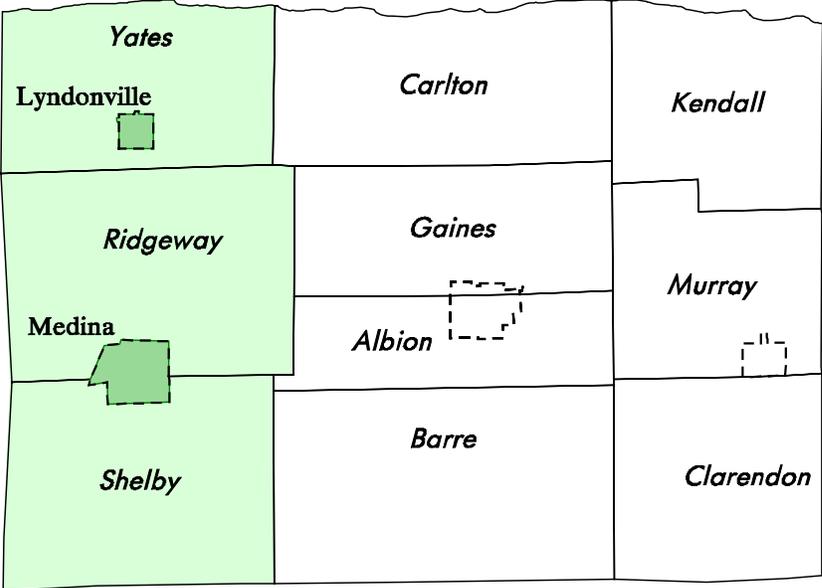


Western Orleans Comprehensive Plan

Towns of Shelby, Ridgeway and Yates Villages of Medina and Lyndonville



ADOPTED: December 2001

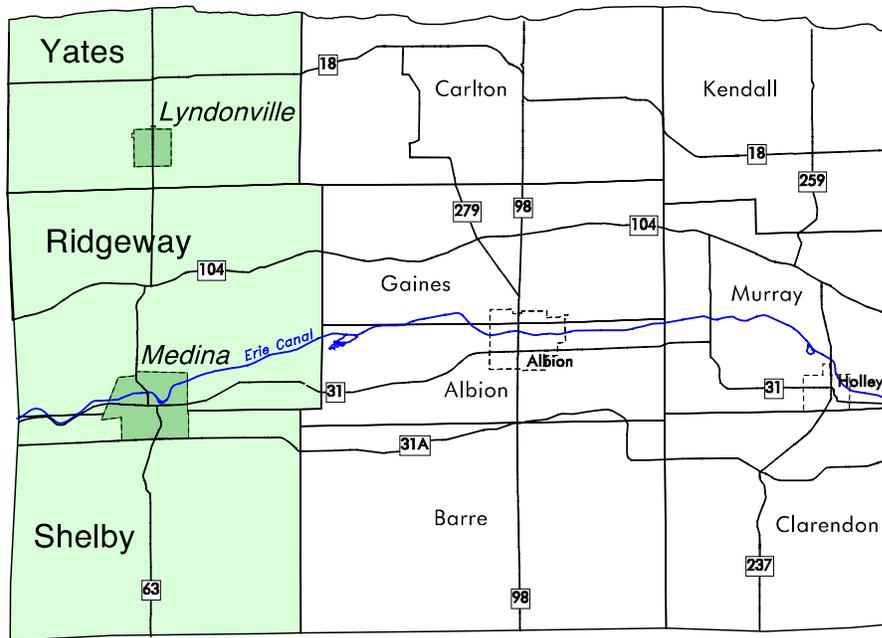
AMENDED: May 2003

Funded in part by a Rural New York Grant from the New York Planning Federation

Western Orleans Comprehensive Plan

Towns of Shelby, Ridgeway and Yates
Villages of Medina and Lyndonville

PART 2: BACKGROUND STUDIES



ADOPTED: December 2001

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Western Orleans Comprehensive Plan

Part 2: BACKGROUND STUDIES

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Chapter 1 : Overview of Existing Plans, Programs and Regulations

The Overview of Existing Plans, Programs, and Regulations identifies documents, laws and programs which affect land use and development in western Orleans County. This overview presents the regulatory context for the policies and actions recommended in the Comprehensive Plan, and provides the historical framework for the current planning process.

The following planning documents were reviewed:

- GENERAL PLAN: Village of Medina and Towns of Ridgeway and Shelby, 1967
- Erie Canal Corridor Plan: Genesee Finger Lakes Region, 1993
- K-Y-C Local Waterfront Revitalization Plan, 1999
- Orleans County Tourism Development Action Plan, 1996
- Orleans County Comprehensive Plan, 1976
- Town of Yates Land Use Policy
- Town of Yates Comprehensive Master Plan -- 1991
- Local zoning regulations and other local laws and ordinances
 - Town of Shelby
 - Town of Ridgeway
 - Town of Yates
 - Village of Medina
 - Village of Lyndonville

The Comprehensive Plan Committee contacted state and federal agencies and neighboring municipalities to notify them about the planning process and to request information about any plans or programs that may affect the process. Zoning and land use plans of neighboring communities that affect land adjacent to western Orleans County are summarized in this section.

In addition, the CPC identified State and County programs and regulations that may influence future development and conservation policies in western Orleans County. These include the Agricultural District program, County economic development efforts, and environmental regulations for wetlands and flood hazard areas.

General Plan: Village of Medina and Towns of Ridgeway and Shelby, New York

The General Plan for the Village of Medina and Towns of Ridgeway and Shelby was prepared in 1967 by the "Medina Area Planning Board." The document included plans for land use, utilities, community facilities and transportation.

Many of the recommendations of the General Plan promote sound planning policies that are still valid today:

- Concentrate growth in and around the Village and existing hamlets
- Coordinate new growth with the extension of sewer and water.
- Retain the natural and open character of the landscape
- Retain the position of the Medina central business district (CBD) as the main retail shopping center
- Concentrate retail and services in the CBD
- Develop highway oriented commercial uses along Route 31 along the southern border of the Village.

The plan also include some recommendations that appear inappropriate today:

- Construct water impoundment areas to reduce flooding
- Close Main Street between Center Street and Pearl Street to form a pedestrian mall
- Convert large single family homes into apartments.
- Construct a Route 63 bypass, through the western portion of Village.

Some of the infrastructure improvements recommended in the plan were not implemented, but are still discussed as possible projects:

- Construct a western expressway (now known as Route 531), with an interchange south of the Village of Medina
- Separate the Village's storm and sanitary sewer system.

One recommendation that may be worth reviving is the suggestion to utilize abandoned stone quarries for recreation, and link these areas to Oak Orchard Creek, Glenwood Lake and the Erie Canal.

Erie Canal Corridor Plan: Genesee/Finger Lakes Region

The Erie Canal Corridor Plan for the Genesee/Finger Lakes Region was completed in 1993 for Monroe, Ontario, Orleans, Seneca, and Wayne Counties and the New York State Urban Development Corporation. The purpose of the study was to evaluate the potential of the Erie Canal for recreation, conservation, and tourism. Its primary goals were to:

- Enhance environmental quality within the Canal corridor;
- Enhance opportunities for waterside and landside recreation within the canal corridor; and
- Enhance tourism and economic development opportunities within the canal corridor.

Map 1-1 summarizes the recommended actions for the Towns of Ridgeway and Shelby and the Village of Medina.

The overall concept of the plan is to encourage development at Canal "ports," located in existing villages and hamlets, and to preserve natural open space as "greenways" in the rural areas between ports.

The findings of the study resulted from two years of public participation and interviews with users, operators, and managers of the Canal. The recommendations, which call for action by all levels of government, address promotion of the Canal as a tourist destination, canal operations, land use along the Canal, water quality, management of State-owned lands, and historic resources.

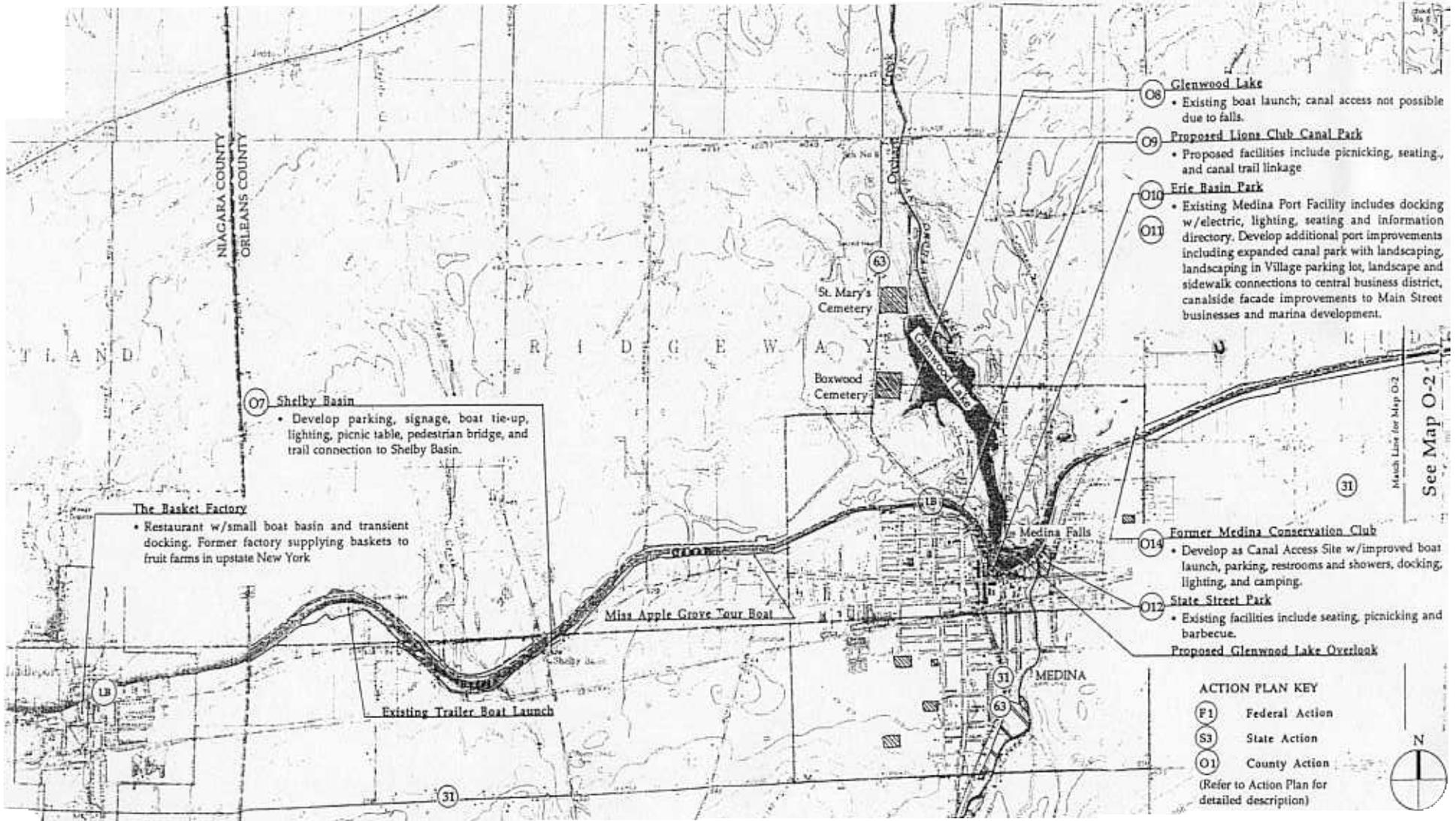
The Orleans County portion of the Plan placed a high priority on preserving the rural character and open views along the Canal in the rural areas, and on developing the Port areas with attractions and amenities. The Plan noted that the Village of Medina "already has an impressive Port facility and festival program with a Canal orientation," and that the Village "has done an excellent job of capitalizing on the Canal as a tourism theme" with the Medina Canal Days. It noted that the Erie Basin Park in Medina provides fishing access and a boat launch facility.

Suggested Port improvements in the Village of Medina include:

- Expand Erie Basin Park and include additional landscaping,
- Provide sidewalk connections to the Village business district,
- Encourage canalside facade improvements for Main Street businesses, and
- Landscape the Village parking lot.

The Plan describes the hamlet of Knowlesville, in the Town of Ridgeway, as a "charming small scale Port community" that "includes the Towpath Grocery and Erie Inn." It notes that "expansion of transient boater facilities is planned."

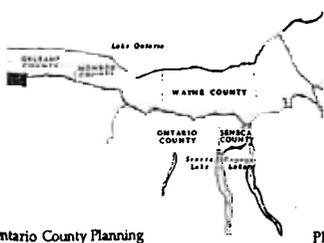
The Plan suggests small scale improvements to area facilities, including boat tie-ups, signage, picnic tables, and trail access at the proposed Lions Club Canal Park, Glenwood Lake Overlook in the Village of Medina, and improvements to The Culvert (the only location in the Canal system where the road passes under the Canal) east of the Village in the Town of Ridgeway.



Erie Canal Corridor Plan: Finger Lakes Region

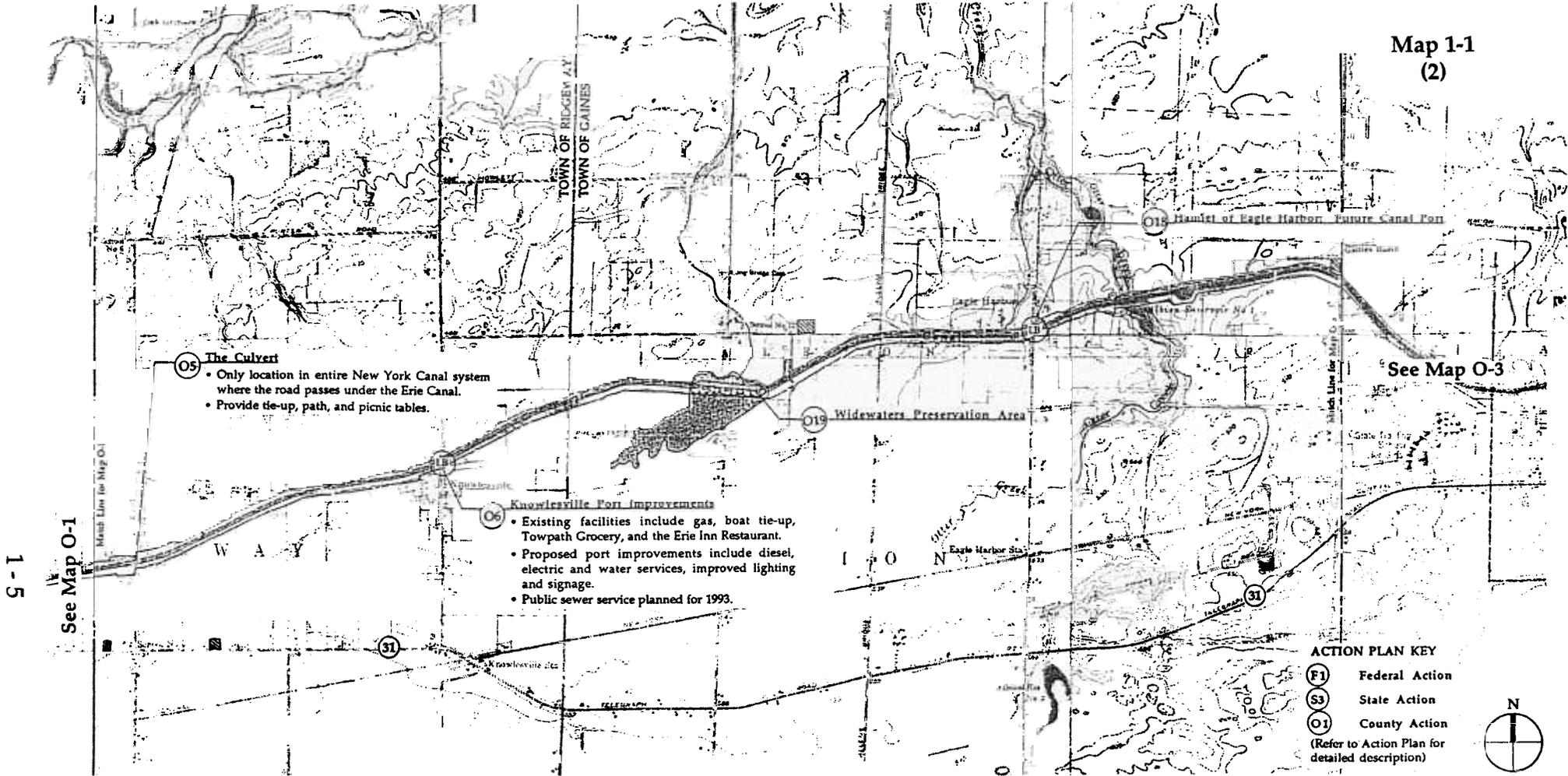
Orleans Co. Map #1 • Ridgeway
September 1, 1993.

PREPARED FOR: NYS Economic Development Corporation, and Monroe, Orleans, Wayne, Seneca, and Ontario County Planning



PREPARED BY: Trowbridge & Wolf Landscape Architects, FXM Associates, LARSEN Engineers

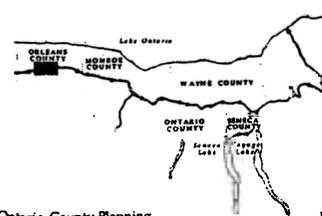
Fig. 21



Erie Canal Corridor Plan: Finger Lakes Region

Orleans Co. Map #2 • Ridgeway and Albion
September 1, 1993

PREPARED FOR: NYS Economic Development Corporation, and Monroe, Orleans, Wayne, Seneca, and Ontario County Planning



PREPARED BY: Trowbridge & Wolf Landscape Architects, FXM Associates, LARSEN Engineers

Fig. 22

The Plan recommends that the Town of Shelby develop parking, signage, boat tie-ups, lighting picnic tables a pedestrian bridge, and a trail connection to the Shelby Basin. The Miss Apple Grove Tour Boat embarks from a site west of the Village of Medina in the Town of Ridgeway.

The Plan proposes developing the former Medina Conservation Club site on the east side of Medina into a Canal Access Center. Suggested improvements included improved boat launch, parking, restrooms and showers, docking, lighting, and camping.

K-Y-C Local Waterfront Revitalization Plan (LWRP)

The Towns of Kendall, Yates and Carlton have jointly prepared a Local Waterfront Revitalization Plan (LWRP) for the three towns in Orleans County that border on Lake Ontario. The plan identifies water-enhanced and water-dependent uses as well as under-utilized sites along the lakeshore and tributaries. The plan evaluated public access to the lake, recreational facilities, agricultural potential, infrastructure, and public facilities, and environmental concerns such as groundwater quality, flooding, and coastal erosion. The plan addresses the 45 state policies and recommends actions appropriate to Orleans County communities.

Several of the recommendations reflect sound land use planning:

- Encourage development where public services and facilities are adequate. Concentrate development where investments in public water and transportation have already been made (such as at Shadigee)
- Avoid an increase in erosion or flooding due to activities and development, including construction of erosion protection structures.
- Protect, enhance and restore significant historical, archeological and cultural structures, areas or sites.
- Conserve and protect quantity and quality of surface and groundwater supplies.

The LWRP noted that seasonal cottages along the lakefront continue to be converted to year-round dwellings. Most of the private roads that serve cottage developments do not meet Town standards, and do not allow for public access to the lake. The LWRP recommended the development of additional lots, landward of shoreline, through subdivision, and that access to the water be provided at the ends of existing streets.

The LWRP recommended the retention of existing agricultural land, and the conversion of dormant farm land to low-density residential consistent with adjacent uses and demand. It recommended a minimum lot size of 1/2 acre in areas without public water and sewer.

The LWRP recognizes Johnson Creek as a significant fish habitat. It recommended that the natural condition of the corridor be preserved, and that public access be increased.

The LWRP also addressed the best use of the Morrison site, an 800 acre lakefront parcel currently owned by NYSEG. Other sites recommended for redevelopment include Shadigee and Lakeland.

Specific projects proposed by the LWRP include:

- Shadigee: Provide a fishing pier and scenic access to the lake the at end of Route 63. Expand parking and create a park to take advantage of the vista at the site of the Village of Lyndonville water treatment plant.
- Morrison site: Create an inland harbor to accommodate boat launching and mooring in area protected by a breakwall. Develop a swimming area on the adjacent shore. Develop areas for camping and a public park, as well as housing, retail, and office/ light industrial uses. (Private/ public project)

The Morrison site and Shadigee projects were identified as “critical to waterfront revitalization.”

Development within areas designated as within the Coastal Boundary are subject to additional local review and must be consistent with the local waterfront development program. The boundaries of the Coastal area are shown in Map 1-2.

Orleans County Tourism Development Action Plan -- April 1996

The Orleans County Tourism Development Action Plan was prepared in April 1996 for Seaway Trail, Inc., by the consultants Trowbridge & Wolf Landscape Architects and Phoenix Associates. The plan includes an inventory of existing tourism resources, and identifies opportunities and constraints relating to tourism along the NY Seaway Trail within Orleans County.

Specific recommendations (with the organization responsible and the timeframe) include:

- Develop a fishing access site and streamside park along Johnson Creek at the Village of Lyndonville site near the dam. Include a handicapped accessible fishing dock, parking, trails and picnicking facilities. (Village of Lyndonville, Short Term)
- Determine an appropriate location for a public car-top boat launch with parking on Oak Orchard River north of Medina. (County Planning, Short Term)
- Stock Johnson Creek with Atlantic Salmon. (US Fish & Wildlife Service, Short Term)
- Develop a fish ladder at the Lyndonville Dam on Johnson Creek (US Fish & Wildlife Service, Long Term)

The plan also recommends that towns along the Seaway Trail take steps to preserve the character of the agricultural landscape.

Map 1-2 Coastal Boundary and Water Features - Town of Yates

Orleans County Comprehensive Plan

The Orleans County Comprehensive Plan was prepared by the Orleans County Planning Board in June 1976. The plan included policies and recommendations regarding land use, housing, transportation, utilities, recreation and open space, and conservation.

Several of the policies represent sound land use policies that remain relevant today, such as encouraging development where sewer and water services are available, discouraging strip development, encouraging the rehabilitation of housing types. Certain issues are still relevant, such as the extension of Route 531, the retention of rail lines to serve industry, and the need for recreational facilities.

Yates Comprehensive Master Plan -- 1991

The Town of Yates prepared a Comprehensive Master Plan in 1991. The document includes a natural resource inventory, social and economic inventory, general land use goals and objectives, land use policies and implementation strategies.

The land use policies remain relevant to the Town of Yates and will be incorporated into the current planning process. The policies address agricultural, residential, commercial, and industrial land use, waterfront development, natural resources such as wetlands and floodplains, drainage, water supply, sewage disposal, transportation, recreation and historic preservation.

Local Zoning Regulations and Other Local Laws

Town of Shelby

The Town of Shelby Zoning Ordinance is based on the County Model. The ordinance is generally well-constructed and appears to serve the Town well. Several provisions will require review to ensure consistency with state law and to conform with the Town's goals and future land use plan.

Zoning Districts and Map

As shown in Map 1-3, nearly all of the Town's area is zoned **Residential/Agricultural**. This zoning district permits agriculture, recreation areas, and residential development on lots with a minimum lot size of 30,000 sq. ft. Businesses such as motor vehicle repair and sales, mining, campgrounds and telecommunications facilities are permitted with a special use permit.

Areas along Maple Ridge Road, South Gravel Road (Rt. 63), and Salt Works Road are zoned for **General Business** uses. Permitted uses include residences, offices, and other businesses. Uses allowed with a special use permit include restaurants, motor vehicle sales and repair, hotels, churches, and telecommunications facilities.

The Town's **Light Industrial** zones are located on the south side of Maple Ridge Road, east of Route 63, on the east side of Bates Road adjoining the Village of Medina, and at the site of the crushed stone operation on the south side of Blair Street.

Mining and excavation are not specifically listed as permitted uses in the I District. Several portions of the existing Business and Industrial districts are utilized by agriculture and residences. The Town should consider whether business uses at these locations should continue to be encouraged.

Hamlet zoning allows for mixed uses and smaller setbacks. This designation applies to parcels in the hamlets of Shelby Center, Millville, East Shelby and West Shelby.

Several districts are described in the regulations, but are not mapped. These include Historic, RH Hamlet, RR Rural Residential, C Conservation, D Industrial, WR Waterfront Residential, WD Waterfront Development (RC Recreation/ Residential). Districts that are not likely to be mapped in the future should be removed from the text.

Definitions:

Several regulatory statements, included in the definitions, should be moved to other locations in the text. These include the minimum size of dwelling (960 sq. ft), the duration of special use permits, and the requirement that yard sales lasting more than 3 consecutive days require "special permit issued by the ZEO."

The definition of "mobile home" should be updated. In addition, regulations addressed at manufactured housing should be re-worded to address appearance and design standards applicable to all residences. Construction standards should merely reference Uniform Code requirements.

Map 1-3 Existing Zoning - Town of Shelby

Consistency with Uniform Code

Provisions that are covered by the NYS Uniform Fire Prevention and Building Code should be removed and replaced by references to Uniform Code requirements. These include requirements applicable to swimming pool fences and gates, and accessory buildings such as utility sheds and garages. Terms such as “building permit” should be replaced with “zoning permit” to minimize confusion and overlap with provisions of the Uniform Code.

Consistency with State/ Federal regulations

Some provisions have been preempted by State or Federal regulations:

- Provisions that restrict satellite antennae more than 30 inches in diameter to rear yards, and prohibit them on top of buildings, may be preempted by FCC regulations.
- Regulations for mining and excavation may restrict the location of such activities, but may not regulate the operation of a mine that requires a NYS permit. Local provisions should be limited to location of the mining or excavation, and may reference the requirement for a State permit.

Special Permit/ Site Plan requirements

Special permit regulations should be reviewed to separate provisions that are more properly addressed during Site Plan Review. Special permit provisions should be limited to those that would affect a decision on whether or not a use is appropriate in the proposed location, and requirements regarding the operation of the use that would need to be monitored by the Town. Site plan requirements address the details of how the site is developed (such as landscaping, site layout, parking, etc.)

Miscellaneous regulations

- Signs One sign is permitted at any site, no larger than 32 sq. ft per side; off-premises signs require special permit from the Planning Board
- Fences Maximum height of 7 feet for residential uses and 10 feet for non-residential uses. No permit required
- Camping Units No more than 2 units may be placed on a lot with a dwelling, with consent of owner, for up to 7 days per month; must meet setbacks for buildings
- Telecommunications facilities County model regulations have been adopted
- Junk Yards Regulated by a separate local law (LL #2, 1982)

Town of Ridgeway

The Town of Ridgeway Zoning ordinance is based on the Orleans County model. It is generally well constructed and thorough. Several provisions require review to ensure consistency with State requirements, to reduce overlap with the NYS Uniform Fire Prevention and Building Code. The zoning district boundaries and regulations will need to be reviewed upon completion of the Comprehensive Plan to ensure conformance with the Town's future land use plan.

Zoning District Descriptions and Recommendations

As shown in Map 1-4, most of the Town is zoned RA **Residential/ Agricultural**. This district permits agriculture, residences and "agri-businesses" on lots with a minimum size of 30,000 square feet. Uses allowed with a special use permit include campgrounds, farm labor camps, junk yards, excavation and mining, recreation areas, and home businesses.

Rural Residential districts are located along County Line Road, Gravel Road (Route 63), Ridge Road, and County Highway 10, and Horan Road. Permitted uses include agriculture and residences. Uses allowed with a special use permit include recreation areas, home businesses, multiple family dwellings, public and semi-public buildings, and professional offices. Minimum lot sizes are 28,000 square feet if public sewer is provided, and 30,000 square feet on lots without public sewer.

General Business districts are located in four areas along Ridge Road. Permitted uses include most types of businesses as well as single and two-family residences. A special use permit is required for motor vehicle repair and sales, restaurants, hotels, clubs, drive-in businesses, recreation areas and public and semi-public uses.

Hamlet districts are located at the intersections of Gravel Road and Ridge Road, Ridge Road and County Line Road, Taylor Hill Road and Portage Road (hamlet of Knowlesville) and along Ridge Road between Oregon Road and Knowlesville Road. This district provides for a mix of uses, including one- and two-family dwellings, retail businesses, and convenience stores. Uses allowed with a special use permit include gas stations, motor vehicle sales and repair, hotels, taverns, professional offices, multi-family dwellings, and public and semi-public uses. Minimum lot sizes are 28,000 with public sewer, and 30,000 without public sewers.

The **Industrial** District is located on the east side of the Village of Medina, west of Beals Road. Businesses currently located in this district include manufacturing, auto body shops, a hotel, Agway and the Medina Sportsman's Club. Boundaries of this district should be reviewed to determine consistency with the future land use plan for the Town.

Several districts are described in the regulations, but are not mapped. These include Historic, C Conservation, Light Industrial, WR Waterfront Residential, WD Waterfront Development. The Waterfront District may be appropriate for certain areas along the Canal. Districts that are not likely to be mapped in the future should be removed from the text.

The list of permitted and special permit uses in each district should be reviewed to determine whether certain uses that currently require a special permit could be allowed with site plan review only.

Map 1-4 Existing Zoning - Town of Ridgeway

Required setbacks in the Hamlet District should be reviewed to determine consistency with existing setbacks. Smaller setbacks, especially in the front, should be considered in order to retain the neighborly character of the hamlets.

Definitions

Definitions are included for water-oriented uses, such as “bait and tackle shop” and “charter boat services,” that are referenced in the regulations for the Waterfront Districts. No such districts are currently mapped in the Town.

Regulations in the definitions section should be avoided. Regulatory statements are found in definitions of “corner lots” and “dwelling.”

Consistency with Uniform Code

- Terminology associated with Uniform Code should be clearly referenced as such, including “Certificate of Occupancy” and “Building Permit.”
- Requirements for fencing and gates around swimming pools should be replaced with references to the NYS Uniform Fire Prevention and Building Code.

Preemption by State/ Federal Regulations

- Mining/ Excavation regulations should not address operational aspects of mines regulated by NYS Department of Environmental Conservation.
- Satellite dish antenna requirements may be superseded by Federal Communications Commission regulations.

Procedures/ terminology

- The zoning regulations include updated criteria and timeframes for reviewing variances, special use permits and site plans, as well as requirement for Agricultural Data Statements, as provided for by recent changes in NYS enabling law.
- Special permit requirements should not include design and layout issues addressed during Site Plan Review.

Mobile/ Manufactured Homes

- Consider neutral language that regulates all dwellings, regardless of method of construction. All dwellings need to conform to construction/ installation requirements of NYS Uniform Code. All dwellings may be subject to a minimum width requirement (outside of “compact residential developments”)
- Use of mobile home as temporary field office during construction (non-residential use) is prohibited.

Relevant local laws and ordinances

- Subdivision Regulations, adopted in 1997, regulate division of land into more than 4 lots within a 5 year period.

Town of Yates

The Town of Yates Zoning Ordinance is based on the Orleans County Model. It is well constructed and appears to serve the Town well. Several provisions need to be updated for clarity and consistency with State requirements. Upon completion of the Comprehensive Plan, the zoning district boundaries should be revised to conform to the Town's future land use plan.

Zoning Districts and Map

As shown in Map 1-5, most of the Town is zoned **Residential/ Agricultural**. Permitted uses include agriculture, agricultural services and one- and two-family dwellings. Uses allowed with a special permit include automobile sales, home businesses, campgrounds, excavation and mining, kennels, tourist homes, junkyards and telecommunications facilities. Minimum lot size is 28,000 square feet with public sewer and 30,000 feet without public sewer.

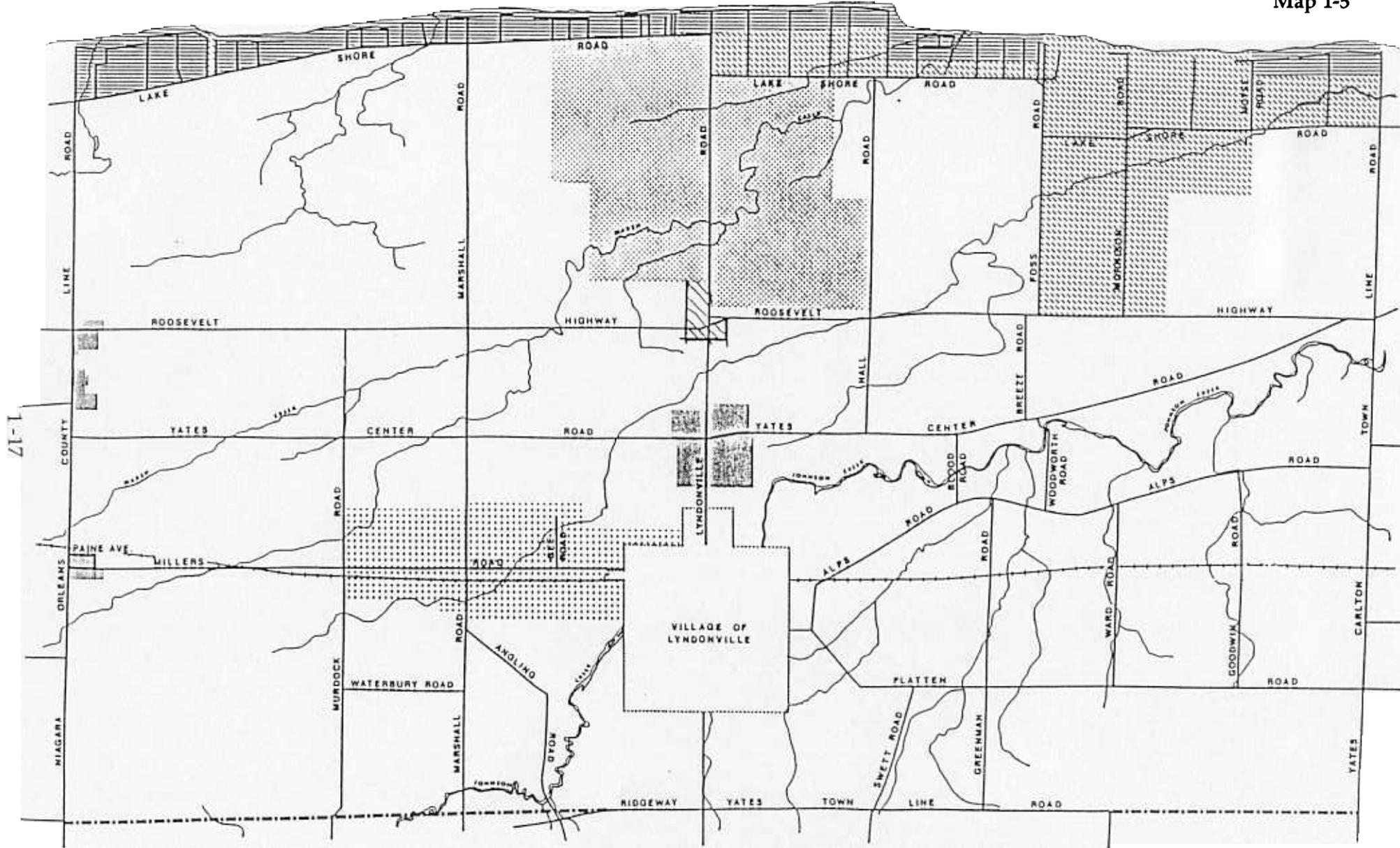
Land on both sides of Lyndonville Road (Route 63) is zoned **Rural Residential**. Permitted uses include single and two family dwellings, recreation areas and agriculture. Uses allowed with a special permit include multiple family dwellings, tourist homes, home businesses, mobile home parks, and public and semi-public uses. Minimum lot size is 28,000 square feet with public sewer and 30,000 square feet without public sewer.

The **General Business** zone is located at the intersection of Roosevelt Highway and Lyndonville Road. General retail and business services are permitted, as well as restaurants, offices, and single and two family dwellings. Uses allowed with a special permit include motor vehicle sales and repair, gas stations, hotels, and telecommunications facilities. Minimum lot size is 20,000 square feet, or a lot size sufficient to provide adequate on-site sewage disposal.

Hamlet districts are located at the intersections of Yates Center and Lyndonville Roads, Roosevelt Highway and County Line Road, Millers Road and Paine Avenue, and an area along County Line Road south of Roosevelt Highway. The Hamlet District permits a mix of uses, including single and two family residences, retail businesses, and convenience stores. Uses allowed with a special use permit include motor vehicle repair and sales, gas stations, hotels, restaurants, taverns, professional offices, and public and semi-public uses. Minimum lot size is 28,000 square feet for lots served by public sewer and 30,000 square feet for lots not served by public sewer.

The **Industrial** district is located along Millers Road, north and west of the Village of Lyndonville. This area includes the site of the former HH Dobbins warehouse, manufacturing facilities, and a junkyard, as well as several agricultural and residential parcels. Permitted uses include manufacturing, farm and garden implement stores, nurseries and produce sales, office buildings, warehousing, and research laboratories. Uses allowed with a special use permit include automobile sales and rental and telecommunications facilities. Residential uses are prohibited in this district.

The boundaries of the Industrial district should be reviewed to determine ways to minimize the number of non-conforming residences.



TOWN OF YATES



- Land Use Districts
-  Rural-Residential
 -  Industrial
 -  Hamlet
 -  Waterfront-Residential
 -  Waterfront-Development
 -  Residential-Agricultural
-  Business

The **Waterfront Development district** includes the parcel known as the Morrison tract, located along Morrison Road north of Roosevelt Highway. The purpose of this district is to provide for mixed commercial and residential uses and to encourage water-dependent and water-enhanced uses. Permitted uses include single and two family dwellings, hotels, boat launch and docks, marine services, and public recreation. Uses allowed with a special use permit include campgrounds, multiple family dwellings, and public and semi-public uses. All development proposals for the Waterfront Development District must be reviewed for consistency with the Town's Local Waterfront Revitalization program.

Definitions

- Regulatory statements in definitions should be removed. These include requirements for minimum dwelling size (950 sq. ft.) and fencing, screening, and buffering.

Mobile/ manufactured homes

- Need updated definition.
- Single wide mobile/ manufactured homes are restricted to mobile home parks. The Town should consider re-wording this requirement to address the width of the dwelling rather than the type of construction.

Procedures

- Coastal Area Assessment Form required with all applications for zoning permits within the Local Waterfront Development Policy (LWDP) area.
- Site plan review is required for all uses other than one- or two-family dwellings, their customary accessory uses, farm uses, and all uses in the Waterfront Development District.

Miscellaneous regulations

- Signs f-premises signs require permit from Town Planning Board. Requirements not specified
- Fencing ilding permit required. Height restrictions. Farm fencing less than 6 ft in height exempt
- Camping units) more than one camping unit is permitted to be occupied on a lot with consent of landowner. Must be placed on side or rear of existing dwelling.
- Satellite Parabolic Antennae gulations should be revisited to be consistent with FCC pre-emption.
- Telecommunication Facilities County model regulations have been adopted

Village of Lyndonville

The Village of Lyndonville zoning regulations, originally adopted in 1958, were codified by General Code Publishers in 1979. The regulations require several changes to improve clarity, ensure consistency with State and Federal requirements, and to meet the objectives of the Village.

Zoning Districts

As shown in Map 1-6, most of the Village of Lyndonville is zoned **Residential**. Permitted uses include single family dwellings, farms, parks, and religious and educational uses. Uses allowed with a special permit include professional offices, non-profit clubs, multiple family residences, guest homes, funeral homes, beauty parlors and drive-in businesses. The minimum lot size for a dwelling is 10,000 square feet for lots served by public sewers, and 12,500 square feet for other lots.

The **Business** District is located at the center of the Village, along Main Street (NYS Rte. 63) between Eagle Street and Riverside Drive. Permitted uses include residences, stores and other businesses, sales of new motor vehicles, motor vehicle repair, recreation and assembly facilities, funeral homes and other similar businesses.

The **Industrial** District is located in the northwestern portion of the Village, along West Avenue and Housel Avenue. Permitted uses include manufacturing, wholesale businesses, feed grinding and milling, farm equipment and supplies, warehousing, greenhouses, used motor vehicle sales, and farm markets and livestock auctions. Uses allowed with a special permit include farm worker housing, "house trailer camps and parks," food processing facilities and junkyards. New dwellings are prohibited in this district.

The list of permitted uses should be reviewed to reflect current Village objectives. Permitted uses should be listed for each zone; use of "catch-all" phrases should be avoided to improve clarity.

Terminology/ definitions

- The term "plot plan" needs to be clarified, or replaced with a defined term such as "Site Plan" or "Sketch Plan."
- Terms that address provisions of the NYS Uniform Fire Prevention and Building Code (i.e., building permit, fire-resistance rating, certificate of occupancy) should be avoided. Regulations that address construction standards included in the Uniform Code may be removed (i.e., minimum size of rooms).
- Regulatory statements should be removed from the definitions section (e.g., Home occupations)

Map 1-6 Existing Zoning - Village of Lyndonville

Procedures

- Provisions for Site Plan Review (added 1992)
- Fee schedule should be referenced, rather than indicated in the local law.
- Time frames for review of site plans and special use permits may be extended to 62 days, pursuant to recent changes in NYS enabling law.
- Criteria for Special Permits should be consolidated into one section. Requirements that are more appropriate for site plan review should be removed.

Miscellaneous regulations

- “House trailer” Not defined. A definition for manufactured housing should be added. May be utilized as temporary dwelling for up to 16 months during construction of a house.
- Commercial Vehicles No parking or outdoor storage of commercial or industrial vehicles on property used exclusively for residential purposes.
- Non-conforming uses Board of Appeals may authorize extension or relocation within the premises. Need to clarify whether action is a variance or special permit (requires “plot plan” review and public hearing and referral to Village Planning Board).
- “Tourist and trailer camps” Village Board may issue a permit for a maximum 30 day period
- Signs Village Board may issue a permit to erect sign extending over street or sidewalk. \$5000 surety bond required.
- Trees Need permit from Village Board to cut down or plant a tree on a public street. Unlawful to plant a poplar tree in the Village
- Fences Maximum 6 feet high. Maximum 3 1/2 feet high within 15 feet of street or road intersection

Village of Medina

The Village of Medina zoning local law was originally adopted in 1956. The regulations have been codified by General Code Publishers, and the most recent amendment (as printed) is dated 12/1/96.

Zoning Districts

The Village is divided into six (6) basic zoning districts and one overlay district. Map 1-7 depicts the existing zoning district boundaries.

Much of the Village is in the **Residential** District. Permitted uses include single and two family dwellings, public recreation areas, schools, and farms. Uses allowed with a special permit include professional offices, membership clubs, guest homes, hospitals, and conversion of a single or two family dwelling into a multiple family dwelling.

The **Multiple Dwelling** District allows the same uses as the Residential district, as well as multiple family dwellings as permitted uses.

The **B-Business** district encompasses the downtown business district, surrounding the intersection of Center Street (NYS Rte. 31) and Main Street (NYS Rte. 63). Permitted uses include schools, parks and government buildings, retail stores, banks, offices, restaurants, hotels, apartments, wholesale trade, motor vehicle sales and repair, funeral homes, personal service businesses, and recreational facilities. Business uses in this district are not required to provide off-street parking, unless the building includes residences.

The **C-Business** district includes: the area surrounding the central business district, east of West Avenue and west of Orient Street; two small areas at the east end of the Village, north of Center street; a small area on the north side of West Center Street, and land north and south of Maple Ridge Road in the central and eastern portion of the Village. This district permits the same uses as the B-Business district, as well as animal hospitals. Off-street parking areas must be provided in this district.

Industrial Districts are located: at the west side of the Village, south of Park Avenue and along both sides of the railroad; in the east side of the Village south of E. Center Street and east of East View Drive, and in the central portion of the Village, along the Canal and north of Commercial Street and north of the Canal between Ryan Street and Stork Street. Permitted uses include all of the uses allowed in the Business districts, as well as manufacturing, commercial greenhouses, storage of construction materials, dry-cleaning, animal sales lots and wholesale trade.

The **Maple Ridge Overlay** District provides additional regulations for side yards and frontage for land along both sides of Maple Ridge Road. The boundaries appear to include a significant amount of land within existing developments that do not border on Maple Ridge Road. The boundaries should be revised to limit the requirements of this overlay zone to land adjoining Maple Ridge Road.

Map 1-7 Existing Zoning - Village of Medina

Consistency/ Overlap with Uniform Code

- Provisions relating to fire safety and building construction should be replaced by a reference to the NYS Uniform Fire Prevention and Building Code.
- Provisions relating to enforcement of the NYS Uniform Fire Prevention and Building Code should be referenced but not duplicated within the zoning regulations.

Procedures/ terminology

- Board of Appeals actions should be clarified as to whether they are special use permits or variances. Appropriate procedures should be specified.
- Time frames for review of site plans and special use permits may be increased, as a result of recent changes in NYS enabling laws.
- Generally, the special use permit should be reviewed before the site plan. Provisions for special uses determine whether the use can be accommodated at the proposed location. If it can, then the applicant would prepare a detailed site plan.

Miscellaneous regulations

- Signs: Regulated by a separate sign ordinance
- Public property and utilities Not regulated, except for sewage treatment plants.
- Mobile home Definition should be updated.

PLANS AND ZONING IN NEIGHBORING COMMUNITIES

Map 1-8 depicts the municipalities that adjoin western Orleans County. Zoning regulations and plans for these communities were reviewed in order to determine whether plans and regulations in these areas may impact future development or conservation in the planning area.

Nearly all of the land adjoining the communities within western Orleans County are zoned for Agricultural or Agriculture/ Residential use. Land in and around the hamlet of Ashwood, located in the Town of Carlton on the east side of Yates-Carlton Town Line Road, is zoned for mixed uses as a Hamlet district. Land south of the Town of Shelby in the Town of Alabama, Genesee County, is zoned Conservation. Most of this land is within the Iroquois National Wildlife Refuge.

The Village of Middleport, Niagara County, is located approximately one-half mile west of the Orleans County line. Both residential and business zoning districts adjoin the County boundary along Routes 31 and 31E.

Map 1-8 Zoning Classifications - Land Adjoining Western Orleans County

OUTREACH TO AGENCIES AND ORGANIZATIONS

A broad representation of local, state, regional and federal agencies, non-profit organizations and neighboring municipalities, were contacted by the Comprehensive Plan Committee in order to identify plans and programs that may impact future development within western Orleans County. Responses from the following organizations are summarized in this section:

- Orleans County Chamber of Commerce
- New York State Department of Transportation
- Genesee Transportation Council
- Orleans County Department of Health
- New York State Thruway Authority
- Orleans County Department of Social Services
- Orleans County Department of Health
- Lyndonville Area Foundation
- Glenwood Lake Commission
- Ontario Lake Plains Resource Conservation & Development Council (USDA)
- Orleans County Soil and Water Conservation District
- Iroquois National Wildlife Refuge.
- Genesee-Orleans Regional Arts Council.
- Multi-Cultural Coalition of Orleans County
- Cornell Migrant Program.

Orleans County Chamber of Commerce

(Letter from Marsha J. Winters, Executive Vice President, dated October 4, 1999)

The work program of the Orleans County Chamber of Commerce is accomplished through the following committees: Agricultural Advisory, Business Development, Government Affairs, Marketing, Special Events, and Tourism. The work program implements the following priority goals:

- To market the entire County as a place to live, visit and do business
- To provide stronger advocacy to all levels of government on issues important to County citizens
- To foster and improve economic development and growth
- To offer and deliver services in a cost-effective manner to Chamber members
- To address countywide issues important to certain segments of the County
- To provide a stronger approach in seeking funding for local projects

The Greater Albion Chamber of Commerce and the Medina Area Chamber of Commerce recently merged to form the Orleans County Chamber of Commerce.

New York State Department of Transportation

Planned projects during the next 10 years include:

- New construction and reconstruction of Routes 31, 31E and 63 in the Village of Medina:
Start of construction: 2002
Estimated cost: \$8,775,000
- New construction and reconstruction of Route 63, Village of Lyndonville,
Start of construction: 2007
Estimated cost: \$3,254,000.

Genesee Transportation Council (GTC)

(Letter from James Stack, Program Manager/ Transit Planning, dated August 31, 1999)

Current GTC planning activities relating to western Orleans County include:

- Route 531/ Brockport-Rochester Corridor Major Investment Study.
The 18-month study is nearing completion. The purpose of the study is to analyze alternatives to relieve congestion in the Route 531 corridor, particularly in the vicinity of the current expressway terminus. The analysis of alternatives was expected to be presented to the study committees in mid-September.
- Long Range Transportation Plan
This plan was being updated during 1999, and will guide the transportation planning process and funding priorities in the region for the next twenty years. The Plan was scheduled to be adopted in December and published in January. As a member of GTC, Orleans County will have direct input into this plan. Development of the plan is a public process with opportunity for involvement by all communities and citizens in the region.

New York State Thruway Authority

(Fax from Howard Taylor, NYS Canal Corporation, dated September 20, 1999)

Forwarded excerpts from the Erie Canal Corridor Plan, Finger Lakes Region.

Orleans County Department of Social Services

(Letter from Carol T. Blake, Commissioner, dated September 20, 1999)

Relevant planning studies and programs:

- United Way of Eastern Orleans County -- Needs Assessment completed by Strategic Plan Committee identified the following community needs:
 - Affordable transportation
 - Lack of adequate income

- Cost and availability of child care (especially evenings and weekends)
- Need for education and training
- Social Services and Youth Bureau -- Commissioned a study entitled "Preliminary Directions for Community Planning and Youth Asset Development" to be published in mid-October. The study is intended to integrate planning initiatives among human service departments. The following issues were addressed:
 - Housing
 - Industrial development
 - Strengthening families (to create a stable community and a positive work force)
- Workforce Development Act -- This fall, the County Legislature will appoint a Workforce Development Board to replace the Private Industry Council. The Board will serve both job seekers and employers in need of a quality workforce. Knowledgeable contacts include members of the County Legislature, Jim Hancock (Job Development Agency) and Mary Lou Pullinzi (Private Industry Council).
- Department initiatives emphasize developing community resources that assist residents in becoming and remaining as self-sufficient as possible. The Department's focus is on access to employment that pay sufficient wages to support a family

Key concerns:

- Transportation
- Day care
- Community awareness of the roles of county institutions in developing strong families and in youth asset development
- Welfare reform -- Public Assistance caseloads reduced 50% since 1994. However, many former recipients still rely on Medicaid, Food stamps, child care subsidies and housing rental assistance. Social Services budget is largest share of County spending. Cost to County of Medicaid alone is more than \$4 million per year.

Orleans County Department of Health

(Letter from Wayne A. Dickenson, dated September 15, 1999)

- Water District Formation -- Number of districts is unusually high for a County the size of Orleans.
 - Consider forming Town-wide water districts in the Towns of Ridgeway and Shelby (see Town of Carlton as an example). This would reduce the number of approvals needed when extending water mains; water sample requirements and reporting would be simpler. Establish a mechanism to fairly distribute costs to residents of existing water districts.
 - Continue phased system of water district extensions in Town of Yates. Town has two districts -- one using Niagara County water and one using Lyndonville water.

- Assess Areas of Need -- Systematically identify areas where residents need and want public water, are willing to pay for it, and meet criteria for HUD funding for water line extension (low income, dry wells, contaminated wells, potential health threats, etc.) Consider mailing a survey to all residents served by private well water. Ask the following questions:
 - Number of occupants
 - Drilled well, dug well, other
 - Is water supply known to be contaminated? If so, with what?
 - Would you allow a Town representative to collect a water sample for bacterial testing?
 - Does the well have an acceptable yield?
 - Has the well ever gone dry? Routinely?
 - Is your water hard, salty, have sulfur, other problems?
 - How deep is your well?
 - How much would you be willing to pay per year to have public water extended to your home?
- Automobile Junk Yards

Junkyards are a threat to the environment. Leaking gasoline, hydraulic fluid, oil and radiator fluid contaminate soils and groundwater. Certain soil types increase the threat of contamination. The following junkyards are particular concerns:

- Town of Yates: located on a sandy knoll. Permeable soils allow contaminants to quickly flow down into groundwater.
- A relatively new junkyard on Route 104 in Ridgeway has increased in size. Soils are sandy, and the rear portion of the property has a seasonal high water table, which brings the ground water close to the source of contamination.
- A junkyard in Shelby Center, between Oak Orchard Creek and Mill Race, is located on soils that are just 3 to 4 feet above bedrock. Contaminants that seep to the bedrock can easily flow into groundwater.

Municipalities should amend local zoning and procedures to assure protection of the environment. For example:

- Require Full Environmental Impact Statements -- No Negative Declarations
- Require submittal of an engineer's plan showing hydrogeological data and recommendations for dealing with sensitive sites
- Require operators to drain all fluids from vehicles prior to placement on the site and to participate in an auto fluids recycling program. Establish a hazardous substance containment area with limits on volume to be stored at one time. Require a system of receipts, logs, and manifests to assure proper disposal of all waste fluids by an approved waste recipient.

Lyndonville Area Foundation

The Lyndonville Foundation met with business and community leaders on May 18, 1999 to discuss future plans for the community. Issues raised at the meeting were:

- Partnership with the Comprehensive Plan
- Restoration of the pond for recreational use
- Maintenance of the Village dam and park area surrounding the pond crescent
- Development of a fish ladder at the dam on the south side of the creek bank
- Attraction and development of industry on West Ave.
- A corridor along Route 63 leading to the lake, with improved public access at the lake
- Improvement of downtown Main Street business facades, including:
 - Power lines -- bury or move to the rear of buildings
 - Brick inlay in sidewalks
 - Aesthetic street lamp lighting
 - Uniformity of signage on store fronts
 - Architectural and historical integrity of storefronts

The Foundation has provided three grants to the Village of Lyndonville to help execute these objectives:

- \$26,000 to purchase the land known as Paterson Park
- \$15,000 to engineer how to dredge and restore the pond
- \$11,000 to engage with the Western Orleans Comprehensive Plan Committee.

Historically, the Foundation has also received funds and led drives to provide the community's library, tennis courts, health center, playground, and athletic track. The Foundation is currently involved in providing funding for the Mabel Stroyan Auditorium to be built at the Lyndonville Central School.

Glenwood Lake Commission

The organization notes that attractions such as Glenwood Lake, Oak Orchard River, and Johnson's Creek, as well as the Erie Canal and the Iroquois Wildlife Refuge, give the region a unique character. Glenwood Lake, Oak Orchard River and Johnson's Creek attract increasing numbers of fishermen, and Oak Orchard River is recognized as a regional attraction for canoe enthusiasts. Hiking trails could be established along Glenwood Lake and Oak Orchard Creek, eventually linking the Erie Canal with the Seaway Trail at Route 18.

The organization believes that outdoor recreation, tourism and the aesthetic qualities of the region should be addressed as a priority in the comprehensive planning process. The resources available for outdoor recreation in the region attract both residents and visitors, and provide economic benefits to the community

Ontario Lake Plains Resource Conservation & Development Council

(Letter from Robert Remillard, Project Coordinator, dated September 17, 1999)

The Ontario Lake Plains Resource Conservation & Development Council was created by the US Department of Agriculture to serve Erie, Genesee, Orleans, Monroe, Niagara and Wayne Counties. The Council is a non-profit corporation administered by staff of the USDA Natural Resource Conservation Service (NRCS).

- Major goals:
 - Cooperate with local and state agencies to identify sources of technical and financial assistance available for improving farm labor training
 - Assist in coordinating regional recreation and tourism activities
 - Cooperate with the county water quality strategy committees and other agencies to determine technical and financial solutions to abate surface and ground water problems.
 - Promote local agricultural products and enterprises to encourage consumption and rural development
 - Advocate activities both educational and legislative that will encourage farmland preservation
 - Assist local government in finding economically viable solutions to infrastructure problems such as inadequate roads and bridges and closure of hazardous waste sites.
- Major concerns
 - * Water quality: Sources of point and non-point source pollution include:
 - Pesticides and inorganic fertilizers; application of manure in excess of tolerable limits
 - Erosion and sediment from commercial and residential construction sites as well as highway construction
 - * Water management
 - Lake Ontario shoreline erosion: contributes to loss of land, encroachment on commercial and residential development; degradation of lake's water quality
 - Lake levels: managed by International Joint Commission to accommodate shipping and hydropower generation
 - Stream channel maintenance and protection. Erosion threatens roads, bridges and other infrastructure.
 - * Recreation
 - Recreation and tourism significant to economies. Includes boating, fishing, water sports, cross-country skiing, hiking and hunting. State and local parks and Seaway Trail Scenic By-Way located in the area.
 - Migrating waterfowl utilize the North Atlantic Flyway. Iroquois federal wildlife preserve provides passive (bird watching) and active (hunting) recreation.

- Salmonid fishery has improved due to state and federal efforts to reduce toxins, phosphorous and sediment levels in Lake Ontario. In 1990, the region realized \$6.79 million in revenue from sport fishing.
- NYS Barge Canal System offers opportunities for water based recreation as well as additional tourism enterprises.
- * Solid Waste Management
 - Inactive Hazardous Waste Disposal Sites contribute to problems such as contaminated surface and ground water supplies, contaminated soils, wells needing carbon filters.
 - Clean up is financially burdensome to municipalities
- * Farmland Preservation
 - Conflicts from residential and commercial development affects the availability of prime and unique farmland as well as quality open space.
 - Agriculture is a primary industry in the region.
 - Factors contributing to the reduction in farmland include high taxes, high cost of machinery, fuel and maintenance, loss of viable markets and loss of farm labor.
- * Agricultural Promotion
 - Diversification can help increase farm income. Potential new enterprises include bed and breakfasts, farm tours, raising exotic livestock, u-pick operations and roadside stands.
 - Encourage consumption of locally grown commodities; educate consumers with factual information on farming; dispel misinformation
 - Focus on agri-tourism to encourage tourists to stay longer in the region. Extended lengths of stay results in added income to farms and related businesses.
- * Farm Labor
 - Numerous laws, regulations and rules
 - Shifts in labor force trends
- * Infrastructure
 - Efficient transportation system is critical to the economic viability of the region
 - Deficient bridges (including many that cross the Erie Canal) pose problems such as detours, inadequate fire protection, timeliness of emergency response, excessive fuel consumption. Local governments lack funds to rehabilitate structures.
- * Socio-economic factors
 - Unemployment in region is higher than that of State or Nation, due to loss of manufacturing jobs
 - Fruit and vegetable agriculture suffers from lack of reliable markets, outside controlled prices of goods, competition for land resources.

Orleans County Soil and Water Conservation District

Provided information from the Lake Ontario Embayments Initiative Survey Information -- Orleans County

- List of creeks leading to Lake Ontario; Creeks and rivers: Uses and Impairments (shown in NYS DEC Priority Water Problems List)
- List of Inactive Hazardous Waste Sites
- Nature attractions
- Orleans County Non-point Source Pollution Assessment Meeting, 1989
- Rare plants and animals
- Potential archeological sites
- Rating of combined sewer overflows

Iroquois National Wildlife Refuge.

(Letter from Robert E. Lamoy, Refuge Manager, dated October 13, 1999.)

The Iroquois National Wildlife Refuge is scheduled to begin its Comprehensive Conservation Plan in 2002, and will be seeking input from the community. Many of the issues and concerns raised during the preparation of the Western Orleans Comprehensive Plan will be addressed during the refuge's planning process.

The mission of the National Wildlife Refuge System is to "administer a national network of lands and waters for the conservation, management, and where appropriate, restoration of the fish, wildlife and plant resources and their habitats within the United States for the benefit of present and future generations of Americans." "Priority public uses" of the refuge system include hunting, fishing, wildlife observation and photography, and environmental education and interpretation. The challenge to the Iroquois National Wildlife Refuge is to balance the growth of these activities with the needs of wildlife and their habitats.

Increasing numbers of visitors will require services such as lodging, meals, gas, and supplies. Providing such services would contribute to the local economy.

The refuge offers opportunities to local students to learn about wildlife and the environment. The refuge would welcome the opportunity to work with local teachers and administrators to develop new or expanded curricula.

Future improvements on the refuge are likely to be small scale projects, such as rehabilitation of dikes, water control structures, trails, and other facilities. Most of these projects will utilize local contractors and/or suppliers.

Concerns related to the needs of wildlife for adequate food and cover are influenced by the quality of the air and water. The Comprehensive Plan should address the impact of new development and other projects or changes on the quality of the air and water.

Genesee-Orleans Regional Arts Council. (GO ART!)

(Brochure provided by Kelly M. Kiebala, Program Director)

The Genesee-Orleans Regional Arts Council is a not-for-profit arts service organization dedicated to the support and promotion of cultural endeavors and individual artists, and the encouragement of cooperative efforts among the arts, business, service and educational communities. The organization produces a newsletter and calendar of events, serves as a clearinghouse for scheduling of events, and provides publicity for events. Technical assistance is provided to artists and cultural organizations to assist with marketing and grant writing. GO ART! also operates a storefront gallery with exhibition space for artists.

GO ART! programs include: administering the New York State Council on the Arts Decentralization Program, which awards grants to non-profit organizations and individual artists; folklore research, documentation, performances and assistance to artists; a youth theater; exhibiting artists' work in area businesses and public buildings; annual independence day parade and picnic in Centennial Park, Batavia; and cultural programs at local parks.

Multi-Cultural Coalition of Orleans County.

(Letter from Betty Garcia Mathewson, dated October 28, 1999.)

The Multi-Cultural Coalition of Orleans County is a group of residents who are "interested in promoting the oneness of humans." The group sponsors multi-cultural art and educational events, and supports social justice causes, educational events and action responses to issues affecting residents.

The Coalition recommends that the planning process be inclusive of all groups within the community, and suggested adding members to the planning committee. It encourages community leaders to learn more about community diversity. It also recommends that the plan address the needs of the agricultural community from the grower/ business perspective, from a worker perspective, and from a community resident perspective.

Cornell Migrant Program.

(Letter from Betty Garcia Mathewson, dated October 28, 1999.)

As a Diversity Education Specialist, Ms. Mathewson suggested that additional organizations be contacted to participate in the planning process, including Orleans County Human Services Council, NAACP, Community Choir, ARC, the Orleans, Genesee, Niagara and Western Monroe Migrant Coalition, Rural Opportunities, Inc., NYS Migrant Education, local African American churches and Latino churches, and the neighboring American Indian Reservation.

She also encourages community leaders to discuss the community's diversity in a positive way. Regarding agricultural issues, migrant workers are important to the local economy. Training sessions among the community, police, educators, churches and others could lessen the hostility and discrimination experienced by farmworkers and other community residents of similar ethnic backgrounds. Institutions such as police, schools and local governments need to aim for equivalent outcomes in providing services to a diverse population.

CHAPTER 2 : EXISTING CONDITIONS, TRENDS AND PROJECTIONS

A. LOCATION AND HISTORICAL DEVELOPMENT

Location

Orleans County, located in western New York, is situated approximately midway between the Cities of Buffalo and Rochester. Three towns -- Yates, Shelby, and Ridgeway -- and two villages -- Lyndonville and Medina -- comprise the western Orleans County planning area. All three towns abut Niagara County along their western boundaries. The Town of Yates, the northernmost Town, abuts Lake Ontario to the north. The Town of Shelby, the southernmost Town, abuts Genesee County to the south. The Village of Lyndonville is located in the center of the Town of Yates. The Village of Medina is partially located in the Town of Ridgeway and partially in the Town of Shelby. Map 2-1 depicts the location of western Orleans County communities in relation to New York State.

Access to the municipalities in western Orleans County is provided by several New York State highways. NYS Route 63 serves as the major north-south highway through western Orleans County, and connects the three towns and two villages. Route 63 also connects western Orleans County with the NYS Thruway which lies to the south and runs east and west through Genesee County. The Village of Medina is situated approximately 15 miles north of the NYS Thruway. The Village of Lyndonville is approximately 22 miles north of the NYS Thruway. Five NYS highways provide east-west movement through western Orleans County: Route 18 (through the Town of Yates), Route 104 (through the middle of the Town of Ridgeway), and Routes 31, 31A and 31E (through the Village of Medina and portions of the Towns of Ridgeway and Shelby). Routes 31 and 104 connect Western Orleans County to the Rochester metropolitan area to the east and to the Niagara Falls area to the west. The Erie Canal provides boater access to western Orleans County during the months of April through October. The Canal runs east and west and bisects the Village of Medina. Map 2-2 depicts the regional highway network connecting western Orleans County to major regional destinations.

Historical Development

This section relates the history of settlement, transportation resources, and commercial and industrial development in Western Orleans County.

Native American Heritage

The original native inhabitants of the land in Orleans County were Algonquin Indians. This tribe was driven out by Iroquois groups that had migrated from the southwest. A tribe known as the Kah-Khwas, Eries or Neutrals occupied the land in western Orleans County until they were conquered by the Senecas. The remains of an earthwork defense constructed by the Neutrals and destroyed around 1650, is located in the Town of Shelby. The fort consists of two embankments approximately 12 feet apart, surrounding approximately 3 1/2 acres of land. A historic marker recognizing the "Neuter Fort" is located on Salt Works Road, south of Blair Road in the Town of Shelby.

Map 2-1: Location Map - Western Orleans County

Map 2-2: Regional Highway Access

Early settlement

The land of western Orleans County was part of the tract sold by the Commonwealth of Massachusetts to Oliver Phelps and Nathaniel Gorham in 1788 and was eventually controlled by the Holland Land Company.

The first pioneer settler in Orleans County was James Walsworth, who settled at the mouth of Oak Orchard River in 1803. Ridgeway was first settled in 1804. The first settlement in Yates was established in Yates Center in 1809. The first settlement in Shelby was in 1810, about two miles west of Shelby Center. Water power along Johnson Creek attracted settlers to the Lyndonville area.

Settlement was fairly rapid after the War of 1812, as pioneers were attracted to the fertile agricultural soils. The opening of the Erie Canal in 1825 contributed to increasing settlement and a strong economy. Cheap transportation helped farmers market fruit, vegetables, grain and livestock. During the 1840's, many large homes and cobblestone buildings were constructed. The population increased rapidly until the period of depression just previous to the Civil War.

The town of Yates was formed out of the Town of Ridgeway in 1822 and was originally called "Northton." Its name was changed to Yates the following year, in honor of Governor Joseph C. Yates. The Town of Shelby was formed from Ridgeway in 1818 and named in honor of Governor Shelby of Kentucky. The Village of Medina was established in 1832. The Village of Lyndonville was established in 1903. Its name is derived from the town of Lyndon, Vermont.

Commercial and Industrial Development

Agriculture has been taking place in western Orleans County since it was first settled. Goods transported via the Erie Canal included fruit, grains, vegetables and livestock. Food processing operations have a history that is almost as long. Drying houses to preserve fruit were common until they were supplanted by canning and frozen food factories.

The first salt works was constructed in 1805 and improved in 1818. The springs were bored to a depth of 150 feet and sufficient salt was produced to supply the northern portion of the Holland Purchase. The salt works were abandoned following construction of the Erie Canal, when salt could be imported more cheaply from Syracuse.

Medina sandstone was discovered during construction of the Erie Canal quarries. The sandstone deposit extends from Buffalo to east of Syracuse. The sandstone was located near the surface and was easy to mine. Its color ranges from a light grey to a deep reddish brown. Due to its distinctive color and durability, it became highly desirable as a building material. Local examples of buildings constructed with Medina sandstone include St. John's Episcopal Church, St. Mary's Roman Catholic Church, First Baptist Church, Medina Armory, City Hall, the Senior Citizens Center (former railroad depot) and several residences in the Village of Medina. The well-known architect H. H. Richardson used the stone in several buildings.

The sandstone industry flourished during the 1800's and into the early 1900's, when several thousand men were working in 48 local quarries. The first stone cutters were primarily English. Later immigrants were Irish, Polish, and Italian. The sandstone industry declined when it became more feasible to use cement than to hire stone cutters.

Roads and Railroads

The oldest road in western Orleans County is the Ridge Road (now Route 104), which had been used as an Indian trail. The Salt Works Road, which extended from the Ridge Road south to the Buffalo Road near Batavia, was cut out by the Holland Land company in 1805 to provide access to its salt works. In 1825, a new road (now Route 31) was surveyed from the old salt works road, between Ridgeway and Shelby, to Oak Orchard River Road. Following improvements authorized by New York State in 1914, Route 31 became known as the "Million Dollar Highway."

The Ridgeway, Medina and Alabama plank road (now Route 63) was chartered in 1850 and put into use the next year. The road was covered with stone, earth and gravel and remained a high quality toll road until 1880.

The first substantial bridges include an arched stone bridge constructed over Oak Orchard River at Medina in 1873; an iron bridge across Oak Orchard River at Ridge Road in 1876; and several iron bridges constructed across Oak Orchard River and Johnson's Creek in 1877.

At the time western Orleans County was first settled, Lake Ontario was used for transportation and Oak Orchard River was navigable for vessels not drawing more than 5 feet of water. The construction of the Erie Canal significantly improved transportation and resulted in an influx of population. Railroads contributed to further increases in manufacturing and population.

SOURCES:

Medina Journal-Register, December 31, 1999.

Ed Grinnell, Medina Historian. "It's been quite a ride: The Village of Medina in the twentieth century"

Alice Zacher, Shelby Town Historian. "Highlights of the century the Town of Shelby."

Richard Nellist, Ridgeway Town Historian. "The Town of Ridgeway through the twentieth century."

Elna Ames, Lyndonville Village Historian. "Lyndonville through the 20th century."

The Journal-Register. C.W. Lattin, Orleans County Historian. "Rethinking of Old Orleans," Volume III. Nos. 2, 3, 4, and 7.

Pioneer History of Orleans County, 1879.

"A Brief History of Orleans County." c. 1985, provided by C.W. Lattin, County Historian.

B. NATURAL RESOURCES

This section describes the natural features in western Orleans County, including topography, soils, wetlands, floodplains, streams and the Lake Ontario shoreline. It also notes the federal and state regulations which restrict land use in certain areas. Further descriptions of the impact of natural features on development potential are included in Part 2, Chapter 2, "Issues and Opportunities." Information about the recreational use of these features is included in the "Parks and Recreation" section of this chapter.

Topography

The elevation of western Orleans County ranges from approximately 260 at the Lake Ontario shoreline to 703 at peaks in the southeastern portion of Shelby. Most of the area is gently sloping. Relatively hilly terrain is found in western Shelby and along Alps Road in the Town of Yates. Map 2-3 depicts the general topography of western Orleans County.

Soils

Three major soil associations are found in western Orleans County. The General Soils Map is reproduced as Map 2-4. Table 2-1 summarizes the general characteristics of each soil association, as well as their overall suitability for agriculture and development.

Wetlands

Wetlands, such as swamps, marshes, or wet meadows where the ground water level is near or above the surface, provide several ecological benefits. They can store, like a sponge, large quantities of stormwater runoff, and provide unique habitats for a variety of plants and animals.

Both State and Federal laws and regulations are in effect to protect and preserve wetlands. New York State's Freshwater Wetlands Act directed the Department of Environmental Conservation (DEC) to map significant wetlands and prepare regulations restricting activities that would destroy or disturb the wetlands. The State delineates wetlands with an area of 12.4 acres (5 hectares) or larger, plus smaller wetlands of unusual importance. Areas within 100 feet of delineated wetlands are also regulated in order to protect a sufficient buffer area. State-regulated wetlands located in western Orleans County are shown in Map 2-5.

The U.S. Army Corps of Engineers issues permits for activities in those wetlands subject to regulations under Section 404 of the Federal Clean Water Act. Maps of hydric soils and maps prepared by the U.S. Fish and Wildlife Service for the National Wetlands Inventory can be used in the preliminary identification of Federally regulated wetlands. Field investigation, based on criteria established by Federal regulations, is required to delineate the boundaries of these wetlands.

Map 2-3: Topography

Map 2-4: Excerpt from - General Soil Map

Table 2-1

Soil Associations and their Suitability for Agriculture and Development

Association	General Characteristics	Agricultural Suitability	Suitability for Development
1 Ontario-Hilton Association	Deep, well drained and moderately well drained. Found on tops and sides of drumlins and moraines in the Town of Shelby.	Soils have medium to high value for farming. Drainage improvements are needed in the wetter soils.	Most areas pose moderate limitations for residential development. Areas with high water table present severe limitations for development.
3 Bombay-Madrid Association	Deep, moderately well drained and well drained.	Medium to high value for farming.	Seasonal high water table presents slight to moderate limitations development.
4 Cazenovia-Ovid Association	Southern Ridgeway, northern Shelby (including Rt. 31 corridor). Seasonal high water table and slow permeability.	Excellent potential for hay and grain crops if adequately drained. In areas free of stones and other coarse fragments, good potential for vegetables.	Clayey subsoils pose serious limitations to residential development, as the infiltration rate and suitability for septic systems is poor.
5 Hilton-Appleton Association	Deep, moderately well drained and somewhat poorly drained. In Yates, may be used for vegetables and fruit. In Shelby, for hay and grain crops. Mixed uses in Ridgeway.	Good to excellent potential for hay and grain crops if adequately drained. Good potential for vegetables if free of stones.	Seasonal high water table presents severe limitations for development.
6 Hilton-Appleton-Kendaia	Deep, moderately well drained and somewhat poorly drained, 3 1/2 to 6 feet thick over bedrock. Located in southern Ridgeway and northern Shelby. Better drained Hilton soils located on hillsides and hilltops.	Moderate limitations for farming due to seasonal wetness in certain areas.	Seasonal high water table presents severe limitations for development.
7 Ovid-Churchville Association	Deep, somewhat poorly drained. Located in northwestern Yates, southwestern Ridgeway, small areas in Shelby.	Seasonal high water table presents moderate limitations to farming. Good potential for most crops if adequately drained.	Seasonal high water table presents severe limitations to development.

Table 2-1 (continued)

Association	General Characteristics	Agricultural Suitability	Suitability for Development
8 Lyons-Appleton association	Nearly level; deep, very poorly drained to somewhat poorly drained. Small area located in northeast Shelby in a lower, wetter area. Prolonged seasonal high water table at or near the surface. May be ponded during some part of the year.	Moderate to severe limitations due to seasonal high water table.	Severe limitations due to seasonal high water table.
9 Sun-Massena Association	Deep, very poorly drained to somewhat poorly drained. Located in scattered low depressions where surface water accumulates. Subject to ponding during wet periods. Water table at or near the surface.	Too wet for intensive farm use. Potential for ponds, marshes and wildlife habitat.	Severe limitations for development due to high water table.
10 Wassaic-Newstead-Farmington Association	Areas in Town of Shelby. Deep and well-drained on higher, drier parts of landscape; poorly drained on lower, wetter parts of landscape where runoff accumulates.	Limited use for farming due to seasonal wetness or shallow depth to bedrock.	Higher soils have severe limitations for development as they are only 10-20 inches over bedrock. Lower soils have severe limitations for development due to seasonal high water table.
11 Lockport-Ovid Association	Broad flat areas, overlying shale bedrock. Moderately deep and deep, somewhat poorly drained, with seasonal high water table.	Limited use for farming. Much is idle or reverting to woods.	Limited use for development due to seasonal high water table, shallow depth to bedrock.
12 Brockport Association	Gently sloping; moderately deep, somewhat poorly drained. Ovid soils are 3 1/2 to 6 feet over shale bedrock.	Limitations for farm uses due to seasonal high water.	Limitations for development due to seasonal high water.
13 Arkport-Collamer Association	Rolling areas, north-central Yates. Deep, well drained and moderately well drained. Mostly idle, pastured, or wooded.	Seriously limited for farm uses due to erosion hazard and slope.	Seriously limited for development due to erosion hazard and slope.

Table 2-1 (continued)

14	Arkport-Galen Association	Gently sloping; deep, well drained and moderately well drained. Includes some gravel pits. Mostly cleared and used intensively for farming. Small areas, Towns of Ridgeway and Yates.	Suited to fruit crops that require good drainage, and for vegetables with erosion control.	Limitations due to seasonal high water table in Galen soils, but few limitations for development in Arkport soils.
15	Elnora-Colonie Association	Nearly level to gently sloping; deep, moderately well drained and well drained. Elnora soils have temporary seasonal water table in spring and during other wet periods. Small areas of Yates, Ridgeway and Shelby.	Moderate limitations to farming due to seasonal high water table or coarse texture.	Severe limitations to development in areas with seasonal high water table
16	Gelen-Minoa Association	Deep, moderately well drained and somewhat poorly drained. Surface water accumulates in lowest areas. Temporary seasonal high water table, longer in Minoa soils. Vegetables and fruit grown in large area south of Lyndonville.	Limitations to farming due to seasonal wetness and erosion hazard.	Severe limitations to development due to seasonal high water table.
17	Elnora-Junius Association	Nearly level. Located in Ridgeway in a band north of the Canal. Deep, moderately well drained and somewhat poorly drained. Seasonal high water table. Mostly idle or in hay or grain crops.	Moderate to severe limitations to farming due to poor natural drainage and coarse texture. Suitable for vegetable crops that require sandy soils.	Severe limitations to development due to poor natural drainage.
18	Cosad-Claverack Association	Nearly level. Deep, somewhat poorly drained and moderately well drained. Underlain by silt and clay at 18-36", with seasonal high water table. Located in small areas in Ridgeway and Yates. Most areas cleared and used for farming.	Some slow or very slow permeability in substratum limit farming.	Some slow or very slow permeability in substratum limit farming.
19	Lamson-Cheektowaga Association	Nearly level. Deep, poorly drained and very poorly drained. Water table at or near the surface most of the year. Located in scattered areas of Shelby and Yates. Mostly in woods, pasture, or hay.	Adequate drainage needed to cultivate crops. Moderate limitations for farming.	Severe limitations for development due to prolonged high water table.

Table 2-1 (continued)

20	Columnar-Niagara Association	Gently sloping. Deep, moderately well drained and somewhat poorly drained. Temporary seasonal high water table above slowly or moderately slowly permeable substratum. Mostly cleared and used for fruit and vegetable crops.	Slight to moderate limitations for farming in areas with high water table.	Severe limitations for farming due to seasonal high water table.
21	Odessa-Churchville Association	Nearly level. Deep, somewhat poorly drained. Seasonal high water table, above slowly permeable substratum. Mostly cleared and used for hay and grain crops.	Severe limitations due to seasonal high water table	Severe limitations due to seasonal high water table
22	Rhinebeck-Claverack	Gently sloping. Seasonal high water table. Small area, northern Yates	Slight limitations to farming due to seasonal wetness and slow permeability.	Limitations to development due to seasonal wetness and slow permeability.
23	Canandaigua-Niagara Association	Nearly level. Deep, very poorly drained to somewhat poorly drained. Susceptible to ponding. Prolonged seasonal high water table. Mostly idle or wooded or used for hay and grain crops.	Farming limited by prolonged wetness.	Development limited by prolonged wetness.
24	Odessa-Lakemont Association	Nearly level. Seasonal high water table over slowly permeable substratum. Some soils subject to ponding. Mostly cleared for hay and grain crops. Located in southeastern Ridgeway, eastern Shelby	Seasonal high water table, slow permeability and susceptibility to ponding severely limit farm uses.	Seasonal high water table, slow permeability and susceptibility to ponding severely limit development uses.
25	Rhinebeck-Madalin Association	Nearly level. Deep, somewhat poorly drained to very poorly drained. Located in northern Yates.	Moderate to severe limitations for farming due to seasonal high water table, slowly permeable subsoil, and some ponding.	Limitations for development due to seasonal high water table, slowly permeable subsoil, and some ponding.
26	Lakmont-Madalin-Barre	Deep, poorly drained and very poorly drained. Swampy lake plains. Located in Shelby, along Fish Creek and in western portion.	Limitations to farming due to seasonal high water table, at or near the surface in certain	Limitations to development due to seasonal high water table, at or near the surface

Table 2-1 (continued)

	Association		areas.	in certain areas.
27	Howard Association	Deep, well drained to somewhat excessively drained. In rolling, gravely kettle and kame areas, generally near swamps and bogs. Some gravel pits and some very poorly drained soils.	Potential for farming in small, less sloping areas. Moderate limitations to farming due to slope and erosion hazard.	Moderate limitations to development due to slope
28	Howard-Bombay Association	Deep, somewhat excessively drained to moderately well drained. Temporary seasonal high water table. Located in Ridgeway.	Slight to moderate limitations to farming due to high water table.	Slight to severe limitations to development due to high water table.
29	Alton -Phelps Association	Deep, somewhat excessively drained to moderately well drained. Gently sloping. Several gravel pits. Developed along Ridge Road. Phelps soils have temporary high water table in spring and during other wet periods.	High water table presents slight to moderate limitations to farming. Potential for fruit and vegetable crops.	In Phelps soils, temporary high water table in spring and during other wet periods presents severe limitations to development. Alton soils present slight limitations for development.
30	Teel-Wayland Association	Located along creek beds. Nearly level. Seasonal high water table, susceptible to flooding.	Naturally fertile soils. However, farming is limited due to flooding.	Severe limitations to development due to flooding
31	Palms-Carlisle Association	Deep, very poorly drained organic soils in swamps and bogs. Cleared and drained areas are used mainly for vegetables.	Moderate to severe limitations due to prolonged seasonal high water table.	Severe limitations due to prolonged seasonal high water table.
32	Fluvaquents and Humaqueps	Wet, periodically flooded areas where vegetation is mainly grasses, cattails, rushes and other water-tolerant plants.		

Map 2-5: New York State Regulated Wetlands

Watersheds and Streams

The major streams in western Orleans County are Oak Orchard River and Johnson Creek.

The Oak Orchard River originates in Genesee County, and flows northerly through the Iroquois Wildlife Refuge in the Town of Shelby, near Shelby Center, through the Village of Medina and the Town of Ridgeway toward Waterport. Oak Orchard River flows into Lake Ontario at Oak Orchard Harbor in the Town of Kendall. A hydro-electric dam just north of the Village of Medina resulted in the creation of Glenwood Lake. The stream is also dammed at Waterport. Tributaries to Oak Orchard River include Fish Creek in the Town of Ridgeway. These streams, as well as Marsh Creek, flow into Lake Ontario.

Johnson Creek flows through the northwestern portion of the Town of Ridgeway, through the Village of Lyndonville and the Town of Yates, and into Lake Ontario west of Oak Orchard Harbor. This warmwater stream flows primarily through relatively flat agricultural and rural residential lands. Certain segments are bordered by woody vegetation.

Johnson Creek was designated a "significant coastal habitat" by the NYS Department of State, Coastal Resources, in 1987. The stream is graded "C", with fishing as its best usage. Vegetative debris and agricultural runoff present concerns about water quality.

(Source: Ontario Lake Plains Resource Conservation and Development Council, Lake Ontario Embayments Initiative, Survey Information)

Lake Ontario

The Town of Yates contains approximately 8 miles of Lake Ontario shoreline. The shoreline is nearly entirely developed with seasonal cottages.

The Town of Yates, in cooperation with the Towns of Kendall and Carlton, has prepared a Local Waterfront Revitalization Plan (LWRP) under the guidance of the NYS Department of State, Division of Coastal Resources. The LWRP is designed to guide development and to protect natural resources within designated coastal areas. The boundaries of the coastal area are depicted in Map 2-6.

Several portions of the shoreline in the Town of Yates are susceptible to erosion. The western portion of the shoreline in the Town of Yates tends to erode at a rate of 1 foot/year to 1.5 feet/year. Land on the Town's eastern boundary is also susceptible to erosion. The remaining shoreline in Yates is categorized as a "non-erosion area" according to the Local Waterfront Development Plan. (See Map 2-6)

A total of 72 erosion control structures have been built in the Town of Yates (42 before 1969 and 37 between 1969 and 1982). These structures include rip-rap, concrete revetments, massive concrete blocks, concrete poured over low bluffs, and timber revetments. The amount of shoreline protected by such structures is approximately 10,280 feet of the 42,240 feet of lakeshore in the Town.

Map 2-6: Coastal Erosion Hazard Areas

Flood Hazard Zones

Areas subject to periodic flooding have been mapped by the Federal Emergency Management Agency (FEMA) and are shown on Map 2-7. Construction within flood hazard zones is restricted in order to prevent property damage due to flooding, and to maintain open pathways for flood waters. All five municipalities in western Orleans County participate in the Federal Flood Insurance program and have adopted local laws which restrict development in flood-prone areas.

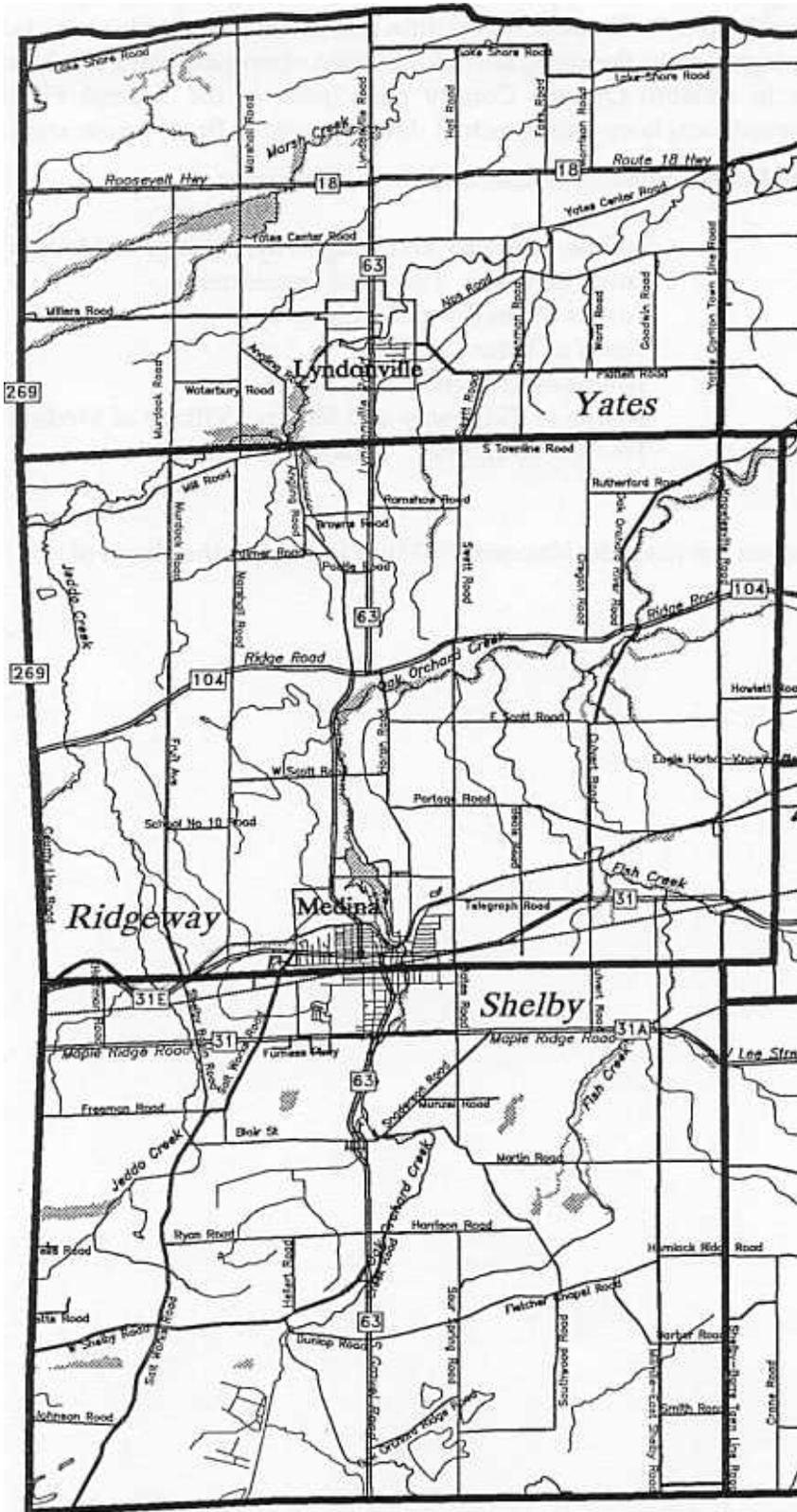
Flood zones are located along the following water bodies and their tributaries:

Oak Orchard River	Towns of Shelby and Ridgeway; Village of Medina
Johnson Creek	Town of Yates; Village of Lyndonville
Fish Creek	Towns of Shelby and Ridgeway
Marsh Creek	Town of Yates
Jeddo Creek	Towns of Ridgeway and Yates
Erie Canal	Towns of Ridgeway and Shelby; Village of Medina
Glenwood Lake	Town of Ridgeway; Village of Medina

In addition, much of the land within the Iroquois National Wildlife Refuge in the Town of Shelby is within a flood hazard zone.

Flood Hazard Zones Western Orleans County

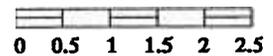
Map 2-7



-  Flood Hazard Zone
-  State Highway
-  County Highway
-  Town Road
-  Railroad
-  Village Street



Miles



11/07/00
FLOOD-BW

SOURCE: FIRM Maps; Digitized by Stuart I. Brown Associates

 **Stuart I. Brown Associates, Inc.**

C. LAND USE INVENTORY AND ANALYSIS

The inventory of land use in western Orleans County was prepared based on tax parcel information, other public records, and a field survey conducted during summer 1999. The following narrative presents an overview of the existing land use in each of the five municipalities that comprise western Orleans County.

Town of Shelby

The Town of Shelby is located in the southwestern corner of Orleans County. It contains approximately 28,985 acres of land outside of the Village of Medina. Map 2-8 depicts the land use as classified by tax parcel records in the Town of Shelby.

Much of the land (approximately 28,985 acres, comprising 51% of the total land area of the town) is in agricultural parcels. A farm in the southwestern portion of the Town sells maple syrup to the public.

Route 63 is the major north-south route in the Town. The Hamlet of Shelby Center, located approximately 1.3 miles south of the Village of Medina along Route 63, is the largest hamlet in the Town, with approximately 90 residential parcels, including four small apartment buildings. Mill Race Park provides a focal point to the hamlet. Businesses within the hamlet include auto repair shops and an automobile junk yard, as well as a riding academy and horse farm. Community facilities include a fire station, church and cemetery. Public water is available in the hamlet. Sewage must be disposed of through septic systems on individual lots. Land along Route 63 south of the Hamlet of Shelby Center is zoned commercial but consists of vacant land and residences.

The Hamlet of Millville, located along Route 31A near the eastern Town boundary, consists of a grouping of approximately 43 residences, a small store, and a church. A gas station and store recently opened west of the hamlet; however, it is not located within easy walking distance of the residences. The hamlet is served by public water, but not by public sewers.

The Hamlet of East Shelby, consists of a small cluster of approximately 20 residences and a fire hall. Public water service serves property in the hamlet. West Shelby contains approximately 12 houses, a small cemetery, and the West Shelby Fire Hall.

Maple Ridge Road (Routes 31 and 31A) is the major east-west corridor in the Town and contains most of the commercial properties. East of the Village of Medina and west of the Hamlet of Millville, the corridor contains mostly residential development. Several businesses are located on the south side of the highway adjoining the Village of Medina. A Tops supermarket was recently constructed on land that was annexed into the Village of Medina. West of the Village, scattered commercial development is located along the roadside, including a self-storage business, trailer dealership, and other small stores.

A facility formerly operated by Niagara Mohawk is located on the west side of Salt Works Road north of Maple Ridge Road. The west side of Bates Road, east of the Village of Medina, is zoned for industrial use. This corridor contains residences, and a significant amount of vacant land.

Map 2-8: Existing Land Use -- Town of Shelby

The Iroquois National Wildlife Refuge occupies 5,649 acres in the southern portion of the Town. An additional 5,000 acres, including the headquarters and Visitors Center, is located in the Town of Alabama in Genesee County, to the south. The Refuge provides recreational opportunities to residents of the region, primarily for hiking and wildlife viewing.

NYS regulated wetlands encompass a total of 4,039 acres in the Town of Shelby, including 2,901 acres within the National Wildlife Refuge. Development within these areas is restricted by the NYS Department of Environmental Conservation.

A stone quarry (Shelby Crushed Stone) occupies approximately 109 acres south of Blair Street. This quarry is operating under a permit for mining and land reclamation from the NYS Department of Environmental Conservation. Concerns have been raised about the need to protect groundwater quality and to protect Town roads from excessive wear due to use by heavy trucks.

A total of 50 acres of the Shelridge Country Club is located in the Town of Shelby. A BOCES facility containing 65 acres is located on Shelby Basin Road, north of Maple Ridge Road. In addition, the former Village of Middleport landfill (28 acres) is located north of Route 31 in the Town of Shelby.

Town of Ridgeway

The Town of Ridgeway is located in the west-central portion of Orleans County. It contains 31,082 acres outside of the Village of Medina. Map 2-9 depicts the land use as classified by tax parcel records in the Town of Ridgeway.

A total of 19,622 acres, comprising 65% of the land area in the Town, is in agricultural parcels. Types of agriculture include orchards, dairies, livestock, and cash crop farms.

NYS Route 104 is the major east-west route through the Town, and supports a considerable amount of truck traffic. Businesses along Route 104 include automobile repair services, used car sales, car parts businesses, a trucking depot, offices, and storage facilities. Commercial "nodes" are located northwest and southwest of the intersection at Knowlesville Road; at the intersection with Swett Road; and between Murdock Road and the County Line. The speed limit is 40 mph in the more heavily developed stretches, and 55 mph in less developed areas, such as between Swett Road and Oregon Road.

A junkyard and a small store are located on the west side of Route 63, just south of Route 104. An auto body shop is located on the east side of the highway just north of the Village. Residences are located along Route 63 at a density of approximately one dwelling per 500 linear feet of highway on each side of the road.

NYS Route 63 is the major north-south route, connecting the Village of Medina with Lake Ontario. Route 104 is the major east-west highway north of Medina.

Map 2-9: Existing Land Use -- Town of Ridgeway

The Hamlet of Ridgeway is located at the intersection of Routes 104 and 63. Community facilities located in this hamlet include the Ridgeway Highway Garage and the Ridgeway Fire Department. Business development in the hamlet includes approximately five small businesses, including a restaurant and a gas station/ "mini-mart."

The Hamlet of Knowlesville is located along the Erie Canal at the eastern edge of the Town. The hamlet was once a thriving canal port, with several hotels. Currently, commercial development is limited to a small grocery store (Towpath Grocery) and a restaurant (Erie Inn.) A small manufacturer and storage facilities are also located in the hamlet. Public facilities include a fire hall, cemetery, and church. Approximately 90 residential parcels are located within the hamlet. A small canalside park and paved trail provide access to the Canal and a focus for residents' and visitors' recreational activities.

The Hamlet of Jeddo, located at the intersection of County Line Road and Route 104, consists of approximately 30 residences along Route 104, as well as a church, a small equipment dealership, and a storage facility.

Routes 31 and 31E run through the Town of Ridgeway east and west, respectively, of the Village of Medina. Route 31 east of the Village and west of Culvert Road, known as the "Million Dollar Highway," contains several auto-related businesses, such as auto repair, Agway fuel sales, a gas station, a restaurant/ tavern, a small store, and a manufacturing operation (Brunner). The Junior Fairgrounds, located at the far eastern edge of the Town on the south side of Route 31, is the site of the annual 4-H Fair sponsored by Orleans County Cooperative Extension. A fertilizer plant recently relocated to this area of the Town.

The Apple Grove Restaurant is located along Route 31E just west of the Village boundary. This business operates mule-drawn canal boat tours along the Erie Canal during the summer. A portion of the Shelridge Country Club, including the main entrance, is located on the south side of Route 31E just west of the Village.

Glenwood Lake, located partially in the Village of Medina, has significant potential as a recreational resource. The Oak Orchard River is listed as a canoeing destination in regional guidebooks published by the Adirondack Mountain Club and attracts hundreds of canoers on summer weekends. Access to the River is available at Slade Road, just north of Glenwood Lake.

The Medina Sportsmen's Club, also known as the Conservation Club, is located just east of the Village of Medina on land adjoining the Erie Canal. A Girl Scout camp is located on 98 acres north of the Village. A camp operated by ARC is located on the west side of Knowlesville Road at the northern edge of the Town. A private campground occupies 133 acres along County line Road between Route 104 and Mill Road.

Two sand and gravel mines are located in the Town. One occupies 140 acres along the west side of Murdock Road, just north of Route 31E. The other occupies 21 acres on the south side of Route 104, just east of Fruit Avenue.

Town of Yates

The Town of Yates is located in the northwestern portion of Orleans County. It contains approximately 23,389 acres of land outside of the Village of Lyndonville. Map 2-10 depicts the land use as classified by tax parcel records in the Town of Yates.

Lake Ontario forms the northern boundary of the Town. The shoreline is mostly developed with seasonal and year-round homes, with access provided primarily by private roads. The shoreline is subject to bank erosion, which is more pronounced in the eastern and western extremes of the Town. The Village of Lyndonville Water Treatment facility occupies almost 3 acres at the north end of Route 63 (Lyndonville Road.)

A large portion land area -- approximately 8,564 acres, comprising 38% of the total -- is in agricultural parcels. Agriculture includes several apple orchards, dairy farming, pasture for beef cattle, and field crops. LynOaken Farms, a large orchard based on Alps Road just east of the Village of Lyndonville, and other local orchards, sell apples to the public during fall.

The Town contains more than 6,000 acres of land characterized as "vacant." These include approximately 532 acres and more than 7000 feet of undeveloped shoreline at the north end of Morrison Road. This so-called "Morrison Site" had been assembled for a power plant that was not built. The land contains high quality agricultural soils, and is currently rented for agricultural use.

A food processing business located in the Town of Yates is Atwater Foods Dried Fruit, located in the Hamlet of Millers on Route 18 near the western town boundary.

NYS Route 63 (Lyndonville Road), the major north-south route through the Town, passes through the Village of Lyndonville to Lake Ontario. Route 18 (Roosevelt Highway) is the major east-west highway through the Town of Yates. Route 18 connects with the Lakeshore Expressway, which provides a direct route to Monroe County and the City of Rochester.

The Hamlet of Yates Center, located at the intersection of Route 63 and Yates Center Road, is the oldest settlement in the Town of Yates. The hamlet currently consists of approximately 51 residences, a public golf course, a Baptist Church, a cemetery and the Town Highway Garage.

Several houses have been built along Route 63. Businesses located near the intersection of Route 63 and Route 18 (Roosevelt Highway) include a dealership for trailers and truck caps, a farm equipment dealership and a used equipment sales business. Other land uses along Route 18 include several residences, a small restaurant at the intersection with Foss Road, and a 20 acre junkyard located near the eastern town boundary.

The hamlet of County Line is located on Route 18 at the Niagara County line. The hamlet consists of approximately 12 residences, an auto repair shop, a small store, a church, and Atwater Foods Dried Fruit, a preparer of dried fruit packets.

Map 2-10: Existing Land Use -- Town of Yates

Two warehouse buildings are located along the north side of Millers Road, west of the Village of Lyndonville, between Marshall Road and Murdock Road. These are the only industrial facilities located within the industrial zoning district, which extends approximately 1.6 miles east of the Village along Millers Road. Several residences are located in this area, as well as farmland and vacant land.

Other notable land uses include a 20 acre junkyard located along Goodwin Road, and a private hunting club occupying 43 acres south of Lake Shore Road and east of Marshall Road.

Village of Lyndonville

Lyndonville is a small village located in the south-central portion of the Town of Yates and is the only village in the Town. Route 63 (Main Street) is the principal north-south route which bisects the Village into two parts of relatively equal size. There are no through streets that run east and west in the Village.

The Village contains approximately 640 acres of land. Map 2-11 depicts the land use as classified by tax parcel records in the Village of Lyndonville.

A significant portion of the land contained within the Village is used for residential purposes. Residential dwellings are principally located along either side of Main Street (excluding the business district) and the streets that are located east of Main Street. There are also a few residences along West Avenue which is west of Main Street. Most of the residential dwellings in the Village of Lyndonville are single-family residences, although the Village does contain 18 two-family dwellings, one three-family dwelling and three apartment buildings.

The Village of Lyndonville contains a small, compact retail business district extending along Main Street between Lake Avenue and River Street. Four other retail businesses are located outside of this area, but all are along Main Street. Businesses in downtown Lyndonville are generally located on the east side of Main Street, with several public facilities (the Yates Town Hall, the Lyndonville Village Hall, the U.S. Post Office, and the Yates Community Library) located along the west side of Main Street. The downtown business district is centrally located and readily accessible by foot from anywhere in the Village.

Parking in Lyndonville's downtown business district is provided through a combination of on-street and off-street parking spaces. The location and number of parking spaces in the Village are summarized in Table 2-2.

The Village also contains a small industrial area. This industrial area is located in the northwest quadrant of the Village between West and Housel Avenues. The Village was formerly a major apple processing center. Although some businesses, such as Bowman Apple Products, have left the area, others, including Nakano, a producer of vinegar, have taken their place to a limited extent.

Noteworthy is the large portion of land in the Village of Lyndonville that has not yet been developed. This land is either vacant or used for agricultural purposes. Large tracts of vacant land abut the residential properties located on the east side of the Village. Much of the southwest quadrant is actively farmed as are large tracts of land in the southeast and northwest quadrants of the Village.

Map 2-11: Existing Land Use -- Village of Lyndonville

**TABLE 2-2
PARKING IN LYNDONVILLE AND MEDINA
DOWNTOWN BUSINESS DISTRICTS**

VILLAGE OF LYNDONVILLE

Type of Parking	Location	Number of Spaces
On-Street	Main Street	32
Off Street	Parking Lot behind Town Hall	30*
Total Parking Spaces in Downtown Lyndonville		62

VILLAGE OF MEDINA

Type of Parking	Location	Number of Spaces
On-Street	Main Street	185
	Center Street	33
Off-Street	Village Hall Parking Lot	30
	Canal Basin Park Parking Lot	98
	Church Street Parking Lot	90
Total Parking Spaces in Downtown Medina		436

* Footnote The parking spaces in this lot are unmarked. It is estimated that the lot will accommodate approximately 30 vehicles.

Source: Stuart I. Brown Associates field survey (1999)

Village of Medina

The Village of Medina, which contains approximately 2,048 acres of land, is located partially in the Town of Ridgeway and partially in the Town of Shelby. Map 2-11 depicts the land use as classified by tax parcel records in the Village of Lyndonville.

Route 63 which is the main north-south route bisects the Village. Routes 31, 31A, and 31E are the major east-routes through the Village. The Erie Canal runs through the northern half of the Village in an east-west direction. The Erie Canal which abuts the downtown business district has some boat docking facilities with more scheduled to be installed.

The Village of Medina contains a mix of residential, commercial, industrial, and public uses. Residential dwellings are generally concentrated in the south-central and west-central portions of the Village as well as in the northeast quadrant of the Village. Smaller concentrations of residential dwellings can be found interspersed in other areas of the Village however. Although most of the housing consists of single-family dwellings, the Village does contain numerous two-family and three-family dwellings and several apartment buildings. Many of the two-family and three-family dwellings are in structures that were originally built as single family dwellings, but which have subsequently been converted.

The downtown business district in the Village of Medina encompasses three blocks of Main Street between the railroad crossing and Glenwood Avenue, and two blocks of Center Street between Church Street and West Avenue. The downtown business district contains a mix of retail businesses and personal service businesses including clothing stores, an electronic store, general merchandise stores, a newsstand, florists, restaurants, a video rental stores, attorney's offices, insurance and realty offices, banks, and beauty salons. Most of the store fronts are filled although a couple of vacancies do exist.

Parking downtown is available both on-street and in off-street lots. The location and number of parking spaces are summarized in Table 2-2.

The corridor along Maple Ridge Road (Route 31) west of Route 63 has emerged within the past 15 years as a second commercial retail business district. A portion of this commercial district is in the Village of Medina while the remainder is within the Town of Shelby. The businesses in the Maple Ridge Road retail district include: a discount department store, a supermarket, auto-parts store, carpet store, fast-food restaurants, bowling alley, pharmacy, and service stations and convenience stores. The retail stores in this business district are typically chain store operations that are open for business seven days per week late into the evening. Most business patrons access the area by motor vehicles, as the district is remote from most of Medina's residential neighborhoods. Sidewalks exist along only portions of Maple Ridge Road and the area is not as conveniently accessible to pedestrians as is the downtown business district.

Map 2-12: Existing Land Use -- Village of Medina

The Village of Medina generally serves as the industrial hub of Orleans County. The Village contains an old industrial core. This old industrial core lies along either side of the entire length of the Conrail railroad line that runs east and west through the middle of the Village as well as through the southern tip of the downtown business district. A number of the old industrial structures in this core are still being used for industrial or warehousing purposes. Some of the buildings have been subdivided and house several smaller industrial tenants. Some others near the downtown business district have been converted to other uses such as a railroad museum and senior citizen center. Several, however, are vacant and some are in deteriorated condition. In addition to the old industrial core, the Village of Medina contains a modern industrial park which is located in the extreme southeast corner of the Village. The industrial park, however, contains only two tenants at the present time, the remainder of the park is vacant.

Although most of the Village of Medina is developed, there are some parcels of land in the extreme northwest and southwest portions of Medina abutting the Village boundary line that are actively being farmed. The Village also contains several parcels of vacant land. Much of the vacant land is in the southeast quadrant of the Village abutting the industrial park. Both the northwest and southwest quadrants each contain a couple of large vacant parcels also. Several other small vacant parcels can be found dispersed throughout the Village.

D. POPULATION CHARACTERISTICS

This section describes the changes that have occurred in the size of the population of western Orleans County, Orleans County as a whole, and neighboring counties over the past three decades. Population projections to the year 2010 are also provided. In addition, other population characteristics such as age and educational attainment are discussed and described.

Population Trends And Projections

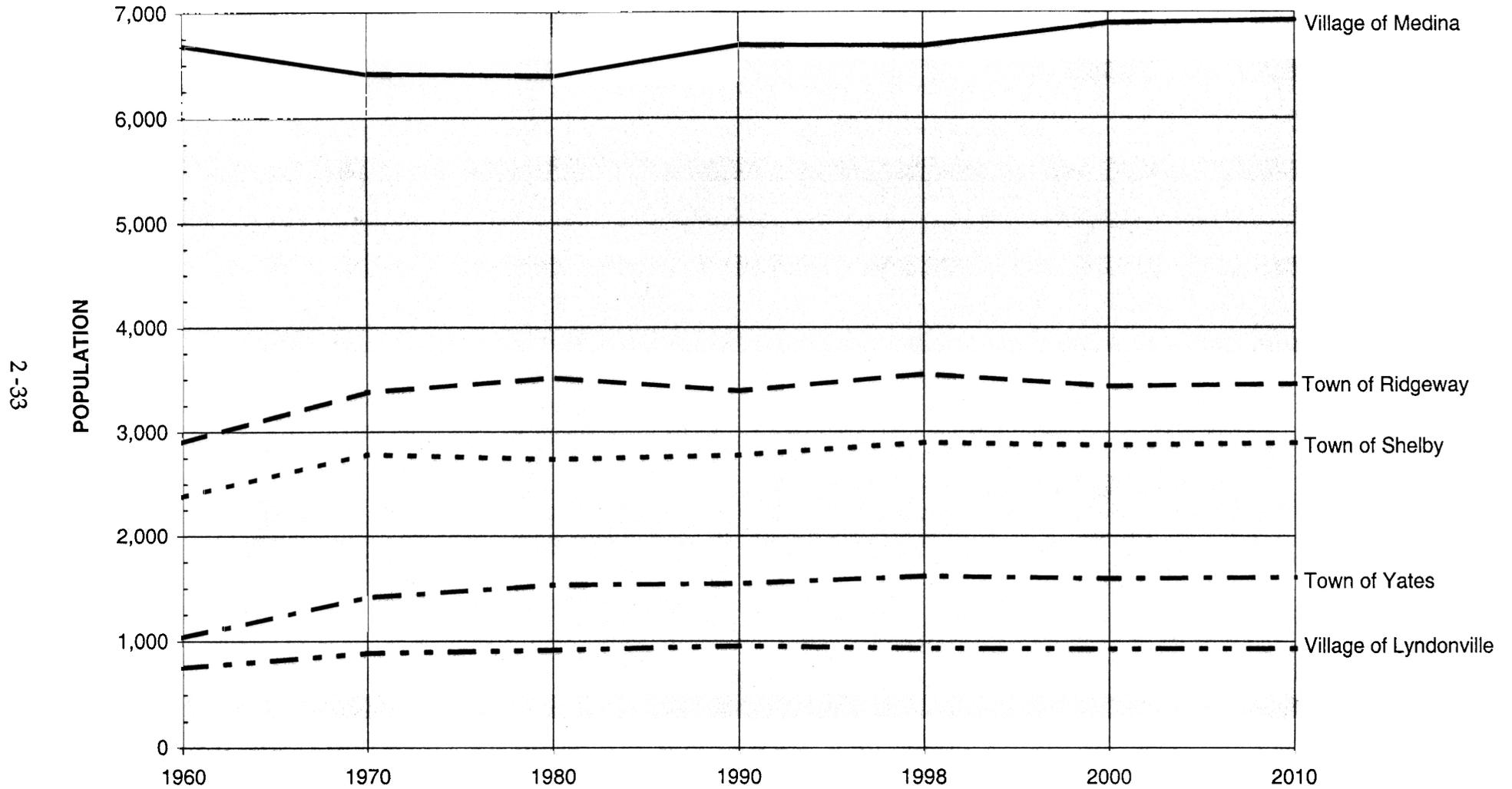
The graphs contained in Figure 2-1 depict the historic and projected population trends in each of the towns and villages in western Orleans County for the time period from 1960 to 2010. The 1998 population figures are based on U.S. Census estimates. The population figures for 2000 and 2010 come from population projections developed by the Genesee Finger Lakes Regional Planning Council. The bar chart in Figure 2-2 depicts the rate at which the population changed or is projected to change for each decade between 1960 and 2010.

As Figures 2-1 and 2-2 illustrate, all three towns experienced large rates of population growth between 1960 and 1970, especially the Town of Yates. The growth rate in the Town of Yates was approximately 36 percent during this decade while the growth rates in both the Towns of Ridgeway and Shelby exceeded 16 percent. Population growth in the Towns of Yates and Ridgeway continued during the 1970s, but at slower rates, i.e., approximately 8 percent in the Town of Yates and 4 percent in the Town of Ridgeway. In contrast, the population in the Town of Shelby decreased by 3.5 percent between 1970 and 1980. Between 1980 and 1990 the Towns of Yates and Shelby experienced small increases in population, while the Town of Ridgeway experienced a small decrease. Population projections suggest that all three towns will experience modest population growth between 1990 and 2000 and remain relatively static between 2000 and 2010.

The population of the of the Village of Lyndonville increased by 17.6 percent between 1960 and 1970. In contrast, the Village of Medina experienced a modest population decrease of 4.0 percent during the same time period. Between 1970 and 1980, Lyndonville's population growth had continued, but at a modest rate of only 3.2 percent. During the same time period, the Village of Medina's population continued to decrease slightly. Both Villages experienced modest population increases (less than 5 percent) between 1980 and 1990. The population of Lyndonville is projected to decrease modestly between 1990 and 2000 and Medina's population is projected to increase modestly during the same time period. The population projections suggest that the populations of both villages will remain relatively static between 2000 and 2010.

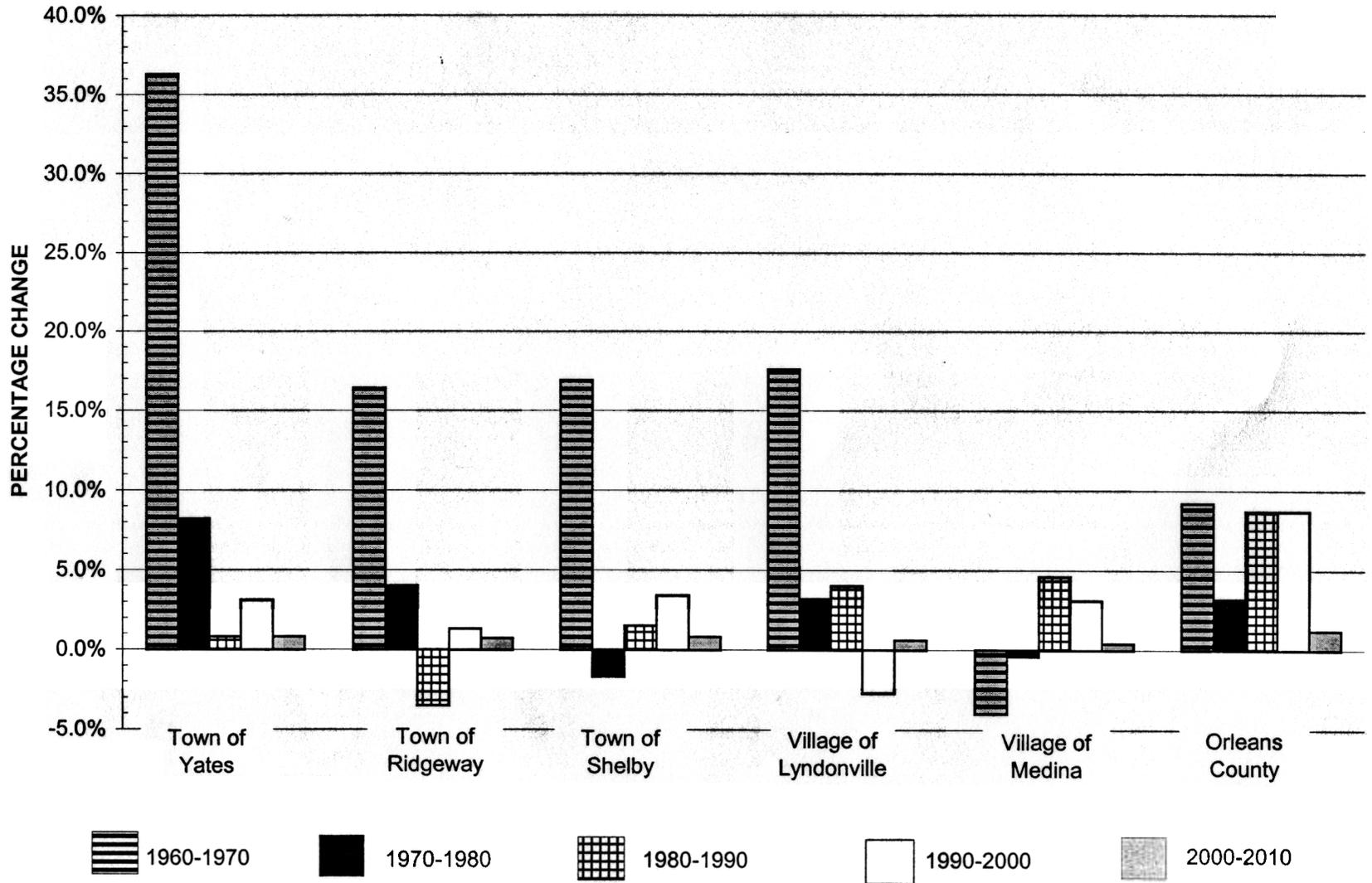
The graphs in Figures 2-3 and 2-4 depict actual and projected population trends for Orleans County and neighboring counties. The bar charts in Figure 2-5 depict the actual and projected rates of population change for the same counties. As Figures 2-3 and 2-4 illustrate, Orleans County experienced fairly sustained growth between 1960 and 1990. The growth rates for these decades ranged from 3.2 percent to 9.2 percent. Population growth in Orleans County is projected to continue through 2000 at a rate of 8.7 percent. Between 2000 and 2010, however, the population in Orleans County is projected to increase only slightly, (i.e., by 1.2 percent.)

**FIGURE 2-1
POPULATION TRENDS
TOWNS AND VILLAGES IN
WESTERN ORLEANS COUNTY**



Sources: U.S. Census of Population and Housing (1970, 1980, 1990), U.S. Census Website, Genesee-Finger Lakes Regional Planning Council Website

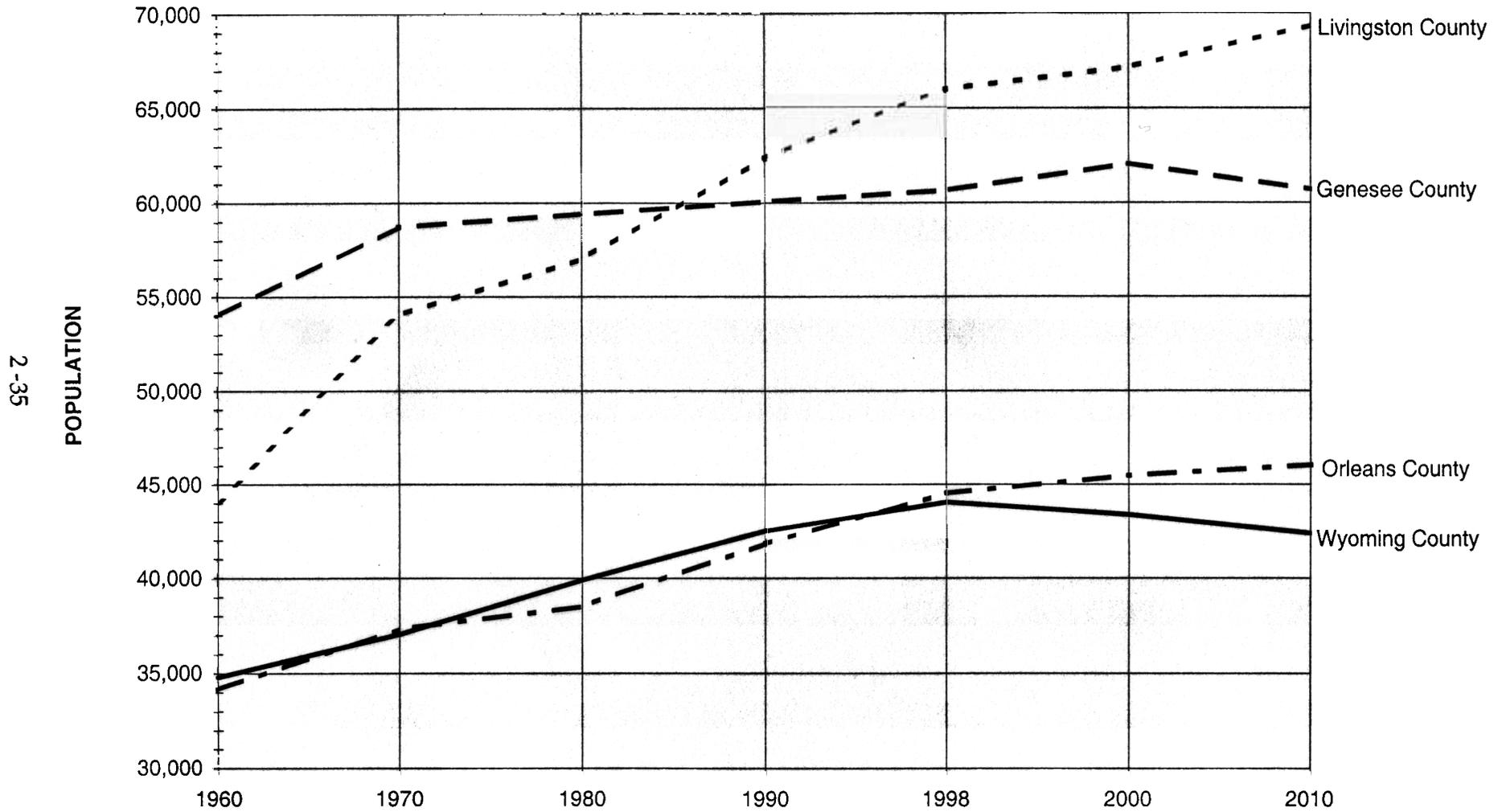
**FIGURE 2-2
RATE OF POPULATION CHANGE
TOWNS AND VILLAGES IN
WESTERN ORLEANS COUNTY**



2-34

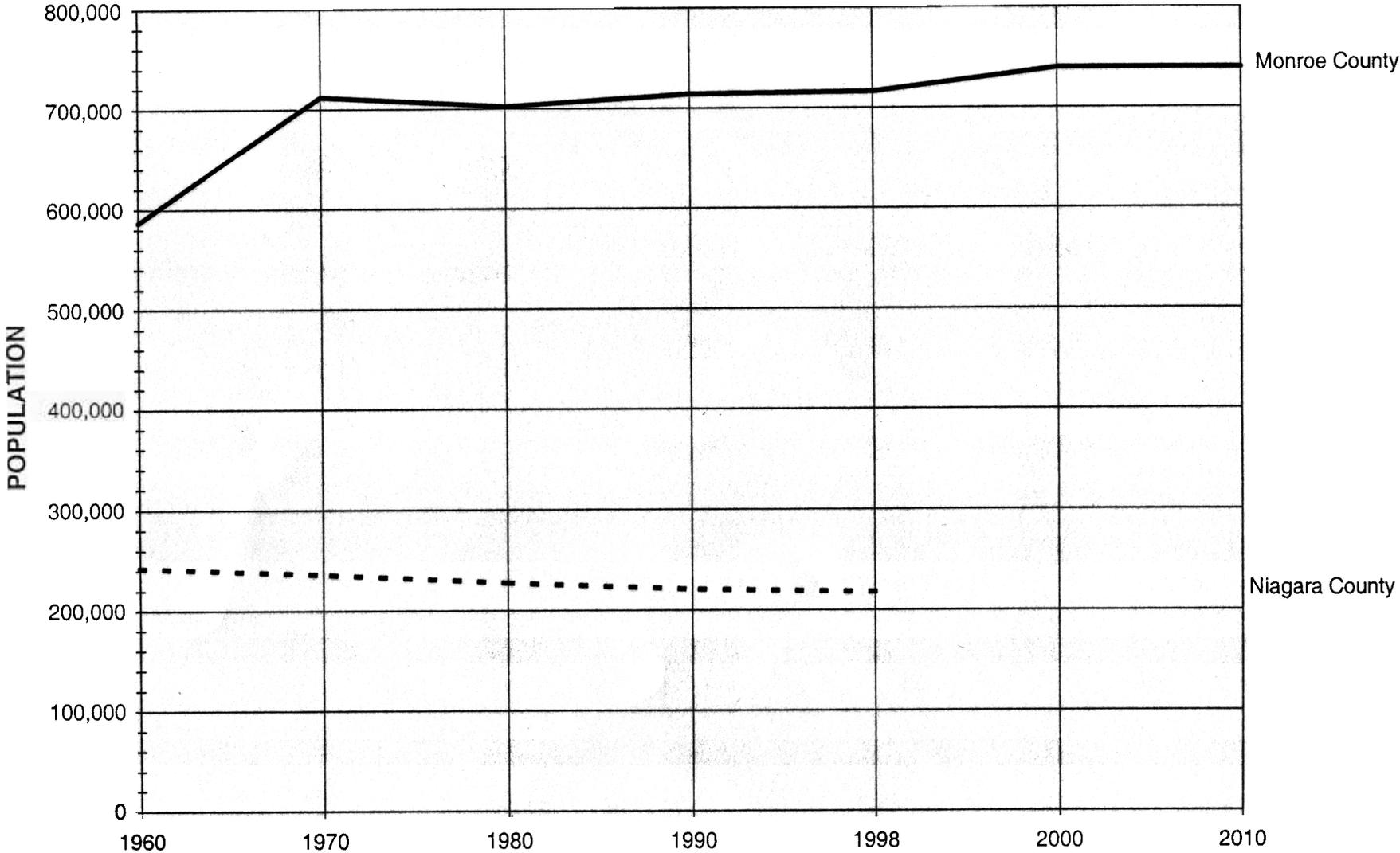
Sources: U.S. Census of Population and Housing (1970, 1980, 1990), U.S. Census Website, Genesee-Finger Lakes Regional Planning Council Web:

**FIGURE 2-3
POPULATION TRENDS
ORLEANS COUNTY AND NEIGHBORING COUNTIES**



Sources: U.S. Census of Population and Housing (1970, 1980, 1990), U.S. Census Website, Genesee-Finger Lakes Regional Planning Council Website

**FIGURE 2-4
POPULATION TRENDS
NIAGARA AND MONROE COUNTIES**

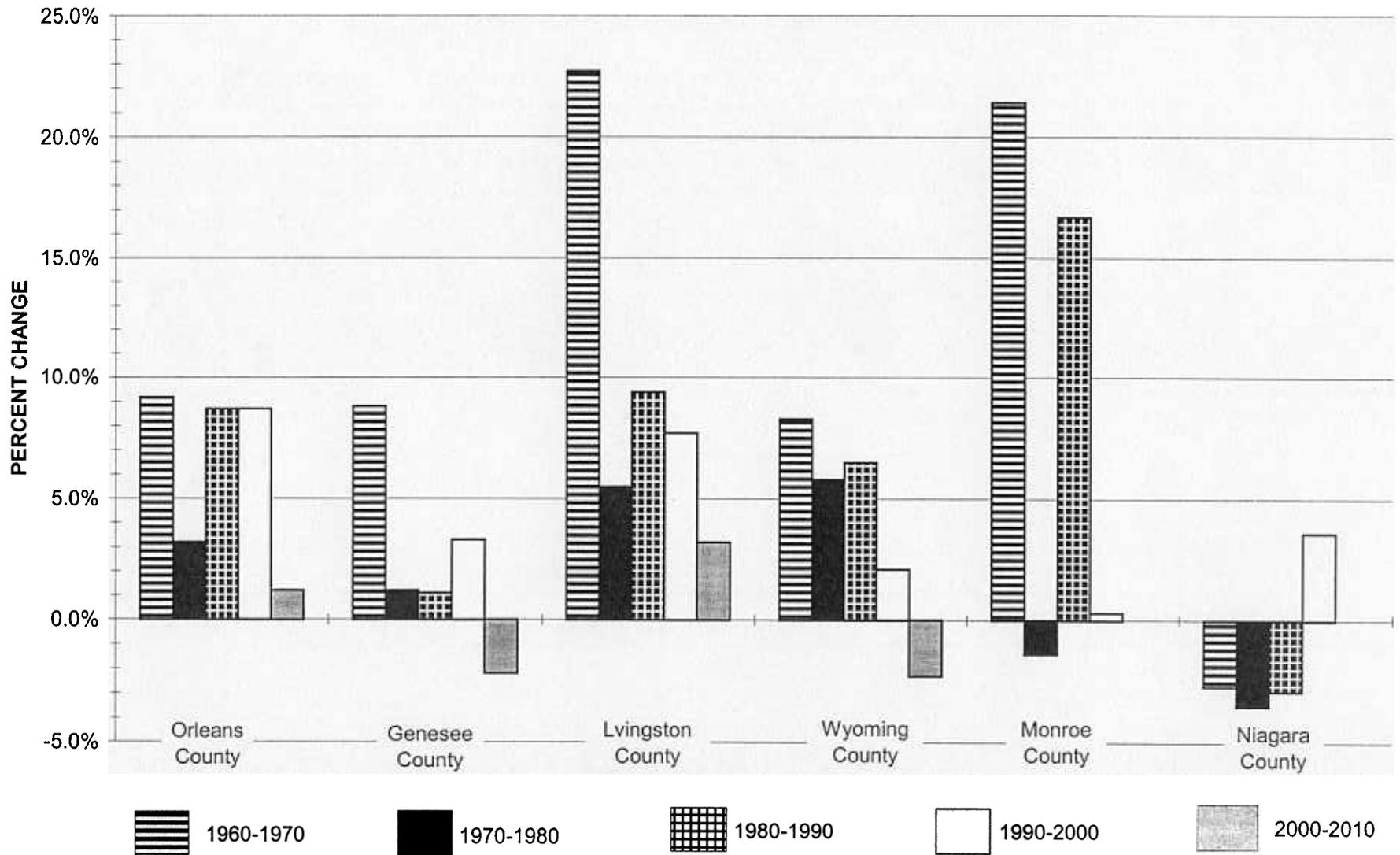


2-36

Sources: U.S. Census of Population and Housing (1970, 1980, 1990), U.S. Census Website, Genesee-Finger Lakes Regional Planning Council Website

**FIGURE 2-5
RATE OF POPULATION CHANGE
ORLEANS AND NEIGHBORING COUNTIES**

2-37



Sources: U.S. Census of Population and Housing (1970, 1980, 1990), U.S. Census Website, Genesee-Finger Lakes Regional Planning Council Website

The population trends among the neighboring counties vary significantly. Both Livingston and Monroe Counties experienced high rates of population growth between 1960 and 1970. The rate of growth in Livingston County was 22.7 percent and in Monroe County 21.4 percent. Genesee and Wyoming Counties experienced more modest growth during the 1960s with the rate in Genesee County at 8.6 percent and in Wyoming County at 8.3 percent. In contrast, the population of Niagara County decreased modestly during the 1960s. During the 1970s, the population of Genesee, Livingston, and Wyoming Counties grew modestly, i.e., between 1.6 and 5.8 percent. Niagara County continued to lose population. Monroe County also experienced a slight decrease in population. During the 1980s, Livingston County's population grew at a rate of nearly 10 percent, Wyoming County at 6.5 percent while Genesee and Monroe County experienced only nominal growth. The Niagara County trend of losing population continued unabated.

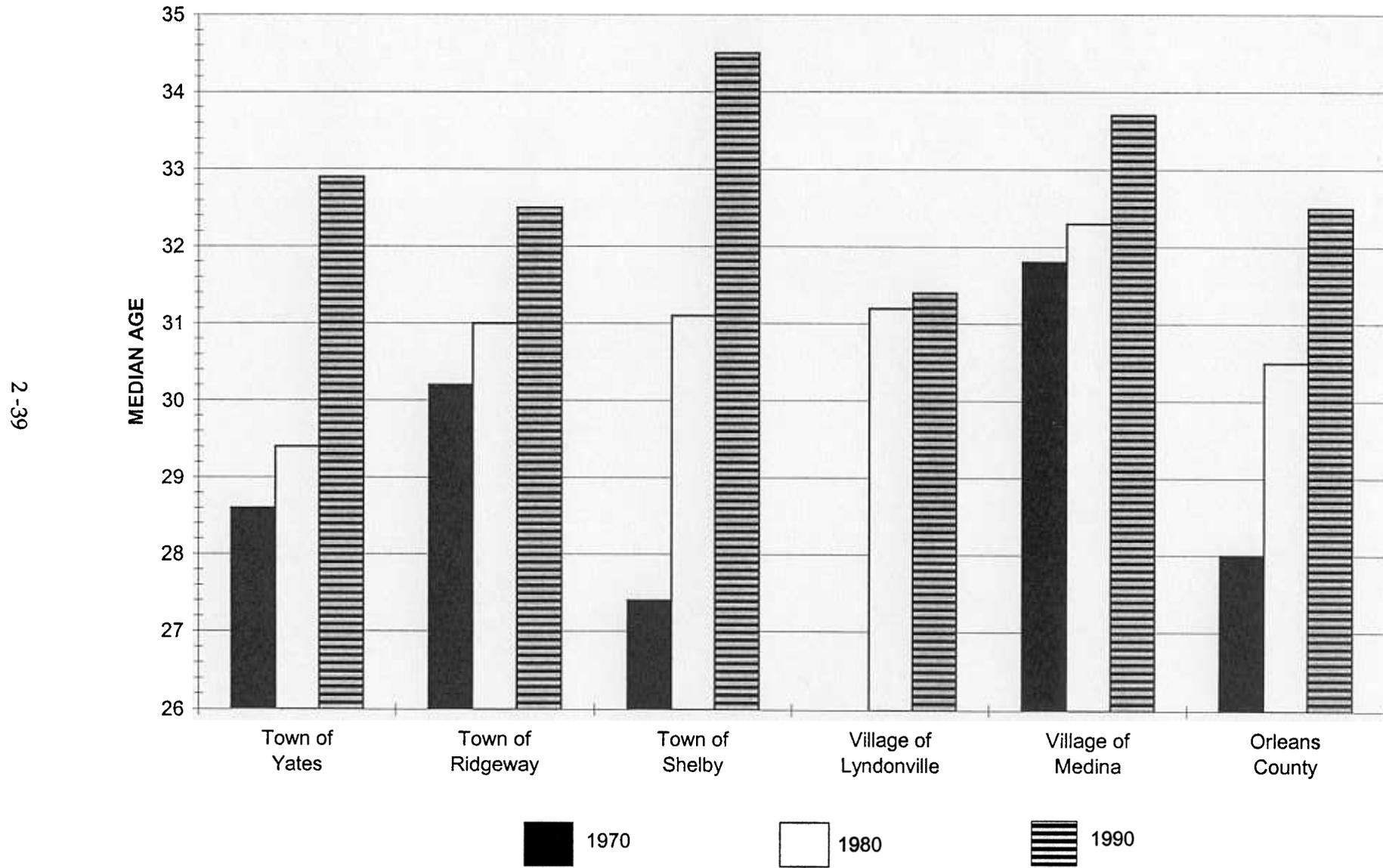
Population projections suggest that Genesee, Livingston, Wyoming and Monroe Counties will experience growth rates during the 1990s between a high of 7.7 percent in Livingston County and a low of 2.1 percent in Wyoming County. Projections are not available for Niagara Falls for the year 2000, but the U.S. Census population projections for 1998 suggest that the population of Niagara County will continued to decline. Between 2000 and 2010, Livingston County is projected to experience modest growth (3.2 percent), Monroe County's population is projected to remain relatively stable and Genesee and Wyoming Counties are projected to experience slight decreases in population. Population projections for 2010 for Niagara County are not available.

Age Characteristics

Chart 2-6 depicts the median age of the populations within each of the towns and villages in western Orleans County for the years 1970, 1980, and 1990. As the Figure 2-6 illustrates, the median age of the residents of each of the five municipalities has been steadily increasing. In 1970, the median age ranged from a low of 27.4 in the Town of Shelby to a high of 31.8 in the Village of Medina. By 1990, the median ages had increased and now ranged from a low of 31.4 in Lyndonville to a high of 33.7 in Medina. The trend in Orleans County, as a whole, has been similar. The median age in Orleans County which was 28.0 in 1970 had increased to 32.5 by 1990. As these trends illustrate, the composition of the population of Orleans County, as a whole, and of the five individual municipalities in western Orleans County has been changing. There are fewer younger people and greater numbers of older people.

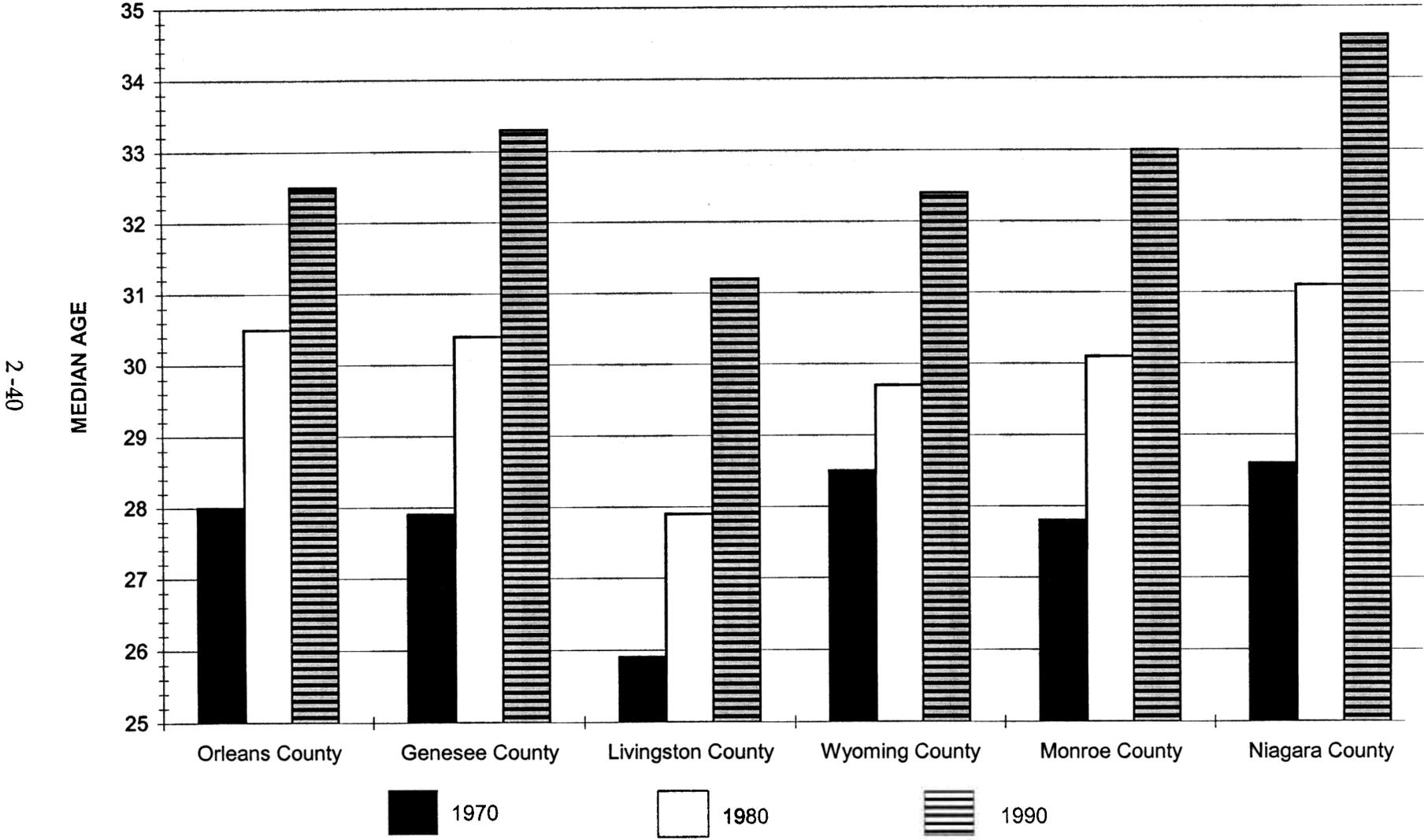
The bar charts in Figure 2-7 depict the median ages in Orleans County and neighboring counties. The trends in these counties mirrors the trends in the municipalities in western Orleans County. In 1970, the median age in these counties ranged from a low of 25.9 in Livingston County to a high of 28.5 in Wyoming County. The upward trend continued through 1980 and by 1990, the median age ranged from a low of 31.2 in Livingston County to a high of 34.6 in Niagara County.

**FIGURE 2-6
MEDIAN AGE
TOWNS AND VILLAGES IN
WESTERN ORLEANS COUNTY**



Source: U.S. Census of Population and Housing (1970, 1980, 1990)

**FIGURE 2-7
MEDIAN AGE
ORLEANS COUNTY AND NEIGHBORING COUNTIES**



Source: U.S. Census of Population and Housing (1970, 1980, 1990)

Educational Characteristics

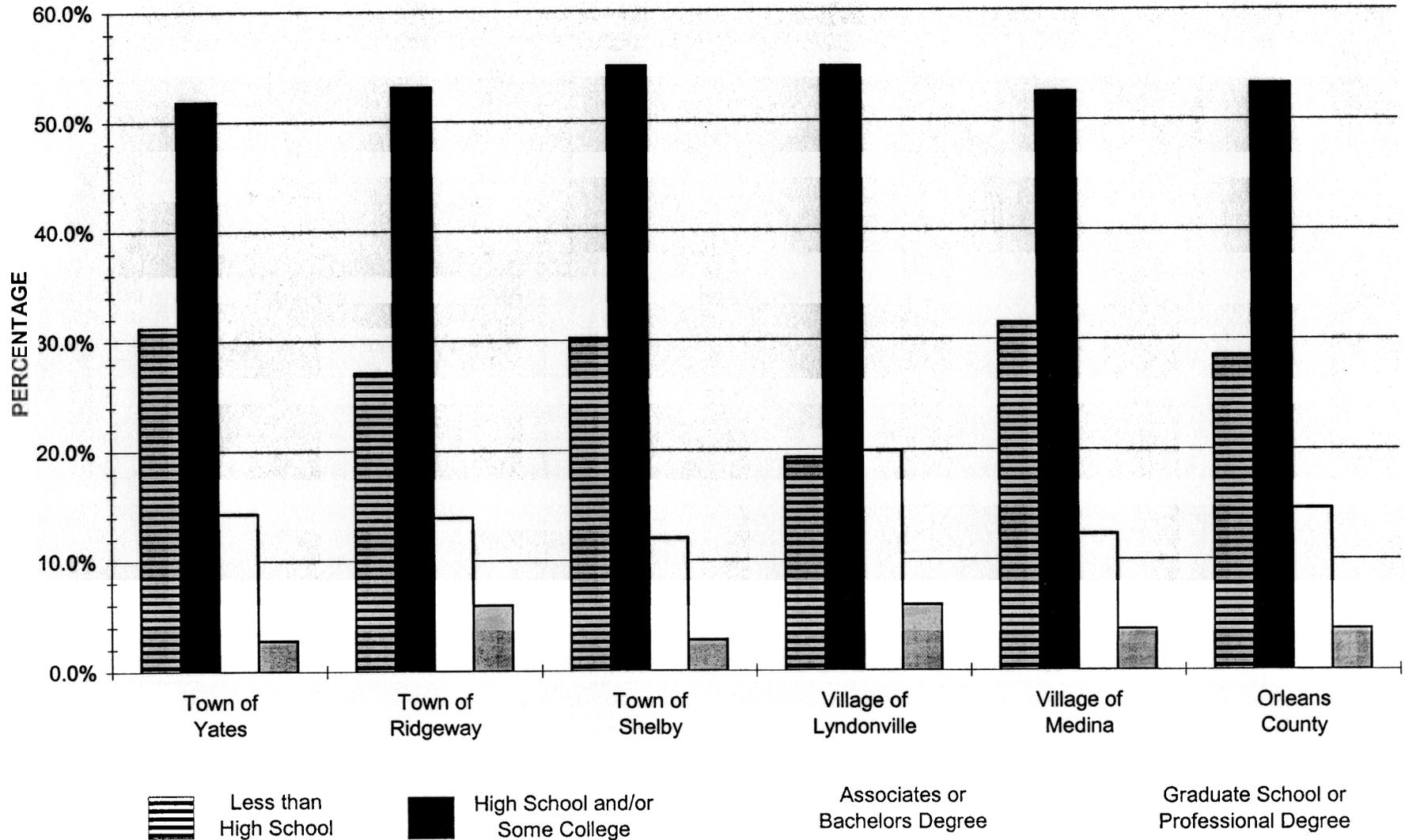
The educational characteristics of the inhabitants of each of the municipalities in western Orleans County and of Orleans County as a whole are similar, except in the Village of Lyndonville. Figure 2-8 contains bar charts depicting the level of educational attainment of the residents 25 years of age and older of each of the municipalities and of Orleans County. As Figure 2-8 illustrates, the percentage of persons with less than a high school education is approximately 30 percent in each municipality (again, with the exception of the Village of Lyndonville) and in Orleans County. In the Village of Lyndonville, residents with less than a high school education represent less than 20 percent of the population. Over one-half of the residents of each of the municipalities and of Orleans County, as a whole, have graduated from high school or have graduated from high school and have completed some college courses without obtaining a college degree.

With regard to college education, the Village of Lyndonville leads the way with the largest percentage (19.9 percent) of its residents having attained a college education. In the other municipalities, the percentage of residents with college degrees ranges from 12.0 percent to 14.2 percent. The percentage of residents who have acquired graduate and professional degrees range from 2.8 percent in the Towns of Yates and Shelby to 5.9 percent in the Town of Ridgeway and Village of Lyndonville. In Orleans County as a whole, 14.6 percent of the County's residents have acquired a college degree. Persons with graduate or professional degrees account for 3.7 percent of the population of Orleans County 25 years of age and older.

Figure 2-9 depicts the educational characteristics of persons 25 years of age and older in Orleans County and neighboring counties. Although the educational characteristics are similar among the counties, some variances do exist. Both Wyoming and Orleans Counties have the highest percentages of residents who have not completed high school and the lowest percentages of residents who have acquired a college education. In Wyoming County 29.7 percent and in Orleans County 28.5 percent of the population have not completed high school. This compares to 19.9 percent in Monroe County and 19.4 percent in Livingston County. The proportion of residents who have only graduated from high school or who have a high school diploma and have completed some college courses is similar among the counties, with the exception of Monroe County. In Monroe County, 44.6 percent of the population has attained only a high school education or have a high school diploma and have taken some college courses but have no college degree. In all of the other counties the percentage for this category of educational attainment exceeds 50 percent.

Monroe County led the way with regard to the proportion of residents with college degrees and graduate and/or professional degrees. Over 25 percent of Monroe County residents have college degrees and 10 percent have graduate or professional degrees. Wyoming County had the smallest proportion of residents, i.e., 13.2 percent with college degrees and 3.6 with graduate or professional degrees. Orleans County had the second lowest percentage of residents with college degrees (14.6 percent) and graduate or professional degrees (3.7 percent). In Genesee, Livingston, and Niagara Counties, the percentage of residents with college degrees ranged from 17.0 percent to 18.7 percent, and with graduate or professional degrees from 5.0 percent to 6.1 percent.

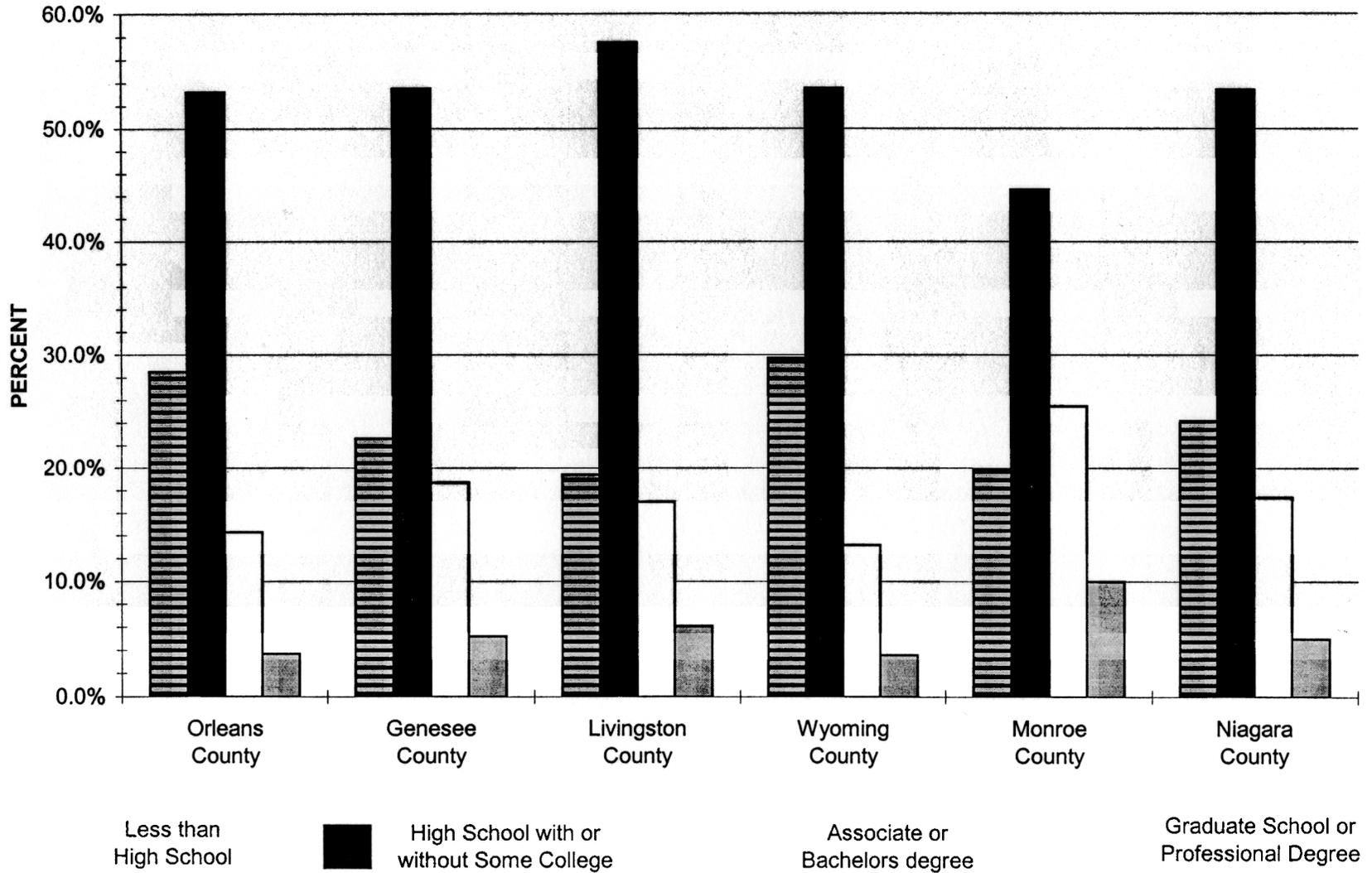
FIGURE 2-8
EDUCATIONAL ATTAINMENT
TOWNS AND VILLAGES IN WESTERN ORLEANS COUNTY
 (Persons 25 years of age or older)



2-42

Source: U.S. Census of Population and Housing (1990)

**FIGURE 2-9
EDUCATIONAL ATTAINMENT
ORLEANS COUNTY AND NEIGHBORING COUNTIES
(Persons 25 years of age or older)**



2-43

Source: U.S. Census of Population and Housing

E. HOUSING

This section describes the housing stock in western Orleans County including the condition of the housing stock in the Villages of Lyndonville and Medina. In addition, the age of housing the housing stock and the number of dwellings that are contained in each residential structure. The section also describes existing senior citizen housing and discusses low income housing.

Condition Of Housing Stock

The condition of the housing stock in the Villages of Lyndonville and Medina was assessed through “windshield” surveys of both communities conducted in July of 1999. The housing stock was evaluated based on its outside appearance and placed into one of four categories, i.e., good condition, fair condition, deteriorated condition, and dilapidated condition. Housing that was well maintained and exhibited the need for little or no repair was considered to be in good condition. Housing that exhibited signs of significant deferred maintenance and/or the need for more than minor routine repair was considered to be in fair condition. Housing that appeared to be structurally sound, but which appeared to need extensive repair and rehabilitation was considered to be in deteriorated condition. Finally, housing that appeared to be structurally unsound or that was so extensively deteriorated that rehabilitation would be unlikely was considered to be in dilapidated condition.

Condition of Housing Stock in the Village of Lyndonville

The “windshield” survey of the housing stock in the Village of Lyndonville revealed that the Village contained 16 residential structures in fair condition, three in deteriorated condition, and four in a dilapidated condition. The remainder of the housing stock in the Village appeared to be in good condition. The housing stock that exhibited signs of distress were not concentrated in any particular area or areas, but were dispersed throughout the Village.

Condition of Housing Stock in the Village of Medina

The “windshield” survey of the housing stock in the Village of Medina revealed that the Village contained a total of 95 distressed residential structures. Of these distressed residences, 70 were in fair condition, 23 in deteriorated condition, and two in dilapidated condition. The remainder of the housing stock appeared to be in good condition. A significant number of the distressed housing in the Village of Medina was concentrated in a specific area of the Village. Figure 2-10 contains a map of the Village of Medina with the Village divided into quadrants. West Avenue was used as the north-south axis and Center Street as the east-west axis. As Figure 2-10 illustrates, the southeast quadrant of the Village contained the highest concentration, i.e., 44 distressed residential structures. In comparison, the northwest quadrant contained 14 distressed housing structures, the southwest quadrant 17, and the northeast quadrant 19.

Age Of Housing Stock

In order to update the 1990 U.S. Census count of dwelling units, the number of new dwellings constructed since the 1990 was obtained from the Zoning and Code Enforcement Officers in each municipality. Since 1990, a total of 78 new dwelling units were constructed in the Town of Yates, 62 in the Town of Ridgeway, 67 in the Town of Shelby, five in the Village of Lyndonville,

and ten in the Village of Medina. Documentation on the number of new dwelling units constructed county-wide for the same time period was not available.

Figure 2-11 contains bar charts that illustrate housing by age of structure within each municipality. As Figure 2-11 illustrates, the majority of the housing stock in all of the municipalities was constructed prior to 1940. The proportion of pre-1940 housing is the greatest in the Villages of Lyndonville (61.1 percent) and in the Village of Medina (64.7 percent.) In comparison, pre-1940 housing accounts for only about 43.9 percent of the housing stock in the Town of Yates; 45.0 percent in the Town of Ridgeway, and 43.6 percent in the Town of Shelby.

The bar charts contained in Figure 2-12 illustrate the age of housing in Orleans County and neighboring counties. The chart is based on the figures contained in the 1990 U.S. Census only, as information on the number of new dwellings constructed since 1990 is unavailable.

Figure 2-12 reveals that Orleans County and Wyoming County have the largest proportion of housing constructed prior to 1940. Approximately one-half of the housing in both of these counties is pre-1940 vintage. Monroe and Niagara Counties, both urban counties, have the smallest proportion of pre-1940 vintage homes. Pre-1940 dwellings in Monroe County account for 30.4 percent of the housing stock and in Niagara County for 36.1 percent.

Number Of Dwelling Units Contained Within Residential Structures

The bar charts in Figure 2-13 illustrates the number of dwelling units contained within each residential structures for each of the municipalities in western Orleans County and for Orleans County as a whole. As Figure 2-13 illustrates, the great majority of housing in each of the municipalities is comprised of single family dwelling units. Approximately 80 percent of the residential structures in each of the municipalities is comprised of single family homes. The one exception is in Village of Medina. Slightly over one-half of the residential structures in Medina are single-family dwellings. As the Village of Medina is more urbanized and more densely developed than the other four municipalities, the proportion of residential structures containing two or more dwellings is greater than any where else in western Orleans County as would be expected.

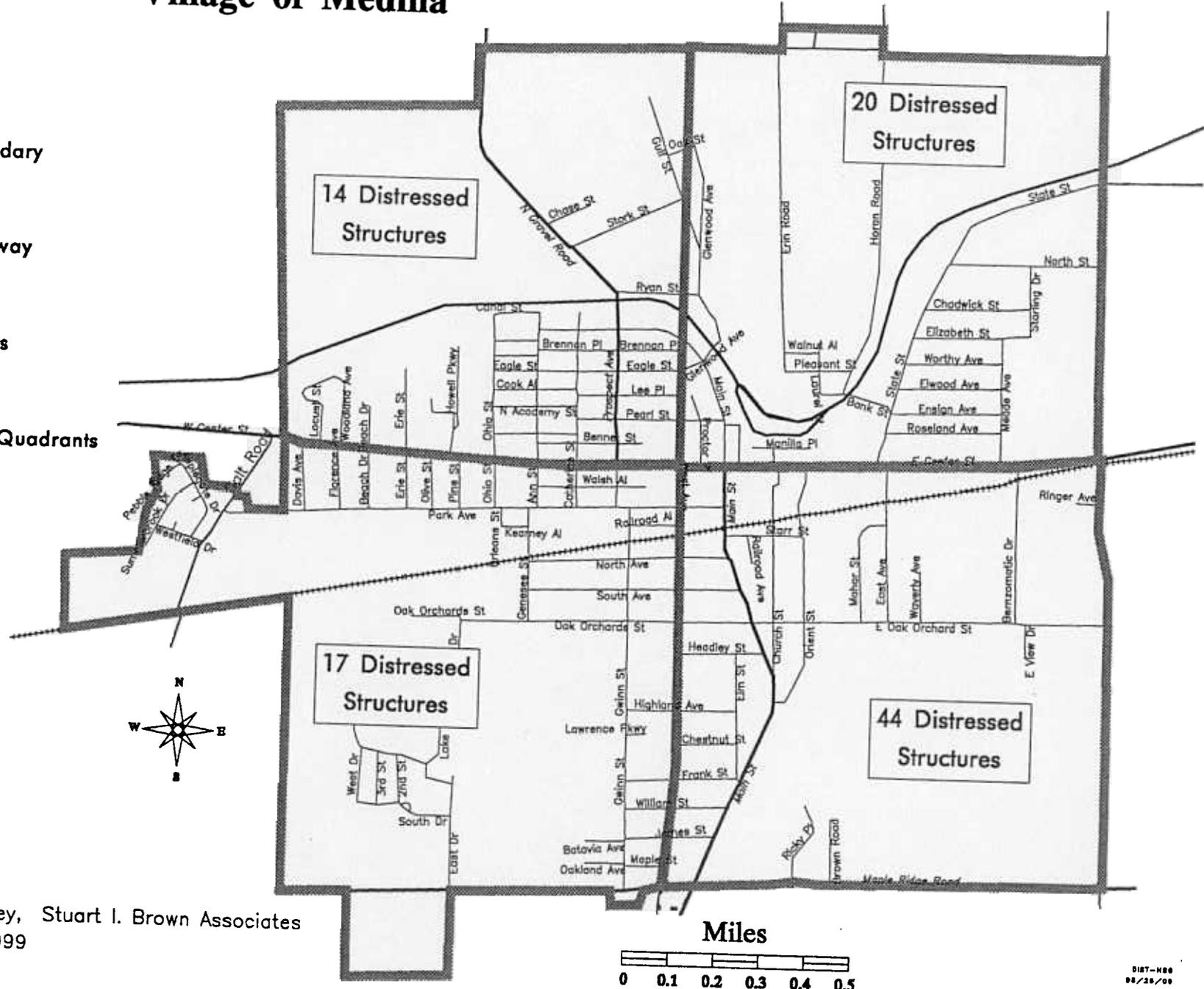
Figure 2-13 also reveals that although manufactured homes account for a small proportion of the housing units in all of the municipalities, they represent the most significant type of housing next to single-family dwellings in the Towns of Yates, Ridgeway, and Shelby. Manufactured homes which account for approximately 6 percent of the housing in the Village of Medina and about 1 percent in the Village of Lyndonville, are much less significant than they are in the Towns.

Distressed Housing Village of Medina

Figure 2-10

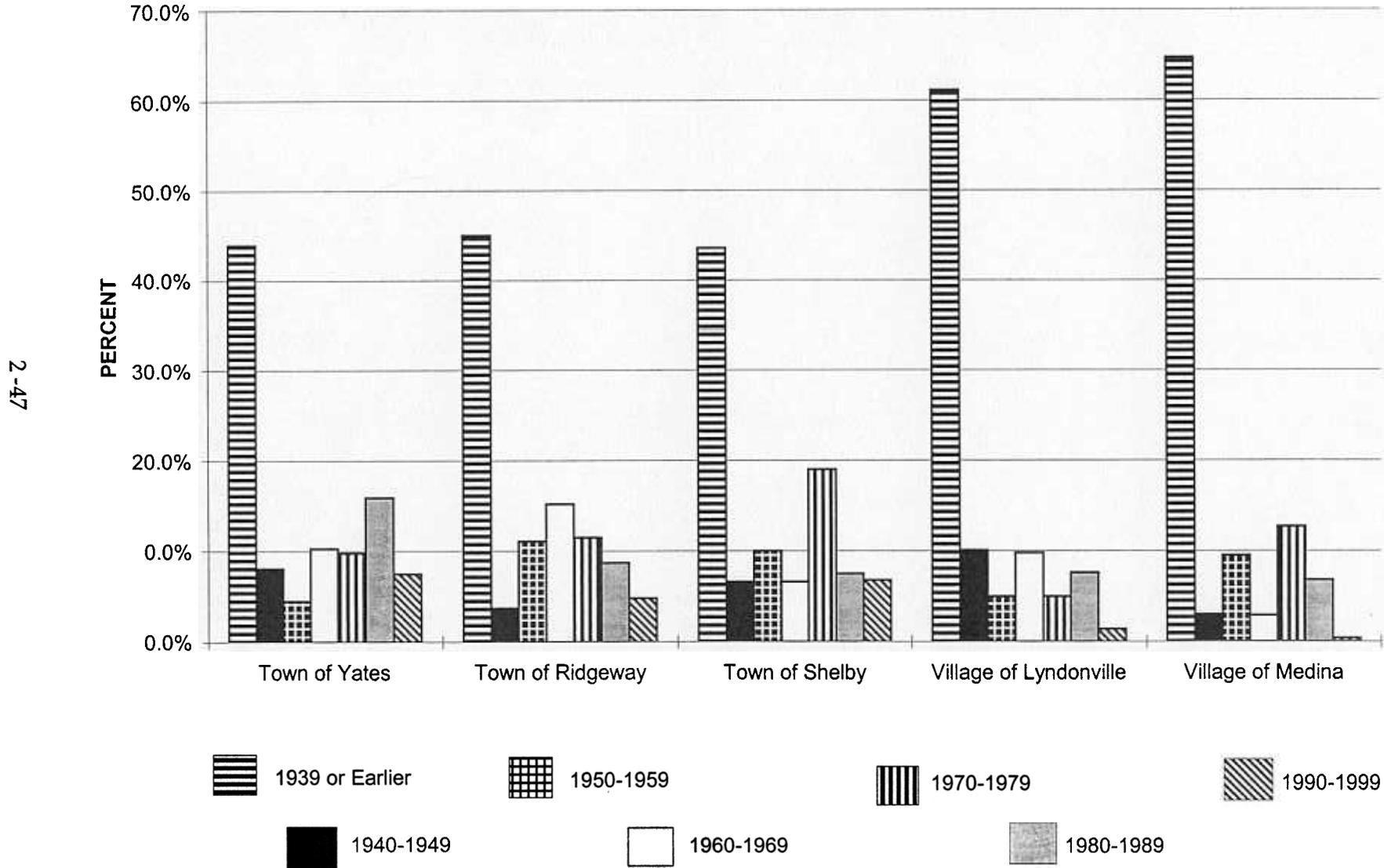
2-46

-  Village Boundary
-  Highway
-  County Highway
-  Town Roads
-  Village Streets
-  Railroad
-  Field Survey Quadrants



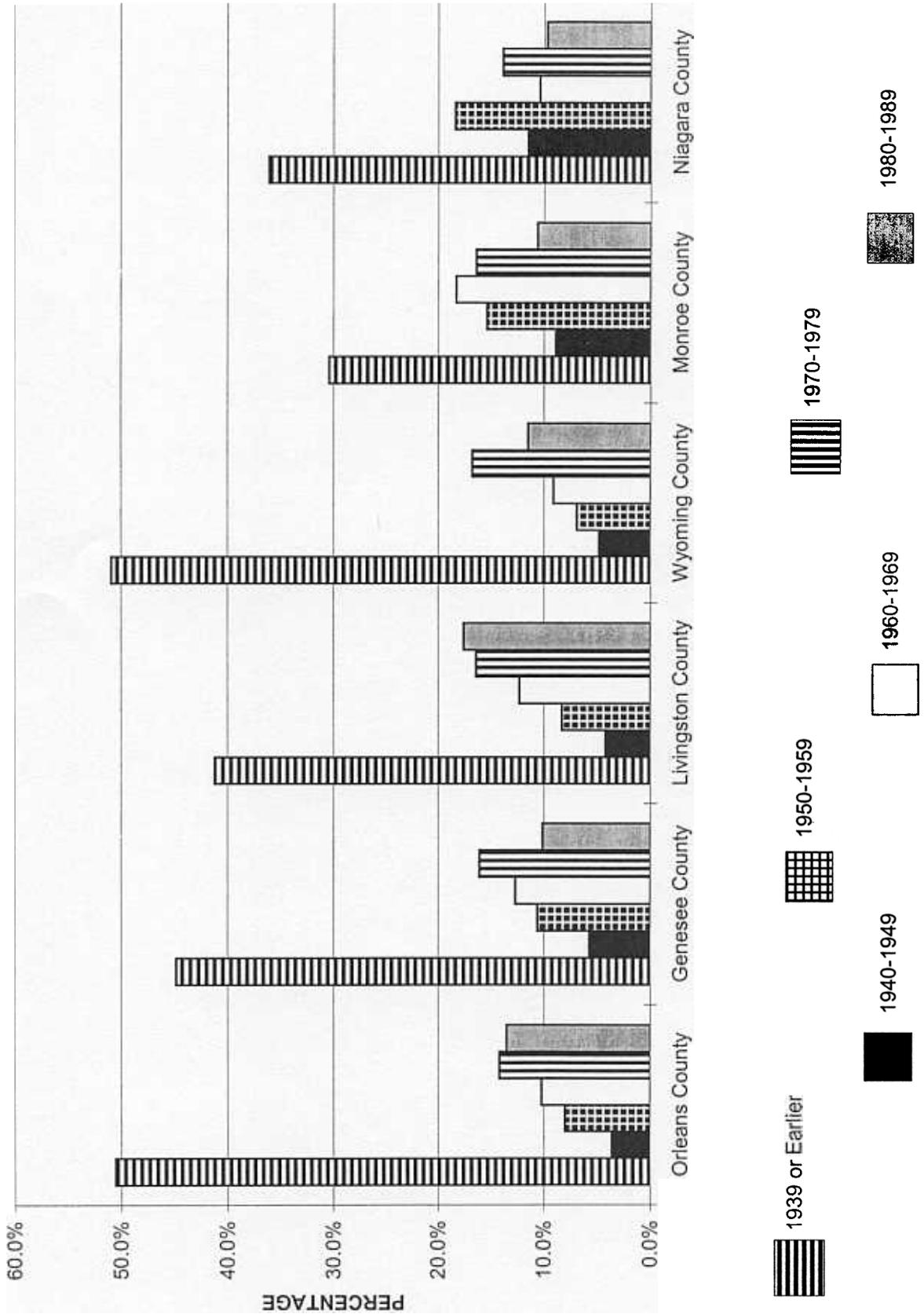
SOURCE: Field survey, Stuart I. Brown Associates
July 1999

**FIGURE 2-11
AGE OF HOUSING STOCK
TOWNS AND VILLAGES IN WESTERN ORLEANS COUNTY**



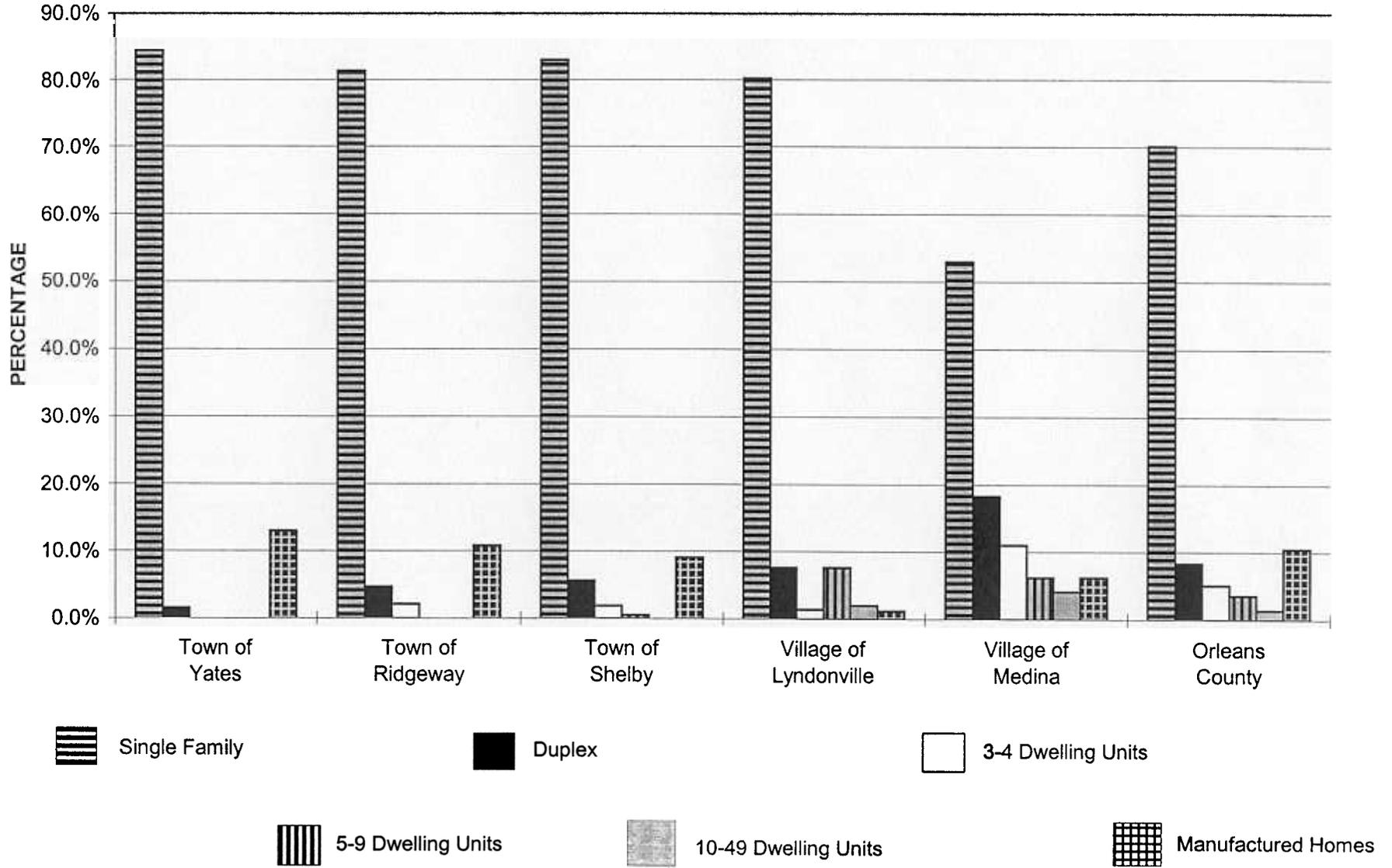
Sources: U.S. Census of Population and Housing (1990), Zoning Officers of Towns and Villages in western Orleans County

**FIGURE 2-12
AGE OF HOUSING STOCK
ORLEANS COUNTY AND NEIGHBORING COUNTIES**



Source: U.S. Census of Population and Housing (1990)

**FIGURE 2-13
NUMBER OF DWELLING UNITS IN RESIDENTIAL STRUCTURES
TOWNS AND VILLAGES IN WESTERN ORLEANS COUNTY**



2-49

Source: U.S. Census of Population and Housing (1990)

The bar charts in Figure 2-14 compare the housing in Orleans County with the housing in neighboring counties. As Figure 2-14 reveals, between 62 percent and 71 percent of the residential structures in Orleans County and in each of the neighboring counties is comprised of single-family dwelling units. Orleans County and Livingston County contain the largest proportion of manufactured homes. Approximately 12 percent of the residential structures in Livingston County and 11 percent of the residential structures in Orleans County are manufactured homes. Monroe County has the lowest proportion of manufactured homes, i.e., 0.7 percent.

Senior Citizen And Handicapped Housing

Housing for senior citizens and handicapped persons is provided in both the Villages of Lyndonville and Medina. Lyndonville contains one apartment complex for senior citizens and handicapped persons; Medina contains two such complexes. Senior citizens must qualify based on both age and income to be eligible to reside in all of the apartment complexes. Handicapped persons need only qualify on the basis of income.

All three of the housing complexes described below are designed for independent living. All apartments are equipped with kitchens and the management provides neither meals nor nursing care. Any assistance that residents require must be provided either by family members or by health or social service agencies.

Parkside Apartments

Parkside Apartments is located in the Village of Lyndonville and was built under the Rural Development 515 Program. The complex consists of 16, one-bedroom apartments. The apartments have not been in high demand, and the management has had difficulty filling vacancies.

Maple Ridge Estates

Maple Ridge Estates is located in the Village of Medina. The apartment complex consists of 102 one-bedroom apartments, ten of which have been specifically designed for wheel chair accessibility. The apartment complex typically has a waiting list of 10-15 persons. The waiting time varies considerably and is unpredictable.

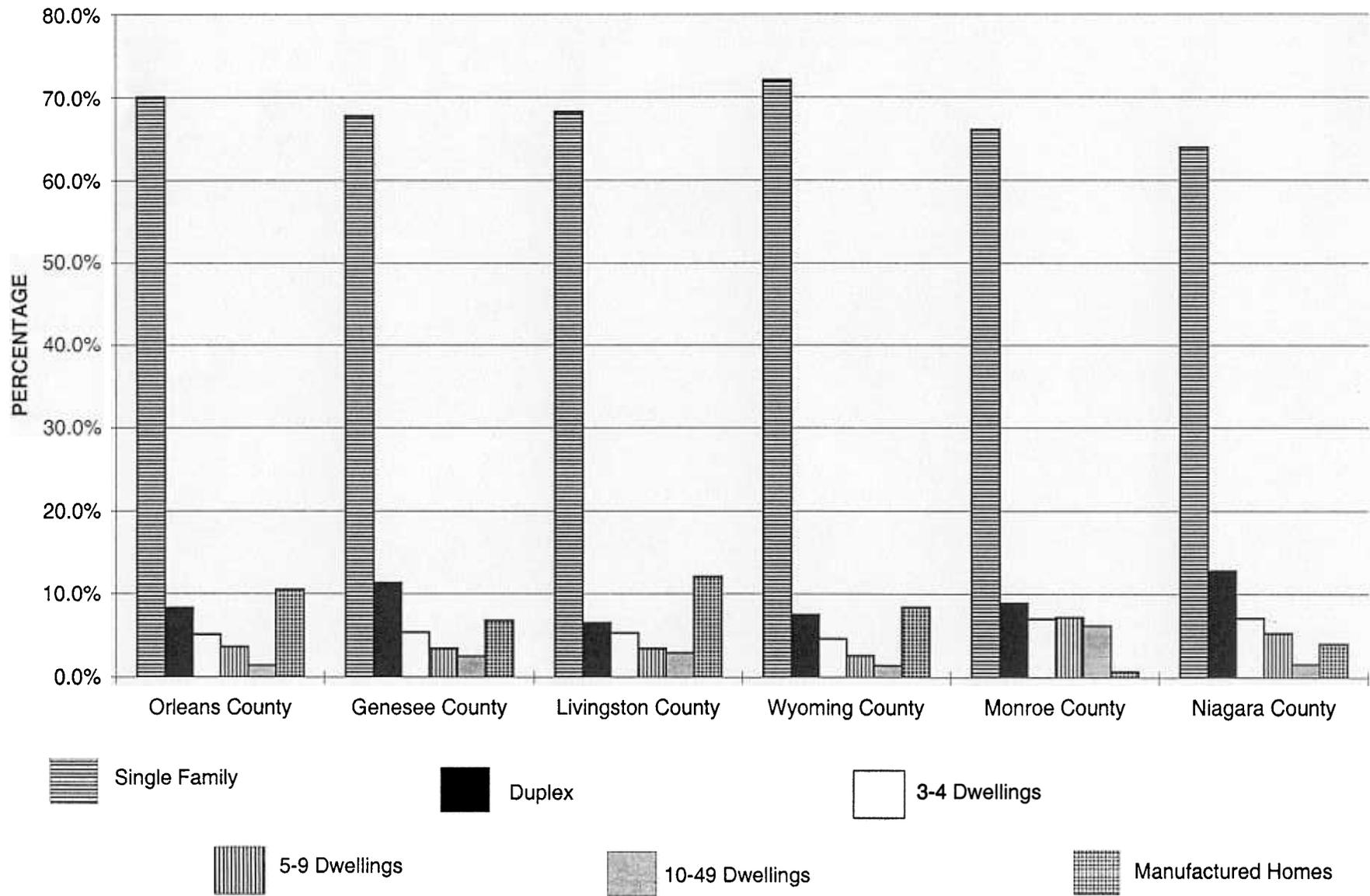
Sandstone Apartments

Sandstone Apartments is located in the Village of Medina. The apartment complex consists of 24 one-bedroom units. The apartment complex typically has a waiting list and the waiting time varies.

Low Income Housing

Western Orleans County contains only one low income housing complex which is located in the Village of Medina. The complex, built in the 1980s, is designed for family occupancy. It consists of 24 three-bedroom townhouses. Typically there is a waiting list of approximately 20 families at any given time. A two-year waiting period is not unusual.

**FIGURE 2-14
NUMBER OF DWELLING UNITS IN RESIDENTIAL STRUCTURES
ORLEANS COUNTY AND NEIGHBORING COUNTIES**



Source: U.S. Census of Population and Housing (1990)

Although western Orleans County contains only the one low-income housing complex, public assisted housing is provided to eligible residents through another means. The trend has been away from the construction of low income housing units and toward assistance provided in the form of rent subsidies. With rent subsidy programs, eligible persons receive vouchers that pay for all or a portion of their rent. Voucher recipients are responsible for finding their own apartments in the community and for entering into leases with the property owners.

F. HOUSEHOLD CHARACTERISTICS

This section describes some of the characteristics of households in western Orleans County. Included in this section are information on whether the householders own or rent the dwelling in which they reside, the composition of the household, and household income.

Occupancy

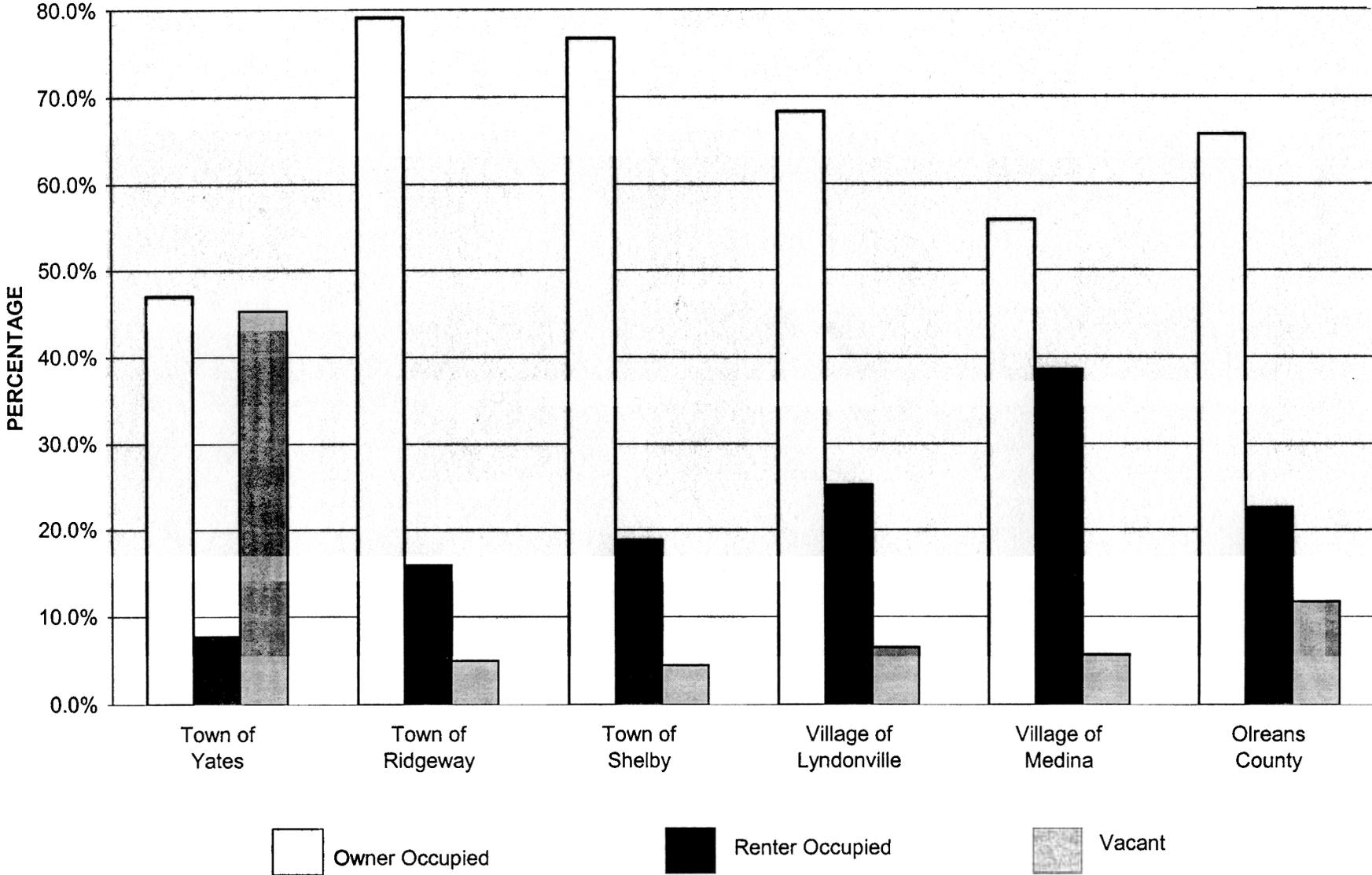
Figure 2-15 contains bar charts depicting the proportions of dwellings within each municipality that are owner occupied, renter occupied, or vacant. As Figure 2-15 illustrates, owner-occupied dwellings account for the largest proportion of homes in all of the municipalities and in Orleans County as a whole, but the proportions vary according to municipality. For example, nearly 80 percent of dwellings in the Town of Ridgeway, nearly 77 percent of the dwellings in the Town of Shelby and slightly more than 68 percent of the dwellings in the Village of Lyndonville are owner occupied. The Village of Medina contains the smallest proportion, i.e., 55.8 percent that are owner-occupied.

Generally renter-occupied dwellings account for the second largest proportion of dwelling units. Vacant dwellings typically account for a small proportion of dwelling units. The Town of Yates is the exception. In the Town of Yates, the proportions of vacant dwelling units (45.3 percent) almost equals the percentage of owner-occupied dwelling units (47.0 percent.) Renter-occupied dwellings in the Town of Yates account for less than 10 percent of the dwelling units.

The variance in the Town of Yates from the general overall pattern is undoubtedly attributable to the large number of seasonal dwellings (cottages and summer homes) that are located along the Lake Ontario shoreline. U.S. Census enumeration occurs in April, a time of year when most cottages and summer homes would be unoccupied.

Also noteworthy is the higher proportion of renter-occupied dwellings found in the Village of Medina compared to the proportions in the other municipalities. Over 38 percent of the dwellings in the Village of Medina are renter-occupied. Excluding the Village of Medina, the proportion of renter occupied dwellings ranges from only about 8 percent in the Town of Yates to about 25 percent in the Town of Lyndonville. About 23 percent of the dwellings in Orleans County as a whole are renter occupied. As Medina is the most urbanized of the municipalities, the large proportion of renter-occupied dwellings would be expected.

**FIGURE 2-15
OWNER-RENTER OCCUPANCY
WESTERN ORLEANS COUNTY**



2-54

Source: U.S. Census of Population and Housing (1990)

Figure 2-16 depicts the proportion of owner-occupied, renter-occupied, and vacant dwellings in Orleans County and neighboring counties. As Figure 2-16 illustrates, the pattern that exists in Orleans County is generally similar to the pattern found in the neighboring. The proportion of owner-occupied homes ranges from 62.0 percent in Monroe County to 69.7 percent in Genesee County with Orleans County falling about midrange at 65.7 percent. Noteworthy is the higher proportion of vacant dwellings found in Orleans and Wyoming Counties. While the large number of seasonal dwellings along Lake Ontario undoubtedly account for the higher proportion of vacant dwellings in Orleans County, the cause for the high proportion of vacant dwelling units in Wyoming County is unknown. Figure 2-16 also illustrates that in the more urban counties, i.e., Monroe and Niagara Counties, a higher proportion of renter occupied dwellings exist.

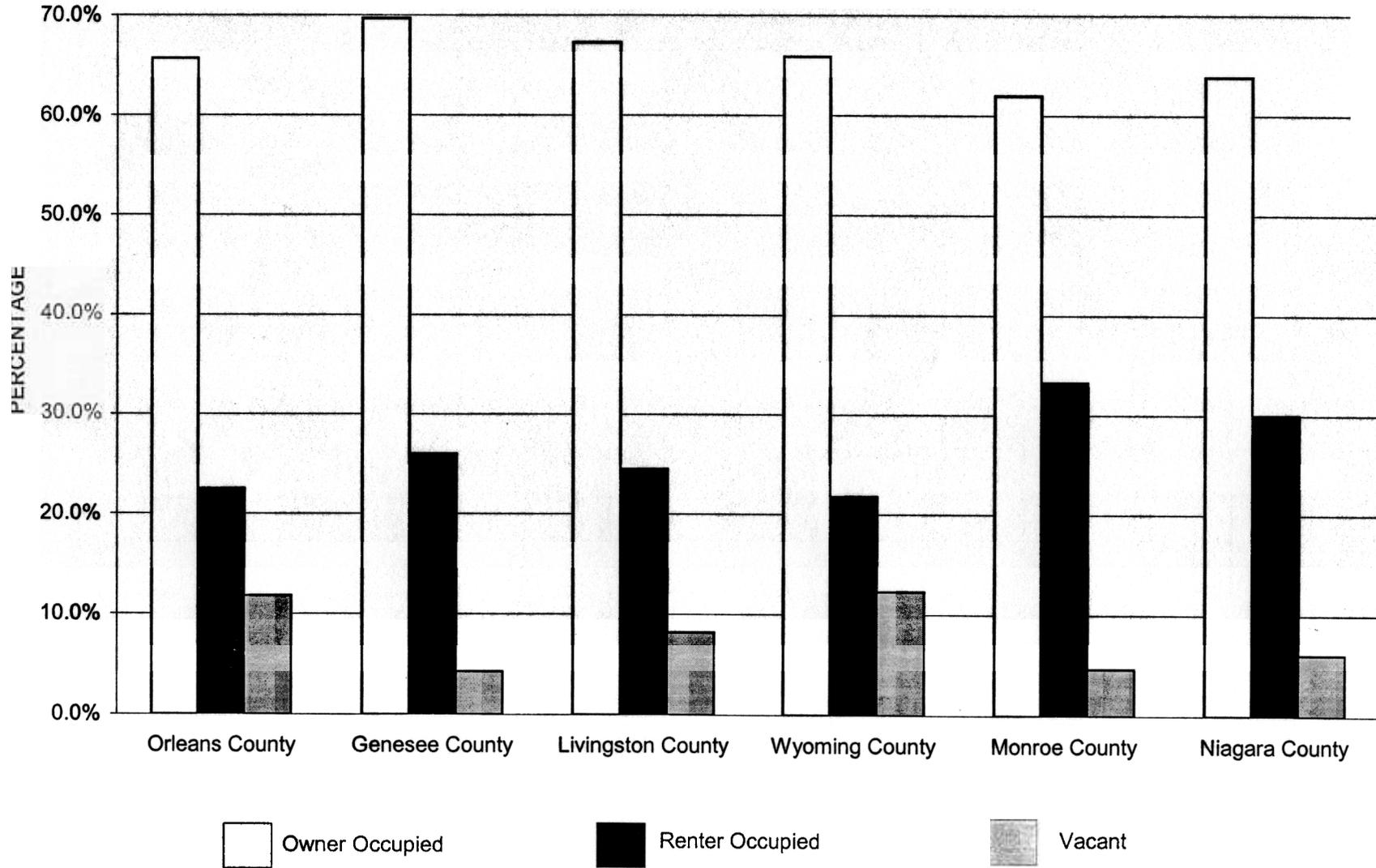
Household and Family Characteristics

Figure 2- 17 contains bar charts that depict the characteristics of households in the towns and villages in western Orleans County. The category of “Non-Family Households” is comprised of single householders who either live alone or who live with unrelated persons. “Non-family” households are distinct from households comprised of a “single male without children under 18” or a “single female without children under 18.” Although the householder may be single and has no children under 18 living with him or her, at least one other person related to the householder does live in the household, e.g., an adult child or a parent.

As Figure 2-17 illustrates, the two largest categories of households in the towns and villages of western Orleans County, except for in the Village of Medina, are “married with children under 18” and “married without children under 18.” Households in the “married with children under 18” category generally account for approximately one-third of the households in each municipality. Similarly, households in the “married without children under 18” category, generally account for approximately another one-third of the households. “Non-family” households account for approximately one-fifth of the households in the towns and villages. In the Village of Medina, however, the proportions are significantly different.

A little over one-third of the households in Medina are comprised of “non-family households. This is probably due to larger numbers of elderly widows and widowers who live in Medina, many of whom probably live alone. The availability of senior citizen housing and the convenience of living close to stores and services in Medina probably accounts for this phenomenon. In Medina, the “married with children under 18” and “married without children under 18” categories comprise significantly smaller proportions of all households than in the other municipalities in western Orleans County. Just less than one-quarter of Medina households consist of “married persons with children under 18” while a little greater than one-fourth consist of “married persons without children under 18.” The remainder of the categories combined which consist of either single males or single females with or without children under 18 account for only about 10 percent of the households in each of the municipalities in western Orleans County although in Medina the proportion does approach 14 percent.

**FIGURE 2-16
OWNER-RENTER OCCUPANCY
ORLEANS COUNTY AND NEIGHBORING COUNTIES**

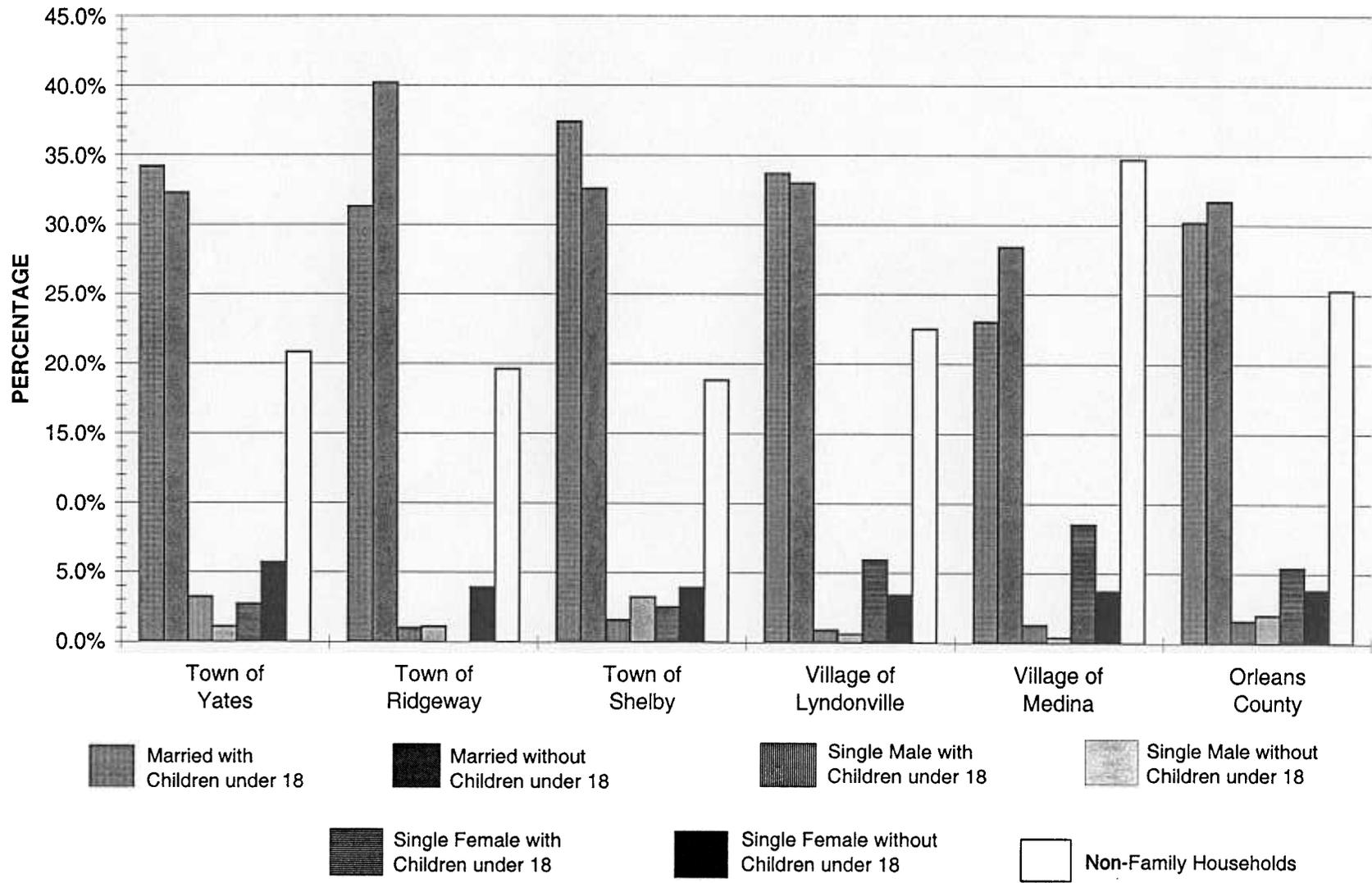


2-56

Source: U.S. Census of Population and Housing (1990)

**FIGURE 2-17
HOUSEHOLD AND FAMILY CHARACTERISTICS
TOWNS AND VILLAGES IN WESTERN ORLEANS**

2-57



Source: U.S. Census of Population and Housing (1990)

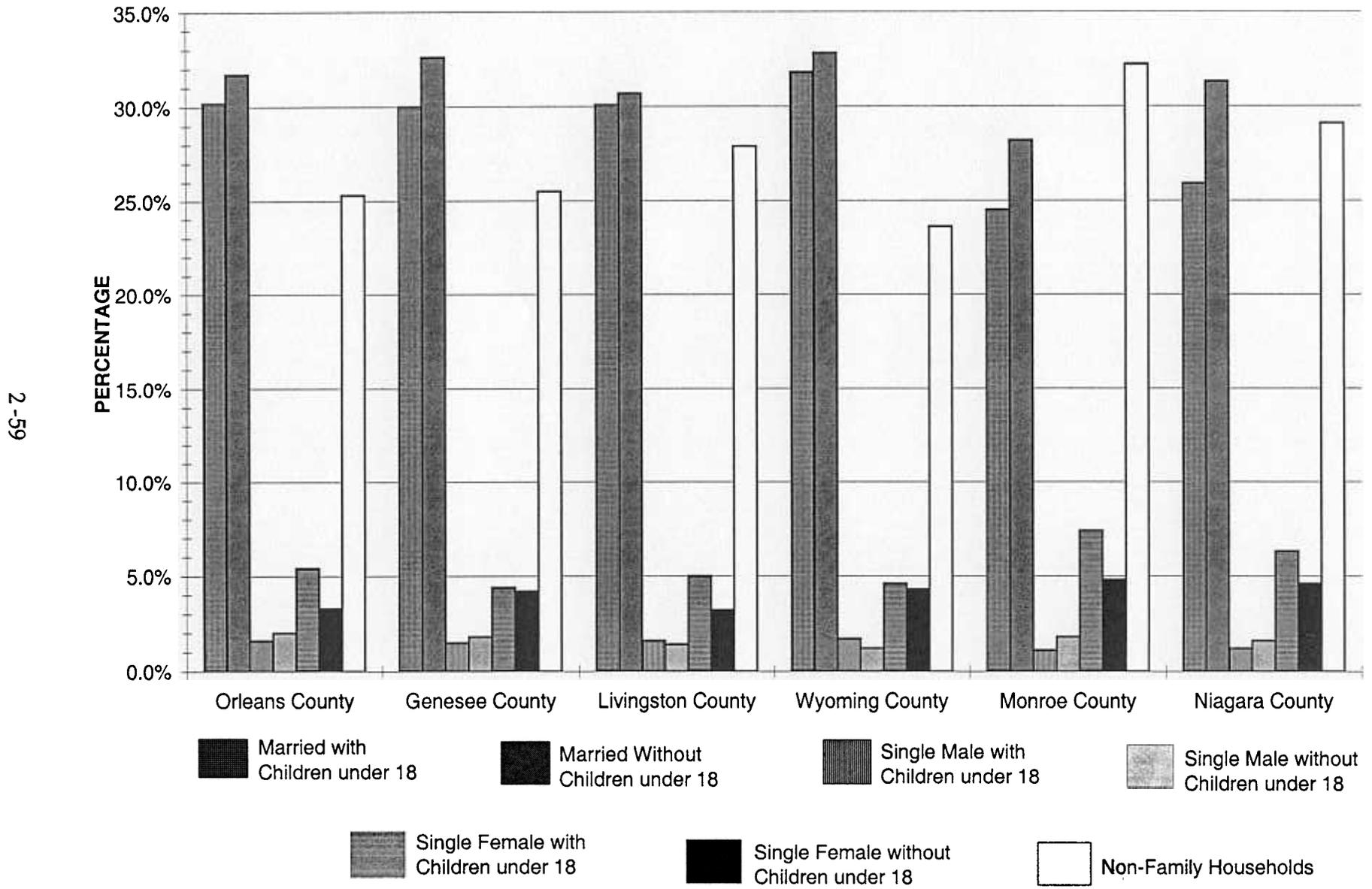
Household characteristics in Orleans County resemble the characteristics of the municipalities in western Orleans County again excluding the Village of Medina. In Orleans County approximately one-fourth of the households are comprised of “non-family” households. Households in the “married with children under 18” and “married without children under 18” categories each account for a little less than one-third of the households in Orleans County. The remainder of the household categories combined account for approximately 13 percent.

Figure 2-18 depicts the characteristics of households in Orleans County and neighboring counties. The household characteristics in Orleans County are similar to the household characteristics of all of the neighboring counties except Monroe County. The household characteristics of Monroe County, an urban county, do differ significantly from those of the other counties which are more rural. The household characteristics in Monroe County are actually more similar to the household characteristics in the Village of Medina. In Monroe County approximately one-third of the households are “non-family” households. A little less than one-fourth consist of “married with children under 18” households and a little more than one-fourth consist of “married without children under 18” households.

Household Income

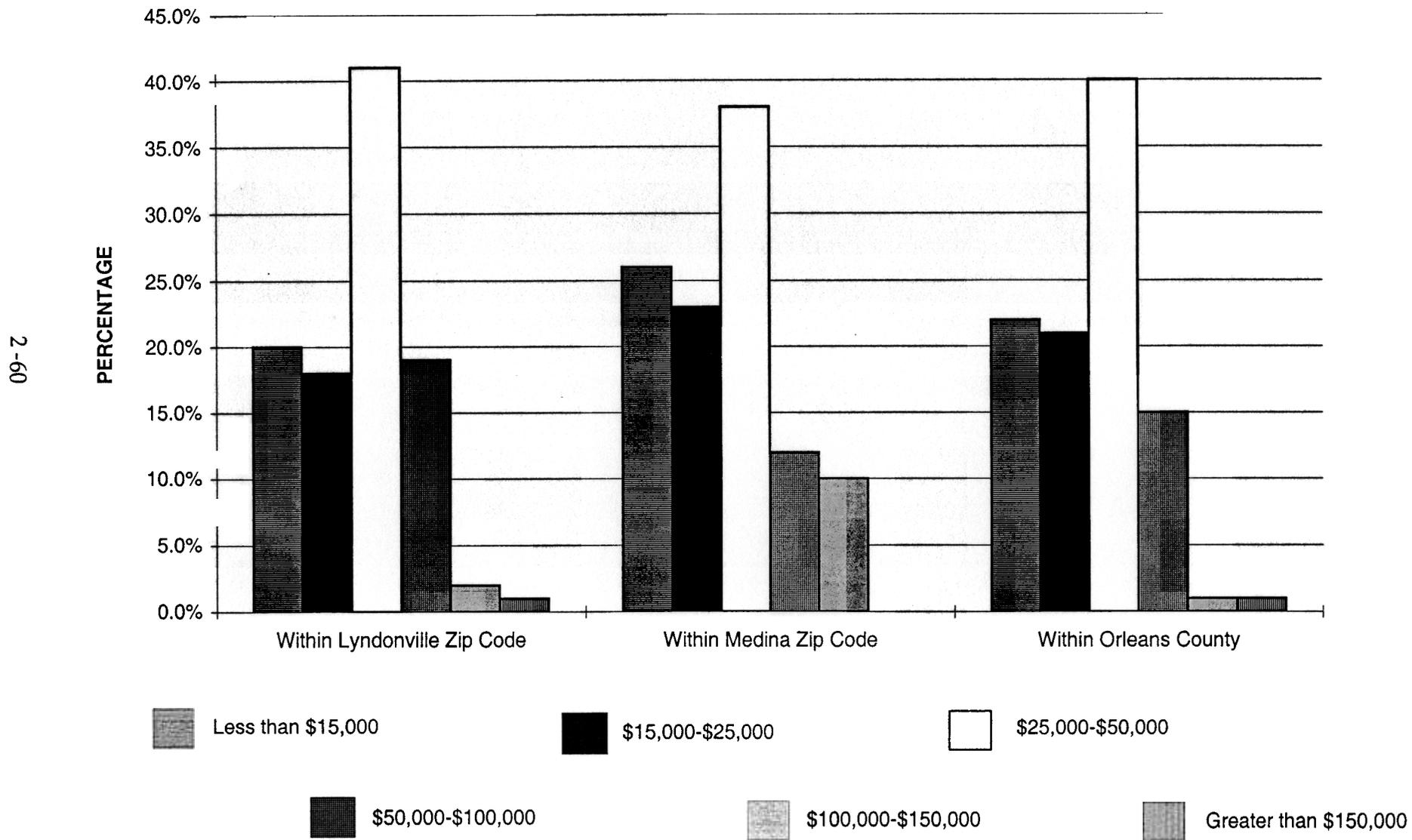
Bar charts depicting 1997 household income within the Lyndonville and Medina zip codes as well as within Orleans County as a whole are contained in Figure 2-19. As Figure 2-19 illustrates, the largest proportion of households in both zip code areas and in Orleans County as a whole fall within the \$25,000-\$50,000 income bracket. Between 38 percent and 41 percent of the households fall within this income bracket. Interestingly, the Lyndonville zip code area and Orleans County as a whole have substantially higher proportions of households in the “\$50,000-\$100,000” bracket than does the Medina zip code area. However, the Medina zip code area contains a much higher proportion of households in the “\$100,000-\$150,000” income bracket.

**FIGURE 2-18
HOUSEHOLD AND FAMILY CHARACTERISTICS
ORLEANS AND NEIGHBORING COUNTIES**



Source: U.S. Census of Population and Housing (1990)

**FIGURE 2-19
HOUSEHOLD INCOME
MEDINA AND LYNDONVILLE ZIP CODE AREAS AND
ORLEANS COUNTY**



Source: CACI, Inc. (1997) as the information appeared in the 'Orleans County, New York Economic Profile published by the County of Orleans Industrial Development Agency

G. ECONOMIC AND EMPLOYMENT CHARACTERISTICS

This section describes the economic and employment characteristics of the area. Included are descriptions of the trends in employment by industry over an 11-year period and a listing of the largest industrial employers in the Villages of Lyndonville and Medina. Also included in this section is a description of the economic agencies and programs that are operating in the area.

Employment By Industry

Figure 2-20 contains bar charts that depict the proportions of the Orleans County work force employed in each industry in 1986, 1990 and 1997. As the Figure 2-20 illustrates, the proportion of the work force employed in manufacturing declined from 21.6 percent in 1986 to 16 percent in 1997. The wholesale/retail trade industry experienced a similar decline, i.e., from 21.4 percent in 1986 to 18.6 percent in 1997. In contrast, the proportion employed in the service industry increased from 12.5 percent in 1986 to 14.8 percent in 1997. Employment in finance, insurance, and real estate changed from 1.9 percent in 1986 to 4.6 percent in 1997. Government accounted for the largest proportion of the Orleans County work force in 1986 (31.0 percent). By 1997, the proportion employed in government had risen to 35.6 percent. Employment in the remainder of the industries changed little over the 11 year time period.

Local Industries

Medina serves as the industrial hub of Orleans County. A total of 23 manufacturers and processors are located in the Medina area. The larger of these in term of numbers of employees are identified in Table 2-3.

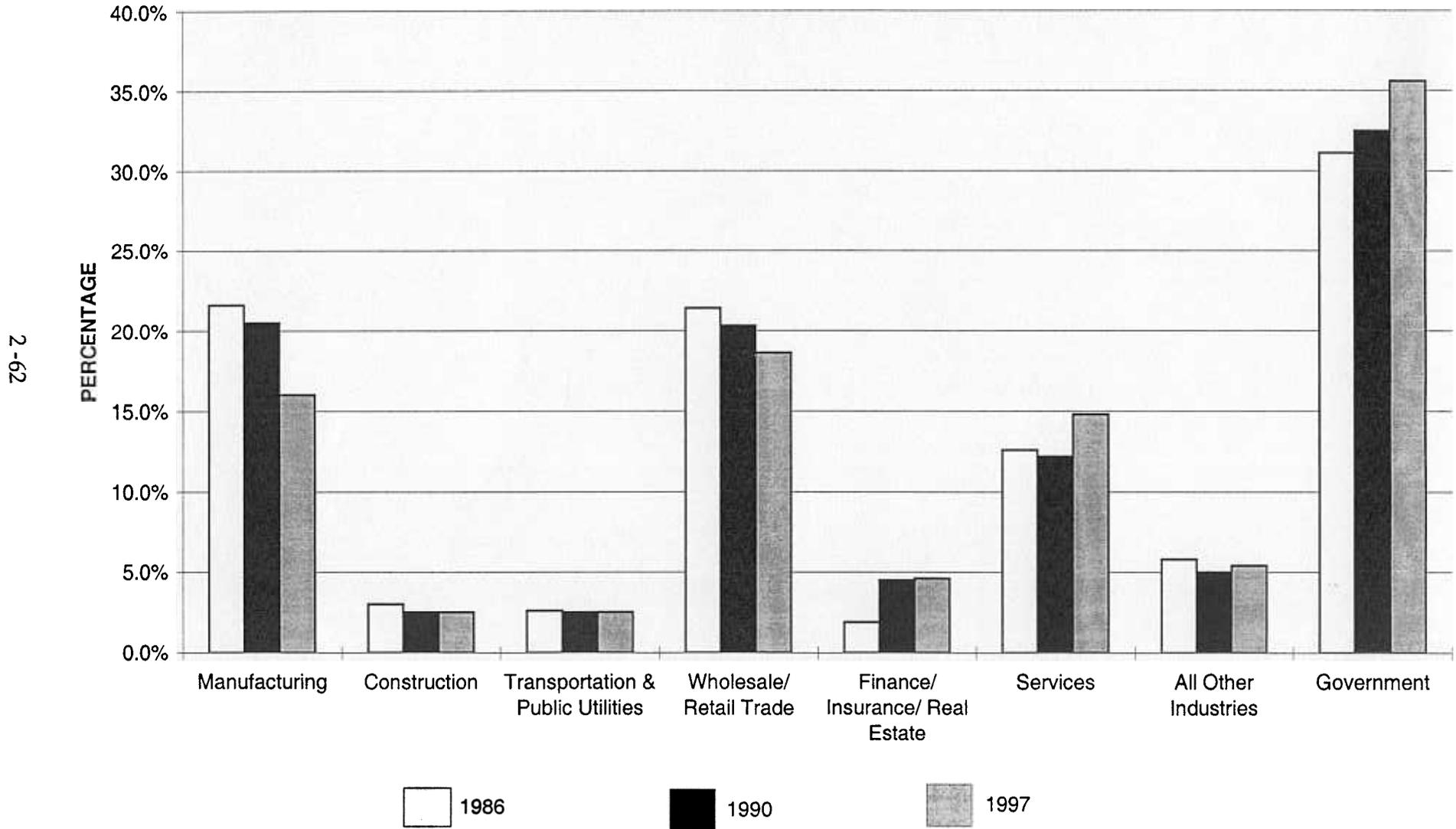
Table 2-3: Largest Industrial Employers in the Medina Area

Name of Employer	Type of Business	Number of Employees
Burnz-o-matic	Manufactures propane torches	Over 100
Brunner, Inc.	Manufactures components for truck brakes	Over 100
Trek, Inc.	Manufactures electrostatic volt meters	Over 100
Ontario Foods (A)	Repackages private label dry foods	Over 100
Acme Manufacturing	Metal fabrication/furnace duct pipe	51-100
BMP America	Textile products for business machines	51-100
Sigma International	Manufactures medial infusion pumps	51-100
Barnes Metal Finishing	Metal polishing	31-50
MaxTex Fiber Recycling	Recycles clothing into industrial rags	31-50
Phinney Tool & Die Co.	Tools, dies, and special machinery	31-50

Footnotes: A. Ontario Foods, presently located in Albion, has announced that it is moving its operation to Medina and will be closing its Albion facility

Source: 1999 Industrial Guide - County of Orleans Industrial Development Agency

**FIGURE 2-20
EMPLOYMENT BY INDUSTRY
ORLEANS COUNTY**



Source: "Employment Review" published by the New York State Department of Labor (1986, 1990, and 1997 fourth quarter reports)

Lyndonville also serves as the base of operation of some significant manufacturing and food processing firms. The larger of these in terms of number of employees are identified in Table 2-4.

Table 2-4: Largest Industrial Employers in the Lyndonville Area

Name of Employer	Type of Business	Number of Employees
Nakano Foods	Vinegar, mustard, and related products	51-100
Monroe Electronics	Electronic instrumentation	31-50
H.H. Dobbins	Marketing and storage of apples and cherries	31-50
Atwater Foods	Dried fruit products	31-50

Source: 1999 Industrial Guide - County of Orleans Industrial Development Agency

Agricultural Industry

A total of 42,874 acres, representing 51% of the total acreage in western Orleans County communities, is classified in the assessment rolls as agricultural. Types of farming are varied, and include grain cash crops, dairy, vegetable cash crops, orchards, and livestock. depicts the location of farm parcels and the type of agricultural operation.

Statistics from the 1997 Census of Agriculture describe the status of farming in Orleans County. Agriculture in western Orleans County is representative of the entire county. Farms occupied a total of 143,397 acres in Orleans County. Of this total, 121,665 acres were in cropland and 101,698 acres were harvested cropland. These statistics are summarized in .

Nearly half (48%) of the County's farmland is contained in 28 farms with more than 1000 acres. These farms are becoming larger; the number of acres in these large farms increased by more than 15,000 acres between 1992 and 1997.

Nearly a third (31%) of the cropland harvested in Orleans County in 1997 was corn for grain or seed. Vegetables were harvested from nearly 20,000 acres (19% of the total) and hay from 13% (13,000 acres). Orchards represented 7% of the harvested cropland, with nearly 7,000 acres.

The total value of agricultural products sold by Orleans County farms was more than \$62 million (\$62,128,000.) The 33 largest farms in Orleans County (more than \$500,000 in sales annually) were responsible for more than \$36 million in annual sales, representing 58% of the total value of agricultural products sold. Approximately one-quarter of the farms (24%) generate more than \$100,000 per year in gross sales.

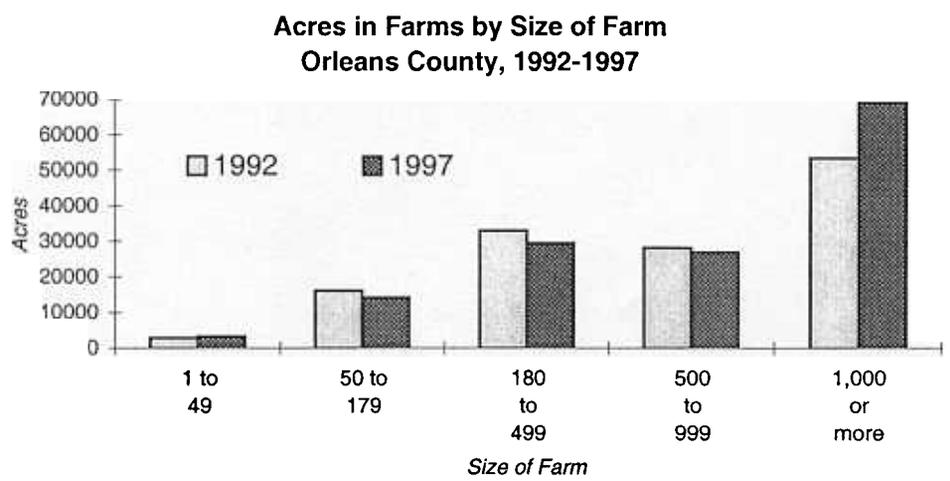
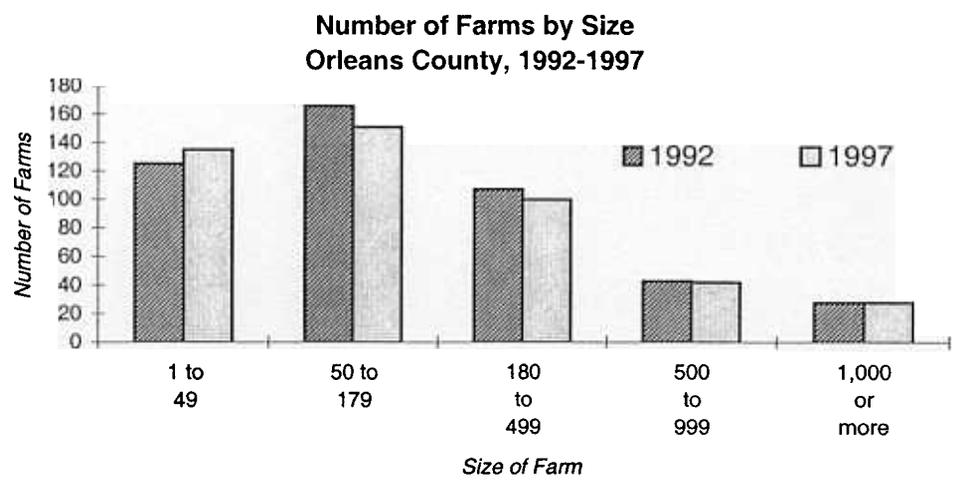
Of the 456 farms in Orleans County, 266 (58%) were characterized as "full time," with the operator's principal occupation as farming. Just 46% of the farms reported net gains from farming. The average per farm was \$69,270. Among the 248 farms that reported net losses, the average loss per farm was \$8,130.

Map 2-13: Agricultural Parcels, Other Large Parcels, and Type of Farm Operation

Figure 2-21

Number of Farms and Acres in Farms, by Size of Farm Orleans County 1992-1997

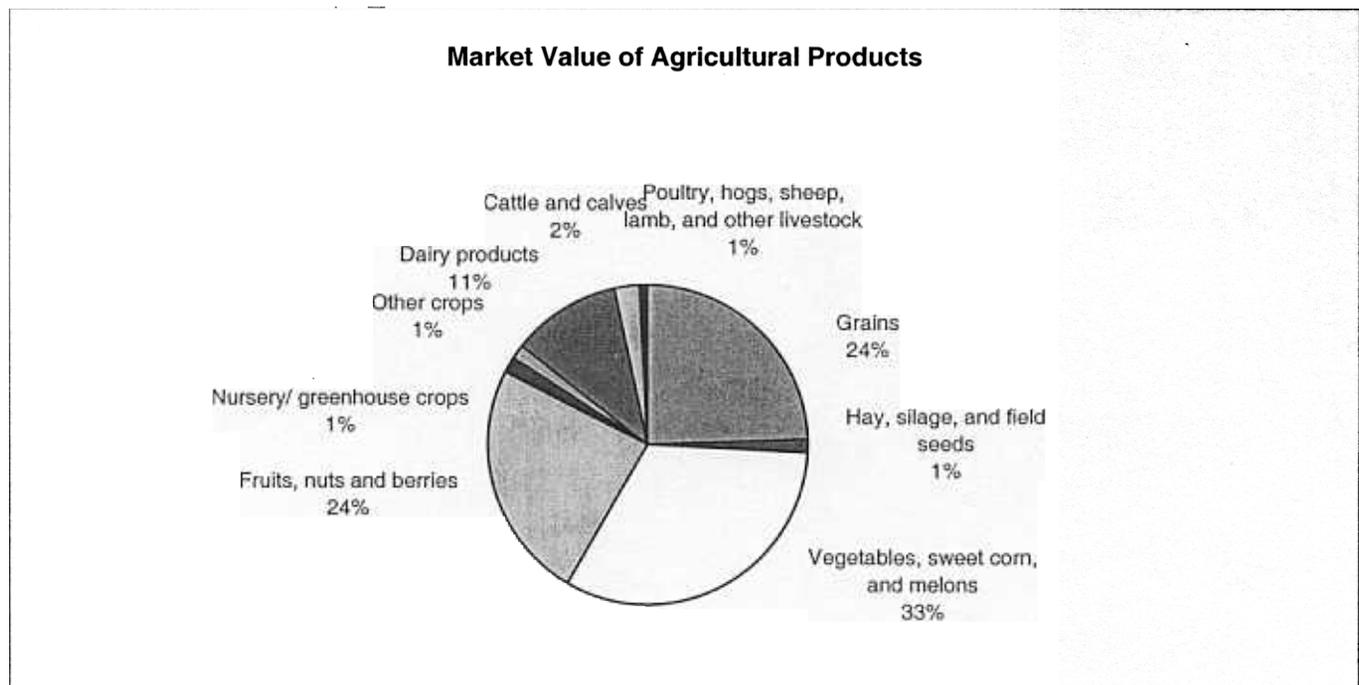
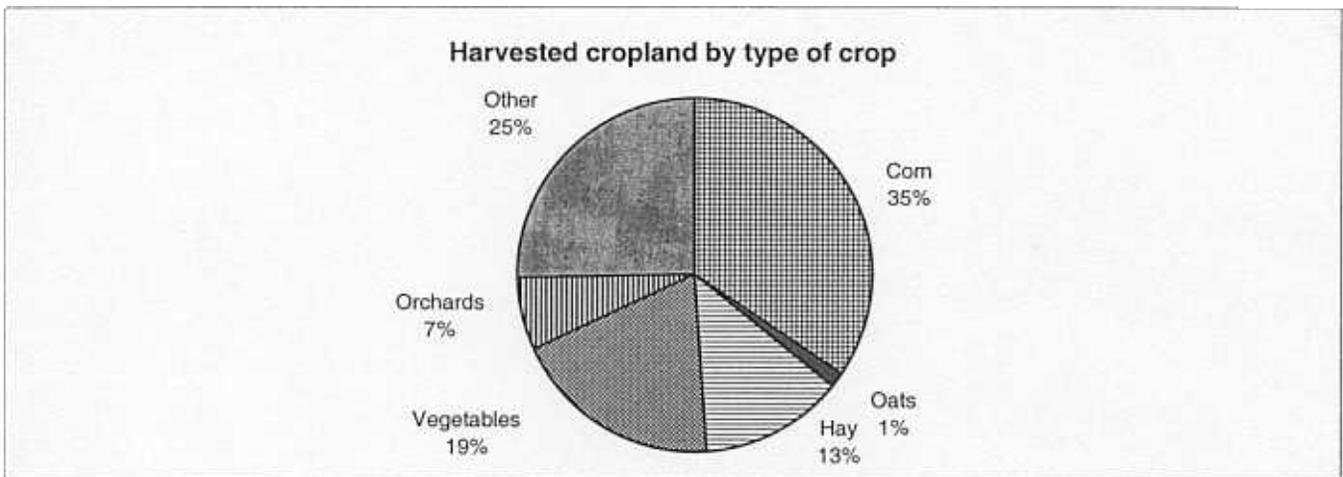
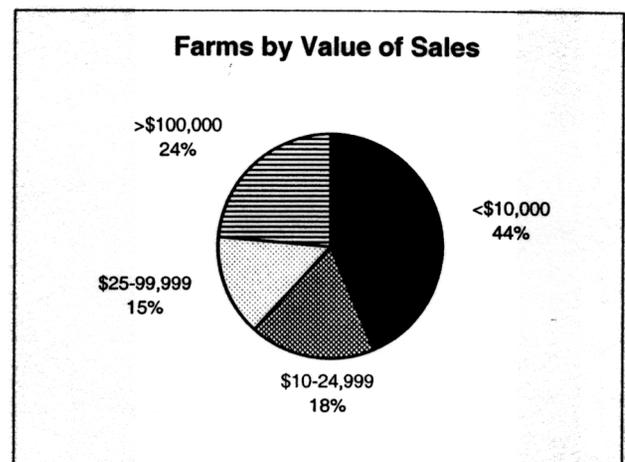
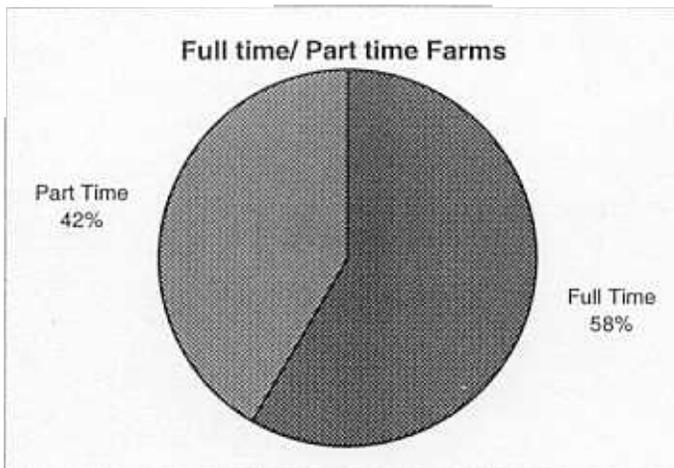
Farm Size	1997				1992			
	Farms		Acres		Farms		Acres	
	#	%	#	%	#	%	#	%
1 to 49	135	29.6	3,324	2.3	125	26.7	2,934	2.2
50 to 179	151	33.1	14,272	10.0	166	35.4	16,146	12.1
180 to 499	100	21.9	29,558	20.6	107	22.8	33,018	24.7
500 to 999	42	9.2	26,874	18.7	43	9.2	28,170	21.0
1,000 or more	28	6.1	69,369	48.4	28	6.0	53,586	40.0
Total	456	100.0	143,397	100.0	469	100.0	133,854	100.0



SOURCE: U.S. Census of Agriculture

Summary Statistics from 1997 Agricultural Census
Orleans County

Figure 2-22



Farm expenses totaled more than \$48 million. Types of expenses included hired labor (24%), fertilizer and other chemicals (19%), and maintenance and repair (8%).

Farms in Orleans County employed 2,424 people in 1997, according to the Census of Agriculture. The total payroll was \$11,648,000. More than half of these workers (51%) were year-round employees (worked more than 150 days in a year).

A total of 135 small farms (less than 50 acres) represent nearly 30% of all the farms in Orleans County, yet comprise only 2% of the land in farms. Farms with between 50 and 179 acres represent 33% of all farms, yet comprise only 10% of the land in farms.

Almost half (44%) of the farms in Orleans County (214 farms) generated less than \$10,000 in gross sales during 1997. Many of these farms produced hay for harvest, or raised livestock.

Agricultural Districts

The Agricultural District Program provides the following incentives to landowners to encourage land to remain in farming:

- Agricultural use assessments: Land is assessed at its value for agricultural production, rather than at its full market value.
- Protection from local regulations that would restrict farm practices
- Protection from public acquisition
- Protection from nuisance suits (right-to-farm provisions)

Land owners must agree to keep land undeveloped for a period of 8 years.

Portions of Agricultural Districts within Western Orleans County are depicted in Map 2-14.

- District #9: (2 parcels in Town of Shelby); Originally adopted November 14, 1984
- District #8: West Ridgeway; Plan adopted September 25, 1991
- District #7: Town of Shelby
- District #6: Eastern Ridgeway; Created April 21, 1982; Revised September 12, 1990
- District #10: Town of Yates and part of Ridgeway

Orleans County is in the process of renewing and consolidating its Agricultural Districts. Agricultural District #10, primarily in the Town of Yates, is under review and will be combined with districts in the Towns of Kendall and Carlton to form a new, consolidated district. The renewal process for this district is underway and is expected to be completed in 2000. The existing districts will remain in force until they are officially modified and renewed.

Most of the Town of Yates (approximately 22,850 acres) is within Agricultural District # 10. Land outside of the District is located along the shore of Lake Ontario, a large area east and west of Lyndonville Road (Route 63), and along both sides of Morrison Road north of Route 18 (Roosevelt Parkway), and along Millers Road west of the Village of Lyndonville. As shown in Map 2-13, few agricultural parcels are located in these areas.

Map 2-14: Land in Agricultural Districts

Agricultural Districts in the Town of Ridgeway are District #8 (western portion), District #6 (eastern portion, primarily south of Ridge Road) and District #10 (northeastern portion.) Land excluded from these Districts is located in the western portion of the Town, north of Ridge Road and south of Millers Road; in the eastern half of the Town, including large areas north of Ridge Road and frontage lots south of Ridge Road, land along Route 63 south of Postle Road and areas adjoining the Village of Medina.

A total of 20,633 acres in the Town of Ridgeway is within Agricultural Districts.

Type of Farm	#6	#8	Total
Cash Crop - Grain	13	10	23
Orchard	7	8	15
Dairy	6	7	13
Livestock (other than dairy)	2	4	6
Cash Crop - Vegetable	<u>3</u>	<u>1</u>	<u>4</u>
	31	30	61

Much of the road frontage in these areas are occupied by residential and other non-farm uses. However, several farm parcels, some of which contain prime agricultural soils are located in these excluded areas.

Most of Agricultural District #7 is located in the Town of Shelby. A portion of District #6 is found in the northeast portion of the Town. The southern portion of the Town is excluded from any Agricultural District; most of this area is wetland, and part of the National Wildlife Refuge and Management Area. Other areas excluded from the Agricultural District program include the Hamlet of East Shelby, and other scattered areas around the Village of Medina and in the western portion of the Town.

A total of 19,426 acres in the Town of Shelby is within County Agricultural District #7. According to the Agricultural District Profiles prepared by the Orleans County Planning Department and Cooperative Extension, this district includes 40 farm operations. Thirteen (13) of these reported annual gross sales of more than \$100,000. The principle products from these farms are:

- Grain cash crops: 22 farms
- Dairy: 7 farms
- Other livestock: 6 farms
- Orchard: 2 farms
- Other: 3 farms

Soils

Most of the soils in western Orleans County are considered "prime farmland," according to the Prime and Important Farmlands map prepared by the U.S. Department of Agriculture Soil Conservation Service. Areas not classified as "prime" include wetlands and other areas with poorly drained soils throughout the area.

Most of the Soil Associations identified in the Soil Survey of Orleans County present only slight limitations to agriculture. Most of the limitations are associated with a prolonged seasonal high water table. In other areas, agricultural potential is limited due to erosion hazards. (See Map 2-4 and Table 2-1.)

Economic Development Programs and Agencies

County of Orleans Industrial Development Agency

The County of Orleans Industrial Development Agency (COIDA) is a public benefit corporation. COIDA's mission is to foster industrial (non-retail) economic development in Orleans County. This is achieved principally with tax incentives provided through industrial revenue bonds. COIDA also markets industrial sites and vacant industrial buildings to prospective new industrial businesses.

The economy in Orleans County has been and continues to be in a state of flux. The following excerpt from the *Orleans County Strategic Plan for the Economic Growth of Orleans County* provides a lucid description:

The Orleans County economy has been in a constant state of transition for the past twenty years. Historically dominated by farming and agribusiness, the local economy today has a growing government service sector and a sizable, though vulnerable, manufacturing component. While agriculture and agribusiness continue to play an important role in the economy and new opportunities should be pursued, Orleans County should expect to benefit from further development in the manufacturing sector and potential expansion within the State prison system providing further employment and economic impact opportunities.

Like many rural counties, the Orleans economy was deeply changed by national shifts in agribusiness, particularly food processing. The result for Orleans County was the near elimination of what was once a vibrant part of the local economy. The local economy's response to this substantial loss in employment opportunities was to redirect the energy of the displaced rather than slide into recession. The non-food processing manufacturing sector in Orleans County hardly existed prior to 1970. Despite the fact that manufacturers have come and gone through this time period, the Orleans County economy has continued to develop a diverse manufacturing base. Government services, largely the State correctional facilities have replaced the dominant role once played by agriculture. While an economy based on government services is hardly dynamic, State jobs do provide a positive impact through the direct and indirect importing of income to the County.

Business Development Loan Program

In 1999, Orleans County was awarded a \$300,000 Small Cities Micro-Enterprise grant. The purpose of the grant is to provide training and low/no interest loans to assist persons start-up small businesses. COIDA is responsible for administering the program. The training portion of the program, which consists of a 12-week course on how to prepare a business plan, has been completed for prospective applicants. To date, COIDA has received no loan applications. Loans funds, when repaid to Orleans County, may then be used again to make similar types of loans.

Medina Industrial Park

The Medina Industrial Park is the only “green space” (i.e., undeveloped) industrial park in western Orleans County. The Medina Industrial Park is located in the southeast corner of the Village of Medina and abuts Maple Ridge Road and Bates Road. The park contains 50 acres of undeveloped land, 15 acres of which have recently been donated by the Village of Medina. The industrial park currently contains two buildings. One is occupied by BMP America. The other is now vacant, but was recently occupied by American Sigma. American Sigma was purchased by another company and the Medina facility closes. These two buildings front on Route 31-A and are served by water and sewer service lines that connect to the watermain and sanitary sewer line along Route 31-A. No internal access roads or internal watermains or sewer lines have been installed in the industrial park. Most of the undeveloped portions of the industrial park are overgrown with trees and bushes making access to and viewing of these areas difficult.

Village of Medina Revolving Loan Fund

The Village of Medina operates a revolving loan pool program to encourage economic development within the Village. In the mid-1980s, the Village of Medina received a \$100,000 Urban Development Action Grant (UDAG) from the Federal Government with which to make an industrial loan to Trek, Inc. The loan was to assist the company establish a manufacturing operation in the Village. Under the terms of the UDAG program, the Village was permitted to retain the loan repayments Trek, Inc. made and to use the funds for economic development purposes. The Village used the funds to establish its revolving loan pool program and to make small business loans (both retail and industrial) to local businesses.

Medina Business Association

The Medina Business Association is a merchants’ organization that is affiliated with the Orleans County Chamber of Commerce. The Medina Business Association membership is comprised of businesses located in the Village of Medina. The principal activity of the organizations has been to conduct co-operative promotional and advertising campaigns on behalf of the member businesses.

Medina Development, Inc.

Medina Development, Inc. is a for profit corporation that was formed in the early 1980s. Members of the corporation purchased stock in the company to raise capital to finance economic development projects. The corporation has also borrowed money for projects. Medina Development, Inc. financed the construction of the Miss Applegate canal tour boat which is an example of one of its projects. The corporation, which has been inactive for the past several years, has approximately \$11,000 available for financing projects.

H. TRANSPORTATION AND CIRCULATION

This section describes the highway network in western Orleans County, as well as the availability of rail transport, air service, and public transportation.

Regional Highway Access

Several State highways provide residents and business with direct and efficient access to other communities within the region. Route 63, the only north-south highway in western Orleans County, connects the Villages of Lyndonville and Medina with the NYS Thruway at Exit 48A. Route 18 (Roosevelt Highway) connects areas in the Town of Yates with Niagara Falls to the west and the Lake Ontario Parkway and the City of Rochester to the east. Route 104 (Ridge Road) passes through the Town of Ridgeway and extends to I-390 in the Rochester area and I-190 in the Buffalo area. Route 31 connects the Village of Medina with Middleport, Lockport and Buffalo to the west and Albion, Brockport and Route 531 and Rochester to the east. Regional Highway Access is depicted in Map 2-2.

Function and Jurisdiction of Streets and Highways

Streets, roads and highways in western Orleans County may be categorized by their function: Major and Minor Arterials, Major and Minor Collector, and Local Roads. The Functional Classification of Streets and Highways are shown in Map 2-15.

Arterial roads connect major population concentrations, such as cities or villages, via a reasonably direct route. New York State Routes 18, 31, 31A/31E and 104 are the major east-west arterial highways in western Orleans County. Route 31 becomes East and West Center Streets through the Village of Medina. Route 63, the major north-south arterial, bisects the area and becomes Prospect Avenue and Main Street in the Village of Medina and North and South Main Street in the Village of Lyndonville.

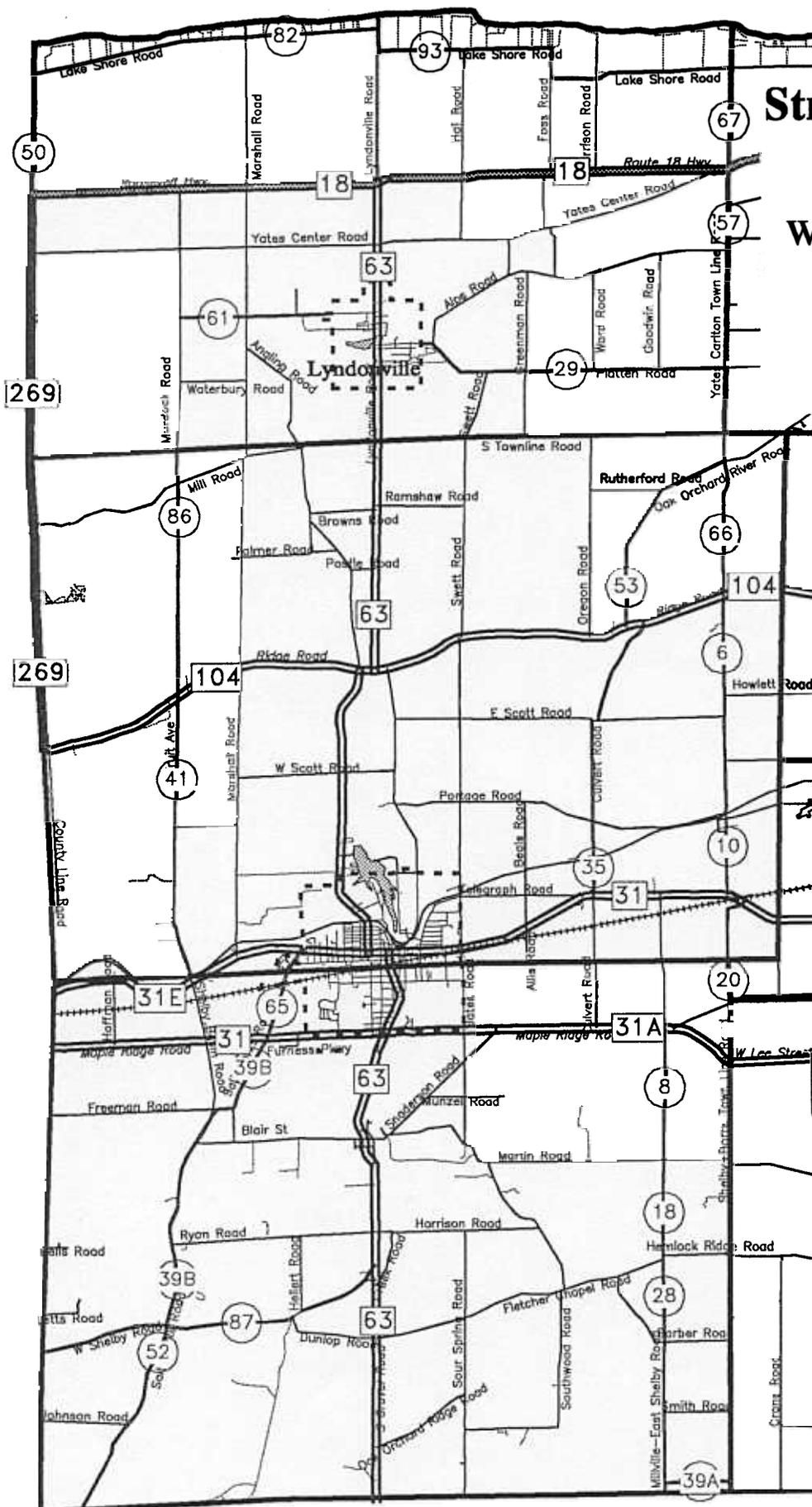
"Collector" roads carry traffic that originates on local roads to and from the arterials, as well as to major traffic generators, such as shopping areas, schools and industrial plants. Roads in western Orleans County which function as collectors include: .

All of the other roads are classified as "local" roads. The primary function of local roads is to provide direct access to adjoining properties and to provide connections to the collector or arterial roads.

Streets and roads in western Orleans County are maintained by a variety of governmental jurisdictions. The New York State Department of Transportation is responsible for NYS Routes 31, 31A, 31E, 63 and 104. Roads maintained by the Orleans County Highway Department include are listed in Table 2-3.

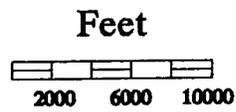
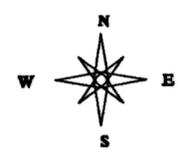
Street and Highway Jurisdictions

Western Orleans County



- State Highway
- County Highway
- Town Road
- Railroad
- Village Street
- Private Road or Driveway

- State or U.S. Highway
- County Highway



HwyJUR-L
11/07/00

SOURCE: Orleans County Highway Map

Stuart I. Brown Associates

Table 2-5: County Highway Segments in Western Orleans County

County Route Number	Name	Approximate Length (miles)
Town of Yates		
50	Niagara-Orleans County Line Road	1.38
82	Lake Shore Road	4.28
93	Lake Shore Road	4.47
67	Yates-Carlton Town Line Road	1.16
57	Yates-Carlton Town Line Road	3.00
46	Millers Road	1.69
61	Millers Road	1.62
29	Platten Road	3.60
57	Yates-Carlton Town Line Road	0.31
	NYS Route 63	1.46
Town of Ridgeway		
86	Murdock Road	2.84
41	Fruit Avenue	3.21
53	Oak Orchard Creek Road	2.47
72	Culvert Road	1.22
35	Culvert Road	2.02
66	Knowlesville Road	1.53
4	Knowlesville Road	2.48
10	Knowlesville Road	0.83
20	Taylor Hill Road	0.78
Town of Shelby		
20	Taylor Hill Road	0.45
52	Salt Works Road	2.32
39B	Salt Works Road	3.60
65	Salt Works Road	1.08
87	West Shelby Road	3.94
8	East Shelby Road	1.51
18	East Shelby Road	1.07
28	East Shelby Road	2.67
39A	Podunk Road	0.69

SOURCE: TIGER maps provided by Orleans County Planning Department

The Village of Medina Department of Public Works and the Lyndonville Department of Public Works are responsible for the remaining streets within their respective Villages, and the Highway Departments of the Towns of Shelby, Ridgeway and Yates have jurisdiction over the remaining roads in the Towns outside of the Villages.

Responsibilities of each of these Departments include: snow plowing; road repair and periodic maintenance; installation of traffic control devices, such as stop signs or traffic lights; and

approvals for curb cuts for new development. Some of these duties, such as snow plowing, are contracted out by the State DOT to the local Highway Departments.

Public Transportation

Limited public transportation service is provided by the CATS bus.

Rail

Railroads offer connections to other main line railroads in Buffalo, Rochester and elsewhere in western New York and the Southern Tier, and from there, to other communities in New York State, the rest of the northeast, and southern Ontario, Canada.

Air

No commercial airports are located in western Orleans County. A general aviation airport, Pine Hill, is located in the Town of Barre, Orleans County. Commercial airline service is available at Buffalo and Rochester.

I. UTILITIES

Public utilities include the water, and sewer systems operated by the Villages of Lyndonville and Medina. Private utilities include waste disposal, natural gas, telephone, cable television, and other telecommunications infrastructure. This section describes these utilities and their service areas. The sources for much of this information include the Villages of Medina and Lyndonville Departments of Public Works and the Orleans County Health Department.

Water Supply

This section describes the sources of water supply, types of treatment, service areas, distribution lines and other facilities used to provide public water supply to residents and businesses in western Orleans County. An evaluation of the need for improvements to the area's public water systems is included in Part 1, Chapter 1, Opportunities and Constraints.

Village of Medina

The Village of Medina operates a public water system which supplies most of the properties within the Village as well as those in water districts in the Town of Shelby. The Village provides a backup source of supply to the Town of Ridgeway and is the primary source of water to Ridgeway Water District #4. Since 1959, the Village has purchased treated and chlorinated water from the Niagara County Water District. Previously, the Village relied on its own wells, and drew water from the Canal for use in industrial plants.

The Village's contract with Niagara County permits it to purchase up to 10 million gallons per day. Current usage is approximately 850,000 gpd.

Water is carried to the Village of Medina via a 24-inch diameter transmission main along Route 31. Within industrial areas, the distribution lines were built to be large enough to supply food processing businesses such as Heinz and Birdseye. 10", 12" and 14" lines serve most of the industrial areas in the Village.

Within the residential areas in the Village, the distribution system consists primarily of 2-inch and 4-inch cast iron mains that are more than 100 years old. The lines are susceptible to stress breaks caused by changes in temperatures. Approximately 80% of the distribution lines in the Village should be replaced.

The Medina water system includes a 3 million gallon (MG) water storage tank located along the south side of Route 31 east of the Village. (See Map 2-16.) The tank is constructed of pre-stressed, pre-cast concrete and is 120 feet in diameter and 36 feet high. The tank was designed to provide an emergency source of water in the event that the supply of water from Niagara County is temporarily shut off due to a power outage, transmission main break or other reason. The tank was rehabilitated in 1997 and is expected to have a useful life of 30 additional years.

Map 2-16: Existing and Proposed Water Lines and Facilities

Village of Lyndonville

The Village of Lyndonville treats water from Lake Ontario at a facility located at the north end of North Lyndonville Road (NYS Route 63) in the Town of Yates (see Map 2-16.) The intake pipe at the plant extends 1250 feet into Lake Ontario. Zebra mussels are controlled by means of a manual process. Water is filtered through sand filters.

The plant has a capacity of 500,000 gallons per day (gpd). Current usage is 150,000 gpd.

The plant currently supplies water to approximately 475 households within the Village of Lyndonville, as well as to water districts in the Town of Yates.

An 8-inch transmission main carries water along Route 63 from the intake at Lake Ontario to the new 3 million gallon storage tank just north of the Village of Lyndonville. Most of the distribution lines within the Village of Lyndonville were constructed in 1924. New water lines were constructed recently in conjunction with a new subdivision along Linwood Drive.

Town of Yates

Public water is available to residents in most areas of the Town of Yates. The original Water District #1 was established to serve residents north of the Village of Lyndonville, including the Hamlet of Yates Center. Water is supplied by the Village of Lyndonville's system.

Water District #2 provides water to residents in the Hamlet of Millers, and to adjoining areas in the northwest portion of the Town. This district is supplied by a transmission main that is jointly owned by the Town of Yates and the Town of Somerset. Water District #3 serves residents along County Line Road in the southwestern portion of the Town.

The Town of Yates established Water District #4 to provide water to the remaining areas of the Town in phases. Existing service areas within Water District #4 consist of the following:

- the original Water District #1.
- Phase I: service to residents along the lakeshore, west of the Lyndonville Water Treatment Plant to Marshall Road, and along Angling, Marshall and Millers Roads, west of the Village.
- Phase II: service to residents along the lake shore west of Marshall Road and portions of East and West Yates Center and Marshall Roads.
- Phase III: service to residents along the lakeshore, east of Route 63, as well as to properties along portions of Millers and Murdock Roads
- Phase IV: service to residents along: Marshall Road north of West Yates Center Road to Roosevelt Highway; Roosevelt Highway east of Marshall Road; East Yates Center Road from Foss Road to Blood Road; Blood Road from East Yates Center Road to Alps Road; and Alps Road from Blood Road to the Village.
- Phase V: service to residents along portions of Murdock and Millers Roads, Lake Shore Road and the eastern lakeshore area.

All of District #4 is supplied by the Village of Lyndonville system. The Town of Yates and the Village of Lyndonville have executed an Intermunicipal Agreement which sets forth their responsibilities and assurances to work together to address the water supply needs of the two communities.

The Town has requested funding for Phase VI, which would provide service to residents along Morrison Road and Roosevelt Highway (Route 18), Platten Road, Alps Road and Greeman Road. The Town was unsuccessful in obtaining funding from the Small Cities grant program for Phase VI in both 1999 and 2000.

The Town of Yates provides an outside tap at the Town Hall that residents can use to draw water for domestic purposes.

Town of Ridgeway

Four existing water districts serve residents in the Town of Ridgeway. Water District #1, established in the late 1970's, provides public water service to the Hamlets of Jeddo and Ridgeway as well as to residences and businesses along the westernmost part of Ridge Road (US Route 104).

Water District #2, established in 1996, provides service to residents along portions of Route 104 (Ridge Road), Route 63 (Gravel Road), Murdock, Horan, Swett, West Scott and Slade Roads. Water is supplied from the Niagara County Water District and sold to the Town of Ridgeway through the Town of Hartland and Village of Medina water systems.

Water District #3 will extend public water service along Ridge Road (U.S. Route 104) from Swett Road to the Gaines Town Line; along South Lyndonville Road (NYS Route 63) from the northern boundaries of the Town of Ridgeway Water District No. 1 to the Yates Town Line; and along Mill Road from Murdock Road to County Line Road. Construction of the water mains to this District is expected to be completed in Fall 2000.

Water District #4 will extend service to Route 31 and Knowlesville, Telegraph, Beals, Culvert, Taylor Hill and Presbyterian Roads and West Avenue.

Water District #5 was established to extend service to portions of Fruit and Marshall Roads. Funding for this project was awarded to Ridgeway from the Small Cities program. Additional funding will be requested from U.S.D.A. Rural Development.

For Districts #1, #2, and #3, water is supplied by the Niagara County system, through a contract with the Town of Hartland. The Village of Medina is the primary source of water to District #4.

Town of Shelby

Residents in the Town of Shelby are served by five existing water districts. Each of these districts is supplied by the Village of Medina system.

- Water District #1: Hamlet of Shelby Center; Route 52 between Maple Ridge Road (Route 31) and Blair Street
- Water District #2: Furness Parkway Subdivision

- Water District #3: Western portion of Maple Ridge Road (Route 31); Freeman Road; Salt Works Road between Maple Ridge and Freeman Roads (including the Hamlets of Millville and East Shelby)
- Water District #4 (A and B): Eastern portion of Maple Ridge Road; West County House Road; Millville-East Shelby Road; eastern portion of Fletcher Chapel Road
- Water District #6: Portion of South Gravel Road (Route 63) and Fletcher Chapel Road.

Water District #7 will serve residents along the western portion of Medina-Middleport Road (Route 31E), Hoffman Road, and a portion of Salt Works Road. The Town received funding for this project from a 2000 Small Cities grant and will request additional funding from USDA Rural Development.

Master Metering Stations are located along Route 31E at the Niagara County line, along Route 31 at the west boundary of the Village of Medina, along Route 31 at the eastern Village boundary, and along Route 63 at the southern Village boundary.

A 3-million gallon storage tank, a pressure booster station and a chlorine booster station are located on the south side of Route 31E east of the Village of Medina. An elevated storage tank (private water tower) is located at the east edge of the Village.

A meter pit is located along Freeman Road just west of Salt Road. A new meter pit is proposed to be constructed along Freeman Road at the Niagara County line.

Sewage Disposal

Village of Medina Sewer System

The Village of Medina provides sewage treatment services to residents and businesses within the Village. It also treats sewage from the Hamlet of Knowlesville in the Town of Ridgeway and sludge from the Village of Middleport sewage treatment plant..

The Village operates a sewage treatment facility located on Gulf Street in the northern part of the Village, adjoining Glenwood Lake. The plant has a treatment capacity of 5 million gallons per day (gpd). It is equipped with "micro-screens" that have a capacity of 5-10 million gpd.

The plant was upgraded in 1983. Improvements included additional treatment, rehabilitation and replacement of equipment, and installation of new dewatering equipment.

The Village also operates a sludge composting facility located on the east side of North Gravel Road. This facility treats sludge created at the Village of Medina plant.

Village of Lyndonville

The Village of Lyndonville sewage collection and treatment system was constructed in 1978-80. The plant serves residents and businesses within the Village of Lyndonville. The treatment plant has a design capacity of 120,000 gallons per day (gpd). Current usage is 60,000 gpd. As the plant is currently 20 years old, some upgrading is needed.

Sludge, in addition to screenings removed by the plant, are landfilled under a contract with Waste Management. The Village is working with Dave Persson of the NYS DEC on a pilot study to process sludge through a reeds natural digesting process within the concrete drying beds. The Village produces approximately 20 tons per year.

Electric

Adequate supplies of electric power are available or can be made available to serve future development within the Village and Town.

Waste Disposal

Waste is disposed of at various private facilities in the region. Orleans County participates in the GLOW Region Solid Waste Management Committee, which coordinates public education and planning for recycling and solid waste management among Genesee, Livingston, Orleans and Wyoming Counties.

Cable TV

Cable television service is provided by Time Warner to properties in the Villages of Medina and Lyndonville, and in many areas in the Towns outside of the Villages. There are several areas that are not served by Cable TV.

Telephone

Local telephone service and infrastructure is provided and maintained by Verizon (formerly Bell Atlantic.)

Telecommunications infrastructure

Internet access

Internet access is available to all residents and businesses in western Orleans County who have telephone service. Service through regular telephone lines is known as "dial-up" service. In many areas in western Orleans County, existing phone lines are unable to provide service at the speeds that can be accommodated by newer modems. Many rural customers can only transmit data at approximately 19,000 bauds per second, rather than the optimal 50,000 supported by newer modems.

"T-1" lines provide much faster service. Such lines have been installed to the industrial park and other locations in the Village of Medina, the Village of Lyndonville, Iroquois Job Corps, and other locations. T-1 lines run alongside existing telephone lines. Locations that are not directly connected to the T-1 lines are connected via regular copper telephone wires. Such connections result in slower transmission rates.

DSL lines are another form of high speed service. DSL service is not currently available in western Orleans County. Bell Atlantic has extended DSL lines to Lockport, but has not indicated that an extension into western Orleans County is planned.

Time Warner Communications has made RoadRunner cable service available to all of its cable TV customers. RoadRunner provides significantly higher speeds than dial-up service. However, it is only available to businesses and residents in areas served by cable TV. Time Warner has indicated that it does not plan to extend cable service to areas that are not currently served. Such areas have a relatively low density of potential customers, many of whom are already utilizing competing services such as satellite dish antennas.

The technology for transmitting digital information is continually evolving. Fiber optic lines are being constructed in many areas. Future "broad band" lines are expected to provide even faster service. Wireless services, based on satellite transmission and/or cell phone technology, are expected to become more available in the future.

J. PARKS, RECREATION AND CULTURAL RESOURCES

Several parks, playgrounds and other recreational facilities are located in the Villages of Medina and Lyndonville. Recreational activities in the Towns outside the Village are oriented primarily towards outdoor resources and include boating, fishing, and nature observation. This section describes the recreational facilities and resources in western Orleans County communities.

Parks And Playgrounds

Western Orleans County contains an assortment of public parks and playgrounds. Table 2-6 identifies the public parks and playgrounds, the municipality in which they are located, and the facilities with which each is equipped. Note, individual playground equipment was not identified for each of the playgrounds, although all are equipped to varying degrees.

Erie Canal

Approximately 9.3 miles of the historic Erie Canal is located in western Orleans County, including 2.2 miles in the Village of Medina, 6.1 miles in the Town of Ridgeway outside of the Village, and a 1.0 mile long segment in the Town of Shelby west of the Village of Medina. A public boat launch is located along Route 31E west of the Village of Medina. A site known as "The Culvert" is the only location in the State where a road passes under the canal.

The Village of Medina is located on the Erie Canal at a point where the canal bends and forms a natural basin. Several public improvements have been made in the Erie Canal basin area of Medina to increase public access to the Erie Canal and to provide pedestrian and boater amenities. The pedestrian amenities that have been installed include sidewalks and benches along portions of both sides of the Canal and lighting on the south side of the Canal. The boater amenities include boat tie-ups and electrical service pedestals along a portion of the south side of the Canal. Parking lot improvements were also constructed and landscaping installed on the south side of the basin.

Plans have been made to make further public improvements to increase the utility of the Canal as a recreational and tourist resource. The Village of Medina recently received a Canal Corridor Initiative Small Cities Grant through the U.S. Department of Housing and Urban Development to fund the construction of these additional improvements. Some are currently under construction; others will soon be constructed. These improvements are listed below:

- Extension of the sidewalk along the south side of the Canal easterly for a distance of 550 feet and westerly to the Route 63 lift bridge (includes the construction of a catwalk under the Glenwood Avenue bridge).
- Construction of a picnic area along Oak Orchard River south of the Canal including trails that connect the picnic area to the Canal trail and a pedestrian bridge across Oak Orchard River.
- Installation of floating docks with 14 boat slips for day use.
- Installation of tour boat dockage improvements along the break wall including a ramp for passenger embarking and disembarking.

**TABLE 2-6
PARKS AND PLAYGROUNDS
WESTERN ORLEANS COUNTY**

Jurisdiction	Name of Park/Playground	Facilities within Park/Playground		
Village of Lyndonville	Creekside Park	1 - Small Gazebo	4 - Park Benches	
	Fisherman's Park	1 - Picnic Table	1 - Park Bench	1 - Portable Toilet
	Lake Street Field	1 - Softball Diamond	2 - Team Benches	2 - Portable Toilets
Lyndonville Central School District	Lyndonville Elementary School	1 - Softball Diamond		
		1 - Basketball Standard		
		1 - Picnic Table		
	L.A. Webber Middle and Senior High Schools	2 - Tennis Courts		
		4 - Basketball Standards		
		4 - Soccer Fields		
		1 - Playground		
Town of Ridgeway	Glenwood Lake Boat Launch	4 - Picnic Tables		
		1 - Boat Launch		
Village of Medina	Gulf Street Park	1 - Playground		
	Pine Street Park	4 - Tennis Courts		
		1 - Playground		
		1 - Softball Diamond		
	Gwinn Street Park	1 - Playground		
John E. Butts Memorial Park	2 - Playgrounds			
	2 - Tennis Courts			
	2 - Baseball Diamonds			
	1 - Small Picnic Shelter			
	1 - Park Bench			

Source: Stuart I. Brown field survey (1999)

**TABLE 2-6
PARKS AND PLAYGROUNDS
WESTERN ORLEANS COUNTY**

Village of Medina (continued)	Rotary Park	1 - "All Seasons House" 1 - Park Bench
	State Street Park	1 - Playground 4 - Picnic Tables 1 - Softball Diamond
	Canal Basin Park	Walkways Boat Docking Facilities
Medina Central School District	Towne Elementary School	1 - Playground 2 - Picnic Tables 4 - Tennis Courts 2 - Basketball Standards 3 - Softball Diamonds
	Oak Orchard Elementary School	2 - Basketball Standards 3 - Playgrounds
	Medina High School	4 - Soccer Fields 3 - Baseball Diamonds 1 - Track
	Veterans Memorial Park	2 - Softball Diamonds 1 - Football Stadium (lighted)
Town of Shelby	Mill Race Park	1 - Swingset
	East Shelby Fire Department	Little League Baseball Fields
	Shelby Fire Department	Little League Baseball Fields

Source: Stuart I. Brown field survey (1999)

- Installation of boater rest rooms, showers and tourist information center at the Chamber of Commerce facility.
- Installation of a sewage pump-out station.
- Installation of an observation deck on the north side of the Canal above Oak Orchard River.
- Expansion of the existing Canal basin parking lot, rehabilitation of the Church Street parking lot, and construction of a new parking lot on the north side of the Canal to serve the Oak Orchard River observation area.
- Installation of sidewalks and street curbing along access routes between the Canal basin and Main and Center Streets to better define the access routes and to improve access.

Other Outdoor Recreational Resources

Lake Ontario

Lake Ontario is a significant regional recreational resource for boating, sportfishing and swimming. Lakeside Beach State Park is located approximately two miles east of the Yates town line in the Town of Carlton. The Orleans County Marine Park is located 6 miles east of the Yates town line in the Town of Carlton, along Oak Orchard River.

Glenwood Lake

Glenwood Lake contains approximately 87 acres along Oak Orchard River. The lake was created following construction of a hydro-electric dam, which is still in operation. The hydro-electric dam and associated land were recently sold by Niagara Mohawk Power Corporation to Orion Power.

Access to the lake is provided via a park operated by the Town of Ridgeway. The park is located along the west side of the lake. The entrance is on Route 63 just north of the Village. Orion Power Corporation owns the land, and Orleans County holds easements granting public access to the land.

The Glenwood Lake Association is a volunteer body, appointed by the Medina Village Board of Trustees and the Ridgeway Town Board, dedicated to the development of lands adjacent to Glenwood Lake and Oak Orchard River. In early 2000, the Commission received a grant in the amount of \$62,000 grant from the NYS Office of Parks, Recreation and Historic Preservation to acquire a 31 acre parcel within the Village of Medina adjoining the southern portion of Glenwood Lake.

Map 2-17 : Recreation, Culture and Tourism Attractions

Oak Orchard River/ Johnson Creek

Pacific salmon and brown trout come into Johnson Creek and Oak Orchard River in mid-September. Prime fishing times are from mid to late October for salmon and from mid-October to late November for brown trout. In November, steelhead trout begin migrating up streams, with the biggest influx in February, March, and April. A few Atlantic and coho salmon are also found each autumn. Bass, walleye, northern pike and other species are also abundant.

The Village of Lyndonville, in cooperation with the Town of Yates, developed a "fishing park" on land adjoining the Fire Department and wastewater treatment plan. The project was funded by a grant from the NYS Department of State under the Local Waterfront Revitalization Plan program.

NYS Department of Environmental Conservation administers a program to purchase permanent easements to allow public access for fishing along Johnson Creek downstream of the Lyndonville dam. The Department will pay \$30,000 per mile for both banks, half of that for one side of the stream. The easement allows public use within 50 feet of the stream bank. DEC will erect a sign to identify the area as a public fishing access site.

Oak Orchard River has steadily grown as a regional attraction for canoe enthusiasts. Hundreds of visitors canoe this stream on summer weekends. Creekside Canoe, a canoe rental facility, is located on Culver Road in the Town of Ridgeway. Oak Orchard Canoe is located downstream in the Village of Waterport. Oak Orchard River is listed as a canoeing destination in such publications as "Wilderness Weekends in Western New York," "The Canoe Guide to Western and Central New York State," and the "Quiet Water Canoe Guide" (New York State edition) published by the Appalachian Mountain Club.

Canoeists can access the stream from Slade Road in the Town of Ridgeway, east of Route 63 approximately 8/10 of a mile north of Glenwood Lake. The Town of Ridgeway recently widened the road adjoining the stream to allow cars to park safely on the side of the road. The Glenwood Lake Commission is exploring the possibility of acquiring land along Route 63, north of Slade Road and south of Route 104, to provide additional access for canoeing.

A private canoe rental business (Creekside Canoe) is located on Culvert Road near Route 104 in the Town of Ridgeway. The business operates 15 canoes, and organizes canoe trips for approximately 75 people annually. The canoe ride from Route 63, just north of Glenwood Lake, to Route 104 (a location known as "Wheelman's Rest") takes between 2 and 4 hours. Many canoeists stop to fish or observe wildlife. Turtles are a common sight. (SOURCE: Telephone conversation with Roberta Brant, Creekside Canoe, March 2000)

Wildlife Observation and Hunting

The **Iroquois National Wildlife Refuge**, established in 1957, encompasses nearly 11,000 acres of wooded swamps, marshlands, wet meadows, pasture and cropland. Approximately half of the land is within the Town of Shelby. A Visitors Center, located in Genesee County, was built in the 1970's.

The refuge helps to preserve nesting and migration habitat for migratory waterfowl, including geese and 10 species of ducks, as well as other wildlife. The Refuge sponsors an annual open house each April, during waterfowl migration and eagle nesting.

The focus of the refuge is on wildlife observation. Nesting eagles can be viewed on television monitors at the Visitors' Center. The refuge includes several hiking trails, some roads, and overlooks. Opportunities for fishing and canoeing are limited, due to recent drought conditions. Limited hunting is allowed during certain seasons.

The Medina Sportsmen's Club, also known as the Conservation Club, is located just east of the Village of Medina on land adjoining the Erie Canal. A private hunting club is located in the Town of Yates south of Lake Shore Road and east of Marshall Road.

Snowmobile trails

A network of snowmobile trails has been established throughout Orleans County. The trails are maintained by private snowmobile clubs, who have obtained agreements with landowners to allow the trails to pass through both public and private property. The snowmobile clubs provide information about the location of the trails within Orleans County, as well as restaurants, supply stores and other facilities located along the trails.

Commercial and Not-for-Profit Outdoor Recreational Resources

The Junior Fairgrounds, located at the eastern edge of the Town of Ridgeway on the south side of Route 31, is the site of the annual 4-H Fair sponsored by Orleans County Cooperative Extension.

The Institute for Environmental Learning, located near Lyndonville, is a not-for-profit educational organization that offers educational programming and wildlife preservation services. The Institute's current focus is on North American birds of prey, mountain lions and gray wolves. The Institute is no longer open for public visits.

Private golf courses include the Shelridge Country Club, located on the south side of Route 31E west of the Village of Medina. A public golf course is located on the east side of Route 63 in Yates Center.

A Girl Scout camp is located on 98 acres north of the Village. A camp operated by ARC is located on the west side of Knowlesville Road at the northern edge of the Town.

Wildwood Lake Campground, a commercial campground located along County Line Road north of Ridge Road in the Town of Ridgeway, contains 133 acres including a 12 acre lake, boat rentals and a private fishing preserve.

Other Community Recreational Resources

Lake Plains YMCA

The Lake Plains YMCA is located in the Village of Medina in the former National Guard Armory. The YMCA is organized as a not-for-profit corporation and provides recreational

facilities and programs to area residents on a membership basis. Although membership is required in order to use YMCA facilities and to participate in YMCA programs, the YMCA has a policy of not turning anyone away for lack of money. "Scholarships" are made available to those who cannot afford the membership dues. Approximately 1,100 area residents are YMCA members.

The YMCA facility provides opportunities for members to participate in several different recreational activities. The YMCA facility contains a fitness center, a weight lifting room, two basketball courts, two racquet ball courts, an aerobics exercise room, and locker rooms. The facility is available for use seven days a week.

The YMCA also operates a satellite aerobics exercise program in the Village of Lyndonville. The Lyndonville Central School District donates space in the High School gymnasium. Two aerobics classes are offered weekly.

Genesee-Orleans County Youth Bureau

The Genesee-Orleans County Youth Bureau is responsible for administering and overseeing New York State funded youth programs in both Orleans and Genesee County. Prior to 1991, Orleans County had its own youth bureau. However, in 1991 New York State reduced youth bureau funding by 35 percent. In an effort to reduce administrative costs, Orleans County entered into an inter-municipal agreement with Genesee County to form a joint youth bureau. Orleans County is responsible for providing 40 percent of the administrative funding while Genesee County provides 60 percent. The Genesee-Orleans Youth Bureau offices are located in the City of Batavia in Genesee County.

The Genesee-Orleans Youth Bureau does not own or operate any youth facilities nor does the agency provide any direct programming. The Youth Bureau functions solely as a funding conduit to make funds available to local municipalities which provide youth recreational programs. The Genesee-Orleans Youth Bureau provides funds to both the Village of Lyndonville and the Village of Medina for youth summer recreational programs. The summer recreational program offered in Medina is the traditional, playground based program, i.e., youth spend the entire day at the playgrounds participating in a variety of recreational activities. The Lyndonville summer youth recreation program is activity based. Youth enroll to participate in specific activities which are provided at different times and locations.

The Genesee-Orleans County Youth Bureau also funds the "Safe Places" program in the Villages of Lyndonville and Medina which operates during the school year. The program is an after school program that is offered on school days from 3:00 p.m. to 7:00 p.m. The program provides youth with a place to participate in various activities utilizing what is termed the "community assets" approach. Through the program, youth receive assistance with their homework, cultural enrichment, recreational opportunities, and relationship building between youth and the police. In Lyndonville, the Safe Places program operates in the Lyndonville Central School. In Medina, the Safe Places program operates in space donated by the Lake Plains YMCA.

Cultural Resources

Public Libraries

Yates Community Library is located in the Village of Lyndonville. The library is chartered by the New York State Department of Education as a not-for profit corporation and is a member of the Nioga Library System. The Yates Community Library is governed by a board of trustees. The library raises its own revenue through a property tax the library board of trustees has authority to levy. The Lyndonville Central School District collects the tax revenue on behalf of the library. The Yates Community Library, which has 18,000 volumes of books, and audio and video tapes, is staffed by one full-time and two part-time librarians. The library also provides Internet access to patrons. The Library is open to the public on weekdays except for Wednesdays and Saturdays. The hours of operation vary depending on the season of the year. The Lee-Whedon Memorial Library is located in the Village of Medina. The library operates under the auspices of the Medina Central School District, although it has a separate board of directors elected by the general public. The Lee Whedon Memorial Library is also a member of the Nioga Library System. The School District raises revenue for the library by levying a separate property tax for its operation. The Lee-Whedon Memorial Library has approximately 49,600 volumes of books, audio and video tapes, and provides Internet access to patrons. The library is open Monday through Saturday during most of the year and Monday through Friday during the summer months.

Historic District

The Village of Medina has designated its downtown business district as a local historic district. New construction and changes to building exteriors must be approved by a local review board before building permit will be granted. The boundaries of the Historic District are depicted in Map 2-18.

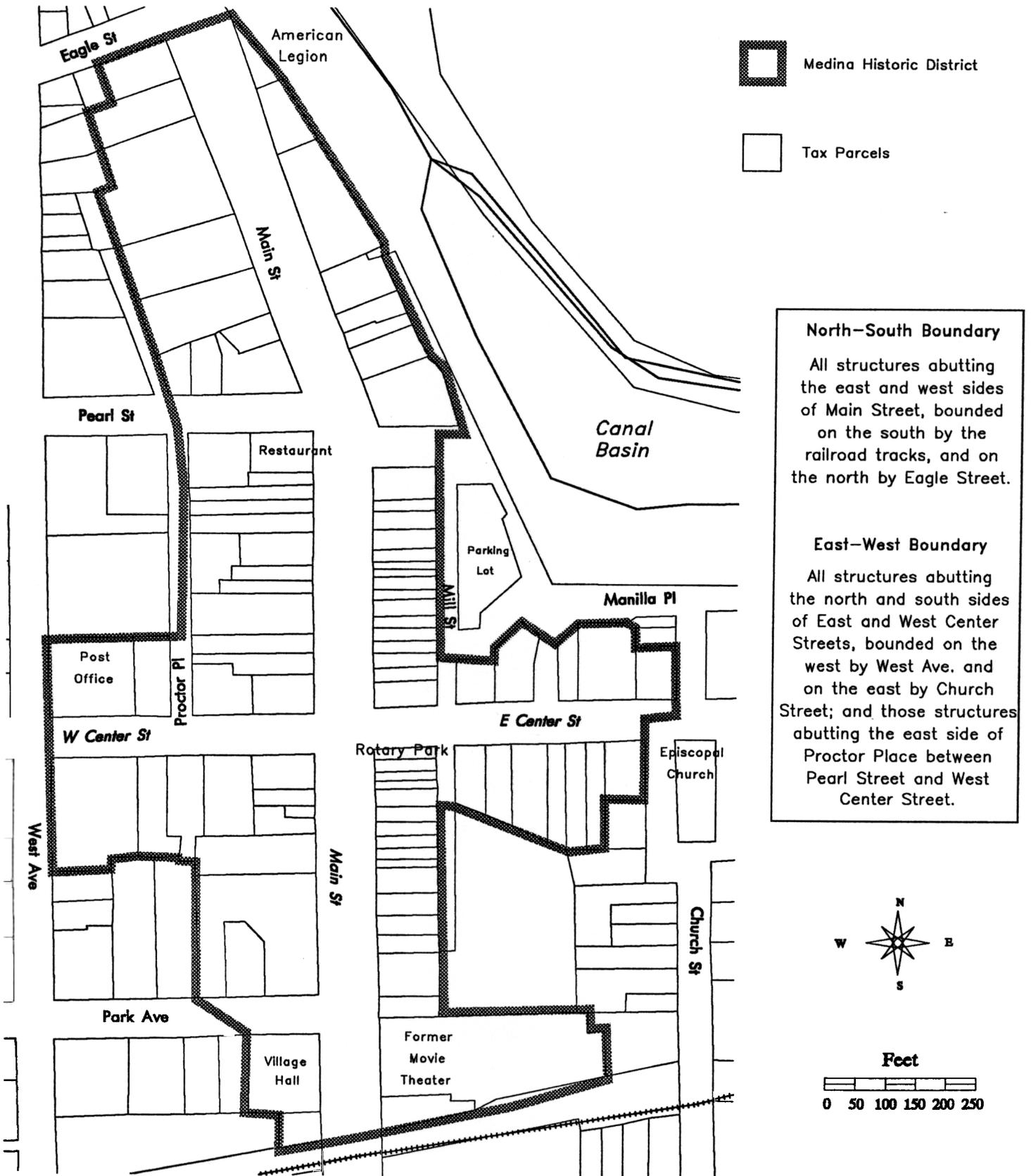
Genesee/Orleans Council for the Arts

The Genesee-Orleans Regional Arts Council (GO-Art) is a not-for-profit arts service organization dedicated to the support and promotion of cultural endeavors and individual artists, and the encouragement of cooperative efforts among the arts, business, service and educational communities. The organization produces a newsletter and calendar of events, serves as a clearinghouse for scheduling of events, and provides publicity for events. Technical assistance is provided to artists and cultural organizations to assist with marketing and grant writing. GO ART! also operates a storefront gallery with exhibition space for artists.

GO ART! programs include: administering the New York State Council on the Arts Decentralization Program, which awards grants to non-profit organizations and individual artists; folklore research, documentation, performances and assistance to artists; a youth theater; exhibiting artists' work in area businesses and public buildings; annual independence day parade and picnic in Centennial Park, Batavia; and cultural programs at local parks.

DOWNTOWN HISTORIC DISTRICT

Village of Medina



North-South Boundary
 All structures abutting the east and west sides of Main Street, bounded on the south by the railroad tracks, and on the north by Eagle Street.

East-West Boundary
 All structures abutting the north and south sides of East and West Center Streets, bounded on the west by West Ave. and on the east by Church Street; and those structures abutting the east side of Proctor Place between Pearl Street and West Center Street.

11/07/00
 MED-HIST

Stuart I. Brown Associates, Inc.

K. GOVERNMENTAL SERVICE AND COMMUNITY FACILITIES

Western Orleans County is comprised of both towns and villages. This section describes the structure of each form of government and the responsibilities of the various local government officials. Included are descriptions of the emergency services agencies and educational agencies. Existing intergovernmental cooperation agreements are also identified. Finally, a municipal and tax base analysis is provided.

General Town And Village Governments

Town Government

The Towns of Yates, Ridgeway, and Shelby exist as legal subdivisions of the State of New York. Therefore, town governments operate and are organized in accordance with New York State Town Law.

The legislative body of each town is known as the town council, consisting of four elected council persons and an elected town supervisor. The town supervisor serves in a dual capacity, i.e., as a member of the town council and as the chief executive and administrative officer. Town supervisors are responsible for overseeing the day to day operations of town government. Town supervisors are elected for two-year terms.

Town councils are responsible for establishing town policy, enacting town legislation (local laws, ordinances, and resolutions), and for the appropriation of funds through the adoption of town budgets. The town council is also responsible for approving special use permits unless this responsibility has been delegated to either the town planning board or zoning board of appeals in accord with NYS Town Law. Town council members are elected for four-year terms of office which are staggered so that the terms for two council seats expire every other year.

The town clerk, the official custodian of town records, is an elected position with a two-year or four-year term of office. The term of office for the Ridgeway Town Clerk is 2 years, while the terms for the Clerks in Ridgeway and Shelby are four years. Towns have the option of creating deputy clerk positions. All three towns in Western Orleans County have created deputy clerk positions. Deputy clerk positions are appointed positions with the town clerk making the appointment(s).

Each town also has a superintendent of highways. The superintendent of highways, as the title suggests, is responsible for maintaining and repairing town highways and clearing them of snow and ice. The highway superintendent is also responsible for the maintenance of town buildings and grounds. Town highway superintendents positions are elected positions with four-year terms.

Towns may also have additional officers and positions that are discretionary. The Towns of Yates, Ridgeway, and Shelby each have two such positions, i.e., assessor and code enforcement officer. Both the assessor position and the code enforcement officer position are appointive positions filled by the respective town councils. Assessors are responsible for determining the market value of real property which is used to determine the property tax liability of each real property owner. Code enforcement officers are responsible for ensuring that all construction that occurs within their respective towns complies with the New York State Uniform Fire

Prevention and Building Code. Code enforcement officers also function as zoning officers to ensure compliance with town zoning regulations.

Towns also have a judiciary function that is fulfilled by the town justice court. Town Courts are mandated by New York State Law. Town justices are elected for terms of two or four years. The Ridgeway Town Justices are elected for two-year terms and the terms are staggered. The Yates and Shelby Town Justices are elected for four-year terms. Town courts have the authority to handle both civil and criminal matters that do not qualify to be heard in either the County Court or the Supreme Court such as criminal cases involving violations and misdemeanors, civil matters involving amounts not exceeding \$15,000, building and zoning code violations, and traffic infractions.

New York State Town Law also provides for the creation of two boards, i.e., the planning board and the zoning board of appeals, both of which have specific responsibilities and duties. The members of both boards are appointed by the town council for specific terms as specified by New York State Law. Planning boards may consist of five or seven members at the discretion of each town council. The terms of office of planning board members corresponds to the size of the planning board. Members of five-member planning boards have five year terms. Members of seven member planning boards have seven year terms. Terms are staggered so that one term expires each year.

All planning boards have authority to review proposed town comprehensive plans and to make recommendations thereto. Planning boards also have authority to make investigations, maps, reports, and recommendations to the town council with respect to planning and development in the town. Some planning boards also have authority to approve special use permits, if such authority has been delegated by the Town Council as has been done in the Towns of Yates and Ridgeway.

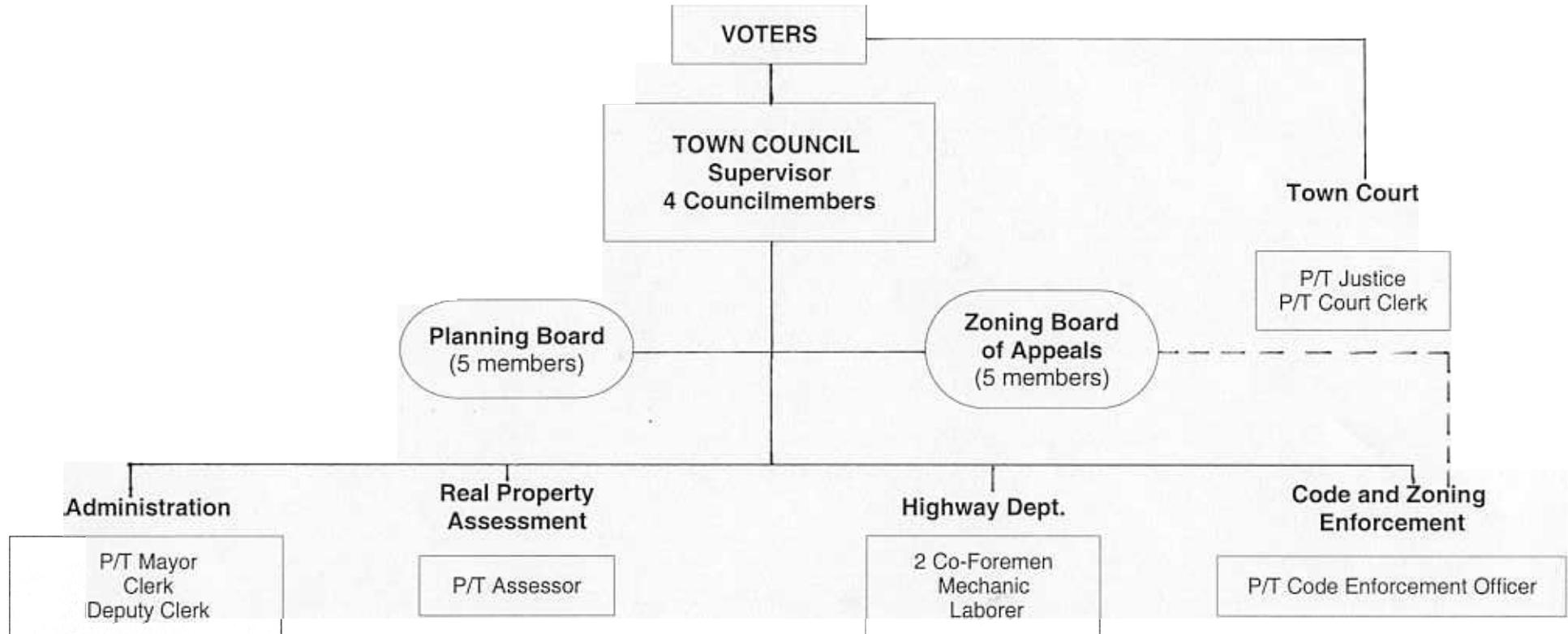
Zoning boards of appeal may consist of three or five members at the discretion of each town council. The terms of members of zoning boards of appeal correspond to the size of the board, i.e., three-year terms for three-member boards, and five-year terms for five member boards. Terms are also staggered so that one term expires each year.

The zoning board of appeals functions in a quasi-judiciary capacity. The board has the authority to hear the appeals of zoning applicants who have been denied a zoning permit by the code enforcement officer. In this capacity, the zoning board has the authority to overturn the code enforcement officer's decision and to grant use and area variances from the zoning regulations and to order the code enforcement officer to issue a zoning permit. Some zoning boards of appeal also have authority to approve special use permits if such authority has been delegated by the town council as has been done in the Town of Shelby.

Figures 2-21, 2-22 and 2-23 contain organizational charts depicting the specific organizational structures and staffing for the Towns of Yates, Ridgeway, and Shelby respectively.

FIGURE 2-23

TOWN OF YATES
ORGANIZATIONAL CHART

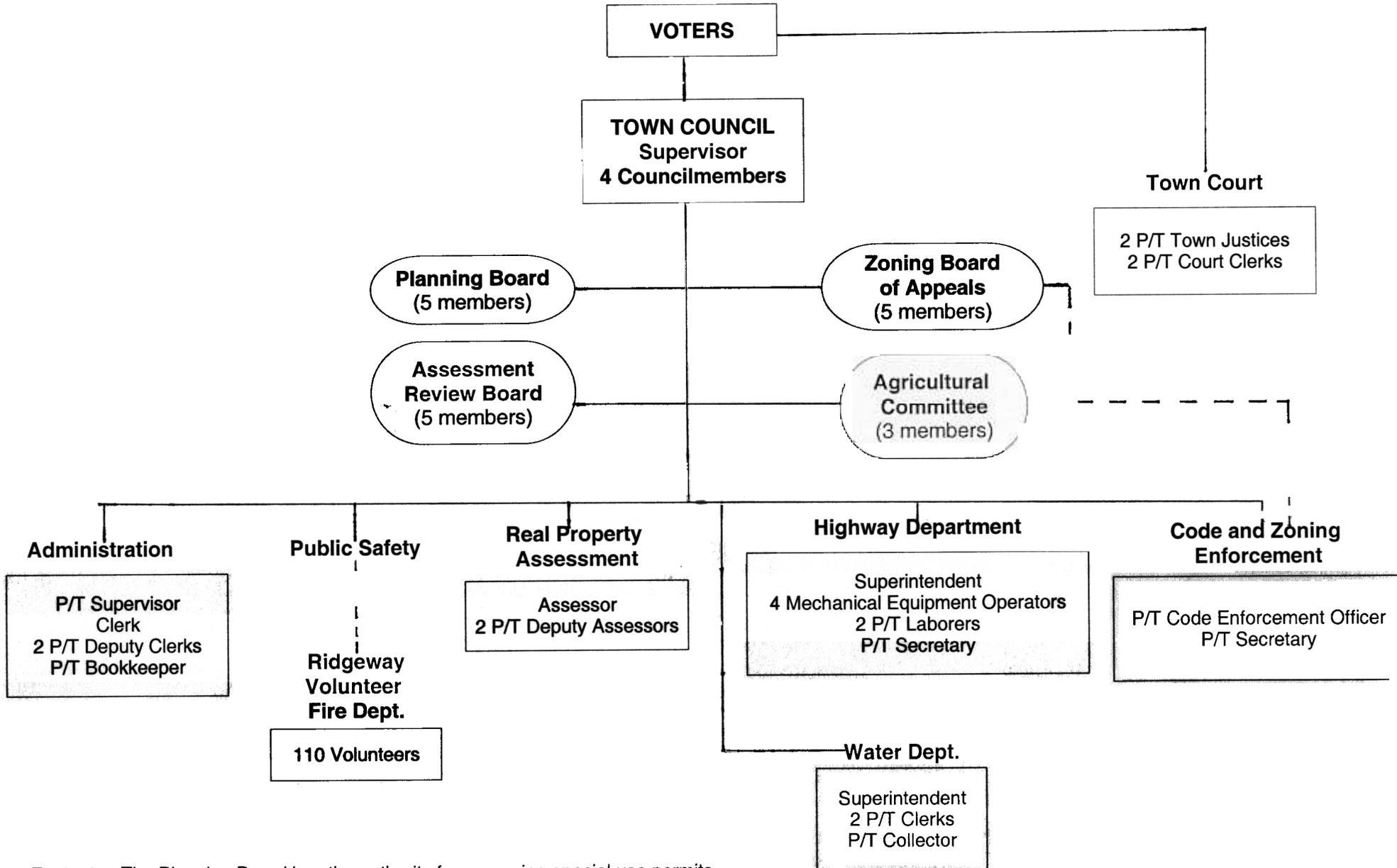


2 - 95

Footnote: The Planning Board has the authority to approve special use permits.

FIGURE 2-24

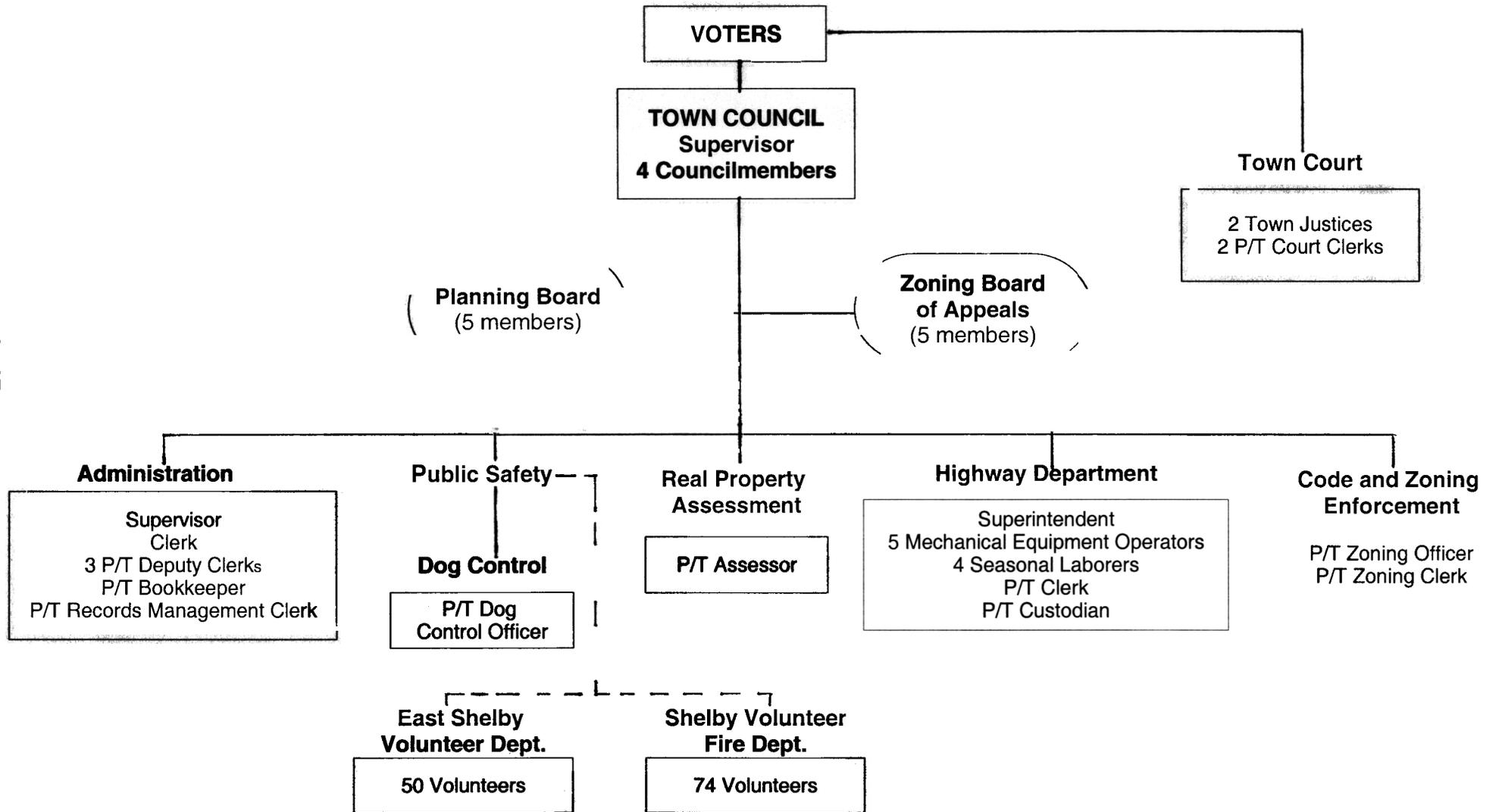
TOWN OF RIDGEWAY
ORGANIZATIONAL CHART



Footnote: The Planning Board has the authority for approving special use permits.

FIGURE 2-25

TOWN OF SHELBY
ORGANIZATIONAL CHART



2 - 97

Footnote: The Zoning Board of Appeals has the authority to issue special use permits.

Village Government

The Villages of Lyndonville and Medina also exist as subdivisions of the State of New York. New York State Village Law governs the organization and operation of Villages. Much of New York State Village Law parallels New York State Town Law discussed earlier.

Each village has a legislative body known as the board of trustees. The Medina Board of Trustees is comprised of six elected trustees and the Mayor. The Lyndonville Board of Trustees is comprised of two elected trustees and the mayor. In Medina, the Mayor and Trustees serve two-year terms of office. In Lyndonville, the Mayor and Trustees serve four-year terms. Village mayors serve as both a member of the board of trustees and as the chief executive and administrative officer of a village. The village board of trustees is responsible for establishing village policy, enacting village legislation (local laws, ordinances, and resolutions) and for the appropriation of funds through the adoption of the village budget.

Each village has a village clerk-treasurer who serves as the official custodian of village records and as the chief fiscal officer. Village clerks, unlike town clerks, are appointed by the board of trustees for two-year terms. Some villages also have created deputy clerk positions, appointive positions filled by the village clerk or the board of trustees. In Medina, the Clerk-Treasurer appoints the Deputy Clerk while in Lyndonville, the Deputy Clerk is appointed by the Board of Trustees.

Villages also have the position of director of public works. Public works directors are appointed by the board of trustees and have responsibilities similar to those of the town highway superintendents, i.e., road and street maintenance, snow removal, and maintenance of village buildings and grounds.

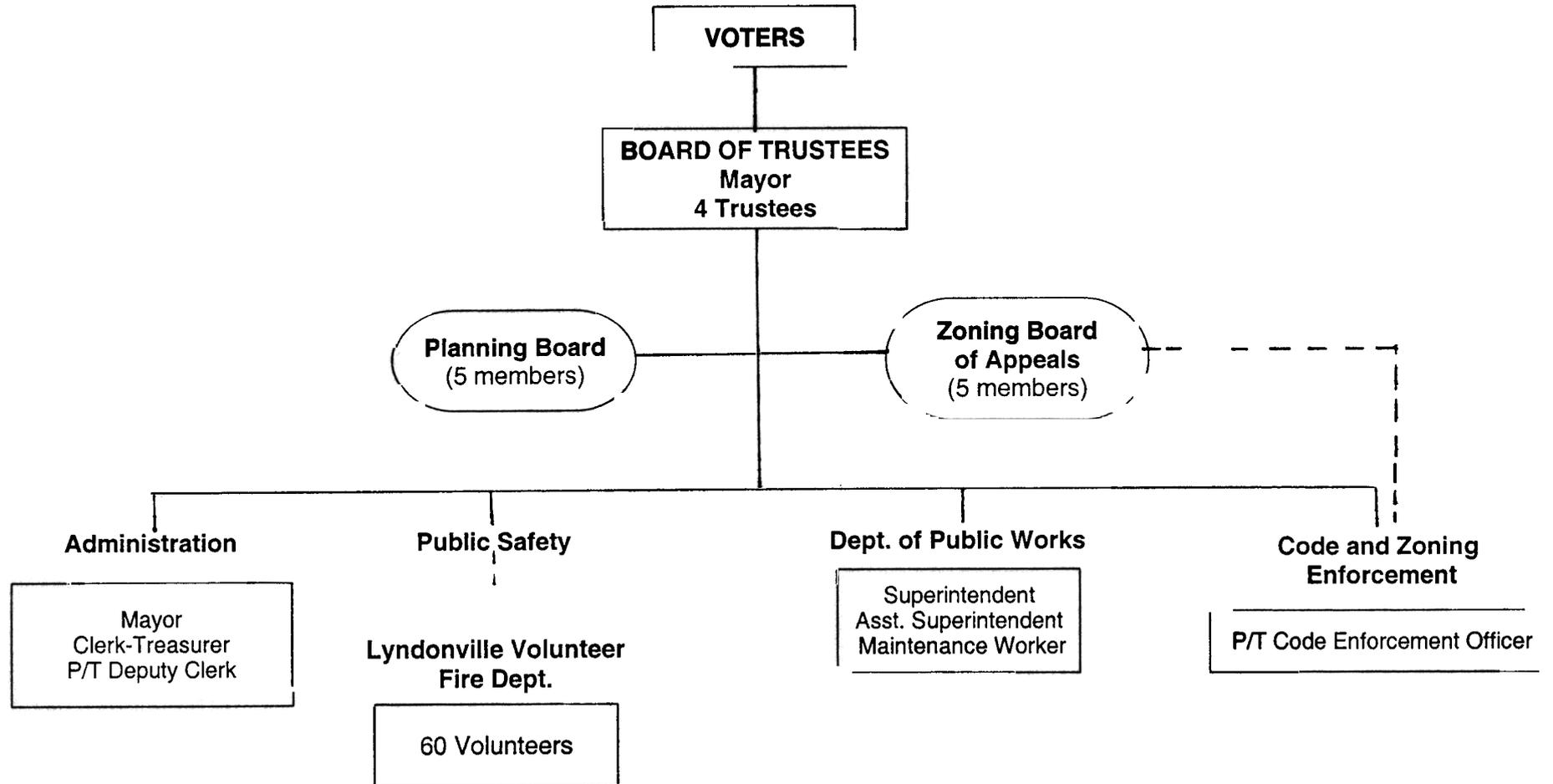
Villages also typically have code enforcement officers and/or zoning enforcement officers. If both positions exist, then the zoning enforcement officer is responsible for the enforcement of the village's zoning regulations, and the code enforcement officer is responsible for the enforcement of the NYS Uniform Fire Prevention and Building Code. If only the zoning enforcement officer position exists, then the person holding that position is responsible for the enforcement of the zoning regulations only, and enforcement of the NYS Building Code is the responsibility of the county code enforcement officer.

Villages may or may not have a judiciary function depending on whether or not they have a village courts. Village Courts are not mandated by New York State law. Some villages elect not to have village courts, in which case the town courts of the towns in which the villages are located have jurisdiction. The Village of Lyndonville has no Village Court, whereas the Village of Medina does have its own Village Court.

Figures 2-24 and 2-25 contain organizational charts depicting the specific organizational structures and staffing of the Villages of Lyndonville and Medina respectively.

FIGURE 2-26

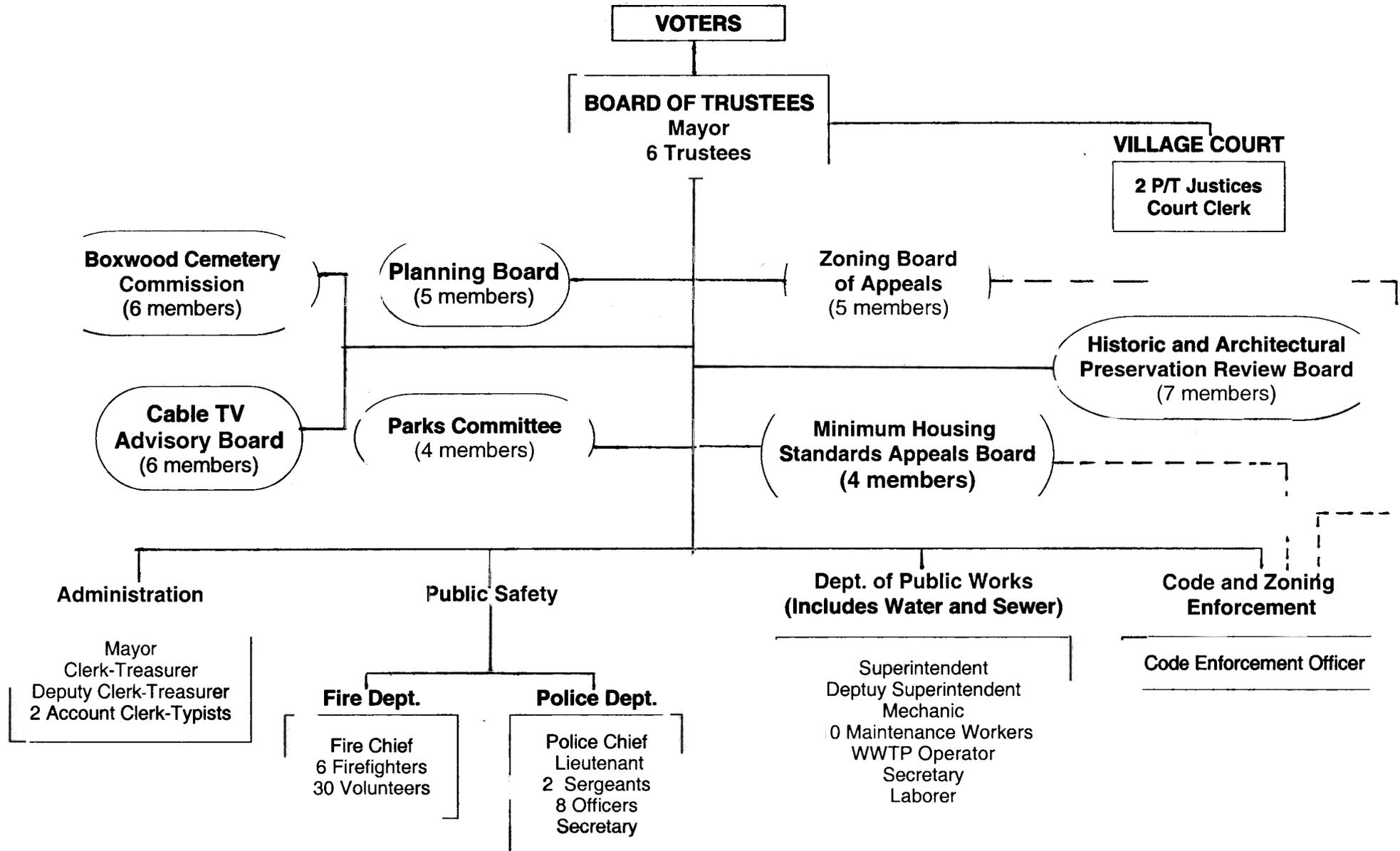
VILLAGE OF LYNDONVILLE
ORGANIZATIONAL CHART



2-99

Footnote: The Planning Board has the authority to approve special use permits.

FIGURE 2-27
VILLAGE OF MEDINA
ORGANIZATIONAL CHART



2 - 100

Footnote: The Zoning Board of Appeals is responsible for approving special use permits.

Fire Service

Fire protection for the towns and villages in western Orleans County is provided by five different fire departments. These are: the Lyndonville Fire Company, the Ridgeway Fire Company, the Shelby Fire Company, the East Shelby Fire Department, and the Medina Fire Department. All but the Medina Fire Department are volunteer organizations. The Medina Fire Department is a hybrid, comprised of both full-time paid personnel and volunteers referred to as "call men." Map 2-19 depicts the service areas of the five fire departments in western Orleans County. As the map illustrates, a portion of the East Shelby fire district overlaps with the Barre fire district. Both departments concurrently respond to fire calls in the overlap area.

All fire departments in Orleans County are parties to a county-wide mutual aid agreement. Under the mutual aid agreement, each fire department is obligated to assist the other fire departments when assistance is requested. Mutual aid agreements that transcend Orleans County also exist so that fire departments in abutting towns outside of Orleans County will assist fire departments in Orleans County if needed and vice versa. Orleans County has a county-wide emergency 911 system and fire department dispatching is the responsibility of the Orleans County Sheriff's Department.

Volunteer fire departments in many rural areas typically have difficulty responding to fire calls on weekday mornings and afternoons, as many of their members work out of town during weekdays. When surveyed, four of the five fire chiefs in western Orleans County said that their departments have no difficulty responding to weekday fire calls. The fire chief for the East Shelby Fire Company did acknowledge that his department does have some difficulty. In the case of the Medina Fire Department, the Fire Chief schedules more of the paid personnel to work weekday mornings and afternoons to compensate for fewer volunteers being available during these times. According to the County EMS Coordinator, all fire departments in Orleans County from time to time have some difficulty responding to weekday fire calls. In some instances, fire departments facing this difficulty have entered into mutual assistance agreements. Mutual assistance agreements are distinct from the mutual aid agreements described above. Under mutual assistance agreements, two or more fire departments are concurrently dispatched for fire calls when the calls occur during weekdays between the hours of 6:00 a.m. and 6:00 p.m.

Table 2-7 illustrates the staffing of each of the five fire departments and identifies the fire apparatus each has. As this Table illustrates, each of the four fire volunteer fire departments have substantially fewer active members who regularly respond to fire calls than they have total membership. The fact that the East Shelby Fire Company has only 15 active members regularly responding to fire calls illustrates why the East Shelby Fire Company has difficulty responding to weekday fire calls.

Fire Department Service Areas and Stations Western Orleans County

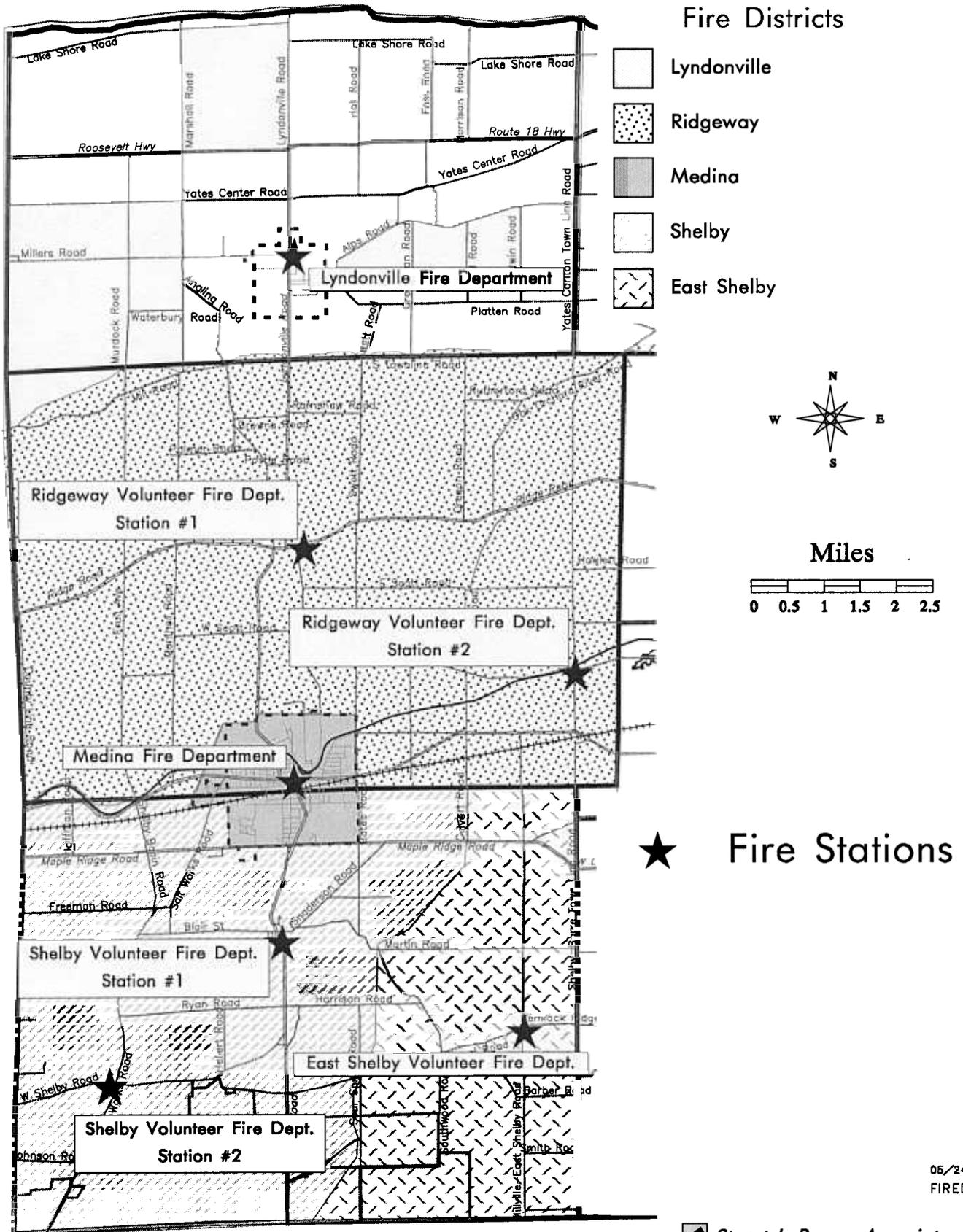


TABLE 2-7

FIRE DEPARTMENT SERVICES, STAFFING, AND APPARATUS
WESTERN ORLEANS COUNTY

FIRE DEPARTMENT	TYPE OF SERVICE(S)	STAFFING	APPARATUS
Lyndonville Fire Company	<ul style="list-style-type: none"> • Fire service • Rescue service 	60 Volunteer Members 25 Active Members	2 Pumper Trucks 1 Tank Truck 1 Rescue Truck 1- EMS Vehicle
Ridgeway Fire Company	<ul style="list-style-type: none"> • Fire Service • Rescue Service 	110 Volunteer Members 40 Active Members	3 Pumper Trucks 1 Tank Truck 1-Multi-Purpose Bus 2 Rescue/EMS Service Vehicles
Shelby Fire Compay	<ul style="list-style-type: none"> • Fire Service • Rescue Service • Ambulance Service 	74 Volunteer Members 40 Active Members	1 Pumper Truck 1 Pumper-Tank Truck 2 Tank Trucks 1 Heavy Rescue Vehicle 1 Light Rescue/EMS Vehicle
East Shelby Fire Dept.	<ul style="list-style-type: none"> • Fire Service • Rescue Service 	50 Volunteer Members 15 Active Members	1 Pumper-Tank Truck 1 Tank Truck 1 Brush Truck
Medina Fire Dept.	<ul style="list-style-type: none"> • Fire Service • Rescue Service • Ambulance Service 	8 Full-Time Paid Employees (includes Code Enforcement Officer) 30 Volunteer Members	4 Pumper Trucks 1 Ladder Truck 1 Utility Vehicle 2 Ambulances

Source: Information provided to Stuart I. Brown Associates by the Fire Chiefs of each Fire Company/Dept. (1999)

The impact the lack of universal municipal water service has on western Orleans County fire departments is illustrated in Table 2-7. All four of the volunteer fire departments which principally serve rural areas must operate tanker trucks to transport water to the fire scene where municipal water is not available. The Medina Fire Department is the exception as municipal water service is available throughout the Village. Although the Village of Lyndonville is served with municipal water, the Lyndonville Fire Department must operate a tanker truck in order to provide fire protection to the Town of Yates. The rural fire departments routinely work together under the mutual aid agreement to establish shuttles to transport and supply each other with water in areas not served by municipal water.

Police Services

Medina Police Department

The Village of Medina provides its own police service, located adjacent to the Village Hall. The Police Department is comprised of 11 full-time police officers including the supervisory personnel, i.e., the Chief of Police, one Lieutenant, and two Sergeants.

The Medina Police Department provides police service 24 hours per day, seven days per week. This is accomplished by scheduling police personnel to work four different shifts. The A shift runs from 11:00 p.m. to 7:00 a.m.; B shift runs from 7:00 a.m. to 3:00 p.m.; and C shift runs from 3:00 p.m. to 11:00 p.m.. The D shift runs from 6:30 p.m. to 2:00 a.m. Tuesdays through Saturdays and partially overlaps the A and C shifts. The D shift provides additional manpower during the times that the Police Department is the busiest. Generally, two police officers, a patrol officer and a supervisor, are on duty on each shift. As the Police Department is relatively small and has limited manpower, the Chief of Police and the supervisors also actively patrols the Village in addition to performing administrative duties. The department has a fleet of 4 vehicles, three marked patrol cars and one unmarked car. The Medina Police Department also provides assistance outside of the Village of Medina to the County Sheriff's Department as needed, generally between six and 12 times per week.

All police dispatching is done by the Orleans County Sheriff's Department through the Orleans County Emergency 911 system. The Village Police Department maintains its own emergency telephone number for Village residents to use. Calls made using the Medina Police Department's emergency telephone number, however, are automatically routed to the Orleans County Emergency 911 dispatcher. The Medina Police Department receives approximately 25 calls for service per shift. Although the Medina Police Department does have a holding facility for processing arrestees, the department relies on the Orleans County Jail for lodging arrestees. In addition to standard police activities, the Medina Police Department also participates in the County Drug Task Force operates a DARE program. The County Drug Task Force is an undercover drug enforcement operation comprised of police officers from different municipalities and from the County Sheriff's Department. The DARE program is an in-school , drug education program designed to discourage youth from using illicit drugs. The Medina Police Department is also responsible for providing animal control services. The department has one animal control officer who works evenings.

Lyndonville Police Department

The Village of Lyndonville also provides its own police service through a contractual agreement with the Orleans County Sheriff's Department. Under the terms of the agreement, the Sheriff assigns a Deputy Sheriff to provide police service exclusively to the Village of Lyndonville for 40 hours each week. The Village provides the patrol car and office space, while the Sheriff supplies the Deputy with uniforms, equipment, and training. The Deputy's schedule is flexible to accommodate the needs of the Village. During those times the Deputy assigned to Lyndonville is off duty, the Sheriff's Department provides the same police service to the Village of Lyndonville, as it does in other municipalities in Orleans County that do not have their own police departments.

Orleans County Sheriff's Department

The Orleans County Sheriff's Department, headquartered in the Town of Albion, is responsible for providing police service throughout Orleans County. The Sheriff's Department is the primary source of police service throughout the County in those municipalities that do not have their own police departments. In the Village of Medina, the Sheriff's Department assumes a secondary role and generally supplements the Village Police Department when assistance is requested.

The Sheriff Department operates three patrol cars in Orleans County. One patrol car is assigned to one of three zones, i.e., the western, central, and eastern zones. Western Orleans County falls within the western zone. The dispatching of Sheriff's Deputies and State Troopers is coordinated using the "closest car" policy to facilitate efficient use of resources. The patrol car closest to the scene is dispatched whether it is a Sheriff's Deputy or a State Trooper. During the boating season the Sheriff's Department also provides boat patrols on Lake Ontario.

Besides providing standard police patrols, the Sheriff's Department conducts criminal investigations and is staffed with four investigators, one of which is assigned to participate full-time in the Drug Task Force. The Department also operates a DARE drug education program in four school districts including the Lyndonville Central School District. Finally, the Sheriff's Department is responsible for transporting arrestees from the holding facilities of the villages that have police departments to the Orleans County Jail although the Medina Police routinely transport arrestees themselves.

New York State Police

The New York State Police also provide police service in western Orleans County, but the service is very limited. Orleans County falls within the service area of Troop A which is headquartered in Batavia, New York (Genesee County). The State Police service Orleans County from a sub-station located in the Village of Albion. Only two patrol cars are assigned to patrol Orleans County. During daylight hours both patrol cars are manned. After dark, one of the patrol cars is taken out of service, and two state troopers ride together in one patrol car for safety reasons.

Emergency Medical Services

Emergency medical service (EMS) in western Orleans County is provided principally by a for-profit ambulance company. Each of the fire departments supplements the emergency medical services to various degrees. All EMS dispatching is done county-wide by Orleans County Sheriff's Department through the same Emergency 911 system used for fire calls. All of the fire departments have EMS mutual aid agreements separate from, but similar to the fire service mutual aid agreements.

Under the Orleans County EMS plan, EMS service is dispatched in accordance with a specified protocol. Rural Metro, a private, for-profit ambulance service based at Medina Hospital, is dispatched first. Rural Metro is dispatched first principally for two reasons. One, Rural Metro uses paid employees who are on stand-by status which means they can respond much quicker than the volunteer services. Two, Rural Metro provides para-medical service, the highest level of service available in western Orleans County.

At times when Rural Metro is unavailable, such as when the ambulance is already committed to a call, the Medina Fire Department provides the first level of backup service. The Medina Fire Department ambulance is also certified for patient transport. The ambulance is staffed with paid personnel who are on stand-by status which enables a quick response. Medina's ambulance provides Basic Life Support (BLS) service which is a lesser quality service than the para-medical service provided by Rural Metro. The Shelby Fire Company is the second backup to Rural Metro. The Shelby Fire Company operates a certified ambulance and provides BLS service, however, the ambulance is staffed with volunteers who are not on stand-by status.

The remainder of the fire departments, i.e., East Shelby, Lyndonville, and Ridgeway, do not have certified ambulances and are therefore prohibited from transporting patients. Each of these fire departments does provide rescue service and has a combination of volunteers trained either as "emergency medical technicians" (EMT) or as "first responders." Although these departments are not legally permitted to transport patients, they are authorized to provide first aid and to attempt to stabilize patients until an ambulance arrives.

Under the Orleans County EMS protocol, each time Rural Metro is dispatched, a fire department EMS is concurrently dispatched. This is a precautionary measure taken in the event that the Rural Metro ambulance is delayed. Through a contractual agreement the Towns of Yates, Ridgeway, and Shelby have with the Village of Medina, Medina's EMS is concurrently dispatched with Rural Metro for calls in the Towns of Yates, Ridgeway, and Shelby rather than the fire departments that serve these towns. This agreement eliminates what would be a significant burden on these volunteer fire departments. The volume of ambulance and EMS calls greatly exceed the number of fire calls. These volunteer fire departments would have great difficulty responding to all of the ambulance and EMS calls within their respective service areas.

A recent question has arisen about the ability of Rural Metro to continue to provide EMS service in Western Orleans County. The company is currently having financial difficulty which may impact on its operation. If Rural Metro ceases to operate in Western Orleans County, the Village of Medina and the volunteer fire departments may find that their EMS calls increase significantly.

Community Facilities

Senior Citizen Facilities

The Orleans County Office for the Aging (OFA) has no senior citizen facilities in western Orleans County. The County's senior citizen center is located in Albion, the county seat. However, OFA does utilize satellite locations in the Villages of Lyndonville and Medina to provide some programs to senior citizens. In Lyndonville, the Town of Yates donates space at the Town Hall for use as an OFA congregate meal site. Lunch meals are provided at this site on Mondays, Tuesdays, and Thursdays. In Medina, space is donated at Maple Ridge Estates, one of the two senior citizen and handicapped housing complexes in the Village. Lunch meals are provided at this site Mondays through Thursdays. OFA provides senior citizens with transportation to these to satellite meal sites if needed. OFA also utilizes the satellite sights to provide health promotion and nutritional programs.

Schools And Training Agencies

Public education is provided in western Orleans County principally by two school districts, i.e., the Medina Central School District and the Lyndonville Central School District.

Lyndonville Central School District

The Lyndonville Central School District operates two schools both of which are located in the Village of Lyndonville, i. e., the Lyndonville Elementary School and the L.A. Webber Junior-Senior High School. Student enrollment is projected to remain stable over the next five years. The current student enrollment totals 860 students, of which 426 are in kindergarten through sixth grade, and 434 are in seventh through twelfth grade.

Although the Lyndonville Central School District anticipates enrollment to remain stable over the foreseeable future, the School District is preparing to add building space and to make renovations to its existing facilities. Besides school renovation, the project includes the construction of a new auditorium, new gymnasium, distance learning room, a computer room, and 12 additional classrooms. The target date for completion of the project is September 2001.

The Lyndonville Central School District also owns and operates its own school buses. The buses are stored and maintained at the School District's garage located next to the L.A. Webber Junior-Senior High School.

Medina Central School District

The Medina Central School District operates four schools all of which are located in the Village of Medina. The four schools are: Warren P. Towne Elementary School, Oak Orchard Elementary School, Clifford H. Wise Middle School, and the Medina High School. Student enrollment is projected to remain stable for the foreseeable future. Current student enrollment is 2,275 of which 1,221 are in kindergarten through sixth grade, and 1,054 are in seventh through twelfth grade. As the existing facilities are of adequate size to meet the current and anticipated future needs of the School District, there are no plans for expansion of school facilities. The School Board is contemplating undertaking a renovation project to install new

heating systems, thermo-glass windows, and new plumbing to replace facility components that have worn out over time. The project may include some library expansion in some of the schools. State aid for 95 percent of the cost of the project is available and a public referendum will be held on the proposed project in the spring of 2000.

The Medina Central School District also owns and maintains its own fleet of school buses. Buses are stored and maintained at the School Districts garage located adjacent to the Wise Middle School.

Niagara-Orleans Board of Cooperative Educational Services (BOCES)

The Medina and Lyndonville Central School Districts are members of the Niagara-Orleans Board of Cooperative Education Services (BOCES). Both the BOCES district office and its training center are located southeast of the Village of Medina in the Town of Shelby. The Niagara-Orleans BOCES also rents classroom space from the Medina Central School District and from Niagara Mohawk Power Corporation. BOCES offers both vocational training and special education. District-wide, BOCES has 1,800 high school students and 5,000 adult students enrolled in its vocational education program. The special education program has an enrollment of 600 students.

BOCES offers a host of educational programs and services including the following:

- Vocational training
- Pregnant teen education
- Safety and risk training
- Incarcerated youth training
- Child day care
- Special education
- Migrant education
- Nursing training
- Printing services
- Adult literacy
- "Latch key" after school program
- Computer training
- Asbestos handling training
- Co-operative purchasing
- Payroll and accounting services

Iroquois Job Corps

The Iroquois Job Corps, one of 110 Job Corps nation-wide, operates a Federally funded residential training program. The Iroquois Job Corps specializes in training students in the trades of plastering, carpentry, masonry, and painting. The agency also provides training in the fields of hospitality, health care, and business. The Iroquois Job Corps training facilities and its four dormitories are located on the Iroquois Wildlife Refuge in the Town of Shelby.

Youth, ages 16 through 24, are eligible for admission provided that they qualify based on both income and educational aptitude. As the training program is residential, the Iroquois Job Corps serves youth from a large geographical area. Approximately one-half of the 240 students are from western New York and the other one-half are from the New York City and New Jersey area.

Municipal Financial and Tax Base Analysis

Tax Base and Tax Rate Analysis

Table 2-8 summarizes the land uses that comprise the property tax base for the five communities in western Orleans County. Real property tax rates for the various governmental agencies with taxing authority is summarized in Table 2-9.

Municipal Funding and Expenditure Analysis

Figure 2-28 and Figure 2-29 contain pie charts that summarize financial information on the Towns of Yates, Ridgeway and Shelby for the 1999 fiscal year. Figure 2-28 illustrates the sources of General Fund revenues of each Town. Figure 2-29 illustrates the uses (expenditures) of the General Fund revenue for each Town. NYS law requires town governments to segregate funds used for highways and fire protection from the General Fund and to account for each separately. Figure 2-30 and Figure 2-31 contain pie charts that summarize the financial information on the Highway Fund and Fire Protection Fund for each Town for the 1999 fiscal year.

Figure 2-32 and Figure 2-33 contain pie charts that summarize financial information for the Villages of Lyndonville and Medina for the 1999 fiscal year. Figure 2-32 illustrates the sources of General Fund revenue. Figure 2-33 illustrates the uses (expenditures) of the General Fund revenue for each Village. NYS law does not require funds for highways and fire protection to be segregated from the General Fund. Therefore, revenues and expenditures for these two activities are contained in the General Fund of each Village.

As the preceding pie charts illustrate, real property tax revenue provides the largest single source of revenue for both the towns and villages. Significant amounts of real property tax revenue is also used by county government and government schools (public schools). Real property tax revenue is a function of two variables, i.e., one, the assessed value of property and, two, the tax rate. The assessed value of real property multiplied by the tax rates of each taxing authority determine the property tax liability of each property owner. The assessed value of real property was discussed above.

Intergovernmental Cooperation

The municipalities in western Orleans County have a history of cooperatively working together to fulfill their governmental responsibilities. This inter-municipal cooperation occurs both formally (with written agreements) and informally (without written agreements). The informal cooperation most frequently involves the Town Highway Departments and Village Public Works Departments lending each other equipment and/or employees as needed. Existing formal inter-municipal cooperation agreements are identified and described in Table 2-10.

Summary of Taxable Assessment and Acreage by Land Use Classification Western Orleans County

Assessor's Property Classification	YATES				RIDGEWAY				SHELBY			
	Acres		Assessment		Acres		Assessment		Acres		Assessment	
	#	%	Amount (\$)	%	#	%	Amount (\$)	%	#	%	Amount (\$)	%
Agricultural												
Total:	8,563.9	38%	5,983,297	8.7%	19,621.6	65%	14,156,106	16.0%	14,354.5	51%	9,362,683	14.0%
Residential												
Single Family Residence	6,833.4	30%	26,593,942	28.2%	5180.6	17%	54,103,935	54.0%	4,561.9	16%	42,547,417	63.4%
Two Family Residence	45.8	0%	440,500	0.6%	64.3	0%	1,431,030	1.6%	120.3	0%	1,582,368	2.4%
Three Family Residence	0.0	0%	85,600	0.1%	0	0%	183,700	0.2%	0.0	0%	133,000	0.2%
Seasonal Residence	297.2	1%	18,332,025	26.8%	0	0%	0.0%		0.0	0%	0	0.0%
Mobile Home	426.6	2%	4,001,162	5.7%	439.5	1%	2,987,595	3.2%	157.5	1%	1,746,937	2.6%
Multiple Residences	58.4	0%	2,421,025	3.5%	282.1	1%	1,795,727	2.0%	252.6	1%	1,582,225	2.4%
Apartments/Condominium	0.0	0%	0	0.0%	11.4	0%	137,600	0.2%	3.6	0%	402,500	0.6%
Total Residential	7,661.4	34%	51,874,254	75.8%	5,978	20%	60,639,587	68.6%	5,095.9	18%	47,994,447	71.5%
Vacant												
Total:	6,199.7	27%	6,287,586	9.2%	2,824	9%	2,387,393	2.7%	2,815.0	10%	2,359,893	3.5%
Commercial												
Total:	64.5	0%	423,000	0.6%	321.7	1%	3,005,371	3.4%	52.1	0%	1,337,454	2.0%
Public, Community Service, Recreation												
Total:	74.1	0%	275,100	0.4%	411.9	1%	777,800	0.9%	5,461.4	19%	76,200	0.1%
Industrial												
Storage, Warehouse, Distribution	98.5	0%	135,600	0.0%	44.8	0%	983,100	0.1%	14.2	0%	372,800	0.6%
Manufacturing/ Mining	19.1	0%	701,100	0.5%	281	1%	650,940	0.5%	109.5	0%	454,100	0.7%
Total Industrial/ Mining	117.6	1%	836,700	1.2%	326	1%	1,634,040	1.8%	123.7	0%	826,900	1.2%
Utility and Transportation												
Total:	1.3	0%	2,740,734	4.0%	711.9	2%	5,742,061	6.5%	386.7	1%	5,146,937	7.7%
TOTAL:	22,682	100%	68,420,671	100%	30,194	100%	88,342,358	100%	28,289	100%	67,104,514	100%

SOURCE: Real Property Tax Records provided by the Orleans County Office of Real Property Tax Services
Acreages estimated from tax maps digitized by Stuart I. Brown Associates

Summary of Taxable Assessment and Acreage by Land Use Classification Western Orleans County

Assessor's Property Classification	MEDINA				LYNDONVILLE			
	Acres		Assessment		Acres		Assessment	
	#	%	Amount (\$)	%	#	%	Amount (\$)	%
Agricultural								
Total:	139.1	8%	256,605	0.2%	194.7	30%	325,332	1.5%
Residential								
Single Family Residence	552.1	32%	75,688,618	55.6%	175.5	27%	14,384,307	64.6%
Two Family Residence	53.07	3%	11,962,116	8.8%	7.8	1%	1,115,650	5.0%
Three Family Residence	8.2	0%	2,051,417	1.5%	0.54	0%	105,400	0.5%
Seasonal Residence	0	0%	0	0.0%	0	0%	0	0.0%
Mobile Home	54.7	3%	2,645,485	0.1%	0.24	0%	24,700	0.1%
Multiple Residences	6.2	0%	1,258,100	0.9%	0	0%	190,820	0.9%
Apartments/Condominium	39.5	2%	9,214,400	6.8%	2.3	0%	552,100	2.5%
Total Residential	714	41%	102,820,136	75.6%	186	28%	16,372,977	74.0%
Vacant								
Total:	350	20%	1,682,890	1.2%	154	23%	209,100	0.9%
Commercial								
Total:	74.38	4%	16,789,455	12.4%	2.9	0%	1,425,300	6.4%
Public, Community Service, R								
Total:	27.2	2%	667,386	0.5%	77.9	12%	96,100	0.4%
Industrial								
Storage, Warehouse, Distribution	106.6	6%	2,045,598	0.0%	3.9	1%	284,100	0.0%
Manufacturing/ Mining	109	6%	5,470,200	4.0%	34.8	5%	2,477,900	11.2%
Total Industrial/ Mining	216	13%	7,515,798	5.5%	39	6%	2,762,000	12.5%
Utility and Transportation								
Total:	201.8	12%	6,186,506	4.6%	0.42	0%	937,396	4.2%
TOTAL:	1,722	100%	135,918,776	100%	655	100%	22,128,205	100%

**TABLE 2-9
REAL PROPERTY TAX RATES IN WESTERN ORLEANS COUNTY
2000 ASSESSMENTS**

PROPERTY TAX RATES IN TOWN OF YATES

	Inside Village of Lyndonville	Outside Village of Lyndonville
Orleans County Tax	\$7.21	\$7.23
Town of Yates Tax	\$4.24	\$6.49
Village of Lyndonville Tax	\$11.75	NA
Lyndonville School District Tax	\$15.32 **	\$15.32
Fire Protection District Tax	NA	\$0.62

PROPERTY TAX RATES IN TOWN OF RIDGEWAY

	Inside Village of Medina	Outside Village of Medina
Orleans County Tax	\$7.29	\$7.30
Town of Ridgeway Tax	\$1.86	\$2.63
Village of Medina Tax	\$13.48	NA
Lyndonville School Tax	NA	\$15.32 **
Medina School District Tax	\$19.77 **	\$19.77 **
Fire Protection District Tax	NA	\$1.48

PROPERTY TAX RATES IN TOWN OF SHELBY

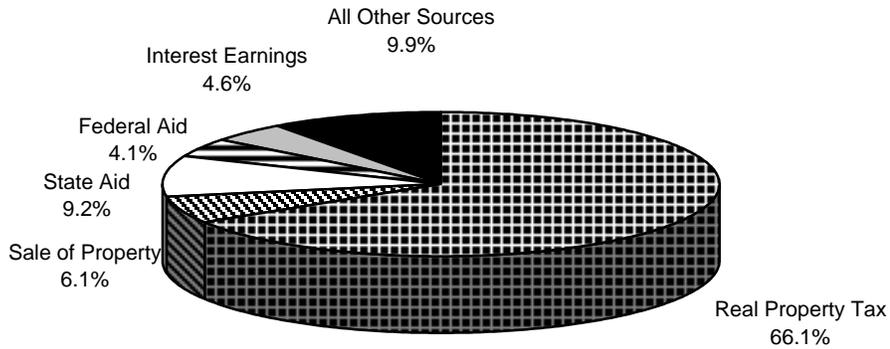
	Inside Village of Medina	Outside Village of Medina
Orleans County Tax	\$7.27	\$7.32
Town of Shelby Tax	\$2.66	\$3.78
Village of Medina Tax	\$13.48	NA
Medina School District Tax	\$19.77 **	\$19.77 **
Fire Protection District Tax	NA	\$1.26

Footnote: All tax rates are per thousand dollars of assessed property value.

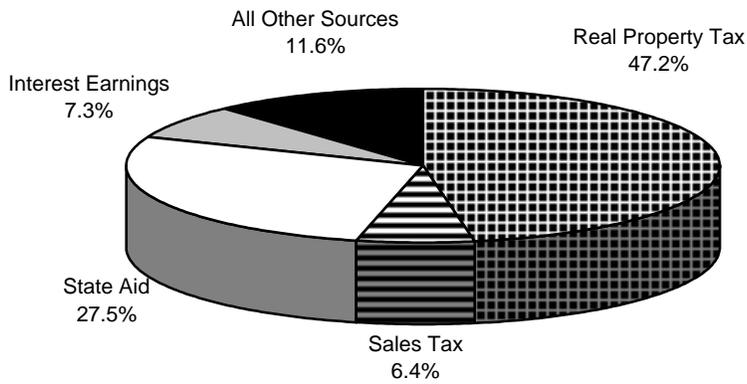
** Figures represent 1999 tax rates for school districts.

Source: Orleans County Real Property Tax Services Office

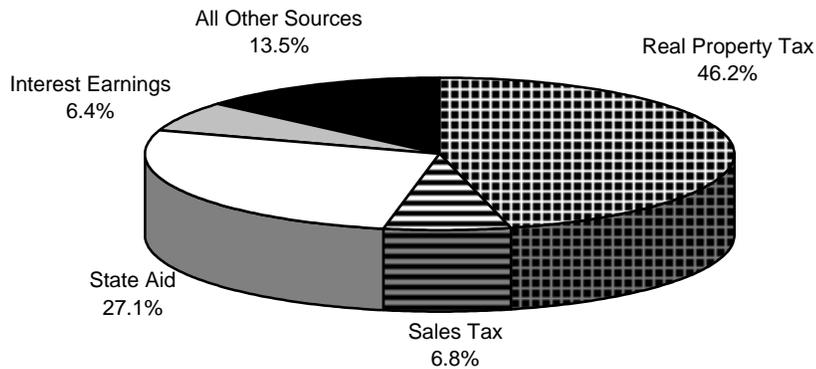
FIGURE 2-28
SOURCES OF GENERAL FUND REVENUE - TOWNS
FISCAL YEAR ENDED 1999



Town of Yates



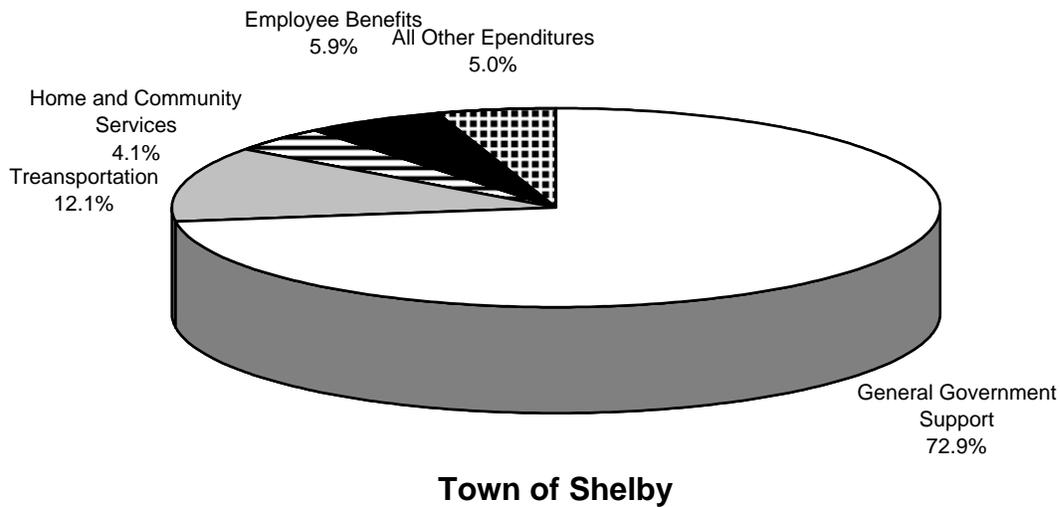
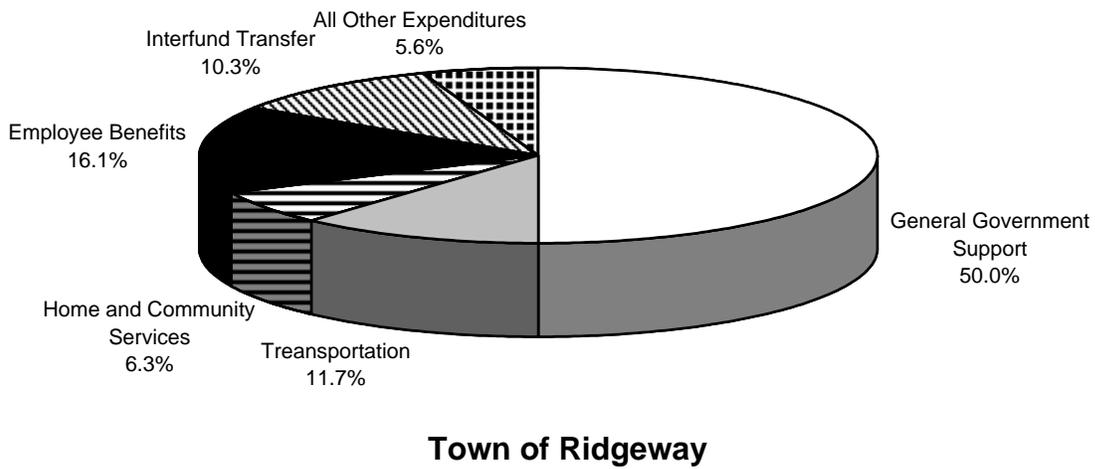
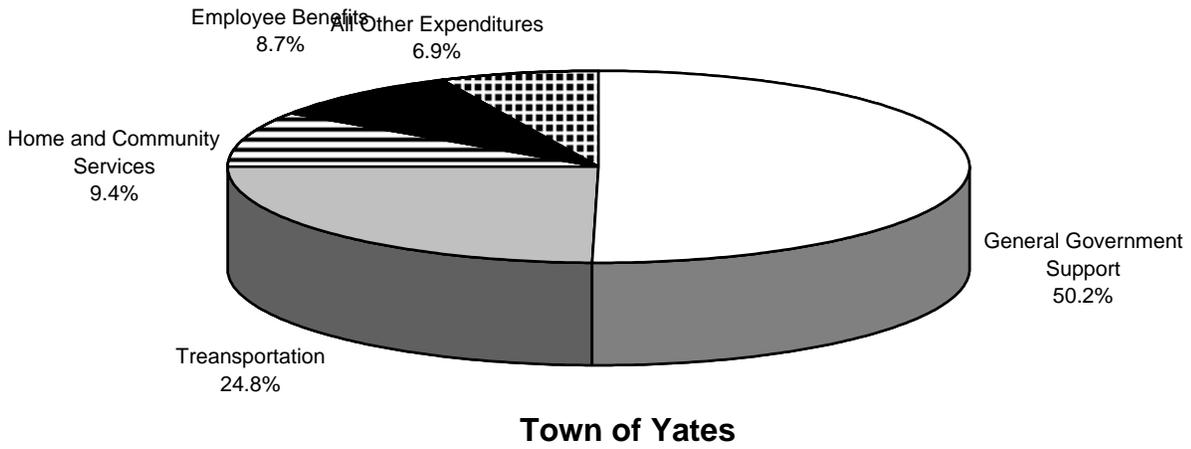
Town of Ridgeway



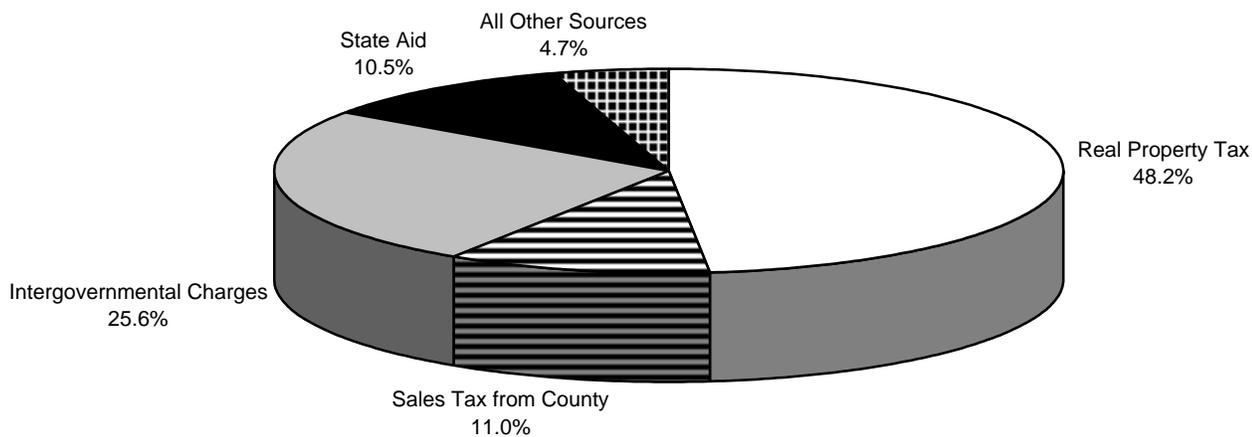
Town of Shelby

Sources: Annual Financial Report Update Documents for Fiscal Year Ended 1999 for Towns of Yates, Ridgeway and Shelby.

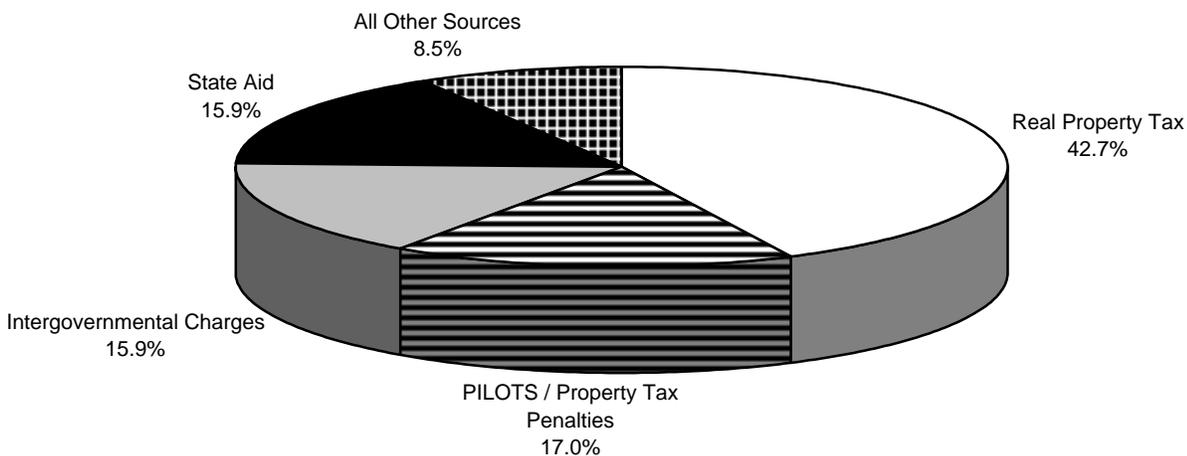
**FIGURE 2-29
GENERAL FUND EXPENDITURES - TOWNS
FISCAL YEAR ENDED 1999**



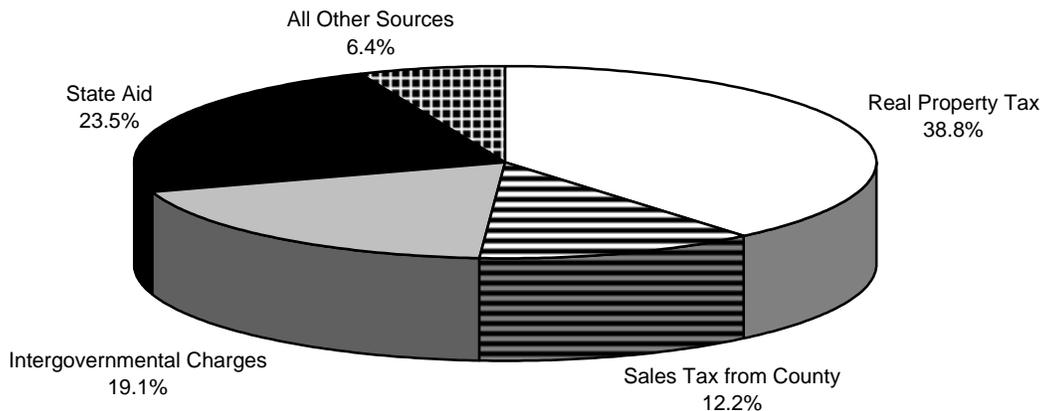
**TABLE 2-30
SOURCES OF HIGHWAY REVENUE - TOWNS
FISCAL YEAR ENDED 1999**



Town of Yates



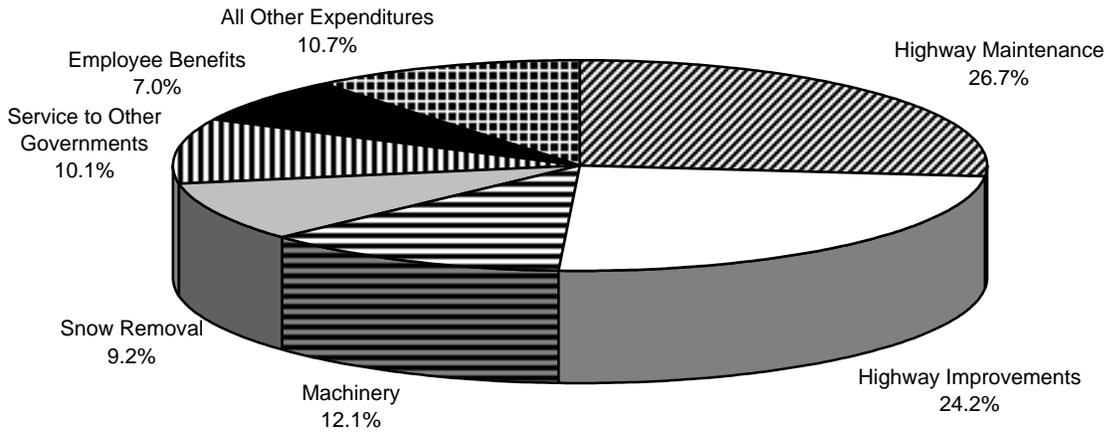
Town of Ridgeway



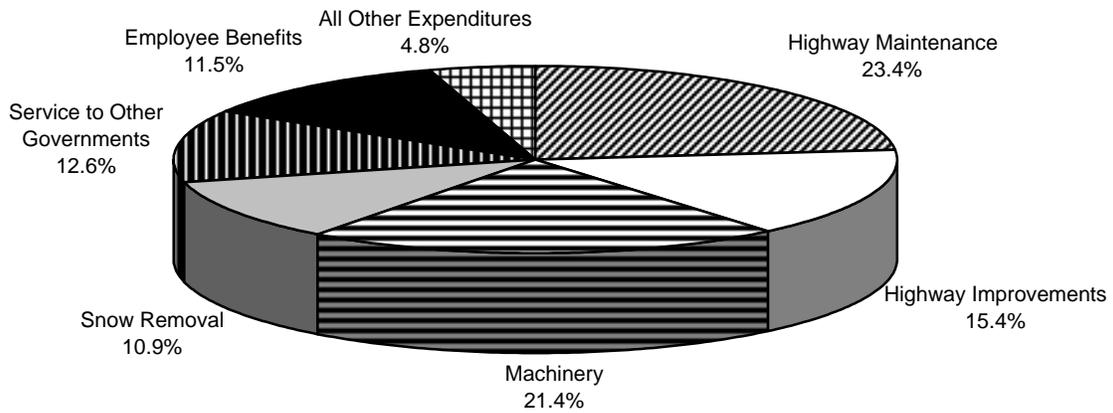
Town of Shelby

Sources: Annual Financial Report Update Document for Fiscal Year Ended 1999 for Towns of Yates, Ridgeway and Shelby

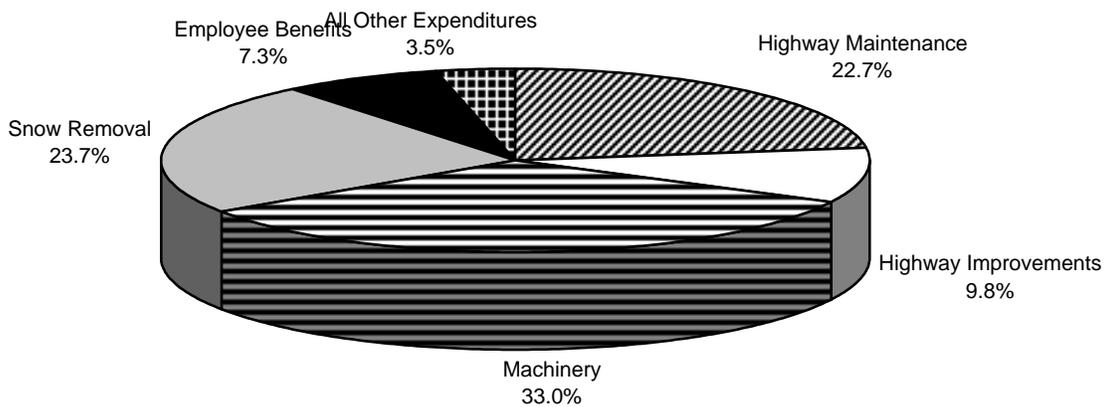
**FIGURE 2-31
HIGHWAY FUND EXPENDITURES - TOWNS
FISCAL YEAR ENDED 1999**



Town of Yates



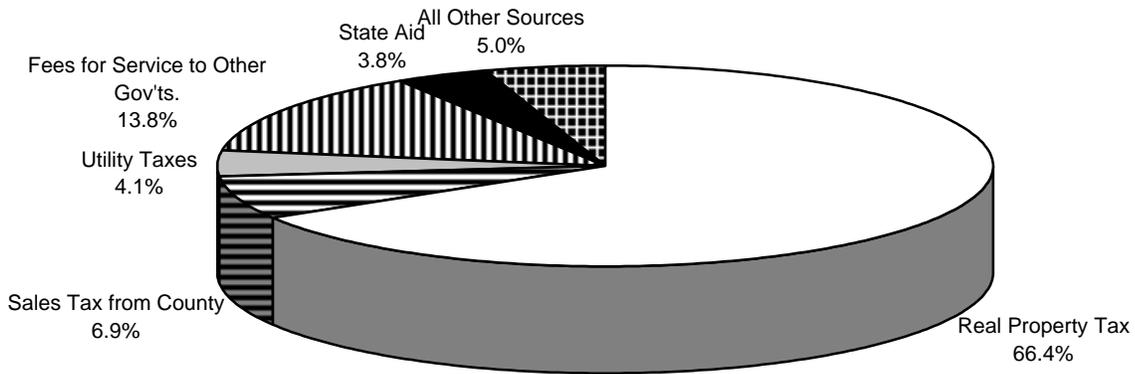
Town of Ridgeway



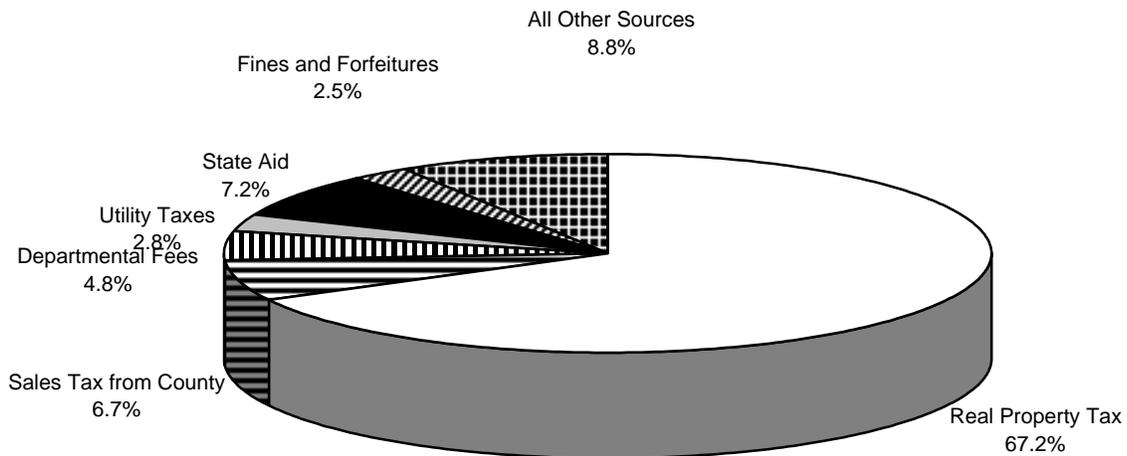
Town of Shelby

Sources: Annual Financial Report Update Document for Fiscal Year 1999 for Towns of Yates, Ridgeway and Shelby

**FIGURE 2-32
SOURCES OF GENERAL FUND REVENUE - VILLAGES
FISCAL YEAR ENDED 1999**



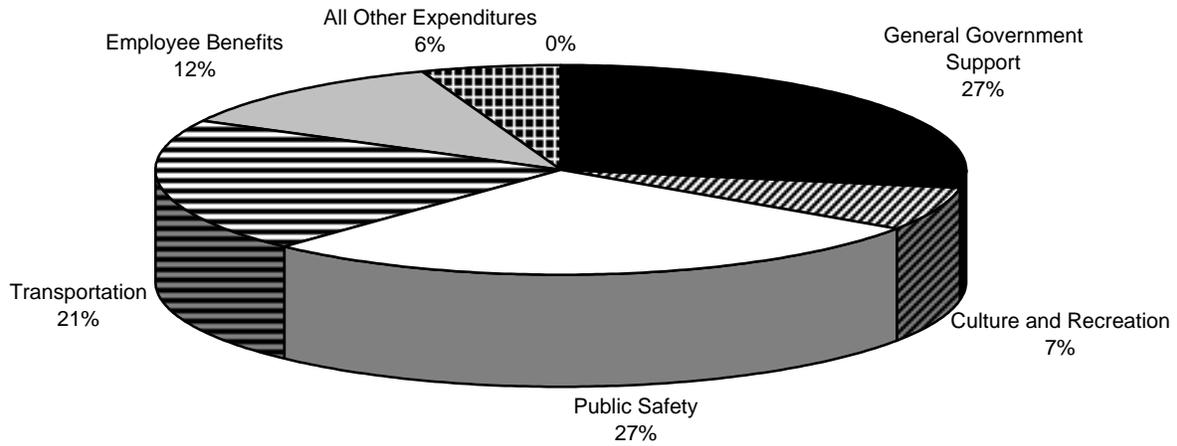
Village of Lyndonville



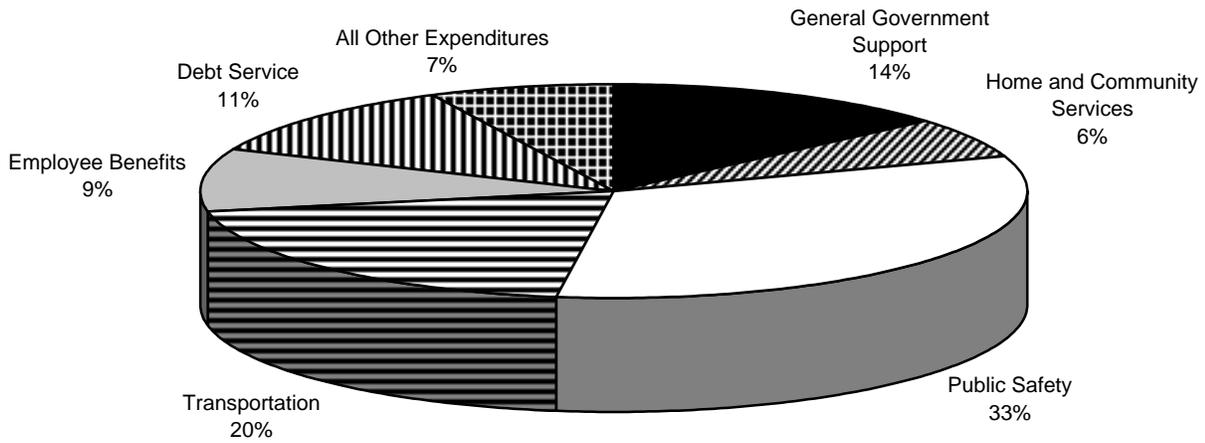
Village of Medina

Sources: Annual Financial Report Update Document for Fiscal Year Ended 1999 for Villages of Lyndonville and Medina

**FIGURE 2-33
GENERAL FUND EXPENDITURES - VILLAGES
FISCAL YEAR ENDED 1999**



Village of Lyndonville



Village of Medina

**TABLE 2-10
INTERMUNICIPAL AGREEMENTS**

Type of Agreement	Parties to Agreement	Agreement Provisions
Ambulance Service	Towns of Yates, Ridgeway and Shelby and Village of Medina	The Village of Medina agrees to provide ambulance back-up service to the Rural Metro ambulance for ambulance calls inside the Towns of Yates and Shelby.
Water Supply	Town of Ridgeway and Town of Hartland (in Niagara County)	The Town of Hartland agrees to sell drinking water to the Town of Ridgeway.
Water Supply	Towns of Ridgeway and Shelby	The Town of Ridgeway agrees to sell drinking water to the Town of Shelby
Water Supply	Town of Ridgeway and Village of Medina	The Town and Village agree to mutually sell each other water as needed.
Water Supply	The Village of Medina and Towns of Ridgeway and Shelby	The Village agrees to supply water to the water districts in the Towns of Ridgeway and Shelby.
Joint Equipment Purchase, Use and Maintenance	Towns of Yates, Ridgeway, and Shelby and the Town of Hartland (in Niagara County)	The towns agree to share in the use of certain highway and water department equipment and to share in the cost of the equipment purchase and maintenance.
Joint Equipment Purchase, Use and Maintenance	Towns of Ridgeway, Shelby, Barre, Clarendon and Murray	The towns agree to share in the use of certain highway and water department equipment and to share in the cost of the equipment purchase and maintenance.
Fire Service	Town of Yates and Village of Lyndonville	The Village of Lyndonville agrees to provide fire service to the Town of Yates
Water Supply and Cost Sharing	Town of Yates and Village of Lyndonville	The Village of Lyndonville agrees to sell water to the Town of Yates and the Town of Yates agrees to share in the cost of upgrading the Village's water system.
Fire Service Mutual Aid	All Fire Departments in Orleans County	All of the fire departments agree to provide emergency assistance (i.e., equipment and manpower) to other fire departments within Orleans County upon request.
EMS Mutual Aid	All Fire Departments in Orleans County and Rural Metro Ambulance Service	All fire departments and Rural Metro Ambulance Service agree to provide emergency assistance (i.e., equipment and manpower) to other fire departments and ambulance services within Orleans County upon request.
Sewage Pumping	Town of Ridgeway and Village of Medina	The Town of Ridgeway agrees to pump sewage from the Hamlet of Knowlesville to the Village of Medina for treatment.
Summer Recreation	Town of Yates and Village of Lyndonville	The Village of Lyndonville agrees to provide summer recreational programming to children from the Town of Yates.
Summer Recreation	Towns of Ridgeway and Shelby and Village of Medina	The Towns of Ridgeway and Shelby and the Village of Medina formed a joint recreation commission to provide a joint summer youth recreation program.

2-119

Source: Information provided by Town and Village Clerks, Town Supervisors, and Village Mayors (1999)

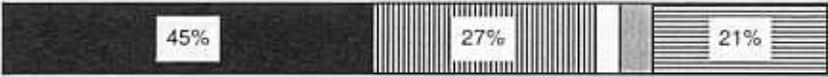
Western Orleans Comprehensive Plan

APPENDIX A

Summary of Residents Survey Results

For 1-5, indicate how well your needs for the following services are being met.

1. Ambulance Service



2. Fire Department



3. Village Police



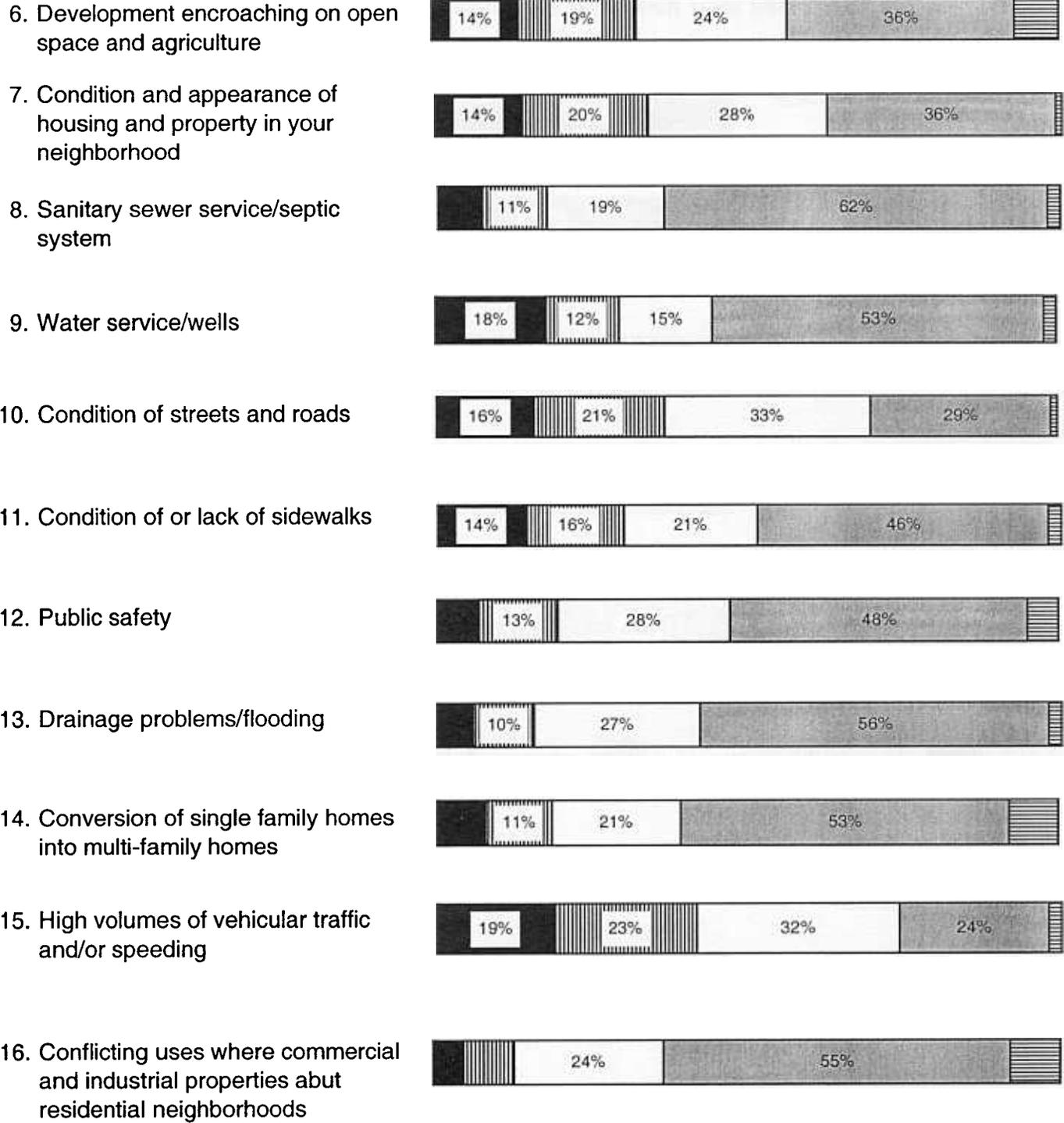
4. County Sheriff



5. State Police



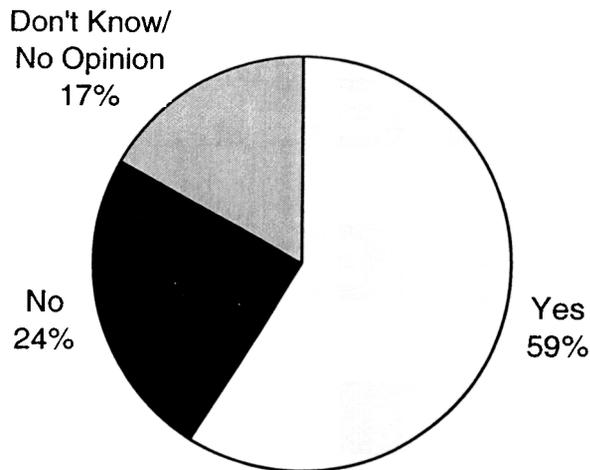
For 6-16, identify how serious a concern each of the following is to you.



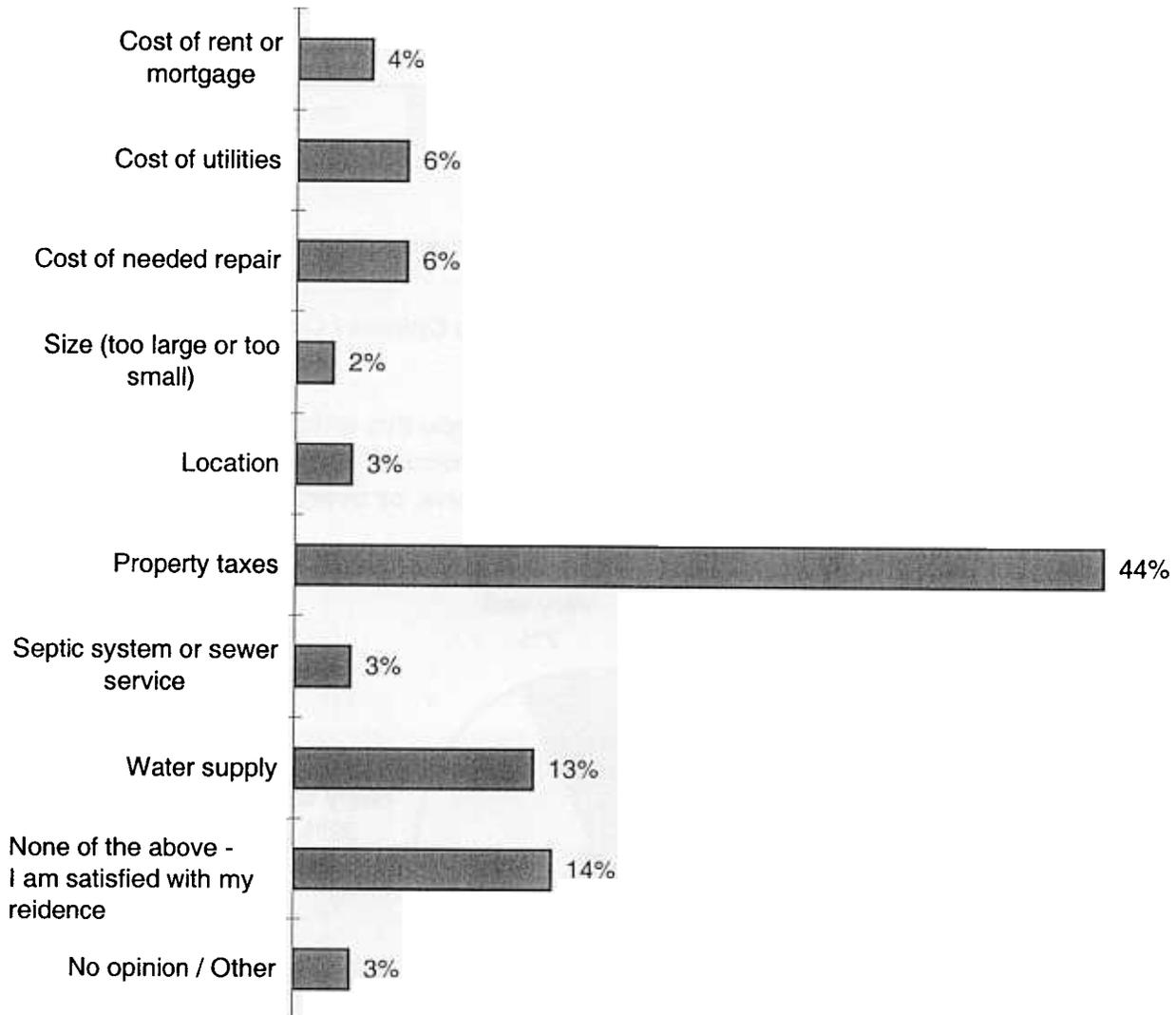
Very Serious
 Serious Problem
 Minor Problem

Not a Problem / Does Not Apply
 No Opinion / Other

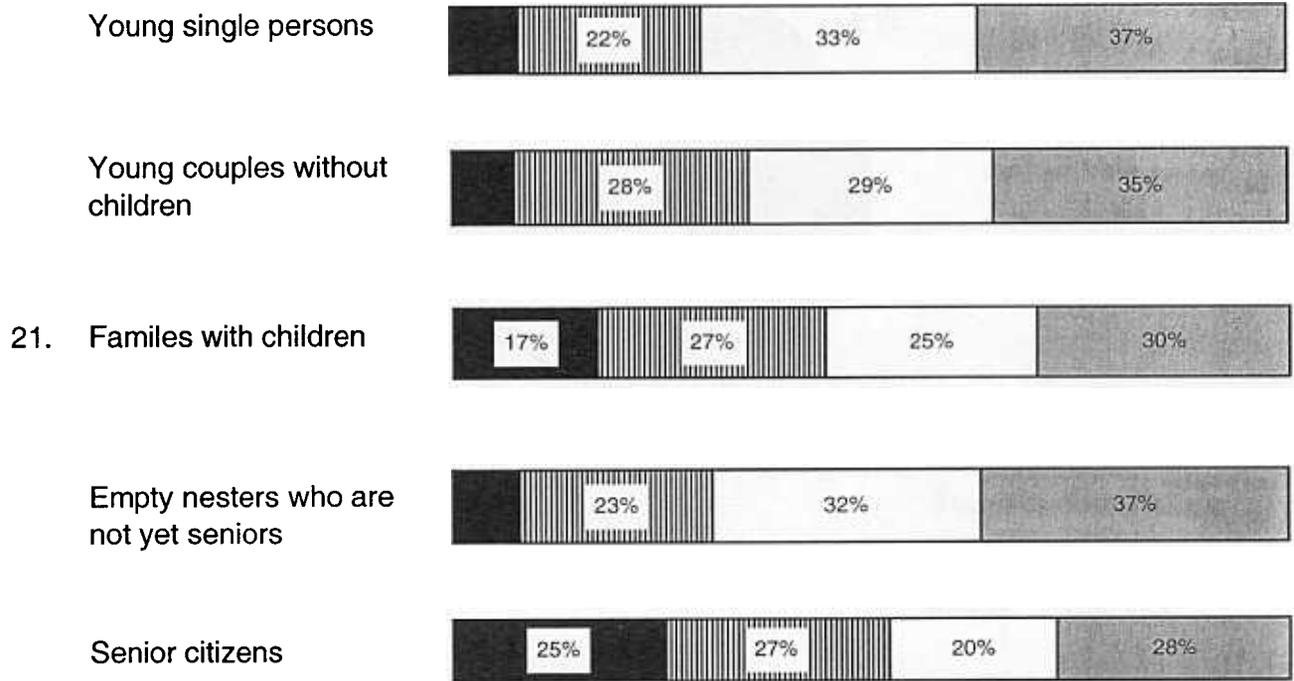
17. Do you think the villages and towns should pursue grant funds to assist lower income households to make needed housing repairs?



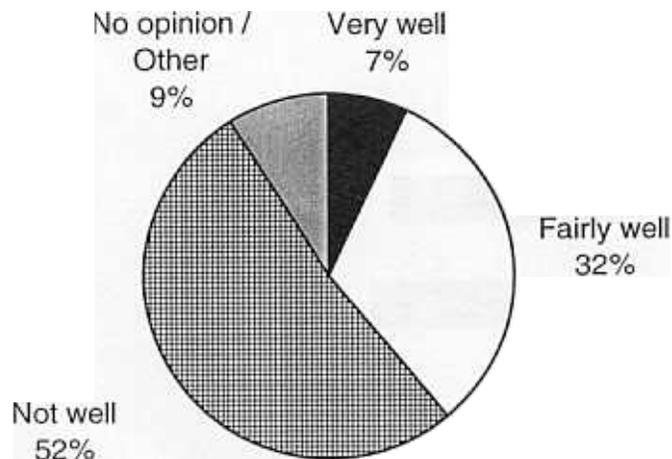
18. Which one of the following is your most serious concern about your current residence?



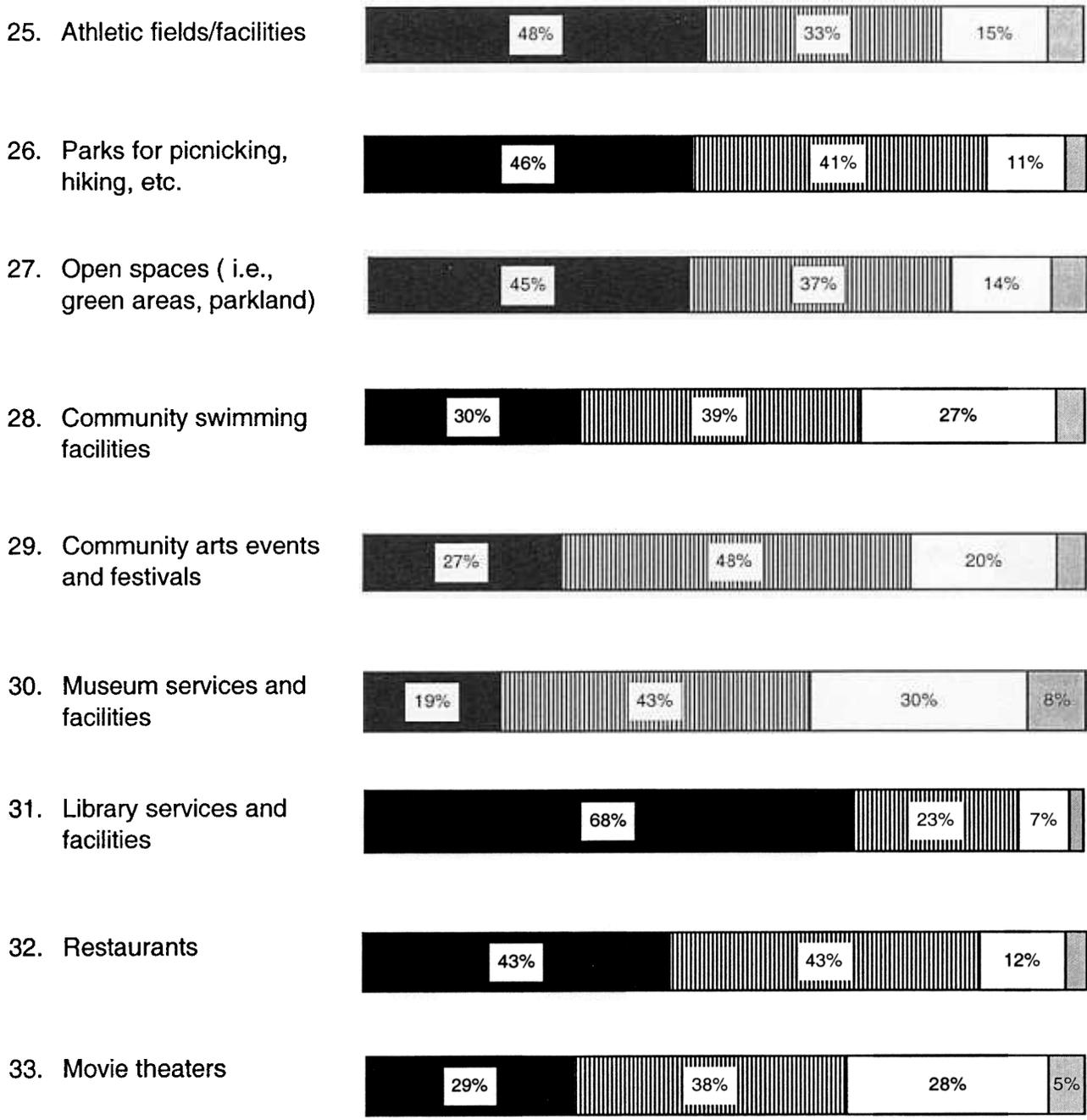
For 19-23, rate the need for new housing in your community to meet the requirements for each of the following household types.



24. How well do you think the Town or Village in which you live enforces its regulations in order to clean up properties that have become eyesores due to poor maintenance, the accumulation of junk and debris, or overgrow yards?



For 25-33, with regard to the quality of life, how important is it that each of the following be available in the area in the future?

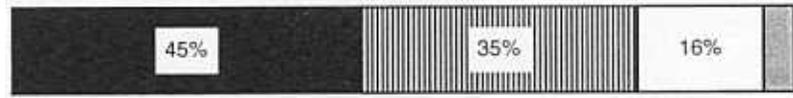


Very Important
 Not Important

Somewhat Important
 Don't Know / No Opinion

For 34-36, how important is it that each of the following be further enhanced and developed to permit increased accessibility and greater recreational use?

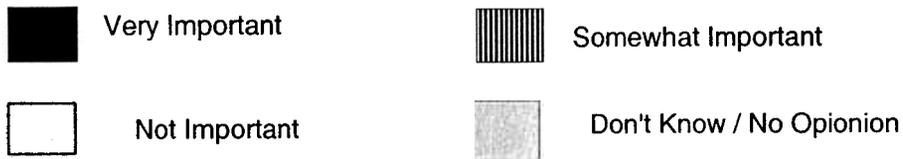
34. Erie Canal



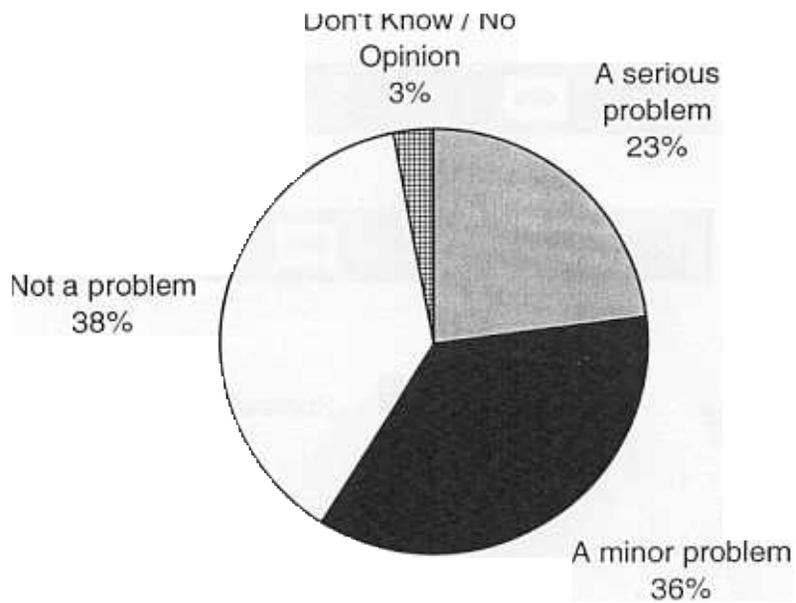
Lake Ontario Shoreline



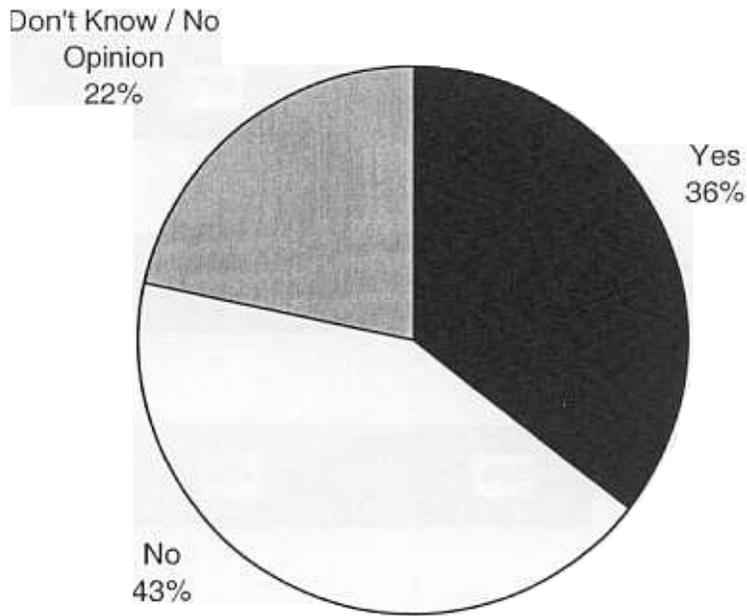
Glennwood Lake / Oak Orchard Creek



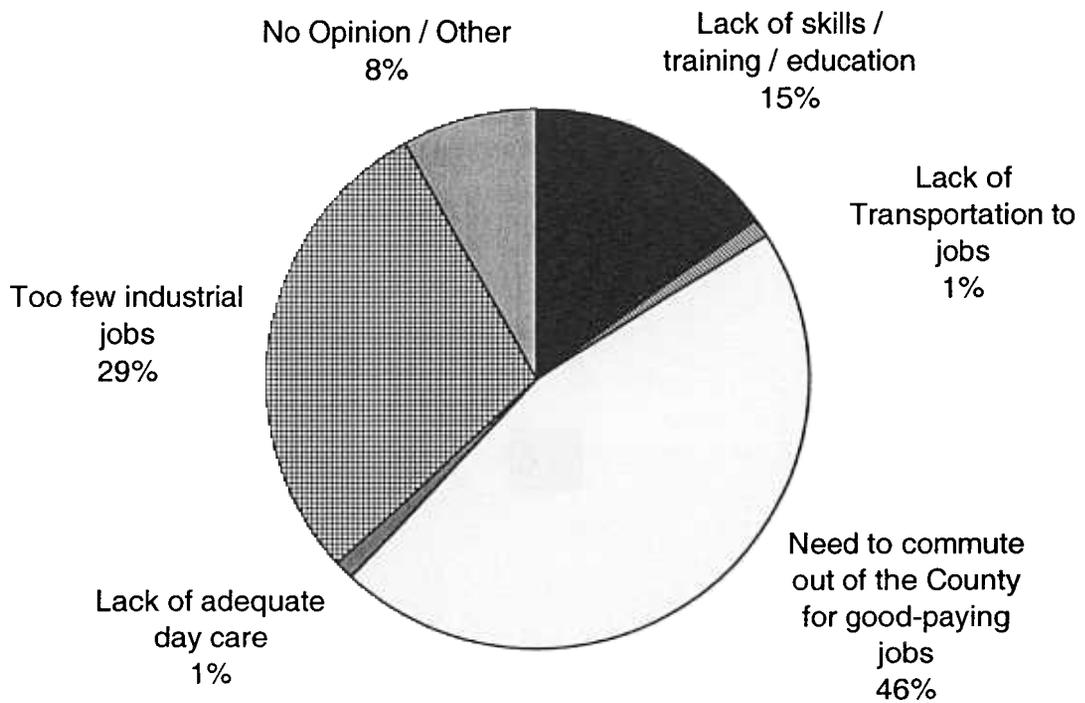
37. How do you view the current volume of truck traffic in your community?



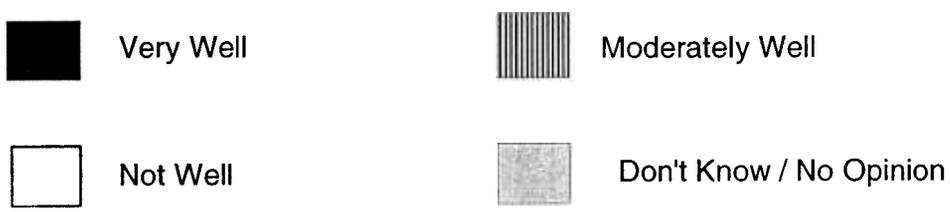
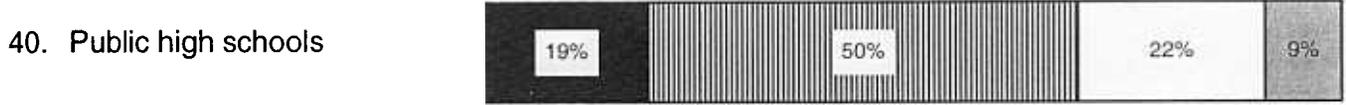
38. Is there a need for public transportation in your community?



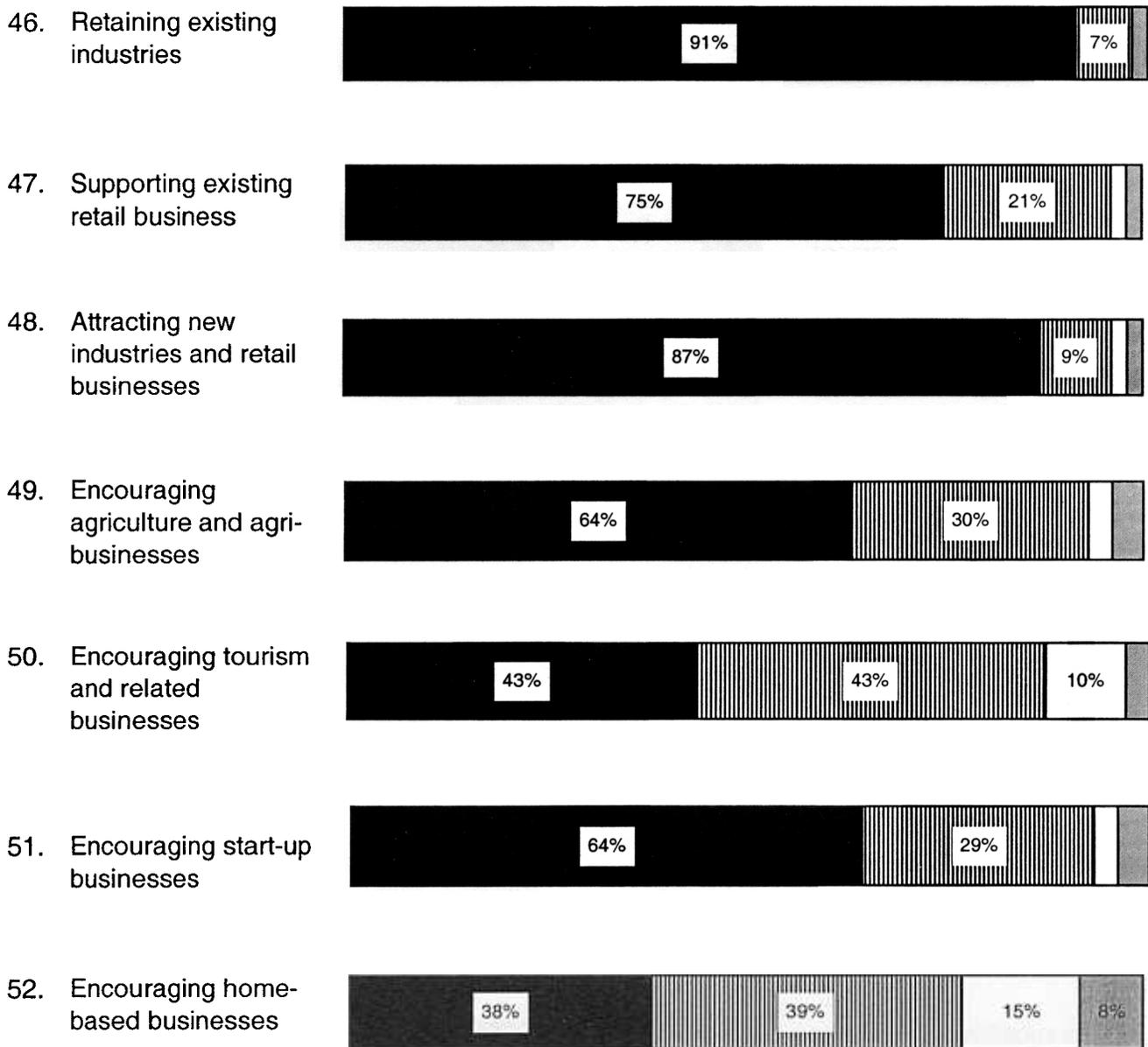
39. Which one of the following is the biggest obstacle that prevents the residents of western Orleans County from attaining a higher standard of living?



For 40-45, rate how well each of the following agencies or training programs prepares residents for employment.



For 46-52, rate how important each of the following is to the economic health of western Orleans County.



Essential



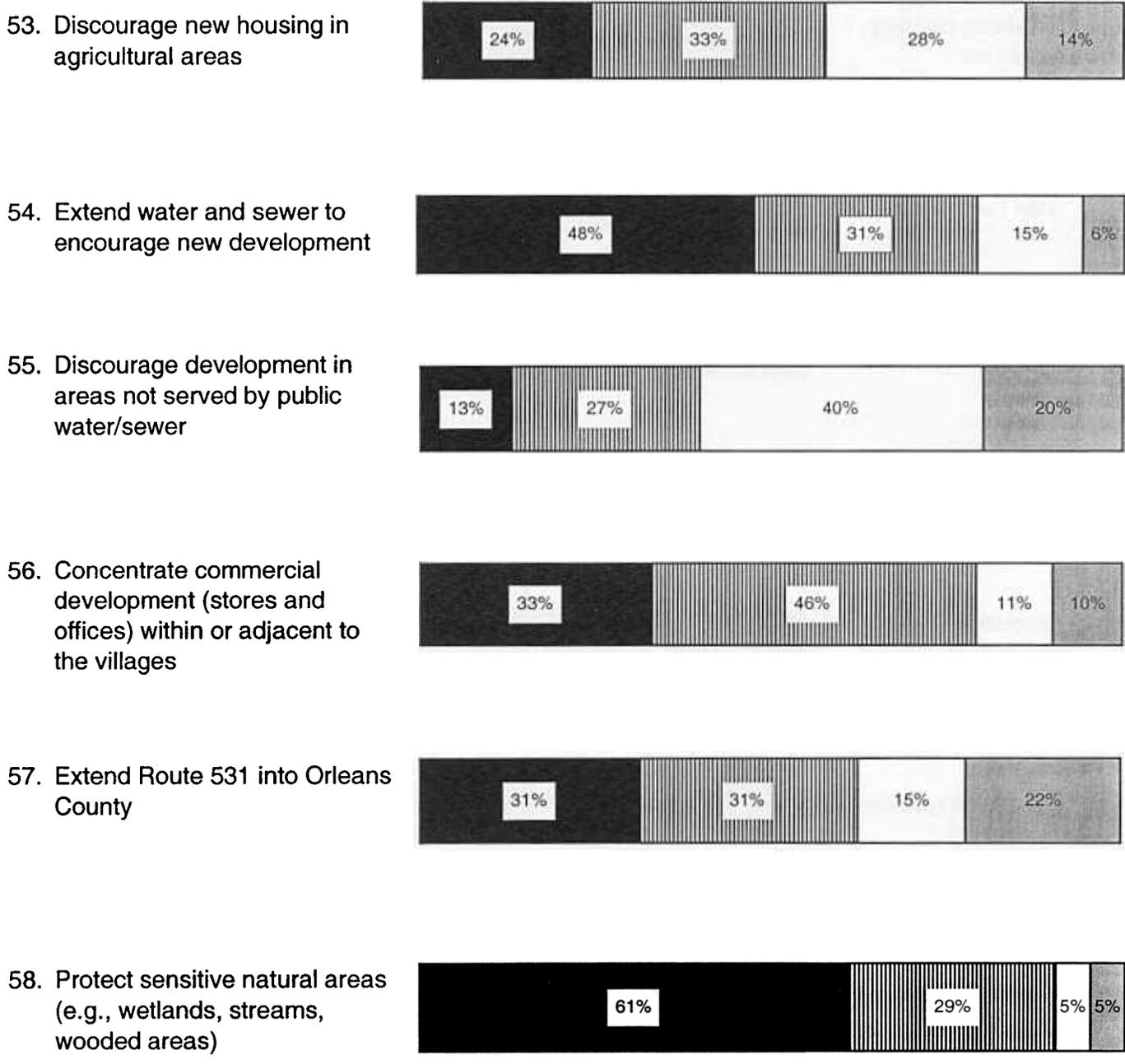
Important, but not a top priority

Not Important



Don't Know / No Opinion

For 53-58, rate the importance of each of the following development policies to western Orleans County.



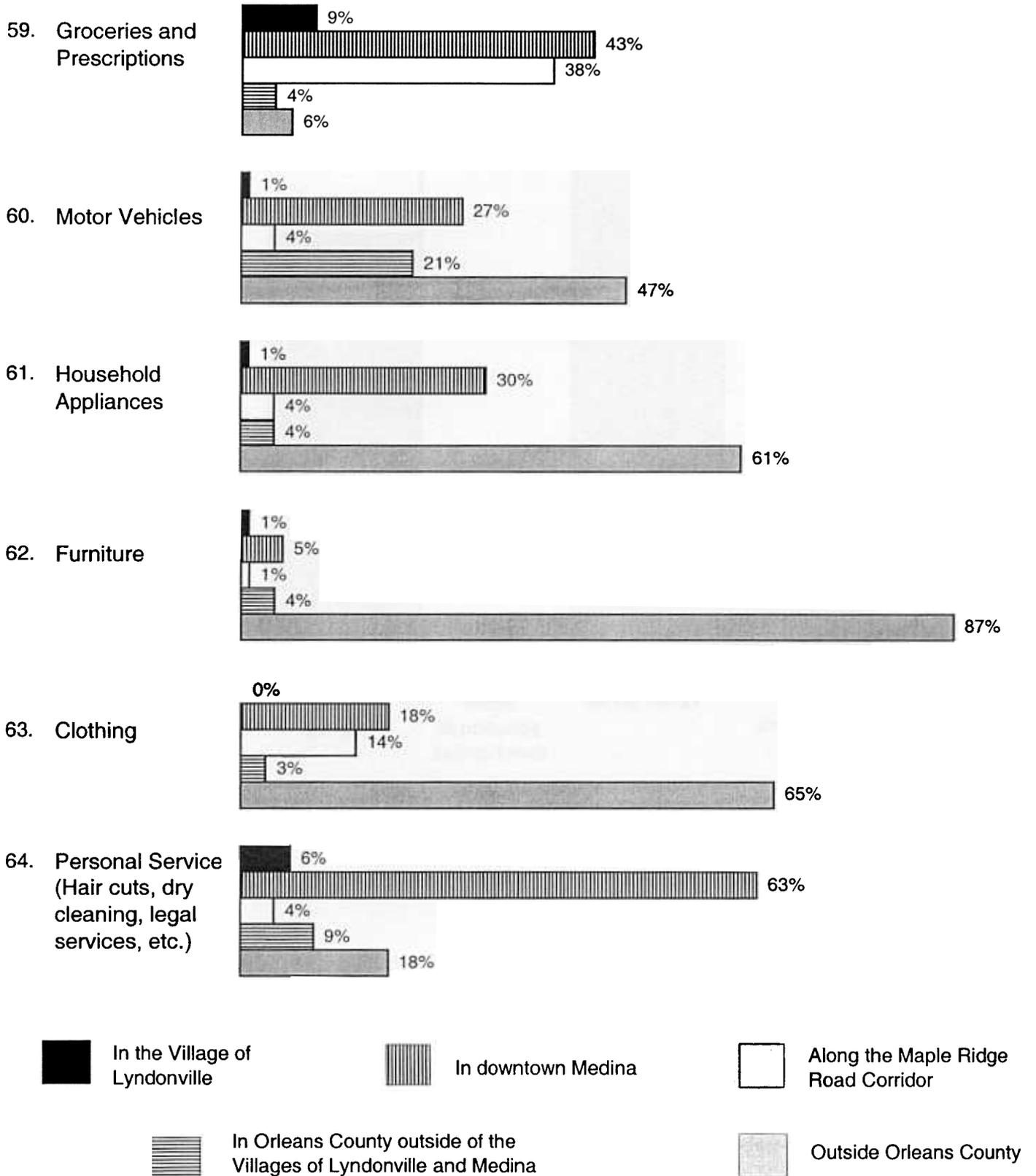
 Essential

 Desirable

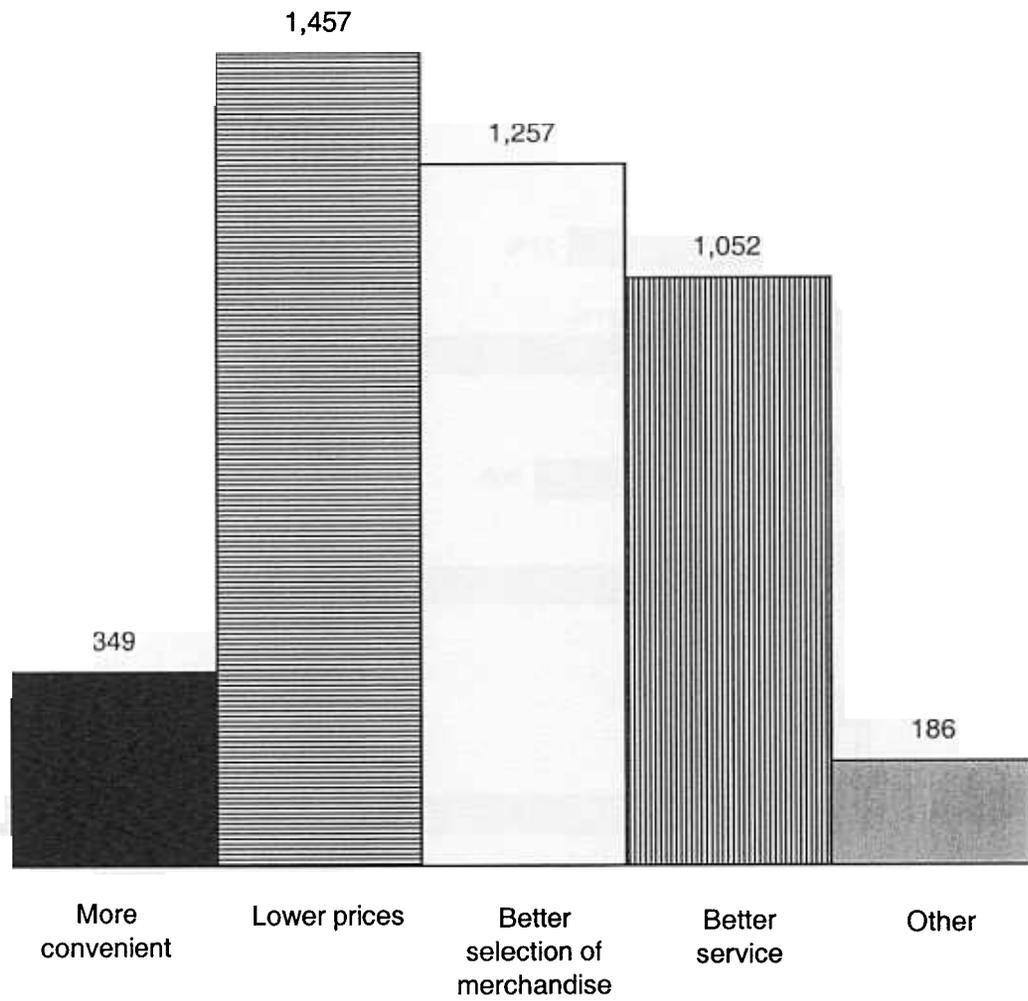
 Not Desirable

 Don't Know / No Opinion

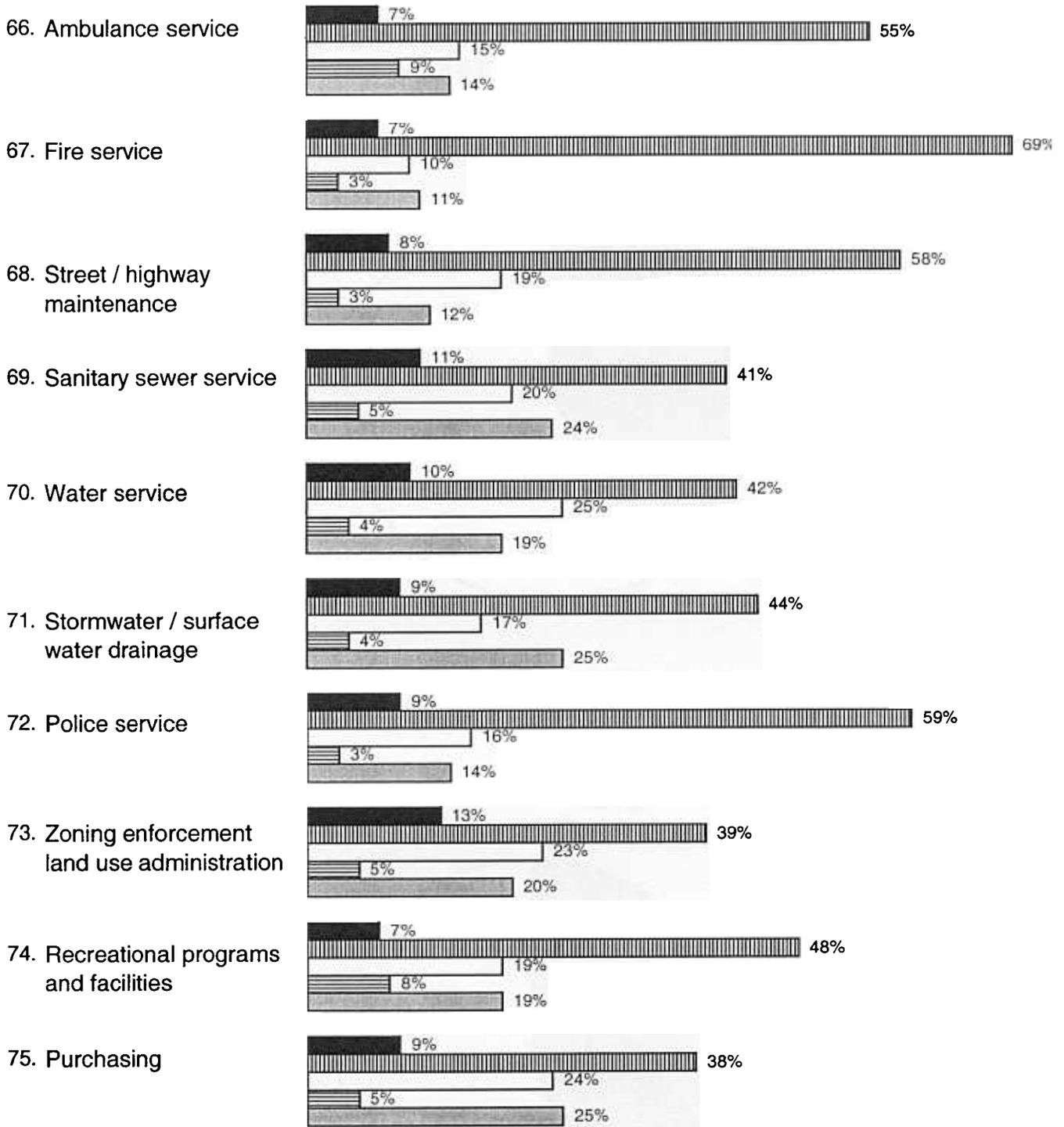
For 59-64, indicate where you usually shop for the following:



65. Which of the following are the reasons you shop outside of Orleans County?
Select all that apply.



For 66-75, indicate the most appropriate way to provide each service.



Individual entities not cooperating with other entities

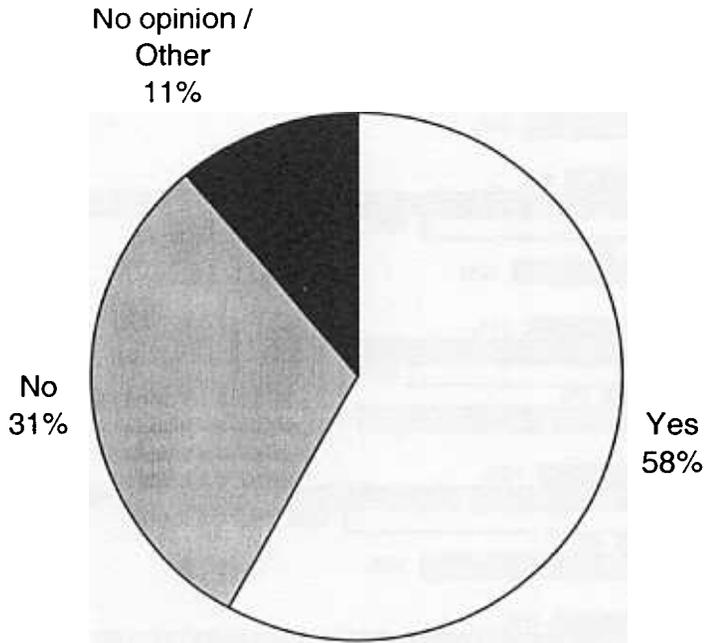
Individual entities cooperating with other entities

Single entity formed through a merger

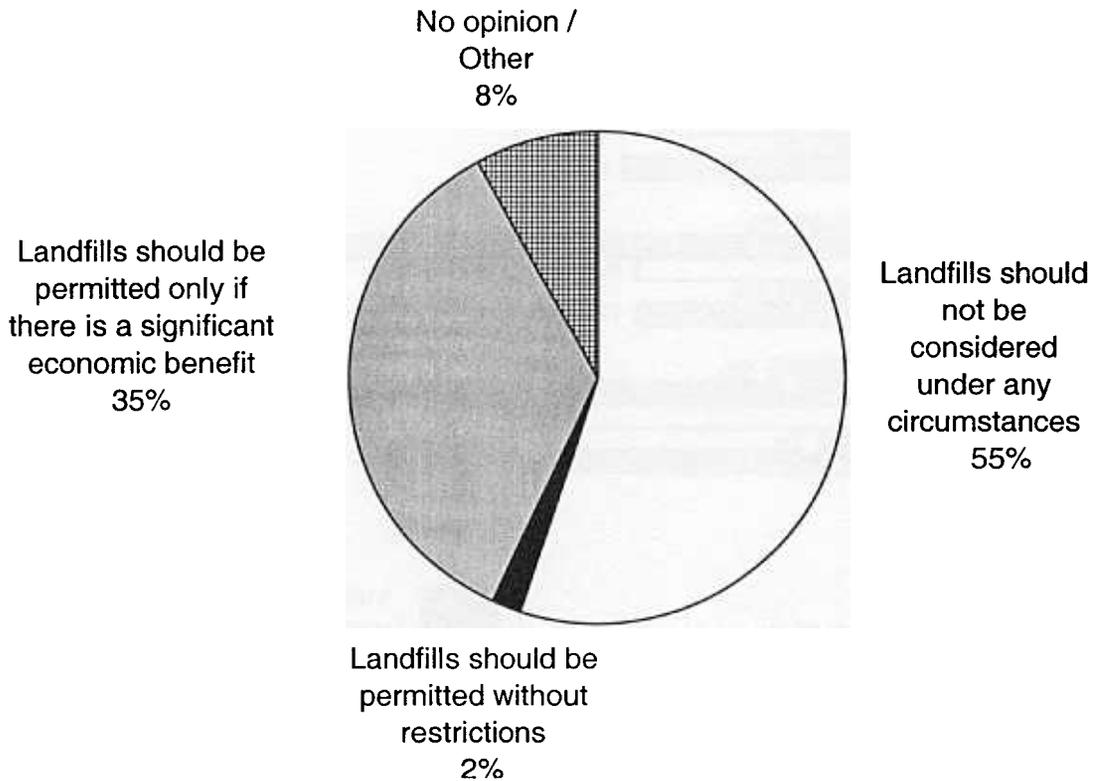
Private organization

No opinion / Other

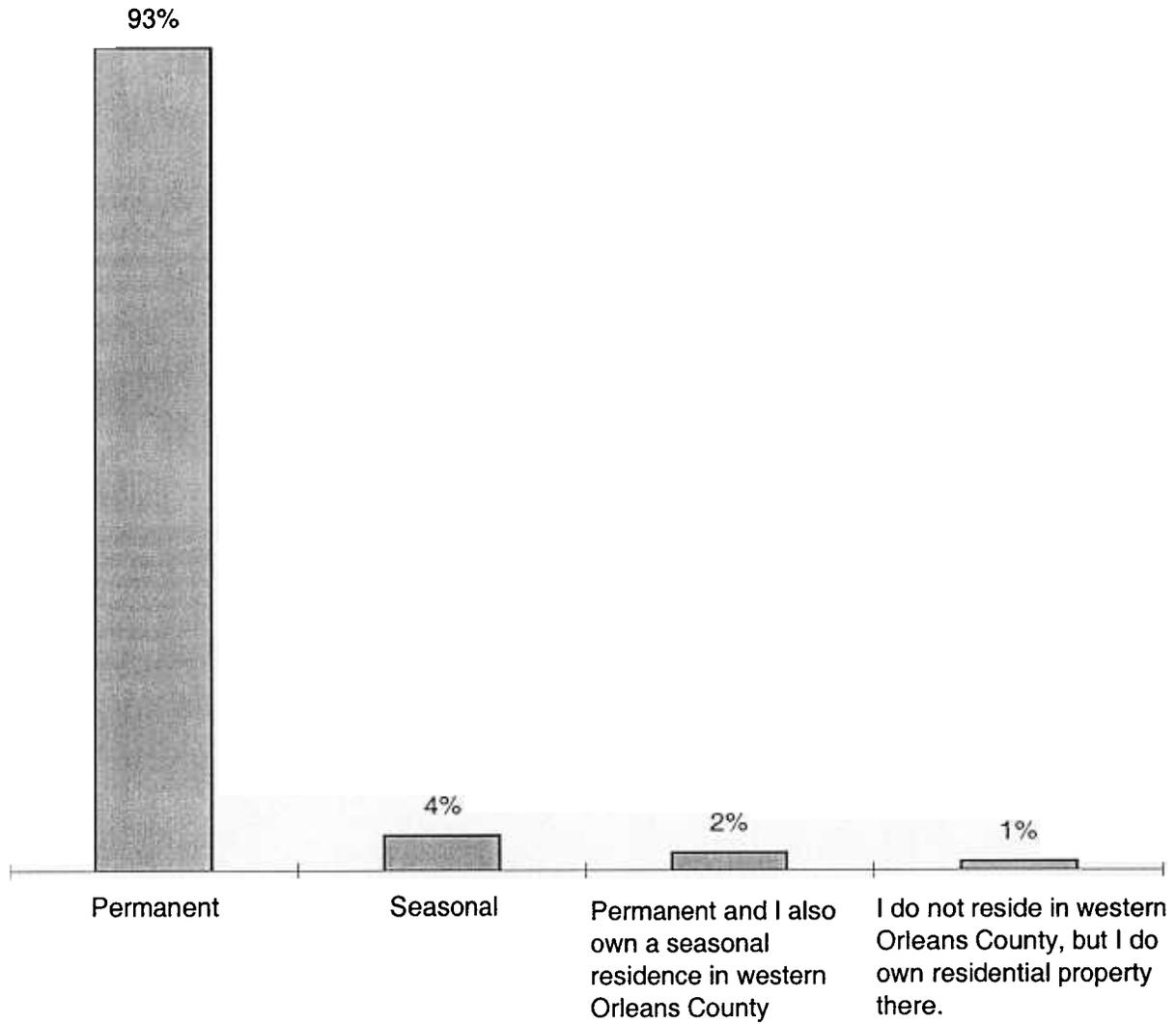
76. Do you think the villages and towns in western Orleans County should jointly conduct a study to determine if local government can be streamlined through the consolidation or merger of some or all of the villages and towns?



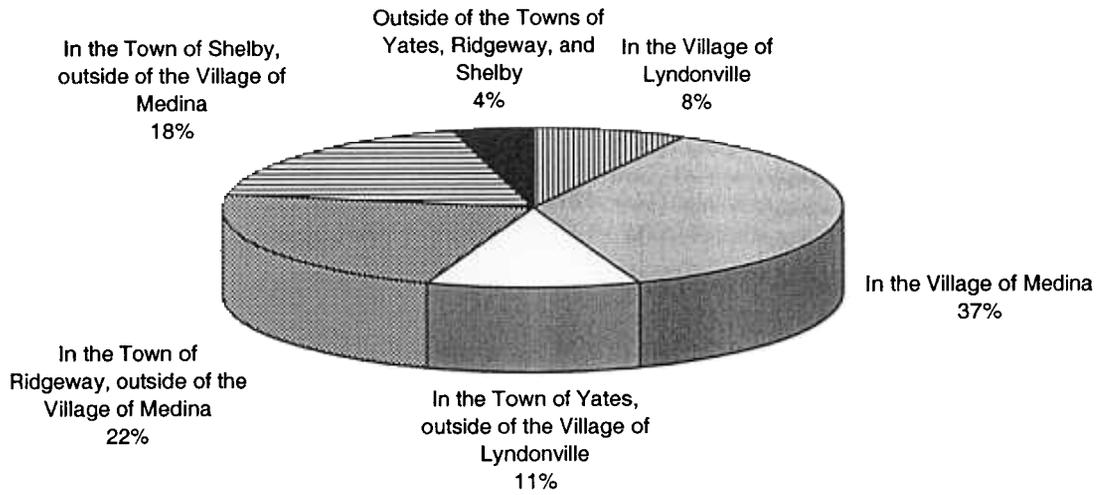
77. What policy should your community have regarding landfills?



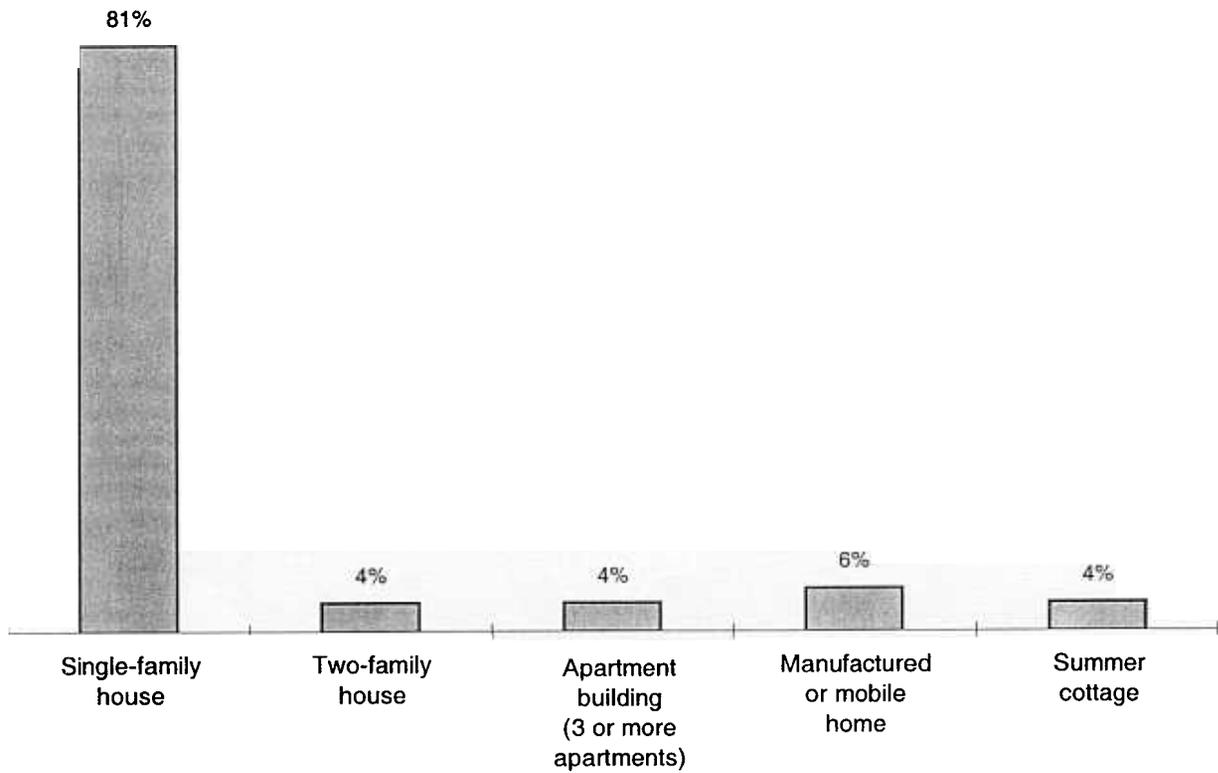
79. Are you a permanent or seasonal resident of any of the following municipalities: Towns of Yates, Ridgeway, Shelby or the Villages of Lyndonville or Medina?



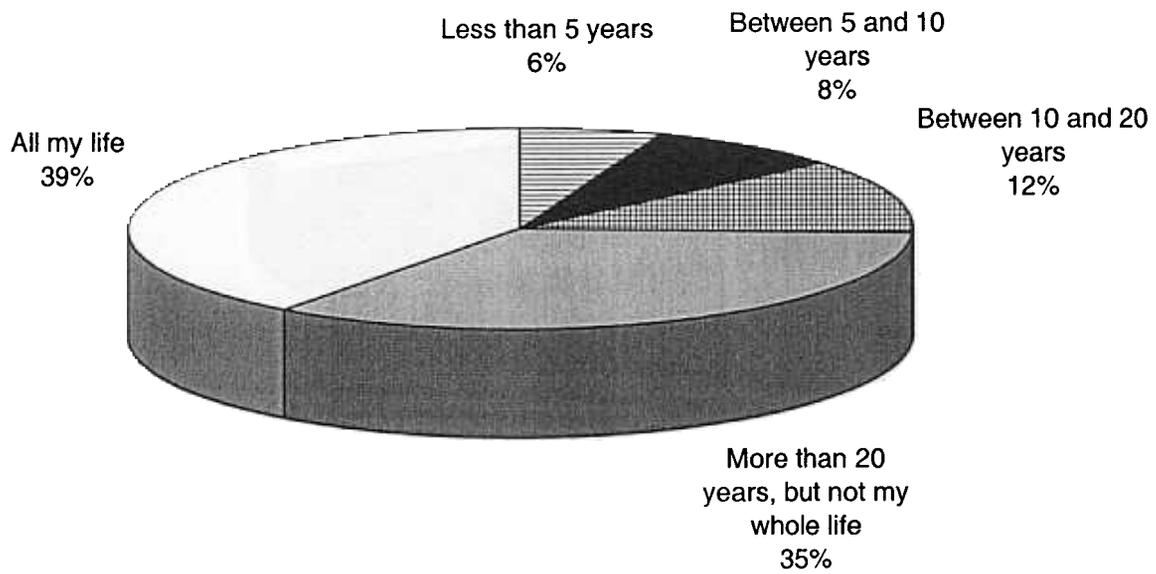
80. Where is your principal place of residence?



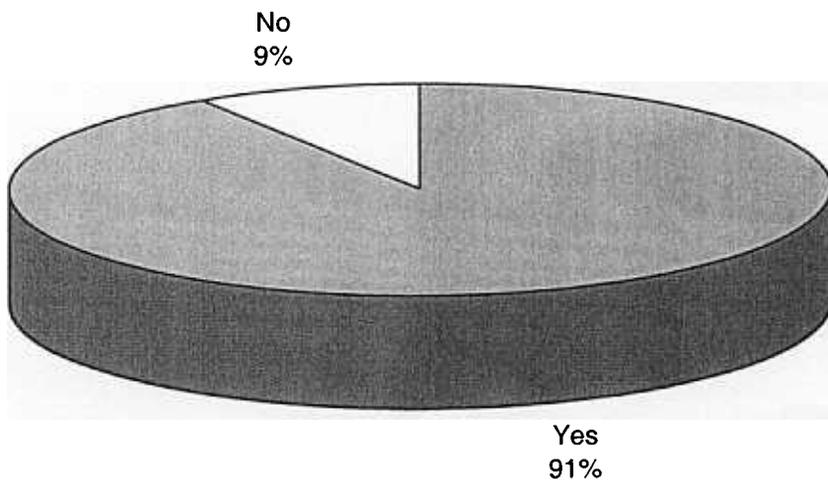
81. Which of the following best describes the type of housing in which you reside in Orleans County?



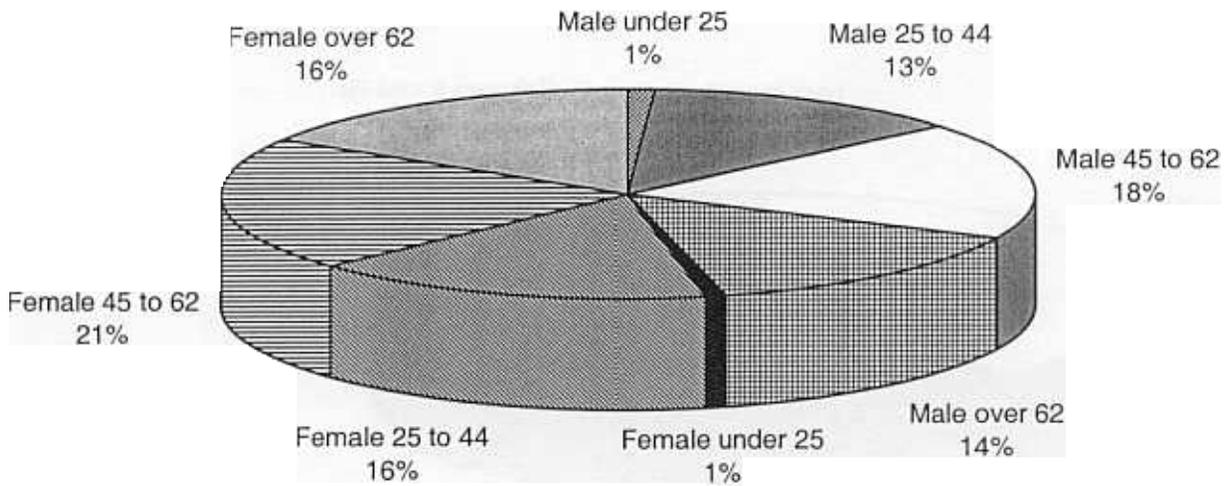
82. How long have you lived in western Orleans County?



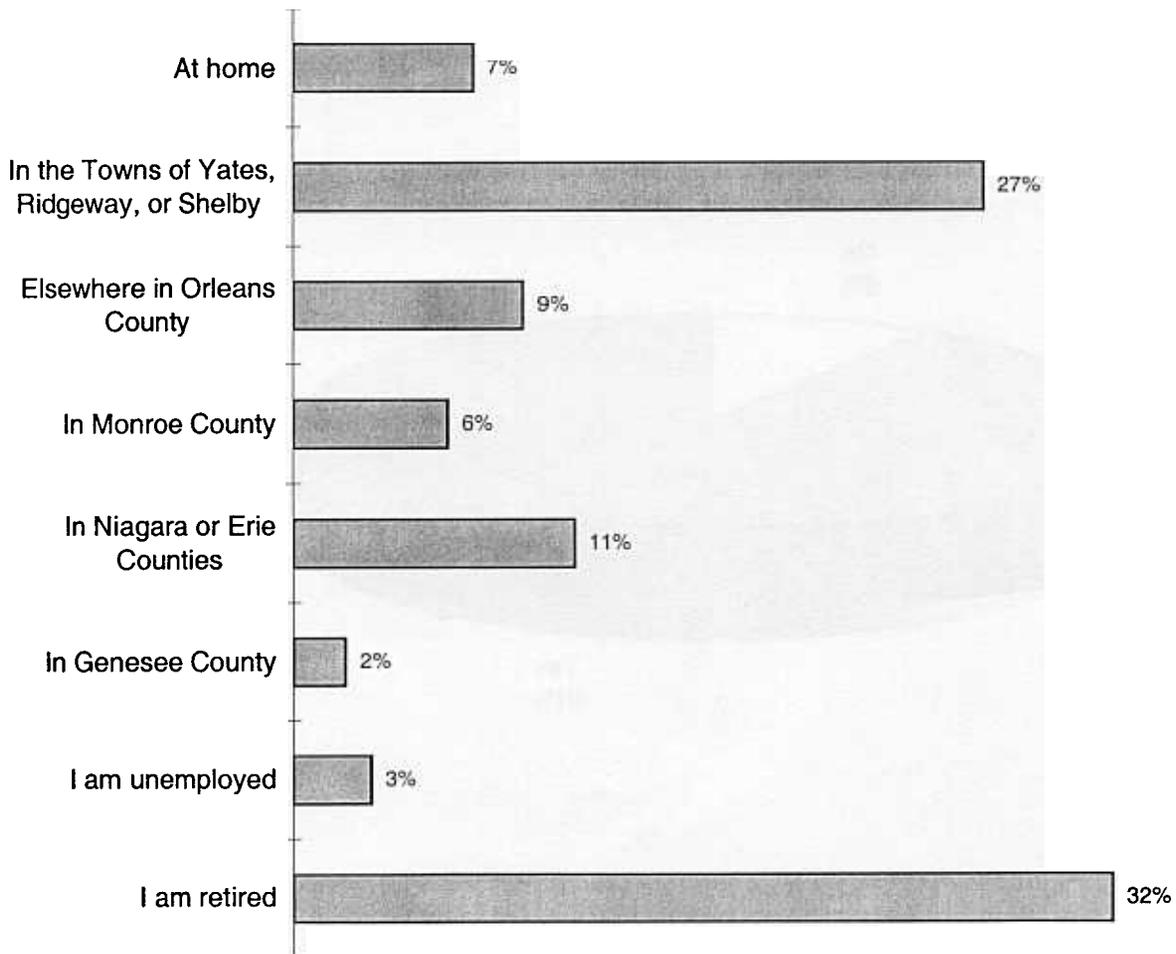
83. Do you own your own home?



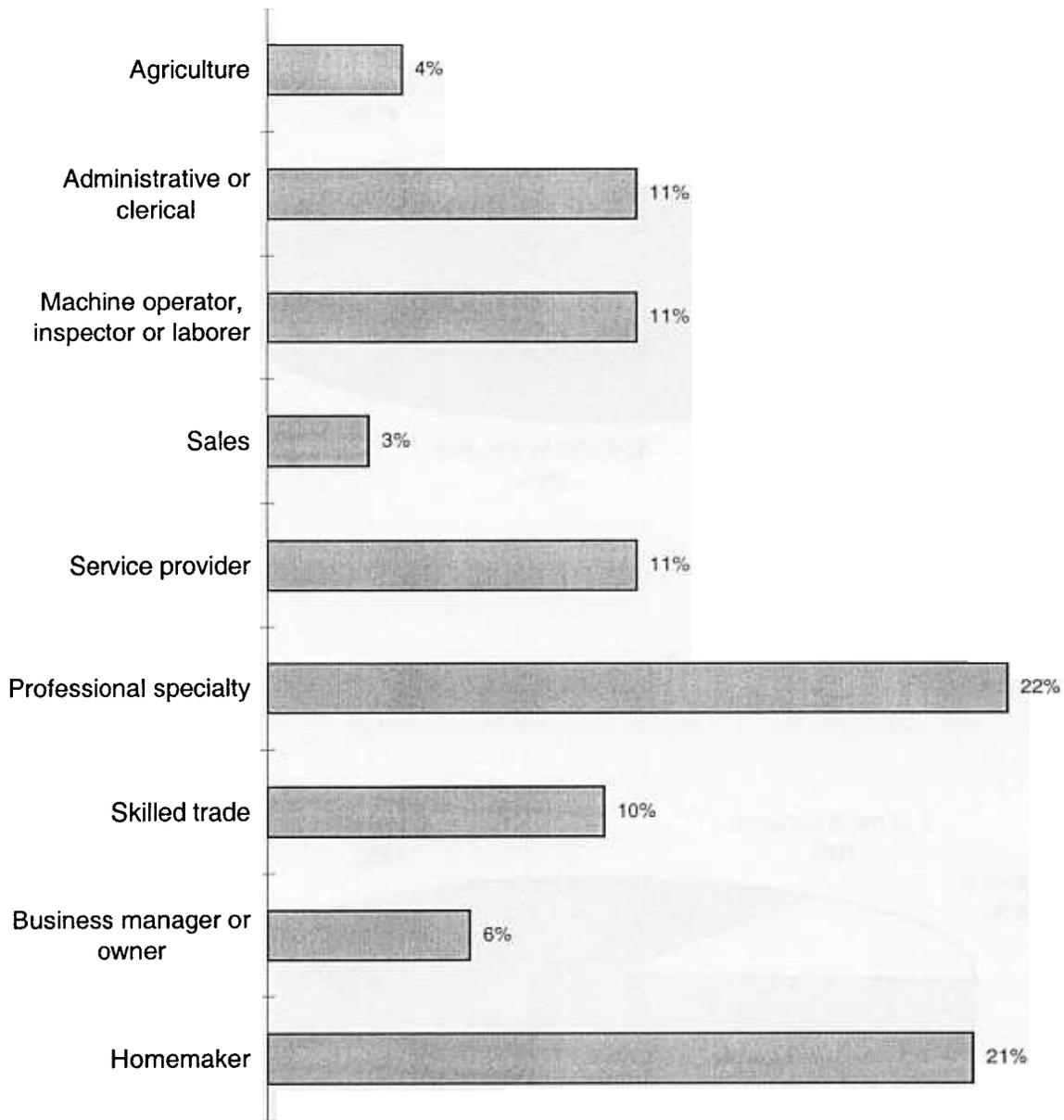
84. What is your age and gender?



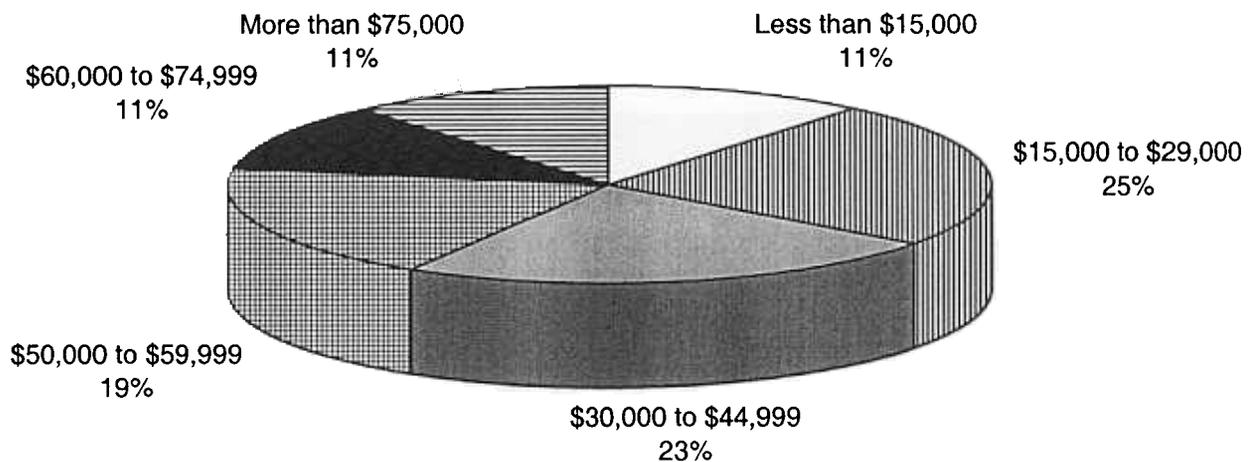
85. Where is your principal place of employment?



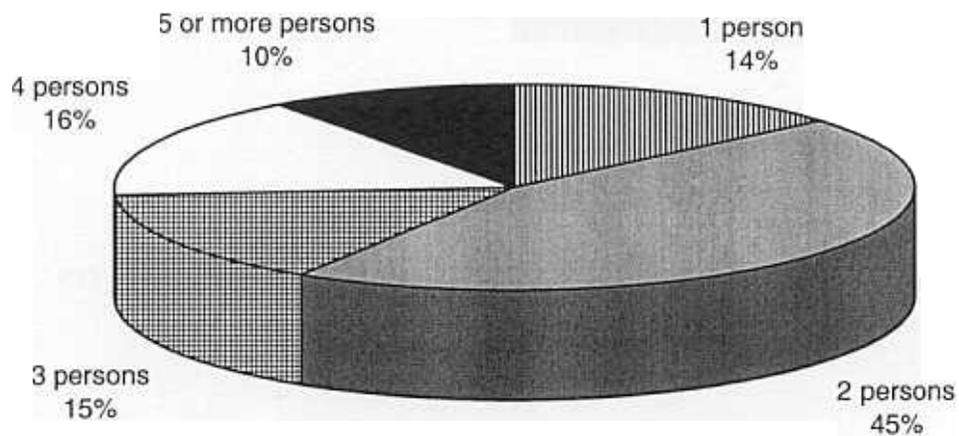
86. Which one of the following best describes your primary occupation?



87. Which category describes your annual household income?



88. What is your present household size?



Western Orleans Comprehensive Plan

APPENDIX B

Referral Response from the Orleans County Planning Board; Documentation of SEQR Review



County of Orleans
Planning Board
14016 Route 31
Albion, New York 14411
(716) 589-7004

December 22, 2000

Mr. Howard A. Lake, Mayor
Village of Medina
119 Park Avenue
Medina, NY 14103

RE: 00-46 Request for Adoption of Comprehensive Plan for Towns and Villages in Western Orleans County (Towns of Ridgeway, Yates, and Shelby, Villages of Lyndonville and Medina).
WESTERN ORLEANS

Dear Mr Lake:

The Orleans County Planning Board (CPB) held an official meeting on December 21, 2000. At that time, the CPB completed its review of the above-captioned zoning referral and voted its **APPROVAL**. The CPB comments, if any, are enclosed.

Your local Board is free to take final action either to approve or disapprove this proposal. In either case, the Zoning Enabling Laws require that you notify the CPB, in writing, within thirty (30) days of your Board's decision.

Failure to follow this referral procedure, pursuant to § 239-m of General Municipal Law, may have the effect of invalidating your municipal zoning action.

Sincerely,

James R. Bensley
Senior Planner

JRB:cmc
Enc.

cc: Junior Meland, CPB Representative - Town of Ridgeway
Lynn Canham, CPB Representative - Town of Shelby; Martin Busch, CPB Rep. - Village of M.
Richard Kurz, CPB Representative - Town of Yates; Robert Miller Sr., CPB Rep. - V. of Lyndonville

Orleans County Planning Board
Planning and Zoning Referrals

00-46 WESTERN ORLEANS Request for Adoption of Comprehensive Plan for Towns and Villages in Western Orleans County (Towns of Ridgeway, Yates, and Shelby, Villages of Lyndonville and Medina).

For the past 18 months the three towns and two villages that comprise the western tier of the County have been jointly preparing a Comprehensive Plan to replace their current versions of various lengths, formats, and ages. The collaborative approach to municipal master planning in the County was most recently done prior to this effort in Albion (Town and Village) and the Town of Barre. All parties considered the Albion/Barre effort to be a success, as it facilitated a dialogue among adjoining municipalities that have mutual interests in land use issues and allowed an economy of scale in the preparation of the plan.

A crucial step in reaching consensus on the goals of the Plan was the result of a survey. Every household and property owner in the 5 municipalities received the survey, and was thus given the opportunity to provide input. This is arguably the most inclusive, confidential, and effective means of assuring all residents can have their voices heard on land use policy. Additionally, input from interested agencies ranging from the County Chamber of Commerce to the U.S. Fish and Wildlife Service (steward of the Iroquois National Wildlife Refuge) was solicited.

As with every comprehensive plan, a significant portion was dedicated to an inventory and analysis of existing land uses, policies, environmental features, and conditions. These include plans from other jurisdictions, such as the KYC Local Waterfront Revitalization Plan and the Erie Canal Corridor Plan. The result is a very useful one-stop source of background, historic, and demographic data. Moreover, the conversion of some manually drawn maps to a digital format will likely lend the digital version to more practical and thereby frequent use by the public, as well as local land use boards, in the future.

Time constraints do not allow a discussion of each and every goal that was drafted based on survey responses. However, they are all linked to specific actions, responsibilities, and timeframes for implementation. Among the most prominent goals are: the encouragement of new, diverse commercial and industrial development in and adjacent to existing villages and hamlets, promotion of economic development, the retention of the rural character of the area, consistency – but not uniformity - of zoning provisions, maintaining a viable agricultural industry, renovation and redevelopment within the commercial and industrial cores of the villages, maintenance of the vitality of the central business districts, improvement in residential property appearance and maintenance, retention of designated single-family zoning districts, increased public access to recreational resources, increased intergovernmental cooperation, improvement of public water and transportation infrastructure, and installation of up-to-date, readily upgradeable telecommunications infrastructure.

RECOMMENDATION: APPROVAL.

Comments: This Plan reflects an unprecedented level of involvement of community members and leaders from the three municipalities. A broad cross-section of interests was reflected in the composition of the Comprehensive Plan Advisory Committee. The Committee actively solicited input from the public through both directly through the survey and indirectly through the media. The result is a plan that provides clear guidance for future implementation techniques, such as zoning and capital investment – to make the goals a reality.

612.21
Appendix F
State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Project Number _____

Date November 15, 2001

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The **Medina Village Board**, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Adoption of the Comprehensive Plan for the Towns of Yates, Ridgeway and Shelby and the Villages of Medina and Lyndonville

SEQR Status: Type I
Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

The Towns Boards of Yates, Ridgeway and Shelby and the Village Boards of Medina and Lyndonville proposed to adopt a Comprehensive Plan pursuant to NYS Town Law Section 272-a and NYS Village Law Section 7-722. The Comprehensive Plan includes an inventory of existing conditions, a set of policies and recommended actions to guide future land use development and community services; future land use plan maps; recommendations for infrastructure improvements, and procedures for maintaining and updating the Plan.

Location: Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

Towns of Yates, Ridgeway and Shelby and Villages of Medina and Lyndonville (see attached location map)

Reasons Supporting This Determination:

(See 617.6(g) for requirements of this determination; see 617.6(h) for Conditioned Negative Declaration)

Compared with the criteria listed in Section 617.7 of the SEQR regulations, all indications are that the proposed action will not have significant short-term, long-term or cumulative direct or indirect adverse impacts on the natural environment that would change the character of the community, aesthetics, design and natural features. It is anticipated that the adoption of the Comprehensive Plan will have a positive impact on the community by guiding future development so that it occurs in an orderly and reasoned manner while protecting the natural environment.

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed.

For Further Information:

Contact Person:

**Stuart I. Brown Associates
640 CrossKeys Office Park
Fairport, New York 14450**

Address:

Telephone Number:

716-223-3430

For Type I Actions and Conditioned Negative Declaration, a Copy of this Notice Sent to:

Commissioner, Department of Environmental Conservation, 50 Wolf Road, Albany, New York 12233-0001.

Appropriate Regional Office of the Department of Environmental Conservation

Office of the Chief Executive Officer of the political subdivision in which the action will be principally located.

Application (if any)

Other involved agencies (if any)

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible to allow introduction of information to fit a project or action.

Full EAF Components: the full EAF is comprised of three parts:

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3: If any impact is Part 2 is identified as potential-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE - Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: [x] Part 1 [x] Part 2 [] Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude of each impact, it is reasonably determined by the lead agency that:

- [] A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a negative declaration will be prepared.
[] B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a CONDITIONED negative declaration will be prepared.*
[] C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a positive declaration will be prepared.

* A Conditioned Negative Declaration is only valid for Unlisted Actions

Adoption of Comprehensive Plan - Towns of Yates, Ridgeway and Shelby and Villages of Lyndonville and Medina

Name of Action

Village of Medina

Name of Lead Agency

Howard A. Lake

Mayor

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Preparer (if different from the responsible officer)

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from the responsible officer)

Date

PART 1 - PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION		
Adoption of a Comprehensive Plan for the Towns of Yates, Ridgeway and Shelby and Villages of Lyndonville and Medina		
LOCATION OF ACTION (include Street Address, Municipality and County)		
Towns of Yates, Ridgeway and Shelby and the Villages of Lyndonville and Medina in Orleans County		
NAME OF APPLICANT/SPONSOR	BUSINESS TELEPHONE	
Village of Medina in cooperation with the Towns of Yates, Ridgeway Shelby and the Village of Lyndonville	716-798-0710	
ADDRESS		
119 Park Avenue		
CITY/PO	STATE	ZIP CODE
Medina	NY	14103
NAME OF OWNER (if different)	BUSINESS TELEPHONE	
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION		
The Towns of Yates, Shelby and Ridgeway and the Villages of Lyndonville and Medina propose adopting a Comprehensive Plan to guide conservation and development over the next 20- years. The Plan includes an overview of existing plans and regulations, an inventory of existing conditions, and analysis of development opportunities and constraints, policies and recommended actions for implementing the Plan, a land use plan, and procedures for adoption and maintenance of the Plan.		

Please Complete Each Question-Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project both developed and undeveloped areas.

1. Present land use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other _____

2. Total acreage of project 83,542 acres. (approximate)

APPROXIMATE ACREAGE* (See narrative for breakdown)

	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	_____ acres	_____ acres
Forested	_____ acres	_____ acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	_____ acres	_____ acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	_____ acres	_____ acres
Other (Indicate type) _____	_____ acres	_____ acres

3. What is predominant soil type(s) on project site? **(See Map 2-4 contained in Chapter 2 of the Plan)**

a. Soil drainage: Well drained _____ % of site Moderately well drained _____ % of site
 Poorly drained _____ % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? _____

ac res (see 1 NYSCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

a. What is depth to bedrock? Varies (in feet)

5. Approximate percentage of proposed project site with slopes: 0-10% 55 % 10-15% 45 %
 15% or greater 10 %
6. Is project substantially contiguous to or contain a building, site, or district, listed on the State or the National Registers of Historic Places? Yes No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks: Yes No
8. What is the depth of the water table? Varies (in feet)
9. Is site located over a primary, principal, or sole source aquifer? Yes No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
 Yes No According to See narrative
 Identify each species _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
 Yes No Describe Waterfalls on Oak Orchard Creek. cliffs along Lake Ontario shoreline
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
 Yes No If yes, explain Erie Canal, Iroquois Wildlife Refuge and Town and Village parks
14. Does the present site include scenic views known to be important to the community?
 Yes No
15. Streams within or contiguous the project area: Oak Orchard Creek
 a. Name of Stream and name of River to which it is tributary Lake Ontario
16. Lakes, ponds, wetland areas within or contiguous to project area:
 a. Name Iroquois Wild Life Refuge plus several other State wetlands b. Size (in acres) _____
17. Is the site served by existing public utilities? Yes No **(See narrative)**
 a) If Yes, does sufficient capacity exist to allow connection? Yes No **(See narrative)**
 b) If Yes, will improvements be necessary to allow connection? Yes No **(See narrative)**
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?
 Yes No **(Portions of the area are in Orleans County Agricultural Districts Nos. 2,6,7,8,9 and 10)**
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR617?
 Yes No
20. Has the site even been used for the disposal of solid or hazardous wastes? Yes No

B. PROJECT DESCRIPTION

1. Physical dimensions and scale of project (fill in dimensions as appropriate) **(Not applicable: pertains to site specific project.)**
(See narrative)
- a. Total contiguous acreage owned or controlled by project sponsor _____ acres.
- b. Project acreage to be developed: _____ acres initially; _____ acres ultimately.
- c. Project acreage to remain undeveloped _____ acres.
- d. Length of project, in miles _____ (If appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed _____ %.
- f. Number of off-street parking spaces: Existing _____; Proposed _____
- g. Maximum vehicular trips generated per hour _____ (upon completion of project)?
- h. If residential: Number and type of housing units:
 One-Family _____ Two Family _____ Multiple Family _____ Condominium _____
 Initially _____
 Ultimately _____
- i. Dimensions (in feet) of largest proposed structure _____ height; _____ width; _____ length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? _____ ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? N/A tons/cubic yards.
3. Will disturbed areas be reclaimed? Yes No **N/A**
 a. If yes, for what intended purpose is the site being reclaimed? _____
 b. Will topsoil be stockpiled for reclamation? Yes No
 c. Will upper subsoil be stockpiled for reclamation? Yes No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? N/A acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? Yes No
6. If single phase project: Anticipated period of construction _____ months, (including demolition). **N/A**
7. If multi-phased: **N/A**
 a. Total number of phases anticipated _____ (number).
 b. Anticipated date of commencement phase 1 _____ month _____ year (including demolition).
 c. Approximate completion date of final phase _____ month _____ year.
 d. Is phase 1 functionally dependent on subsequent phases? Yes No
8. Will blasting occur during construction? Yes No **N/A**
9. Number of jobs generated: during construction N/A after project is completed N/A
10. Number of jobs eliminated by the project N/A
11. Will project require relocation of any projects or facilities? Yes No If yes, explain _____
12. Is surface liquid waste disposal involved? Yes No **N/A (See narrative)**
 a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
 b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? Yes No Type N/A **(See narrative)**
14. Will surface area of an existing water body increase or decrease by proposal? Yes No
 Explain _____
15. Is project or any portion of project located in a 100 year flood plain? Yes No **(Development is discouraged in flood hazard areas.)**
16. Will the project generate solid waste? Yes No **(See narrative)**
 a. If yes, what is the amount per month _____ tons.
 b. If yes, will an existing solid waste facility be used? Yes No
 c. If yes, give name _____, location _____
 d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No
 e. If Yes, explain _____
17. Will the project involve the disposal of solid waste? Yes No **(See narrative)**
 a. If yes, what is the anticipated rate of disposal? _____ tons/mo.
 b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? Yes No **(See narrative)**
19. Will project routinely produce odors (more than one hour per day)? Yes No **(See narrative)**
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No **(See narrative)**
21. Will project result in an increase in energy use? Yes No **(See narrative)**
 If yes, indicate type(s) _____
22. If water supply is from wells, indicate pumping capacity _____ gallons/minute. **(See narrative)**
23. Total anticipated water usage per day _____ gallons/day. **(See narrative)**
24. Does project involve Local, State or Federal funding? Yes No
 If Yes, explain **Town and Village funding for capital improvements. State and Federal funding may be involved if grants are obtained to assist in funding capital improvements.**

25. Approval Required:

Submittal

			Type	Date
City, Town, Village Board	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/> No Adoption of Plan be Town and Village resolution	January 2001 (Anticipated)
City, Town, Village Planning Board	<input type="checkbox"/>	Yes	<input type="checkbox"/> No	
City, Town Zoning Board	<input type="checkbox"/>	Yes	<input type="checkbox"/> No	
City, County Health Department	<input type="checkbox"/>	Yes	<input type="checkbox"/> No	
Other Local Agencies	<input type="checkbox"/>	Yes	<input type="checkbox"/> No	
Other Regional Agencies	<input type="checkbox"/>	Yes	<input type="checkbox"/> No	
State Agencies	<input type="checkbox"/>	Yes	<input type="checkbox"/> No	
Federal Agencies	<input type="checkbox"/>	Yes	<input type="checkbox"/> No	

C. Zoning and Planning Information

- Does proposed action involve a planning or zoning decision Yes No
 If Yes, indicate decision required:
 zoning amendment zoning variance special use permit subdivision site plan
 new/revision of master plan resource management plan other _____
- What is the zoning classification(s) of the site? Not site specific
- What is the maximum potential development of the site if developed as permitted by the present zoning?
Not site specific (See narrative)
- What is the proposed zoning of the site? Not yet specified -- zoning will be consistent with the Future Land Use Plan
- What is the maximum potential development of the site if developed as permitted by the proposed zoning?
See narrative
- Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No
- What are the predominant land use(s) and zoning classifications within a 1/4 mile?

- Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? Yes No
- If the proposed action is the subdivision of land, how many lots are proposed? **N/A -- Not site specific.**
 a. What is the minimum lot size proposed? _____
- Will proposed action required any authorization(s) for the formation of sewer or water districts? Yes No
 (Extensions of water service are recommended, but are not part of this action.)
- Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No
 a. If yes, is existing capacity sufficient to handle projected demand? Yes No **(See narrative)**
- Will the proposed action result in the generation of traffic significantly above present levels? Yes No)See narrative)
 a. If yes, is the existing road network adequate to handle the additional traffic? Yes No **(See narrative)**

D. Information Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Howard A. Lake Date December 5, 2000
 Signature _____ Title: Mayor

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

Part 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- Answer each of the 20 questions in PART 2. Answer **Yes** if there will be **any** impact.
- Maybe** answers should be considered as **Yes** answers.
- If answering Yes to a questions then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If the impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- Identify that an impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in PART 3.

IMPACT ON LAND

1. Will the proposed action result in a physical change on the project site?
 NO YES

Examples that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e. rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction is in a designated floodway.

Other impacts: Development in accordance with the Plan will minimize adverse impacts.

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)
 NO YES

• Specific land forms: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact be Mitigated by Project Change	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

IMPACT ON WATER

3. Will the proposed action affect any water body designated as protected?
(Under Articles 15, 24, 25 of the Environmental Conservation Law, EC)
 NO YES

Examples that would apply to column 2

- Developable area of site contains a protected water body
- Dredging more than 100 cubic yards of material from channel of a protected stream.
- Extension of utility distribution facilities through a protected water body.
- Construction in a designated freshwater or tidal wetland.
- Other impacts: _____

4. Will proposed action affect any non-protected existing or new body of water?
 NO YES

Examples that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.
- Construction of a body of water that exceeds 10 acres of surface area.
- Other impacts: _____

5. Will proposed Action affect surface or groundwater quality or quantity?
 NO YES

Examples that would apply to column 2

- Proposed Action will require a discharge permit.
- Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.
- Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.
- Construction or operation causing any contamination of a water supply system.
- Proposed Action will adversely affect groundwater.
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Proposed Action would use water in excess of 20,000 gallons per day.
- Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to the natural conditions.
- Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- Proposed Action will allow residential uses in areas without water and/or sewer services.
- Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing water treatment and/or storage facilities.
- Other impacts: _____

6. Will proposed action alter drainage flow or patterns, or surface water runoff?
 NO YES

Examples that would apply to column 2

- Proposed Action would change flood water flows.

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact be Mitigated by Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

- Construction activity would excavate or compact the soil profile of agricultural land.
- The proposed action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land
- The proposed action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g., cause a farm field to drain poorly due to increased runoff).
- Other impacts: The Plan contains proposals to protect and preserve agricultural land which is a positive impact.

IMPACT ON AESTHETIC RESOURCES

11. Will proposed action affect aesthetic resources? NO YES
(If necessary, use the Visual EAF Addendum in Section 617.21, Appendix B.)

Examples that would apply to column 2

- Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.
- Proposed land uses, or project components visible to users or aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.
- Project components that will result in the elimination or significant screening of scenic views known to be important to the area.
- Other impacts: _____

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, pre-historic or paleontological importance? NO YES

Examples that would apply to column 2

- Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.
- Any impact to an archaeological site or fossil bed located within the project site.
- Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.
- Other impacts: The Plan proposes that historic properties be preserved and maintained ways consistent with their historical character which is a positive impact.

IMPACT ON OPEN SPACE AND RECREATION

13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities? NO YES

Examples that would apply to column 2

- The permanent foreclosure of a future recreational opportunity.
- A major reduction of an open space important to the community.
- Other impacts: Increased public access to Lake Ontario, Oak Orchard Creek and Johnson Creek/Mill Pond will occur which is a positive impact.

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact be Mitigated by Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6 NYCRR 617.14(g)? NO YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

- Proposed Action to locate with the CEA?
- Proposed Action will result in a reduction in the quantity of the resource?
- Proposed Action will result in a reduction in the quality of the resource?
- Proposed Action will impact the use, function or enjoyment of the resource?
- Other impacts:

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems ? NO YES

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: The Plan proposes measures to reduce adverse impacts of any increase in traffic that may result from implementation of the Plan.

IMPACT ON ENERGY

16. Will proposed action affect the community's sources of fuel or energy supply? NO YES

Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts:

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact be Mitigated by Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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NOISE AND ODOR IMPACTS

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? NO YES

Examples that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts: _____

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety? NO YES

Examples that would apply to column 2

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e., toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.
- Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: The orderly development that will occur in accord with the Plan will enhance public health which is a positive impact.

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will proposed action affect the character of the existing community? NO YES

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed Action will conflict with official adopted plans or goals.
- Proposed Action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other impacts: The Plan calls for new development in and adjacent to the existing villages/ hamlets in order to mitigate developmental impacts.

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact be Mitigated by Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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20. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts? NO YES

If any action in Part 2 is identified as a potential large impact or if you cannot determine the magnitude of impact, proceed to Part 3

ENVIRONMENTAL ASSESSMENT FORM
Additional Details

PART I - PROJECT INFORMATION

A. SITE DESCRIPTION

1 and 2. Present land use and description of project area.

Agricultural land occupies approximately 38% of the land area of the Town of Yates outside the Village of Lyndonville, approximately 65% of the land area of the Town of Ridgeway outside the Village of Medina and approximately 51% of the land area of the Town of Shelby outside the Village of Medina. Approximately 30% of the land area of the Village of Lyndonville and approximately 8% of the land area of the Village of Medina is occupied by agricultural land.

Residential uses occupy approximately 34% of the land area of the Town of Yates outside the Village of Lyndonville, approximately 20% of the land area of the Town of Ridgeway outside the Village of Medina and approximately 18% of the land area of the Town of Shelby outside the Village of Medina. Approximately 28% of the land area of the Village of Lyndonville and approximately 41% of the land area of the Village of Medina is used for residential purposes.

Commercial uses occupy approximately <1% of the land area of the Town of Yates outside the Village of Lyndonville, approximately 1% of the land area of the Town of Ridgeway outside the Village of Medina and approximately <1% of the land area of the Town of Shelby outside the Village of Medina. Approximately <1% of the land area of the Village of Lyndonville and approximately 4% of the land area of the Village of Medina is used for commercial purposes.

Industrial uses occupy approximately 1% of the land area of the Town of Yates outside the Village of Lyndonville, approximately 1% of the land area of the Town of Ridgeway outside the Village of Medina and approximately <1% of the land area of the Town of Shelby outside the Village of Medina. Approximately 6% of the land area of the Village of Lyndonville and approximately 13% of the land area of the Village of Medina is used for industrial purposes.

Public, quasi-public and recreational uses include municipal government offices, public works and highway facilities in each of the municipalities, several Town and Village parks, public school facilities, a wildlife refuge, and several churches and cemeteries. Public, quasi-public and recreational uses occupy approximately <1% of the land area of the Town of Yates outside the Village of Lyndonville, approximately 1% of the land area of the Town of Ridgeway outside the Village of Medina and approximately 19% of the land area of the Town of Shelby outside the Village of Medina. Approximately 12% of the land area of the Village of Lyndonville and approximately 2% of the land area of the Village of Medina is used for public, quasi-public and recreational purposes.

Private utilities include gas, electric, cable television and telephone facilities. Private utilities occupy approximately <1% of the land area of the Town of Yates outside the Village of Lyndonville, approximately 2% of the land area of the Town of Ridgeway outside the Village of

Medina and approximately 1% of the land area of the Town of Shelby outside the Village of Medina. Approximately <1% of the land area of the Village of Lyndonville and approximately 12% of the land area of the Village of Medina is occupied by private utilities.

Vacant land consists of undeveloped lots that are not in agricultural production. Vacant land occupies approximately 27% of the land area of the Town of Yates outside the Village of Lyndonville, approximately 9% of the land area of the Town of Ridgeway outside the Village of Medina and approximately 10% of the land area of the Town of Shelby outside the Village of Medina. Approximately 23% of the land area of the Village of Lyndonville and approximately 20% of the land area of the Village of Medina is occupied by vacant land.

Existing land uses are illustrated Maps 20-8 through 2-11 contained in Chapter 2 of the draft Plan.

11. Threatened and endangered species

As the Plan will encourage the preservation of existing open space and unique natural areas, it is unlikely that implementation of the Plan will adversely affect any rare or endangered species. Future site specific development should be preceded by adequate environmental review to ensure that any rare species are protected.

17. Public and Municipal Utilities

All of the area is served with electric, natural gas, and telephone services. Cable television serves the Villages of Lyndonville and Medina and some of the surrounding areas. Municipal water service is provided within the Villages of Lyndonville and Medina and to several, but not all, areas of the Towns of Yates, Ridgeway and Shelby. Municipal sanitary sewer service is also provided within the Villages of Lyndonville and Medina. The Village of Medina also provides sanitary sewer service to the Hamlet of Knowlesville and to the commercial area along Maple Ridge Road. The Village of Lyndonville also provides sanitary sewer service to the industrially zoned area of the Town of Yates.

The existing utilities have sufficient capacity to accommodate additional connections that may result from incremental growth in the area and there is no need for improvements to the public and municipal utilities to expand their capacity to accommodate incremental growth. As growth occurs overtime, however, the capacity of public and municipal utilities will need to be evaluated in order to plan for future capital improvements if needed. As areas within and adjoining the Village of Lyndonville and Medina are the easiest to provide with utility services, the draft Plan encourages new development within and adjacent to the Villages.

B. PROJECT DESCRIPTION

Land Use Plan

The Future Land Use plan maps, i.e., Maps 5-1 through 5-3 contained in chapter 5 of the draft Plan show the recommended land uses for the Towns of Yates, Ridgeway, and Shelby, and for the Villages of Lyndonville and Medina for the next 15 to 20 years. The locations of land uses

are based upon analysis of existing conditions and future needs, the Goals and Recommended Actions developed by the Comprehensive Plan Committee, and development opportunities and constraints. The categories of land use shown on the Future Land Use plan maps include: Agriculture, Hamlet, Rural Residential, Waterfront Residential, Village Residential, Medium Density Residential, High Density Residential, Central Business District, General Commercial, Waterfront Development, Industrial, Light Industrial, Public/Recreation, Conservation/Wetlands.

Goals and Recommended Actions

The Goals and Recommended Actions contained in the draft Chapter 4 of the draft Plan identify what the municipalities wish to achieve through the implementation of the Plan and the actions that need to be carried out in order to achieve each of the goals. The Goals and Recommended Actions address the following topics and issues:

- General Land Use
- General Sewer and Water Infrastructure
- Farmland and Agriculture
- Village Revitalization
- Neighborhood Preservation
- Economic and Industrial Development
- Recreation, Culture and Tourism
- Environmental Protection
- Intergovernmental Cooperation and Consolidation of Services
- Highway Improvements / Streets / Sidewalks / Transportation
- Utilities / Waste Management

The Recommended Actions identify the government agencies, boards and committees; public officials; and community-based groups and organizations responsible for implementing the Plan by carrying out the various Recommended Actions. A timetable has been established which specifies the time frame in which each Recommended Action is to be completed, i.e., immediately, short-term, medium-term, long-term, and on-going. Certain specific implementation actions may require additional review under the State Environmental Quality Review Act.

12,13,16,17,18,19,20,21,23

The Plan does not anticipate nor encourage additional subsurface liquid waste disposal, surface waste disposal, herbicides or pesticides, odors, noise, nor increased energy use or water usages as a result of implementation. The Plan does encourage existing industrial facilities to continue to operate within the Towns and Villages, and encourages additional industrial development in locations designated for such use principally in or adjacent to the Villages and Hamlets. Such development will be required to obtain appropriate Town, Village, and State permits and will require site- specific environmental review pursuant to the State Environmental Quality Review regulations.

The Plan anticipates additional residential development in the Villages and on rural sites in the Towns. Any increases in solid waste and recyclables are expected to be accommodated by the existing landfills and recycling centers that service western Orleans County.

24. Several of the proposed Recommended Actions will require local funding as well as coordination with programs or projects funded by State and/ or Federal agencies.

C. ZONING AND PLANNING INFORMATION

3 and 5.

The Plan recommends that new residential and industrial development be encouraged in or adjacent to the Villages and Hamlets in order to preserve the rural character of the Towns and to facilitate providing water and sewer service to such new development. The Plan also recommends that the Villages maintain large areas exclusively for single-family dwellings and prohibit the conversion of single-family dwellings into multiple family dwellings in such areas. The Plan recommends that existing vacant industrial buildings be renovated and re-used for industrial purposes to the extent possible and the demolition of functionally obsolete industrial buildings and the industrial redevelopment of the land. New industrial development is also encouraged in existing industrial parks.

Environmentally sensitive areas are proposed to be preserved in their natural states.

The final "build-out" of land in accordance with the Comprehensive Plan will depend on market conditions, landowner choices, and development of public facilities and infrastructure improvements.

11. Additional residential development is expected to occur incrementally as the Plan is implemented. Therefore, some increases in demand for educational or recreational facilities are expected. Demand for fire and police protection is not expected to increase significantly with additional industrial and commercial development in the Village and Town business districts. However, incremental increases in demand will need to be evaluated in more detail as new businesses locate in the Towns and Villages or as existing businesses expand.

12. Implementation of the Land Use Plan may result in increased industrial development in the Lyndonville and Medina industrial parks and increased commercial development along Maple Ridge Road which may increase traffic. Development projects will need to be evaluated individually when proposed to determine the potential traffic impacts each would have.

PART II - PROJECT IMPACTS AND THEIR MAGNITUDE

1. Impact on Land

Implementation of the Plan may result in additional residential, commercial and industrial development. The Plan directs such development to sites outside of designated floodplains, wetlands, stream corridors, steep slopes and scenic areas. The Plan recommends that new development be designed to ensure compatibility with neighboring land uses and to minimize adverse impacts.

3. Impact on Water

Development projects will need to be designed to minimize stormwater runoff and to protect the quality of receiving water.

4. Impact on Air

Additional industrial development may result from the implementation of the Plan. New or expanded industries will have to meet state requirements for air quality, and will be evaluated locally to ensure that neighboring residences, air quality, and other environmental resources are not affected.

8. Impact on Plants and Animals

Implementation of the Plan will minimize the adverse impact that development may have on plants and animals by encouraging development within and adjacent to the Villages and Hamlets. By concentrating development within Villages and Hamlets, large areas of natural habitat will be preserved and protected.

10. Impact on Agricultural Land Resources

The Plan contains recommendations that when implemented are designed to protect and preserve agricultural land resources. Implementation of the Plan will also reduce the potential for future conflicts to arise between agricultural and residential uses.

11. Impact on Aesthetic Resources

Implementation of the Plan will help to protect and enhance aesthetic resources, including views of and from the Erie Canal, Lake Ontario, and the open character of farmland, wetlands, stream corridors and wooded areas in the Towns.

12. Impact on Historic and Archaeological Resources

Implementing the Plan will result in the protection and preservation of historical and archaeological resources.

13. Impact on Open Space and Recreation

Implementation of the Plan will result in the additional recreational facilities being developed and in improved access to existing recreational facilities specifically to Lake Ontario, Johnson Creek and Oak Orchard Creek.

15. Impact on Transportation

Implementation of the Plan may result in additional residential and business development in the Villages and Towns which may increase the volume of traffic. However, the Plan recommends transportation improvements to minimize the impacts that could result from increases in traffic.

16. Impact on Energy

It is unlikely that existing energy sources would be strained by new industrial development resulting from implementation of the Plan. If new industries require significant amounts of additional energy, the impacts on energy use would need to be evaluated in a project-specific environmental review pursuant to the State Environmental Quality Review regulations. No adverse impact is anticipated in the near future.

17. Impact on Noise and Odors

The implementation of the Plan will involve encouraging the continuation of agriculture which will continue to produce odors associated with agricultural. The Plan contains recommendations for reducing the potential conflict between agricultural uses and residential uses that are often associated with agricultural odors through the use of appropriate buffers to separate such uses from each other.

18. Impact on Growth and Character of Community or Neighborhood

The implementation of the Plan will result in a more orderly pattern of development and the recommendations contained in the Plan are designed to preserve the rural, small-town character of the community.

Western Orleans Comprehensive Plan

APPENDIX C

Municipal Resolutions to Adopt the Comprehensive Plan

Town of Shelby

Town of Ridgeway

Town of Yates

Village of Medina

Village of Lyndonville

TOWN OF SHELBY

RESOLUTION TO ADOPT THE COMPREHENSIVE PLAN

WHEREAS, the Shelby Town Board, in cooperation with the Town Boards of Ridgeway and Yates and the Village Boards of Medina and Lyndonville after careful study has considered the adoption of the proposed Western Orleans Comprehensive Plan; and

WHEREAS, the Shelby Town Board, in cooperation with the Town Boards of Ridgeway and Yates and the Village Boards of Medina and Lyndonville, has conducted two public hearings and considered the comments made by the public at said public hearings, and

WHEREAS, the Medina Village Board, as Lead Agency for the environmental review, completed its review of the Full Environmental Assessment and issued a Negative Declaration of significance on October 23, 2001 pursuant to the State Environmental Quality Review (SEQR) regulations; and

WHEREAS, the Shelby Town Board, in cooperation with the Town Boards of Ridgeway and Yates and the Village Boards of Medina and Lyndonville, acknowledges that the adoption of said Comprehensive Plan is the beginning of a ten to twenty year planning program for guiding growth and development in the municipalities comprising western Orleans County and, as such, will require periodic maintenance to keep the document viable; and

WHEREAS, the Shelby Town Board, in cooperation with the Town Boards of Ridgeway and Yates and the Village Boards of Medina and Lyndonville, has carefully considered the impacts associated with the Plan adoption and finds that said Plan constitutes a suitable, logical and timely strategy for the future development of the Towns of Shelby, Ridgeway and Yates and the Villages of Medina and Lyndonville; and

WHEREAS, the Shelby Town Board, in cooperation with the Town Boards of Ridgeway and Yates and the Village Boards of Medina and Lyndonville, acknowledges and hereby gives public notice that official copies of the Comprehensive Plan and all modifications thereof shall be on file in the Offices of the Town Clerks of Shelby, Ridgeway and Yates and the Offices of the Village Clerks of Medina and Lyndonville;

NOW THEREFORE BE IT RESOLVED, that the document consisting of text, maps and charts entitled Western Orleans Comprehensive Plan, dated October 2001 is hereby adopted as the Comprehensive Plan for the Town of Shelby in accordance with Section 272-a of the NYS Town Law and,

BE IT FURTHER RESOLVED, that in order for the Comprehensive Plan to be at all times current with the needs of the Town, and to provide appropriate direction to the various municipal boards, agencies and departments of the Town of Shelby, the Town Planning Board shall annually review the Comprehensive Plan and make recommendations for revisions by the Town Board, as may be deemed necessary, following public review and input. Should the Town Planning Board find that no changes are necessary, this finding shall be reported.

Motion was made by Councilman William Eick to adopt the above Resolution and seconded by Councilman Dale Watts at a Town Board meeting held on January 8, 2002, and after discussion was approved by the following roll call vote:

ROLL CALL VOTE:

Unanimous

I, Geraldine Zinkievich, Town Clerk, Town of Shelby, Orleans County, do hereby certify that the foregoing resolution to be a true and exact copy of said original resolution as adopted by the Shelby Town Board and contained in the official minutes of said Board.

Geraldine Zinkievich, L.S.
Geraldine Zinkievich, Town Clerk

Dated: January 29, 2002

TOWN OF RIDGEWAY

RESOLUTION TO ADOPT THE COMPREHENSIVE PLAN

WHEREAS, the Ridgeway Town Board, in cooperation with the Town Boards of Ridgeway and Yates and the Village Boards of Medina and Lyndonville after careful study has considered the adoption of the proposed Western Orleans Comprehensive Plan; and

WHEREAS, the Ridgeway Town Board, in cooperation with the Town Boards of Shelby and Yates and the Village Boards of Medina and Lyndonville, has conducted two public hearings and considered the comments made by the public at said public hearings, and

WHEREAS, the Medina Village Board, as Lead Agency for the environmental review, completed its review of the Full Environmental Assessment and issued a Negative Declaration of significance on October 23, 2001 pursuant to the State Environmental Quality Review (SEQR) regulations; and

WHEREAS, the Ridgeway Town Board, in cooperation with the Town Boards of Shelby and Yates and the Village Boards of Medina and Lyndonville, acknowledges that the adoption of said Comprehensive Plan is the beginning of a ten to twenty year planning program for guiding growth and development in the municipalities comprising western Orleans County and, as such, will require periodic maintenance to keep the document viable; and

WHEREAS, the Ridgeway Town Board, in cooperation with the Town Boards of Shelby and Yates and the Village Boards of Medina and Lyndonville, has carefully considered the impacts associated with the Plan adoption and finds that said Plan constitutes a suitable, logical and timely strategy for the future development of the Towns of Ridgeway, Ridgeway and Yates and the Villages of Medina and Lyndonville; and

WHEREAS, the Ridgeway Town Board, in cooperation with the Town Boards of Shelby and Yates and the Village Boards of Medina and Lyndonville, acknowledges and hereby gives public notice that official copies of the Comprehensive Plan and all modifications thereof shall be on file in the Offices of the Town Clerks of Ridgeway, Shelby and Yates and the Offices of the Village Clerks of Medina and Lyndonville;

NOW THEREFORE BE IT RESOLVED, that the document consisting of text, maps and charts entitled Western Orleans Comprehensive Plan, dated October 2001 is hereby adopted as the Comprehensive Plan for the Town of Ridgeway in accordance with Section 272-a of the NYS Town Law and,

BE IT FURTHER RESOLVED, that in order for the Comprehensive Plan to be at all times current with the needs of the Town, and to provide appropriate direction to the various municipal boards, agencies and departments of the Town of Ridgeway, the Town Planning Board shall annually review the Comprehensive Plan and make recommendations for revisions by the Town Board, as may be deemed necessary, following public review and input. Should the Town Planning Board find that no changes are necessary, this finding shall be reported.

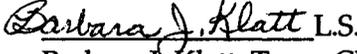
Motion was made by Councilman Waters to adopt the above Resolution and seconded by Councilman Toussaint at a Town Board meeting held on December 17, 2001, and after discussion was approved by the following roll call vote:

ROLL CALL VOTE:

Aye: JT Gidley
Nicholas Kersch
Jeffrey Toussaint
Robert Waters
Stephen Dunn

Nay: -0-

I, Barbara J. Klatt, Town Clerk, Town of Ridgeway, Orleans County, do hereby certify that the foregoing resolution to be a true and exact copy of said original resolution as adopted by the Ridgeway Town Board and contained in the official minutes of said Board.

 L.S.
Barbara J. Klatt, Town Clerk

Dated: December 17, 2001

RESOLUTION NO. 107-12/01

Offered by Councilman Bentley, who moved its adoption.

Seconded by Councilman Bentley

TOWN OF YATES

RESOLUTION TO ADOPT THE COMPREHENSIVE PLAN

WHEREAS, the Yates Town Board, in cooperation with the Town Boards of Ridgeway and Shelby and the Village Boards of Medina and Lyndonville after careful study has considered the adoption of the proposed Western Orleans Comprehensive Plan; and

WHEREAS, the Yates Town Board, in consideration with the Town Boards of Ridgeway and Shelby and the Village Boards of Medina and Lyndonville, has conducted two public hearings and considered the comments made by the public at said public hearings, and

WHEREAS, the Medina Village Board, as Lead Agency for the environmental review, completed its review of the Full Environmental Assessment and issued a Negative Declaration of significance on October 23, 2001 pursuant to the State Environmental Quality Review (SEQR) regulations: and

WHEREAS, the Yates Town Board, in cooperation with the Town Boards of Ridgeway and Shelby and the Village Boards of Medina and Lyndonville, acknowledges that the adoption of said Comprehensive Plan is the beginning of a ten to twenty year planning program for guiding growth and development in the municipalities comprising western Orleans County and as such will require periodic maintenance to keep the document viable; and

WHEREAS, the Yates Town Board in cooperation with the Town Boards of Ridgeway and Shelby and the Village Boards of Medina and Lyndonville, has carefully considered the impacts associated with the Plan adoption and finds that said Plan constitutes a suitable logical and timely strategy for the future development of the Towns of Shelby, Ridgeway and Yates and the Villages of Medina and Lyndonville; and

WHEREAS, the Yates Town Board, in cooperation with the Town Boards of Ridgeway and Yates and the Village Boards of Medina and Lyndonville, acknowledges and hereby gives public notice that official copies of the Comprehensive Plan and all modifications thereof shall be on file in the Offices of the Town Clerks of Shelby, Ridgeway, and Yates and the Offices of the Village Clerks of Medina and Lyndonville;

NOW THEREFOR BE IT RESOLVED, that the document consisting of text, maps and charts entitled Western Orleans Comprehensive Plan, dated October 2001 is hereby adopted as the Comprehensive Plan for the Town of Yates in accordance with Section 272-a of the NYS Town Law and,

BE IT FURTHER RESOLVED, that in order for the Comprehensive Plan to be at all times current, with the needs of the Town, and to provide appropriate direction to the various municipal boards, agencies and departments of the Town of Yates, the Town Planning Board shall annually review the Comprehensive Plan and make recommendations for revisions by the Town Board, as may be deemed necessary,

following public review and input. Should the Town Planning Board find that no changes are necessary, this finding shall be reported.

Motion was made by Councilman Bow to adopt the above Resolution and seconded by Councilman Bentley at a Town Board meeting held on Thursday December 27, 2001 and after discussion was approved by the following roll call vote:

ROLL CALL VOTE:

Supervisor Martino aye

Councilman Rutledge aye

Councilman Bow aye

Councilman Stelianou aye

Councilman Bentley aye

I, Brenda Donald, Town Clerk, Town of Yates Orleans County, do hereby certify that the foregoing resolution to be true and exact copy of said original resolution as adopted by the Yates Town Board and contained in the official minutes of said Board.

 L.S.
Brenda Donald, Town Clerk

Dated : December 27,2001

**VILLAGE OF MEDINA
RESOLUTION TO ADOPT THE COMPREHENSIVE PLAN**

WHEREAS, the Medina Village Board, in cooperation with the Town Boards of Ridgeway, Shelby and Yates and the Village Board of Lyndonville, after careful study, has considered the adoption of the proposed Western Orleans Comprehensive Plan; and

WHEREAS, the Medina Village Board, in cooperation with the Town Boards of Ridgeway, Shelby and Yates and the Village Board of Lyndonville, has conducted two public hearings and considered the comments made by the public at said public hearing; and

WHEREAS, the Medina Village Board, as Lead Agency for the environmental review, completed its review of the Full Environmental Assessment and issued a Negative Declaration of significance on October 23, 2001 pursuant to the State Environmental Quality Review (SEQR) regulations; and

WHEREAS, the Medina Village Board, in cooperation with the Town Boards of Ridgeway, Shelby and Yates and the Village Board of Lyndonville, acknowledges that the adoption of said Comprehensive Plan is the beginning of a ten to twenty year planning program for guiding growth and development in the municipalities comprising Western Orleans County and, as such, will require periodic maintenance to keep the document viable; and

WHEREAS, the Medina Village Board, in cooperation with the Town Boards of Ridgeway, Shelby and Yates and the Village Board of Lyndonville, has carefully considered the impacts associated with the Plan adoption and finds that said Plan constitutes a suitable, logical and timely strategy for the future development of the Towns of Ridgeway, Shelby and Yates and the Villages of Medina and Lyndonville; and

WHEREAS, the Medina Village Board, in cooperation with the Town Boards of Ridgeway, Shelby and Yates and the Village Board of Lyndonville, acknowledges and hereby gives public notice that official copies of the Comprehensive Plan and all modifications thereof shall be on file in the Offices of the Town Clerks of Shelby, Ridgeway and Yates and the Offices of the Village Clerks of Medina and Lyndonville;

NOW THEREFORE BE IT RESOLVED, that the document consisting of text, maps and charts entitled Western Orleans County Comprehensive Plan, dated October 2001 is hereby adopted as the Comprehensive Plan for the Village of Medina in accordance with Section 7-722 of the NYS Village Law and,

BE IT FURTHER RESOLVED, that in order for the Comprehensive Plan to be at all times current with the needs of the Village, and to provide appropriate direction to the various municipal boards, agencies and departments of the Village of Medina, the Village Planning Board shall annually review the Comprehensive Plan and make

recommendations for revisions by the Village Board, as may be deemed necessary, following public review and input. Should the Village Planning Board find that no changes are necessary, this finding shall be reported.

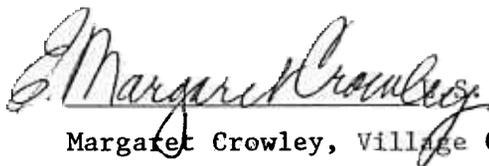
Motion was made by Trustee Southworth to adopt the above Resolution and seconded by Trustee Deyle at a Village Board meeting held on December 11, 2001, and after discussion was approved by the following roll call vote:

ROLL CALL VOTE:

Orgar	Aye	Huth	Aye
Southworth	Aye	Grimes	Aye
Deyle	Aye	Szulis	Aye

Motion Carried

I Margaret Crowley, Village Clerk, Village of Medina, Orleans County, do hereby certify that the foregoing resolution to be true and exact copy of said resolution as adopted by the Medina Village Board and contained in the official minutes of said Board.



Margaret Crowley, Village Clerk

Dated: December 12, 2001

VILLAGE OF LYNDONVILLE

RESOLUTION TO ADOPT THE COMPREHENSIVE PLAN

WHEREAS, the Lyndonville Village Board, in cooperation with the Town Boards of Ridgeway, Shelby and Yates and the Village Board of Medina, after careful study, has considered the adoption of the proposed Western Orleans Comprehensive Plan; and

WHEREAS, the Lyndonville Village Board, in cooperation with the Town Boards of Ridgeway, Shelby and Yates and the Village Board of Medina has conducted two public hearings and considered the comments made by the public at said public hearings, and

WHEREAS, the Medina Village Board, as Lead Agency for the environmental review, completed its review of the Full Environmental Assessment and issued a Negative Declaration of significance on October 23, 2001 pursuant to the State Environmental Quality Review (SEQR) regulations; and

WHEREAS, the Lyndonville Village Board, in cooperation with the Town Boards of Ridgeway, Shelby and Yates and the Village Board of Medina, acknowledges the adoption of said Comprehensive Plan is the beginning of a ten to twenty year planning program for guiding growth and development in the municipalities comprising western Orleans County and, as such, will require periodic maintenance to keep the document viable; and

WHEREAS, the Lyndonville Village Board, in cooperation with the Town Boards of Ridgeway, Shelby and Yates and the Village Board of Medina, has carefully considered the impacts associated with the Plan adoption and finds that said Plan constitutes a suitable, logical and timely strategy for the future development of the Towns of Shelby, Ridgeway and Yates and the Villages of Medina and Lyndonville; and

WHEREAS, the Lyndonville Village Board, in cooperation with the Town Boards of Ridgeway, Shelby and Yates and the Village Board of Medina, acknowledges and hereby gives public notice that official copies of the Comprehensive Plan and all modifications thereof shall be on file in the Offices of the Town Clerks of Shelby, Ridgeway and Yates and the Offices of the Village Clerks of Medina and Lyndonville;

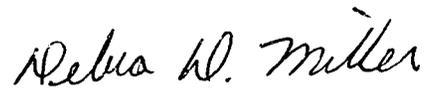
NOW THEREFORE BE IT RESOLVED, that the document consisting of text, maps and charts entitled Western Orleans Comprehensive Plan dated October 2001 is hereby adopted as the Comprehensive Plan for the Village of Lyndonville in accordance with Section 7-722 of the NYS Village Law and,

BE IT FURTHER RESOLVED, that in order for the Comprehensive Plan to be at all times current with the needs of the Village, and to provide appropriate direction to the various municipal boards, agencies and departments of the Village of Lyndonville, the Village Planning Board shall annually review the Comprehensive Plan and make recommendations for revisions by the Village Board, as may be deemed necessary, following public review and input. Should the Village Planning Board find that no changes are necessary, this finding shall be reported.

Motion was made by Trustee James Whipple, to adopt the above Resolution and seconded by Trustee Steve McAvoy at a Village Board meeting held on March 11, 2002, and after discussion was approved by the following roll call vote:

ROLL CALL VOTE: James Whipple -aye, Steve McAvoy-aye, Gerald Albone -aye Wm. Scribner - absent, Mayor Marc Scarr - aye. 4 ayes 1 Abstentee

I, Debra D. Miller, Village Clerk, Village of Lyndonville, Orleans County, do hereby certify that the foregoing resolution to be a true and exact copy of said original resolution as adopted by the Lyndonville Village Board and contained in the official minutes of said Board.

A handwritten signature in cursive script that reads "Debra D. Miller".

Debra D. Miller, Village Clerk

Dated: March 12, 2002

Western Orleans Comprehensive Plan

APPENDIX D

Record of Comprehensive Plan Revisions

Changes to Future Land Use Map -2003 Western Orleans Comprehensive Plan

Town of Shelby

AG (Agricultural) to GC (General Commercial)

12.5 acres and 2.8 acres located on Maple Ridge Road in the western portion of the Town, to encompass the sites of existing and proposed businesses.

Town of Yates

RR (Rural Residential) to AG (Agricultural)

77.8 acres located north of Route 18, to extend zoning district boundary to property lines.

H (Hamlet) to AG (Agricultural-Residential)

22.8 acres located on Route 18, east of County Line Road, to encompass the site of an existing agricultural processing facility.

WD (Waterfront Development) to WR (Waterfront Residential)

14.6 acres in the northwestern portion of the Town, **6.2 acres** west of Route 63, and **28.5 acres** in the northeastern portion of the Town, to encompass areas that have been developed for residential use.

AG (Agricultural) to GC (General Commercial)

6.1 acres extends the commercial zoning district south along Route 63.

Town of Ridgeway

RR (Rural Residential) to AR (Agricultural-Residential)

747.1 acres located along County Line Road, County Highway 10, and Route 63.

Village of Medina

R (Residential) to AG (Agricultural)

46.9 acres that are currently used for farming

GC (General Commercial) to CBD (Central Business District)

14.3 acres on West Avenue; 2.6 acres along the Erie Canal; 3.8 acres along Church Street.

These changes extend the CBD to encompass the entire downtown business district.

R (Residential) and MR (Medium Density Residential) to GC (General Commercial)

2.3 acres along Railroad Ave.; 0.6 acres along Route 63; 0.8 acres and 2.2 acres along East Center Street; 5.7 acres in the eastern portion of the Village.

These changes incorporate areas with existing business uses.

I (Industrial) to GC (General Commercial)

14.3 acres along Mahar Street and East Avenue; 5.1 acres along the Canal and Oak Orchard Creek.

These changes reflect the shift in industrial uses from downtown to industrial parks, and the change in character downtown to retail and service businesses.

MR (Medium Density Residential) and AG (Agricultural) to I (Industrial)

6.3 acres from AG to I; 5.1 acres from MR to I in the western portion of the Village

3.2 acres R to I along Center Street, north of the railroad; 5.1 acres at Bernzomatic Street

61 acres from R to I at the County Industrial Park in the southeast portion of the Village.

I (Industrial) or GC (General Commercial) to Residential categories

3.8 acres from GC to R, along Maple Ridge Road

3.0 acres, 1.1 acre and 2.0 acres from I to R, east side of Village

3.2 acres from I to R, west side of Village

MR (Medium Density Residential) to R (Residential)

12.8 acres along East Oak Orchard Street

R (Residential) to MR (Medium Density Residential)

1.2 acres, 1.6 acres in the eastern portion

14.4 acres along Church Street and Route 63

27.5 acres in several parcels along South Avenue, Route 63, North Street, and Gwinn Street

1.2 acres between Gwinn Street and West Ave.

R (Residential) or MR (Medium Density Residential) to HR (High Density Residential)

2.7 acres along State Street; 6.4 acres on West Avenue and Pearl Street; 2.4 acres on West Center Street; 1.1 acre on the north side of Park Avenue; 0.6 acres on Park Avenue near Davis Street; 10.1 acres along the south side of Park Avenue.

These changes incorporate existing apartments in these areas.

Village of Lyndonville

R (Residential) to AG (Agricultural)

92.5 acres in the northern part and **218.8 acres** in the southern portion of the Village. This change reflects the existing agricultural use of these lands and their inclusion in the County Agricultural District.

CBD (Central Business District) to R (Residential)

0.4 acres and **1.6 acres** adjoining the downtown business district, to reflect existing land uses.

R (Residential) to GC (General Commercial)

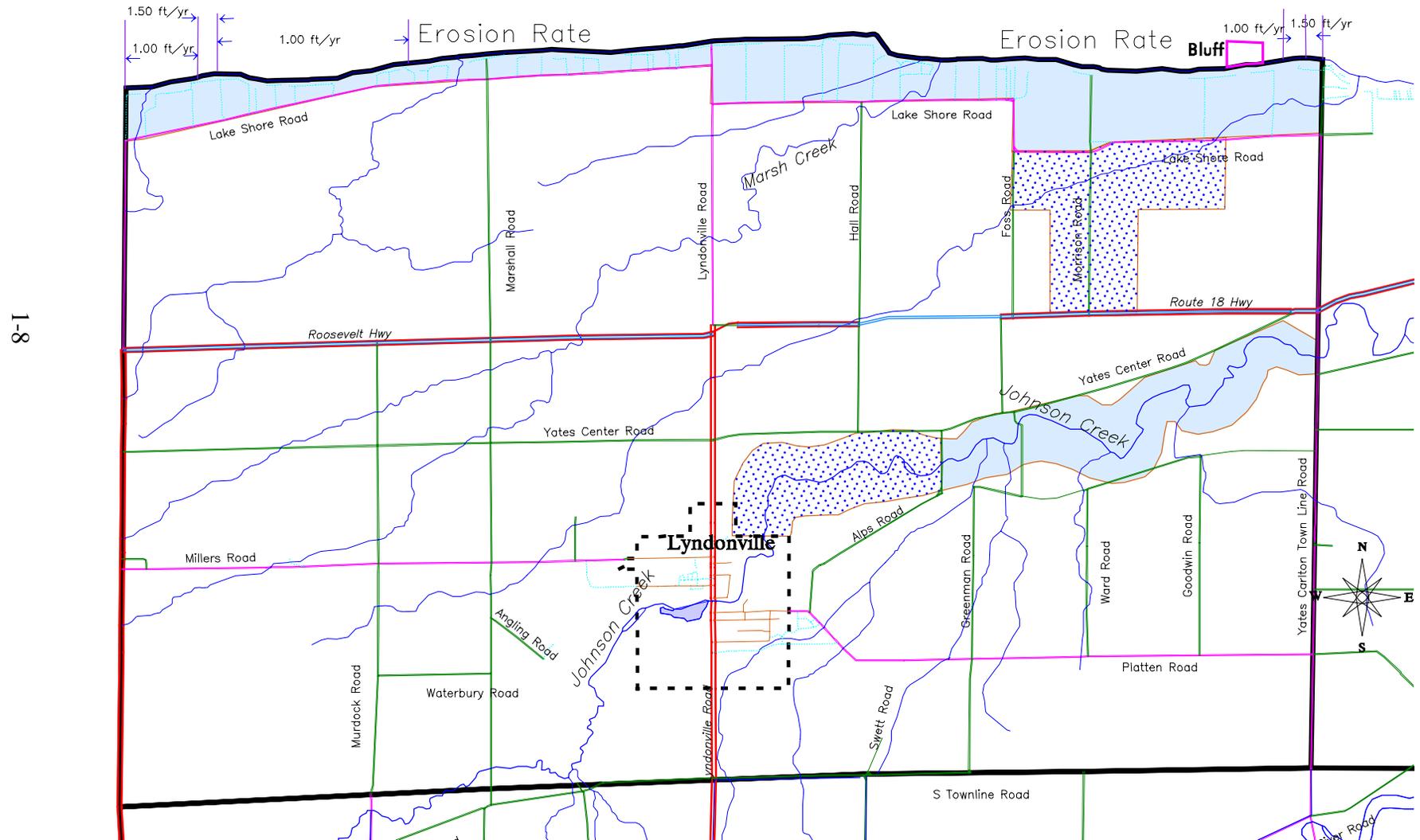
4.8 acres in the downtown business district, reflecting existing land uses.

CBD (Central Business District) to GC (General Commercial)

1.8 acres at the northern end of the central business district.

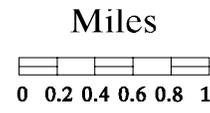
Coastal Boundary and Water Features -- Town of Yates

Local Waterfront Revitalization Plan (Towns of Kendall, Yates and Carlton)



8-1

- State Designated Boundaries
- Proposed Additions

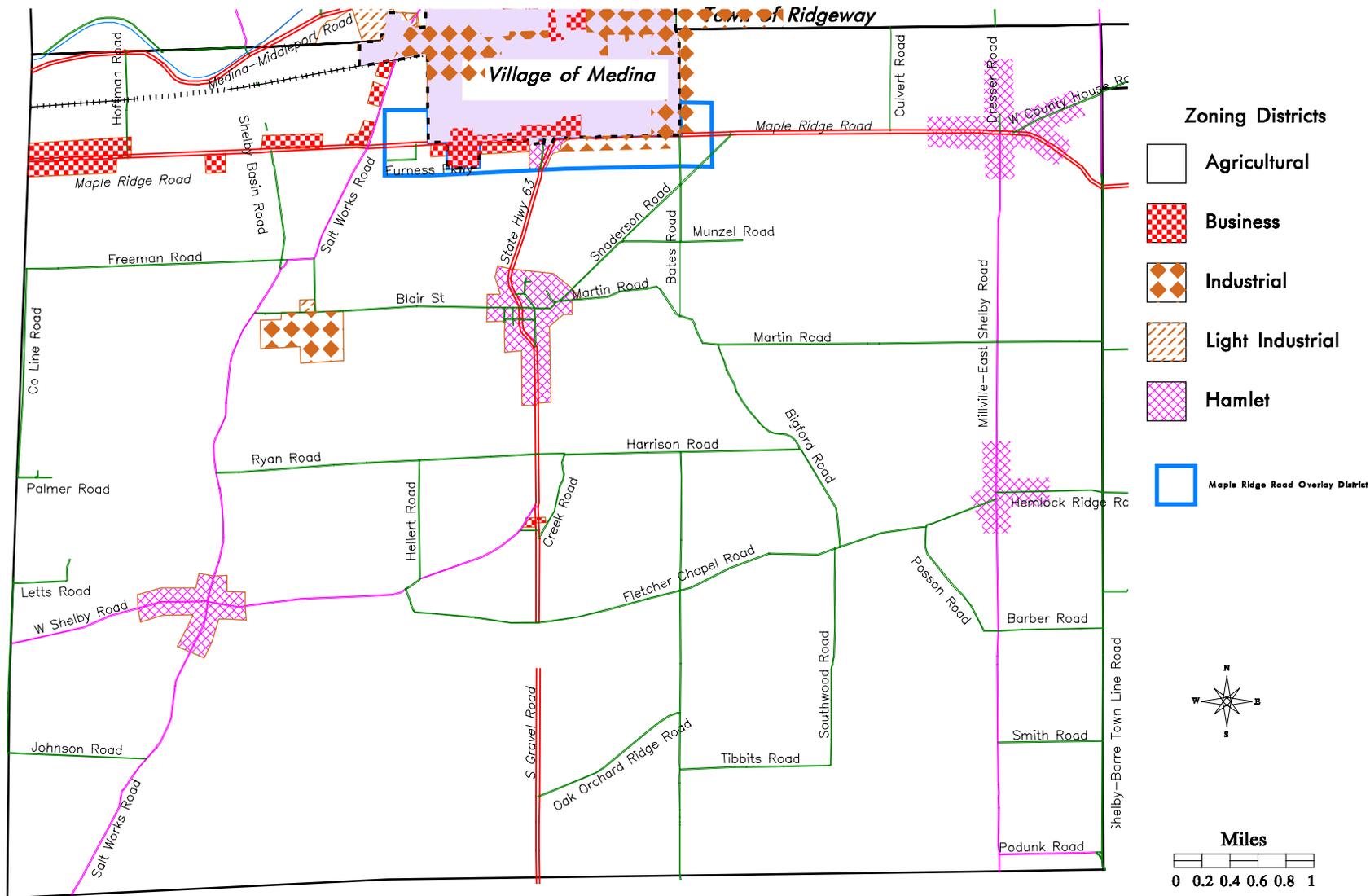


EXISTING ZONING -- 1999

Town of Shelby

Map 1-3

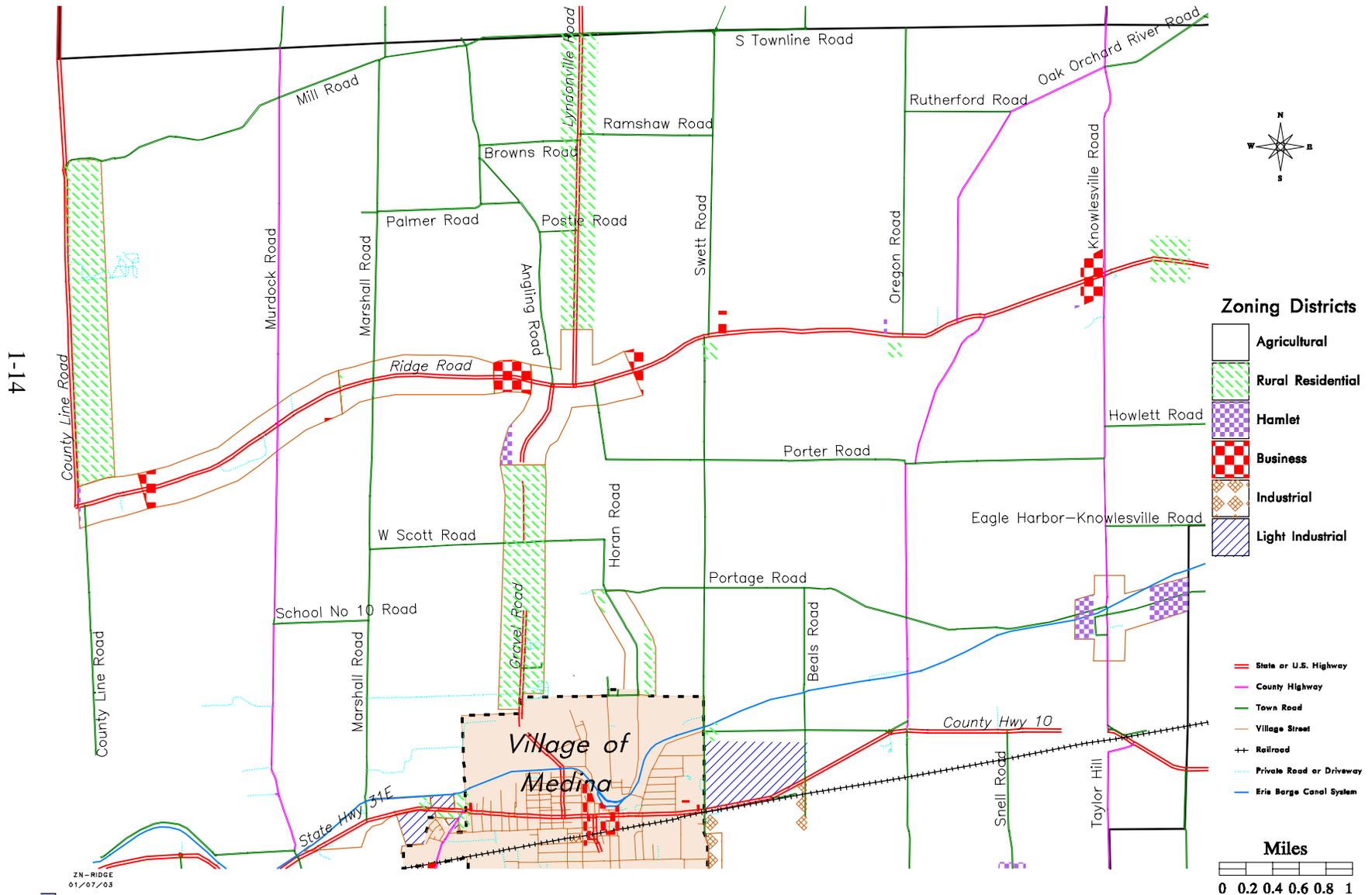
I I - I



EXISTING ZONING -- 1999

Town of Ridgeway

Map 1-4



1-14

ZN-RIDGE
01/07/03

Stuart I. Brown Associates, Inc.

EXISTING ZONING -- 1999

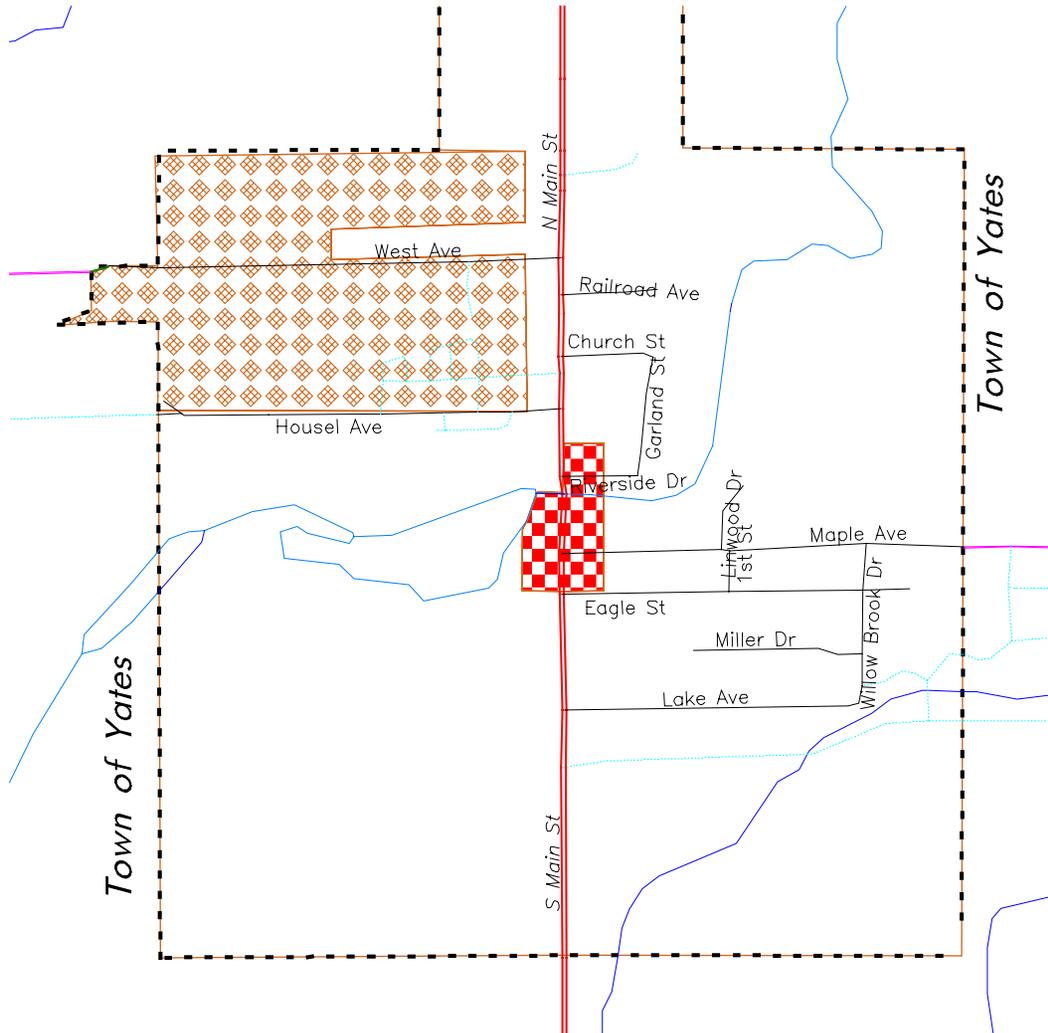
Village of Lyndonville

Zoning Districts

-  Residential
-  Business
-  Industrial

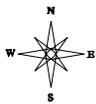
-  State or U.S. Highway
-  County Highway
-  Town Road
-  Railroad
-  Village Street
-  Private Road or Driveway

1-20

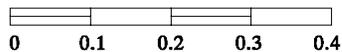


Town of Yates

Town of Yates



Miles

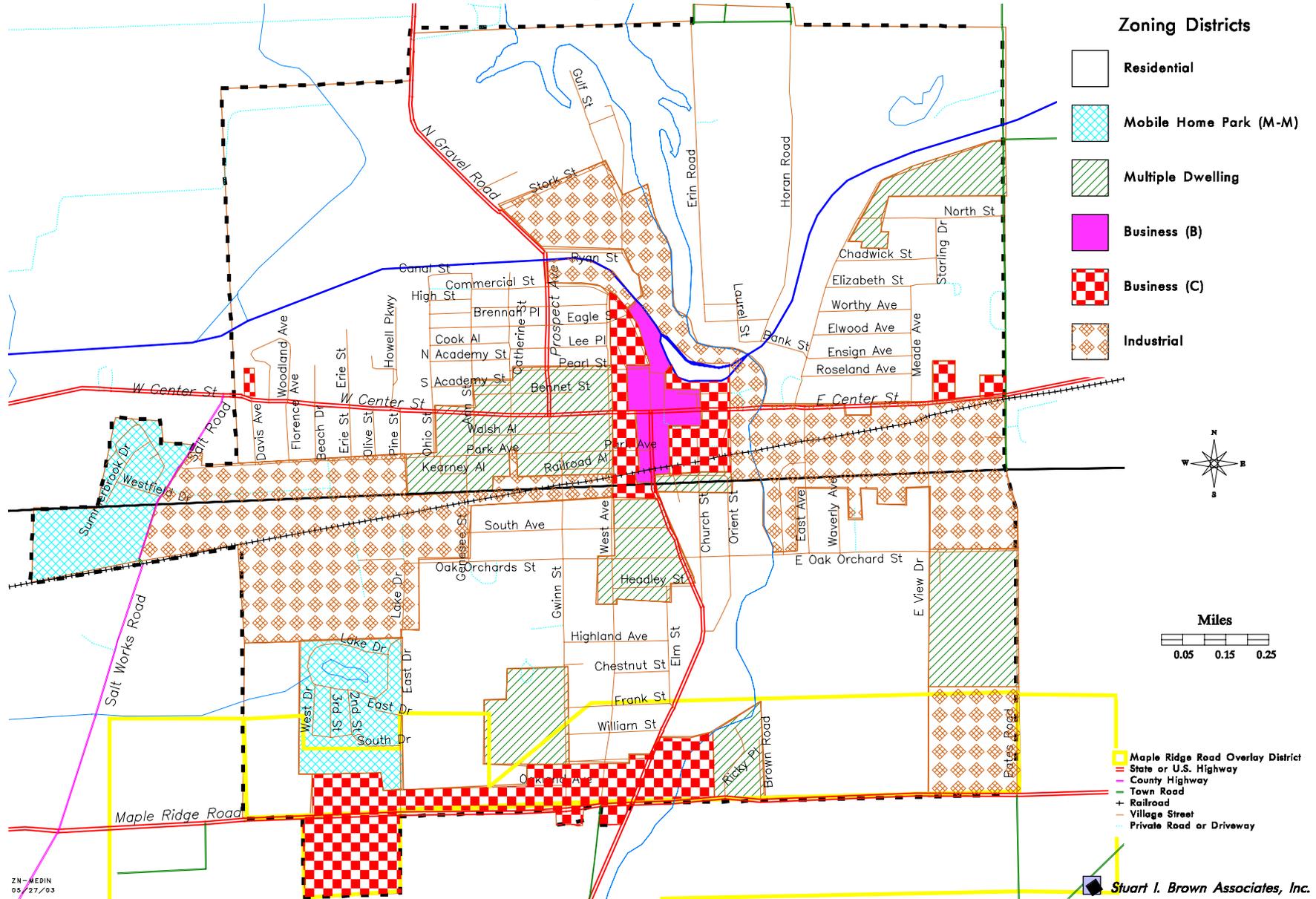


EXISTING ZONING -- 1999

Village of Medina

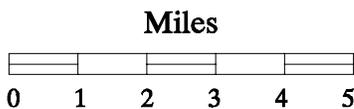
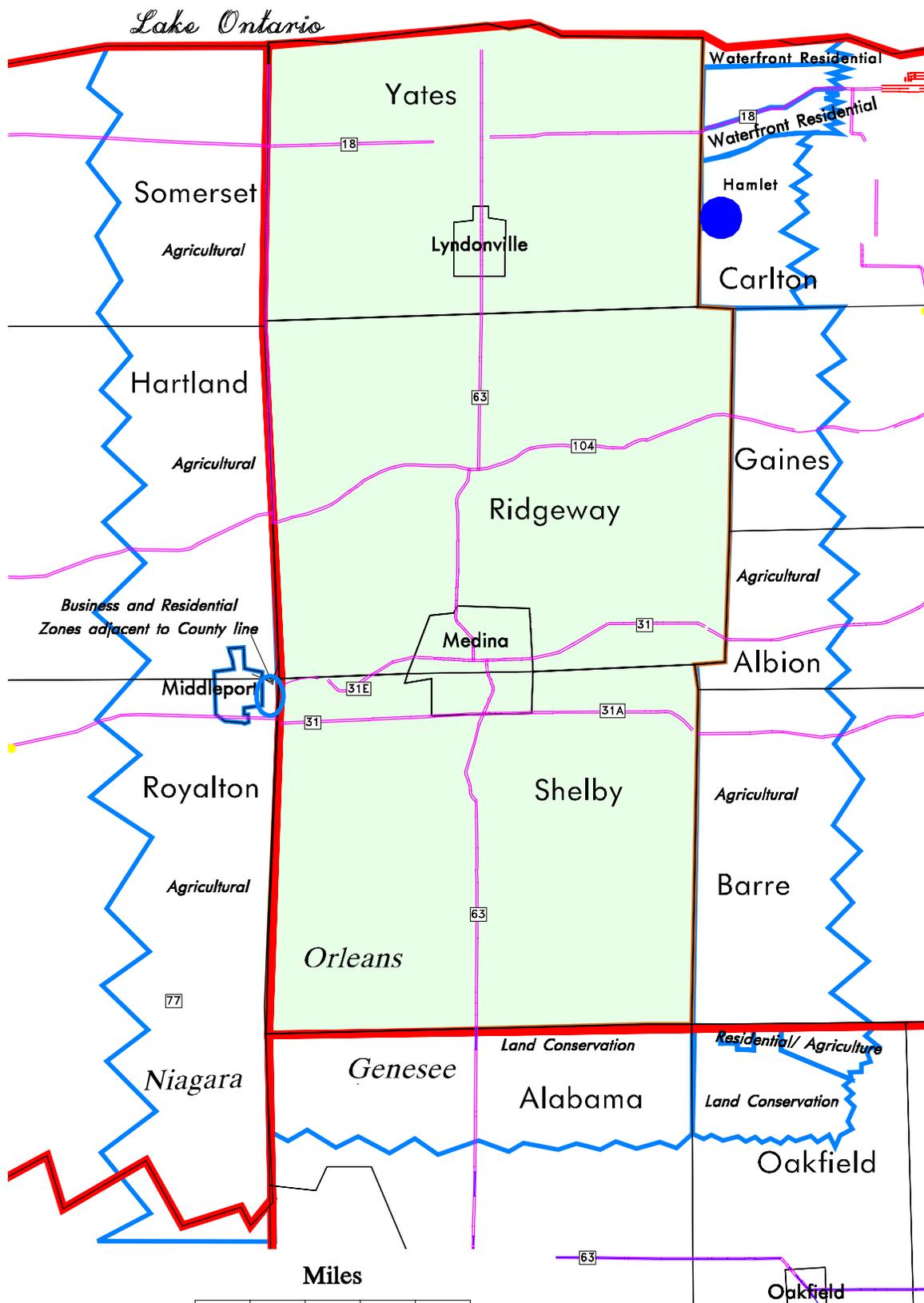
Map 1-7

1-23



Zoning Classifications

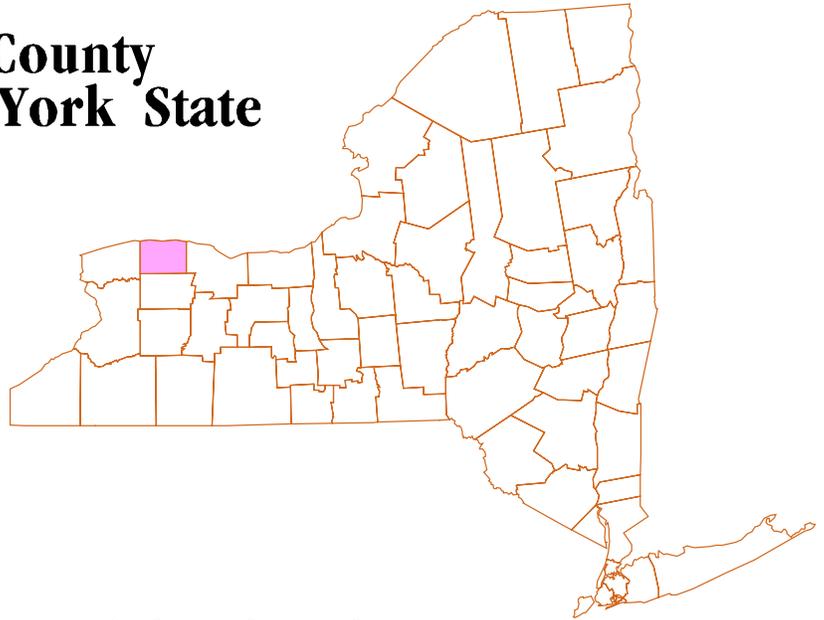
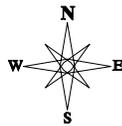
Land Adjoining Western Orleans County



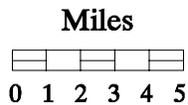
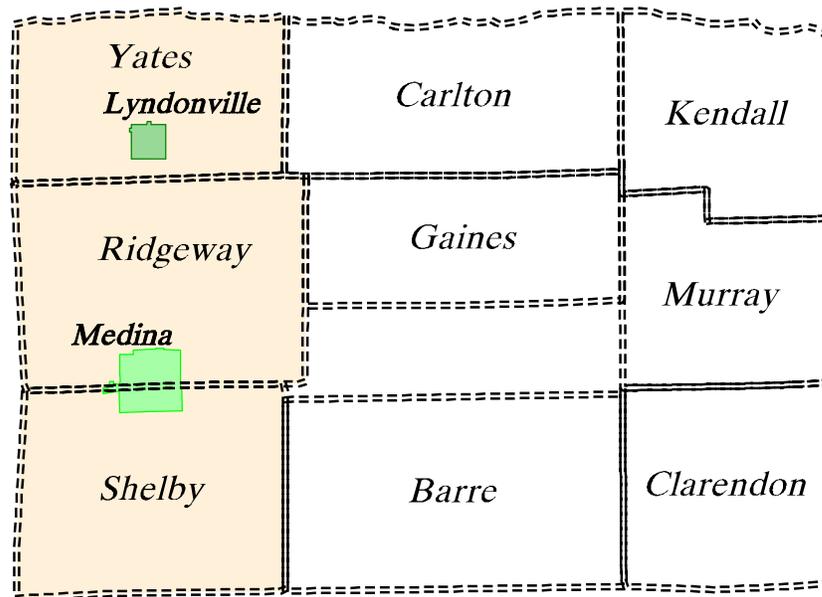
LOCATION MAP

WESTERN ORLEANS COUNTY

Orleans County within New York State

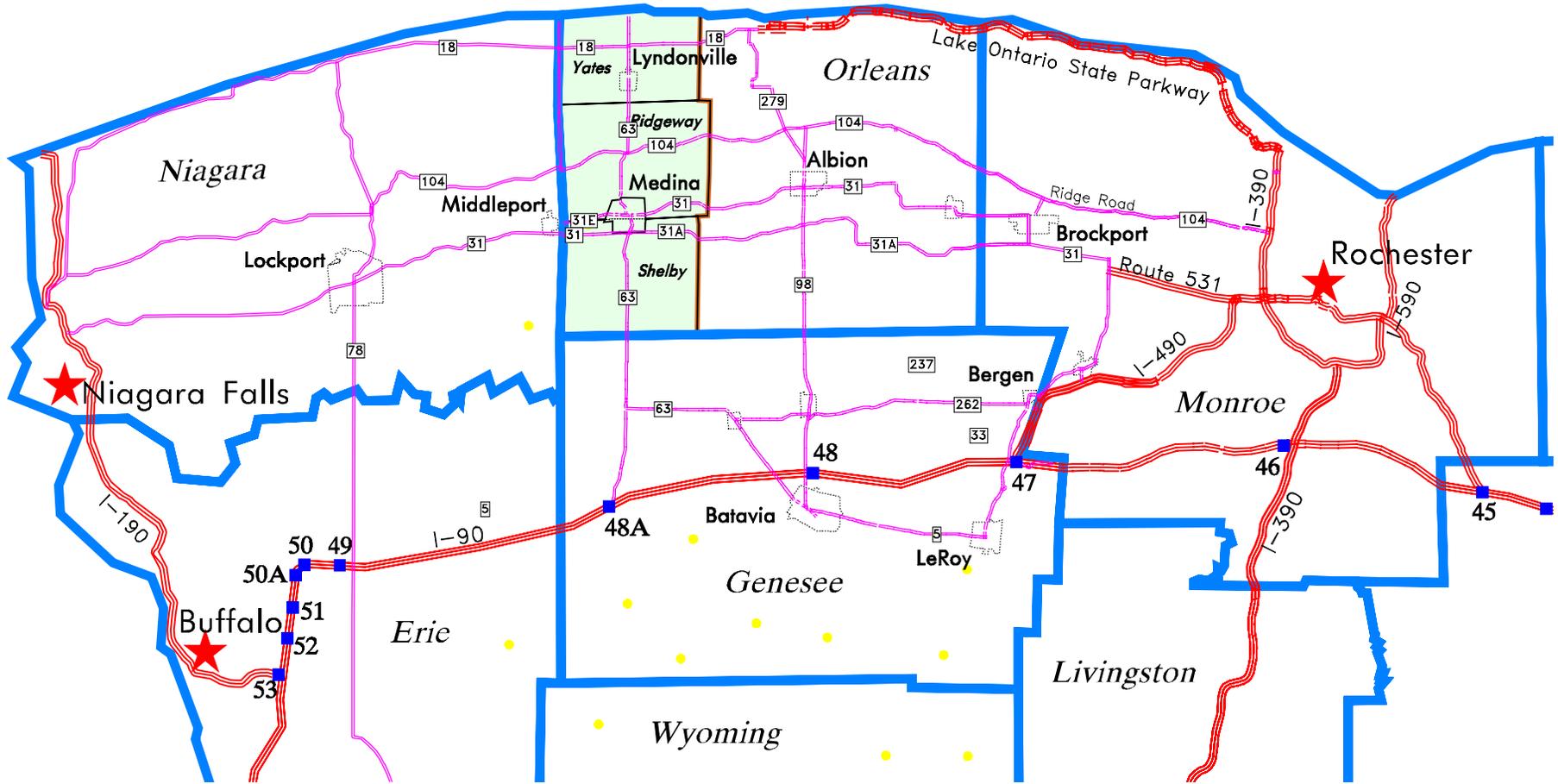


Communities participating in Western Orleans Comprehensive Plan

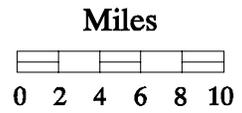
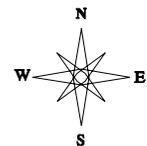


Regional Highway Access

Western Orleans County and Western New York

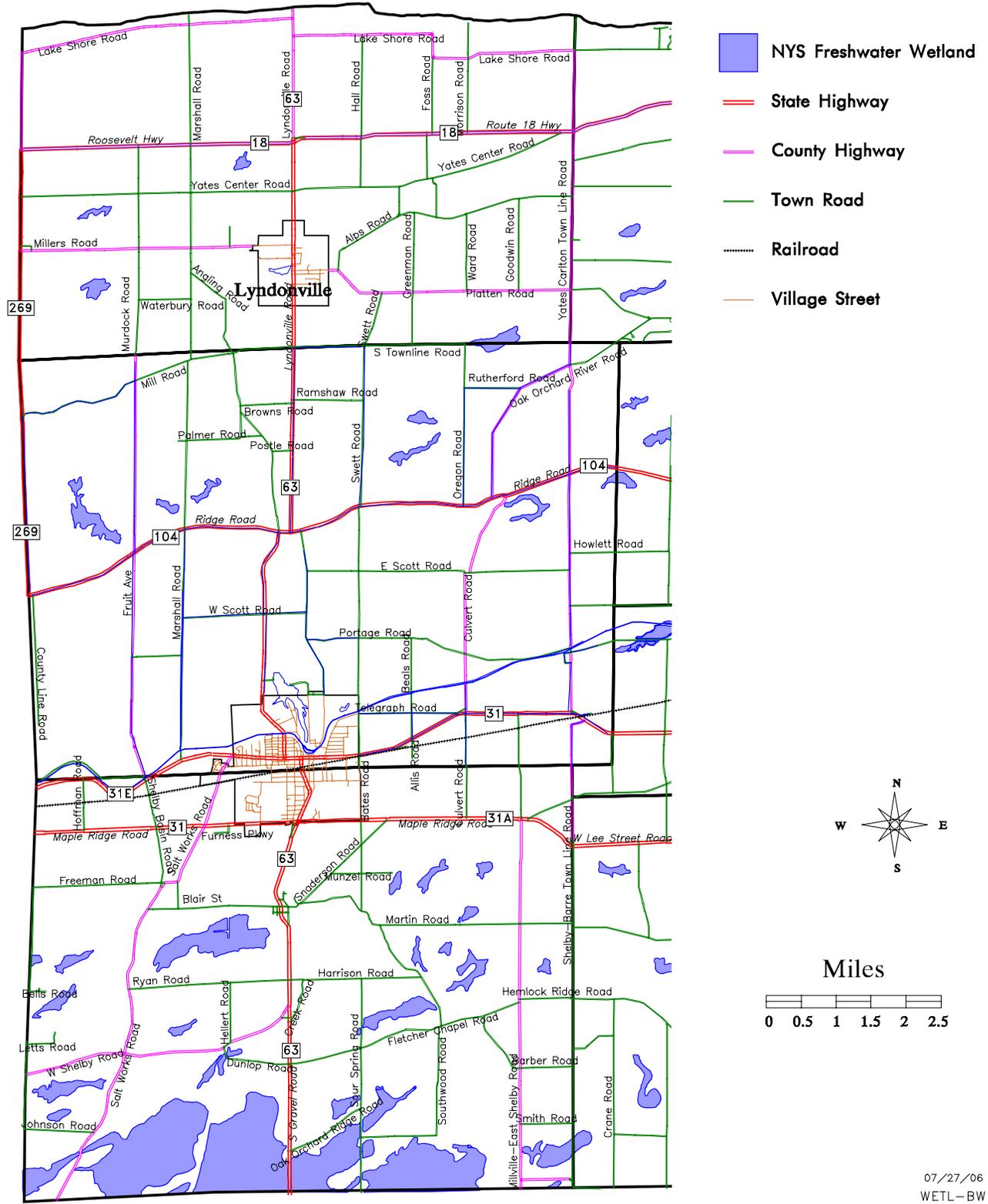


- Western Orleans County
- Village/ City boundary
- County Boundary
- Divided Highway
- State Highway (not divided)
- Thruway Exit
- Major City



NYS Regulated Wetlands Western Orleans County

Map 2-5



SOURCE: NYS DEC Digital Wetlands Map

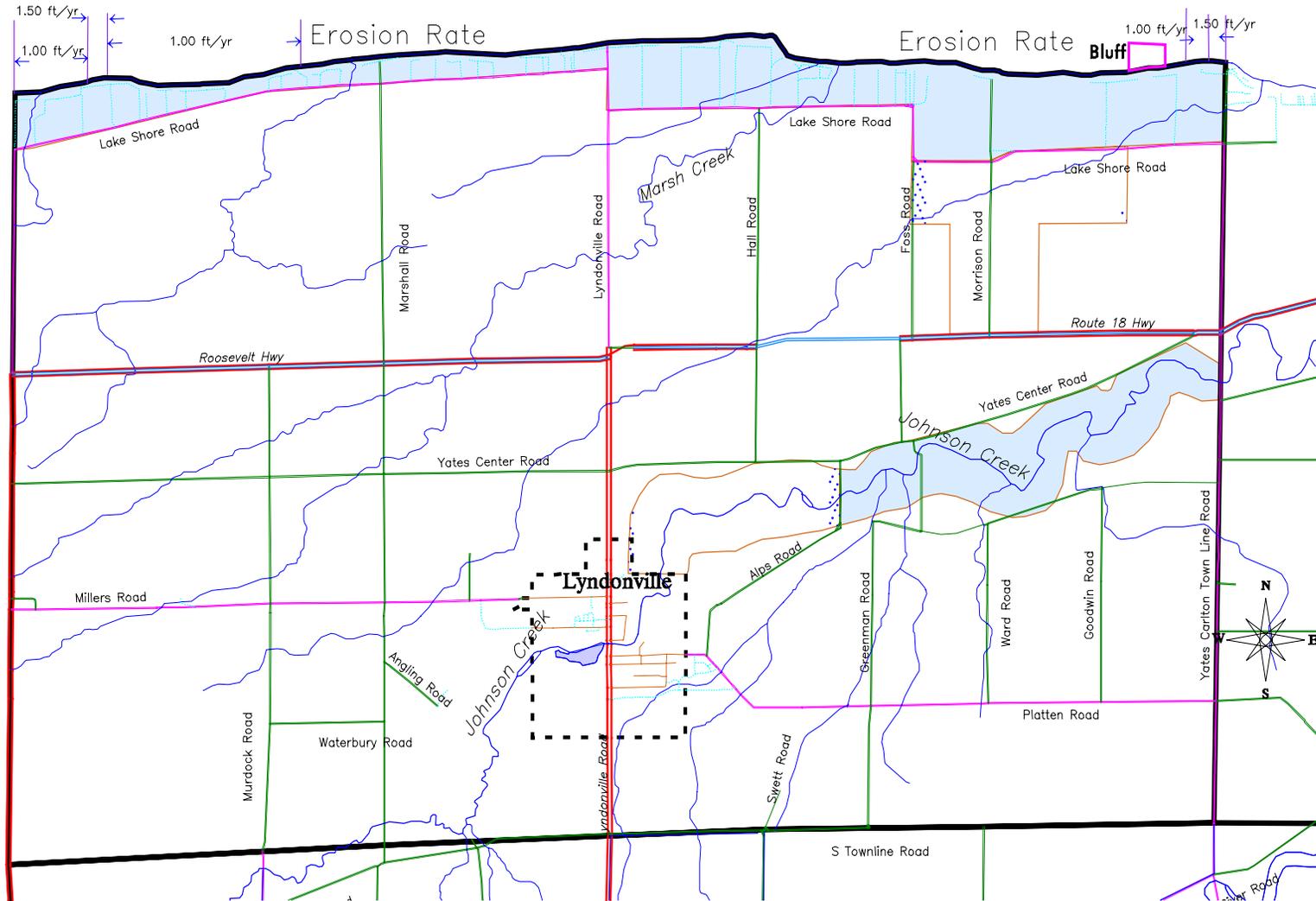
 **Stuart I. Brown Associates, Inc.**

07/27/06
WETL-BW

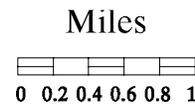
Coastal Boundary and Water Features -- Town of Yates

Local Waterfront Revitalization Plan (Towns of Kendall, Yates and Carlton)

2-16



- State Designated Boundaries
- Proposed Additions



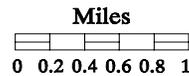
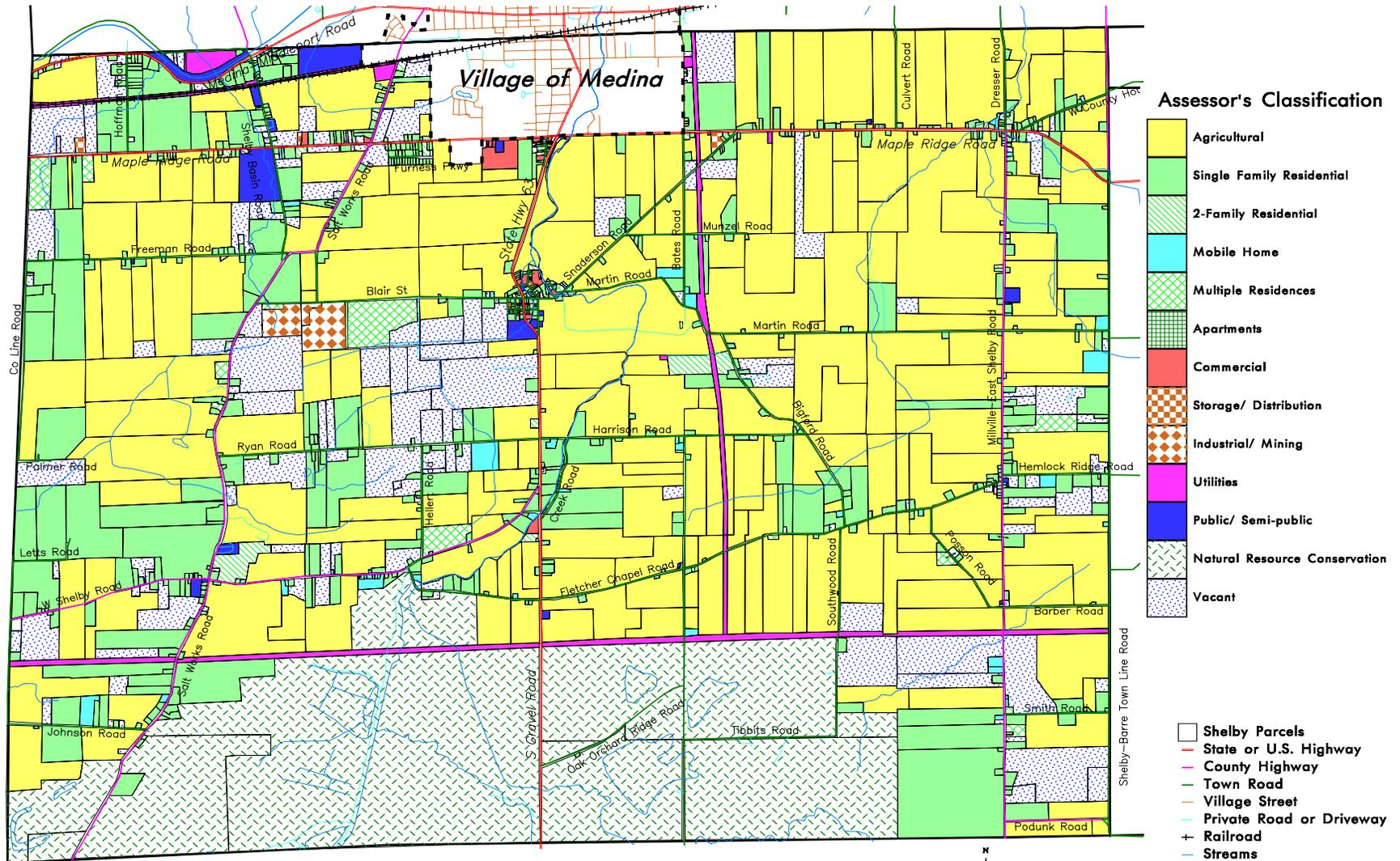
COASTAL
07/27/06

EXISTING LAND USE

Town of Shelby

Map 2-8

2-20



SOURCE: Tax maps and RPS data, 1999
 Maps digitized by Stuart I. Brown Associates

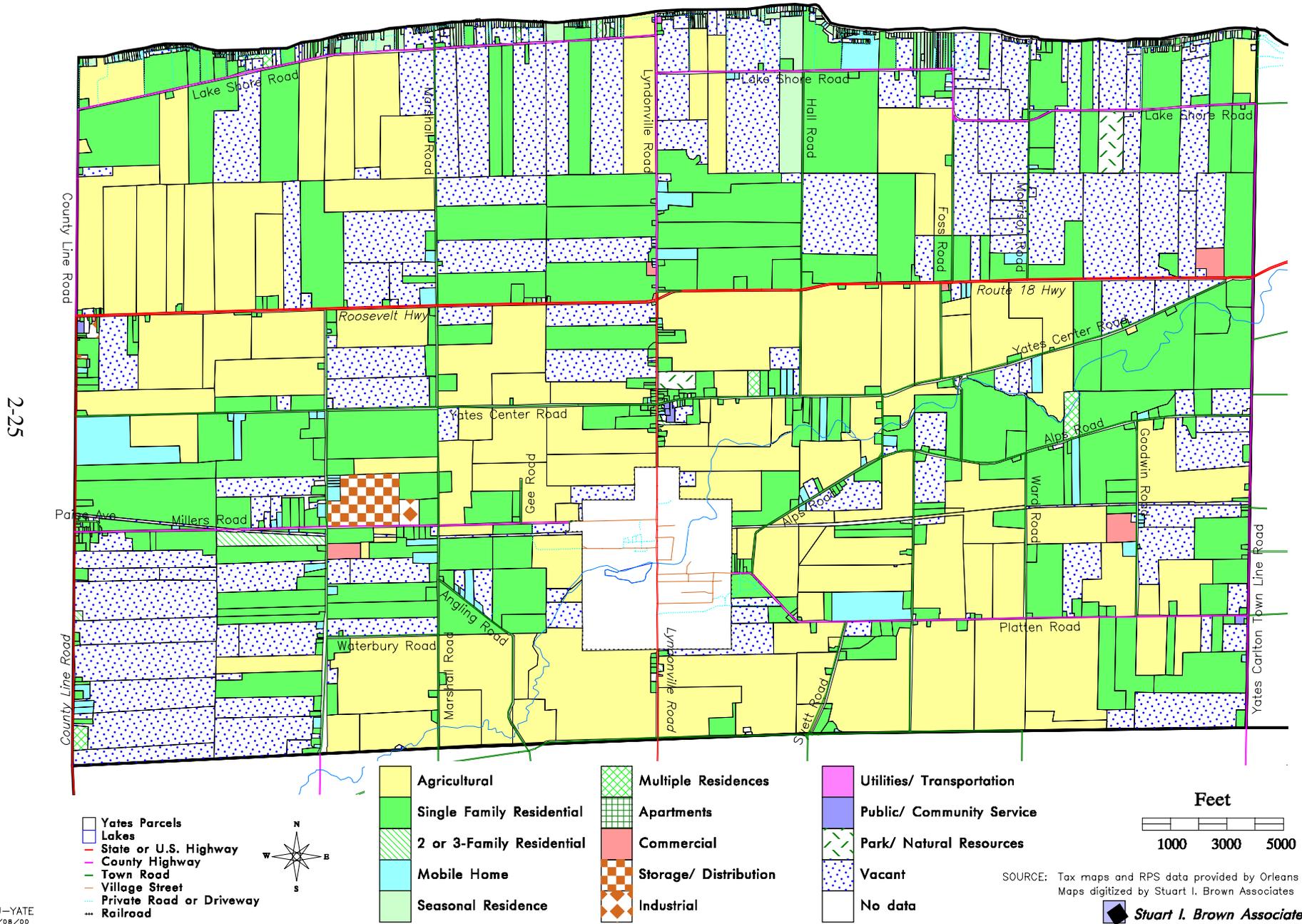


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EXISTING LAND USE

Town of Yates

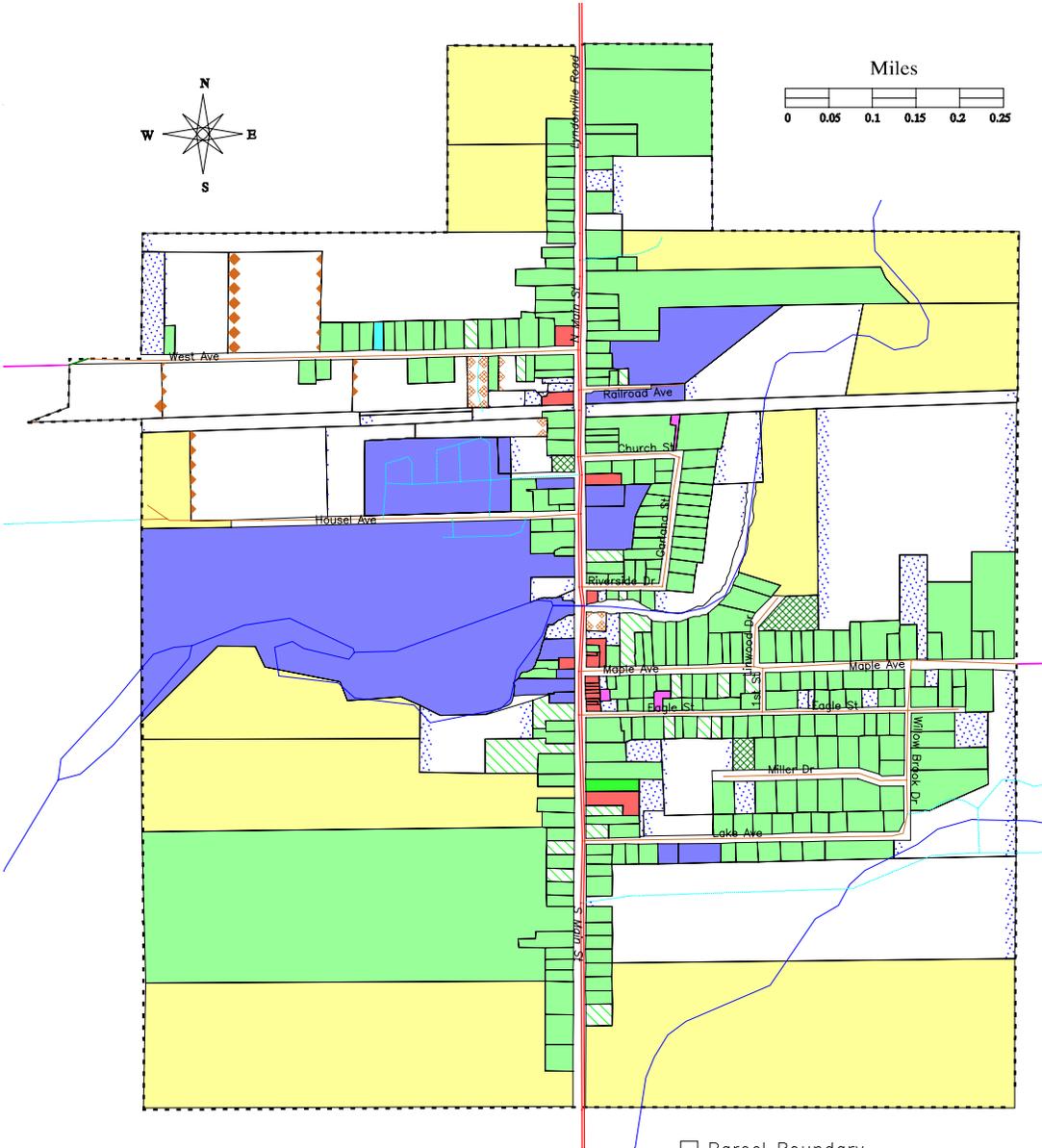
Map 2-10



EXISTING LAND USE

Map 2-11

Village of Lyndonville



Assessor's Land Use Classifications

- | | |
|------------------------|---------------------------|
| Single Family Dwelling | Industrial |
| 2-Family Dwelling | Public/ Community Service |
| 3-Family Dwelling | Recreation |
| Mobile Home | Utilities |
| Apartments | Vacant |
| Commercial | Agricultural |
| Storage/ Distribution | |

- Parcel Boundary
- State or U.S. Highway
- County Highway
- Town Road
- Railroad
- Village Street
- Private Road or Driveway

SOURCE: Tax maps and RPS data provided by Orleans County
 Maps digitized by Stuart I. Brown Associates

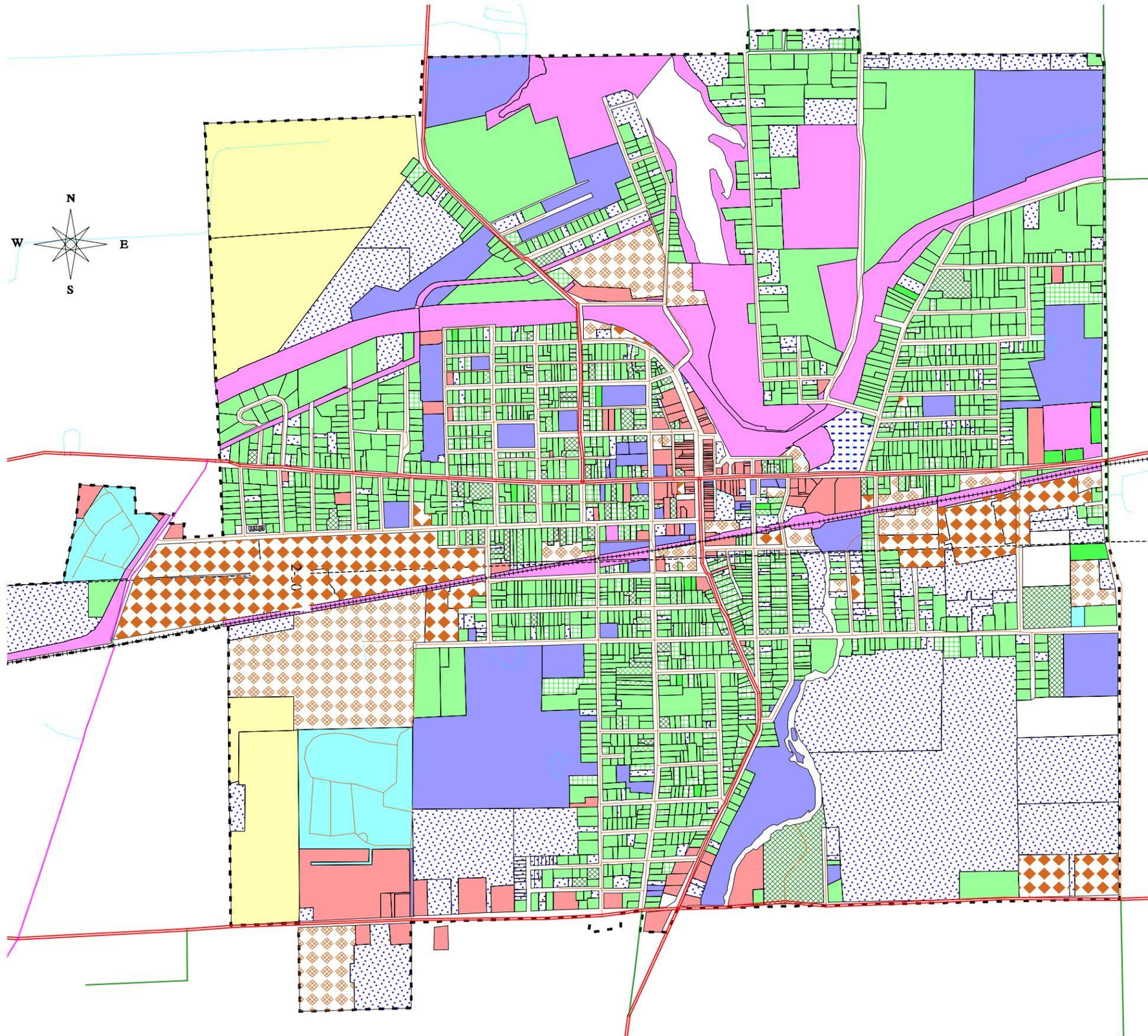
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Stuart I. Brown Associates, Inc.

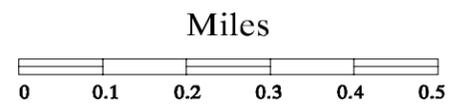
EXISTING LAND USE

Village of Medina

Map 2-12
or's Classification



- Single Family Residence
- 2-Family Residence
- 3-Family Residence
- Multiple Residences
- Apartments
- Commercial
- Storage/ Distribution
- Industrial
- Public/ Community Service
- Park/ Recreation
- Utility/ Transportation
- Vacant
- Agriculture
- Mobile Home
- Tax Parcels
- State or U.S. Highway
- County Highway
- Town Road
- Railroad
- Village Street
- Private Road or Driveway

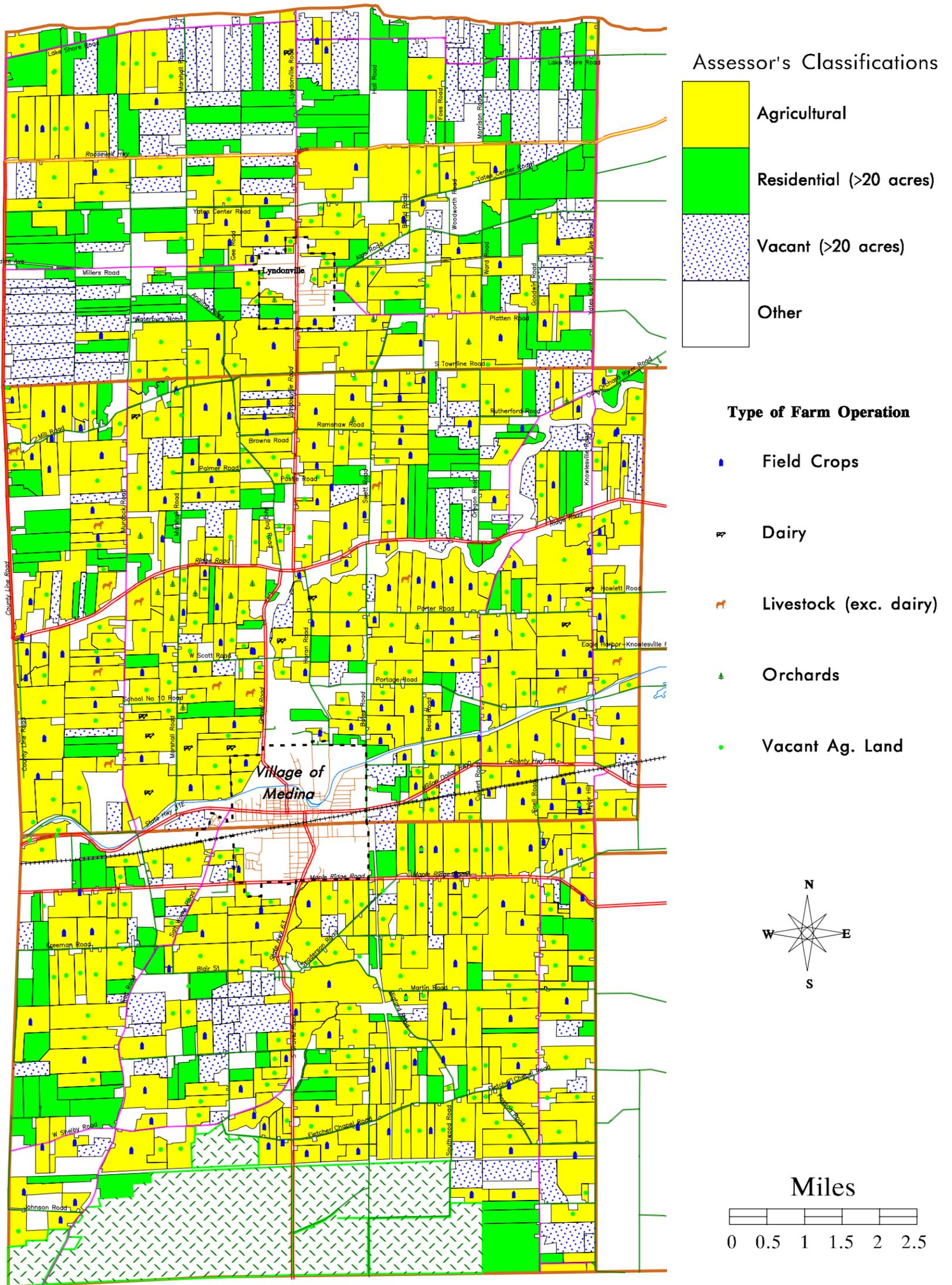


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05/28/02

Stuart I. Brown Associates, Inc.

AGRICULTURAL PARCELS, OTHER LARGE PARCELS AND TYPE OF FARM OPERATION

Western Orleans County



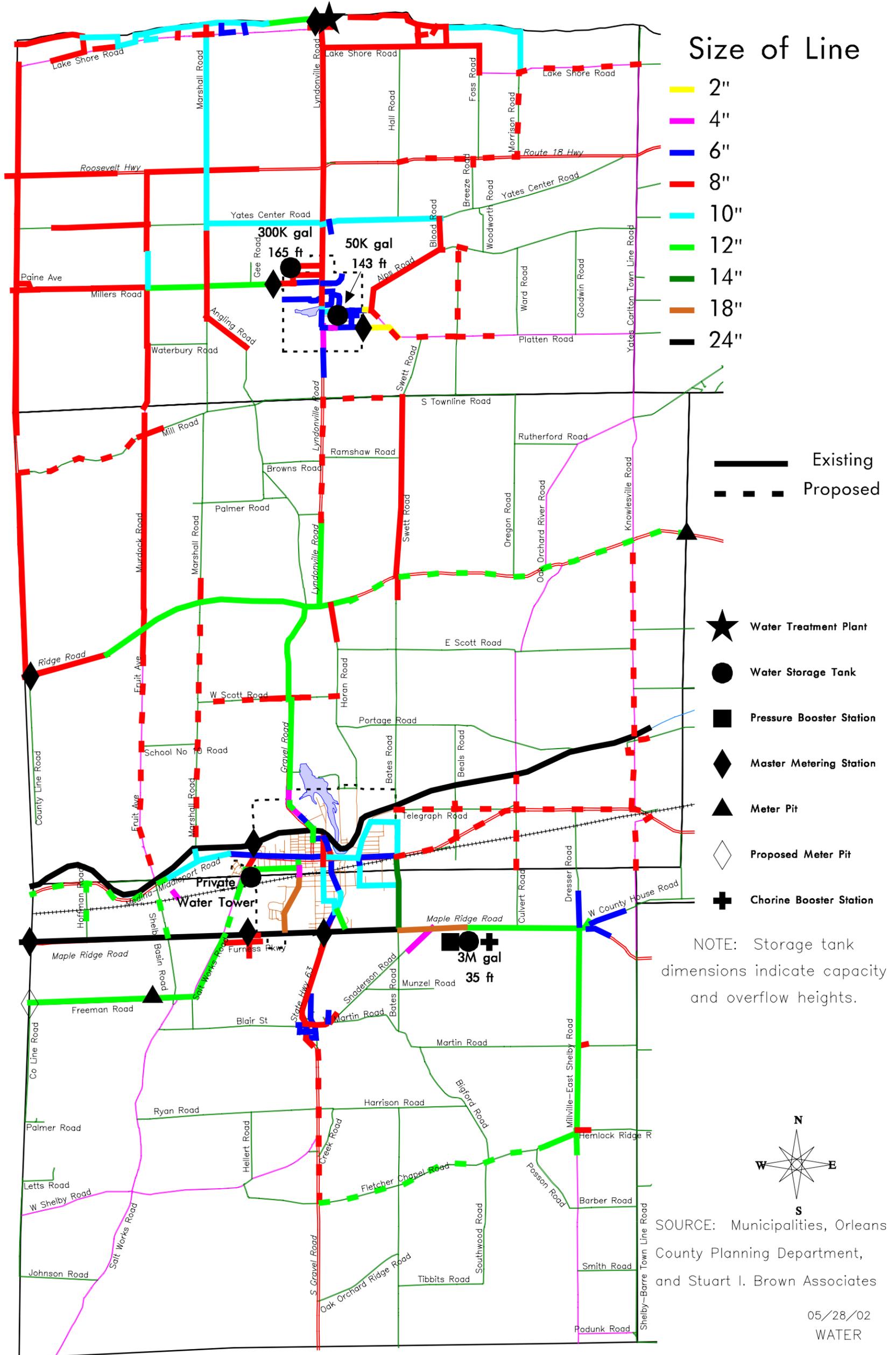
SOURCE: Tax Assessment Classification, 1999

05/28/02
FARMS-T

Stuart I. Brown Associates, Inc.

EXISTING AND PROPOSED WATER LINES AND FACILITIES

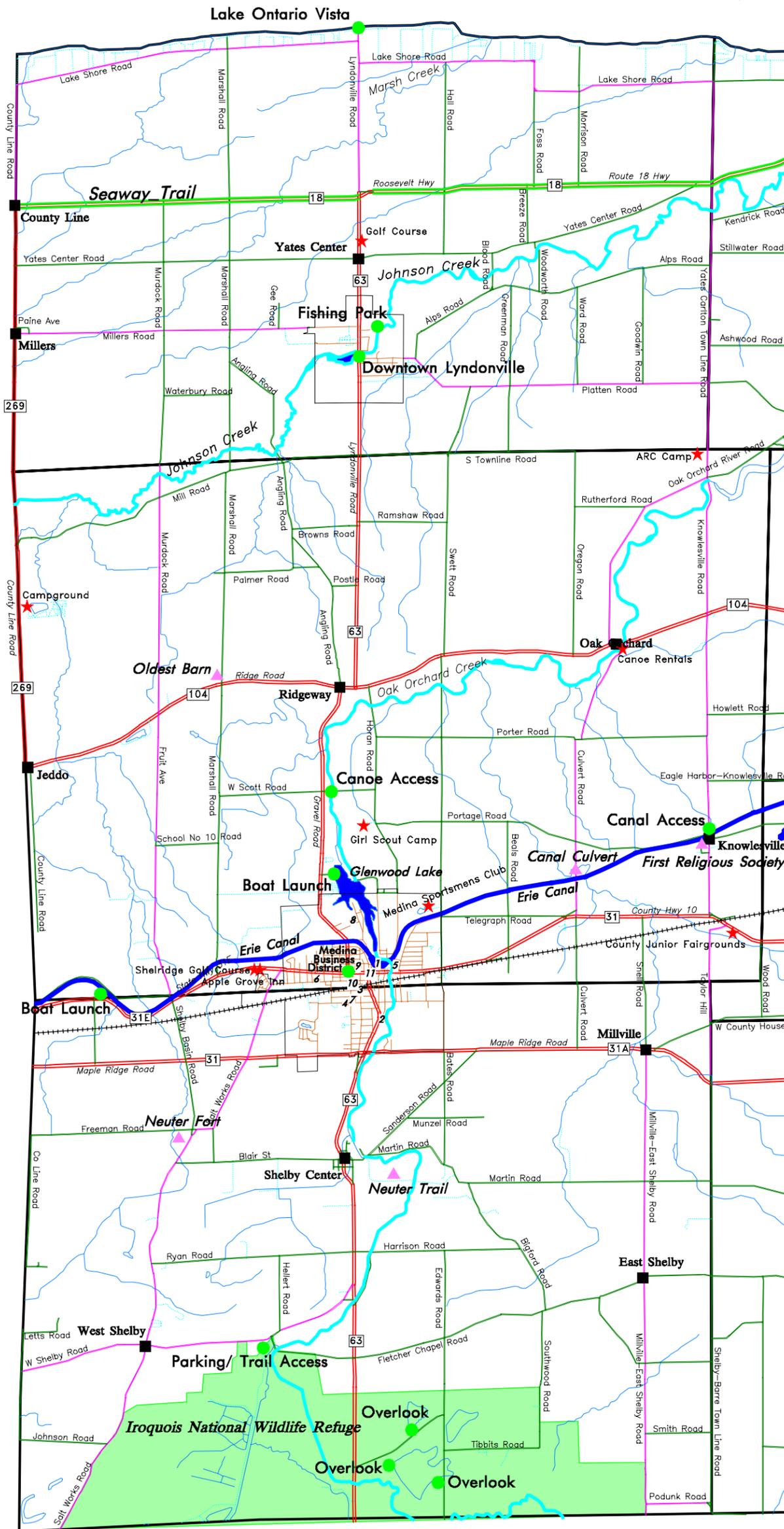
Western Orleans County



Stuart I. Brown Associates, Inc.

Recreation, Culture and Tourism Attractions

Western Orleans County



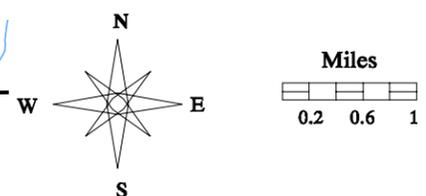
- Wildlife Refuge**
- Seaway Trail**
- Major Creeks**
- Erie Canal**
- Historic Hamlet**
- Public Recreational Site**
- Private Commercial/ Non-profit Site**
- Historic Site**
- Medina Recreation/ Cultural Site**

Medina Attractions:

1. Erie Canal Turning Basin
2. Butts Memorial Park
3. Lee-Whedon Memorial Library
4. Veterans Memorial Park
5. State Street Park
6. Pine Street Park
7. Gwinn Street Park
8. Gulf Street Park
9. Medina Historical Society
10. Railroad Museum
11. Rotary Park

Downtown Lyndonville Attractions

- Waterfall and Pond
- Public Library
- Historic Business District

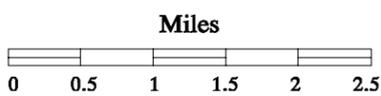
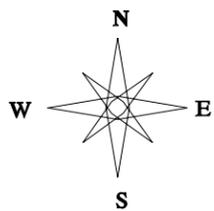
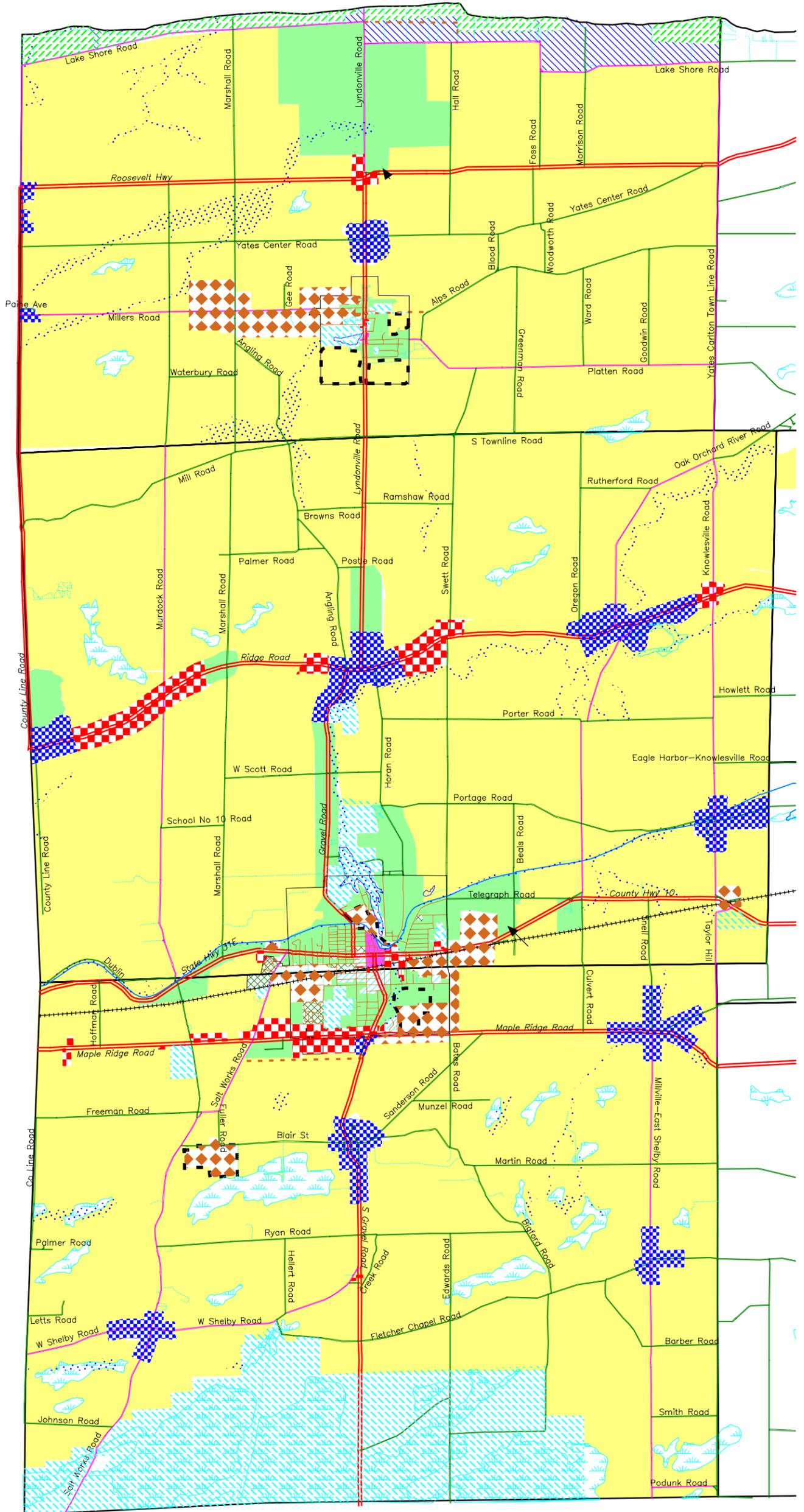


FUTURE LAND USE

Western Orleans County

*As Amended:
May 2003*

- Land Use Classification**
-  Agricultural
 -  Hamlet
 -  Rural Residential
 -  Waterfront Residential
 -  Village Residential
 -  Medium Density Residential
 -  High Density Residential
 -  Central Business District
 -  General Commercial
 -  Waterfront Development
 -  Industrial
 -  Government/ Community Facilities
- Other Symbols:**
-  Planned Development
 -  Future Road
 -  NYS Freshwater Wetland
 -  Flood Hazard Zone

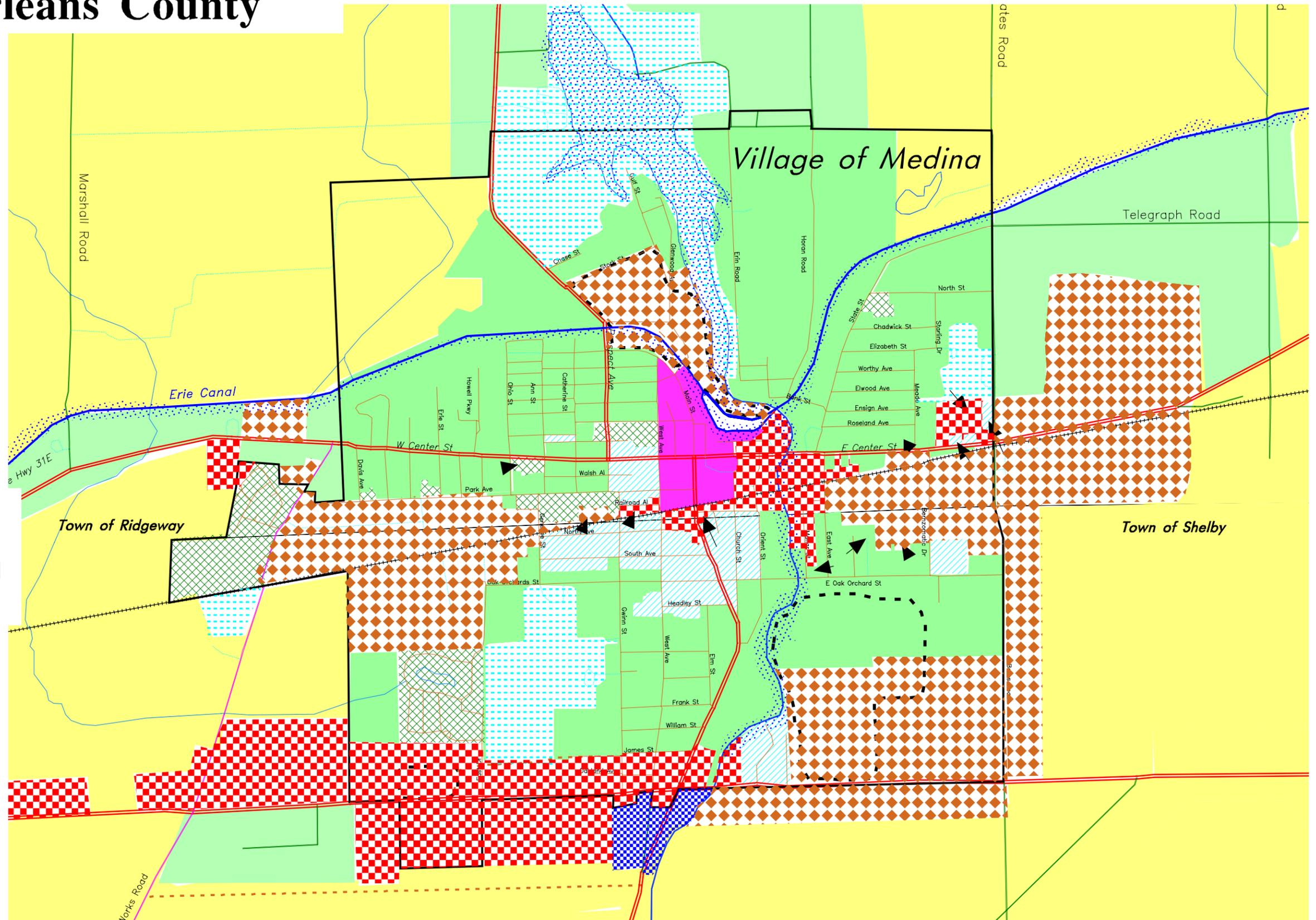
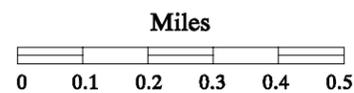
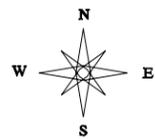


FUTURE LAND USE Western Orleans County

Medina Area Detail

As Amended: May 2003

-  Agricultural
-  Hamlet
-  Rural Residential
-  Waterfront Residential
-  Village Residential
-  Medium Density Residential
-  High Density Residential
-  Central Business District
-  General Commercial
-  Waterfront Development
-  Industrial
-  Government/ Community Facilities
-  Planned Development
-  Future Road
-  NYS Freshwater Wetland
-  Flood Hazard Zone

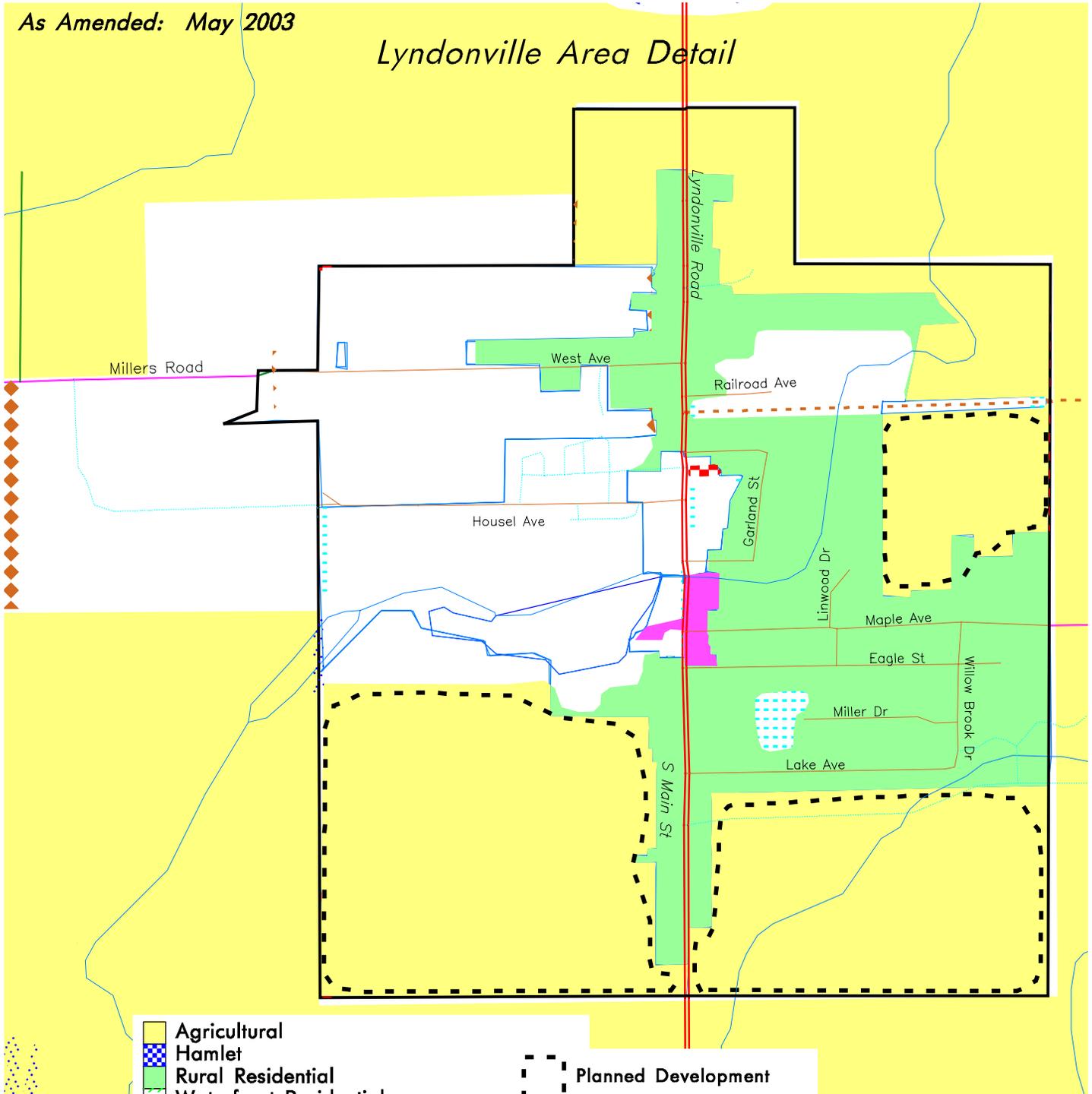


FUTURE LAND USE Western Orleans County

Map 4-3

As Amended: May 2003

Lyndonville Area Detail



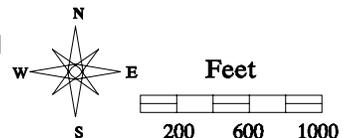
- Agricultural
- Hamlet
- Rural Residential
- Waterfront Residential
- Village Residential
- Medium Density Residential
- High Density Residential
- Central Business District
- General Commercial
- Waterfront Development
- Industrial
- Government/ Community Facilities

Planned Development

Future Road

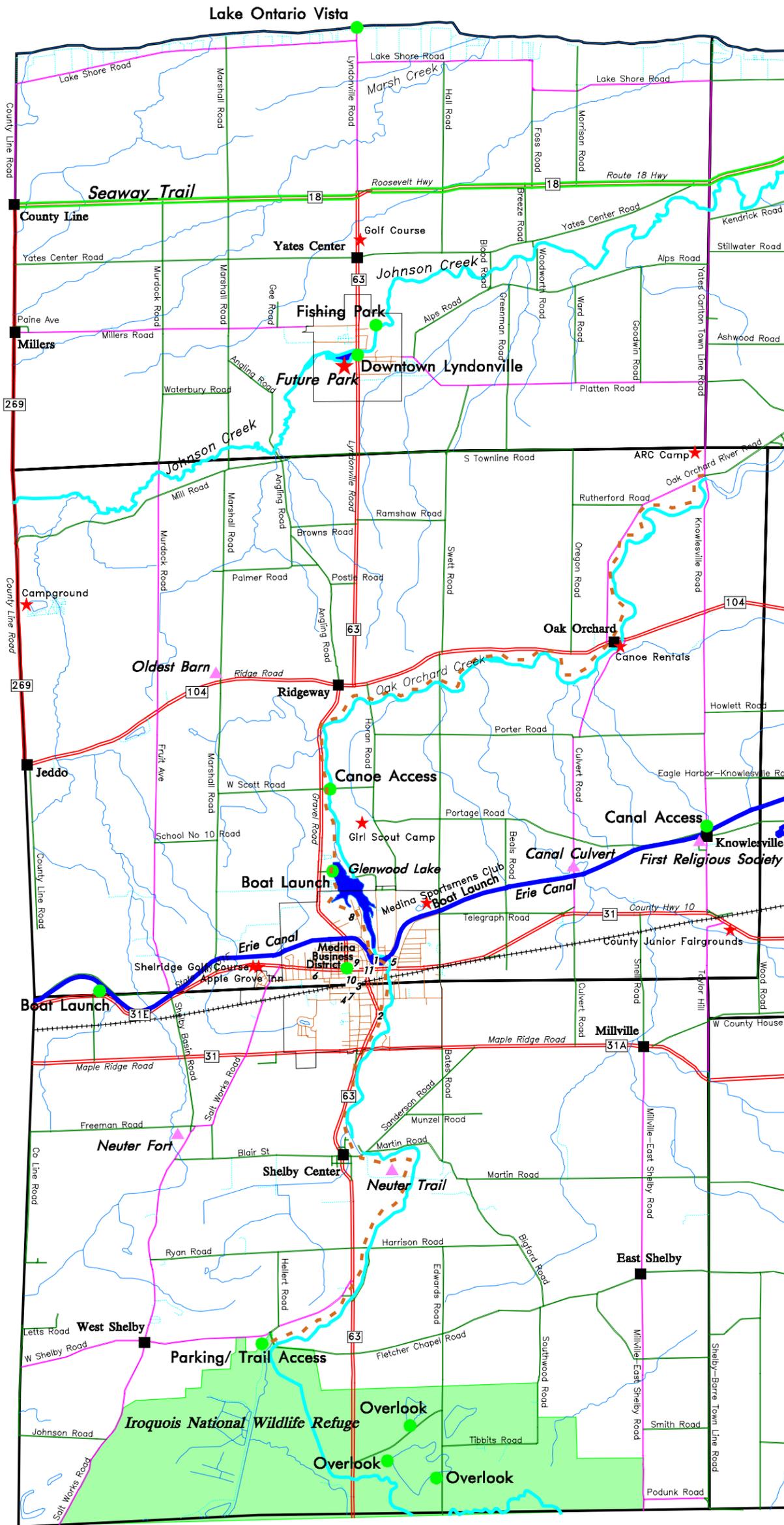
NYS Freshwater Wetland

Flood Hazard Zone



Recreation, Culture and Tourism Plan

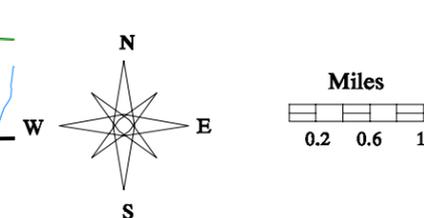
Western Orleans County



- ★ Future Park
- Future Trail
- Wildlife Refuge
- Seaway Trail
- Major Creeks
- Erie Canal
- Historic Hamlet
- Public Recreational Site
- ★ Private Commercial/ Non-profit Site
- ▲ Historic Site
- 2 Medina Recreation/ Cultural Site

- Medina Attractions:
1. Erie Canal Turning Basin
 2. Butts Memorial Park
 3. Lee-Whedon Memorial Library
 4. Veterans Memorial Park
 5. State Street Park
 6. Pine Street Park
 7. Gwinn Street Park
 8. Gulf Street Park
 9. Medina Historical Society
 10. Railroad Museum
 11. Rotary Park

- Downtown Lyndonville Attractions
- Waterfall and Pond
 - Public Library
 - Historic Business District



Western Orleans Comprehensive Plan

**Towns of Shelby, Ridgeway and Yates
Villages of Medina and Lyndonville**

Mission Statement:

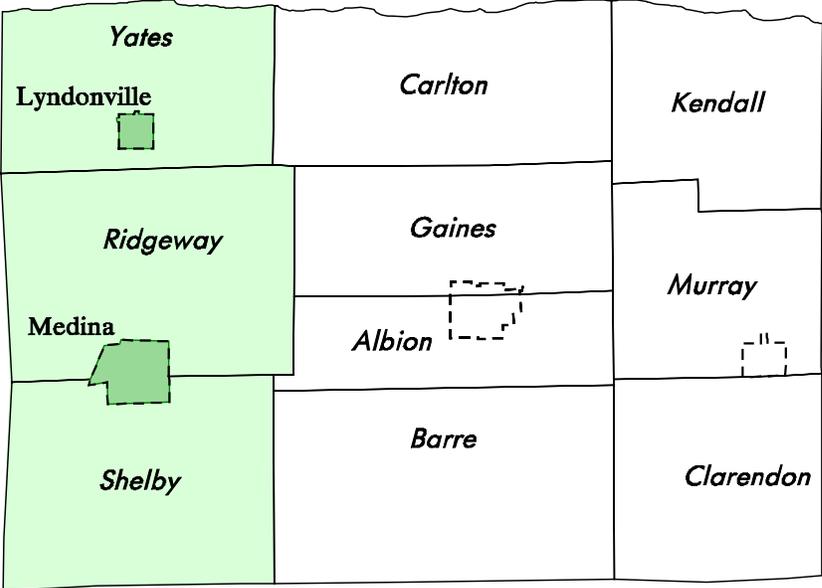
To improve the quality of life in western Orleans County through the joint efforts of the towns and villages that will:

- **preserve and enhance the community's rural, small town characteristics, natural beauty, cultural and natural resources, agricultural base, and residential neighborhoods;**
- **revitalize the commercial cores of the villages and stimulate appropriate types of diverse economic development consistent with retaining the community's small town, rural character; and**
- **sustain an environment of increased intergovernmental coordination and cooperation.**

Western Orleans Comprehensive Plan

**Towns of Shelby, Ridgeway and Yates
Villages of Medina and Lyndonville**

PART 1: COMPREHENSIVE PLAN



ADOPTED: December 2001

AMENDED: May 2003

Funded in part by a Rural New York Grant from the New York Planning Federation

Western Orleans Comprehensive Plan

Part 1: COMPREHENSIVE PLAN

Table of Contents

MISSION STATEMENT	Following Title Page
CHAPTER 1: INTRODUCTION	1-1
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- B. Referral Response from the Orleans County Planning Board; Documentation of SEQR Review
- C. Municipal Resolutions to Adopt the Comprehensive Plan
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Chapter 1 : INTRODUCTION

The purpose of comprehensive planning is to view and examine a community from a global perspective in order to see the “big picture.” Comprehensive planning enables municipal officials responsible for making governmental decisions to evaluate the existing state of the community, to determine what the goals of the community should be, and to develop both a strategy and course of action for achieving those goals.

Decision-making in municipalities is not vested in a single body, but is divided among different bodies, e.g., village boards of trustees, town councils, planning boards, and zoning boards of appeal. These boards, for the most part, operate independently of each other. This independence can result in incongruities in public policies and actions. The turnover of board members over time can also contribute to incongruity. A Comprehensive Plan, however, provides a well reasoned, articulated basis for municipal decisions and helps to eliminate, or at least reduce, incongruous public policies and actions. The comprehensive planning process provides a means through which the overall goals and aspirations of a community may be identified and shared among the policy- and decision-making bodies. A Comprehensive Plan not only articulates the goals, but also serves as the basis for land use control through zoning regulations, for constructing public improvements and for providing services and programs for the general health, safety and welfare of residents. A Comprehensive Plan assists a community to focus its efforts and to stay on a “steady course” in order to achieve its goals. In addition, a Comprehensive Plan serves as a tool for holding elected and appointed municipal officials accountable for the decisions they make and for moving their communities toward the goals articulated in the Plan.

This Comprehensive Plan document contains two Parts. Part 1 contains the policy components of the Plan, including:

- an overview of the planning process, the legal basis for the Plan, and the procedures for adoption and future revisions;
- a statement of the goals formulated to address the issues and concerns identified by citizens, focus groups, interested agencies and organizations, and the Comprehensive Plan Committee;
- a new land use plan, infrastructure plan, and recreation, culture and tourism plan, that present the vision of the community’s desired development patterns over the next twenty years; and,
- an implementation plan that contains recommended action steps to achieve the stated goals; assignment of responsibilities for carrying out the action steps; and a timetable for completing each.

Part 2 contains the background information that was compiled during the planning process. This Part includes:

- a review of existing laws, ordinances, regulations, plans, studies, and other relevant documents that control or otherwise impact and influence development in the three towns and two villages that comprise western Orleans County; and

- a review of existing conditions, an evaluation of past trends, and a projection of future trends and needs.

Legal Basis of the Comprehensive Plan

In the spring of 1999, the Towns of Yates, Ridgeway, and Shelby and the Villages of Lyndonville and Medina made the decision to join together to prepare a joint Comprehensive Plan. The decision to prepare a joint Plan was made in recognition of the fact that the five municipalities share many mutual interests and concerns. The responsibility for the preparation of a Comprehensive Plan rests with the municipal governing bodies as set forth in §272-a of the New York State Town Law and §7-722 of the New York State Village Law. These laws also permit the governing bodies to delegate this responsibility to either Planning Boards or to ad hoc committees established for the express purpose of preparing Comprehensive Plans. The decision was made to appoint and delegate the responsibility for preparing the western Orleans Comprehensive Plan to an ad hoc committee referred to as the Comprehensive Plan Committee (CPC).

Comprehensive Plan Committee (CPC)

The governing bodies of the five western Orleans County municipalities each appointed several persons to the CPC to represent their respective municipalities. The CPC was comprised of 39 members which included local elected and appointed officials, representatives of the agriculture and business communities, individual citizens, and representatives of County and Regional organizations. The names of the representatives appointed by each municipality are identified below.

Town of Yates CPC Representatives

Bradley Bentley	Roger Harrison	Louis Salen
John R. Fox, Sr.	Richard Kurz	Fred Stelianou
Stephen Freeman	Russell Martino	

Town of Ridgeway CPC Representatives

Theodore Dunn	Charles Pettit	Robert E. Waters
J.T. Gidley	Nelda B. Toussaint	Michael S. Wendt
Brian Napoli		

Town of Shelby CPC Representatives

David Bushover	David Green	Lee Roberts
Merle Draper	Eileen McElwain	Dale Watts
Roger Fuller	Kirk Myhill	

Village of Lyndonville CPC Representatives

Darrel Oakes	John Raduns	Joanne Whitney
Nick Partrick	Jim Whipple	

Village of Medina CPC Representatives

Marty Busch	Howard Hibbard	Howard Lake
David Feltz	Bill Hungerford	Wilson Southworth
Jean Hart	Don Kennedy	Craig Tuohey

County and Regional Representatives

James Bensley, County Planner, Orleans County Planning Department
Kelly Kiebala, Genesee/ Orleans Regional Arts Council (GO-ART!)

The CPC held its first meeting in June 1999 and met monthly through November 2000.

Residents Survey

In order to encourage broad public input into the planning process, one of the first decisions the CPC made was to survey all residents and residential property owners in western Orleans County. The CPC spent the summer months developing the survey questionnaire. In September 1999, the survey questionnaires were distributed through a saturation bulk mailing. Individually prepared mailing labels were used to mail questionnaires to residential property owners residing outside of western Orleans County. Each household received two answer sheets so that in households that contained two adults, both would be able to respond. Extra answer sheets were also made available, upon request, for households that contained more than two adults. Self-addressed, postage-paid envelopes were distributed with the questionnaires for respondents to use to return their responses. Drop-off boxes were also located in various businesses and public buildings throughout western Orleans County to provide an alternative means to return survey responses. Surveys were also completed by high school seniors at the Medina and Lyndonville High Schools.

Survey responses were tabulated and analyzed during the fall of 1999. The results of the survey were presented at a public informational meeting held at the Medina High School on December 1, 1999. During this meeting, the public was invited to provide both oral and written comments to the CPC. A summary of the Residents Survey results is included in Appendix A. The complete Residents Survey Report is available for review at the Town and Village offices.

Walking Tours, Focus Groups and Outreach Letters

In addition to the residents survey, additional activities were taken to obtain input for the planning process. These activities included walking tours of the business districts in the Villages of Lyndonville and Medina, focus group meetings, and the solicitation of input from interested agencies and organizations based and/or operating in western Orleans County.

The tours of the Lyndonville and Medina downtown business districts occurred in October 1999. The purpose of the tours was to develop ideas and suggestions for improving these two vital commercial areas. Members of the CPC, along with other local public officials and the general public, were invited to participate in the tours. After completing the walking tours, participants brainstormed to develop ideas and suggestions.

Six focus groups were formed in the spring of 2000. Separate focus groups were formed to discuss each of the following topics: tourism, arts and natural and historic resources; telecommunications infrastructure; agriculture and farmland; property maintenance and code enforcement; industrial and economic development; and intergovernmental cooperation and consolidation. Persons from within and outside the community with particular expertise on these topics were invited to participate, as were members of the CPC. The focus groups developed ideas and suggestions relating to their subject areas for inclusion in the Comprehensive Plan.

Outreach letters were sent to a number of agencies, organizations, and groups based or operating in western Orleans County in the fall of 1999. Governmental agencies and community-based organizations and groups were invited to identify their issues and concerns and to submit position papers and/or provide information on their programs and plans to the CPC.

Plan Preparation

Using the input obtained from the residents survey, the public informational meeting, the downtown business district walking tours, the focus groups, and interested agencies, organizations and groups, the CPC formulated Comprehensive Plan goals in the spring of 2000. Concurrently, the CPC developed an implementation plan. The implementation plan identifies the action steps to be carried out to achieve each goal, who is responsible for carrying out each action step and the time frame in which the action step is to be completed.

Public Hearings, County Referral, and Environmental Review

By September 2000, the CPC had completed most of its work and had prepared a draft Comprehensive Plan. In accord with New York State Town and Village Laws, the CPC held a public hearing on the draft Plan on October 4, 2000 at the Wise Middle School in Medina. During the public hearing, the draft Comprehensive Plan was presented to the public with particular emphasis on the Plan's goals. The public was also afforded an opportunity to comment on the draft Plan.

The CPC also referred the draft Comprehensive Plan to the Orleans County Planning Board in the fall of 2000 in accord with the requirements of § 239-m of the New York State General Municipal Law. The Orleans County Planning Board reviewed the draft Plan at its meeting on December 21, 2000, and recommended Approval. Subsequent to receiving the comments and recommendations of the public and the Orleans County Planning Board, the CPC met to consider what modifications, if any, the CPC would make to the draft Plan in response to the comments and recommendations received. The comments and recommendations of the Orleans County Planning Board are contained in Appendix B.

As adoption of a Comprehensive Plan is classified as a Type I action under New York State's Environmental Quality Review (SEQR) regulations, an environmental review was undertaken. The Village of Medina served as the Lead Agency for the environmental review; the Towns of Shelby, Ridgeway and Yates and the Village of Lyndonville participated fully in the environmental review as "involved agencies." Each of the Town and Village Boards reviewed the Full Environmental Assessment form that was prepared for the action and determined that

there would be no adverse environmental impact resulting from the adoption of the Plan. As lead agency, the Medina Village Board issued a Negative Declaration of Environmental Significance prior to adopting the Comprehensive Plan.

Finally, the governing boards of each of the five municipalities jointly conducted public hearings on the proposed Comprehensive Plan in accord with New York State Town and Village Laws. The public hearings were held on February 28, 2001 at the Medina High School and on January 16, 2001 at the Yates Town Hall. Subsequently, each governing body enacted resolutions to formally adopt the Comprehensive Plan.

Maintaining and Updating the Comprehensive Plan

It is important to remember that a Comprehensive Plan is a “living document.” Comprehensive planning is not an event isolated in time, but rather an ongoing process. As the conditions and priorities of western Orleans change over time, the Plan should be reviewed and updated in light of the changed conditions and priorities. This type of review and updating needs to occur periodically and involves the following steps:

- re-examining the existing conditions in the community;
- reconsidering the long-range vision of the community and the goals contained in the Plan;
- examining the recommended action steps that were actually carried out as well as those that were not carried out;
- determining the appropriateness of the long-range vision, the goals and the action steps that had not yet been carried out, in light of the changes in the community’s conditions and priorities; and
- amending or establishing a new Plan with revised goals and recommended actions to reflect changes in the existing conditions, priorities, and long-range vision.

The intent of the Towns of Yates, Ridgeway and Shelby and the Villages of Lyndonville and Medina is to periodically review the Comprehensive Plan and to make public their report on the relevancy of the information and premises contained in it. It is also the intent of the five municipalities to amend or revise the Plan as needed based on the review.

Circumstances that may warrant revising the Comprehensive Plan include the following:

- a finding of significant change within the municipalities (e.g., demography, traffic, building activity, the economy, the environment, institutional activity, residents’ opinions) or some other substantial unforeseen change of circumstances;
- a finding of significant public benefit associated with a proposed revision or a need to maintain and protect public investment and resources; and
- the need to comply with new laws, regulations, court actions, or other mandates.

Comprehensive Plan revisions should include the following criteria:

- the consistency of the proposed revisions with the goals and recommended action steps and the Future Land Use Plan. If changes to these are proposed, the governing bodies should justify and document the need for change; and
- the consistency of the proposed revisions with neighborhood character, community needs, and existing or emerging State and Federal regulations.

In the course of revising the Comprehensive Plan, the governing bodies must also adequately evaluate environmental effects, alternatives, and other possible impacts identified through the SEQR process.

The governing bodies, with the assistance of their respective Planning Boards and other municipal boards and committees as the governing bodies may request, should determine and authorize all Comprehensive Plan updates and revisions. As appropriate, revised pages should be prepared and distributed to each person or agency in possession of a copy of the Comprehensive Plan along with instructions. The instructions should inform the person or agency that the revised pages supersede the outdated pages, and that the outdated pages should be replaced with the revised pages. The revised pages should be dated so that the revisions and the time period in which the revisions were made can be identified at a later time.

Each time the Comprehensive Plan is revised, updated, or otherwise modified, the changes should be recorded in the Record of Comprehensive Plan Revisions contained in Appendix C. Entries in the Record of Comprehensive Plan Revisions should identify the pages affected and the dates of the revisions. A brief explanation summarizing the changes should also be provided.

Location of Comprehensive Plan Documents

Official copies of the Comprehensive Plan are filed in the offices of the Town and Village Clerks and county planning agency in accordance with NYS Town and Village Laws. It is recommended that copies of the Comprehensive Plan be distributed to various other local, regional, and state planning agencies, local libraries, and adjacent municipalities. It is also recommended that each member of the governing body, their respective Planning Boards and Zoning Boards of Appeals be provided with a copy of the Comprehensive Plan. As these public officials are in a position of making policy decisions and carrying out many of the recommended actions contained in the Plan, they should have ready access to the Comprehensive Plan for reference.

Chapter 2: ISSUES AND OPPORTUNITIES

As part of the process of preparing this Comprehensive Plan, the issues in the community and the constraints to and opportunities for future development presented in this section were discussed and analyzed. These issues were addressed in the Residents Survey, Focus Group meetings, interviews with public officials, and CPC meetings.

This Chapter presents the issues, needs, opportunities and constraints identified and discussed during the planning process. The opportunities and constraints are presented in the following categories:

- Housing and Residential Neighborhoods
- Downtown Revitalization and Commercial Development
- Industrial Development
- Agriculture/Agribusiness
- Natural Resources and Environmental Protection
- Recreation, Culture and Tourism
- Transportation
- Public Utilities and Telecommunications
- Intergovernmental Cooperation

The policies and actions recommended to address these issues will be presented in Chapter 4.

A. HOUSING AND RESIDENTIAL NEIGHBORHOODS

A range of housing options are available in western Orleans County. The majority of the rental housing is located in the Village of Medina. Rents and housing values are similar to the Orleans County average.

Village residents enjoy the small-town, neighborhood camaraderie, as well as the closeness of shopping and services.

Appearance of residential neighborhoods

The quality and appearance of residential neighborhoods in the Village of Medina are very important to residents' quality of life.

Members of the Tourism Focus Group suggested planting street trees in residential neighborhoods and commercial districts in the Village of Medina. Funding should be pursued which would not only purchase the trees, but would also provide on-going funding for maintenance. Partnerships with non-profit organizations, such as garden clubs, may be helpful in attracting grant funding. Partnerships with BOCES classes may also be appropriate. The Village of Medina completed an inventory of its street trees approximately 10 years ago.

Members of the Code Enforcement/Property Maintenance Focus Group cited both the lack of adequate property maintenance regulations and the ambiguity of the property maintenance regulations contained in the NYS Fire Prevention and Building Code as obstacles to ensuring the maintenance of property. The new Fire Prevention and Building Code, which became effective in January 2001, contains more comprehensive and extensive property maintenance regulations. It is anticipated that the new Code will provide municipal Code Enforcement Officers with the regulations necessary to ensure that properties are properly maintained.

An obstacle to improving property appearance is the limited income of many of the families who own and live in housing that is deteriorated. Even with strict enforcement of property maintenance regulations, many families may not be able to afford to keep their properties in good repair. Small Cities grant funding to provide low and no interest loans may offer an opportunity for the municipalities in western Orleans County to capitalize a housing repair revolving loan fund. Such loans will improve property appearance when the root cause is low income.

Another obstacle identified by the Code Enforcement/Property Maintenance Focus Group is the lack of adequate code enforcement staff in relation to the workload. Gaining compliance with property maintenance regulations is time consuming. Currently, the Village of Medina is the only municipality in western Orleans County that has a full-time Code Enforcement Officer with clerical support. The remainder of the municipalities use part-time Code Enforcement Officers and provide no clerical support. Even in Medina, the workload exceeds the capabilities the full-time Code Enforcement Officer due, in part, to the large number of periodic fire inspections the Code Enforcement Officer must perform. Moreover, the Code Enforcement Officers in each municipality are also responsible for enforcing zoning regulations. Both activities detract from the amount of time Code Enforcement Officers can spend on addressing property maintenance problems.

Multi-family conversions

The conversion of single-family homes into multiple-family apartments, especially where lots are small or narrow, is a significant issue in Medina. In addition, the condition of certain properties, particularly non-owner-occupied rental housing, warrants attention and are in need of improvement. Conversions, as well as the deterioration of properties, have had a significant impact on the quality of life in certain residential neighborhoods in the Village.

Senior citizen housing

Senior citizen apartments would be appropriate in areas within walking distance of stores and services in downtown Medina. As relatively few residents of senior citizen housing own cars, parking would be less of a concern than with other multi-family dwellings.

Rural house lots

Residential neighborhoods in the Towns of Shelby, Ridgeway and Yates outside the Villages include farmsteads, homes on large lots in the countryside, and houses stretched along roads or clustered in rural hamlets. These residents value the easy access to jobs and services that a well-maintained road system provides, and also seek to preserve the open spaces and rural environment of these areas.

The lack of an adequate individual water supply affects many households. New construction is constrained by the uncertainty of providing an on-site water supply. Recent extensions of public water service to areas within the Towns of Shelby, Ridgeway and Yates have brought a reliable supply to these residences and have eliminated serious health and safety concerns.

The availability of public water has enabled rural homesites to become more attractive. Continuing growth and development may threaten the rural character of the countryside in Shelby, Ridgeway and Yates, may lead to excessive "strip" residential development, and may lead to increased costs for local government.

As many large areas in the Towns of Shelby, Ridgeway and Yates are both undeveloped and accessible to public water supplies, homesites may be "clustered" on smaller lots to reduce costs for infrastructure and to limit "strip" development along existing roads. Mobile home parks may also be appropriate in these areas. Retaining open space and vistas, as part of the subdivision or mobile home park design, would help to retain rural character within these developments.

Undeveloped areas in Villages

Planned residential development would also be appropriate in undeveloped areas in the Villages of Medina and Lyndonville. Such developments may incorporate smaller lots, open space, and a variety of housing types.

B. DOWNTOWN REVITALIZATION AND COMMERCIAL DEVELOPMENT

Medina Central Business District

The downtown area of the Village of Medina is a vital business, service and government center. Assets include the Canal Basin, small businesses, historic architecture, annual festivals and small town charm.

The central business district is designated by the Village as a Historic District and proposed modifications are subject to architectural review by the Planning Board. Retaining the historic character of the downtown business district is crucial to maintaining a distinctive atmosphere for commercial activity.

The downtown has abundant conveniently located parking space (both on-street and off-street) making the business district easily accessible by motor vehicle. The recently constructed Church Street parking lot has greatly increased downtown parking availability.

The downtown area benefits from cooperation among businesses. The Merchants Association sponsors events and encourages communication among business owners to promote the area as a unique alternative to larger-scale stores. In addition, clearly delineated physical linkages from the Canal to the downtown business district would help to revitalize downtown.

Constraints to continued revitalization of the business district include competition with larger stores in highway-oriented commercial areas, such as the Maple Ridge Road corridor, and the need for physical improvements.

Erie Canal

The Tourism Focus Group addressed several issues related to attracting boaters to Medina. The Canal Corridor initiative (CCI) will provide enhancements to the Canal Basin area, such as docking slips, electrical hookups, and shower facilities that are necessary to attract boaters.

There may be the need for a more visible police presence. With completion of the loop trail, the Medina police may need to conduct more patrols using bicycles.

The State needs to improve law enforcement along the Canal trail. There is concern about the use of snowmobiles on the Canal trail. It is not clear whether the Canal trail is or should be open to snowmobilers. It has been officially available to snowmobilers on a trial basis between Bates Road and Knowlesville.

The mooring area is not as visible from the street as it is in other communities. In contrast, boaters are attracted to Middleport because the grass looks very inviting, people shop at the Basket Factory, and it is closer to Buffalo. The Village is considering constructing a docking area near the lift bridge and the canal trail. This project would be in addition to those funded through the CCI grant.

Although several buildings in downtown Medina abut the Erie Canal, it is the rear of the buildings that face the Canal. The rears of many of these buildings are uninviting to boaters as

many are not well maintained and the signage, if any, is not visible or legible from the Canal. The sole business directory sign located in the Canal Basin is poorly oriented for viewing and is not kept current. Moreover, no clearly delineated walkways exist to guide people from the Canal Basin to Main and Center Streets in downtown. Boaters unfamiliar with Medina may be unaware of how close and convenient the downtown business district is to the Canal.

Lyndonville

The Village of Lyndonville's downtown business district consists of a 600 foot strip of Main Street, bounded on the north by the dam and on the south by Eagle Street. Public buildings located on the west side of Main Street include the Lyndonville Public Library, the Town and Village Halls, and the Post Office. Businesses on the east side of Main Street include a coffee shop, pharmacy, and hardware store. Members of the community who participated in a "walking tour" of the downtown area on October 30, 1999 made several observations and suggestions about maintaining and improving the character and function of the downtown area.

Maintaining the attractive appearance and the historic character of the area is the primary issue. A recent storefront renovation was noted as an exemplary improvement to the area. Additional improvements to facades would further improve the appearance of the downtown area. Certain structures may be structurally deficient, limiting options for renovation. Improvements to the exterior of the Village Hall would be welcome.

Power lines should be relocated to the rear of buildings, or buried underground. The sidewalk on the east side of Main Street slopes in such a way that it is not consistent with the horizontal line formed by the facades of the storefronts.

Highway-Oriented Commercial Development

Commercial development on Maple Ridge Road in the Village of Medina and the Town of Shelby benefits from good highway access and sufficient parking. The planned reconstruction of Route 31 will include access management improvements such as new turning lanes and combining of driveways. This project presents opportunities to identify access points for future commercial development, and to plan future parallel access roads and other improvements.

Commercial development along Route 104 has traditionally favored automobile-oriented businesses such as gas stations, restaurants, and automotive parts and supplies (including junkyards). Concerns include maintaining attractive appearances for travelers, and minimizing conflicts between businesses and residents.

Additional opportunities for commercial development are available along Route 63, 31, and 104 in the Towns of Shelby, Ridgeway and Yates. However, such development may lead to reductions in speed limits along the highway, thus reducing the road's efficiency for carrying through traffic. Commercial areas along these corridors should be clearly delineated to focus activity in contained areas.

C. INDUSTRIAL DEVELOPMENT

The Village of Medina offers industrially zoned land with rail access, good highway access, proximity to markets and suppliers, water and sewer service, and a relatively low cost of doing business.

Orleans County has established a revolving loan fund to use to assist “micro-enterprises” to expand, relocate, or locate in the area. The County of Orleans Industrial Development Agency (COIDA) is also working to re-establish a revolving loan fund for industrial companies. Low interest loans provided through the revolving loan program will provide an incentive for industrial expansion, however, the limited amount of available loan funds will limit the impact of this incentive. In addition, the Village of Medina has its own revolving loan fund for making small loans to Medina businesses.

Industrial development efforts in Orleans County as a whole and in western Orleans County specifically do not occur in a comprehensive, coordinated way. Although COIDA is charged with fostering economic development within Orleans County, COIDA must rely to a great extent on the local municipalities and schools. It is the municipalities that provide the land, the zoning, the infrastructure and the property tax incentives for industry. It is the local school districts and training agencies that provide the educated and skilled labor force and employee training for industries. Currently, each municipality operates independently. This lack of unity results in inconsistent policies and programs across Orleans County. The inconsistencies can and do create an atmosphere of confusion which may discourage, rather than encourage, economic development.

Examples in which inconsistencies are problematic include zoning regulations, building permit fees, and property tax incentives. The land uses permitted within industrially zoned districts vary from municipality to municipality. A land use that is permitted in the industrial district of one municipality may not be permitted in the industrial district of a neighboring municipality. Industrial companies searching for suitable sites in Orleans County must review the individual zoning regulations of each municipality to ensure that the type of businesses they are considering are permitted in those municipalities where prospective sites are located.

Property tax incentives also vary from municipality to municipality. Under Section 485-B of the NYS General Municipal Law, municipalities are permitted, at local option, to provide reduced property taxes on newly constructed or expanded business facilities. Under this incentive program, the property tax liability is reduced by 50 percent in the initial year. The incentive is gradually phased out over ten years. Some municipalities provide this incentive, others do not. Building permit fees also vary from municipality to municipality. Sometimes the permit fees vary significantly. Building permit fees can add substantial expense to the construction costs of new industrial facilities or expansions. Companies considering sites in various locations in western Orleans County must review the building permit fees of each municipality to determine these costs.

The lack of a single employee or official in each municipality who has been designated as the key industrial development contact person could also discourage industrial development. Companies that express interest in western Orleans County may not be familiar with the governmental review and permitting processes and those agencies that may be involved.

Without a key contact person to guide and facilitate businesses through the governmental review and permitting process, prospective new businesses must expend time and money to become familiar with the processes. Moreover, any errors that they may make due to their lack of familiarity may further delay and frustrate their efforts. The existing situation may encourage prospective new industrial businesses to look for other locations in municipalities that are willing to provide guidance and assistance to facilitate the processes.

Today's companies are eager to quickly implement and finish their relocation and expansion projects. Consequently, companies are seeking out "shovel-ready" sites on which to build, i.e., sites that are already served by water, sanitary sewer, gas and electric and have existing access roads. Many companies will not even consider a site if it is not shovel-ready. Unfortunately, western Orleans County lacks shovel-ready sites. Even in the Medina Industrial Park, the infrastructure serves only existing facilities. The lack of shovel-ready sites places western Orleans County at a great disadvantage. The lack of shovel-ready sites would be less of a hindrance if the infrastructure could be quickly installed when needed and requested by COIDA. Western Orleans County municipalities should take measures to ensure that they are able to expeditiously install infrastructure, without delay, when it is needed.

Industrial development is constrained by competition from other sites, both within and outside of the region, especially from sites that are "shovel-ready." The Medina Industrial Park, the only "greenfield" industrial park in western Orleans County does not contain infrastructure beyond what was installed to service the two existing buildings in the park. In addition, the undeveloped portions of the Medina Industrial Park are overgrown with vegetation and contain no access roads. Most of the "brownfield" industrial sites contain old, functionally obsolete buildings. In either case, these sites are not "shovel-ready." Companies would have to first clear the vegetation and install infrastructure (on greenfield sites) or demolish existing buildings and dispose of the debris (on brownfield sites) before the sites would be suitable for constructing new facilities. This preparatory work adds time and cost to new development and serves as a disincentive for industrial development.

Zoning regulations in western Orleans County vary from municipality to municipality. This inconsistency may create confusion for companies that are considering locating or relocating in the area. Specific land uses that are permitted in the industrially zoned district of one municipality may not be permitted in the industrial zoned district of the other municipalities. Companies considering several sites, may have to become familiar with the zoning regulations of more than one municipality. Building permit fees also vary from municipality to municipality. Finally, municipalities have not designated a key contact person in each charged with the responsibility to assist and guide companies through the governmental review and permitting process. Combined, these conditions make it difficult for companies to locate or relocate in western Orleans County.

D. AGRICULTURE/ AGRIBUSINESS

Farming benefits from good agricultural soils, favorable climate for fruit, and a diverse agricultural base. The Agricultural District Program provides some protection to farmers from public use of land as well as offering property tax assessments based on agricultural use value. The agricultural industry also benefits from good access to markets and suppliers.

Increasing residential development in rural areas may present constraints to agriculture, as it tends to conflict with agricultural operations. Water service extensions are likely to make outlying areas more attractive for residential development and provide pressure to convert farmland to other uses.

A subcommittee of the Comprehensive Plan Committee met in February 2000 to discuss the issues facing agriculture in western Orleans County communities. The objectives of the subcommittee were to:

- describe the agricultural resources in western Orleans County;
- clarify the issues and opportunities associated with agriculture in western Orleans County;
- discuss options available to local government and other entities to encourage the continuation of agriculture; and
- recommend specific actions that could be taken by the five communities and other organizations.

According to data from the 1997 Census of Agriculture, most of the land in farms in Orleans County and most of the market value of agricultural products are generated by very large farms, with more than 1000 acres. Such farms have grown in size between the 1992 and 1997 Censuses. There are also a large number of (about 200) “hobby farms,” also known as “gentleman’s farms,” in Orleans County, where a landowner may raise a few beef cattle or sell hay. These farms have less than \$10,000 in annual sales.

Many of the most serious concerns facing agricultural operations, such as prices for crops, are well outside the scope of local government. Many of the constraints facing farmers in the community are related to taxes, state labor regulations, the difficulty in finding good quality employees, the high cost of insurance (especially for direct market activities such as U-Pick or “haunted hayrides”), and the availability of “agriculture-friendly” banking institutions. Local governments or a local agricultural advisory committee could help lobby for changes in such regulations and practices. Statewide organizations such as Farm Bureau are active in trying to make changes in these areas.

Public support and understanding of the benefits of agriculture needs to be stronger. The Residents Survey showed that only 64% of respondents think that encouraging agriculture is “essential” to the economic health of the community. Education of the public would help to maintain support for agriculture.

The community benefits of a strong agricultural industry include food production, jobs and other economic impacts, maintaining the rural landscape, and fiscal benefits (low cost of local

government services in relation to property tax revenue.) Studies in similar communities have shown that residential development in the countryside eventually results in an increase in taxes, as residents require services such as schools.

State and County economic development agencies should be encouraged to consider agriculture and “industry” that is eligible for assistance under economic development programs.

The potential for conflict between agriculture and residential uses is a concern. Farming is more difficult in close proximity to houses.

The extension of public water service has the potential to encourage incompatible development in agricultural areas. However, lateral restriction policies adopted by the Towns prevent new development from hooking into water lines within designated agricultural districts.

Public water service also provides benefits to farmers, primarily in the form of improved fire protection. Cost prohibits the use of public water for irrigation purposes.

Linking agricultural district programs with future water hook-ups may encourage some farmland owners to exclude their land from the Agricultural District program. The policy of Orleans County has been to include land in the program only if the landowner requests to be included. Although the Agricultural District program represents a County policy to keep designated land in agricultural use for periods of eight (8) years, it was never intended to be a farmland protection program. Its primary purpose is to protect farmers.

Western Orleans towns should consider adopting local “Right to Farm” laws. Such laws make a statement that the local government supports agriculture in the community. Protections afforded are similar to those provided to farmers within Agricultural Districts that are enforced by NYS Agriculture and Markets. The advantage of a local law is that enforcement is “closer to home.”

Another activity that could be taken by local government is to form an advisory committee of local farmers to advise the Town Board on actions that affect agriculture. Such actions may include determining those agricultural practices that are “reasonable,” and thus protected by a Right to Farm Law.

Local zoning regulations should be amended to provide for farm-related businesses on agricultural parcels. This applies primarily to some of the newer Amish and Mennonite farms in the area, as traditional farms are more specialized and unlikely to branch out into other businesses.

“Agricultural tourism” offers the potential for additional economic development. The Mennonite farmers may attract tourists to their farms and shops. There may also be opportunities for agricultural bed and breakfast inns.

Agricultural support businesses, such as suppliers or processing and packaging operations, need to be included in the community. Zoning needs to be reviewed to provide for such businesses, either in established industrial areas or elsewhere in the countryside.

Zoning regulations affecting agricultural operations within Agricultural Districts must be carefully worded. The NYS Agriculture and Markets has issued rulings indicating that certain regulations may unreasonably restrict standard agricultural practices. However, such rulings are not transferable to other municipalities.

E. NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION

Priority Water Problem List

The NYS Department of Conservation's draft priority water problem list has identified possible impairments of primary uses of Johnson Creek and Oak Orchard River. In Oak Orchard River and its tributaries, aesthetics are "stressed," and fishing and fish propagation are "threatened" due to pathogens and nutrients carried from on-site septic systems and from agricultural runoff. Recreational fishing in Johnson and Jeddo Creeks appear to be threatened due to silt runoff from agriculture.

The NYS DEC's Priority Water Problems (PWP) list notes that several barnyards along Johnson Creek cause silt and nutrient problems that threaten the aesthetics and fishing use of this stream. At the time the list was created, two dairy farms appeared to be the primary source of this concern. An inactive hazardous waste site in the Village of Lyndonville discharges leachate that may be affecting water quality in Johnson Creek stream downstream of the dam. Contaminated sediment has accumulated at the bottom of the pond behind the Lyndonville Dam.

The PWP identifies potential impairments along three segments of Oak Orchard River. Within the 13.5 mile segment between Medina and Waterport Road in the Town of Carlton, fishing and aesthetics are impaired due to nutrient runoff from agricultural operations. Cows at a dairy farm directly on the creek were allowed access to the stream. Urban runoff also may be contributing pollutants.

This segment of Oak Orchard River has a lower water flow than the downstream segment. As a result, the fishery is generally limited to northern pike and walleye.

The PWP noted that fishing in the Barge Canal is threatened due to the temperature of the water and the policy of draining the canal in the winter. The Canal supports a diverse fishery. There is some concern about toxins in the water coming from Niagara County.

(Source: NYC DEC Region 8, Priority Water Problem List, provided to Ontario Lake Plains Resource Conservation and Development Council, September 1999)

Inactive hazardous waste sites

Four inactive hazardous wastes sites in western Orleans County are identified in the NYS Department of Conservation's Inactive Hazardous Waste Disposal Report. This section summarizes the status of remediation of these sites.

FMC Corp - Dublin Road, Shelby

A former hazardous waste site, located on Dublin Road in the Town of Shelby, was remediated in 1996 by its owner, FMC Corp, pursuant to a consent order and Remedial Investigation/ Feasibility Study. The site is approximately 50 feet from the Erie Canal and 75 feet from Jeddo Creek. The on-site waste piles and contaminated soils were excavated and contained in an on-site cell. Site fencing was installed to minimize access by area residents. Ground and surface water was treated and discharged into Jeddo Creek, and a wetland was restored. A sampling of residential wells by the NYS Department of Health in 1993, 1994 and 1996 identified no contaminants in excess of drinking water standards. Monitoring will continue through 2001.

Dupont -- West Ave., Lyndonville

A former agricultural dust/ spraying formulating facility and inactive landfill is located in the Village of Lyndonville, north of Monroe Electronics, within the railroad right-of-way. The site was used to dispose of lime and sulfur residue from the Barre Lime Sulfur Com., as well as DDT, carbon tetrachloride, and methoxychlor from DuPont Company. US EPA completed a site inspection and some soil sampling in 1988. Additional sampling in 1993 confirmed the migration of pesticides and arsenic from the site. In April 1992, the DuPont Co. excavated 41 one-gallon containers of waste along with several cubic yards of contaminated soil from the site, and disposed of the materials in an off-site facility. The DuPont Company signed a Consent Order in 1997 for additional investigation. The results from the 1997 field investigation were evaluated by NYS DEC in 1998.

An April 1998 investigation indicated that surface water drains through the landfill into a storm sewer, which then drains to a wetland and then to Johnson Creek, which is a significant fish habitat. Groundwater contamination has not been evaluated. As homes within the Village of Lyndonville use Lake Ontario as a drinking water source, exposures to contaminated groundwater are not expected. However, residents located in the Town of Yates, as close as 2400 feet from the site, depend on groundwater as their drinking water supply.

Residents near the site have complained of recurring sulfur odors. Air samples collected by the NYS DOH at the storm sewer opening on West Avenue revealed slightly elevated levels of hydrogen sulfide and volatile organic compounds; however, levels diminished significantly with increasing distance. In summer 2000, the DuPont Corporation replaced the West Avenue storm sewer to drain an existing ditch located south of the former landfill and to reroute the existing drainage ditch. This project has resulted in the elimination of residents' complaints of recurring sulfur odors.

Fisher Price, Medina

Fisher Price, a manufacturer of children's toys, reportedly dumped spent solvents into an on-site sump near one of the buildings during the early 1980's. Samples collected in 1991 revealed that groundwater was contaminated by freon and soils were contaminated by freon and other organic chemicals. As an "Interim Remedial Measure," storm sewers leading from the site to a nearby pond at the end of Beach Drive were thoroughly cleaned. However, this did not reduce the concentration of contaminants in the groundwater. As the Village operates a municipal

water system Village residents are unlikely to be affected. No contaminants were detected in private wells located within one mile of the site following testing in 1992 and 1994.

J.I. Case -- Allis Road, Ridgeway

The J.I. Case property, located at 3922 Allis Road in Ridgeway, contains an old warehouse that was used as a manufacturing and storage facility for many different agricultural chemicals, including arsenic-based products. An environmental audit conducted by J.I. Case Corp. disclosed the presence of fuel oil, arsenic, lead, copper and pesticide contamination in isolated areas of the facility. Accumulated water in the basement was found to contain arsenic and subsurface soils were contaminated by petroleum hydrocarbons. In 1992, the contaminated water and soils were removed and taken to an approved disposal facility. In 1997, additional soil was removed and groundwater was found to be contaminated by arsenic, copper, lead and mercury. There is concern that contamination of a nearby tributary to Oak Orchard River could occur. Within 1000 feet of the site, two private residences and a church use groundwater as a drinking water source. However, samples taken from these wells in 1992 and 1994 did not show any contamination.

F. RECREATION, CULTURE AND TOURISM

The natural, historic and cultural resources of western Orleans County offer recreational and cultural opportunities to residents of western Orleans County. In addition, these resources have significant potential to attract tourists to the area and to improve the area's overall quality of life. This section describes the issues and opportunities relating to enhancing the area's natural, historic and cultural resources.

Public Parks and Recreation Programs

Residents of western Orleans County have access to a variety of parks and recreational facilities. The Canal has the potential to add a new element of recreation to the Village, as a focus for downtown activities. Area residents benefit from organized recreation programs in Medina and Lyndonville, and cooperation among several municipalities in financing youth programs.

Limited financial and human resources constrain the delivery of recreational services and facilities to western Orleans County residents.

Natural Resources

Lake Ontario

Public access to Lake Ontario is limited to the land in Shadigee, located at the end of Route 63 in the Town of Yates. The Village of Lyndonville water treatment plant is located at the lakeshore on the east side of Route 63. A small restaurant, now closed, is located on the west side of Route 63.

The appearance of the area could be softened to make it a more appealing place to observe the lake. Due to a steep bluff, there is no way to access the water. A chain link fence restricts access to

the Lyndonville water plant property. Picnic tables and/or benches could be installed to allow visitors to enjoy the lake views.

During the 1800's, this site was used to transport apples and other agricultural products by boat, and is believed to be a stop on the Underground Railroad. Interpretive signage would be appropriate at the site to commemorate its history.

Glenwood Lake/ Oak Orchard River

Glenwood Lake offers opportunities for boating and fishing. Public access is available at a park developed by Orleans County, located east of Route 63 just north of the Village of Medina. The Glenwood Lake Association has received a grant to acquire a parcel of land along the south side of Glenwood Lake and to develop a park at this location.

The Oak Orchard River is a regional attraction for canoeists and kayakers. Canoeists park their cars on the shoulders of Slade Road and Route 63. The Town of Ridgeway recently widened the shoulder at Slade Road to improve safety. The system is working adequately for canoeists, but improvements would be welcome. For example, there are no restroom facilities or trash receptacles available. No sign identifies the area as a location to park and launch boats. There have been minor problems with trash along the stream bank.

Much of the land along Oak Orchard River was owned by Niagara Mohawk and was recently sold, along with the hydro-electric dam and the land adjoining Glenwood Lake, to Orion Power Corporation. Much of this land had been leased to the original landowners. Following the recent change in ownership, some of the land may be repurchased by adjoining landowners. Opportunities to increase public access to Oak Orchard River may be available by approaching Orion. Orion may be interested in donating land to a municipality or a private entity such as the Glenwood Lake Association.

Village of Lyndonville -- Mill Pond and Johnson Creek

The public fishing area behind the fire hall is a significant resource. A gravel driveway and parking lot provides access for fishermen, who fish along the south bank and within Johnson Creek. The site attracts fishermen from a large area, especially in the fall, when the salmon are "running." During the walking tour held on October 30, 1999, approximately 12 vehicles were parked in the lot; 9 of these had out-of-state license plates.

The site adjoins the sewage treatment plant and the Village Department of Public Works' compost pile. The compost pile is considered a community resource, as residents are encouraged to take compost for their use. The fishing locations are removed from the rest of the site, sheltered by trees, and provide a peaceful site in a natural setting.

Possible improvements to the fishing park include renovating a former railroad bridge for pedestrian use, and installing a sign for the park. Some concerns were raised about weeds. It was suggested that a stockade fence be constructed around the existing storage building to the rear of the fire hall.

Land adjoining the sewage treatment plant has the potential to be utilized for athletic fields. This area is the site of a former apple orchard.

Historic Resources

The Erie Canal and historic buildings in the Village of Medina are significant cultural resources in the community. The Canal Basin area, and the historic Downtown Business Districts, make the Village of Medina an attractive place to visit. Tourists, County residents, neighbors, and business patrons enjoy the historic charm of the downtown area. Revitalization efforts that focus on the Canal and the historic character of the downtown are critical to ensuring that downtown retains a unique identity, in contrast to the more automobile-oriented shopping and service areas along major highways.

The Tourism Focus Group acknowledged that the historic character of existing villages and hamlets are a significant resource. Design standards would help ensure that the historic character of the Villages of Medina and Lyndonville is not compromised by new development. The Village of Medina Planning Board has drafted a Historic Preservation ordinance for the Village Board to consider. Educating the public is important. The Planning Board intends to be actively involved in educating the public on the need to maintain standards, and to identify funding sources to help property owners make historically-compatible improvements to their buildings. Formal documentation of historic resources along Main Street may be undertaken by DOT in preparation for the work on Routes 63 and 31.

In order to make the most productive use of these historic resources, the use of second stories in downtown buildings needs to be encouraged. The NYS Uniform Code presents the biggest impediment to re-using these spaces. Examples of reuse include the Opera House in Fredonia. For many buildings in the Village of Medina, the rear building line is the same as the property line. This makes it difficult to construct a second exit to the rear of a building, in order to comply with fire safety requirements.

Re-use of the opera house in Medina has been considered by the Arts Council. However, renovation would be extremely expensive, as structural repairs would be needed. Fleet Bank may be willing to transfer ownership, but the Village may not want to accept the liability. The original stage remains, but the seating has been removed. The balcony remains, but is not safe to use.

There may be potential for the reuse of industrial buildings in the downtown area for commercial or residential uses.

Historic buildings are also significant aspects of the character of the downtown business district in the Village of Lyndonville and in several of the hamlets of western Orleans County.

Signs and facilities that offer interpretation of historical resources help to attract tourists. For example, the Medina Historical Society is developing a multi-media presentation about the history of Medina sandstone. The project has been partially funded by GO-Art! and will be housed in the Medina Historical Society building. A walking tour of downtown, illustrated by photographs, will be promoted by the Medina Chamber of Commerce.

Cultural Resources

Opportunities for additional cultural programming and folk art programming are available through GO-Art!. However, Orleans County would need to contribute matching funds. Orleans County supports the Arts Council modestly, with \$1,000 annually. In contrast, Genesee County provides \$12,000/ year for cultural programming. Such programming typically includes concerts, theater events, arts and crafts exhibits, and other events.

Participants in the Focus Group noted that there is considerable interest in the arts among Orleans County residents. They noted the popularity of the Buffalo Philharmonic concerts, and the appeal of “open mike” poetry readings at the local coffee bar. There is also interest in establishing additional space for theatrical performances, concerts, studios, and art exhibits.

A project suggested by representatives of the GO-Art! is an adaptation of the “cows project” that originated in Chicago. Sculptures of cows were painted and decorated by selected artists and placed at various locations throughout the city. A similar project was implemented in Buffalo (with buffaloes) and in Batavia (horses.) Such a project would require participation by businesses and municipalities. Municipal participation would include finding spaces to exhibit the works, finding business sponsors, and providing a financial contribution.

Tourism Promotion

Enhancing tourism in western Orleans County would benefit from improved communication among businesses and organizations such as the Chamber of Commerce, GO-Art!, and the Orleans County Department of Planning and Tourism. For example, several organizations offer calendars of events. The Orleans County web site provides links to other tourism-related organizations and businesses.

There is a need to raise awareness locally about tourist attractions. Wayne Hale with the Orleans County Department of Planning suggested distributing “tent cards” to local restaurants in order to publicize other activities and businesses.

Improved directional signage would help orient visitors to the area. Such signs could be color coordinated, perhaps using the green and yellow color scheme used for Glenwood Lake.

The appearance of entrances, or “gateways” to the communities in western Orleans County should be improved. Signs, such as those at the entrances to the Village of Lyndonville, could be installed in Medina. The vacant property, owned by Nice ‘N Easy and located on the southeast corner of Route 63 and Maple Ridge Road, could be used for welcome signs, or possibly for a farmers market.

Beautification is important. Municipalities could buy wildflower seeds or bulbs and plant them along major thoroughfares or at entrances to communities. Plantings arranged to spell “Welcome” or the name of the municipality could be a significant positive feature.

One of the major constraints to additional tourism development in Orleans County is the lack of accommodations. No motel in the County is large enough to accommodate a motor coach tour. Local governments could encourage the establishment of bed & breakfast inns.

Zoning requirements may need to be more flexible regarding the establishment of businesses in homes. For example, the bed and breakfast provisions in the Village of Medina allow the accommodation of overnight guests, but do not allow restaurants. Town regulations restrict certain small-scale manufacturing business that could become tourist attractions.

G. TRANSPORTATION

Regional Highway Network

The extension of the Route 531 Expressway would have significant influence on development opportunities in western Orleans County. By reducing travel times to Rochester, residences in western Orleans County may become more attractive to commuters. Certain businesses and industries would also benefit from improved access to Rochester.

The State highway system provides an effective transportation network, which is used in transporting supplies and products for industries as well as agriculture in the community.

Public Transportation

The lack of public transportation limits the mobility of the community's senior population, as well as others who do not drive. The maintenance of the sidewalk system in the Villages of Medina and Lyndonville is important to Village residents as well as visitors to the downtown area and elsewhere.

Medina Highway Reconstruction

The New York State Department of Transportation has scheduled major reconstruction and new construction along Routes 31, 31E, and 63 throughout the Village of Medina in 2002. The project will be administered as a “pass through” grant; the funds will be provided to the Village, and the Village will be responsible for completing the project. The preliminary design report was initiated in September 2000, with the final Design Plan completed in Summer 2001.

The project will include reconstruction of the road, down to the base, selective widening, new lane markers, and the addition of bicycle lanes. On-street parking may be eliminated in certain segments. Sidewalks will be added along several segments, including Maple Ridge Road (Route 31) between the entrance to the High School and Route 63.

The project will result in changes in jurisdiction of several street segments within the Village. North Main Street between Prospect Street and Route 31 (Center Street), which is currently a Village street, will become a State highway (Route 63). Prospect Avenue between Commercial Street and Route 31 (West Center Street), which is currently part of Route 63, will become a Village street.

The reconstruction project has the potential to significantly improve the appearance of the downtown area. The Village plans to replace all of its sewer and water mains along the length of the project, and to separate the storm and sanitary sewers. During the design process, the Village will have the opportunity to incorporate additional enhancements into the project.

The project will also incorporate provisions for access management along Route 31 (Maple Ridge Road) between Route 63 and Salt Works Road. This will provide opportunities to manage access to existing and future commercial development along Maple Ridge Road. The Town of Shelby and the Village of Medina will have the opportunity to designate specific points of access for future development, as well as to suggest design features such as turning lanes and combining driveways.

H. PUBLIC UTILITIES AND TELECOMMUNICATIONS

This section evaluates the opportunities and constraints related to the area's water and sewer systems and telecommunications facilities and services. Background information about the capacities and limitations of the water, sanitary sewer, and stormwater drainage systems in the Villages of Medina and Lyndonville and the Towns of Shelby, Ridgeway and Yates is presented in Part 1 of this Plan.

Public Water Service

Village of Medina

The Village of Medina Water System has the capacity to provide additional water to new customers in the Village or in Town Water Districts. The Village currently uses approximately 850,000 gallons per day; its allotment from the Niagara County Water Authority is 10 million gpd.

As current usage is primarily residential, peak usage occurs in the early morning and late afternoon. Additional industrial users, which would use the maximum amount during the daytime hours, could readily be served.

The Village is, however, somewhat constrained by limited water storage capacity. The Village has only one storage tank which is located east of the Village on Route 31A. Although the limited storage capacity, to date, has not caused any problems, there is some concern about increasing demand during peak periods as the Village supplies water to more Town of Ridgeway and Shelby households.

The Medina Public Works Director recommends that planning begin now for the construction of a second storage tank so that preparations can be finalized before the storage tank is actually needed. The Public Works Director also recommends that the new tank be sited at some other location, such as on the property on Salt Works Road that the Town of Shelby recently acquired. Doing so will provide the Village water system with the redundancy needed to minimize service disruptions in the event that one of the transmission lines should fail in the future.

Village staff have identified the following issues as priorities for improving the water system in the Village:

- eliminate leakage at pipe intersections;
- replace undersized pipes (many are 2", 4" and 6" in diameter);
- improve fire flows and pressure;

- provide additional cross-connections (“looping”) of water mains to ensure a continuous supply of water to all areas of the Village; and
- interconnect with the Town of Ridgeway water system.

Village of Lyndonville

In 1993, the Village, in cooperation with the Town of Yates, replaced the water intake structure. The two communities replaced the existing intake pipe and constructed new 16-inch pipe to a distance of 1250 feet. An older 10-inch pipe connects the new intake pipe with the “low lift” pump in the intake structure.

Four new sand filter cells were installed at the treatment plant in 1994. In 1996, automated monitoring equipment was installed, the chlorination system was improved and a baffling system was installed in the clearwell.

Several breaks have occurred on Main Street. On side streets, no breaks have been reported, but most of the lines are undersized (primarily 2-inch and 4-inch; 6-inch along Lake Avenue).

Upgrading is needed in order to support future residential development in the southern portion of the Village.

The Town of Ridgeway is installing a new water line along Route 63 to the southern boundary of the Town of Yates. The Village of Lyndonville would like to interconnect to this system through a new line extending south of the Village along Route 63. Currently, just 5-6 properties immediately south of the Village in the Town of Yates receive water from the Lyndonville system. Extending water service along Route 63 south to the Town of Ridgeway would give additional properties along Route 63 in the Town of Yates access to public water service.

Towns of Shelby, Ridgeway and Yates

Town water districts have the capability of providing water to additional areas. Additional residential development could be accommodated in areas served by public water.

The Towns of Shelby, Ridgeway and Yates have each completed extensions to their water service areas during the past several years. Nearly all of these improvements have been financed through grants from the federal Housing and Urban Development (HUD) Small Cities Grant Program and/ or Rural Development. Federal funding is provided through a competitive grant process, to projects that solve serious health and safety problems and that benefit people with low and moderate incomes. The locations of the water extension projects have been selected based on these two criteria.

There may be additional areas within these towns where on-site water supplies are deficient, but where the residents would not qualify for federal assistance due to income limitations. However, the cost of constructing the improvements would not be affordable to these residents without grant assistance.

In areas within Agricultural Districts, the Towns permit access to the federally funded water lines only to existing residences and existing and new agricultural uses. New residential development

within designated Agricultural Districts is not permitted to receive public water. This provision is intended to avoid new residential development in farming areas, and to minimize future conflicts between agriculture and residential development.

There may be opportunities to streamline the administration of water service. For example, municipalities could implement joint billing services.

Sewage treatment

The Village of Medina Wastewater Treatment Plant has sufficient capacity to serve additional customers. The Village has the capacity to process wastewater from additional sources. The Village of Middleport could install a force main along the Erie Canal to transmit wastewater to the Village of Medina's plant. The Village of Medina would need to replace sanitary sewers along Stork Street and North Gravel Road in order to eliminate storm water infiltration. The pipeline could connect to the treatment plant at Stork Street.

The Village of Lyndonville's sewage treatment plant was constructed in 1980. As it is now 20 years old, it requires some updating. The Village has been working with the NYS Department of Environmental Conservation to test new technology for processing sludge using reeds. The plant has sufficient capacity to serve additional customers.

Telecommunications

The Telecommunications Focus Group identified several issues and opportunities associated with telecommunications infrastructure and opportunities for economic development utilizing such infrastructure. Constraints are associated with current and potential limitations to the access to necessary infrastructure.

Opportunities

Businesses that rely on internet technology have the potential to contribute significantly to economic development opportunities in Western Orleans County. Such businesses attract educated entrepreneurs who appreciate the small town, rural environment offered by Western Orleans communities. Such businesses do not typically depend on traditional infrastructure, such as public water and sewer service. Shipping is often done using UPS and other small truck delivery services. Internet businesses are typically small businesses; small businesses represent a significant portion of recent and projected job growth in Orleans County and New York State.

Concerns of area residents who rely on the internet for business use include slow speeds of conventional telephone lines, and the lack of access, in certain areas of the County, to cable (RoadRunner), DSL, T-1 and other high speed services.

Constraints

The major constraints to the expansion of internet-related businesses are related to access to necessary high speed internet connections.

I. INTERGOVERNMENTAL COOPERATION / CONSOLIDATION OF SERVICES

Intergovernmental Cooperation

The Intergovernmental Cooperation/Consolidation of Services Focus Group identified certain existing intergovernmental structures that could be used to facilitate increased intergovernmental cooperation. For example, the Niagara-Orleans BOCES coordinates a purchasing cooperative known as the Purchasing Council. The GLOW Solid Waste Management Committee also coordinates a purchasing cooperative. Municipalities in Orleans County are eligible to participate in both at no cost. These purchasing cooperatives coordinate the joint bidding and purchasing of supplies, materials, and equipment for member agencies. Joint cooperative purchasing enables member agencies to obtain volume discounted pricing on the supplies, materials, and equipment.

The Niagara-Orleans BOCES Intergovernmental Relations Council was formed by BOCES to develop an integrated strategy to reduce the cost of electric and long-distance telephone service in the BOCES service area. The Intergovernmental Relations Council was formed in response government deregulation of the electric and telephone industry. Municipalities and other governmental agencies within the BOCES service area are eligible to participate at no cost.

The municipalities in western Orleans County have a history of working together cooperatively both formally and informally. The existing intermunicipal cooperation can be used as a basis for further expanding cooperative efforts.

Consolidation of Services

There may be public opposition to the efforts of the municipalities in western Orleans County to merge governmental functions and services. It is not unusual for the public to oppose governmental consolidation for fear of losing local control and/or community identity.

Intermunicipal contracting for services provides a means by which municipalities can benefit from the efficiencies that would result from consolidation without actually consolidating. One municipality can perform one or more governmental functions or provide governmental services for another municipality through contractual agreements. The public may have less opposition to such arrangements. Moreover, municipalities can pick and choose which services they want to provide using their own employees and which they want to contract for with other municipalities.

The Intergovernmental Cooperation/Consolidation of Services Focus Group identified two immediate opportunities for intermunicipal contracting. One opportunity involves water meter reading and billing. The Focus Group determined that it would be beneficial for the Village of Medina to read the water meters and do the billing for the Towns of Ridgeway and Shelby. Meter reading and billing is somewhat problematic for the two Towns. Neither Town has enough water customers to warrant assigning an employee full time to read meters. Consequently full-time employees from each of the Town's respective highway departments are assigned to read the meters a few days each month, which disrupts the work of the highway departments. As the Village of Medina has many more water customers, the Village has one employee dedicated to reading water meters. The Village's meter reader could easily read water meters for both Towns. The Village could also do the water billings for the Towns, thereby eliminating the need for the Towns to maintain separate computer billing software.

The other opportunity the Focus Group identified involves the provision of primary ambulance service. It has been recently reported in the newspapers that Rural Metro, the primary ambulance service provider in western Orleans County, is having severe financial difficulty. The Village of Medina's Fire Department currently provides backup ambulance service not only within the Village, but also in the Towns of Yates, Ridgeway, and Shelby. Therefore, if Rural Metro ceases to provide ambulance service, the Village of Medina's Fire Department would be best positioned to assume that responsibility with little or no disruption of service. The Focus Group was cognizant of how the City of Batavia Fire Department assumed responsibility for providing ambulance service county-wide in Genesee County and has operated the service profitably according to newspaper reports.

In the event that Rural Metro discontinues providing primary service, an areawide ambulance corporation or service district could be created. However, providing this service with Village Fire Department personnel may not be the best way to provide such an areawide service. There is significant concern about the increased cost to the Village of Medina that may result from the Village becoming a primary ambulance service. Such costs are likely to include disability benefits, liability insurance, personnel, equipment, and administration.

Chapter 3: GOALS AND RECOMMENDED ACTIONS

This Chapter presents the overall mission statement for western Orleans County regarding the future direction of the communities, as well as goals and specific actions which should be taken to realize the desired future.

The following statement represents the overall mission of the Plan:

To improve the quality of life in western Orleans County through the joint efforts of the towns and villages that will:

- **preserve and enhance the community’s rural, small town characteristics, natural beauty, cultural and natural resources, agricultural base, and residential neighborhoods;**
- **revitalize the commercial cores of the villages and stimulate appropriate types of diverse economic development consistent with retaining the community’s small town, rural character; and**
- **sustain an environment of increased intergovernmental coordination and cooperation.**

Goals and Recommended Actions are presented for the following topics:

- General Land Use
- Farmland and Agriculture
- Village Revitalization
- Neighborhood Preservation
- Economic and Industrial Development
- Environmental Protection
- Intergovernmental Cooperation/ Consolidation of Services
- Transportation and Parking
- Public Utilities and Services

The following format is used to present the official Goals and Recommended Actions in the Western Orleans Comprehensive Plan:

GOAL:Indicates the overall policy direction of the Plan

ACTION: Specifies how the stated objective will be accomplished

RESPONSIBILITIES: Designates the organization or official responsible for carrying out the action

Time Frames:

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GENERAL LAND USE

GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
Encourage new commercial and industrial development in and adjacent to existing villages and hamlets.	Revise town and village zoning regulations to ensure that commercial and industrial development and high density residential development is permitted in and adjacent to villages and hamlets	⇒ Town and village planning boards to recommend revisions. ⇒ Town and village boards to adopt revisions	X X				
	Streamline administrative procedures to encourage appropriate types of development.	⇒ Town and village planning boards, town and village boards, enforcement officers.	X				
	Locate new industrial parks in or adjacent to the villages.	⇒ Town and village boards to acquire land in or adjacent to villages, as needed, for use as industrial parks.				X	
Retain the character of existing villages and hamlets.	Incorporate design standards into zoning regulations to ensure that new development and redevelopment in villages and hamlets are consistent with community character.	⇒ Town and village planning boards to recommend design standards	X				
		⇒ Town and village boards to adopt design standards	X				
Retain the rural character of the countryside.	Revise zoning regulations (e.g., minimum lot size and permitted uses) to ensure that new development in the countryside is consistent with rural character. Encourage the retention of green space in the design of residential subdivisions.	⇒ Town and village planning boards to recommend revisions	X				
		⇒ Town and village boards to adopt revisions.	X				
Provide for new housing development in and around the villages and hamlets.	Review and revise zoning regulations to provide for housing development in suitable locations in and around the villages and hamlets.	⇒ Town and village planning boards to review zoning regulations and to recommend revisions, as needed.	X				
		⇒ Town and village boards to adopt revisions.	X				
Ensure the consistency of zoning regulations across municipalities.	Establish consistent zoning regulations across western Orleans County so that developers are unable to play one municipality off against another in an effort to obtain zoning concessions.	⇒ Town and village planning boards to work together jointly to recommend new zoning regulations	X				
		⇒ Town and village boards to adopt new zoning regulations.	X				
	Enforce zoning regulations fairly and consistently to promote stability in the community.	⇒ Code enforcement officers to enforce regulations					X

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GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
Ensure the consistency of zoning regulations across municipalities (continued).	Educate the public about zoning regulations and land use policies.	⇒ Town and Village Planning Boards working in conjunction to recommend uniform regulations.	X				
		⇒ Town and Village Boards to adopt uniform regulations.	X				

GENERAL SEWER AND WATER INFRASTRUCTURE

GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
Upgrade and maintain the water and sewer services in the villages, as needed, in order to be able to serve existing development and accommodate future development.	Maintain and periodically construct improvements to the water and sewer system.	⇒ Village Boards to appropriate funds for maintenance and to appropriate funds /or seek grant funds for making improvements.					
Extend public water service to residences and businesses in towns that have inadequate quantities or quality of water.	Construct water lines to serve areas most in need of public water service while continuing to enforce lateral restrictions in Agricultural Districts.	⇒ Town and boards to appropriate funds and/or seek grant funding for making water line extensions.	X				X
Extend sewer service outside of existing villages and hamlets only to areas that have been developed to sufficient density to make the extension cost effective.	Extend sanitary sewer lines in areas where the density is sufficient to warrant sanitary sewer service., (i.e., the cost to households does not exceed the NYS Comptroller’s ceiling.)	⇒ Town and village boards to appropriate funds and/or seek grant funding for sewer line extensions.				X	

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FARMLAND AND AGRICULTURE

GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
Maintain the economic viability of agriculture	Revise zoning regulations to permit agriculture-related, home-based businesses in agricultural areas. Ensure that regulations include sufficient safeguards to minimize impacts on neighboring properties.	⇒ Town planning boards to recommend revisions to zoning regulations. ⇒ Town boards to adopt zoning regulations.	X				
	Review zoning regulations to ensure that agricultural support businesses (such a food processing and suppliers) are permitted in appropriate areas.	⇒ Town planning boards to review zoning regulations and to recommend revisions, if needed. ⇒ Town boards to adopt revised zoning regulations.	X				
Maintain agriculture as a means to preserve the rural landscape.	Publicize the benefits of agriculture to the general public. Demonstrate that continued agriculture provides property tax income and requires little public services (such as education).	⇒ Countywide agricultural organizations.	X			X	
	Continue to enforce lateral restriction policies to limit new development within Agricultural Districts.	⇒ Town Boards to enforce lateral restriction policies.					X
	Enact zoning that encourages development in and adjacent to villages and hamlets.	⇒ Town and village planning boards to recommend revisions. ⇒ Town and village boards to adopt revisions.	X X X				
Minimize conflicts between residential development and agriculture.	Revise zoning regulations to ensure low density development in rural areas and to require buffers to be incorporated in the site design for new residential development.	⇒ Town Planning Boards to recommend revisions for buffers. ⇒ Town Boards to adopt regulations to incorporate recommended buffers.	X X				
	Enact local "Right to Farm" laws.	⇒ Town Boards to adopt "Right to Farm" local laws.	X				
	Encourage communication between the agricultural community and the general public. Increase awareness of the benefits of agriculture to the community and of the impacts to be expected from standard agricultural practices.	⇒ County agricultural organizations.					X

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Goals and Recommended Actions

GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
Minimize conflicts between residential development and agriculture (continued).	Encourage the County Agricultural and Farmland Protection Board to mediate conflicts between farm and non-farm neighbors and to encourage agricultural practices that are sensitive to impacts of neighbors.	⇒ Town Boards/county agricultural organizations					X
	Reduce constraints to farming resulting from State and Federal regulations and policies.	Work with the Canal Corporation to develop a fair system to allow farmers to use canal water for irrigation purposes.		X			
	Work with local, regional and statewide advocacy groups to address concerns such as labor and pesticide regulations, insurance costs, availability of credit, and other policies and regulations that constrain farming.	⇒ County agricultural organizations.					X

VILLAGE REVITALIZATION

GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
Encourage renovation and redevelopment within the commercial and industrial cores of the Villages.	Provide incentives to businesses to reuse and/or renovate existing vacant or under-used buildings in targeted areas.	⇒ Village planning boards to recommend target areas. ⇒ Village boards to develop incentives	X	X			
	Encourage the use of the upper floors of buildings in downtown Medina for non-residential uses, provided that such uses comply with State codes.	⇒ Village planning board to recommend revisions to zoning regulations. ⇒ Village board to adopt zoning revisions.	X				
	Work with local farmers to establish a farmers market in the Village of Medina using an existing vacant building (perhaps close to the Erie Canal) or the Canal basin parking lot for farmers to sell their products and wares and to attract tourists.	⇒ Medina Village Board and Orleans County Chamber of Commerce to identify potential sites and to work with farmers to establish a market.				X	
	Seek grant and loan funding to clean up brownfield industrial sites to make them suitable for redevelopment. (Also listed in "Economic and Industrial Development" section.)	⇒ Village boards to apply for grant and loan funding.			X		

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Goals and Recommended Actions

GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O	
Encourage renovation and redevelopment within the commercial and industrial cores of the Villages (continued).	Enact policies that encourage the demolition or re-use of functionally obsolete industrial buildings. (Also listed in "Economic and Industrial Development" section.)	⇒ Village Boards, county IDA and property owners to identify parcels to be developed or re-developed.		X				
	Maintain the commercial vitality of the Village of Medina downtown business district.	Continue the joint, co-operative advertising and promotional campaigns in the Village of Medina	⇒ Medina Business Association to continue co-operative advertising and promotional campaigns.					X
		Minimize the disruption of the Main St./ Center St. / Maple Ridge Rd. reconstruction project through, e.g., the installation of temporary business and parking signs, the maintenance of traffic flow and adequate parking, the distribution of informational brochures, and the provision of shuttle service.	⇒ Village Board and Department of Public Works to erect signs, maintain parking and traffic flow. ⇒ Medina Business Association and/or Orleans County Chamber of Commerce to prepare and distribute informational brochures and to sponsor shuttle service.	X		X		
		Improve the gateway entrances to Medina with landscaping and signage. Install an Erie Canal sign at the intersection of Routes 63 and 31A and a visitor center for the distribution of tourism brochures.	⇒ Village of Medina in conjunction with NYS Dept. of Transportation to install landscaping and signage at entrances to Medina. The Orleans County Chamber of Commerce to work with Medina and NYS Canal Corporation to establish a visitor center at Routes 63 and 31A.	X				
		Bury electric power and telephone lines in downtown Medina.	⇒ Medina Village Board to lobby Niagara Mohawk and Bell Atlantic to bury the lines.			X		
		Continue the Village's revolving loan program to make loans available to businesses in Medina.	⇒ Village Board to continue to make loan funds available. ⇒ Village Loan Review Committee to continue to oversee the loan program.					X

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GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
Maintain the commercial vitality of the Village of Medina downtown business district (continued).	Improve the appearance of downtown Medina by encouraging business owners to improve the appearance of their business facades including signs consistent with the historical character of the area and by screening their dumpsters from municipal parking lots.	⇒ Medina Code Enforcement Officer to enforce regulations that require the screening of dumpsters.	X				
	Implement a “Keep Medina Clean” campaign to deter littering and solicit the assistance of downtown businesses.	⇒ Medina Business Association to develop and implement campaign	X				
	Provide more landscaping in downtown especially along Center Street and replace existing planters with planters less susceptible to frost damage.	⇒ Medina Village Board to seek grants to fund landscaping improvements downtown.		X			
	Improve the access to Main Street from the newly constructed Church Street parking lot.	⇒ Medina Village Board to acquire and clear property, as needed, and provide sidewalk, lighting, and signage for access route.		X			
	Recruit a company to reopen the former movie theater across from the Medina Village Hall.	⇒ Orleans County Chamber of Commerce to identify and recruit potential companies.	X				
	Encourage downtown businesses that are open in the evening to establish uniform evening business hours. Encourage all downtown businesses to adhere to their posted business hours.	⇒ Medina Business Association to work with downtown businesses to establish uniform business hours to the extent possible and to encourage all business to adhere to their posted business hours.	X				
Take advantage of the opportunities for tourism associated with the Erie Canal.	See “Recreation, Culture and Tourism” section for specific actions.						
Maintain the vitality of the Village of Lyndonville downtown business district.	Renovate downtown store fronts consistent with historic character.	⇒ Village Board to seek grant funding and low interest loan funds to make available to business owners for facade improvements		X			
	Maintain and improve streets and sidewalks to enhance the pedestrian environment.	⇒ Lyndonville Village Board to appropriate funds to make street and sidewalk improvements.					X
	Bury or relocated power lines.	⇒ Lyndonville Village Board to lobby Niagara Mohawk to bury or relocate power lines.			X		

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GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
Maintain the vitality of the Village of Lyndonville downtown business district. (continued).	Improve the exterior of the Village Hall.	⇒ Lyndonville Village Board to appropriate funds needed for making improvements to the Village Hall.		X			
	Upgrade the Town Hall parking lot through the striping of parking spaces and the removal of weeds.	⇒ Lyndonville Village Board to appropriate funds for improvements ⇒ Lyndonville Public Works Department to make improvements		X			
Support activities that promote a close-knit sense of community in the Villages of Medina and Lyndonville.	Create a Medina “Walk of Fame” with interpretive signage similar to the one in Lockport, NY that showcases the history of the Village. Conduct an annual ceremony for the installation of granite markers.	⇒ Medina Business Association to develop the program and to raise funding through contributions and donations. ⇒ Village Board to consent to the establishment of a “Walk of Fame.”			X	X	
	Stage festivals and community events in the downtown areas of the villages. (See also Recreation/ Culture/ Tourism recommendations)	⇒ Village Board to permit festivals and community events in downtown. ⇒ Various community groups to organize and stage festivals and events	X				X
	Display the works of local artists and historic artifacts in the town and village halls. (See also Recreation/ Culture/ Tourism recommendations)	⇒ The GO-Art Council to administer the program and to solicit local artists to participate in the program. ⇒ Town and Village Boards to permit the use of town and village buildings for displaying art and historic artifacts	X				X

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NEIGHBORHOOD PRESERVATION

GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
Improve the appearance and maintenance of residential properties.	Ensure that all Code Enforcement Officers are certified and maintain their certification	⇒ Town and village boards to appropriate funding for training.	X				
	Evaluate the feasibility of using paid Medina firefighters to conduct fire safety inspections.	⇒ Village Board in conjunction with the Fire Chief to evaluate the feasibility.	X				
		⇒ Fire Chief to implement the program, if feasible.		X	X		
	Evaluate the workload of the zoning/code enforcement officers in each municipality. If the workload is excessive and/or if greater clerical support is needed, consider expanding staffing and/or work hours and providing additional clerical support commensurate with the workload or consider the intergovernmental consolidation of zoning enforcement (see "Intergovernmental Cooperation/Consolidation of Services" section.)	⇒ Town and village boards to evaluate workloads and to appropriate additional funding to increase work hours and/or staffing if needed.	X				
		⇒ Town and village boards to evaluate the feasibility of consolidating zoning/code enforcement functions. (See "Intergovernmental Cooperation /Consolidation of Services" section.)			X		
	Consider enacting legislation to require a license for non-owner-occupied rental units and require periodic inspections as a condition for license renewal.	⇒ Village of Medina code enforcement officer working in conjunction with village attorney to recommend legislation.				X	
		⇒ Village board to consider adopting legislation.					X
Enact legislation to require a new Certificate of Occupancy each time a non-owner-occupied rental property is sold.	⇒ Village of Medina attorney to develop recommended legislation.				X		
	⇒ Village Board to adopt legislation.				X		
Adopt local property maintenance regulations, if needed, to supplement the NYS Code. Defer adopting local property maintenance regulations until after reviewing the new NYS Fire Prevention and Building Code that became effective in January 2001.	⇒ Town and village boards to defer revising local property maintenance regulations.	X					

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GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
Improve the appearance and maintenance of residential properties (continued).	Seek grant funding to implement no-interest / low-interest loan program to assist low income property owners to make housing repairs.	⇒ Town and village boards to seek grant funds to use to make home repair loans.					X
	Periodically conduct joint meetings attended by the Zoning/Code Enforcement Officers, Village and Town Attorneys, Town Supervisors and Village Mayors, and Town and Village Court Justices to discuss code enforcement and property maintenance issues.	⇒ Town supervisors and village mayors to work together to organize and schedule joint meetings.					X
	Evaluate the feasibility of developing agreements with the Orleans County Department of Social Services whereby DSS mails rent checks directly to landlords in exchange for the landlords consenting to 'move in/move out" inspections of apartments each time tenants change.	⇒ Town and village code enforcement officers working jointly to approach DSS and recommend the program. ⇒ Town and village code enforcement officers to conduct inspections, if DSS agrees.	X				
Encourage opportunities for homeownership.	Obtain grant funding to assist low-income families purchase homes.	⇒ Town and village boards to seek grant funding to provide assistance.	X				
Limit the conversion of single family homes into apartments.	Continue to maintain zoning districts in the villages that do not permit multi-family dwellings.	⇒ Town and village boards to maintain zoning districts that do not permit multi-family dwellings in appropriate areas of the towns and villages.	X				X
	Enforce zoning regulations against the owners of illegally-converted dwellings in order to have the dwellings converted back to single family dwellings.	⇒ Town and village code enforcement officers to identify illegal conversions and to enforce regulations when illegal conversions are discovered.					X
Reduce the conflicts associated with the mixing of residential use with incompatible non-residential uses.	Maintain and revise zoning restrictions to prohibit incompatible non-residential uses in residential areas.	⇒ Town and village planning boards to recommend revisions.	X				
	Revise zoning regulations, including site plan review criteria and procedures, to ensure that adequate buffers are incorporated into non-residential development that adjoins residential neighborhoods.	⇒ Town and village boards to adopt revisions.	X				
Encourage the elimination of existing mixed use areas that are detrimental to residential quality of life.	Revise zoning regulations to discourage the continuation of non-conforming uses in mixed use areas.	⇒ Town and village planning boards to recommend revisions.	X				
		⇒ Town and village boards to adopt revisions.	X				

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ECONOMIC AND INDUSTRIAL DEVELOPMENT

GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
Encourage appropriate types of economic development that provide good paying jobs and infusion of money into the economy.	Encourage the Orleans County Legislature to maintain an effective level of staffing at the County of Orleans Industrial Development Agency (COIDA) and funding for COIDA programs.	⇒ Town and village boards to lobby County legislature to increase funding and staffing for COIDA.	X				
	Implement an “Ambassador Program” through the Orleans County Chamber of Commerce and recruit business owners and managers of local businesses as ambassadors who promote Orleans County during their business trips.	⇒ Orleans County Chamber of Commerce to implement and coordinate the program.	X				X
		⇒ Orleans County Chamber of Commerce to recruit ambassadors from local businesses.		X			X
	Clear and grub the undeveloped portions of the Medina Industrial Park and construct temporary access roads so sites may be shown to prospective tenants.	⇒ The Medina Pubic Works Superintendent working in conjunction with Town of Ridgeway and Shelby Highway Superintendents and County Highway Superintendent to clear vegetation and construct temporary roadways.	X				
	Develop check lists and flow charts for zoning and building permits and review processes so that applicants know what is required, what the steps of each process are, and the time frame in actions will be taken and decisions made.	⇒ Town and village planning boards working in conjunction with the town and village code enforcement officers to develop check lists and flow charts.	X				
	Provide the members of each municipal Planning Board and Zoning Board of Appeals with the appropriate training to ensure they understand how to correctly perform their duties.	⇒ Town and village boards to provide funding for training.	X				X
		⇒ Town supervisors and village mayors to work jointly to arrange local training through BOCES or other organization.					X
Designate one employee or public official in each municipality to serve as the industrial development contact/liason person who will have responsibility for interfacing with businesses interested in locating or expanding in western Orleans County.	⇒ Town and village boards to designate key contact person in each municipality and to notify COIDA of designations.	X				X	

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GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
<p>Encourage appropriate types of economic development that provide good paying jobs and infusion of money into the economy (continued).</p>	<p>Revise zoning regulations so that the uses permitted in business and industrial districts are consistent across all of the municipalities in western Orleans County.</p>	<p>⇒ Town and village planning boards working jointly to develop consistent recommended zoning regulations.</p> <p>⇒ Town and village boards to adopt consistent zoning regulations.</p>	X				
	<p>Consider establishing reserve funds in each municipality for use to make industrial site improvements. Make annual appropriations to the reserve funds to ensure that money is available for making improvements when needed.</p>	<p>⇒ Town and village boards to consider legislation to establish a reserve fund for each municipality.</p> <p>⇒ Town and village boards to consider making appropriations to reserve funds for future improvements.</p>	X			X	
	<p>Periodically conduct public education programs to make the public aware of the importance of industrial reserve funds to maintaining the economic viability of the area.</p>	<p>⇒ Town and Village Boards to co-sponsor events with the Orleans County IDA and Chamber of Commerce.</p>					X
	<p>Each western Orleans town, village and Orleans County to periodically make financial contributions to the COIDA revolving loan fund to capitalize the fund over time.</p>	<p>⇒ Town and village boards and Orleans County Legislature to make periodic appropriations to COIDA revolving loan fund.</p>	X				X
	<p>Encourage privately owned land in the old industrial core of Medina to be donated to the Village or COIDA. Municipally owned land should be donated to COIDA, when feasible. Municipalities should make the land developable and marketable by installing infrastructure. Ensure land is not contaminated before accepting it as a donation to avoid liability for the remediation of contamination.</p>	<p>⇒ Village Boards</p>	X				X
	<p>Clean up brownfield industrial sites to make them suitable for industrial redevelopment. Seek grant and loans to fund cleanup. (Also listed in "Village Revitalization" section.)</p>	<p>⇒ Village boards to apply for grant and loan funding for cleanup.</p>					X
	<p>Enact policies that encourage the demolition of functionally obsolete buildings in the industrial core of the villages. (See also "Village Revitalization" section.)</p>	<p>⇒ Village boards; IDA</p>					

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GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
Encourage appropriate types of economic development that provide good paying jobs and infusion of money into the economy (continued).	Reduce the property tax burden by reducing the cost of local government through increased cooperation and/or consolidation . (See "Intergovernmental Cooperation/Consolidation of Services" section for specific actions.	⇒ See "Intergovernmental Cooperation / Consolidation of Services Section."	X				X
	Streamline the review and permitting process for zoning and building permits, site plan review, and zoning appeals to reduce the amount of time required for businesses to obtain necessary permits and approvals.	⇒ Town and village planning boards to review processes and recommend revisions. ⇒ Town and village planning boards to approve revised processes.	X X				
Encourage industrial diversity by supporting the establishment of numerous small businesses that each employ small numbers of employees.	Convert existing, vacant industrial buildings into business start-up incubators to provide inexpensive building space to small, start-up businesses until they become financially viable.	⇒ COIDA		X			
	Publicize the availability of the Orleans County micro-enterprise loan program for assisting small business start-ups.	⇒ COIDA, the Orleans Chamber of Commerce and the Medina Business Association to publicize the program.					X
	Promote tourism and tourism-related business.	⇒ See "Recreation, Culture and Tourism" section.					
Provide for home-based businesses in rural areas.	Review and revise zoning regulations to allow for home-based businesses. Incorporate safeguards to protect rural character and neighboring residences.	⇒ Town and village planning boards to recommend revised regulations. ⇒ Town and village boards to adopt revisions.	X X				
	Ensure that the telecommunications infrastructure is maintained and upgraded as state-of-the-art technology, and has the capacity needed for home-based businesses and jobs that are dependent on telecommuting and telecommunications.	⇒ Town and Village Boards, County Legislature to use existing rights of way as leverage to encourage new telecommunications infrastructure.					X
Maintain attractive communities as a means to attract new industries.	Enhance and encourage the quality of life amenities of the community that are important to business owners, e.g., good schools; arts, entertainment and cultural programs and venues; recreational facilities and programs; good housing stock; and restaurants.	⇒ Town and Village Boards, County Legislature to provide funding, regulations and program consistent with this goal.					X

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GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
Maintain attractive communities as a means to attract new industries (continued).	Improve the image of the villages and towns to outsiders by improving the appearance of the major entrances to each municipality	⇒ Town and village boards to make appropriations for signage and landscaping.	X				
		⇒ Town highway departments and village public works departments or private contractors to install landscaping and signage		X			

RECREATION, CULTURE AND TOURISM

GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
Increase public access to the recreational resources associated with the natural resources of the area. Develop plans for the recreational development of these resources that address the uniqueness of each.	LAKE ONTARIO						
	Encourage development of a restaurant or similar facility.	⇒ Town Board, County Tourism Department to work with landowners.		X			
	Install picnic tables and/or benches on property owned by the Village of Lyndonville to provide a place to view Lake Ontario. Install stairs to provide access to the Lake.	⇒ Lyndonville Village Board to appropriate funds to purchase picnic tables and to construct stairs.	X				
	Maintain rip-rap to control erosion at the Village of Lyndonville’s water treatment plant.	⇒ Lyndonville Highway Superintendent to maintain rip-rap.					X
	Improve the appearance of the area at the end of Route 63. For example, replace or conceal the metal guardrails with something equally functional but more attractive.	⇒ Lyndonville Village Board to appropriate funds for new barrier ⇒ Lyndonville Highway Superintendent to install new barrier.	X				

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GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
<p>Increase public access to the recreational resources associated with the natural resources of the area. Develop plans for the recreational development of these resources that address the uniqueness of each. (continued).</p>	<p>Install interpretive signage to commemorate the use of Lake Ontario as a transportation route during the early 1800s.</p>	<p>⇒ Lyndonville Village Board to appropriate funds for signage. ⇒ Lyndonville Highway Superintendent to install signage.</p>			X		
	<p>ERIE CANAL</p>						
	<p>Encourage boaters to visit and stay overnight in Medina. Complete improvements designed for the Canal Corridor Initiative, such as shower facilities and visitors center. Encourage the establishment of fueling and sewage pump out services in or near the Canal basin.</p>	<p>⇒ Medina Village Board to complete Canal Corridor Initiative improvements. ⇒ Medina Village Board to encourage the establishment of a fueling and sewage pump out business in the Village.</p>		X			X
	<p>Construct a trail to connect the Canal Basin with the downtown business district.</p>	<p>⇒ Medina Public Works Department to construct trail.</p>	X				
	<p>Utilize police on bicycles to patrol the Canal Basin area to provide a more visible police presence.</p>	<p>⇒ Medina Police Chief to assign bicycle patrols to the Canal Basin area.</p>	X				
	<p>Develop sign design standards in the Village of Medina to regulate the type, size and appearance of signage placed on the rear of buildings that abut the Erie Canal Basin parking lot.</p>	<p>⇒ Medina Business Association and the Medina Village Board to encourage property owners to install appropriate signage.</p>	X				X
	<p>Improve the business directory signage in the Medina Canal basin parking by installing more signs, orienting them to make them accessible and easy to read, and keeping the directories current. Make promotional brochures available at each sign location.</p>	<p>⇒ Medina Village Board to appropriate funds for installing signs. ⇒ Medina Business Association to keep sign updated.</p>	X				X
	<p>Improve access from the Medina Canal basin to Main and Center Streets by clearly delineating the access routes with signage.</p>	<p>⇒ Medina Public Works Department to install signage.</p>	X				

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GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
<p>Increase public access to the recreational resources associated with the natural resources of the area. Develop plans for the recreational development of these resources that address the uniqueness of each. (continued).</p>	<p>ERIE CANAL (continued)</p>						
	<p>Install a large "Welcome Boaters" sign in the Medina Canal basin at Canal level toward the Canal.</p>	<p>⇒ Medina Village Board to appropriate funds for the purchase of the sign. ⇒ Medina Public Works Department to install signage</p>	X	X			
	<p>Encourage the Medina American Legion to relocate its "Welcome Boaters" sign to the foot of the stairs leading to the Canal and reorient it so it faces toward the Canal.</p>	<p>⇒ Medina Mayor to encourage the American Legion Post Commander to relocate the sign.</p>	X				
	<p>Install a stairway in the center of the Medina Canal basin parking lot retaining wall to improve access to the parking lot and downtown.</p>	<p>⇒ Medina Village Board to appropriate funds for the installation of the stairway.</p>		X			
	<p>Encourage Medina businesses that abut the Canal to improve the appearance of the rear facades of their buildings and to install rear entrances for customers.</p>	<p>⇒ Medina Business Association and the Medina Village Board to encourage businesses to make facade improvements. Medina Village Board to make revolving loan funds available for making business facade improvements.</p>	X			X	
	<p>Encourage Medina property owners whose building abut the Erie Canal to cleanup the rear of their properties by clearing brush, mowing weeds and grass, removing junk and debris, etc.</p>	<p>⇒ Medina Code Enforcement Officer to encourage property owners to clean up their property and to enforce property maintenance regulations.</p>	X				X
	<p>Improve the lines of site from the Medina Canal basin to the waterfalls and Glenwood Lake. Install accent lighting to display the waterfalls at night.</p>	<p>⇒ Medina Village Board to appropriate funding for accent lighting. ⇒ Medina Director of Public Works to clear brush from the creek bank to improve the view of the lake.</p>				X	X
	<p>Consider installing an art gallery and/or small museum in a building on Main Street that abuts the Canal Basin Parking lot. Install a rear entrance from the Canal Basin parking lot to attract boaters and to provide them with a safe, clearly, defined access way to Main Street.</p>	<p>⇒ Medina Village Board and GO-Art Council to jointly explore the feasibility of acquiring a building and converting it to an art gallery or museum.</p>				X	

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GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
<p>Increase public access to the recreational resources associated with the natural resources of the area. Develop plans for the recreational development of these resources that address the uniqueness of each. (continued).</p>	<p>Coordinate local efforts closely with operating and marketing departments of the NYS Canal Corporation.</p>	<p>⇒ Towns, villages and local organizations and groups to consult with NYS Canal Corporation to ensure that efforts to promote the Erie Canal are in accord with each other.</p>					X
	<p>Promote and showcase the Erie Canal at various conferences public officials and business persons attend. Encourage the NYS Canal Corporation to develop and make available a video for this purpose.</p>	<p>⇒ Towns and villages to lobby the NYS Canal Corporation to prepare a promotional video tape about the Erie Canal. ⇒ Orleans County Chamber of Commerce and COIDA to make the video tape available to local businesses for promotional activities.</p>		X			X
	<p>OAK ORCHARD RIVER/ GLENWOOD LAKE</p>						
	<p>Improve access to Oak Orchard River for canoeing. Construct a parking area along Route 63. Provide a portable toilet during peak weekends. Provide signage to identify the area as a location for canoe access.</p>	<p>⇒ Ridgeway and Shelby Town Boards to appropriate funds to construct parking lots and purchase signage. ⇒ Town Highway Superintendents to install signage and construct parking lots.</p>	X	X			
	<p>In cooperation with Glenwood Lake Commission, develop a park at the south side of Glenwood Lake.</p>	<p>⇒ Medina Village Board and Glenwood Lake Commission to collaborate to develop the park.</p>	X				
	<p>IROQUOIS NATIONAL WILDLIFE REFUGE</p>						
	<p>Encourage local school groups to schedule educational trips to the refuge.</p>	<p>⇒ Lyndonville and Medina School System</p>	X				
	<p>Improve public accessibility to the refuge</p>	<p>⇒ Towns and Villages to lobby for the installation of improved roadways and parking in the refuge.</p>	X				
	<p>Explore the feasibility of establishing an annual festival linked to the refuge similar to the Bird Festival in Oswego, NY.</p>	<p>⇒ Orleans County Chamber of Commerce or Medina Business Association to explore implementing a festival similar to the Oswego bird festival.</p>		X			

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GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
<p>Increase public access to the recreational resources associated with the natural resources of the area. Develop plans for the recreational development of these resources that address the uniqueness of each. (continued).</p>	<p>JOHNSON CREEK / MILL POND VILLAGE OF LYNDONVILLE</p>						
		<p>⇒ Lyndonville Village Board to appropriate funds to purchase signage, install path, and to install screening.</p>	X				
		<p>⇒ Lyndonville Village Board</p>					
		<p>⇒ Lyndonville Village Board and Yates Town Board to collaborate and to jointly appropriate funds and seek grant funding for development of the park.</p>		X	X		
		<p>⇒ Lyndonville Village Board appropriate funds and to seek grant funding to make improvements.</p>	X				
<p>Preserve and enhance historic resources.</p>	<p>Conduct an inventory of historic resources in the Village of Medina. Coordinate with the planned DOT reconstruction of Routes 63 and 31.</p>	<p>⇒ Medina Historic Society to inventory historic resources. Medina Mayor, Code Enforcement Officer</p>					
	<p>Encourage property owners to retain the historic character of buildings during renovations. Provide information (e.g., State Historic Preservation Office technical memoranda) to landowners and contractors regarding materials and techniques that are compatible with historic character.</p>	<p>⇒ Medina Code Enforcement Officer to encourage historic renovations and to distribute literature to property owners and contractors.</p>					X
	<p>Provide incentives such as grant funds and/or tax exemptions to assist landowners in making improvements to properties that are consistent with historic character.</p>	<p>⇒ Medina Village Board to apply for grant funding to assist property owners.</p>	X				
	<p>Develop self-directed walking tours of the Village of Medina that incorporated and showcase architecturally and/or historically significant buildings, restaurants, and other points of interest. Make tour brochures available using outdoor kiosks.</p>	<p>⇒ Medina Historic Society collaborating with Medina Business Association and Orleans County Chamber of Commerce.</p>		X			

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GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
Preserve and enhance historic resources (continued),	Install interpretive signs at historical sites in the Village of Medina.	⇒ Medina Village Board to appropriate funds for signs.	X				
		⇒ Medina Public Work Superintendent to install signs.		X			
Encourage the establishment of businesses that are based on tourism and the use of cultural, historic and natural resources.	Review local zoning regulations and revise to facilitate the establishment of bed and breakfast inns in certain zoning districts. Consider changes to regulations to allow additional tourism-related businesses, such as restaurants, to be operated out of homes in certain areas.	⇒ Town and village planning boards to review zoning regulations and to recommend revisions.	X				
		⇒ Town and Village Boards to adopt recommended zoning revisions.	X				
	Promote local business establishments at festivals and other events that draw people to the area.	⇒ Orleans County Chamber of Commerce collaborating with the Medina Business Association to have a presence at these events and to promote local businesses.					X
	Encourage County support of arts programming through the Genesee / Orleans Council on the Arts.	⇒ Town and village boards to encourage the Orleans County to appropriate funding for GO-Arts Council	X				
Expand and enhance cultural resources and activities.	Continue support of cultural events such as the Buffalo Philharmonic concert series.	⇒ GO-Art Council to continue to support local cultural events.					X
Expand recreational opportunities for youth.	Develop recreational facilities for youth, as funding becomes available, such as ball fields, skate park, trails and other facilities.	⇒ Town and Village Boards; private foundations and government funding sources.	X				

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ENVIRONMENTAL PROTECTION

GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
Protect soils and groundwater from contamination with automotive fluids, parking lot runoff and other waste materials.	Revise zoning regulations and other applicable local laws to include provisions, consistent with DEC requirements, for waste and stormwater management at business and industrial sites that handle potentially hazardous materials..	⇒ Town and village planning boards to develop recommended revisions. ⇒ Town and village boards to adopt revisions.	X X				
	Continue to monitor remediation efforts at inactive hazardous waste sites in western Orleans County communities.	⇒ Town and Village Boards to maintain communications with NYS Dept. of Environmental Conservation.					X
	Coordinate public education efforts with the GLOW Solid Waste Committee.	⇒ Town and village boards to maintain communications with the GLOW Solid Waste Committee.					X

INTERGOVERNMENTAL COOPERATION / CONSOLIDATION OF SERVICES

GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
Increase intergovernmental cooperation, sharing, and joint coordinated efforts	Evaluate the feasibility of establishing an inter-municipal- jointly-funded, employee health insurance program and, if feasible and less costly, implement such a program.	⇒ Town and village boards to study the feasibility, and if feasible, to implement the employee health insurance program.	X				
	Evaluate the potential for reducing the cost of providing workers’ compensation insurance through participation in the Orleans-Wyoming BOCES consortium and pursue such coverage if less expensive.	⇒ Town and village boards to conduct evaluation and to pursue such coverage if less expensive.	X				
	Appoint representatives to participate in the Niagara-Orleans BOCES Purchasing Council.	⇒ Town supervisors and village mayors to appoint a representative from each municipality to attend Council meetings..	X				

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GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O	
Increase intergovernmental cooperation, sharing, and joint coordinated efforts. (continued).	Appoint representatives to the Niagara-Orleans BOCES Intergovernmental Relations Council to develop an integrated strategy to reduce the cost of electric and long-distance telephone service.	⇒ Town supervisors and village mayors to appoint a representative from each municipality to attend Council meetings..	X					
	Make use of the various services available through the Orleans-Wyoming BOCES services when they are the least costly alternative.	⇒ Town and village boards to review services offered by BOCES, and if least expensive		X			X	X
	Evaluate the feasibility of sharing Town and Village buildings, facilities, and sites and pursue those options that are feasible and advantageous.	⇒ Town and village boards to jointly evaluate the feasibility of sharing buildings, facilities and sites. ⇒ Town and village boards to implement sharing where feasible.			X	X	X	
	Encourage the Village of Medina and the volunteer fire departments to jointly purchase fire apparatus through joint, cooperative bidding.	⇒ Town supervisors and village mayors to jointly meet with fire chiefs to propose joint purchasing of apparatus.	X					
	Reduce the cost of purchasing equipment, supplies, and services by using the purchase contracts of New York State, Orleans, Monroe, Niagara, and Genesee Counties, and existing purchasing cooperatives (e.g., Niagara-Orleans BOCES and GLOW Solid Waste Management Committee.)	⇒ Town and village officials and employees responsible for purchasing to compare pricing of the various sources and to select the least costly alternatives.	X					X
	Evaluate the feasibility of jointly funding and constructing a water storage tank at the new Shelby Town Hall site on Salt Works Road, and if feasible, pursue funding for the project.	⇒ Town and village boards to engage an engineering firm to conduct a feasibility study. ⇒ Town and village boards to determine cost sharing and to seek grant funding and low interest loans for finance the project.			X	X		
Merge various governmental functions and services through consolidation and/or inter-municipal contracting.	Evaluate the feasibility of merging the Justice Courts in the Towns of Shelby and Ridgeway and the Village of Medina into one Justice Court and pursue the merger if determined to be advantageous.	⇒ Town and village boards to jointly conduct feasibility studies for merging various services. ⇒ If feasible, town and village boards to carry out steps necessary to bring about merger.			X	X		

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GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O	
Merge various governmental functions and services through consolidation and/or inter-municipal contracting. (continued).	Evaluate the feasibility of establishing a shared fueling facility to serve the Village of Medina, the Towns of Ridgeway and Shelby, and the Medina Central School District; and a shared facility to serve the Village of Lyndonville, Town of Yates, and the Lyndonville Central School District.)	⇒ Town highways superintendents, village public works superintendents, and school fleet maintenance foremen to jointly evaluate the feasibility and to recommend sites. ⇒ If feasible, the town, village , and school boards to develop cost sharing formulas. ⇒ Town, village, and school boards to appropriate necessary funding and/or seek grant funding for the project, if needed.	X	X	X	X		
	Evaluate the feasibility of the Medina and Lyndonville Central School Districts jointly restructuring their fleet maintenance operations so that each specializes in certain types of maintenance that compliment rather than duplicate each other. Each school would contract with the other for maintenance services.	⇒ Medina and Lyndonville School District Superintendents and fleet maintenance foremen to evaluate the feasibility. ⇒ If feasible, Superintendents and foremen to implement specialization.			X	X		
	Evaluate the feasibility of establishing a joint water line construction crew.	⇒ Town highway superintendents and village public works superintendents to jointly evaluate the feasibility. ⇒ If feasible, town and village boards to develop a cost sharing formula, to determine the organizational structure and chain of command for the work crew, and to carry out the steps necessary to form the construction crew.			X	X		
	Evaluate the feasibility of inter-municipal contracting for the provision of various services, e.g., water meter reading and billing, ambulance service.	⇒ Town and village boards and appropriate town and village department heads to conduct joint evaluations. ⇒ If feasible, town and village boards to enter into inter-municipal agreements for municipal services.	X	X	X	X	X	

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GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
Merge various governmental functions and services through consolidation and/or inter-municipal contracting. (continued).	Evaluate the feasibility of creating a municipal utility for the distribution of electricity in western Orleans County.	⇒ Town and village boards jointly to consider potential benefits. ⇒ If feasible, pursue implementation			X		
	Evaluate the feasibility of merging the zoning enforcement in western Orleans County into a centralized office with clerical support and pursue such a merger if determined to be advantageous.	⇒ Town and village boards to evaluate merger of zoning functions. ⇒ If feasible and beneficial, town and village boards to pursue merger.				X	
	Expand the existing joint equipment purchase and maintenance agreements by including additional equipment and adding additional municipalities as parties to the agreements.	⇒ Town and village boards to approach other town and village boards to increase the number of municipalities participating. ⇒ Town highway superintendents and village public works directors to recommend additional equipment to be jointly purchased.			X		
	Evaluate the economic advantages and disadvantages of merging various local government functions and services and pursue those mergers for which the advantages exceed the disadvantages.	⇒ Town and village boards and appropriate town and village department heads to evaluate advantages and disadvantages. ⇒ Town and village boards to pursue merging those functions and services for which merger is feasible and which would provide an overall benefit to the municipalities.			X	X	
Increase intergovernmental communications and information sharing.	Encourage Orleans County Government to install a county-wide computer network system to interconnect all of the Towns and Villages in Orleans County.	⇒ Town and village boards to lobby the Orleans County Legislature to install a county-wide computer network.				X	X
	Encourage county-wide standardization of computer software to facilitate the sharing of information among the municipalities in Orleans County.	⇒ Town and village boards to lobby the Orleans County Legislature to develop and promulgate recommended standardized computer software specifications.				X	X

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**HIGHWAY IMPROVEMENTS / STREETS/
SIDEWALKS /
TRANSPORTATION**

GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
Improve vehicular and pedestrian circulation	Analyze proposed highway improvements and new highway construction projects (such as the extension of Route 531) to determine the impacts (both positive and negative) the projects will have on the area.	⇒ Town and Village boards to provide input to regional planning organizations such as the Genesee Transportation Council and NYS DOT.		X			
	Route traffic, especially truck traffic, through local streets in such a way that it does not adversely impact residential neighborhoods.	⇒ Town and village boards to establish truck routes and to enact legislation to prohibit through truck traffic on streets not designated as truck routes.		X			
	Maintain the streets and highways in the villages in good condition.	⇒ Town and village boards to appropriate funding for street and highway maintenance and reconstruction.					X
	Encourage the installation of sidewalks on village streets that lack sidewalks.	⇒ Village boards to bid for the construction of sidewalks throughout the Village on behalf of residents and to make the volume pricing available to residents.	X			X	
	Work with the NYS Dept. of Transportation to insure that the appearance of the villages is improved when state highways through the villages are reconstructed (e.g., bury utility wires and landscaping).	⇒ Village boards to review proposed DOT construction plans and to lobby for enhancements to be incorporated into the project that improve appearance of the villages.					X
Maintain railroad facilities to ensure their availability for area businesses	Work with local businesses, railroads and the IDA to ensure that rail facilities are maintained as needed to ship goods and receive raw materials.	⇒ Town and Village Boards; Orleans County Industrial Development Agency (IDA)					X

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UTILITIES / WASTE MANAGEMENT

GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
Provide utility services that meet the needs of existing and new businesses.	Upgrade utility services, including telecommunications facilities, to serve the needs of new and existing businesses.	⇒ Town and village boards to lobby utility companies to keep utility service updated to state of the art.	X				X
WASTE MANAGEMENT Recognize the role of scrap industries in managing waste and provide for such businesses in zoning regulations.	Review and revise zoning regulations to permit businesses in the scrap industry to operate in specified districts of the towns.	⇒ Town planning boards to review zoning regulations and recommend revisions. ⇒ Town boards to adopt revisions.	X	X			
TELECOMMUNICATIONS Encourage the extension of cable service to areas that are not currently served.	During periodic reviews of cable service by the FCC, request cable providers to review service areas for possible expansion.	⇒ Town and village boards					X
Encourage the installation of up-to-date telecommunications infrastructure that can be readily upgraded.	Utilize municipal control of road rights-of-way and other public rights-of-way as leverage to require the installation of telecommunications lines. Require the construction of “duct banks” in the rights-of-way, with vaults to facilitate access and replacement of lines.	⇒ Town and village boards					X
	Identify telecommunications infrastructure “gateways” in neighboring communities. Take steps to encourage the extension of such infrastructure into western Orleans County. Promote the use of wireless telecommunications services as they become available, provided that the infrastructure required for such service is consistent with rural character.	⇒ Town planning boards and community volunteers to identify opportunities. Town and village boards to encourage extensions. ⇒ Chamber of commerce; Town and village planning boards		X	X		
Encourage upgrades to telephone lines in rural areas to permit higher speed Internet access.	Provide input to Bell Atlantic and utility regulators.	⇒ Town and village boards; chamber of commerce; individuals and businesses		X			

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GOAL	ACTION	RESPONSIBILITIES	I	S	M	L	O
PUBLIC WATER SERVICE							
Identify areas outside of Villages where on-site water supplies are not adequate.	Survey all residents who do not receive public water to asses their need for public water, and eligibility for grant funding.	⇒ Town Boards		X			
Improve the overall water system in western Orleans County.	Construct facilities for storage to provide backup supply in case of interruptions in service. Cooperate among municipalities to provide the best overall service. Identify and replace water lines that are undersized in relation to connecting lines (e.g., 8-inch lines that connect on one or both ends to 12-inch lines.). Replace undersized water lines (2, 4, and 6-inch) in the Villages of Medina and Lyndonville	⇒ Town and Village Boards to provide funding; Highway Departments and Departments of Public Works to recommend projects				X	
Provide for reliable sources of water and adequate backup supply.	Construct cross-connecting lines.	⇒ Town and Village Boards; Departments of Public Works				X	
Streamline the administration of existing water districts.	Consolidate billing services and meter reading services.	⇒ Town and Village Boards					
Reduce the cost of constructing water lines through inter-municipal cooperation.	Create a joint water line construction crew and share equipment among the municipalities of western Orleans County.	⇒ Town and Village Boards	X				
				X			

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CHAPTER 4 : COMPREHENSIVE PLAN SYNTHESIS

The previous Chapters have presented an evaluation of issues and opportunities in western Orleans County, and a list of the official goals, objectives and recommended actions of the Comprehensive Plan. This Chapter "synthesizes" many of the Plan's recommendations in the form of a Land Use Plan, a Community Facilities and Infrastructure Plan, and a Recreation, Culture and Tourism Plan.

A. **LAND USE PLAN**

The Future Land Use maps designate the preferred land uses for general areas in western Orleans County. The Future Land Use maps are intended as a guide to be used in updating the town and village zoning maps. New York State Town and Village Law state that zoning regulations must be consistent with the Comprehensive Plan.

Following are descriptions of the Land Use categories shown on the Future Land Use maps for western Orleans County.

Agricultural

Agriculture would be the priority use in areas that are currently farmed and/or viable for farming, and where the owner has indicated a commitment to continue farming. Certain types of agricultural processing operations, including land application of food processing waste, are considered consistent with this designation.

Low density residential development would also be permitted in these areas, provided that it is designed so as not to interfere with farming practices. These areas also include open space recreational uses such as the Shelridge Country Club, the Medina Sportsmen's Club, woodlands and other open lands.

Rural Residential

Areas designated Rural Residential are most suited to residential development in the towns outside the villages, at a density higher than that of the Agricultural areas. In the Rural Residential areas, residential uses are considered the priority uses and should be protected, as much as possible, from conflicts with other uses.

Village - Residential

Areas in the Villages of Medina and Lyndonville where single family homes are the preferred land use are designated **Residential**. These areas include developed portions of the Villages where relatively few homes have been converted into two- and three-family dwellings, as well as undeveloped areas that are suitable for residential development.

Medium Density Residential

The preferred uses in the areas designated Medium Density Residential are single and two family residences, as well as community service and public uses that are compatible with residential neighborhoods.

High Density Residential

Areas designated High Density Residential includes land currently used for mobile home parks and apartment complexes.

Hamlet

Areas designated Hamlet consists of established areas of mixed uses, including existing hamlets in the Towns outside the Villages. Mixed uses are expected to continue in these areas, with residential and businesses uses in close proximity on relatively small lots.

Central Business Districts

The Central Business Districts are located in the central portions of the Villages of Medina and Lyndonville. In Lyndonville, the central business district is the entire business district. In Medina, it represents the central portion of the downtown business district. These areas are intended primarily to encourage "pedestrian scale" retail and service businesses, as well as offices.

General Commercial

The Business/ Commercial areas are intended for all types of retail and service businesses. These may include retail stores, service businesses and offices. These areas are suitable for small businesses as well as larger operations, which require highway access and relatively large amounts of land.

Industrial

Areas designated for Industrial uses include land currently devoted to industrial uses such as manufacturing, warehouses, and research and development, existing industrial parks, as well as adjoining land that may be suitable for additional industrial use. This category also includes land devoted to mining uses (Town of Shelby.)

Government/ Community Services

Areas designated for Government/ Community Service use include facilities owned or proposed to be acquired by local government agencies. These include existing and proposed sites of Town and Village offices, parks, highway garages, sewage treatment and water facilities, and public schools.

Planned Development

Areas designated for Planned Development have unique characteristics and will require special attention in their future development. The Planned Development areas in the Villages of Lyndonville and that in the southeast portion of Medina are located in undeveloped areas. Future use is likely to be primarily residential; however, mixed-use development that incorporates commercial, institutional, and/or recreational uses may also be appropriate. The Planned Development area along the Erie Canal in Medina is currently in industrial use. However, this area may be more appropriate for commercial uses related to the canal at such time as the existing industries at the site are no longer feasible. The Planned Development area in the Town of Shelby is currently functioning as a stone quarry. The future use is expected to be residential and/ or recreational.

Development within each of these areas will require review by the municipality to ensure that the proposed uses and design are appropriate and consistent with the character of the area.

Waterfront Residential

The Waterfront Residential category includes those areas along the shore of Lake Ontario that are primarily residential in character. These areas are largely developed with a combination of seasonal and year-round dwellings. The current mix of residential uses is expected to continue into the Future.

Waterfront Development

Areas designated Waterfront Development have the potential for water-related commercial development, as well as residential and recreational use. These areas include the tract along Morrison Road in the Town of Yates, as well as land on the west side of Route 63 at Lake Ontario.

NYS Regulated Wetlands

Conservation areas include Freshwater Wetlands, which are regulated by the NYS Department of Environmental Conservation. These areas are suitable for conservation only.

Flood Hazard Zone

Flood Hazard areas include those areas that have been designated as flood hazard zones on the Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency (FEMA.)

B. INFRASTRUCTURE PLAN

In order to facilitate new development in accordance with the recommendations of the Land Use Plans, new roads and the extension of utilities will be required. The locations of proposed road and utility extensions, as well as their rationale, priority, and feasibility, are described below. The recommended road extensions are also shown on the Future Land Use Map.

Roads

Two new roads are suggested to provide additional access to land along Maple Ridge Road in the Village of Medina and the Town of Shelby. The suggested road through the Village of Medina would also provide a new access route to the Medina High School.

A former railroad right of way through the northeastern portion of the Village of Lyndonville to Alps Road in the Town of Yates has the potential to be used for either a new road and/or for bicycle route or hiking trail.

Water/ Sewer

Chapter 2, Issues and Opportunities, described the needs and potential for expanded service and improvements to existing facilities. Chapter 3, Goals and Recommended Actions, identified the overall policies as well as specific actions to be taken by the Towns and Villages in western Orleans County to improving public water and sewer service to its residents.

C. RECREATION, CULTURE AND TOURISM PLAN

Western Orleans County offers an extensive variety of recreational and cultural attractions for both residents and tourists. Opportunities for additional attractions were discussed in Chapter 2. Chapter 3 presented overall goals and recommended actions for continuing to utilize the area's natural, historic and cultural resources to provide educational and recreational experiences to residents and visitors. The locations of recommended future facilities are depicted in the Recreation, Culture, and Tourism Plan (Map 4-4.)

Chapter 5 : IMPLEMENTATION STRATEGY

Implementation of the Comprehensive Plan involves the following steps.

1. The Town and Village Boards should formally charge the appropriate parties with the responsibility of carrying out the action steps recommended in Chapter 3. This would entail the governing bodies sending memoranda or letters to the appropriate parties (persons or agencies) instructing or requesting the parties (as appropriate) to carry out the task(s) for which they are responsible. Copies of the appropriate pages containing the Plan goals and action steps should accompany the memoranda and letters. The governing bodies should also request that they be provided with progress reports from time to time.
2. For those tasks that require municipal funding in order to be carried out, the governing bodies will need to appropriate the necessary funding. Each year's appropriations should correspond to the action steps to be carried out for that particular year. This Plan is not meant to supersede the authority of the governing bodies with regard to budget preparation and the levying of taxes. If, in the opinion of each governing body, their municipality cannot afford to carry out the action steps identified in any particular year, the governing bodies retain the authority to postpone the action step or steps until such time as, in the opinion of each governing board, their respective municipalities can afford to appropriate the needed funds.

For capital projects that exceed the financial resources of a municipality, the municipality should explore obtaining State and Federal grant and low-interest loan funding. A number of State and Federal funding programs exist for which each municipality may be eligible. Frequently, in order to qualify for State and Federal funding, municipalities must expend some money up front in order to make preparations to apply for grants and low interest loans. Typically these up-front expenditures involve engineering and consulting fees to prepare preliminary engineering reports, costs estimates, and applications. The governing bodies should take this into consideration when preparing annual budgets. Often, however, grant programs will reimburse applicants for many of these up front expenses if the applicant is awarded a grant.

3. It is recommended that the municipalities also prepare multi-year Capital Improvement Plans (CIP). A CIP identifies, year by year, the capital projects a municipality intends to undertake over the course of the next several years. In New York State, the CIP's planning horizon is typically six years. The CIP also identifies the estimated cost of each project and the proposed sources of funds for each. If grant funds or low-interest loans are to be pursued, these potential sources should also be identified in the CIP.
4. It is recommended that the municipalities also establish and maintain capital reserve funds. Funds earmarked for the capital reserve fund should be appropriated each year to the extent that the governing bodies are able to do so. As the funds accumulate within the capital reserve fund, the governing boards are then able to apply some or all of the funds toward the construction of capital improvements. New York State law

governs both the creation and use of capital reserve funds and the governing bodies should consult their respective municipal attorneys for guidance. The utilization of CIP's along with the appropriation of funds annually to capital reserve funds helps to provide the funding needed to carry out the Comprehensive Plan action steps that involve the construction of physical improvements.

IMPLEMENTATION ACTIONS BY TIMEFRAME

The following list itemizes the actions required to implement the Comprehensive Plan. Except where noted, (with the responsible agency indicated by parentheses), all participating municipalities are expected to share responsibility for implementing the actions.

On-going Actions

Zoning and other land use regulation

- Enforce zoning regulations against the owners of illegally-converted dwellings in order to have the dwellings converted back to single family dwellings.

Agricultural protection

- Continue to enforce policies that restrict water service lateral connections to limit new development within Agricultural Districts.
- Encourage communication between the agricultural community and the general public. Increase awareness of the benefits of agriculture to the community and of the impacts to be expected from standard agricultural practices.
- Encourage the County Agricultural and Farmland Protection Board to mediate conflicts between farm and non-farm neighbors and to encourage agricultural practices that are sensitive to impacts of neighbors.
- Work with local, regional and statewide advocacy groups to address concerns such as labor and pesticide regulations, insurance costs, availability of credit, and other policies and regulations that constrain farming.

Village revitalization and neighborhood preservation

- Continue the joint, co-operative advertising and promotional campaigns in the Village of Medina. (Medina Business Association)
- Continue the Village's revolving loan program to make loans available to businesses in Medina. (Village of Medina)
- Maintain and improve streets and sidewalks in Lyndonville to enhance the pedestrian environment. (Village of Lyndonville)

Industrial development

- Work with COIDA, the Orleans Chamber of Commerce and the Medina Business Association to publicize the Orleans County micro-enterprise loan program for assisting small business start-ups.
- Maintain and upgrade telecommunications infrastructure to ensure that the system provides state-of-the-art technology, and has the capacity needed for home-based businesses and jobs that are dependent on telecommuting and telecommunications.

- Enhance and encourage the quality of life amenities of the community that are important to business owners, e.g., good schools; arts, entertainment and cultural programs and venues; recreational facilities and programs; good housing stock; and restaurants.

Recreation/ Culture/ Tourism

- Coordinate local Canal development efforts closely with operating and marketing departments of the NYS Canal Corporation.
- Encourage property owners to retain the historic character of buildings during renovations. Provide information (e.g., State Historic Preservation Office technical memoranda) to landowners and contractors regarding materials and techniques that are compatible with historic character.
- Promote local business establishments at festivals and other events that draw people to the area.
- Continue support of cultural events such as the Buffalo Philharmonic concert series.

Utilities and waste management

- Maintain and periodically construct improvements to the existing water and sewer systems.
- Construct water lines to serve areas most in need of public water service
- Maintain rip-rap to control erosion at the Village of Lyndonville’s water treatment plant.

Immediate Actions (within 1 year)

Revise zoning regulations

- Encourage industrial, commercial and residential development in and adjacent to villages and hamlets
- Ensure low density development in rural areas, consistent with rural character.
- Require buffers to be incorporated in the design of residential development in agricultural areas
- Incorporate design standards to protect community character
- Continue to designate “single family only” zoning districts in the Villages of Medina and Lyndonville.
- Ensure consistency among western Orleans communities, especially with regard to definitions of uses and uses permitted in business and industrial districts
- Permit agriculture-related, home based businesses in agricultural areas. Incorporate safeguards to protect rural character and neighboring residences.
- Facilitate the establishment of bed and breakfast inns.
- Consider allowing restaurants and other tourist businesses to be operated out of homes in Medina.
- Permit agricultural support businesses in agricultural zones
- Encourage redevelopment and productive re-use of the upper stories of buildings in downtown Medina for non-residential uses, provided that such uses comply with State codes.
- Prohibit incompatible non-residential uses in residential areas
- Ensure that adequate buffers are incorporated into the design of non-residential development that adjoins residential areas.
- Discourage the continuation of non-conforming uses in mixed use areas.
- Develop design standards for signage adjoining the Erie Canal in Medina.
- Include provisions, consistent with DEC requirements, for waste and stormwater management at business and industrial sites that handle potentially hazardous materials.
- Permit businesses in the scrap industry to operate in designated districts of the towns.

Improve the administration and enforcement of zoning and other local laws

- Prepare forms and checklists to streamline administrative procedures
- Enforce regulations that require screening of dumpsters facing the municipal parking lots in Medina. (Village of Medina)
- Improve enforcement of existing property maintenance laws.
- Ensure continued certification of Code Enforcement Officers
- Provide public education about zoning and land use policies

Agricultural Protection

- Enact local “Right to Farm” laws. (Towns of Shelby, Ridgeway and Yates)

Village Revitalization and Neighborhood Preservation

- Work with the Medina Business Association to encourage owners of property adjoining the Erie Canal in Medina to clear brush, mow weeds and grass, and remove junk and debris. (Village of Medina)
- Request that Niagara Mohawk bury or relocate power lines in Lyndonville (possibly in conjunction with DOT’s planned reconstruction of Main Street) (Village of Lyndonville)
- Work with the Medina Business Association to implement a “Keep Medina Clean” campaign. (Village of Medina)
- Work with the Medina Business Association to encourage businesses to establish uniform business hours and to adhere to posted business hours. (Village of Medina)

Industrial Development

- Clear and grub the undeveloped portions of the Medina Industrial Park and construct temporary access roads to facilitate the showing of sites to prospective tenants.
- Designate one public official in each community (preferably the chief elected official) to serve as the industrial development contact/ liaison.
- Donate municipal-owned land to the COIDA.
- Encourage property owners to donate land to the COIDA.

Recreation, Culture and Tourism

- Work with Go-Art! to display works of local artists and historic artifacts in municipal buildings.

Intergovernmental Cooperation/ Consolidation of Services

- Work with the Medina Fire Chief to evaluate the feasibility of using paid Medina firefighters to conduct fire safety inspections. (Village of Medina)
- Appoint a representative to the Niagara-Orleans BOCES Purchasing Council.
- Appoint a representative to the Niagara-Orleans BOCES Intergovernmental Relations Council to develop a strategy to reduce the cost of electric and long-distance telephone service.
- Utilize the purchase contracts of: New York State; Orleans, Monroe, Niagara and Genesee Counties; and existing purchasing cooperatives (Niagara-Orleans BOCES and GLOW Solid Waste Management Committee) to reduce the cost of purchasing equipment, supplies, and services.
- Work with utility companies to upgrade utility services.

Short-term Actions (within 1-2 years)

Zoning enforcement/ Property maintenance

- Evaluate workloads of zoning/code enforcement officers. Consider expanding staffing and/or work hours and providing additional clerical support. Evaluate the feasibility of consolidating zoning/code enforcement functions among municipalities.
- Adopt local property maintenance regulations, if needed, to supplement the NYS Code which became effective in January 2001. Defer action until after reviewing the new Code.
- Work with the Orleans County Department of Social Services to evaluate the feasibility of developing agreements whereby DSS mails rent checks directly to landlords in exchange for the landlords consenting to “move in/ move out” inspections of apartments by local code enforcement officers each time tenants change.
- Institute training policies for members of Planning Boards and Zoning Boards of Appeal

Agricultural protection

- Work with the Canal Corporation to develop a fair system to allow farmers to use canal water for irrigation purposes

Village Revitalization and Neighborhood Preservation

- Provide incentives to businesses to reuse and/or renovate existing vacant or under-used buildings in targeted areas of the Village of Medina. (Village of Medina)
- Work with NYS DOT to minimize disruption to businesses during the highway reconstruction project. Encourage the provision of temporary business and parking signs, maintenance of traffic flow and parking. (Village of Medina/ Town of Shelby)
- Work with the Medina Business Association and/or Orleans Chamber of Commerce to distribute informational brochures and develop a shuttle service during the highway reconstruction. (Village of Medina/ Town of Shelby)
- Work with the NYS DOT to install landscaping and signage at entrances to the Village of Medina and other municipalities. (Village of Medina)
- Work with the Orleans Chamber of Commerce and NYS Canal Corporation to establish a visitor center at Routes 63 and 31A.

- Provide additional landscaping in downtown Medina (particularly along Center Street). Replace existing planters with planters less susceptible to frost damage. (Village of Medina)
- Work with the Orleans County Chamber of Commerce to recruit a company to reopen the former movie theater across from the Medina Village Hall. (Village of Medina)
- Upgrade the Yates Town Hall parking lot by striping parking spaces and removing weeds. (Town of Yates)
- Improve the exterior of the Lyndonville Village Hall. (Village of Lyndonville)

Industrial development

- Encourage the Orleans County Legislature to maintain an effective level of staffing at the County of Orleans Industrial Development Agency (COIDA) and funding for COIDA programs.
- Work with the Orleans County Chamber of Commerce to implement an “Ambassador Program.” The program would recruit business owners and managers of local businesses as ambassadors who promote Orleans County during their business trips.
- Consider establishing reserve funds in each municipality for use to make industrial site improvements. Make annual appropriations to the reserve funds to ensure that money is available for making needed improvements.
- Make financial contributions periodically to the COIDA revolving loan fund to capitalize the fund over time.

Recreation/ Culture/ Tourism

- Install picnic tables and/or benches on property owned by the Village of Lyndonville to provide a place to view Lake Ontario. Install stairs to provide access to the Lake. (Village of Lyndonville/ Town of Yates)
- Work with the Orleans County Highway Department to improve the appearance of the area at the north end of Route 63. For example, replace or conceal the metal guardrails with something equally functional but more attractive. (Town of Yates)
- Complete improvements designed for the Canal Corridor Initiative, such as shower facilities and visitors center, that will encourage boaters to visit and stay overnight in Medina. (Village of Medina)

- Encourage the establishment of fueling and sewage pump out services in or near the Canal basin. (Village of Medina)
- Construct a trail to connect the Canal Basin with the downtown business district. (Village of Medina)
- Utilize police on bicycles to patrol the Canal Basin area to provide a more visible police presence. (Village of Medina)
- Install additional business directory signage in the Medina Canal basin parking area. Work with the Medina Business Association to keep the directories current. Make promotional brochures available at each sign location. (Village of Medina)
- Install signage to clearly delineating the access routes from the Medina Canal basin to Main and Center Streets. (Village of Medina)
- Install a large “Welcome Boaters” sign in the Medina Canal basin at Canal level toward the Canal. (Village of Medina)
- Encourage the Medina American Legion to relocate its “Welcome Boaters” sign to the foot of the stairs leading to the Canal and reorient it so it faces toward the Canal. (Village of Medina/ Canal Task Force)
- Work with the Medina Business Association to encourage businesses that abut the Canal to improve the appearance of the rear facades of their buildings and to install rear entrances for customers. (Village of Medina/ Canal Task Force)
- Construct a parking area along Route 63 to improve access to Oak Orchard River for canoeing. Provide a portable toilet during peak weekends. Provide signage to identify the area as a location for canoe access. (Town of Ridgeway)
- In cooperation with Glenwood Lake Commission, develop a park along the south side of Glenwood Lake. (Town of Ridgeway)
- Encourage local schools to schedule educational trips to the Iroquois National Wildlife Refuge.
- Work with the Iroquois National Wildlife Refuge to improve public access to the refuge.
- Improve the fishing park with better signage, pedestrian access to the east side of the stream, and screening of the storage building. (Village of Lyndonville)
- Provide information about grant funds and/or tax exemptions to assist landowners in making improvements to properties that are consistent with historic character.

- Work with the Medina Historical Society, the Medina Business Association, and the Orleans County Chamber of Commerce to develop self-directed walking tours of the Village of Medina that incorporate and showcase architecturally and/or historically significant buildings, restaurants, and other points of interest. Make tour brochures available using outdoor kiosks. (Village of Medina)
- Install interpretive signs at historical sites in the Village of Medina. (Village of Medina)
- Encourage the County Legislature to increase support of arts programming through the Genesee / Orleans Council on the Arts.
- Develop recreational facilities for youth, as funding becomes available, such as ball fields, skate park, trails and other facilities.

Intergovernmental Cooperation

- Evaluate the potential for reducing the cost of providing workers' compensation insurance through participation in the Orleans-Wyoming BOCES consortium and pursue such coverage if less expensive.
- Work with the volunteer fire departments and the Village of Medina to encourage joint purchase of fire apparatus through cooperative bidding.
- Evaluate the feasibility of establishing a shared fueling facility to serve the Village of Medina, the Towns of Ridgeway and Shelby, and the Medina Central School District; and a shared facility to serve the Village of Lyndonville, Town of Yates, and the Lyndonville Central School District.
- Establish truck routes and enact legislation to prohibit through truck traffic on streets not designated as truck routes.
- Village boards to bid for the construction of sidewalks throughout the Village on behalf of residents and make the volume pricing available to residents. (Village of Medina)
- Consolidate water billing and meter reading services.
- Evaluate the feasibility of inter-municipal contracting for the provision of ambulance and other services.

Medium Term Actions (3-5 years)

Zoning enforcement/ Property maintenance

- Consider enacting legislation to require a license for non-owner-occupied rental units and require periodic inspections as a condition for license renewal. (Village of Medina)
- Enact legislation to require a new Certificate of Occupancy each time a non-owner-occupied rental property is sold. (Village of Medina)

Village Revitalization and Neighborhood Preservation

- Work with local farmers to establish a farmers market in the Village of Medina using an existing vacant building (perhaps close to the Erie Canal) for farmers to sell their products and wares and to attract tourists.
- Identify parcels to be developed or re-developed. Enact policies that encourage the demolition or re-use of functionally obsolete industrial buildings.
- Improve the access to Main Street from the newly constructed Church Street parking lot. Acquire the lot adjacent to the former movie theater, demolish the building, and provide sidewalk, lighting, and signage for access route. (Village of Medina)
- Seek grant funding and low interest loan funds to assist business owners in Lyndonville to make facade improvements consistent with historic character. (Village of Lyndonville)
- Work with the Medina Business Association to create a Medina “Walk of Fame” that showcases the history of the Village. Install interpretive signage similar to that in Lockport, NY. Conduct an annual ceremony for the installation of granite markers. (Village of Medina)
- Work with utility companies to bury electric and telephone lines in the downtown areas of Lyndonville and Medina.
- Seek grant funding to clean up brownfield sites and make them suitable for redevelopment.

Industrial Development

- Convert existing vacant buildings into business start-up incubators.

Recreation/ Culture/ Tourism

- Encourage the development of a restaurant or similar facility at Shadigee. (Town of Yates)
- Install interpretive signage to commemorate the use of Lake Ontario as a transportation route during the early 1800s. (Town of Yates)
- Install a stairway in the center of the Medina Canal basin parking lot retaining wall to improve access to the parking lot and downtown. (Village of Medina)
- Promote and showcase the Erie Canal at various conferences attended by public officials and business persons. Encourage the NYS Canal Corporation to develop and make available a video for this purpose.
- Explore the feasibility of establishing an annual festival linked to the wildlife refuge similar to the Bird Festival in Oswego, NY.
- Utilize former apple orchard land for athletic fields. (Village of Lyndonville)
- Develop a park adjoining the pond, for picnicking and nature walks. (Village of Lyndonville)
- Improve the pond so that it can be used for boating, fishing and swimming. (Village of Lyndonville)

Intermunicipal Cooperation

- Evaluate the feasibility of establishing an inter-municipal- jointly-funded, employee health insurance program and, if feasible and less costly, implement such a program.
- Make use of the various services available through the Niagara-Orleans BOCES when they are the least costly alternative.
- Evaluate the feasibility of sharing Town and Village buildings, facilities, and sites and pursue those options that are feasible and advantageous.
- Evaluate the feasibility of jointly funding and constructing a water storage tank at the new Shelby Town Hall site on Salt Works Road, and if feasible, pursue funding for the project.
- Evaluate the feasibility of merging the Justice Courts in the Towns of Shelby and Ridgeway and the Village of Medina into one Justice Court and pursue the merger if determined to be advantageous.
- Evaluate the feasibility of the Medina and Lyndonville Central School Districts jointly restructuring their fleet maintenance operations so that each specializes in certain types of maintenance that compliment rather than duplicate each other. Each school would contract with the other for maintenance services.
- Evaluate the feasibility of establishing a joint water line construction crew.
- Evaluate the feasibility of creating a municipal utility for the distribution of electricity in western Orleans County.

- Expand the existing joint equipment purchase and maintenance agreements by including additional equipment and adding municipalities as parties to the agreements.
- Evaluate the economic advantages and disadvantages of merging various local government functions and services and pursue those mergers for which the advantages exceed the disadvantages.

Utilities/ Waste Management

- Identify opportunities to encourage the extension of telecommunications infrastructure into western Orleans County.
- Work with the Chamber of Commerce to promote the use of wireless telecommunications services as they become available, provided that the infrastructure required for such service is consistent with rural character.
- Work with Verizon (formerly Bell Atlantic) and utility regulators to encourage upgrades to telephone lines in rural areas to permit higher speed Internet access.

Long Term Actions (within 6-10 years)

Zoning and other land use regulation

- Evaluate the feasibility of merging the zoning enforcement in western Orleans County into a centralized office with clerical support and pursue such a merger if determined to be advantageous.

Village revitalization

- Seek grant funding to implement a no-interest / low-interest loan program to assist low income property owners to make housing repairs.

Industrial development

- Work with the COIDA to acquire land in or adjacent to villages, as needed, for use as industrial parks.

Recreation/ Culture/ Tourism

- Improve the lines of sight from the Medina Canal basin to the waterfalls and Glenwood Lake. Install accent lighting to display the waterfalls at night. (Village of Medina/ Town of Ridgeway/ Glenwood Lake Commission)
- Work with GoArt! to install an art gallery and/or small museum in a building on Main Street that abuts the Canal Basin Parking lot. Install a rear entrance from the Canal Basin parking lot to attract boaters and to provide them with a safe, clearly, defined access way to Main Street.

Utilities and waste management

- Identify and replace water lines that are undersized in relation to connecting lines (e.g., 8-inch lines that connect on one or both ends to 12-inch lines.).
- Replace undersized water lines (2, 4, and 6-inch) in the Villages of Medina and Lyndonville.

Intergovernmental cooperation

- Encourage Orleans County Government to install a county-wide computer network system to interconnect all of the towns and villages in Orleans County.
- Encourage county-wide standardization of computer software to facilitate the sharing of information among the municipalities in Orleans County.
- Construct facilities for storage to provide backup supply in case of interruptions in service. Cooperate among municipalities to provide the best overall service.

