses such as mining. The Town should review the areas currently zoned for light industrial to ensure that they are still in fact desirable for the potential of future LI uses.

For example, based upon the input received during this planning process, the existing LI District along Route 5 and 20 that abuts Cannan Road should be modified. It is recommended that the eastern most portion of the LI District on the north side of Route 5 and 20 be rezoned to AR-2. (See callout #4 on the Existing Zoning Map for the Town). This will serve to reduce the development pressure on the farmland in this area.

GENERAL INDUSTRIAL (GI)

“The purpose of the GI General Industrial District is to provide for the establishment of industries, essential to the community's economic development; maintenance of a well-balanced industrial environment; and not be detrimental to other adjacent developments or to the general community health, safety or welfare of the community.”

The GI District generally permits the same industrial uses as the LI District, with the addition of vehicle sales and uses such as lumber yards or building material yards that typically require some outdoor storage. There is one GI Zone within the Town that currently has two established industries operating within it, Terphane Films, Inc. and Crosman Corporation.

A review of the businesses operating in the LI and GI districts indicates that many of the more intensive operations are located in the LI District and many of the less intensive industries are located in the GI District. It is recommended that the Town review and update the permitted uses and site requirements for each of these districts to ensure they are reflective of the desired activity level envisioned for both districts.

MOBILE HOME PARK (MH)

According to the Town Code, the purpose of the MH District is “to provide opportunity for diversity

in housing choice. It is also intended to provide greater opportunity for obtaining moderate-cost housing to meet the needs of a variety of household types. Finally, it is the purpose of this section to enact proper control and development regulations to ensure that mobile home parks provide an attractive and functional residential environment. The Town will entertain proposals for mobile home park districts, provided that rezoning is consistent with the town's Master Plan and in conformance with these regulations.”

Manufactured or mobile homes are not permitted within the Town unless as part of an approved MH District or approved for residential use on large agricultural lots. The MH District seeks to regulate the location, siting, and condition of individual mobile homes and mobile home parks within the Town ensuring the protection of the health, safety, and welfare of all residents.

FLOODPLAIN OVERLAY (FPO)

The Floodplain Overlay District (FPO) is a special district included within the Town Code for the following purpose: “to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- (1) Regulate uses which are dangerous to health, safety and property due to water or erosion hazards or which result in damaging increases in erosion or in flood heights or velocities.
- (2) Require that uses vulnerable to floods, including facilities, which serve such uses, be protected against flood damage at the time of initial construction.
- (3) Control the alteration of natural floodplains, stream channels and natural protective barriers, which are involved in the accommodation of floodwaters.
- (4) Control filling, grading, dredging and other development, which may increase erosion or flood damages.
- (5) Regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.
- (6) Qualify and maintain for participation in the National Flood Insurance Program.”

The objective of this District is to ensure that residents, businesses, developers, and property owners are protected from and aware of the potential risks and hazards of the Town's floodplains. The District sets out to minimize the negative impacts and financial hardships that could burden these individuals in the event of a flood.

LIMITED DEVELOPMENT OVERLAY (LDO)

The LDO District is an additional overlay district listed in the Town Code for the following purpose and intent:

- (1) It is the purpose of the LDO Limited Development Overlay District regulations to provide special controls over land development to protect vital environmental features and resources. It is designed to guide land use proposals into areas (as defined by the town's Comprehensive Plan) where they may best enhance the general welfare of the community.
- (2) Limited Development Overlay District regulations are not intended to be substituted for other zoning district provisions. The Overlay District is to be superimposed on the primary zoning districts and represent an additional level of review and regulation related to the protection of identified environmental features.

In order to achieve these purposes, the LDO is divided into the four districts listed below:

- (1) Freshwater Wetland (as delineated by the State DEC);
- (2) Steep Slope;
- (3) Well Head Protection; and
- (4) Aquifer Protection.

The two most prominent districts located on the Town Zoning Map are the Well Head Protection Area and a number of Aquifer Protection Areas. The continued implementation of the LDO District will help protect the Town's most prominent and essential natural resources from the potential negative effects of poorly planned development.

THIS PAGE INTENTIONALLY LEFT BLANK.

DRAFT



VILLAGE ZONING RECOMMENDATIONS

This section serves to summarize the regulatory language of the existing zoning code for the Village and provide recommendations to improve the code requirements. The zoning recommendations are intended to achieve the goals and objectives developed as part of this comprehensive planning process and to ensure future development is consistent with the Preferred Design Vocabulary contained in the Appendix. A Zoning Map for the Village has also been provided in the Appendix for ease of reference

RESIDENTIAL (R-1-20)

According to the Village Zoning Code, the “purpose of the R-1-20 Residential District is to promote orderly, low-density development of single-family dwelling units in residential neighborhoods in the Village of Bloomfield. It is also the declared purpose of these regulations that these single-family neighborhoods shall be free from other uses except those listed herein and hereby declared to be compatible with the residential character of this district.”

Permitted uses within this District include single-family homes, mobile homes within designated mobile home parks, public parks and playgrounds, and farm operations. The intent of the District is to allow for the development of residential neighborhoods, while still permitting farm operations in a way that ensures the highest level of compatibility between adjacent uses. Generally, this District is located along the perimeter of the Village boundary, providing a transition from the lower density of residential development in the Town to the denser patterns found in the center of the Village. This is the only Village District in which customary farm operations are permitted. Therefore, the continued application of the R-1-20 District is recommended not only for low density residential areas, but also for areas that are actively farmed and are likely to continue to be farmed in the future.

RESIDENTIAL (R-1-15)

“The purpose of the R-1-15 Residential District is to promote medium density development of single-family detached dwelling units in residential

neighborhoods in the Village of Bloomfield. It is also the declared purpose of these regulations that these single-family neighborhoods shall be free from other uses except those listed herein and hereby declared to be compatible with the residential character of this district.”

This District allows for the same permitted uses as the R-1-20 District except for farm operations. In lieu of farming, the R-1-15 District permits both public and private schools. Generally this District encompasses the established, small-scale residential development along Main Street and Maple Avenue, as well as the Bloomfield High School and Elementary School. However, the application of the R-1-15 District is inconsistent throughout the Village. Many of the existing homes fronting Main Street, Maple Ave, Elm Street, Oakmount Ave, and in the northwest corner of the Village utilize a denser development pattern than intended in the R-1-20 District, as many of them are zoned now. It is recommended that the Village review the R-1-20 and R-1-15 Districts based on the existing development patterns to ensure the most accurate application of each district. (See callout #5 on the Existing Zoning Map for the Village).

MOBILE HOME PARK (MH)

“The purpose of the MH Mobile Home Park District is to provide opportunity for diversity in housing choice. It is also intended to provide greater opportunity for obtaining moderate cost housing to meet the needs of a variety of household types. Finally, it is the purpose of this section to enact proper control and development regulations to ensure that mobile home parks provide an attractive and functional residential environment. The Village will entertain proposals for mobile home park districts provided that rezoning is consistent with the Village's Master Plan and in conformance with these regulations.”

Apart from the Village's MH District intent statement, the Mobile Home Park District requirements for both the Town and Village are very similar. Language is included to regulate the location, siting, and condition of individual mobile homes and mobile home parks within the Village in an effort to provide diversity in housing choice, while also protecting the health, safety, and welfare of all residents.

MULTIPLE RESIDENCE (MR)

“The purpose of the MR Multiple Residence District is to establish and preserve medium-density residential districts, excluding uses which are not compatible with residential uses, but permitting certain non-residential uses which are of particular convenience to the residents of the district.”

Within the Village the permitted uses of the MR District include apartments, multi-family dwellings, public parks and buildings, and schools. Multi-family unit developments within this District are subject to design standards that limit the size, density, and character of the site. There is a three-acre minimum for development, with a maximum density of eight units per acre. Also, a minimum of 10% of the site must be designated for open space or recreation. Each of the Village's three MR Districts has been developed, and currently includes apartments and multi-family dwelling units.

COMMUNITY COMMERCIAL (CC)

“The purpose of the CC Community Commercial District is to provide integrated and planned commercial areas, providing goods and services necessary to serve the needs of the population of the community.”

The CC District is the most permissive commercial district within the Village. Retail businesses, service establishments, restaurants, repair shops, and auto sales operations are all permitted by right within the CC District. Specially permitted uses include auto repair service stations, gas stations, hotels, restaurants with drive-ins, and public or semi-public uses.

The two CC Districts east of Maple Avenue currently include a small, three-store shopping center and gas station with supporting retail. The CC District at the southwest corner of State Street and South Avenue is the property occupied by the Holloway House Restaurant. The CC District located along the north side of State Street, however, currently has only one commercial use, which is the Shark's Custard and Candy Shop. In fact, the majority use of this particular CC District is single-family residential. It is recommended that the Village consider the type of commercial development that is desirable in this area, if any at all, and ensure that the zoning district classification reflects such intent.

VILLAGE CENTER (VC)

“The purpose of the Village Center (VC) District is to support the goals, objectives, and policies adopted as part of the 1998 Comprehensive Plan. More specifically, the VC District is intended to encourage the development of a small-scale, mixed-use area providing convenient shopping and services that cater to the community. New development shall be consistent with the walkable and historic character of the district. In order to accomplish this, the VC District regulates the location, design and use of structures and land to create a dense concentration of activity, including amenities that create a comfortable environment for visitors traveling on foot, by bicycle, or by motor vehicle.”

The Village Center District is a well-considered district that fosters the walkable, mixed-use environment that is desirable for the Village’s main intersection at Maple Avenue and Main Street. The building design and architectural detail sections of this District could serve as a strong starting point for regulations applicable to the Historic District Overlay. In addition, the VC District’s approach to tailoring lot size, setback, and building design requirements to foster the desired character of an area of the Village may also serve as model for future modifications to the Community Commercial and Restricted Business Districts. This approach will ensure that future development along the Village’s main corridors is compatible with the desired walkable, historic character.

RESTRICTED BUSINESS (RB-I)

The purpose of the RB-I Restricted Business District is to provide suitable areas for various non-retail service-oriented uses that are easily accessible to the general public. Such districts are intended, where possible, to serve as a transition area between residential uses and commercial and industrial uses. Restricted Business uses generally have low volumes of traffic compared to commercial and industrial uses. The hours of operation and noise characteristics of Restricted Business uses are generally compatible as transition uses.

The types of uses permitted within the RB-I District are generally professional service or office oriented uses, such as insurance, medical, dental, or

public utility offices, due to the low volume, low-impact nature of their operation. Other services and uses, such as beauty shops, nurseries, or funeral homes, may be allowable by special permit as they may cause increased traffic or other nuisances depending on the nature of the operation and location.

Currently there are a several small RB-I Districts located throughout the Village that are directly adjacent to residential uses on nearly all sides. The application of this commercial zoning district is advantageous in these areas, as it is important to ensure that any new commercial developments are compatible with the adjacent residential uses. By limiting the type of commercial establishments in the RB-I District to low-impact office uses, the potential for conflicts is greatly diminished and the character of the residential neighborhoods is better preserved.

LIGHT INDUSTRIAL (LI)

“The purpose of the LI Light Industrial District is to permit light industrial uses and buildings, including wholesale and warehouse activities, separate from the more intensive GI General Industrial uses. Light Industrial Districts are designed to accommodate industrial operations whose external physical effects are restricted to the area of the districts and in no manner affect in a detrimental way any of the surrounding districts.”

Permitted uses within the LI District generally include laboratories, agribusiness operations, manufacturing, and warehousing. These uses typically occur within an enclosed building, and are generally of a less intense nature than heavy industrial uses such as mining. The Village should review the areas currently zoned for light industrial to ensure that they are still in fact desirable for the potential of future LI uses.

GENERAL INDUSTRIAL (GI)

“The purpose of the GI General Industrial District is to provide areas for industrial developments and related land uses of such character to maintain a well balanced economic component to the Village’s Comprehensive Planning Program.”

Within the GI District the following industrial uses are permitted: warehousing and storage, lumberyards, metal and machine operations, public

utilities and buildings, and construction equipment storage and repair. This District is intended to permit industrial uses that rely heavily on the storage of machinery or materials, as opposed to the uses outlined in the LI District. There is one GI District area within the Village currently, which is used by a single industrial user.

LIMITED DEVELOPMENT OVERLAY (LDO)

“It is the purpose of the LDO Limited Development Overlay District regulations to provide special controls over land development to protect the Village's vital environmental features and resources. It is further designed to guide land use proposals into areas (as defined in the Village's Comprehensive Plan) where they may best enhance the general welfare of the community.”

In order to achieve this purpose the LDO is divided into three different zones. They are as follows:

- (1) Wetlands – Federal and State Classified and Regulated
- (2) Floodplain – Village Calculated
- (3) Wellhead and Watershed Protection – Village Classified and Regulated

The wellhead and watershed protection zones are the most prominent areas of the LDO for the Village, flowing southwest of the two wellhead areas located between Page Place and Michigan Street, and along Oakmount Road south of the School. There is also an area of undeveloped land with state and federal wetlands located to the southeast of Bennett Avenue. The continued application of the LDO is recommended to protect the valuable water resources within the Village from the pressures of poorly planned projects and harmful site development practices.

HISTORIC DISTRICT OVERLAY (HDO)

“It is the purpose of the HDO regulations to provide special controls over land development to protect the village's historic and architectural character of structures within the established Village of Bloomfield Historic District. These regulations are not intended for the designation of historic landmarks within the village's Historic District.”

The Historic District Overlay covers the boundaries of the Historic District as designated by the National and State Historic Registers. Any

substantial changes to the exterior of a property in the District require the issuance of a permit. The intent of the District is to ensure that exterior changes or modifications are consistent with the existing character and architectural style of the building and compatible with the period of the overall District. Protections are also in place to prevent deterioration by neglect or unwarranted demolition of historic properties.

It is recommended that modifications be made to the HDO to help strengthen the language and make it more defensible, like that of the Village Center District. Definitions of “substantial changes” should be clarified, in addition to more specific requirements for the compatibility of exterior alterations and building or façade requirements for new development. References to the Secretary of Interior's Standards would also be beneficial.

MIXED DEVELOPMENT OVERLAY (MDO)

“It is the purpose of the Mixed Development Overlay (MDO) District to permit the mixing of certain non-residential uses on individual properties with residential uses, and to provide special land-use controls to ensure the orderly development of such sites. These regulations are intended to:

- (1) Enable the mixed use of a principal structure on a parcel of land located only within the CC Community Commercial or the RB Restricted Business Districts; and,
- (2) Establish standards designed to minimize land-use conflicts resulting from a mix of uses located within a structure on a single parcel of land.”

The Mixed Development Overlay District is an important zoning district to achieving the desired mixed-use character of the Village along its commercial corridors while still ensuring compatibility with neighboring uses. However, the Village should consider allowing residential uses (such as upper-floor residential units) in the Community Commercial and Restricted Businesses Districts by special permit or by right. This would be easier to implement and allow for more specific requirements based on the character of each district to be developed.

JOINT CODE RECOMMENDATION

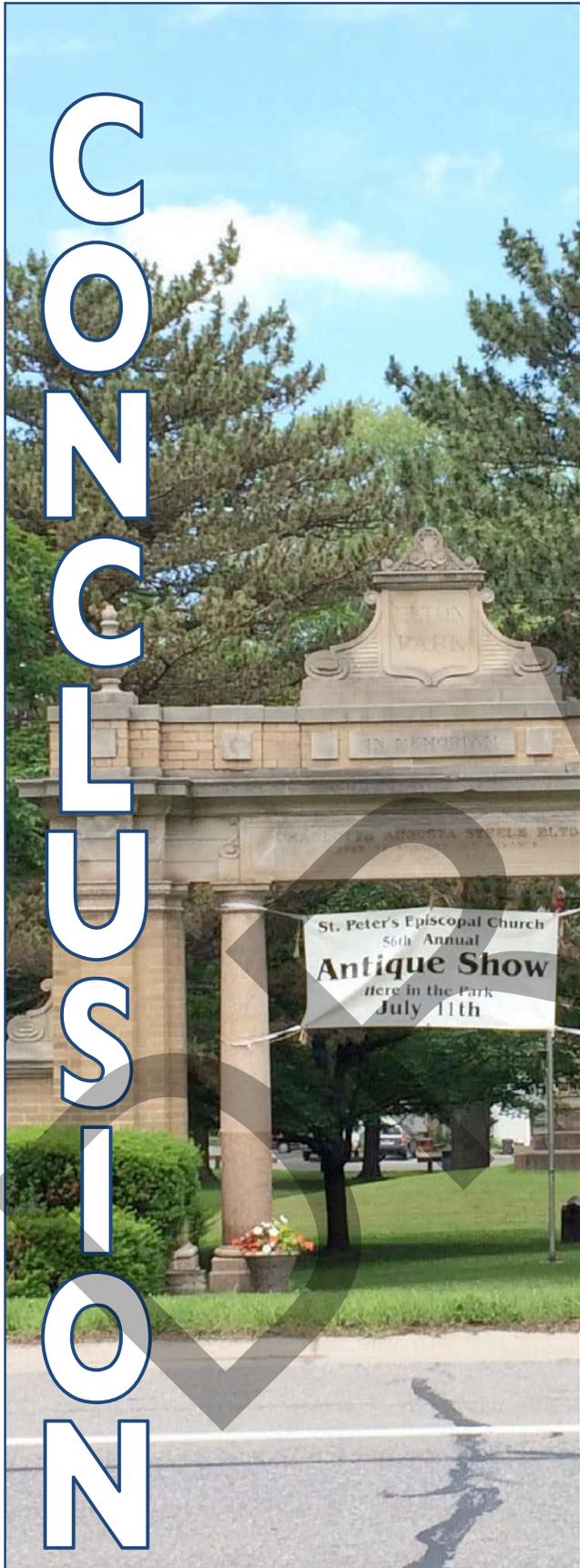
Although the Town and Village Code are two separate legal documents, their overall approach, a substantial amount of their language, and their formatting is very consistent or in some instances identical. For example, the Multiple Residence Requirements are nearly identical for the Town and Village. Both codes also use tables with the same dimensional categories for their respective zoning districts. These similarities between the two documents would make the consolidation into a single zoning code a relatively straightforward process. A single, updated code would accomplish the following objectives:

- (1) Incorporate the zoning recommendations articulated in this Plan;
- (2) Provide a single set of requirements, procedures, and definitions to facilitate the administration of the Code by the shared Code Enforcement Officer for the Town and Village;
- (3) Facilitate the implementation of the Code by the various advisory boards.

In addition, an update would provide the opportunity to incorporate other techniques that may be desirable such as non-residential building standards or rural design guidelines. These standards and guidelines would serve to ensure that new development in the Town and Village is consistent with the Preferred Design Vocabulary contained in the Appendix.

THIS PAGE INTENTIONALLY LEFT BLANK.

DRAFT



CONCLUSION

The Town of East Bloomfield and Village of Bloomfield have a history of collaborative planning efforts that have been successful in guiding growth within the community while protecting our agricultural heritage. This updated Comprehensive Plan continues this tradition by creating a unified long-range vision that will help to guide future decision-making and investment within the Town and Village.

Two of the primary objectives of this Comprehensive Plan update are to ensure the preservation of the community's rural environment and the revitalization of the historic village center. Visitors to Bloomfield often comment on the picturesque landscape—defined by rolling terrain, lush vegetation, and expansive farmlands. It is the thriving agricultural industry, bucolic atmosphere, and quaint Village Center that makes Bloomfield a wonderful place to live and visit.

The elements of this Comprehensive Plan update were developed with the help of Town and Village officials and staff, as well as a number of volunteers who were selected to represent the diverse opinions, desires, needs, and goals of our community. Although the Plan may not specifically address the concerns or desires of every resident, the document attempts to understand and tie together the varying opinions of the community in a way that embodies the broader public majority.

It is the hope of the Town and Village that the continued reference to and implementation of this document by local decision-makers and community stakeholders will help to keep it up-to-date and off-the-shelf.

PLAN ADOPTION AND MAINTENANCE

RATIONALE

Through the adoption of this Plan, the Village of Bloomfield Board of Trustees and the Town of East Bloomfield Town Board commit themselves and future members of the legislative bodies to be accountable and responsible for embarking on a course of action to realize this Plan's vision. In adopting this Plan, the Boards commit themselves and future members to following the goals, objectives and policies in their decision-making.

Implementation of this Plan's recommendations will require active participation by the various boards of the municipalities, as well as by developers, landowners and citizens. This active participation is required because the comprehensive plan alone has no force of law. Developers, businessmen, and landowners should use the comprehensive plan as a guide in making development decisions. Local government should consider the legal actions that impose enforceable regulations on certain aspects of land development, consistent with this Plan.

Comprehensive Plan implementation is an ongoing process. The various boards should consult this Plan continually as development issues arise. This Plan should be viewed as an overall goal for the development of the community, with the policy provisions as guidelines for achieving goals on an incremental basis. Each development decision should be guided by this Plan in order to maintain a comprehensive basis for local regulation and involvement.

PERIODIC CHANGES TO THE PLAN

While consistency of policy is important, this Plan must be kept up to date to reflect new information, changing conditions, and the evolving needs of the community.

A regular schedule of reviewing this Plan, at least once annually, by the Town and Village Planning Boards will occur whether or not any change to this Plan is being proposed. This will be substantiated by a report to each respective legislative Board as well as to each Planning Board. Changes should occur only after thoughtful consideration of factual

information. Public involvement is an important component of the review process.

Evaluations of this Plan involve collecting data and analyzing the implications of the information on the present and future conditions in the community.

The following is the recommended outline for the content of the annual report by The Planning Board:

- (1) Most current information on population changes in the Village/Town.
- (2) Information on new construction and rehabilitation activity institutional, commercial, industrial and residential to include location, value and number of housing units or establishments.
- (3) Information on current vacancy rates by building type.
- (4) An analysis of any emerging pattern in requests for variances, rezonings or related legal challenges.
- (5) Information on the status of the environment and open spaces issues including information on changes in agricultural land/activities in the Village and Town.
- (6) Analysis and conclusions concerning conditions in the Village/Town and information on the status of the implementation actions outlined in the Plan. Recommendations for the upcoming year including actions or other master planning efforts.

The annual report should be compiled by each Planning Board with input from the Code Enforcement Officer, Watershed Inspector and Village/Town Engineers. The Village report should be compiled in January-February and presented to The Planning Board for final review/approval in March and presented to the public at the Village Board's organizational meeting in April. The Town report should be compiled in May-June and presented to the Town Planning Board for final review/approval in July and presented to the Town Board at their regular meeting in August and subsequent presentation to the public in September or with the Town budget in October.

THE PLAN AMENDMENT PROCESS

Due to the differences in scope between the Village and Town of East Bloomfield, it is reasonable to assume that changes may be different in nature and may occur in the two municipalities at different times. The format of this Plan is such that amendments may be made to the specific section pertaining to either the Village or the Town respectively. However as the main premise of this Plan is that the Village and Town comprise a unified community based upon inter municipal cooperation and coordination; the review and recommendations of both municipal Planning Boards should be considered for any proposed change to any part of this Plan.

The Planning Boards must establish the basis upon which a Plan amendment will be considered. Each of the following circumstances would justify initiating this Plan amendment process:

- (1) Upon finding of a significant change within the community (demographic, economic, environmental, etc.);
- (2) Upon finding of a public health and safety benefit associated with the proposed amendment;
- (3) To maintain consistency when unforeseen circumstances or conditions occur;
- (4) To maintain compliance with new legislation, regulations, programs or projects; and
- (5) To maintain and protect public investments and resources.

Amendment procedures should identify the criteria to be used in drafting amendments. The criteria should address all of the following concerns:

- (1) Consistency of the amendment with the goals, objectives and policies for action, implementation actions and the future land use synthesis as described in this Plan;
- (2) Consistency of any proposed amendment with development trends, community needs, existing planning programs, State laws and regulations and actions of other levels of government;
- (3) Evaluation of the environmental effects of any proposed amendment including an adequate investigation of alternatives and

mitigation measures for any potentially large adverse impacts;

- (4) Evaluation of the fiscal and/or tax rate impact of the proposed amendment including a determination that the financial impact to the municipality is acceptable; and
- (5) Evaluation of the impact of the proposed amendment upon subsequent development and a determination that future development will not be negatively impacted.

The amendment process must include a public review and comment process. At a minimum, the public review should include:

- (1) Availability to the public of a written description of a proposed amendment and a written evaluation by the Village/Town Planning Board concerning the proposed amendment.
- (2) Agency comments by the County Planning Department regarding the impact on plans of adjacent communities or county wide plans
- (3) Agency comments from State or County highway departments regarding impacts on transportation plans and projects
- (4) A public hearing at which public comments, both oral and written, are accepted and considered.
- (5) A written recommendation from the Village/Town Planning Board about any action to be taken by the Village/Town Board to amend this Plan. The written report should include any implementation actions, which may be required as a result of the amendment and the cost implication of such changes.

Revised sections should be identified as an addendum to the Appendix and the revision date should be noted on the bottom of the affected pages or on the legend of maps or figures. A copy of the amendment should be forwarded to the other respective municipality.

THIS PLAN PREPARED BY:



Steinmetz
Planning Group

DRAFT