

## PARKS AND RECREATION

### GOAL:

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

### EXISTING CONDITIONS

#### TOWN PARKS

**Batavia Town Park**, located along Galloway Road, includes 69 acres of woods, wetlands and open lands for passive recreation.

The Town of Batavia owns and maintains **Kiwanis Park**, located on the south side of West Main Street Road. The park includes playground equipment, picnic facilities and athletic fields, as well as an inclusive playground that is accessible for children with disabilities.

In spring 2016, the Town initiated development of a new **canoe launch** along the north side of Tonawanda Creek in the hamlet of East Pembroke. The current property owner will donate the property to the Town once the environmental clean-up is finished. The facility will include a parking area and a sitting area in addition to the canoe launch.

#### GENESEE COUNTY PARKS

Genesee County maintains two **County Parks** located outside of the Town but available for use by Town residents—the County Park in Bethany and the DeWitt Recreation Area in the City of Batavia.

#### PRIVATE RECREATION AREAS

**Batavia Sports Park**, located north of I-90 in the eastern part of the Town, has several soccer fields that are used by local sports clubs and for regional tournaments. The Town provides some assistance to the facility, such as assistance with design and maintenance, as part of a public/ private partnership. The facility benefits local businesses including hotels restaurants.

The **Genesee County Fairgrounds** is located south of East Main Street Road.

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

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The privately-owned **Area 51** motocross park is located on Harloff Road. The facility sponsors several competitive races per year, as well as motocross school and track rentals.

Extensive natural resources, including streams, wetlands and woodland, offer opportunities for hunting, fishing, hiking and nature observation for Town residents and visitors.

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

**Batavia Downs**, located partly in the Town and partly in the City of Batavia, is a regional recreational attraction that offers harness racing and gaming.

## ISSUES AND OPPORTUNITIES

### NATURE-ORIENTED RECREATION

Tonawanda Creek, wetlands and wooded areas in the Town offer opportunities for hunting, fishing, hiking, and nature observation. Floodprone land, in particular, is well-suited for recreational use that does not require building structures. Recreational use of natural lands not only serves Town residents but can stimulate tourism.

### ELLCOTT TRAIL

The City and Town of Batavia are collaborating to develop the **Ellicott Trail**, which would extend 4.3 miles from Pearl Street in the City of Batavia east to Seven Springs Road. The Town and City of Batavia received a Transportation Enhancement Program (TEP) grant through the NYS Department of Transportation in 2013 to develop the trail.

### GREAT LAKES MOTORSPORTS PARK

A private group has expressed interest in building a 2,200-acre motorsports park – potentially to replace Watkins Glen. Such a facility may generate 134 full-time and 116 part-time jobs and draw people from up to 250 miles away. The group is seeking \$120 million in financing to develop the facility. As the target area is north of Galloway Road to the Townline Road, development of such a facility would likely conflict with the Town’s goals to retain agricultural land in the northern part of the Town.

### FAIRGROUNDS IMPROVEMENTS

The Genesee County Agricultural Society, which operates the County Fairgrounds, recently added the following facilities:

- Off-road track course
- Two new buildings for equine activities
- Storage building for antique tractors

The Society has approached the Town in regards to constructing a skating rink and public pool. The facilities would be located near the racetrack at the fairgrounds and the gravel pit.

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A large professional sports arena may be developed in the future in association with the YMCA and Genesee Community College. The facility would be located at GCC and may include 3 soccer fields, 2 basketball courts. The potential cost is approximately \$15 million.

## COLLABORATION WITH GENESEE COUNTY, SCHOOLS AND PRIVATE ENTITIES

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### GENESEE COUNTY

Genesee County's two parks— the County Park in Bethany and DeWitt Recreation Area in the City of Batavia – offer recreational opportunities to Town residents. As Genesee County has full-time staff, there is potential for sharing staff and resources to reduce costs associated with the management and maintenance of parks and recreational facilities in the Town of Batavia.

### SCHOOLS

Facilities at schools have the potential to meet recreational needs of residents.

### PRIVATE ENTITIES

Private organizations have contributed volunteers and funding to establish and maintain recreational land and facilities in the Town. For example, the soccer fields at Batavia Sports Park are privately owned and operated; Town staff provide basic maintenance services.

Commercial recreation facilities contribute to the tourism economy in Batavia. For example, Area 51, a moto-cross park, offers competitive racing, track rentals and motocross school. Future improvements may include a pro shop and pavilion. Batavia Downs attracts large numbers of visitors to the area.

In addition, the developers of corporate parks and business areas to commercial recreation, recreation areas and open space should be encouraged in conjunction with development of corporate parks.

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## TOOLS AND TECHNIQUES

### GRANT PROGRAMS

Various grant programs administered by New York State make funding available for parks and other recreational facilities. Grant programs are competitive and each has specific limitations on the type of facility funded. Below is a list of possible grant sources.

For example, the **Environmental Protection Fund and Clean Water / Clean Air** grant programs are administered by the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) (Parks grants) and the NYS Department of State (Local Waterfront Revitalization grants.) Municipal grant recipients are required to provide a local match equal to the amount of the grant award. The local match may include in-kind labor provided by the municipality and/or labor and/or materials donated from private sources. The value of land acquired for a project may also be applied toward the local match.

## RECOMMENDATIONS OF RECENT PLANS AND STUDIES

### BATAVIA TOWN PARK MASTER PLAN (2010)

The Batavia Town Park Master Plan established the following “Guiding Principles” for the development of the Park:

- Focus on passive recreation
- Emphasize sustainability
- Utilize natural setting
- Incorporate agricultural uses/ maintain harmony with neighboring agricultural uses
- Incorporate activities for all four seasons and all age groups
- Consider ongoing maintenance costs and logistics
- Involve community organizations in development, maintenance and programming

Other recommendations included:

- Complete an architectural and facility design study to determine the future use and design of the existing building
  - Incorporate trails for bicycles and pedestrians
  - Establish a fishing dock accessible to persons with disabilities.
  - Construct picnic pavilions and playground
- Limit access to two existing access points.

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- Consider amphitheater, ice skating rink, gazebo
- Acquire additional land for nature observation, hiking, environmental education
- Establish pedestrian and bicycle connections to Harloff Road and other areas

### ATHLETIC FIELDS STUDY (2009)

The Athletic Fields Study prepared jointly by the Town of Batavia, City of Batavia and Batavia Central School District included an inventory and evaluation of existing athletic fields, an assessment of future demand, recommendations potential funding sources for implementation.

### GENESEE-FINGER LAKES REGIONAL BLUEWAY ANALYSIS

Tonawanda Creek was identified as a “Medium Priority” blueway opportunity corridor. Kiwanis Park was listed as a “Primitive” Access Point based on the field inventory. The recent expansion of the park and construction of a launching facility would likely change this rating to “Excellent.” The site now has sufficient parking, a gradual slope to the water, room to load boats, and safe access to the water.

### RECOMMENDED ACTIONS

#### 2007 COMPREHENSIVE PLAN RECOMMENDATIONS AND CURRENT STATUS

Parks & Recreation	
2007 Comprehensive Plan Recommendation	Status
Investigate opportunities to acquire additional land for recreational purposes.	The Town applied for grant funding to expand the Batavia Town Park on Galloway Road.  The Town acquired land to expand Kiwanis Park and install a car-top boat launch.

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## RECOMMENDED ACTIONS TO IMPLEMENT GREEN ACTION PLAN STRATEGIES

### Parks & Recreation

1. Maintain and improve the Town Park, as funding becomes available, in accordance with the 2010 Master Plan, to provide opportunities for nature observation, hiking, and environmental education.
  - Complete an architectural and facility design study to determine the future use and design of the existing building
  - Design and construct trails for bicycle and pedestrian use
  - Establish a fishing dock accessible to persons with disabilities.
  - Construct picnic pavilions and playground
  - Improve vehicular access and limit access to two existing access points.
  - Evaluate the feasibility of installing an amphitheater, ice skating rink and/or gazebo
  - Acquire additional land
  - Design and construct pedestrian and bicycle connections to Harloff Road and other areas

Responsible entity:	Town Board
Partner entities:	Grant funders – NYS Office of Parks, Recreation & Historic Preservation

2. Maintain and improve recreational access to Tonawanda Creek, including Kiwanis Park and the canoe launch in East Pembroke.

Responsible entity:	Town Board
Partner entities:	Community organizations Grant funders – NYS Office of Parks, Recreation & Historic Preservation

3. Partner with Genesee County, school districts and community organizations to develop and manage parks and recreational facilities in the Town.

Responsible entity:	Town Board
Partner entities:	Community organizations Grant funders – NYS Office of Parks, Recreation & Historic Preservation

4. Acquire floodprone land for recreational use.

Responsible entity:	Town Board
Partner entities:	Community organizations Genesee County Emergency Management Office NYS Department of Environmental Conservation (NYS DEC) Federal Emergency Management Agency (FEMA) Grant funders – NYS Office of Parks, Recreation & Historic Preservation

## AGRICULTURE AND FARMLAND

### GOALS

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

### CURRENT CONDITIONS

#### AGRICULTURAL LAND RESOURCES

##### SOILS

As depicted in Map 9, nearly one-half of the Town's land area consists of prime agricultural soils. Some areas consist of wetlands that have been drained, forming highly productive black "muck" soils. Other areas would constitute prime soils if drained.

Prime farmland soils have been identified by the USDA Natural Resource Conservation Service (NRCS) and are defined as follows:

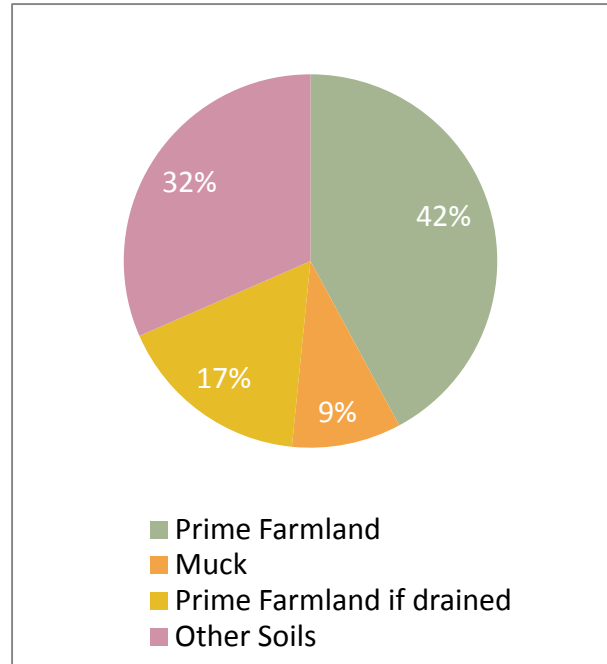
Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses (the land could be cropland, pastureland, range-land, forest land, or other land, but not urban built-up land or water). It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed, including water management, according to acceptable farming methods. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

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**Table 1: Agricultural Soils – Town of Batavia**

Agricultural Soils	Acres	% of Total
Prime Farmland	13,065.7	42.1%
Muck	2,936.2	9.5%
Prime Farmland if drained	5,227.4	16.8%
Other Soils	9,794.7	31.6%
	31,023.9	100.0%

SOURCE: Soils data provided by the USDA Natural Resources Conservation Service; Acreages calculated from GIS shapefiles.



Agricultural uses in the Town of Batavia include large-scale vegetable, grain and dairy farms, as well as small and part-time livestock and other farms. More than one-half of the land area in the Town is occupied by agricultural uses.

## CROPLAND

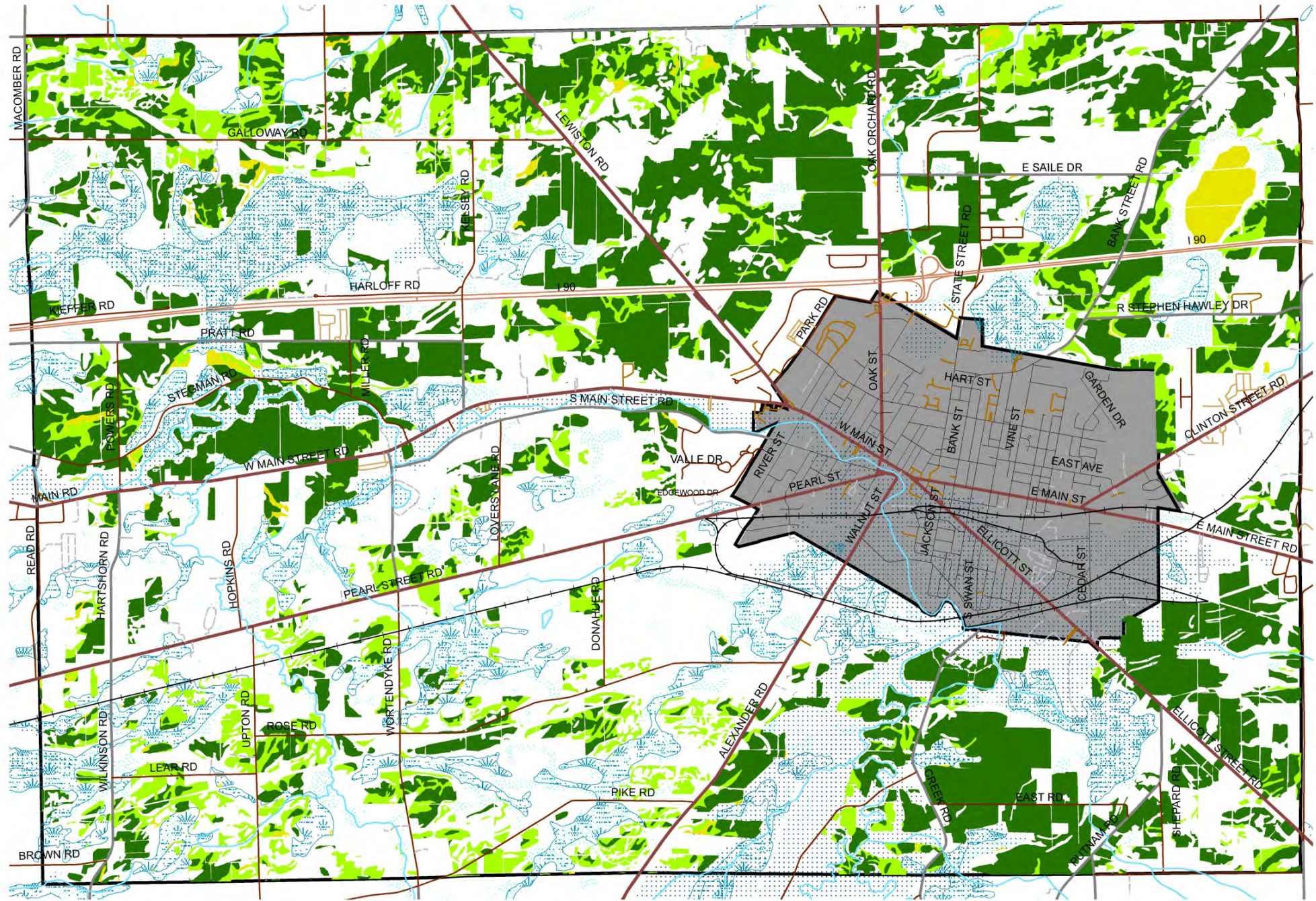
A total of 13, 571 acres in the Town of Batavia is active cropland.<sup>3</sup> This represents 44% of the total land area of the Town. Map 7 depicts the extent and location of these lands. Virtually all of the land in the Town that is not wetland or developed is in active agricultural use.

<sup>3</sup> SOURCE: Farm Service Agency, from data provided by the Genesee County Soil & Water Conservation District (SWCD), 2009. Acreages calculated from GIS shapefiles.



Town of Batavia Agricultural & Farmland Protection Plan

Map 12: Active Farmland  
by Soil Classification



From 2009 Town of Batavia  
Agricultural & Farmland Protection Plan

Agricultural Soil Classification

- Prime Farmland
- Prime Farmland if drained
- Muck

Natural Constraints

- Floodplains
- State Regulated Wetlands
- Federal Wetlands
- Hydrography

Street base map provided by the  
Genesee County Planning Department

0 0.25 0.5 1  
Miles



ABELLA



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## ECONOMIC VALUE OF AGRICULTURE

### PRODUCTION AGRICULTURE – BATAVIA AND GENESEE COUNTY

Agriculture is the biggest industry in Genesee County. In 2012, the market value of agricultural products sold was \$236.952 million. Genesee County ranks 4th in New York State in the value of agricultural products sold. The leading products sold were milk from cows, grains and vegetables.

**Table 1: Value of Sales by Commodity Group: Genesee County, 2012**

Product	2012 Sales (\$ million)	% of Total	State Rank
Milk from cows	\$121.347	51.2%	5
Grains & dry beans	\$41.326	17.4%	7
Vegetables	\$35.157	14.8%	2
Cattle & Calves	\$25.777	10.9%	3
Hay & other crops	\$7.189	3.0%	16
Other products	\$6.156	2.6%	
<b>Total:</b>	<b>\$236.952</b>	<b>100.0%</b>	<b>4</b>

SOURCE: 2012 Census of Agriculture

The direct income generated by farming is only a fraction of its economic impact on Genesee County and its communities. As farming has among the highest employment and “value added” “multipliers” of any industry, each dollar earned and job created by dairy or crop farming generates twice as many jobs and dollars in other sectors of the economy.<sup>4</sup>

### MARKETS FOR FARM PRODUCTS

Farms in the Town of Batavia sell their products to local, regional and national processors, wholesale operations, and directly to consumers. The following narrative describes these markets.

#### PROCESSING

Many dairy farmers in the area work with cooperatives such as Dairy Farmers of America (DFA) and Upstate Niagara Farms and some market directly to processors and distributors. Three dairy processing facilities are located in

<sup>4</sup> SOURCE: “Policy Issues in Rural Land Use,” Vol. 9, No. 2, December 1996, Cornell Cooperative Extension, Contributed by Kevin Jack, senior economist, New York State Department of Labor, and Nelson Bills, and Richard Boisvert, professors, Department of Agricultural, Resource, and Managerial Economics.

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Batavia, including O-At-Ka Milk Products, and two facilities located at the AgPark. These facilities provide a local market for local and regional dairy farms.



Figure 3: O-At-Ka dairy processing (Source: <http://www.oatkamilk.com>)

Two vegetable processing plants located in Genesee County (Oakfield and Bergen) and one in nearby Brockport process peas, corn, beans and carrots.

Corn and grain are sold to brokers who market the products to processors. Ethanol plants, including one in the Town of Shelby in Orleans County, provide additional nearby markets for locally grown corn. However, the future market for ethanol is uncertain.



Figure 4: Ethanol Plant, Town of Shelby (Source: <http://www.wnyenergy.com>)

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### FRESH MARKET

Several retail chains purchase fruits and vegetables directly from farmers in the Town of Batavia and Genesee County. Other farmers sell produce to brokers and wholesalers.

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## DIRECT MARKETING

A seasonal Farmers Market has been established in the parking lot of Batavia Downs, located immediately west of the City of Batavia.

Several farm markets and roadside stands, operated by individual farmers, are located in the Town. Farm products for sale at these businesses include vegetables in season, herbs, cut and potted flowers, popcorn, and meats.

## RELEVANT PLANS AND PROGRAMS

### AGRICULTURAL DISTRICT PROGRAM

The New York State Agricultural District Program was created by State legislation in 1971. The program encourages owners of productive agricultural land to form districts within the County. Districts should consist of predominantly "viable farmland." The Districts are reviewed, and may be renewed, in 8-year cycles. Inclusion in an Agricultural District denotes a commitment on the part of the County and the landowner to retain the use of such land for agriculture.

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

- **Agricultural use value assessments:** Land is assessed at its value for agricultural production, rather than at its full market value. If land that was receiving the agricultural exemption is sold for non-farm purposes, the landowner must repay the amount of property taxes saved over the life of the District, up to 8 years.
- **Protection from local regulations** that would restrict farm practices
- **Protection from public acquisition of farmland through "eminent domain."** Before a local or county government may undertake a project that affects land within an Agricultural District, it must submit a "Notice of Intent" to the County Agricultural and Farmland Protection Board and the NYS Department of Agriculture and Markets for consideration of the impacts on agriculture.
- **Protection from nuisance suits (right-to-farm provisions)** A person who buys property within an Agricultural District must be notified about the possible presence of noise or odors associated with farm practices and acknowledge receipt of this notice in writing..

Lands within a County Agricultural District are depicted in the figure on the next page.

### GENESEE COUNTY AGRICULTURAL & FARMLAND PROTECTION PLAN/ AGRICULTURAL & FARMLAND PROTECTION BOARD

Genesee County completed its initial Farmland Protection and Agricultural Development Plan in 2001. An updated Plan is underway and expected to be completed in 2017.

The 2001 Plan included the following recommendations:

1. Refine the Strategic Farmland Map and incorporate it into the Smart Growth Plan
2. Reaffirm the importance of existing agricultural districts, especially with regard to water and sewer extensions
3. Conduct an 'audit' of each town's zoning and subdivision provisions and recent past development patterns

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to help the towns understand the potential impact on maintaining a critical mass of farmland

4. Consider the designation of an 'agricultural production zone'-
5. Consider use of incentive zoning as a mitigation tool
6. Develop new funding sources specifically for a farmland protection fund
7. 7 Create 'Enhanced Agricultural District Program' for mid-term protection of Farmland
8. Prepare to Purchase Development Rights
9. Integrate a farmland protection component into the County's public education efforts about agriculture.
10. Conduct periodic estate planning seminars for farmers and professionals.
11. Advocate for implementation of the Agriculture Development Plan.

Key recommendations in the Agricultural Development Plan were:

- Retain, expand and recruit agribusiness
- Support Improvements to Rural Utilities/ Integrate County Plans, Policies and Programs. Utilize the County's Smart Growth Plan as an underlying policy document for land use/ development decisions.
- Direct Consistent and Supportive Land-Use Policies
- Advocate for Appropriate Infrastructure Development

The Genesee County Agricultural and Farmland Protection Board is responsible for implementing the recommendations of the Farmland Protection and Agricultural Development Plan and ensuring that municipal agricultural plans are consistent with the County's goals and policies.

## RELEVANT AGENCIES AND ORGANIZATIONS

The recommended actions in the plan are intended to complement the ongoing activities being carried out by several Federal, State, County agencies as well as private organizations. These agencies include:

- NYS Department of Agriculture & Markets
- Genesee County Soil & Water Conservation District
- Cornell Cooperative Extension of Genesee County
- Agricultural Environmental Management (AEM)
- United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS)

Private organizations active in land conservation and other activities in support of agriculture include:

- Western New York Land Conservancy
- American Farmland Trust
- Genesee County Agricultural Society

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## RECENT INITIATIVES

- AgTech Business Park development attracted two large dairy products manufacturers.
- Genesee County Economic Development Council offers financial assistance to food processors and other agriculture-related industries.

## ISSUES AND OPPORTUNITIES

Agriculture and related industries are important to the regional economy. Assets include excellent access to transportation, fresh water and high quality agricultural soils.

## LAND TO BE PROTECTED

The Town of Batavia Agricultural & Farmland Protection Plan identified all actively farmed land that consists of high quality agricultural soils as suitable for long term protection. A total of 10,273 acres are both actively farmed and consist of high quality agricultural soils (prime, prime if drained, and muck.)

Table 2: Actively Farmed Land by Soil Suitability

Actively Farmed Land by Soil Suitability (acres)	Prime	Prime if Drained	Muck	Total
<b>Total</b>	<b>7,565</b>	<b>2,425</b>	<b>283</b>	<b>10,273</b>

Continued agricultural use by a variety of means is encouraged for all areas designated as suitable for long-term protection in balance with the Town's goals for commercial, industrial and residential development as reflected in the Future Land Use map. The proposed Agricultural Production Zoning regulations will provide additional protections.

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## ISSUES RELATING TO FARMLAND RETENTION

The following issues that affect farmland and agriculture were identified in the Town’s 2011 Agricultural and Farmland Protection Plan.

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### CONVERSION OF FARMLAND TO DEVELOPMENT

Farmland in the Town of Batavia faces pressure for conversion, to varying degrees, from future residential, commercial, industrial, and institutional development. New residential or commercial development has the potential to convert high quality farmland to non-farming uses. The land that is most suitable for development is typically the same well-drained land that is best for agriculture.

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### CONFLICTS BETWEEN AGRICULTURAL AND RESIDENTIAL USES

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

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### COMPETITION FOR LAND

Retention of farmland is especially challenging in those areas of the Town that are experiencing development pressures. Land that is close to the NYS Thruway interchange, in particular, has good potential for high-intensity industrial, commercial or other economic development uses. Individual landowners may choose to convert land to a more intensive use rather than pursue techniques that would preserve the land for continued agricultural use.

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### LANDOWNER COMPENSATION FOR CONSERVATION EASEMENTS

When the value of land for development is more than its value for agriculture, farmers may sell land for development in order to finance their retirement or for other purposes. The difference between land value for development and for agricultural use represents the value of the “development rights.”

Programs such as the purchase of development rights compensate farmland owners for the value of the development rights and place a conservation easement on their property that restricts future development. The land may be sold for agricultural or other use with restrictions in place that limit future development. Such programs ensure that the landowner is compensated for the value of the development rights while ensuring that the land remains undeveloped and be available for agricultural use. (See “Tools and Techniques” section of this chapter.)

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### FLOODPLAINS

In the Town of Batavia, large areas of land are susceptible to periodic flooding. Many of these lands, such as large areas within the Tonawanda Creek floodplain, are highly suitable for agriculture as development opportunities are limited due to the risk of flooding.



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## DRAINAGE

Some of the most productive agricultural land in Genesee County – the rich, black “muck” land -- was created by draining wetlands. Drainage projects were subsidized by State and Federal government agencies to create this high quality farmland. However, as current policies favor protection of wetlands for wildlife habitat, State and federal funding for drainage improvements is scarce. When specific drainage projects may be permitted, the Genesee County Soil & Water Conservation District (SWCD) may assist landowners with their design.

State and Federal wetlands and wildlife regulations sometimes affect the ability of a farmer to utilize land for agricultural production. For example, beavers are protected by the NYS Department of Environmental Conservation (NYS DEC) and can create wetlands by damming creeks with felled trees. Farmers may not eliminate beavers from their property without securing permission from the NYS DEC. If the damming continues, the land may be categorized as a protected wetland by NYS DEC or the Army Corps of Engineers. As such, farming activities may be limited.

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## INFRASTRUCTURE EXTENSIONS

The extension of water and, especially, sewer lines into agricultural areas increases the attractiveness of these areas for residential development. New residential development in farming areas increases the potential for neighbor conflicts and can result in conversion of land from farming to residential uses.

The extension of water lines into agricultural areas can also benefit farm operations. By providing a reliable source of water, farm operations can readily comply with requirements for “Good Agricultural Practices” that have become necessary to sell produce to certain markets. In addition, residences served by public water are less susceptible to potential contamination of groundwater from manure or pesticide usage than those with private wells.

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## GENESEE COUNTY SMART GROWTH PLAN

The Genesee County Smart Growth Plan addresses the pressure to convert land from agricultural uses by managing connections to its public water system. The Smart Growth Plan requires that new non-agricultural development outside of designated Development Areas and located along water mains constructed by or funded through Genesee County apply for a special approval to connect to the County-operated water system. However, the Smart Growth Plan will permit hookups where new development would result in regionally significant economic benefits. In addition, water extensions funded by public agencies such as USDA Rural Development require that the municipality prohibit non-agricultural hookups while the land is within a County Agricultural District.

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## FISCAL BENEFITS OF FARMLAND PROTECTION

Communities often promote additional development in order to increase the tax base. However, new residential development, in particular, increases the demand for municipal services such as schools and infrastructure. Recent “Cost of Community Services” studies have shown that new housing requires \$1.19 in services for every \$1.00 raised in taxes. In contrast, farmland requires only \$0.37 in services for every \$1.00 it contributes in taxes. As a result, municipalities may find fiscal benefits to retaining farmland in a community, even if they incur costs to achieve permanent protection of farmland.

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## ISSUES RELATING TO AGRICULTURE AS A BUSINESS

Agriculture and agribusiness are a significant industry in the Town of Batavia and Genesee County, generating millions of dollars in sales each year. As long as agriculture continues to be a profitable business, agricultural land will continue to be used for agricultural production.

The business of agriculture faces numerous challenges and uncertainties, many of which are outside of the control of local government. These include market conditions, labor and immigration policies, commodity prices and environmental regulations. This Plan focuses on issues that can be addressed, in part, by local governments.

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### LABOR

Many local farmers rely on immigrant and/or migrant labor to harvest crops, as resident labor has not been available. Improvements to immigration laws and enforcement policies are needed to assure a reliable workforce for local farmers. Community acceptance of workers and their families from Mexico or Central American countries also helps to ensure that high quality labor will continue to be available. As some large farm operations provide housing for farm labor, local land use regulations need to accommodate such housing.

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### NEIGHBOR CONFLICTS

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

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### PROPERTY TAXES

Most of the farmland in the Town of Batavia is eligible for agricultural use assessments as authorized by the NYS Agricultural Districts Law. Farmland owners must apply for an exemption each year. While most farmers in the Town receive the exemption, some owners of land that is rented to farmers may not be aware that they are also eligible. Additional outreach may be needed to inform property owners of the availability of the exemption and remind them of the deadline to apply.

The agricultural use exemption applies to Town, County and school district taxes. However, Fire Districts must take action to apply the exemption to agricultural operations. The governing body of the fire district -- whether it is the Town Board in the case of the Batavia Fire District or the Board of Commissioners in the case of the Pembroke Fire District -- must pass a resolution that authorizes the use of agricultural use values for the determination of fire district taxes.

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## INFRASTRUCTURE

The agricultural industry requires well-maintained roads to facilitate transport of goods.

Public water also is an asset to many farm operations. For example, “Good Agricultural Practices (GAP)” requirements may specify that fresh produce be washed by water from a public or otherwise certified source. Livestock operations require large quantities of water for consumption by the animals and for cleaning. While most of the Town of Batavia is already served by public water service, extension of such service to support agricultural operations may be needed in the future.

The extension of water lines into agricultural areas, while they may be beneficial to agricultural operations, also encourages additional residential development. Such development can result in conflicts between farming and non-farm neighbors, such as neighbor complaints about noise and odors and trespassing on farm fields.

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## BUSINESS DIVERSIFICATION

Some farm operations have established complementary businesses to attract customers and diversify their income. For example, agri-tourism operations may include recreational activities such as hay rides. Farms may produce craft items and sell them directly to the public. Farm markets or small scale manufacturing allow farmers to capture “value added” income. Such business diversification should be accommodated by local land use regulations.

Other farmers may engage in non-agricultural businesses in the off-season. Such businesses promote diversification and may increase income. As secondary businesses on farms may change the character of the land from agricultural to commercial or industrial, it may be appropriate for the Town to develop a review process to ensure that such businesses are consistent with the surrounding neighborhood and incorporate sufficient setbacks and/or buffers. For example, special use permit criteria for home-based businesses may require large minimum lot sizes and setbacks as well as annual inspections.

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## CAPITAL FOR EXPANSION

Farming in the Town of Batavia and Genesee County contributes to the economic viability of the region. Farms often require capital to finance expansions. The Town may be able to partner with farm enterprises to obtain funding for business expansions that would lead to the creation of new jobs.

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## MARKETS FOR FARM PRODUCTS

Nearby markets for local farm products include the dairy processing facilities at Batavia’s AgPark, vegetable processing plants in Bergen, Oakfield and Brockport and the ethanol plant in Shelby.

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## TOOLS AND TECHNIQUES

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

## LAND CONSERVATION THROUGH CONSERVATION EASEMENTS

### PRIVATE, VOLUNTARY CONSERVATION EASEMENTS

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

### PUBLIC PURCHASE OF DEVELOPMENT RIGHTS

Purchase of Development Rights is a program which compensates owners of farmland in exchange for an agreement to keep land from being developed. The value of development rights is calculated as the difference between the value of the land for agricultural purposes and its value for development. A temporary or permanent easement restricts development on the parcel. Placing an easement on a property does not affect the ownership of the parcel. The owner may continue to farm the parcel, and/or sell it. The easement holder is responsible for monitoring the property to ensure that it is not developed.

### TEMPORARY/ TERM EASEMENTS

Some municipalities have established programs that lower property taxes in exchange for a landowner's commitment not to develop properties for a specified period of time. A landowner who breaks the terms of the easement pays a fine that goes into a fund for the purchase of land and development rights.

## ZONING AND SUBDIVISION REGULATIONS

### AGRICULTURAL PROTECTION ZONING

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

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

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## INCENTIVE ZONING

Incentive zoning may be used to encourage the private acquisition of agricultural conservation easements (development rights) to land located in designated conservation areas. A developer would be authorized to purchase agricultural conservation easements or contribute toward a public fund to purchase such easements (development rights). In exchange, the developer would be permitted to develop additional units in suitable areas designated by the Town.

The technique is fairly easy for the Town to administer, as the developer and the owner of the farmland or open space arrange the transaction privately. Once the developer demonstrates that land will be preserved, he or she is entitled to the density bonus on the property to be developed.

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## CONSERVATION SUBDIVISIONS

Conservation subdivisions, also known as clustered subdivisions or density averaging, allows residences to be built on smaller lot sizes than typically permitted by zoning, provided that the average density of the original parcel is not increased. For example, if zoning requires a maximum density of 1 dwelling per 10 acres, a farm of 100 acres would be entitled to develop up to 10 dwelling units. If the 10 dwellings were built on a total of 20 acres of the parcel (with an average lot size of 2 acres), 80 acres would remain open. Conservation subdivisions can result in the retention of farmland for agricultural use by locating the dwelling units on a small portion of the parcel.

The smaller lots should be sited in locations that are least suitable for farming, and that offer the most appealing views of open space and natural resources. The design of a proposed clustered subdivision should include buffers between the new residential development and the remaining farmland. A conservation easement would be placed on the remaining 80 acres to prevent future development.

This technique works best when the zoning district requires very low densities of development. As the Town of Batavia requires 20,000 sq. ft. per dwelling in the existing Agricultural Residential zoning district, this approach would not be effective as a means to retain agricultural land.

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## SUBDIVISION DESIGN

When new lots are created in agricultural areas, farmland may be lost and the potential for conflicts between the new residential development and the remaining farmland is increased. Design considerations can minimize the potential for conflict. Such considerations include:

- Incorporate buffers between the residences and adjoining farmland. Such buffers should be part of the design of the residential development.
- Avoid disturbing agricultural infrastructure such as access roads and drainage facilities

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## INFRASTRUCTURE MANAGEMENT

Tools available to municipalities to minimize the impacts of sewer and water line extensions on agricultural land include the Notice of Intent process and lateral restrictions. Often, as an outcome of the Notice of Intent process, a

# Town of Batavia Comprehensive Plan Update -2016

municipality will adopt a resolution that restricts hookups for non-farm structures to a new water or sewer line that extends into an Agricultural District.

## TAX RELIEF PROGRAMS

Farming utilizes large amounts of land but does not demand proportionally large expenditures from local governments. In response to this situation, New York State has established programs to reduce property taxes on farmland that meets certain eligibility requirements.

- **Agricultural Use Assessments** base property taxes on the value of the land as farmland, rather than its value for development. Eligible farms located within certified Agricultural Districts, as well as farms outside a District that meet certain requirements, may receive Agricultural Use Assessments. Agricultural Use Assessment is also available to landowners who rent the property to an eligible farmer.

The NYS Department of Agriculture & Markets has established a formula to determine the Agricultural Use value of property based on soil types and projected crop yields. In areas where the land is valuable for development purposes, the agricultural use value will be much lower than the market value, resulting in significantly lower property taxes. However, in areas where farming is the “highest and best use” of the property – where a farmer is likely to pay as much for the land as anyone else - the agricultural use value is the same as the market value.

While agricultural use assessments are applied automatically to property taxes levied by municipalities and school districts, fire districts must “opt in.” To do so, the governing body needs to pass a resolution agreeing to utilize agricultural use assessments.

- New York State has established the **Farmers School Property Tax Credit** program for eligible farmers to receive refunds of up to 100% of School taxes on up to 350 acres of agricultural land, and 50% of School taxes on acreage in excess of 350 acres. To be eligible for this tax credit, farmers must earn at least 2/3 of their income in excess of \$30,000 from farming. The credit may be claimed in the farmer’s annual NYS tax return.
- Farm worker housing is exempt from property taxes, provided that the facility meets all safety and health standards set by the State building code and the NYS Department of Labor.
- Renovation of a historic barn for continued agricultural use qualifies for a property tax exemption.
- Certain property and services used in agricultural production is exempt from sales tax. Farmers need to complete Form ST-125.

## LOCAL “RIGHT TO FARM” LAW

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

A “grievance” procedure is established to resolve complaints between farmers and non-farm neighbors. A local

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grievance committee may be formed to hear and resolve complaints. Such a committee would include local farmers and may include non-farm representatives. Municipalities may appoint an existing committee, such as the Conservation Advisory Council or Planning Board, to act as the Grievance Committee. In some counties, the Agricultural and Farmland Protection Board may take on the responsibility of handling local grievances under the “Right to Farm” law. A new committee would need to follow the requirements of the NYS Open Meetings Law and schedule and advertise its meetings in advance.

## RECOMMENDED ACTIONS

### 2007 COMPREHENSIVE PLAN RECOMMENDATIONS AND CURRENT STATUS

Agriculture & Farmland Protection	
2007 Comprehensive Plan Recommendation	Status
Work with landowners, private land trusts and governmental agencies to purchase land, place conservation easements or acquire the development rights to large areas of farmland. Target land that would result in the preservation of large areas of contiguous, high-quality farmland, such as the Agricultural Protection areas identified in the Future Land Use Map.	Not yet implemented/ Little landowner interest
Revise zoning regulations to permit farm-related businesses, such as farm markets and craft manufacturing, to be established on farm property in conjunction with agricultural operations.	Not yet implemented
Encourage agriculture-related businesses, such as suppliers and processors, to utilize Genesee County’s revolving loan fund for economic development.	GECDL promotes and administers economic development incentives
Work with County and State economic development agencies to attract and retain agricultural support businesses.	GECDL, in cooperation with NYS Empire Development and other agencies has successfully attracted and retained agriculture-related businesses (e.g., Agri-Business Park)
When residential subdivisions are proposed that abut active farmland, require effective buffers to be incorporated into the subdivision design.	In process – Planning Board.
Encourage the preservation of farmland under conservation easement in conjunction with the subdivision review of residential development in designated rural/ agricultural areas of the Town.	In process – Planning Board.
In conjunction with the revision of zoning regulations, establish a committee that includes farmland owners to identify effective agricultural protection mechanisms that would result in the long-term retention of farmland within the Agricultural Protection areas identified in the Future Land Use Map. Revise the Town’s zoning regulations to	<ul style="list-style-type: none"> <li>• Committee established to prepare a Town Agricultural &amp; Farmland Protection Plan.</li> <li>• Zoning district regulations for agricultural production drafted but not adopted.</li> </ul>

# Town of Batavia Comprehensive Plan Update -2016

include effective provisions to encourage the retention of high quality farmland for continued agricultural use.	
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## PROPOSED RECOMMENDED ACTIONS TO IMPLEMENT GREEN GENESEE ACTION PLAN

1. Encourage farmers – targeting those with land within Asset Cores and Ecological Networks as depicted in the Green Infrastructure Map - to install best management practices to protect water quality.

Responsible entity:	Town Board
Partner entities:	Genesee County's Green Genesee Task Force NY Green Genesee County Soil & Water Conservation District Tonawanda Creek Watershed Association

## PROPOSED RECOMMENDED ACTIONS TO IMPLEMENT THE 2011 AGRICULTURAL & FARMLAND PROTECTION PLAN

2. Revise land use regulations

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

Responsible entity:	Town Board
Partner entities:	Planning Board Farmers Agricultural Advisory Committee

3. Encourage land protection through conservation easements

- Provide information to landowners about conservation easements and Purchase of Development Rights (PDR), work with Genesee County to identify parcels that would be competitive for State funding, and sponsor applications to NYS for PDR.
- Work with local land trusts to provide information to landowners about estate planning and the



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benefits of placing land under private conservation easements.

Responsible entity:	Town Board
Partner entities:	Genesee Valley Land Trust and other local land trusts

- Consider establishing a temporary easement program that would reduce property taxes on farmland in exchange for an agreement by the landowner to keep the land undeveloped for a specified period of time.

Responsible entity:	Town Board
Partner entities:	Town Assessor

#### 4. Support local agriculture and related businesses

- Encourage local schools and other institutions as well as residents to purchase local farm products.

Responsible entity:	Town Board
Partner entities:	Genesee County Community College Batavia, Pembroke and other school districts NYS Department of Agriculture & Markets

- Continue to accommodate farmers markets and direct sales from farms through appropriate zoning.

Responsible entity:	Town Board
Partner entities:	Planning Board Farmers market organizers Farmers interested in direct sales Agricultural Advisory Committee

- Manage extensions of sewer and water infrastructure to support and/or minimize impacts on agricultural operations

Responsible entity:	Town Board Highway Department/ Town Engineer
Partner entities:	Agricultural Advisory Committee Farmers

- Encourage the governing bodies of the Batavia Fire District (Batavia Town Board) and the Pembroke Fire District (Board of Commissioners) to utilize agricultural use assessments for the purpose of fire

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district taxes.

Responsible entity:	Town Board
Partner entities:	Pembroke Fire District Board of Commissioners

- Work with farm operators and agriculture-related businesses to apply for economic development grants when such grants would result in job creation.

Responsible entity:	Town Board
Partner entities:	Agricultural Advisory Committee Farmers

- Pass a Local Right to Farm law that establishes a local committee authorized to mediate disputes between farmers and non-farming neighbors and that clearly state the Town's policy in support of agricultural operations.

Responsible entity:	Town Board
Partner entities:	Agricultural Advisory Committee Farmers

## 5. Improve drainage to increase productivity of farmland

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

Responsible entity:	Town Board
Partner entities:	Agricultural Advisory Committee Farmers Genesee County Soil & Water Conservation District

## 6. Establish an ongoing committee to implement the Plan

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

Responsible entity:	Town Board
Partner entities:	Farmers

## HOUSING & RESIDENTIAL NEIGHBORHOODS

### INTRODUCTION

The Town of Batavia is home to nearly 7,000 people, each of whom live in homes and neighborhoods. The Town of Batavia is committed to maintaining a high quality of life for its residents, while accommodating new residential consistent with the goals of this Comprehensive Plan.

### GOALS: (FROM 2007 COMPREHENSIVE PLAN)

- HR 1. Accommodate a diversity of housing types in the town in appropriate areas as shown on the Land Use Plan Map.**
- HR 2. Promote high quality design of new housing developments.**
- HR 3. Maintain a high quality of life in residential neighborhoods**

### CURRENT CONDITIONS AND KEY ISSUES

This section describes the population and housing conditions and trends in the Town of Batavia.

### POPULATION

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

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

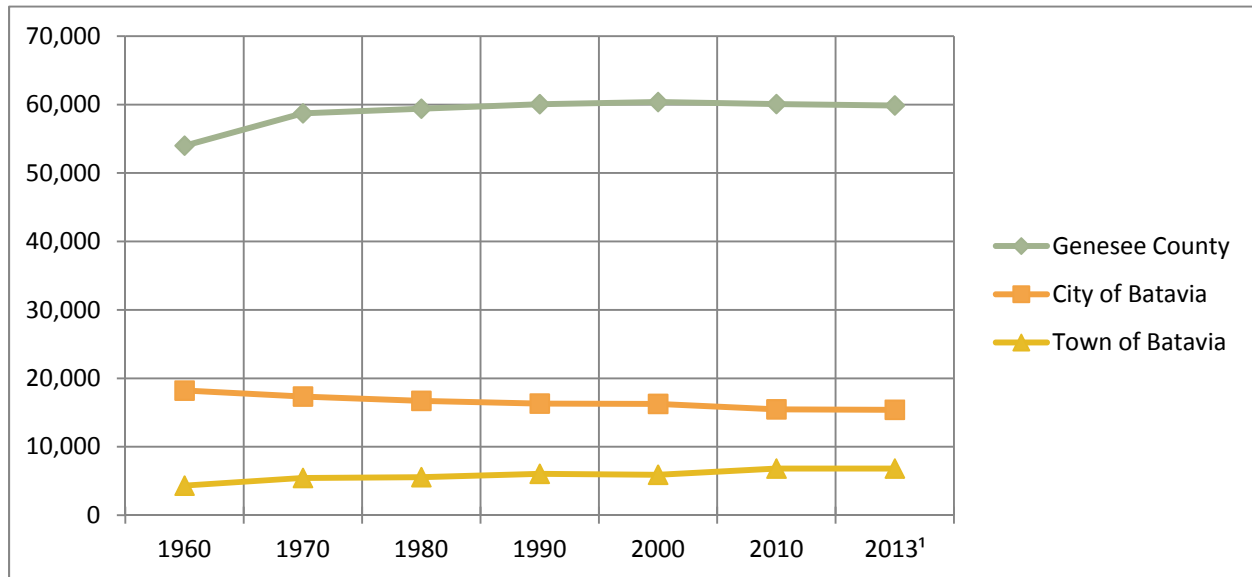
	1960	1970	1980	1990	2000	2010	2013 <sup>1</sup>	Change 2000-2013
<b>Genesee County</b>	53,994	58,722	59,400	60,060	60,370	60,079	59,872	-0.8%
<b>City of Batavia</b>	18,210	17,338	16,703	16,310	16,256	15,465	15,406	-5.2%
<b>Town of Batavia</b>	4,325	5,440	5,565	6,055	5,915	6,809	6,815	15.2%

Notes: <sup>1</sup> Source: 2009-2013 American Community Survey 5-Year Estimates

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

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FIGURE 2. POPULATION BY MUNICIPALITY, 1960 - 2013



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

## PROJECTED POPULATION

The Town's population increased by 15.2% between 2000 and 2013 – an average of 1.2% per year. If this trend continues, the population will be 8,189 in 2030.

The development of STAMP in the Town of Alabama is projected to result in up to 9,000 new jobs. A portion of the employees at this site will likely create demand for new housing development in the Town. The estimated population increase due to STAMP is 269 people.

To project housing and service needs over the next 15 years, the population in 2030 is projected to be 8,458, an increase of 23% from 2014.

## HOUSEHOLDS

A total of 6,766 persons resided in households and 49 resided in group quarters (correctional facilities, college dormitories or other non-institutional facilities, such as group homes for persons with disabilities.)

In 2013, there were 2,977 occupied housing units (households) in the Town. Of the 2,977 households, 639 (21.5%) consisted of households with children under 18 years of age. Countywide, 27.0% of all households include children.

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

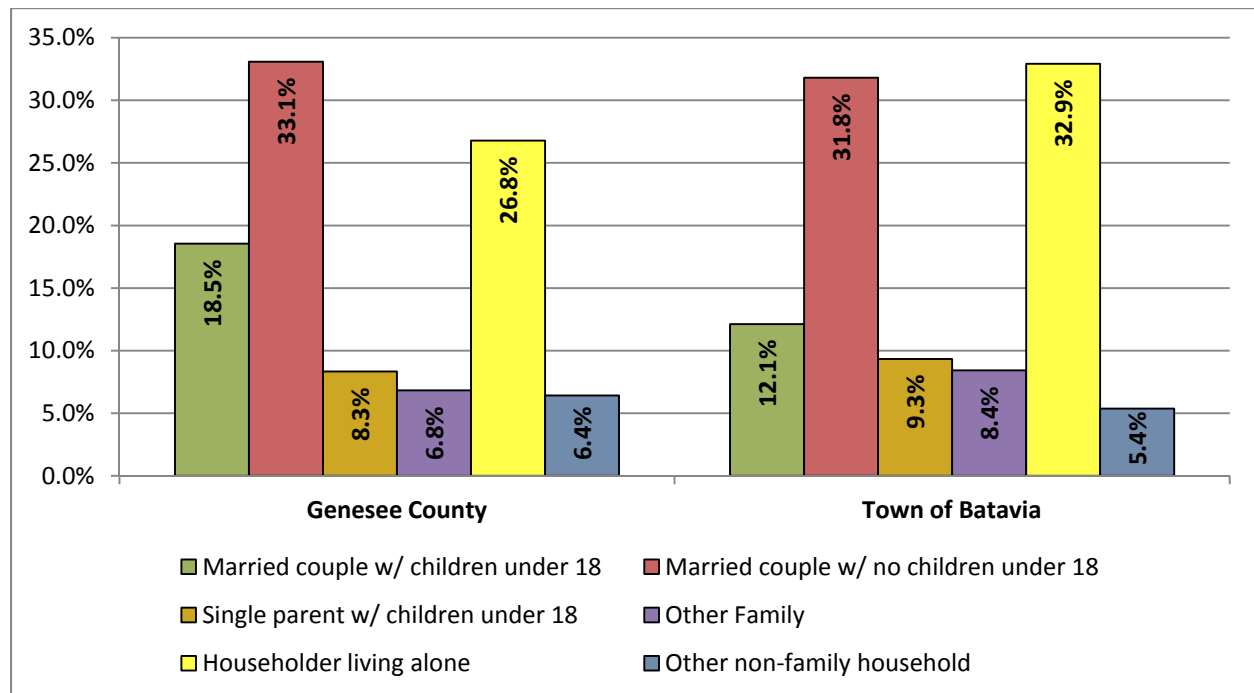
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Between 2000 and 2013, the number of households in the Town increased from 2,334 to 2,977 (27.5%). A total of 32.0% of all households are married couples with no children under age 18 living at home, 12.0% are married couples with children at home,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

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

Table 6 Household Type, 2013		
	Town of Batavia	Genesee County
<b>Married couple w/ children under 18</b>	361	4,430
<b>Married couple w/ no children under 18</b>	947	7,902
<b>Single parent w/ children under 18</b>	278	1,990
<b>Other family</b>	251	1,630
<b>Householder living alone</b>	980	6,397
<b>Other non-family household</b>	160	1,535
<b>Total:</b>	<b>2,977</b>	<b>23,884</b>
Data Source: 2009-2013 American Community Survey 5-Year Estimates		

Chart 1: Household Type for Genesee County, the Town of Batavia, and the City of Batavia, 2013



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

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## HOUSING TYPES AND TENURE

Most of the housing in the Town of Batavia consists of single family homes on individual lots. However, demand is increasing for smaller lots and rental units. This section describes the existing housing stock and recent trends. It also offers an analysis of market demand and the Town's capacity for additional housing of various types.

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

### SINGLE FAMILY DWELLINGS

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

- 1,571 single family dwellings, including 146 dwellings on rural lots 10 acres or larger
- 72 2-family dwellings
- 9 3-family dwellings
- 8 apartment buildings
- 7 residences in buildings with commercial uses

Most of the Town's single family dwellings are located along roadsides and in rural areas throughout the Town. However, a significant number are concentrated in a few residential subdivisions and in the hamlet of East Pembroke.

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

Table _ : Residential Subdivisions		
Name	Location	# Lots (approximate)
<b>Bennett Heights</b>	East of State Street Road	45
<b>Meadowbrook</b>	Adjacent to Meadowbrook Golf Course, located west of the City of Batavia and south of South Main Street Road	98
<b>Stringham Drive and Violet Lane</b>	North of Clinton Street Road (NYS Route 5 ), east of City	65
<b>Roling Circle</b>	East side, south of East Main Street Road	42
Total:		<b>250</b>

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

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

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## MANUFACTURED HOUSING

Based on Genesee County Real Property Tax Office data, there are six mobile home parks and 13 manufactured homes on individual lots in the Town. The following table identifies the larger manufactured home parks in the Town:

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

## MULTI-FAMILY DWELLINGS AND APARTMENTS

Apartment complexes in the Town include:

- Apartments intended for Genesee Community College students, located on Batavia-Stafford Town Line Road adjacent to dormitories
- Batavia Meadows at 4112 West Main Street Road
- Other apartment buildings located on Seven Springs Road; West Main Street Road at Mill Road; in East Pembroke; and on Alexander Road.

In 2010, a total of 1,992 (83.0%) of the 2,434 occupied housing units in the Town were owner-occupied, and 443 (17.0%) were renter-occupied.

## VACANT AND SEASONAL

The 2010 Census reported 20 seasonal or recreational dwellings and 128 vacant units. Of the vacant units, 42 were for rent, 25 were for sale, and 21 were sold or rented but not yet occupied at the time of the Census (April 1, 2010).

## AGE OF HOUSING

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

Construction within new residential subdivisions began during the 1960s and has continued through 2010. Most of the dwellings in the Bennett Heights subdivision were constructed in the 1960s and early 1970s, with a second phase constructed primarily during the late 1980s through mid-1990s. Residences in the Meadowbrook subdivision

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were constructed between 1987 and 2010. The single-family dwellings along Stringham Drive and Violet Lane were constructed primarily between 1962 and 2002.

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

Residential Parcels by Year Structure Built		
Year Built	#	%
2011 to 2014	16	0.9%
2000 to 2010	170	9.6%
1990 to 1999	203	11.4%
1980 to 1989	107	6.0%
1970 to 1979	143	8.0%
1960 to 1969	235	13.2%
1950 to 1959	289	16.2%
1940 to 1949	94	5.3%
1939 or earlier	467	26.2%
Unknown	56	3.1%
<b>Total:</b>	<b>1,780</b>	
Data Source: Genesee County Real Property Tax Office		

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

In 2014, the median year that the householder moved in to housing in the Town was 2000. Owner-occupants generally had longer tenures than renters -- the median year owner occupants moved in was 1999, compared to 2004 for renters.

### RECENT AND PROPOSED NEW HOUSING

A local developer proposes to construct 32 single family homes and 44 2-family town houses on 100 acres located northwest of NYS Route 5 (East Main Street Road) and Seven Springs Road. The site will be served by water and sewer. One access road is proposed off Route 5 and two from Seven Springs Road.

The first 56 units of a 136-unit affordable housing project was recently constructed along West Main Street Road. An additional 80 units are planned.

### VALUE OF OWNER-OCCUPIED HOUSING UNITS AND MONTHLY CONTRACT RENT

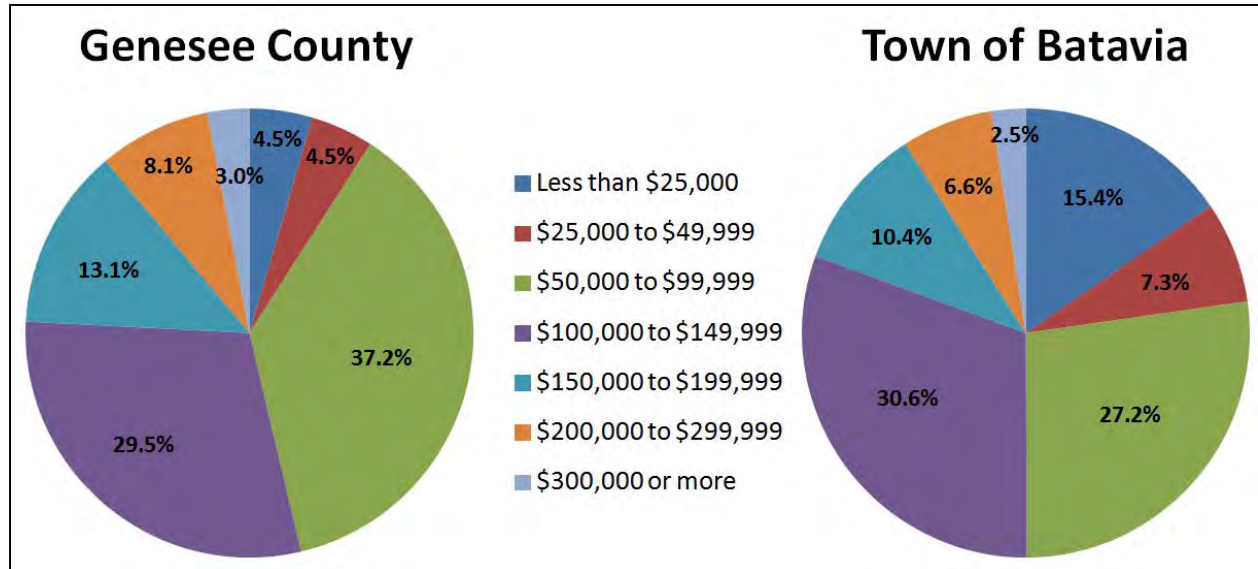
The median value of a home in the Town in 2013 was \$100,100. This is slightly higher than the countywide median of \$100,000.



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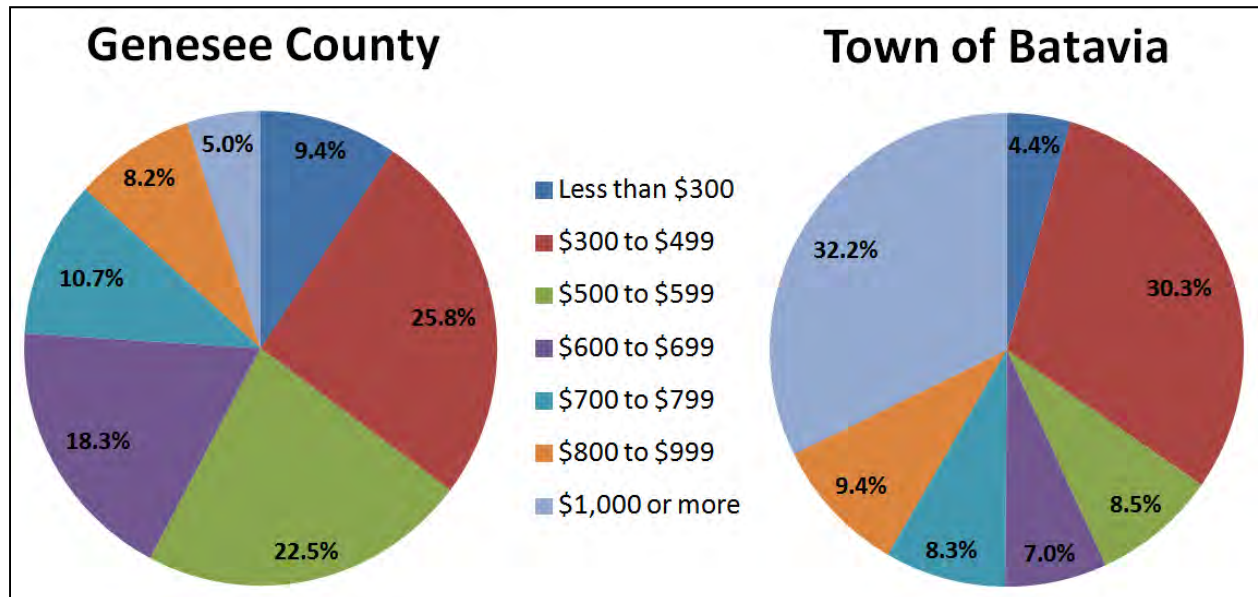
The median monthly rent in the Town was \$649 in 2013. This is about 17.0% higher than the average rents in Genesee County.

Chart 2: Value of Owner-Occupied Housing Units for Genesee County and the Town of Batavia, 2013



Data Source: 2009-2013 American Community

Chart 3: Monthly Contract Rent (for those paying cash rent) for Genesee County and the Town of Batavia, 2013



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

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## PROJECTED HOUSING DEMAND AND IMPACTS

With available land, sewer and water, and proximity to transportation, jobs and services, the Town of Batavia is very attractive to housing developers. The Land Use Plan map delineates areas for single-family residential development, compact development including manufactured home parks, and higher density residential to accommodate townhouses and apartments

- Recent and planned housing development of projects on Seven Springs Road (120 units with both single- and two-family dwellings) and rental apartments along West Main Street Road (56 built and an additional 80 planned) demonstrate developer interest.
- Population increases consistent with past trends would result in 1,588 people and 682 additional housing units in the Town between 2015 and 2030 (the 256 units already built and currently planned are included in this total.)

As reported in the Build-out Analysis in the Land Use Plan chapter, there is sufficient land to accommodate the anticipated demand. Impacts on the Town's tax base and cost of services will vary based on the type of development. In general, compact development on smaller lots will require less expense from the Town for services than larger lot development spread out over a large area.

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## TOOLS AND TECHNIQUES

## RELEVANT PLANS, PROGRAMS AND REGULATIONS

### *Genesee County Housing Monitoring Report*

As part of the 2015 monitoring process for the Genesee County Comprehensive Plan, the Housing Focus Group identified the following countywide housing issues that are relevant to the Town of Batavia:

#### LIVABILITY

- Lack of housing options:
  - Urban living
  - For elderly / disabled which require assisted living, universal design and affordability
- Aging Population - projected increase in adults age 60 and over
  - 29% from 2010 to 2020
  - 53% from 2010 to 2030
- Age 85+
  - 6% from 2010 to 2020
  - 31% from 2010 to 2030
- A 2012 housing survey conducted by OFA / NY Connects found that:
  - 63% of respondents stated accessibility to public transportation, everyday services and sidewalks were important in choosing senior housing.
  - New housing development needs to be targeted to areas with sidewalks and public transportation options. Continuing to build on outskirts is unsustainable.

#### AFFORDABILITY

- Continuous need for homebuyer education and budget counseling

#### REHABILITATION

- Large / aging housing stock in need of rehabilitation within existing population centers
- Many older mobile homes no longer meet building codes

#### SUPPLY

- Lack of housing options for mid-upper range professionals and executives
- Need for transitional housing
- According to a 2012 housing survey by OFA / NY Connects, only 5.5% of senior housing units are 2 bedroom, the size 68% of respondents stated would meet their needs
- Need for market rate senior housing for middle income residents
- Several subsidized (non-assisted living) facilities have vacancy issues

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## HOUSING REHABILITATION ASSISTANCE PROGRAMS

Numerous funding programs and not-for-profit organizations have resources that can help the Town of Batavia and/or its residents to address some of the housing issues, especially those relating to affordability and housing condition. The following descriptions provide basic information about services and programs currently available. More detailed information can be found by visiting the referenced website.

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### NYS OFFICE FOR COMMUNITY RENEWAL CDBG HOUSING REHABILITATION GRANTS

Municipalities may apply for grants of approximately \$400,000 that can be used to rehabilitate low/moderate-income, substandard homes to a safe, standard living condition.

*Website:* <http://www.nyshcr.org/programs/nys-cdbg/>

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### USDA RURAL DEVELOPMENT HOUSING REPAIR LOANS AND GRANTS

This is a housing repair program that provides loans and grants to very low-income homeowners to repair, improve, or modernize their dwellings or to remove health and safety hazards. Loans of up to \$20,000 and grants of up to \$7,500 are available. Eligible households must have annual family incomes below 50% of the area median. Individuals may apply directly to the regional Rural Development in Canandaigua.

*Contact:* 585-394-0525, ext. 4

*Website:* <http://www.rd.usda.gov/programs-services/single-family-housing-repair-loans-grants/ny>

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### *Revolving Loan Fund*

PathStone, Inc. administers a Revolving Loan Fund which provides low interest loans to eligible homeowners to improve housing conditions and energy efficiency. Borrowers must have incomes no greater than the median for the Rochester area. The minimum loan amount is \$1,000 and the maximum is \$15,000. A lien is recorded on loans over \$3,000. Funds can be used for repairs, energy conservation improvements and environmental modifications and/or access for disabled. Funds cannot be used for cosmetic repairs.

*Contact:* 585-442-2030 extension 202

*Website:* [http://www.pathstone.org/services/housing-rehabilitation-and-energy-services/#Revolving Loan Fund](http://www.pathstone.org/services/housing-rehabilitation-and-energy-services/#Revolving_Loan_Fund)

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### *Home Rehabilitation, Repair and Accessibility Improvements*

The Genesee Valley Rural Preservation Council administers the GENESEE HOME REHABILITATION PROGRAM V, which provides grants (60% up to \$25,000 or 100% up to \$33,000) to income-eligible owners of single family homes throughout Genesee County to pay for necessary repairs to the home. Eligible homeowners must have household incomes below specified limits, based on household size. At the completion of construction, the homes must meet minimum housing quality standards for health, safety and basic structural integrity.

*Contact:* Program and Development Information – (585) 658-4860

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Website: <http://www.gvrpc.com/G%20Rehab%20IV.html>

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## *Home Accessibility*

The Genesee Valley Rural Preservation Council administers the GENESEE HOME ACCESS II, which provides grants (maximum grant for households under 70% of median income is \$25,000) to income-eligible physically disabled and/or elderly homeowners throughout Genesee County to pay for needed accessibility adaptations in order to remain in, or return to their homes. Eligible homeowners must have household incomes below specified limits, based on household size.

Contact: Program and Development Information – 585-658-4860 TDD Only: 800-662-1220

WEBSITE: <http://www.gvrpc.com/Access.html>

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## *Handyman/Mini-repair Program*

PathStone, Inc. administers a handyman/mini-repair program, which provides no/low cost, high quality, and timely home repairs to senior citizens in Genesee County in order to provide safe and sanitary housing, assist in maintaining the client in their own home, and assist with maintaining the marketability of the home. Senior citizens of any income are eligible for this program.

Contact: 585-343-2188

Website: [http://www.pathstone.org/services/housing-rehabilitation-and-energy-services/#Handyman/Mini-repair Program](http://www.pathstone.org/services/housing-rehabilitation-and-energy-services/#Handyman/Mini-repair%20Program)

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## *Emergency Home Repair Program*

The Genesee Valley Rural Preservation Council administers the Residential Emergency Services to Offer (Home) Repairs to the Elderly, also known as the GENESEE RESTORE II program, which provides grants (maximum grant for households under 50% of HUD's Median Income is \$75,000) to income-eligible owners of single family households throughout Genesee County. RESTORE funds may be used to pay for the cost of emergency repairs to eliminate hazardous conditions in homes owned by the elderly (60+ years old) when the homeowners cannot afford to make the repairs in a timely fashion.

Contact: Program and Development Information – 585-658-4860 TDD Only: 800-662-1220

Website: <http://www.gvrpc.com/Genesee%20Restore%20II.html>

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## *Weatherization and Energy Efficiency*

Community Action of Orleans & Genesee (CAOG) administers a Weatherization Assistance Program for income-eligible homeowners and renters. Owners of rental property that qualify for assistance are required to invest a minimum of 25% of the project cost. The program includes a free energy audit, air sealing, weather-strip kits, door sweeps, carbon monoxide alarms and smoke alarms. Insulation in the attic and sidewalls of the home is a high priority of the program.

Contact: CAOG at 585-343-7798

# Town of Batavia Comprehensive Plan Update -2016

## ISSUES AND OPPORTUNITIES

The Town's location - near jobs and institutions in the City of Batavia and with easy access to transportation to Rochester and Buffalo – make it very attractive for residential development. Recent developments and proposals for multi-family and townhouses confirm that the housing market is changing, with demand for smaller units increasing. As the millennial and senior populations continue to increase, the housing stock will need to adapt to meet their needs.

Residential development can impact the Town's budget by increasing costs for public services such as roads, public safety and recreation. The Town's land use plan attempts to balance residential and commercial/ industrial development to ensure that future property tax values from business development help to support services to all residents and taxpayers.

## RECOMMENDATIONS OF RECENT PLANS AND STUDIES

### 2007 COMPREHENSIVE PLAN RECOMMENDATIONS AND CURRENT STATUS

Housing & Residential Neighborhoods	
2007 Comprehensive Plan Recommendation	Status
Rezone land in accordance with the Future Land Use Map in order to accommodate a range of residential development.	Some land rezoned in 2008; other areas not yet rezoned.
Maintain current minimum lot sizes for single- and two-family detached housing units.	Dimensional requirements in zoning district regulations have been maintained.
Encourage townhouse, apartment and other housing types where such development is compatible with infrastructure availability, transportation capacity and surrounding development.	New apartments have been constructed along West Main Street Road and townhouses have been proposed along Seven Springs Road
Encourage "clustered" subdivision designs where appropriate to preserve woodlands, open space and sensitive environmental areas.	This technique has not been applied.
Design new residential areas to eliminate vehicular thru-traffic within neighborhoods, and to avoid direct access from single lots onto major streets.	Road standards have been applied in the design of new residential development.
Preserve the quality and character of existing housing through code enforcement.	Code enforcement continues to be effective in maintaining housing and neighborhood conditions
Encourage residential development to occur within designated Development Areas in accordance with Genesee County's Smart Growth Plan by restricting water hook-ups in areas outside of such areas.	The Town continues to comply with its agreements pursuant to the Genesee County Smart Growth Plan.
Revise zoning to incorporate appropriate setback requirements for accessory buildings.	Zoning revisions completed in 2008.

# Town of Batavia Comprehensive Plan Update -2016

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## RECOMMENDED ACTIONS

HR 1     Adopt and maintain zoning regulations and infrastructure to accommodate a variety of housing and neighborhood types consistent with the Town's vision and land use plan.

HR.2     Improve the condition of existing housing through code enforcement and facilitating grants to eligible homeowners.





# BUSINESS & ECONOMIC DEVELOPMENT

## INTRODUCTION

The Town of Batavia has a strong tradition of welcoming commercial, office, industrial, warehouse, industrial and other business development. Business and economic development contributes to the Town's tax base and provides employment for residents of the Town and neighboring communities. The Town of Batavia offers many advantages to businesses, including; access to the NYS Thruway and State highways; public sewer, water and other infrastructure; rail transportation and proximity to the City of Batavia. In partnership with the Genesee County Economic Development Council, the Town's corporate and industrial parks have attracted substantial investment in manufacturing, retail, office and warehouse/ distribution businesses.

## GOALS

- A. **Attract and retain industrial, commercial, office and other business development in suitable areas as shown on the Land Use Plan.**
- B. **Encourage agriculture and related businesses (See also Farmland and Agriculture chapter) and businesses that make use of the Town's natural resources (See also Natural Resources & Environmental Protection chapter.)**

## CURRENT CONDITIONS AND KEY ISSUES

This section describes the Town population and workforce and the businesses and industries currently operating in the Town of Batavia. It also summarizes findings of recent studies that analyze market conditions and prospects for retail, warehouse, medical services and manufacturing.

## INCOME AND EMPLOYMENT OF TOWN RESIDENTS

### EMPLOYMENT

Most (68.7%) employed Town of Batavia residents work within Genesee County. For comparison, only 57.3% of Genesee County residents work within Genesee County.

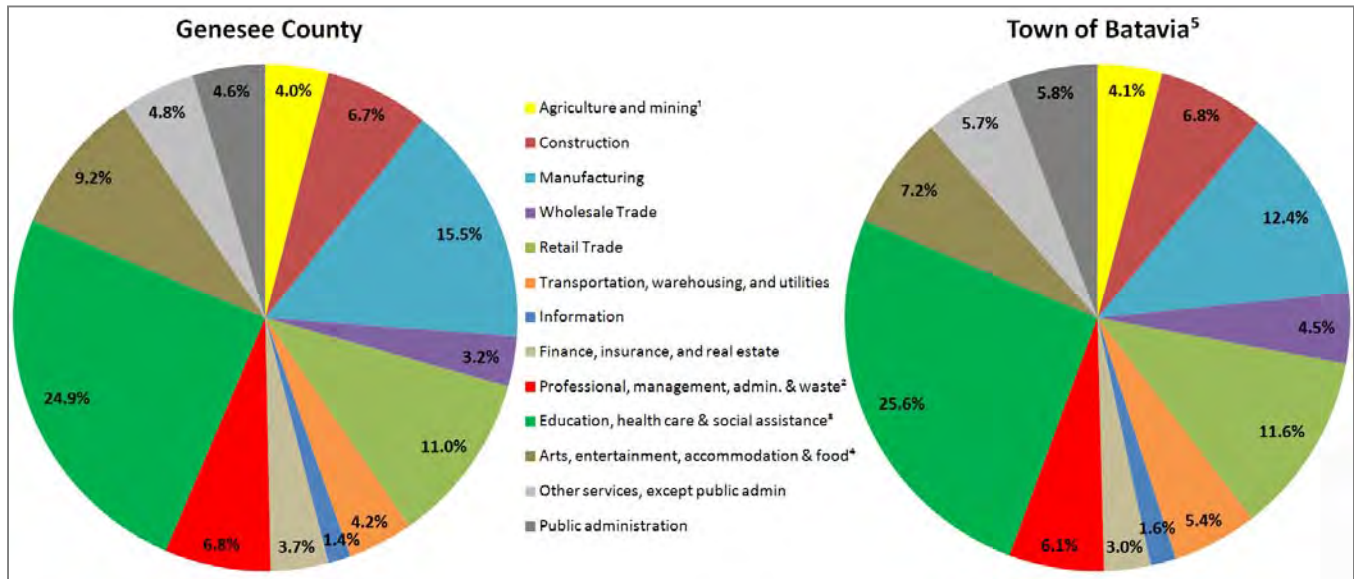
The Town's location near Genesee County's large employers offers easy access to jobs. Those residents who commute outside the County for jobs likely work in either the Rochester or Buffalo metropolitan areas. With many jobs located in and near the Town, 58% of Town residents have commute times of 20 minutes or less; for 19% of residents, travel time to work is 45 minutes or more.

In 2013, 3,533 Town residents were employed and 317 were unemployed. In 2013, the Town's unemployment rate was 8.2%, slightly higher than the countywide unemployment rate of 7.6%.

# Town of Batavia Comprehensive Plan Update -2016

As depicted in the following chart, more than 25% of employed residents work in education, health, or social services, 12.4% work in manufacturing and 11.6% work in retail trade. Compared to countywide totals, a smaller proportion of Town residents are employed in manufacturing and in accommodations and food services.

Chart 4: Employment by Industry for Genesee County and the Town, 2013



Data Source: 2009-2013 ACS 5-Year Estimates

**Notes:** <sup>1</sup> Agriculture, forestry, fishing, hunting, mining, quarrying, and oil and gas extraction

<sup>2</sup> Professional, scientific, and management, and administrative and waste management services

<sup>3</sup> Educational services, and health care and social assistance

<sup>4</sup> Arts, entertainment, and recreation, and accommodation and food services

## INCOME

Median household income in the Town (\$48,849) is slightly lower than the Genesee County median of \$49,922. The Town's median household income rose by 18.6% between 2000 and 2009 and another 7.2% between 2009 and 2013.

The proportion of the Town's population who lived in households with incomes below poverty level, based on national thresholds established by the U.S. Census Bureau, was 8.3%. This rate has declined from 9.6% in 2009. In Genesee County as whole, 12.6% of the population are under the poverty line.

## COMMERCIAL DEVELOPMENT LOCATIONS

Businesses in the Town of Batavia include regional significant retail center and industrial parks, lodging, outdoor recreation and many small businesses. As depicted on the Existing Land Use Map (See Map 2), approximately 155 parcels are devoted to commercial and industrial use.

# Town of Batavia Comprehensive Plan Update -2016

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

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

Smaller concentrations of commercial development are located:

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

## REGIONAL RETAIL

Several regional retail stores, financial institutions and service businesses are located along Veterans Memorial Drive west of the City of Batavia. These include:

- WalMart
- Target
- Home Depot
- Office Max
- Peebles
- ESL Credit Union.

The market area for these businesses is predominantly within 20 miles of Batavia.



## Town of Batavia Comprehensive Plan Update -2016

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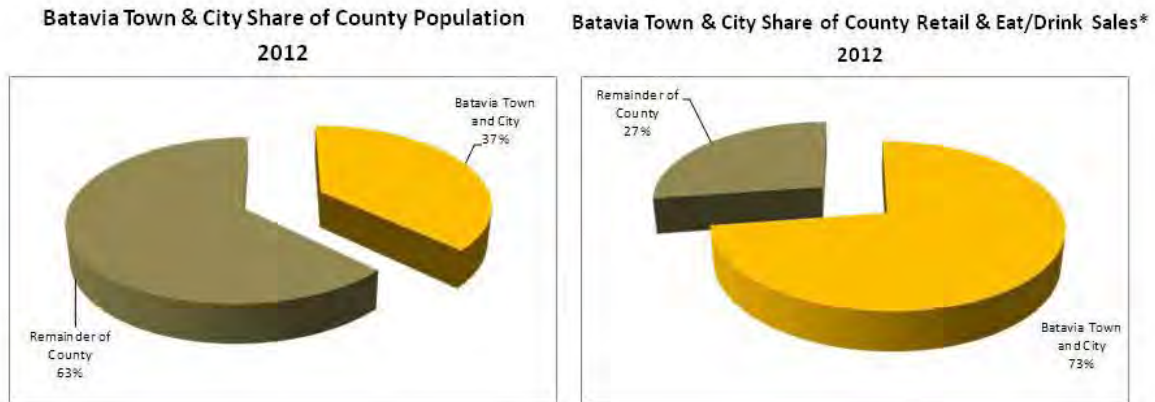
### RETAIL MARKET ANALYSIS

The Batavia Opportunity Area: Market Report, prepared in 2013 by W-ZHA for the City of Batavia, included the following analysis of the retail market in the City and Town of Batavia:

When comparing Genesee County resident's retail spending potential to actual County retail sales, the data indicate that there is a surplus (or "inflow") of retail spending (excluding motor vehicle and gasoline sales) and an "outflow" of eating and drinking spending. The concentration of regional retail along Veterans Memorial Drive attracts retail customers. However, these shoppers are not also spending on drinking and eating. It is likely that Genesee County residents travel to restaurants in Buffalo and Rochester, which offer a broad range of culture and entertainment.

# Town of Batavia Comprehensive Plan Update -2016

Figure 5: City/ County Shares of Population & Retail/ Eat-Drink Sales

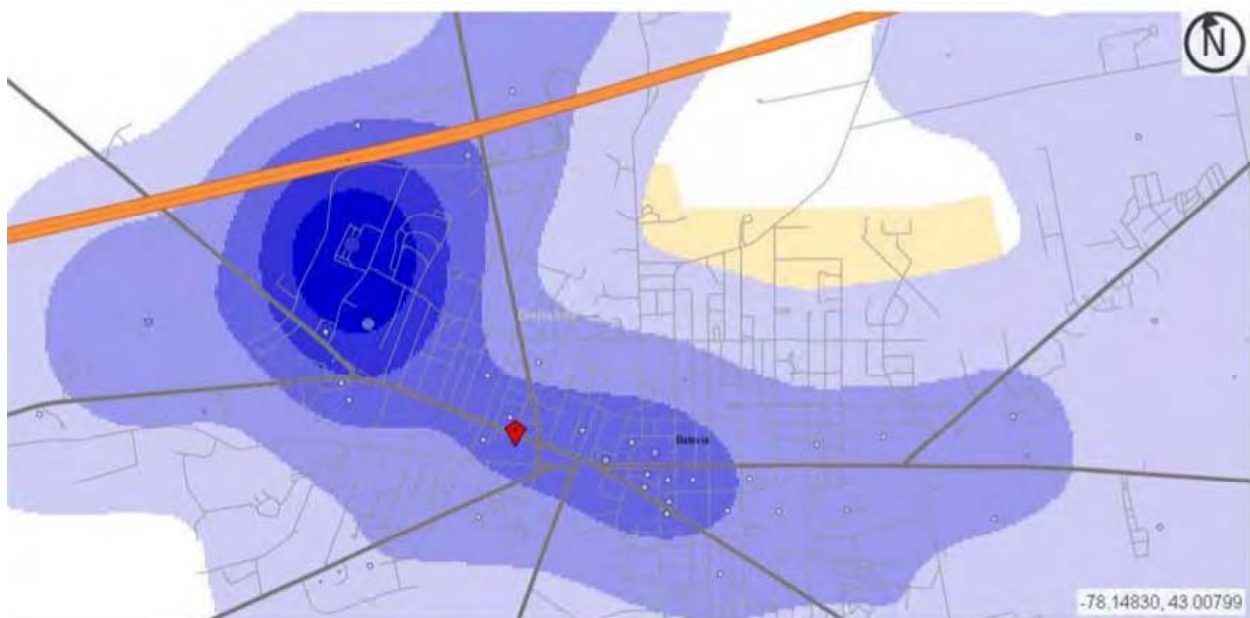


\* Retail sales exclude motor vehicle sales and gasoline sales.

Source: Claritas, Inc.; W-ZHA, from Batavia Opportunity Area: Market Report

The concentration of large retail businesses located along Veterans Memorial Drive include Batavia Towne Center (370,000 square feet), Batavia Shopping Center, Valu-Home Center (110,000 square feet), BJ's Plaza (95,900 square feet), Batavia Commons (49,500 square feet) and Tops Plaza (115,000 square feet). As the following map illustrate with the darker blue representing more retail jobs, the larger retail stores like Target, Wal\*Mart and Home Depot generate significant retail employment for the Town of Batavia.

Figure 6: Retail Employment Concentration - Town and City of Batavia, 2010



SOURCE: W-ZHA LLC, Claritas, Inc.; from City of Batavia Brownfield Opportunity Area Market Report



# Town of Batavia Comprehensive Plan Update -2016

## LODGING AND COMMERCIAL RECREATION

Tourism is one of the key economic drivers in Genesee County and one of the industries targeted by the Genesee County Economic Development Center (GCEDC) for growth. Tourism-related businesses include lodging and commercial recreation.

Several hotels are located near the Thruway Interchange and in established business parks. These include:

- the Clarion Hotel Palm Island Indoor Water Park (Park Road) 195 rooms
- the Best Western Crown Inn and Suites (Park Road) 71 rooms
- Budget Inn (Oak Street) 20 rooms
- Quality Inn and Suites (Park Road) 52 rooms
- Travelodge (Park Road) 74 rooms
- Hampton Inn (Commerce Drive) 59 rooms
- Comfort Inn (Commerce Drive) 59 rooms
- Holiday Inn Express & Suites (Commerce Drive) 72 rooms

Lodging businesses benefit from their location near the NYS Thruway, the Federal Immigration Center on NYS Route 98 north of the interchange, and Darien Lake Theme Park, located approximately 12 miles southwest of the City. Hotels and motels in the Town of Batavia offer a total of 530 rooms.



Commercial recreational facilities include a portion of the Batavia Downs harness racing and Off-Track Betting facility, located on the west side of Park Road. Other commercial recreational facilities include Area 51, a motocross track (formerly the Batavia Motor Speedway) on Harloff Road in the northwestern portion of the Town.

# Town of Batavia Comprehensive Plan Update -2016

## HOTEL MARKET ANALYSIS

The Batavia Opportunity Area: Market Report, prepared in 2013 by W-ZHA for the City of Batavia, included the following analysis of the hotel market in the City and Town of Batavia:

According to Smith Travel Research, which tracks supply and demand data for the hotel industry and provides hotel performance data, Batavia has twelve hotels with 807 rooms. Slightly over 20 percent of Batavia's room supply was developed within the last 10 years. All of the newer hotels in Batavia are limited service hotels.

Table 3: Hotel Rooms

Name	Date Opened	Rooms
Sunset Motel	1954	25
Colonial West Motel	1955	24
Travelodge Batavia*	1960	74
Days Inn Batavia Darien Lake	1968	103
Budget Inn*	1971	20
Clarion Hotel Batavia*	1987	195
Super 8 Batavia Darien Lake	1997	53
Best Western Crown Inn & Suites*	1998	71
Comfort Inn Batavia*	1998	59
Hampton Inn	2004	59
Quality Inn & Suites*	2005	52
Holiday Inn Express & Suites	2012	72
<b>Total</b>		<b>807</b>

Source: Smith Travel Research; W-ZHA

\*Located in Town of Batavia

Based on 2011 performance data from a sample of seven hotels with 611 rooms, the average occupancy among was 48 percent but varies widely by season. The cyclical nature of the demand illustrates that most of the overnight stays are related to tourism, not business.

The average daily room rate among the sample hotels was \$89.43 per night. The highest average rent occurs in August when average daily rates top \$100 per night. Room rates are far less cyclical than occupancy, which is good.

Revenue per available room is an important market indicator. It is essentially a composite of occupancy and the average daily rate. Among the sample hotels, the average revenue per available room was \$43.00. Markets where revenue per available room is below \$50 per night are

# Town of Batavia Comprehensive Plan Update -2016

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generally considered weak. Adjusting for inflation the hotel sample's revenue per available room was only slightly higher than it was in 2006.

The study concludes:

With revenues per available room below \$50 and a highly cyclical season, there does not appear to be market potential for an additional hotel in Batavia. If hotel investment does occur over the next 10 years, it will likely come from a limited-service hotel franchise intent on replacing existing, older hotel room stock. This type of hotel investment will likely locate near the interstate to capture the tourist trade.

## INDUSTRIAL DEVELOPMENT

The location near the NYS Thruway and the availability of industrial sites with sewer, water and rail access make the Town desirable for industrial development as well as for storage and distribution. Industrial sites of regional significance located in the Town specialize in food manufacturing and medical technologies, two of the industries targeted by the Genesee County Economic Development Council. Four business parks, supported by infrastructure, accommodate a variety of manufacturing as well as storage/ distribution and office uses.

The Genesee County Economic Development Center (GCEDC) has identified three strategic industries in Genesee County: advanced manufacturing, life sciences and agri-business/green energy. Sites in the Town of Batavia support two of these three industries: the Genesee Valley Agri-Business Park is dedicated to agri-business and renewable energy and the Upstate Med and Tech Park is designed to support the life sciences.

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## GENESEE VALLEY AGRI-BUSINESS PARK

The Genesee Valley Agri-Business Park is a regional hub for food and beverage manufacturing. Manufacturing businesses at this site provide jobs for residents and help to support the regional agricultural economy. The Ag Park encompasses 211 shovel ready, pre-permitted acres with access to a short and main line rail and enhanced utility infrastructure through National Grid and National Fuel.

As the agricultural, food and beverage sectors in Genesee County employ approximately 1,500 people, economic development focused on agri-business is a top priority of the GCEDC board of directors and is one of its "targeted industries."

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

- O-At-KA Milk Products is a dairy cooperative and dairy product manufacturing company located partly in the City and partly in the Town of Batavia southeast of the City. In 2015, the company initiated a project to invest \$20.9 million to add 205,000 square feet of warehousing space to its manufacturing facility at the corner of Ellicott Street and Cedar Street.



## Town of Batavia Comprehensive Plan Update -2016

- Alpina Foods LLC, a leading dairy producing company in Colombia and South America, opened its first specialty yogurt manufacturing plant at the Genesee Valley Agri-Business Park in 2013.
- In 2013, PepsiCo, in a joint venture with German dairy company Theo Muller, opened a \$206 million yogurt manufacturing facility, Muller Quaker Dairy. In 2015, Dairy Farmers of America (DFA), a national dairy marketing cooperative and dairy products manufacturer, purchased the facility.

### GATEWAY I AND II

- Batavia Gateway Corporate Park, consisting of 56 acres along Commerce Drive and Federal Drive east of Route 98 and north of the Thruway interchange, is largely built-out. Businesses include a Hampton Inn, Koolatron (manufacturer and distributor of coolers and automobile parts and supplies), Nabisco (wholesale distributor), and Farm Credit of Western New York.
- Gateway II Business Park, located south of Saile Drive and north of the Thruway interchange, contains 57 shovel-ready acres intended for distribution, warehouse, and heavy equipment manufacturing. Existing businesses include Ashley Furniture's distribution center.



## Town of Batavia Comprehensive Plan Update -2016

### MED-TECH

Med-Tech Park is a 34-acre, shovel-ready Tech Park dedicated to life sciences and applied technology. An existing 43,000 sq. ft. buildings includes 6,100 sq. ft. of low cost commercialization space. Located just south of Genesee Community College, the site is near the City of Batavia, the Genesee County Airport and the NYS Thruway.

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

The *Innovation Zone*, located at, is designed to be an affordable, high quality networking and incubator space. As a designated START Up NY site, it was funded by a \$50,000 grant from National Grid's Clean Tech Incubation Program. To assist an existing tenant to expand opportunities for high tech manufacturing, recent construction included the addition of 1,075 square feet of space and a loading dock.

Figure 7: Med Tech Promotion - GCEDC websote



The graphic is a promotional banner for the Upstate New York MedTech Centre. At the top, a black rounded rectangle contains the text "Upstate New York" in white, "MedTech Centre" in large blue letters, and "Commercialize Your Dream Tax Free" in white. Below this is a photograph of a large, modern, two-story brick building with many windows, identified as the MedTech Centre. Below the photo, there are two bullet points: "New NYS Innovation Hot Spot" and "Business Accelerator Cooperative". To the right of these is the "STARTUPNY" logo, which features a stylized orange and blue design. Below the bullet points are several logos: "BUFFALO NIAGARA ENTERPRISE" (a rainbow arch), "CEIS Center for Emerging & Innovative Sciences" (a red circle with a white triangle), "GENESEE COUNTY GCEDC Economic Development Center" (a blue circle with a white building icon), "GRE GREATER ROCHESTER ENTERPRISE" (a blue and green stylized 'E'), "HIGH TECH ROCHESTER innovate. incubate. grow." (a purple and black arch), "New York State Center of Excellence in Bioinformatics & Life Sciences" (a DNA helix), and "SUNY GCC Genesee Community College" (a blue and yellow logo).

# Town of Batavia Comprehensive Plan Update -2016

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## OTHER INDUSTRIAL SITES

Industrial development located in other locations in the Town includes:

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

## INDUSTRIAL MARKET ANALYSIS

The [Batavia Opportunity Area: Market Report](#), prepared in 2013 by W-ZHA for the City of Batavia, included the following analysis of the industrial market in the City and Town of Batavia:

Moody's Analytics projects that County manufacturing employment will increase from 2012 to 2017 and then decline between 2017 and 2022. Based on recent successes in attracting food manufacturing businesses, it is not unreasonable to assume that an additional 100 food manufacturing jobs could be added to the County economy by 2022. At 1,000 to 2,000 square feet per employee, this translates into 100,000 to 200,000 square feet of food manufacturing space.

The fabricated metal production industry, which is an important component of the County's and City's economy, lost jobs (135 jobs or 20% decline) from 2000 to 2012. The State projects that the Finger Lakes Region will continue to lose jobs in this industry. Moody's projects job losses from 2012 to 2017 and from 2017 to 2022. Fabricated metal product manufacturing.

Both the wholesale and transportation and warehousing industry are projected to experience job gains over the next 10 years. According to Moody's Analytics' projections, there will be over 100 new jobs in the wholesale trade and approximately 31 jobs in the transportation and warehousing industry. These jobs could generate demand for 300,000 square feet or more of warehouse and distribution space.

## WHOLESALE / DISTRIBUTION

The Town's access to the NYS Thruway make it ideal for wholesale and distribution businesses. Several businesses are located in existing business parks and in several other locations in the Town. Rail access is another asset to storage and distribution businesses.

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## OFFICE/ MEDICAL SERVICES

Office development includes corporate offices as well as offices for professional, financial, social and medical services. The information in this section is derived from the Batavia Opportunity Area: Market Report, prepared in 2013 by W-ZHA for the City of Batavia.

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### OFFICE SPACE MARKET

Industries that typically occupy “general office space” (which excludes government, health care and social services) are:

- Information
- Finance and Insurance
- Real Estate
- Professional, Scientific, and Technical Services
- Management of Companies

In 2010, approximately two-thirds of the County’s jobs in these office-inclined industries were located in the Town and City of Batavia.

Office-inclined industries are projected to grow by approximately 360 jobs or 19 percent between 2012 and 2022. Assuming one job generates the need for 250 square feet of office space, County employment growth will generate the need for 89,000 square feet of office space.

Office rent in Batavia is generally less than \$17.00 per square feet. Except in cases where a company develops a building to own, it is unlikely that office demand will be addressed by new speculative office construction. Rental rates cannot support the cost of new construction.

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### MEDICAL OFFICE SPACE

According to County Business Patterns data, in 2010, approximately 33 percent of Genesee County’s health care and social services jobs were in the ambulatory care sub-sector. Moody’s economy.com projects that there will be approximately 630 more jobs in Genesee County’s health care and social services industry by 2022. Employment in this industry is projected to grow by 25 percent between 2012 and 2022.

The Batavia Opportunity Area: Market Report, prepared in 2013 by W-ZHA for the City of Batavia, included the following analysis of the market for medical care services in the City and Town of Batavia: By applying the 2010 ratio of ambulatory care jobs to total health care and social services jobs, the number of jobs in the ambulatory care sub-sector is projected to increase by 209 jobs over the next 10 years. Using an industry standard of 250 square feet per employee, job growth in the ambulatory sub-sector will generate a demand for 52,000 square feet of general office and/or medical office space in the County.

# Town of Batavia Comprehensive Plan Update -2016

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## PROGRAMS AND ORGANIZATIONS

Business and economic development in the Town of Batavia is affected by numerous programs led by County and State agencies and organizations. These include the Genesee County Economic Development Center and its affiliated Genesee Gateway Local Development Corporation, NYS economic development programs, and the Genesee County Chamber of Commerce.

### GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER

The Genesee County Economic Development Center (GCEDC) was formed in 1970 under Section 18-A of NYS General Municipal Law to promote economic development and growth in Genesee County. The seven members of its Board of Directors are appointed by the Genesee County Legislature.

GCEDC programs and activities include:

- Developing, managing and marketing shovel-ready development sites
- Facilitating funding for business development. The primary tool is through a Payment in Lieu of Taxes (PILOT) arrangement. This arrangement typically results in lower payments for a period of years; after expiration of the PILOT, the business pays taxes to the jurisdiction.
- Promoting workforce education through partnerships and grants.

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### TARGETED INDUSTRIES

The GCEDC has identified the following “targeted industries” as a focus to its economic development efforts:

- Agribusiness, including product distribution and packaging, food production and processing, farm equipment manufacturing and agri-tourism.
- Distribution/Warehouse Facilities
- Rural Healthcare/Telemedicine
- Manufacturing

These industries are well-suited to take advantage of Genesee County’s location, access to the Thruway, workforce and other assets. Agribusiness can build from a network of established agricultural production, processing and support businesses. Medical technology business can network with the new Medical Technology Park at Genesee Community College.

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## PROGRAMS

The **Sale Lease Back (SLB) Agreement** provides financial benefits to commercial, industrial, manufacturing and service oriented firms that make capital investments and create new jobs. Eligible projects include the construction or purchase of land, buildings, machinery and equipment and related technology infrastructure. Benefits of the SLB include:

- 60% average property tax abatement over 10 years
- Elimination of State (4%) and local (4%) sales tax
- Elimination of 1.25% County mortgage tax

Since 1985, the GCEDC has operated the Genesee County **Revolving Loan Fund (RLF)**. The RLF provides gap financing loans to Genesee County business owners for the acquisition of machinery and equipment and limited working capital for use by manufacturing, distributing and limited service industries.

The GCEDC issues **taxable or tax-exempt industrial development or revenue** bonds (IDB or IRB) to finance capital investments of at least \$1 million for industrial or qualified non-industrial projects. Eligible projects include construction, acquisition and renovation of real property, and the purchase of machinery and equipment.

Federal **Community Development Block Grant (CDBG)** funds may be used to finance capital investments that will result in the creation or retention of at least 7 new jobs. Funds may be in form of low interest loan or grant.

## THE GENESEE GATEWAY LOCAL DEVELOPMENT CORPORATION

The Genesee Gateway Local Development Corporation (GGLDC), a not-for-profit 501-c3 Corporation established by the GCEDC in 2004, focuses on real estate development, building re-development, emerging market opportunities and is responsible for the development of Gateway I and II business parks.

## ISSUES AND OPPORTUNITIES

The Town of Batavia has numerous advantages to offer commercial and industrial businesses. The following narrative summarizes the Town's strengths and weaknesses with regard to economic development.

### STRENGTHS

**Thruway interchange.** Access to the Thruway offers the potential for huge distribution and transportation cost savings for companies.

**Location.** Genesee County is centrally located between Buffalo and Rochester and is easily accessible to southern Ontario. The Town's location adjacent to the City of Batavia provides a ready market for commercial development.

**Airport.** The Genesee County Airport is a full service airport facility with a recently extended runway, measuring 5,500 ft., which is capable of handling most business jet aircrafts.

**Railroads.** Access to rail transportation to obtain supplies and to ship goods is an important consideration for certain companies.



# Town of Batavia Comprehensive Plan Update -2016

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**Industrial Parks.** Gateway and Gateway II provide “shovel-ready” sites for businesses seeking sites for industrial or other businesses.

**Recreation/ Tourism.** Commercial recreation facilities in and near Batavia attract customers from throughout the region who utilize businesses in the Town.

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## CHALLENGES

**Lack of sewer and water.** Sites for new industrial and commercial development are limited to those that are served with public water as well as sewers.

**Natural constraints.** A significant amount of land in the Town is constrained from development due to natural features such as wetlands and floodzones.

**High costs.** The high cost of electricity, as well as taxes and sewer and water costs, may discourage businesses from locating or remaining in Genesee County and New York State.

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## OPPORTUNITIES

Land near the City of Batavia is in demand for commercial development. Areas west of the City are served by both public water and sewer and have access to State highways. Commercial development projects that are currently proposed include a 357,000 square foot retail center along the southeast side of Veterans Memorial Drive.

Other development opportunities are associated with the Med-Tech Park located adjacent to Genesee Community College. This facility provides space for companies that design and manufacture sophisticated medical devices, telemedicine technology, and related biomedical goods and services.

# Town of Batavia Comprehensive Plan Update -2016

## Findings and Recommendations of Other Plans

### GREEN GENESEE ROAD MAP/ TOWN OF BATAVIA GREEN ACTION PLAN

The GGSG project resulted in a County-level Green Genesee Road Map which was refined to the municipal level for the Town of Batavia in the Batavia Green Action Plan (GAP). The GAP provides a green infrastructure strategy and tool to facilitate protection of a connected network of the Town's key natural resources. The Action Plan includes the following goals and strategies intended to leverage natural resources for economic development.

**Goal 2: Promote a "Green" Economy** - Integrate the unique natural assets of the Town of Batavia and resiliency into economic policy and investment decisions.

#### Strategies

- Protect, enrich, and market natural assets.
- Develop a municipal ecotourism and recreation (gateway and greenway) plan
- Promote growth of ecotourism-based economy through marketing, increased opportunities and amenities, and improved access.
- Invest in projects with green infrastructure elements including habitat restoration, water quality protection and improvements, water recycling, and reduced erosion.
- Invest in projects that integrate ecological systems, improve water access, retain water quality and increase water safety.
- Explore the use of natural systems for flood protection and wastewater treatment.
- Encourage brownfield development

### GENESEE COUNTY, NY TOURISM MARKETING PLAN 2015

The Genesee County, NY Tourism Marketing Plan 2015, prepared by the Genesee County Chamber of Commerce, identified market segments and key programs to attract visitors to Genesee County. Tourism directly benefits the many lodging businesses located in the Town as well as retail operations and restaurants.

[http://www.co.genesee.ny.us/docs/Chamber\\_of\\_Commerce.pdf](http://www.co.genesee.ny.us/docs/Chamber_of_Commerce.pdf)

### GENESEE COUNTY COMPREHENSIVE PLAN ECONOMIC DEVELOPMENT MONITORING REPORT

Genesee County's Economic Development Focus Group identified the economic development results related to markets:

- Business Attraction: Genesee County Airport
- Community Development: Training high school students for skilled trades
- Entrepreneur & Start-ups: Micro-enterprise program; SCORE business counseling; SBA counseling; small business training

following issues that face all economic development agencies in 2016 and beyond:



# Town of Batavia Comprehensive Plan Update -2016

## Findings and Recommendations of Other Plans

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- New York State wage mandate
- Available skilled workers
- Funding sources for planning, and upgrading vacant industrial facilities to rehab them and make them market ready
- Aging infrastructure (roads, bridges, utilities)
- Existing and new businesses need reliable and dependable infrastructure.

Relevant Objectives include:

- Develop shovel-ready sites across the county to attract new investment, bolster tax base and create jobs
- Workforce development priorities:
  - Reaching/ informing students, parents, and counselors to facilitate informed career choices
  - Assist businesses recruit and or train skilled workers
  - Continue to create training opportunities aligned with the strategic industries we are work to attract
- Foster the entrepreneurial and creative business spirit (i.e. Harvester, FreshLAB, Innovation Zone)
- Provide resources for businesses at all stages of the business life cycle
- Expand tourism initiatives and increase visitor hits and length of stay via the new tourism center
- Enhance quality of life through walkability, main street programs, and community development

### GENESEE COUNTY REVITALIZATION STRATEGY (2015)

The Genesee County Revitalization Strategy, prepared in 2015 as part of the City of Batavia Brownfield Opportunity Area study, identified the following goals and objectives relating to economic development:

- Improve infrastructure and advance shovel-ready sites
- Advance entrepreneurship and innovation
- Support existing businesses and the retention of jobs
- Improve connections between workforce development and education

The following goals and objectives relate to tourism opportunities:

- Promote the region's growing wine, culinary and agricultural enterprises
- Strengthen and support the region's diverse water resources and recreational tourism opportunities
- Expand agri-tourism

### BATAVIA COMMUNITY IMPROVEMENT PLAN (CLUE GROUP, 2005)

The Batavia Community Improvement Plan included an analysis of the housing and retail markets in and around the City of Batavia. Key findings relating to economic development include:

- Batavia and environs are approaching an over-built retail scenario. Continued growth in retail space within the region was expected to diminish the modest retail sales surpluses in Genesee County, the City of Batavia and the Town of Batavia

# Town of Batavia Comprehensive Plan Update -2016

## Findings and Recommendations of Other Plans

- Several retail categories in which Batavia and Genesee County are attracting sales. People from outside of the City and Town travel to Batavia for building materials and garden equipment stores; food and beverage stores; health and personal care stores; gas stations
- Many of the economic development activities typically undertaken by local government entities are instead being carried out by private -sector entities in Batavia. These include business development training at the BEST Center at Genesee Community College and revolving loan funds administered by the Chamber of Commerce.

The study recommended that new commercial development be funneled to downtown Batavia, as the City and Town of Batavia were approaching the point of having too much commercial space.

The analysis of retail space included the following findings:

- The substantial influx of new retail space includes 40 retail businesses clustered along Veterans Memorial Drive. While these businesses now form the Batavia community's new "center of retail gravity," the amount of retail space within the larger region – from Buffalo to Rochester – has also grown dramatically. At the time of the study there were "more than 50 commercial centers within 45 miles of downtown Batavia with more than 50,000 square feet of retail space. These include some of the largest shopping malls in the United States: Walden Galleria (1.7 million square feet), The Mall at Greece Ridge (1.6 million square feet), and Marketplace Mall (1.1 million square feet)."
- City of Batavia residents generated approximately \$468 million in demand for retail products and services annually; Genesee County residents generate approximately \$542 million.
- Comparing retail demand to the volume of sales captured by businesses in the City of Batavia and Genesee County show "sales surpluses" in some categories and "sales leakage" in others. Retail categories with sales surpluses – those that attract more in sales dollars than residents are spending – include food and beverage stores, gasoline stations, and general merchandise stores. Retail categories with sales leakages include motor vehicle and parts dealers, electronics and appliance stores, and clothing stores.

[http://www.batavianewyork.com/sites/bataviayn/files/file/file/czb\\_community\\_improvement\\_final\\_plan.pdf](http://www.batavianewyork.com/sites/bataviayn/files/file/file/czb_community_improvement_final_plan.pdf)

### BATAVIA OPPORTUNITY AREA: MARKET REPORT

In support of the City of Batavia Brownfield Opportunity Area study, a Market Report analyzed market and economic trends impacting the City of Batavia economy. The following observations and analyses are excerpted from the report:

- The **manufacturing, retail, and health care/social service sectors represent critical industries** in the Genesee County economy. Leisure and hospitality, including accommodation and food service, and arts, entertainment and recreation, are also strengths.
- **Genesee County's greatest job losses between 2002 and 2012 occurred in the manufacturing industry.** However, there were **strong job gains in the food manufacturing and machinery manufacturing sub-sectors**, which are important industries in Batavia's economy.
  - a. The Genesee Valley Agri-Business Park is available for dairy processing and markets the community's skilled workforce, proximity to milk supply and ability to reach target markets.

# Town of Batavia Comprehensive Plan Update -2016

## Findings and Recommendations of Other Plans

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- b. Food manufacturing is one of the United States' largest manufacturing sectors with economic connections to a number of technology fields, including biotech and nanotech. Food manufacturing is also recognized as a stable manufacturing sector, as demand for processed food tends to be less susceptible to fluctuating economic conditions than other industries.<sup>5</sup>
- **Tourism is a key driver of the Genesee County economy.**
  - a. Tourism Economics estimates that in 2010 tourism accounted for 8 percent of Genesee County employment and through indirect and induced impacts affected 12 percent of County jobs.
  - b. According to ACT Rochester, a community indicators program of Rochester Area Community Foundation: In 2010, tourism spending in Genesee County amounted to \$1,350 per resident.
  - c. The greatest share of jobs in the Travel and Tourism sector is in culture, recreation & amusements; followed by food service; and accommodations.
  - d. Genesee County bed tax revenues indicate that the travel and tourism industry has rebounded from the "great recession" of 2008 and 2009
- The State projects that **jobs will grow by approximately 8 percent** in the Finger Lakes Region between 2010 and 2020.
  - a. The greatest job growth will occur in the health care industry and the professional and business services industry. Tourism related industries are also projected to grow.
  - b. Both food manufacturing and machinery manufacturing employment will be fairly stable with limited job losses by 2020.
- Moody's Analytics economy.com projects that Genesee County **employment will grow by 11 percent over the next 10 years**. Employment growth is projected to be strongest among the health care and social services; government, accommodation and food service and construction industries. Minor employment losses are projected in the manufacturing industry.

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<sup>5</sup> Source: WHZ: Batavia Opportunity Area: Market Report cited Cantelme, Dominique. "Industry Focus: The Process of Food." Business Facilities Magazine. July/August 2012. Online at: <http://businessfacilities.com/industry-focus-the-process-of-food/> )

# Town of Batavia Comprehensive Plan Update -2016

## STATUS OF RECOMMENDED ACTIONS (2007 COMPREHENSIVE PLAN)

Business & Economic Development	
2007 Comprehensive Plan Recommendation	Status
<ul style="list-style-type: none"><li>• Rezone land for commercial, industrial and other business uses as depicted in the Future Land Use Map.</li></ul>	Completed – part of 2008 zoning revisions
<ul style="list-style-type: none"><li>• Work with the Genesee County Economic Development Center (GCEDC) to support existing businesses located within the Town and to establish sites for new businesses to locate in the Town.</li></ul>	Ongoing partnership with GCEDC
<ul style="list-style-type: none"><li>• Improve and extend infrastructure as needed to support existing and future commercial and industrial development</li></ul>	New and expanded hotels assisted by GCEDC small business incentives (Days Inn Super 8, Clarion Hotel). Special Use Permit for Holiday Inn Express approved by Planning Board.
<ul style="list-style-type: none"><li>• Support the provision of additional accommodations to encourage visitors from outside Batavia to stay and patronize businesses within the Town.</li></ul>	GCEDC and Chamber of Commerce administer programs to assist small businesses
<ul style="list-style-type: none"><li>• Assist small businesses to obtain grant funding for façade and other business improvement projects.</li></ul>	Business operators encouraged to work with GCEDC and Chamber of Commerce.
<ul style="list-style-type: none"><li>• Work with business operators to institute programs to promote business development.</li></ul>	GCEDC and Town programs

# Town of Batavia Comprehensive Plan Update -2016

## RECOMMENDED ACTIONS

1. Revise zoning and and maintain and improve infrastructure to support business development consistent with the Land Use Plan.

Responsible entity:	Town Board
Partner entities:	Grant funders – NYS Office of Parks, Recreation & Historic Preservation

2. Work with the Genesee County Economic Development Center (GCEDC), New York State and other entities to support existing and attract new businesses to the Town.

Responsible entity:	Town Board
Partner entities:	Grant funders – NYS Office of Parks, Recreation & Historic Preservation

## RECOMMENDED ACTIONS TO IMPLEMENT GREEN ACTION PLAN STRATEGIES

3. Collaborate with neighboring municipalities and community organizations to promote ecotourism and recreation based on canoeing/ kayaking in Tonawanda Creek.

Responsible entity:	Town Board
Partner entities:	Grant funders – NYS Office of Parks, Recreation & Historic Preservation

4. Accommodate and encourage small eco-tourism businesses. Encourage cooperative marketing and publicize such businesses through the Town’s website and other means.

Responsible entity:	Town Board
Partner entities:	Community organizations Grant funders – NYS Office of Parks, Recreation & Historic Preservation

5. Support access to Tonawanda Creek for commercial recreation.

Responsible entity:	Town Board
Partner entities:	Private landowners/ investors Grant funders – NYS Office of Parks, Recreation & Historic Preservation, DEC

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## TRANSPORTATION AND UTILITIES

### GOALS

1. Maintain Town roads in good condition.
2. Improve traffic circulation between the eastern and western areas of the Town and access to the Thruway interchange at NYS Route 98.
3. Provide public water and sewer service to accommodate economic development and residential growth as recommended in the Comprehensive Plan.
4. Cooperate with other governmental entities to carry out transportation, water and sewer system improvements.
5. Improve management and oversight of private utilities and the use of road rights-of-way.
6. Increase the use and generation of renewable energy.

### EXISTING CONDITIONS

#### ROADS

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

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

State highways include:

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

# Town of Batavia Comprehensive Plan Update -2016

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

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

Table 4. County Highways	
Name	County Route #
Town Line Road	CR 26
Saile Drive/ Airport Road	CR 46
College Drive	CR 48
Pratt Road	CR 32
Bank Street Road	CR 13
Batavia-Stafford Town Line Road	CR 19
Kelsey Road (portion)	CR 32
Slusser Road	CR 30
Putnam Road	CR 38
Old Creek Road	CR 1
Wortendyke Road (northern portion)	CR 37
Hartshorn Road/ Wilkinson Road	CR 5

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

## RECENT AND PLANNED PROJECTS

- Ag Park access roads (constructed 2011)
- Park Road reconstruction -- planned)
- Improvements to the intersection of Pratt and Powers Roads (completed 2014)

## BRIDGES

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

The NYS Department of Transportation maintains an inventory of bridges and rates their condition. Bridges with a condition rating of 5 or lower are considered "deficient," based on federal parameters. However, this categorization does not mean that the bridge is unsafe.

Table 5. NY State Highway Bridge Data: April 30, 2015



## Town of Batavia Comprehensive Plan Update -2016

Table 5. NY State Highway Bridge Data: April 30, 2015

Location	Feature Carried	Feature Crossed	Owner	Year Built or Replaced	Date of Last Inspection	SD/FO Status (1)	4/30/15 NYS Condition Rating
4.6 Mi W Jct SH33 & Sh98	Nys Route 33	Bowen Creek	NYSDoT	2003	04/23/2013	N	6.00
6 Mi W Jct Rt 5 & 63 Batv	Nys Route 5	Bowen Creek	NYSDoT	1993	12/09/2013	N	6.17
3 Mi W Jct Rts 5+63 Batv	Nys Route 5	Tonawanda Creek	NYSDoT	1930	10/21/2014	SD	4.38
.8 Mi E Jct Sh 5 & SH 33	Nys Route 5	Csx Trans/ Amtrak	NYSDoT	1955	11/11/2014	N	5.79
Jct Rt 63 + NYS Thruway	Nys Route 63	90I X	NYS Thru-way Auth.	2001	11/26/2014	FO	6.93
Jct S.H.98 & I90	Nys Route 98	90I X	NYS Thru-way Auth.	1991	04/04/2013	N	6.29
1.7 Mi E Rte 98 < I90	Bank St Rd Cr 13	90I X	NYS Thru-way Auth.	1954	05/24/2013	FO	4.62
2.3 Mi South of Batavia	Dorman Road	Tonawanda Creek	County	1951	07/08/2013	N	5.13
1 MI NE Of West Batavia	HOPKINS ROAD	Bowen Creek	County	1951	07/07/2014	SD	2.95
2.5 Mi W Exit 48 of I90	Kelsey Road	90I X	NYS Thru-way Auth.	1954	04/29/2013	SD	4.48
.6 Mi E of East Pembroke	Powers Road	Tonawanda Creek	County	1987	05/29/2013	N	4.78
0.4 Mi E Jct Rte 98 & I90	Ramp To Exit 48	90I X	NYS Thru-way Auth.	1995	04/25/2013	FO	6.41
2.7 Mi SE E.Pembroke	Rose Road	Bowen Creek	County	1959	07/03/2013	N	4.44
0.7 Mi E. Jct Rte 98&I90	State Street Road	90i X	NYS Thru-way Auth.	1954	04/24/2013	FO	4.95
1.8 Mi SE E.Pembroke	Upton Road	Bowen Creek	County	1954	07/02/2014	SD	4.07

(1) Structurally deficient (SD), functionally obsolete (FO), or neither (N) based upon federal standards. Does not mean that bridge is unsafe.

Data Source: New York State Highway Bridge Data:

[www.dot.ny.gov/main/bridgedata/repository/GeneseeBridgeData.pdf](http://www.dot.ny.gov/main/bridgedata/repository/GeneseeBridgeData.pdf)

### RECENT AND PLANNED IMPROVEMENTS

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

# Town of Batavia Comprehensive Plan Update -2016

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## RAILROADS

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

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

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## RECENT AND PLANNED IMPROVEMENTS

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

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

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## PUBLIC TRANSPORTATION

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

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

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

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## PEDESTRIAN AND BICYCLE FACILITIES

The Town maintains five miles of sidewalks. Town personnel plow the sidewalks during the winter.

The Town currently has no designated bicycling facilities.

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## RECENT AND PLANNED IMPROVEMENTS

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

Pedestrian crossings along Park Road have been enhanced to include additional warning systems and signage. (*as recommended in the **Central Corridor Plan.***) Additional improvements are needed.

# Town of Batavia Comprehensive Plan Update -2016

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## UTILITIES

### WATER

Public water service is available to most residents of the Town. Figure 8 shows the locations and sizes of existing water lines in the Town. The Town maintains 68 miles of water lines.

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

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

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

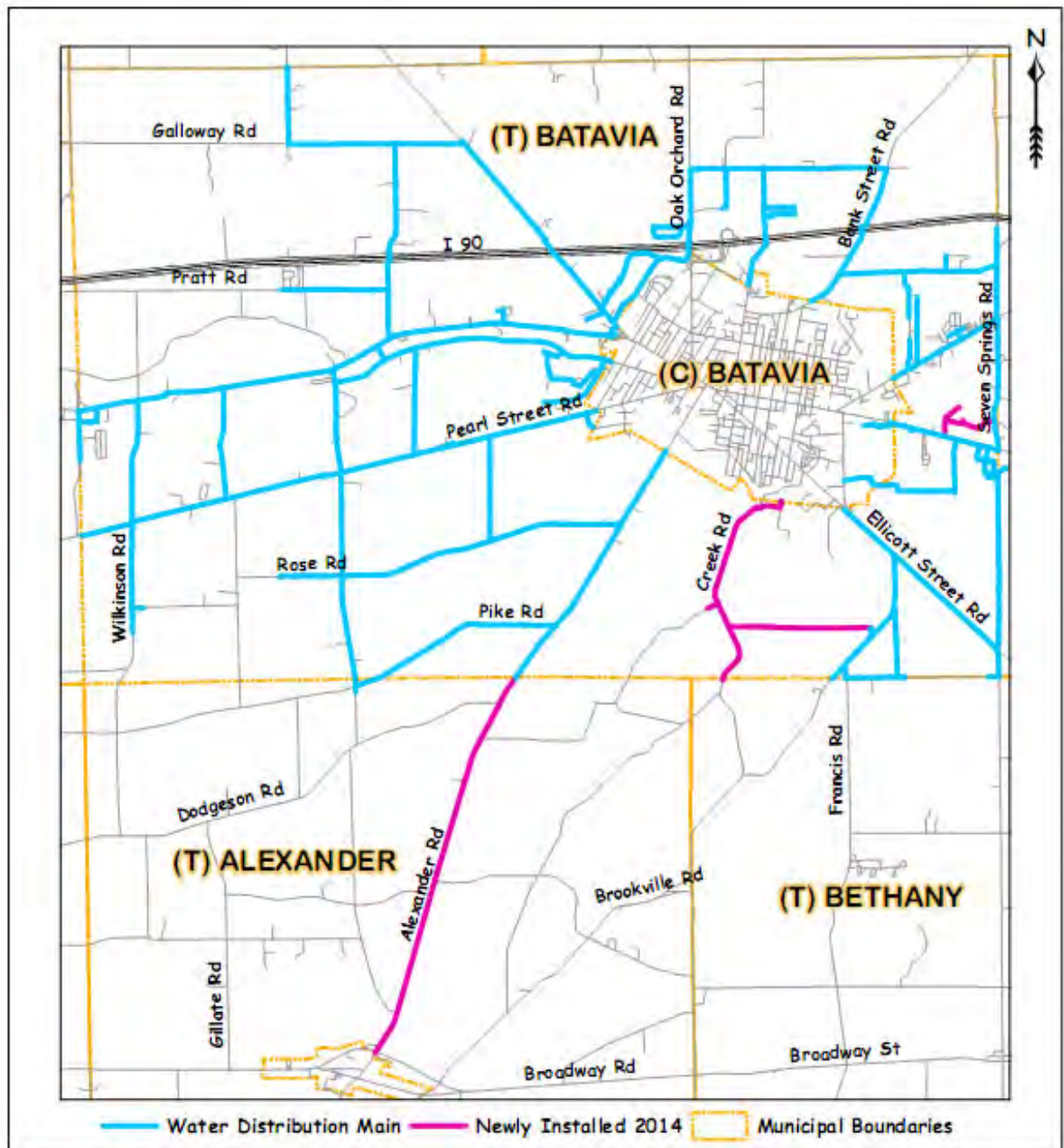
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### RECENT AND PLANNED WATER PROJECTS

- Since 2007, the Town created water districts and installed water lines along portions of Hartshorn, Shepard, Putnam, Wilkinson, Pearl, Ellicott Street, Batavia-Stafford Town Line, Alexander, Pike, Rose and Wortendyke Roads and R Stephen Hawley Way.
- Water districts have been proposed for Pratt, Creek, East, West Main Street, Oak Orchard, Bank Street, and Powers Roads. The status of district creation and installation of lines varies but is anticipated during the next two years.
- Water lines at the Ag Park, Gateway II and the Upstate NY Medical and Technology Park were installed and dedicated to the Town.
- A new transmission main to serve the Village of Oakfield was constructed between Batavia-Oakfield Townline Road and Galloway Road and is maintained by the Town.
- Water system improvements completed in 2014 include:
  - 22,000 linear feet of water main along portions of Creek, Dorman, East, and Lehigh Roads for the Creek & East Road Water District
  - Construction of the first phase of the Oakwood Hills Subdivision was also constructed, adding about 4,800 linear feet of water main to the public water system with a second phase planned for construction in 2015.
  - 21,500 linear feet of water main installed by the Town of Alexander along NYS Route 98 from the Town to the Village of Alexander.
- Water system improvements underway in 2015 include:
  - Townline Water Project, which includes the installation of 104,700 linear feet of water main in the north of the Town and into the Towns of Elba and Oakfield
  - Pratt Road Water District, which consists of 16,000 linear feet of water main along Pratt and Powers Roads

## Town of Batavia Comprehensive Plan Update -2016

Figure 8: Town of Batavia Water Service Areas



SOURCE: [www.Townofbatavia.com/AWQR.php](http://www.Townofbatavia.com/AWQR.php)

# Town of Batavia Comprehensive Plan Update -2016

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## SANITARY SEWER

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

Sanitary sewage collected within the Town sewer districts is transported to the City of Batavia wastewater treatment ponds for processing. The Town has an agreement with the City for the processing of up to 350,000 gpd of wastewater from Town customers. The Town partnered with the City to construct the wastewater treatment facility.

The Town has established three sewer districts. Sewer District # 1 includes areas along Clinton Street Road and R. Stephen Hawley Drive. Sewer District #2 includes portions of Lewiston Road, Veterans Memorial Drive, Park Road, and West Main Street Road. The Gateway Corporate Park I District serves properties located in Gateway I Corporate Park. Town sewer districts generate approximately 250,000 gallons/ day of sanitary waste.

## RECENT SEWER PROJECTS

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

To assist Town in managing the system, the Town has established a GIS-based mapping system.

## ELECTRICITY

Electrical service is provided by National Grid.

## NATURAL GAS

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

## CABLE TV/ INTERNET

Time Warner provides cable television and broadband internet service to customers in most areas of the Town. In accordance with its franchise agreement with the Town to provide cable TV service, Time Warner pays an annual fee to the Town.

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

# Town of Batavia Comprehensive Plan Update -2016

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## TELEPHONE

Telephone service is provided by Verizon and Empire Telephone.

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

## RECOMMENDATIONS OF RECENT PLANS AND STUDIES

The Town continues to implement recommendations of several previous plans and studies, including the Central Corridor Plan, Industrial Access Study, Genesee Community College Loop Trail and others. The recommendations of these plans are incorporated into the recommended actions of the Comprehensive Plan.

## RECOMMENDED ACTIONS TO IMPLEMENT THE CENTRAL CORRIDOR PLAN (CCP) AND THE INDUSTRIAL ACCESS STUDY (IAS)

### NYS ROUTE 98 IMPROVEMENTS

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

### VETERANS MEMORIAL DRIVE IMPROVEMENTS

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

### DEVELOPMENT REGULATIONS AND SITE DESIGN RECOMMENDATIONS

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

# Town of Batavia Comprehensive Plan Update -2016

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## PEDESTRIAN AND BICYCLE INFRASTRUCTURE IMPROVEMENTS

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

# Town of Batavia Comprehensive Plan Update -2016

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## GENESEE COMMUNITY COLLEGE – BATAVIA LOOP TRAIL

Genesee Community College has proposed a network of bicycle and walking trails to link GCC with parks and other attractions in the City and Town of Batavia. The trail plan includes five phases as described below.

**PHASE 1 – Feasibility Study --** Identify readily adaptable trail segments and build upon the coming Ellicott Trail and Zeff Subdivision.

**PHASE 2 – Ellicott and East End Trails --**The Ellicott Trail follows the old rail bed from Apollo Drive on the west end into and through the City of Batavia to Cedar Street and Dewitt Recreational Area. At about Blondie's Ice Cream, it crosses Rte. 63 edging the new Zeff subdivision to Seven Springs Road. The East End Trail then goes along Batavia-Stafford Townline Road to GCC & College Village. This portion of the trail continues down Hawley Drive to Bank Street, by Dwyer Stadium, to Batavia High School, ending at GVEP/BOCES on State Street.

**PHASE 3 – Tonawanda Creek Trail --** Starts at Kiwanis Park follows Tonawanda Creek into downtown Batavia. The western half of the trail features a creek side pathway for biking and hiking. By riding along Main St. users can enjoy amenities including the Holland Land Museum, the International Peace Garden and Walk Bridge, the Tonawanda Creek Gazebo & Waterfall Park with the reinvented Skate Park and over 30 eateries on or very close to the trail.

**Southside Park Link Trail –** Relatively quiet neighborhood streets lead to three City parks (Kibbe, Farrell, Lions) and need no significant structural alternations. With simple signage and road markings plus complimentary map guide, these routes could be implemented quickly in Phase 2 or Phase 3.

**PHASE 4 – Genesee Gateway Trail -** The fourth phase poses the greatest structural challenges and requires the longest lead time for development. From GVEP/BOCES, the BLT goes along Noonan Drive and crosses Route 98 adjacent to NYS Thruway. (See special project section below.) On the west side of Rte. 98, the BLT goes around the new pond to Veteran's Memorial Drive and then skirts behind the Plazas adjacent to the retention ponds. A lock-your-bike rest stop area is located adjacent to the new Dick's Sporting Goods. At roughly Arena Parkway or BJ's Plaza, the trail crosses Rte. 63/Lewiston Rd. to parallel Rte. 5 to Batavia Town Hall using untillable land and the hedgerow currently adjacent to the farmer's fields. A safe cross walk from the Batavia Town Municipal Plaza (Town Hall, County Building #2 and the Animal Shelter) to Kiwanis Park will need to be established.

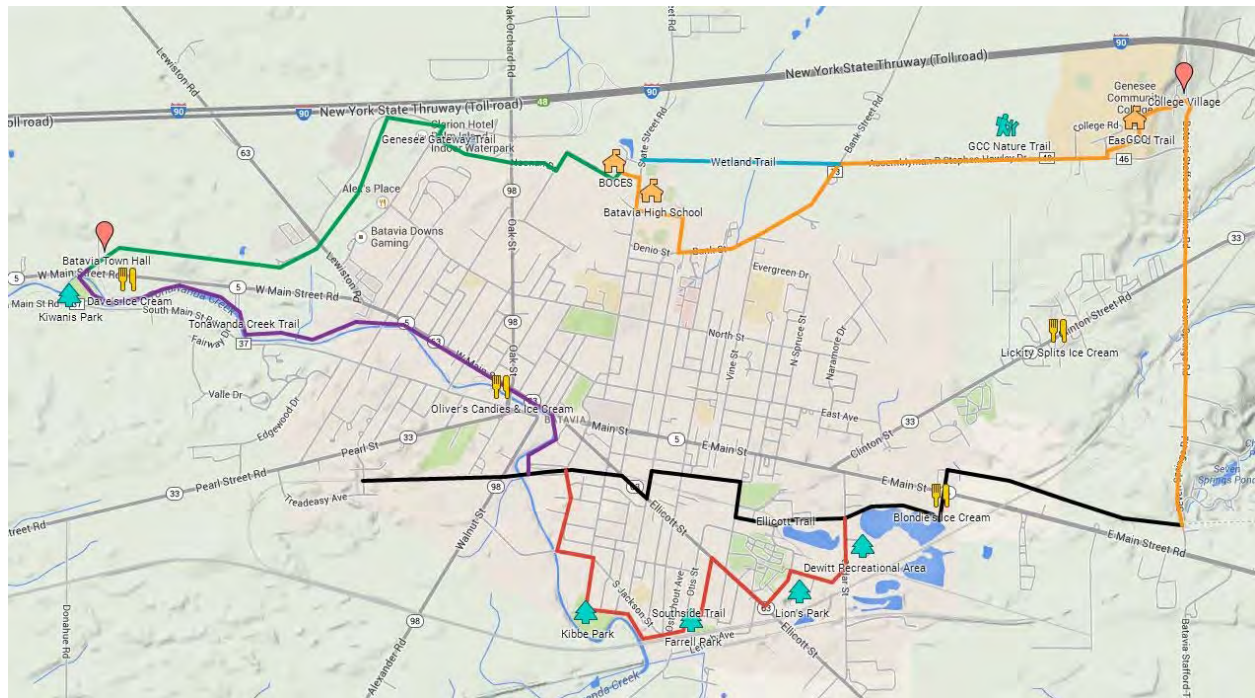
### **-PHASE 5 – SPECIAL PROJECTS**

- **Route 98 Bike / Pedestrian Crossing** –A bridge or tunnel would require special planning and funding for the safest navigation crossing Route 98 at NYS Thruway's Exit 48. The Highway and Bridge Trust Fund, the Marchiselli Program or NYS Thruway CHIPS funds would be explored to fund a pedestrian/bike tunnel or bridge.
- **New Wetland Trail** –The approximate 3/4" mile trail transverses the west end of Stephen Hawley Drive, continues through the meadow, wetlands and woodland walk and ends up behind Batavia High School. This would be an excellent GVEP/BOCES, Eagle Scout project honoring the Hawley Family.



# Town of Batavia Comprehensive Plan Update -2016

Figure 9: Batavia Loop Trail



**PHASE 1 – Feasibility Study**

**PHASE 2 – Ellicott Trail and East End Trails**

**PHASE 3 – Tonawanda Creek Trail & Southside Park Link Trail**

**PHASE 4 – Genesee Gateway Trail**

**PHASE 5 – SPECIAL PROJECTS:**

- Route 98 Bike / Pedestrian Crossing
- New Wetland Trail



# Town of Batavia Comprehensive Plan Update -2016

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## REGIONAL FREIGHT MOVEMENT STUDY (2012)

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

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

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

## REGIONAL RIGHTS-OF-WAY PRESERVATION ACTION PLAN—ABANDONED RAILROADS

In 2005, the Genesee Transportation Council prepared an inventory and plan for abandoned rights-of-way within the nine county Genesee/ Finger Lakes Region. The plan identifies key preservation opportunities and presents coordinate, achievable, and cost-effective preservation/ acquisition strategies to secure these opportunities.

The Plan included recommendations for local governments to preserve or acquire high-priority railroad corridors:

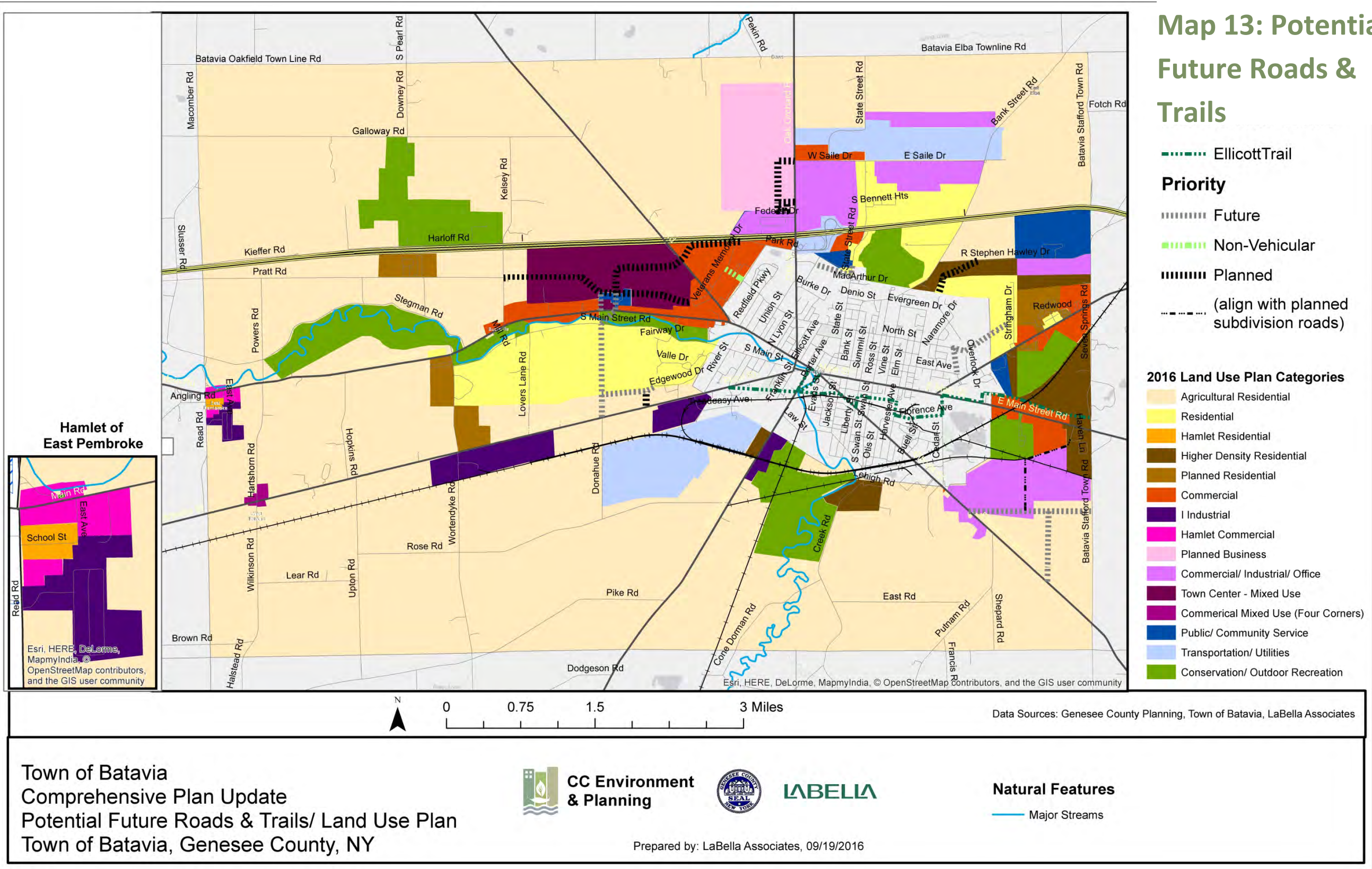
- Include a section on rights-of-way preservation in the transportation element of the local comprehensive plan
- Provide adequate resources for rights-of-way planning, preservation, and acquisition
- Arrange for funding in a timely fashion when the opportunity to purchase a right-of-way presents itself.
- Include all public and interested parties in any discussions.

The Plan identified four corridors as priorities for acquisition or preservation:

- Former Erie RR-Attica Line from the City of Batavia to Telephone Road in the Town of Alexander
- The former Erie RR-Attica Line from the City of Batavia to North Street in the Village of LeRoy
- The former Lehigh Valley RR Main Line
- New York Central Peanut Line from the City of Batavia to the Village of LeRoy.



Map 13: Potential Future Roads & Trails





# Town of Batavia Comprehensive Plan Update -2016

## RECOMMENDED ACTIONS

### 2007 COMPREHENSIVE PLAN RECOMMENDATIONS AND CURRENT STATUS

Transportation & Utilities	
2007 Comprehensive Plan Recommendation	Status
<b><u>Traffic and Transportation</u></b>	
Obtain funding and construct the following new roads: <ul style="list-style-type: none"> <li>• Extend Pratt Road east to Route 63</li> <li>• Extend Donahue Road north from Pearl Street Road to West Main Street Road, with a connection east to Edgewood Drive</li> <li>• New east-west road to connect Creek Road and Batavia-Stafford Town Line Road, with a connection north to East Main Street Road</li> <li>• Extend College Road west to State Street Road, with a new connection west to the BOCES campus</li> <li>• Extend Commercial Drive west to Lewiston Road</li> <li>• Connect R. Stephen Hawley Drive south to Garden Drive in the City of Batavia</li> <li>• Connect Park Road to Veterans Memorial Drive</li> </ul>	Partially completed (see text)
Repair Park Road and address safety issues on Town roads.	<ul style="list-style-type: none"> <li>• Park Road reconstruction still needed.</li> <li>• Safety issues on other Town roads are addressed as needed.</li> </ul>
Identify and implement land use/ access management improvements along major transportation corridors in the Town. Address traffic circulation issues along Saile Drive, College Drive, Batavia-Stafford Town Line Road and other roads impacted by the increase in traffic that will result from new development in the northern part of the Town. Consider turning lanes or new traffic signals.	Land use and access management improvements recommended in the Genesee County Central Corridor Plan
Prepare a comprehensive traffic modeling study that incorporates growth projections.	The Genesee County Central Corridor Study included traffic modeling based on growth projections.
Continue to require new roads to be built to a high enough standard to reduce future maintenance costs. For example, require a minimum 8" thick surface. Change number of road classifications in the Town's Highway Code to eliminate the "minor" road category.	In progress
Require a permit and a fee for oversize loads to travel along Town roads.	In progress
Work with public safety entities to incorporate emergency management considerations into plans for road maintenance and improvement.	In progress
<b><u>Bicycle/ Pedestrian</u></b>	
Work with governmental and private entities to establish bicycle paths along former railroad rights-of-way.	In progress (Ellicott Trail)



## Town of Batavia Comprehensive Plan Update -2016

Transportation & Utilities	
2007 Comprehensive Plan Recommendation	Status
<b>Water/ Sewer/ Stormwater</b>	
Establish accurate GIS based mapping and record keeping of the Town's water distribution and sanitary sewer collection system features.	<b>Implemented.</b> Town has established a GIS-based mapping system.
Extend public water and sanitary sewers in areas of the Town that will carry sufficient density to make such improvements affordable, and to areas that will promote the protection of surface and groundwater resources.	<b>On-Going</b> <ul style="list-style-type: none"> <li>• Since 2007, sewer lines were installed along portions of West and East Saile Drive and the Gateway II industrial park, along R Stephen Hawley Drive to serve the Upstate NY Medical and Technology Park, and between East Main Street Road and Cedar Street to serve the AgPark.</li> <li>• The West Main Street Road Sewer District was created and construction is complete.</li> </ul>
Develop a long-term capital improvement program based on asset management.	Underway by Town
Implement a townwide stormwater drainage program	Underway by Town
<b><u>Private Utilities &amp; Energy</u></b>	
Establish a work-permit requirement for private utilities to work within Town road rights-of-way.	Under consideration
Work with the Public Service Commission to improve telephone service in areas with poor quality service.	No longer a priority
Work with governmental and private entities to improve and extend broadband internet service, wireless internet and other communications services to underserved areas of the Town.	Underway by Town
<b>Alternative and Sustainable Energy</b>	
Revise zoning to accommodate the establishment of alternative and sustainable energy facilities, including, but not limited to, wind, solar, biomass, biodiesel and ethanol, while protecting the quality of life of residential neighborhoods and the viability of existing businesses, including agriculture.	Provisions for on-site and commercial wind energy adopted as part of 2008 zoning revisions.

# Town of Batavia Comprehensive Plan Update -2016

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## RECOMMENDED ACTIONS

### TRANSPORTATION

1. Construct new roads to facilitate new development as shown in the Land Use Plan.

Responsible entity:	Town Board Highway Department Town Engineer
Partner entities:	NYS Department of Transportation (funding)

2. Adopt a Complete Streets policy for municipal roadways.

Responsible entity:	Town Board Town Highway Department Engineering Department
Partner entities:	NYS Department of Transportation (funding) Genesee Transportation Council

3. Install and maintain sidewalks and trails in locations that are suitable for pedestrian travel.
  - a. Construct a sidewalk along the west side of Park Road near Batavia Downs.
  - b. Expand the sidewalk system along NYS Route 63 from the City line near Park Road to Veterans Memorial Drive, and along Veterans Memorial Drive to connect to other retail establishments and their internal sidewalk systems
  - c. Construct a trail or sidewalk from the City line to Genesee Community College, utilizing Bank Street Road, Hawley Drive, and Batavia-Stafford Townline Road from GCC College Village to the Route 33 intersection
  - d. Develop a pedestrian maintenance plan which prioritizes high pedestrian activity areas and revisit it annually as part of the Town's capital improvement plan

Responsible entity:	Town Board Town Highway Department Town Engineering Department
Partner entities:	NYS Department of Transportation (funding) Genesee Transportation Council

4. Support the development of bike lanes and multi-purpose trails that link residential areas with jobs and services.



## Town of Batavia Comprehensive Plan Update -2016

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- a. Complete construction of the Ellicott Trail.
- b. Establish dedicated bicycle lanes along roadways with adequate shoulders using road striping. Where dedicated bicycle lanes are not feasible, consider wide curb lanes, “sharrows”, paved shoulders and undesignated “bike space.”
- c. Install “Share the Road” signage near major intersections

Responsible entity:	Town Board Town Highway Department Town Engineering Department
Partner entities:	NYS Department of Transportation (funding) Genesee Transportation Council

Responsible entity:	Town Board
Partner entities:	Building Department Town Engineer

5. Encourage additional transit use
  - a. Encourage RGRTA to install bus shelters and work with businesses to add shelters in new developments, particularly along Veterans Memorial Drive.
  - b. Consider the development of a new and expanded park and ride facility, preferably near the Thruway. Consider utilizing a portion of the existing tractor-trailer parking area

Responsible entity:	Town Board
Partner entities:	RGRTA NYS Department of Transportation (funding) Genesee Transportation Council

6. Revise parking standards in zoning regulations to eliminate specific parking minimums and to accommodate shared parking and management strategies.

Responsible entity:	Town Board Town Engineering Department Town Building Department
Partner entities:	Genesee Transportation Council Planning Board

7. Work with NYS DOT to construct improvements to NYS Route 98 that would benefit Batavia residents and businesses.

## Town of Batavia Comprehensive Plan Update -2016

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- a. At the intersection of NYS Route 98 with West Saile Drive: Install dedicated right and left turn lanes along both NYS Route 98 and West Saile Drive or a dedicated left turn lane or roundabout with additional future development
- b. At the intersection of NYS Route 98 with Call Parkway: Install left and right turn lanes along NYS Route 98 or roundabout with additional future development
- c. Widen NYS Route 98 between Thruway and West Saile Drive
- d. Construct a right-turn bypass lane from the Thruway for north and southbound traffic
- e. Construct an internal ring road along the west side with entrances opposite West Saile Drive and Call Parkway. Incorporate cross access with Gateway Business Park I to the south

Responsible entity:	Town Board Town Engineering Department Town Building Department
Partner entities:	NYS Department of Transportation (funding) Genesee Transportation Council

### **UTILITIES AND ENERGY**

1. Maintain and improve public water and sanitary sewer infrastructure as needed to meet the Town's economic development goals and the needs of residents.

Responsible entity:	Town Board Town Engineering Department
Partner entities:	Genesee County State and Federal funding agencies

2. Encourage energy conservation in buildings within the community through educational activities and partnerships.
  - a. In partnership with utilities and advocacy organizations, distribute information about financial incentives and other ways to promote energy efficiency.
  - b. Partner with utilities, business and institutional leaders to implement long-term energy reduction targets in private sector buildings and industries. For example, support programs such as the Better Buildings Challenge and residential bill comparison programs.

Responsible entity:	Town Board Town Engineering Department
Partner entities:	NYSERDA National Grid

## Town of Batavia Comprehensive Plan Update -2016

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3. Encourage renewable and distributed energy sources by removing unnecessary obstacles in municipal regulations and administrative practices and supporting educational and community activities.
  - a. Streamline permitting and revise zoning to accommodate and encourage renewable energy such as solar, wind and geo-thermal.
  - b. Partner with other organizations to implement a program to coordinate bulk purchases of solar energy equipment (e.g., Solarize model) and to inform residents and businesses of incentives and benefits of installing solar, wind or other renewable energy.
  - c. Partner with other governments, utilities and private institutions to maintain, expand and improve district energy facilities, including shared renewables and the establishment of micro-grids for resiliency in case of grid outages.

Responsible entity:	Town Board Town Engineering Department Town Building Department
Partner entities:	NYSERDA (funding) National Grid Planning Board Not-for-profit organizations

2. Work with governmental and private entities to improve and extend broadband internet service, wireless internet and other communications services to underserved areas of the Town.

Responsible entity:	Town Board Town Engineering Department
Partner entities:	NYS Public Service Commission

# TAX BASE & FISCAL ANALYSIS

### GOAL

**Provide services to residents and businesses while containing costs and minimizing impacts to taxpayers.**

### EXISTING CONDITIONS

#### OVERVIEW OF TOWN REVENUE AND EXPENDITURES

The Town of Batavia relies on a variety of revenue sources to finance the infrastructure, facilities and services that it maintains and provides to Town residents and businesses. The Town allocates funds to various departments and programs through an annual budgeting process. This section presents an overview of the expenditures and sources of funds as they relate to the priorities and recommended actions of the Comprehensive Plan.

#### TOWN BUDGET ANALYSIS

The 2016 Town Budget summarizes the Town's expenditures and revenues. The following analysis examines how much the Town expends to provide services and the sources of funds.

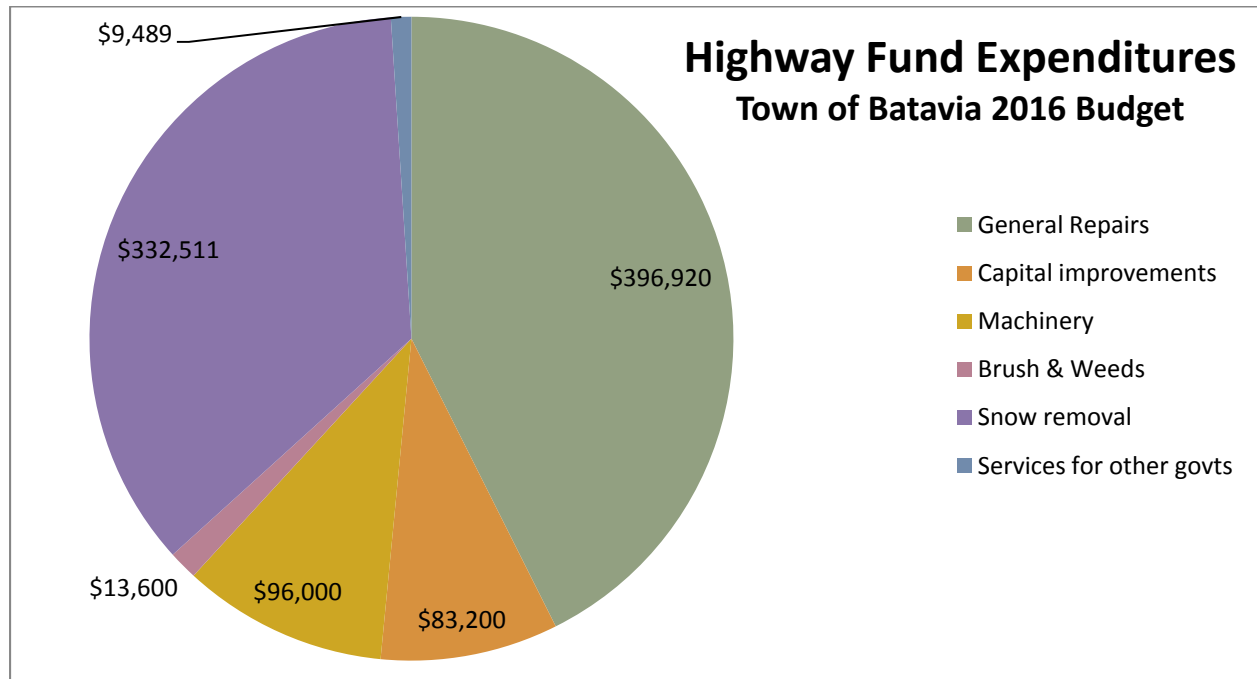
The Town's budget includes a General Fund, Highway Fund, and separate funds for the sewer and water districts. As the expenditures for sewer and water districts are paid for by the properties that directly benefit, these funds are not addressed in this analysis.

General Fund expenditures in the 2016 budget total \$3,601, 875, including \$919,990 to be transferred to the Highway Fund. Of the \$2,681,885 intended for General Fund purposes, approximately \$307,100 is offset by revenue earmarked for specific purposes, including grant funding, employee contributions toward benefits (\$34,300), permit and license fees and charges (\$50,100).

Highway Fund expenditures total \$1,044,390. The largest portion (42.6%) is for general repairs, followed by snow removal (35.7%), machinery (10.3%) and capital improvements (8.9%). Highway Fund revenue includes \$83,200 from the NYS CHIPS program, which offsets 8% of the total expenditures. Other revenue is expected from sale of equipment (\$27,000), intergovernmental services (\$14,000) and interest (\$200); these revenues are expected to defray another 3.9% of the total expenditures. The remaining funds (\$919,900) will be provided through the Town's General Fund as an Interfund Transfer.

## Town of Batavia Comprehensive Plan Update -2016

Chart 5: Highway Fund Expenditures



The Town's total expenditures for 2016 – including both General Fund and Highway Fund but excluding those that are off-set by function-specific revenue – are estimated at \$3,276,375.

- A majority of the Town's expenditures are for general government operations (\$1,267,177.) These include wages and salaries for Town personnel, maintenance of facilities, and all Town programs and activities.
- Expenditures for employee benefits total \$681,453, including \$112,670 for the Highway Department personnel and \$553,033 for all other Town employees. Employee contributions toward benefits total \$34,000.
- Transportation expenditures (excluding employee benefits) total \$1,021,230. These are offset by \$83,200 in NYS CHIPS funding, \$14,000 from other governments for services provided, \$27,000 from sale of equipment and \$200 from interest. A total of 88% of transportation expenditures must be funded by other sources.
- The budget includes \$324,574 for planning, zoning, studies and landfill. However, revenue from grants and municipal partners cover 85% of their cost.

Chart 6: General & Highway Fund Expenditures

# Town of Batavia Comprehensive Plan Update -2016

Chart 7: General & Highway Fund Expenditures

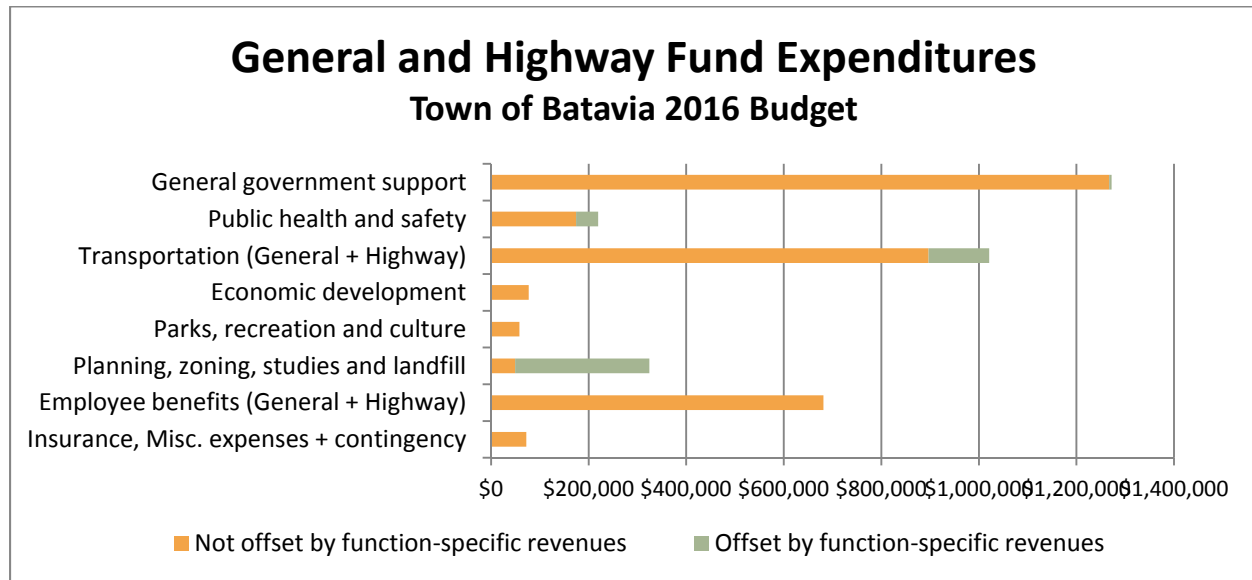
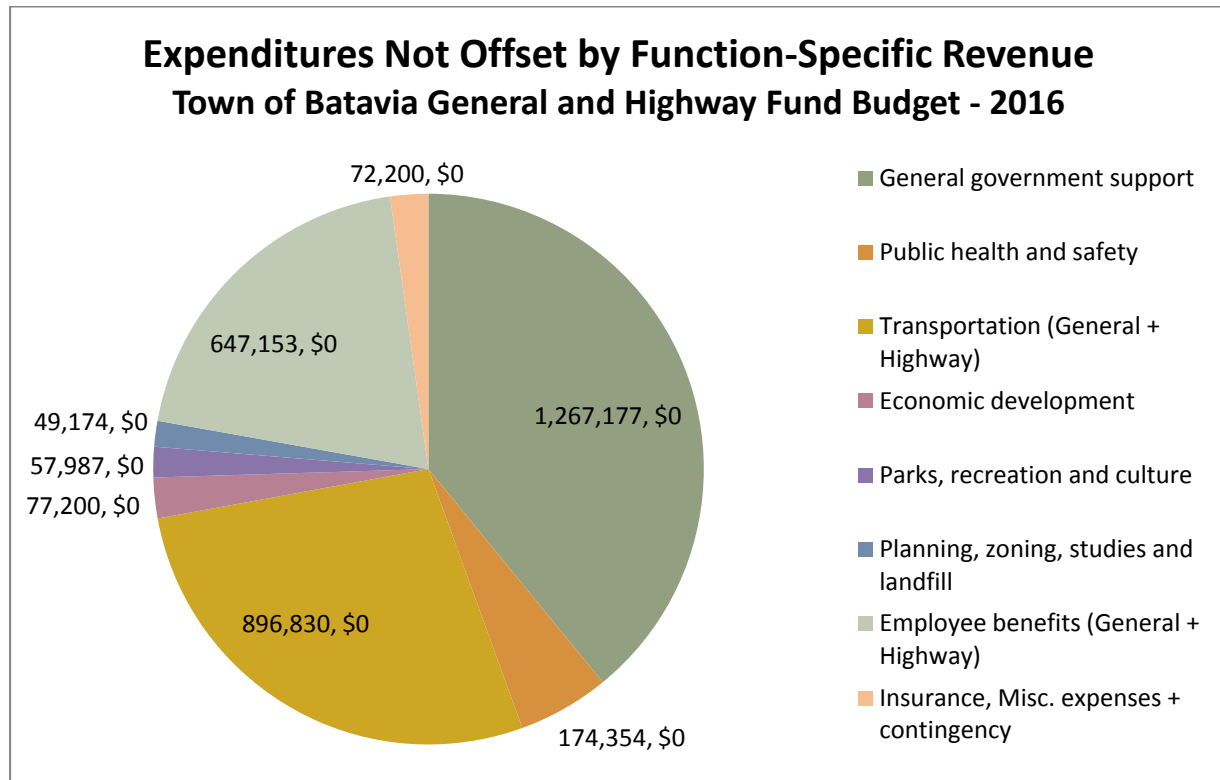


Table 6: General & Highway Fund Expenditures, 2016 Town Budget

Category	Expenditures	Offset by function-specific revenues	Not offset by function-specific revenues
General government support	1,272,177	5,000	1,267,177
Public health and safety	219,454	45,100	174,354
Transportation (General + Highway)	1,021,230	124,400	896,830
Economic development	77,200		77,200
Parks, recreation and culture	57,987		57,987
Planning, zoning, studies and landfill	324,574	275,400	49,174
Employee benefits (General + Highway)	681,453	34,300	647,153
Insurance, Misc. expenses + contingency	72,200		72,200
	3,726,275	484,200	3,242,075

## Town of Batavia Comprehensive Plan Update -2016

Chart 8: Town Expenditures



### REVENUE

Subtracting the revenue earmarked for specific programs and services, the Town needs a total of \$3,276,375 in additional revenue to support its operations for the year.

As noted above, a total of \$124,400 in State Aid, inter-municipal payments and equipment sales supports activities of the Highway Department. A total of \$309,600 in grants, permit fees, and State Aid for specific programs supports general government operations and programs. These revenue sources total 11.6% of the total expenditures in the General and Highway Funds.

# Town of Batavia Comprehensive Plan Update -2016

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## Sales Tax

Of the remaining revenue needed to support Town government operations, the largest portion (68%) is sales tax revenue. Sales tax is collected on sales of goods and services. Of the 8% sales tax collected in Genesee County, 4% goes to New York State and 4% goes to Genesee County. As specified in the Sales Tax Allocation Agreement signed by Genesee County and the City of Batavia in 2007, 16% of Genesee County's sales tax revenue is allocated to Towns outside of the City of Batavia.

### *Summary of Sales Tax Agreement*

In 2007, Genesee County and the City of Batavia signed a Sales Tax Allocation agreement to allocate the 4% sales tax collected by Genesee County (an additional 4% goes to New York State). Sales tax sharing agreements are required when county sales taxes are to be allocated between the cities and the area of the county outside of the cities on a basis other than population.

As specified in the agreement, the sales tax collected by Genesee County is allocated as follows:

50%      retained by Genesee County

16%      allocated to City of Batavia

34%      allocated to each Town in proportion to its share of the full taxable value of real property

The agreement specifies that the City of Batavia will not impose additional sales tax or pre-empt the sales tax imposed by Genesee County. This agreement will expire on February 28, 2018.



## Town of Batavia Comprehensive Plan Update -2016

The Town's 2016 budget projects sales tax revenue of \$1,850,000. This amount is 16% of the portion of sales tax revenue distributed to towns outside the City of Batavia.

The amount of sales tax available to the Town can vary based on the total amount of sales tax collected. Between 2013 and 2015, the total amount of sales tax collected in Genesee County remained stable, declining 0.3%, from \$38,057,036 to \$37,947,723. Sales tax revenue can be affected by fluctuations in gas prices, increases in internet shopping, and overall economic conditions that affect household spending.

Chart 9: County Sales Tax Collections 2013-2015

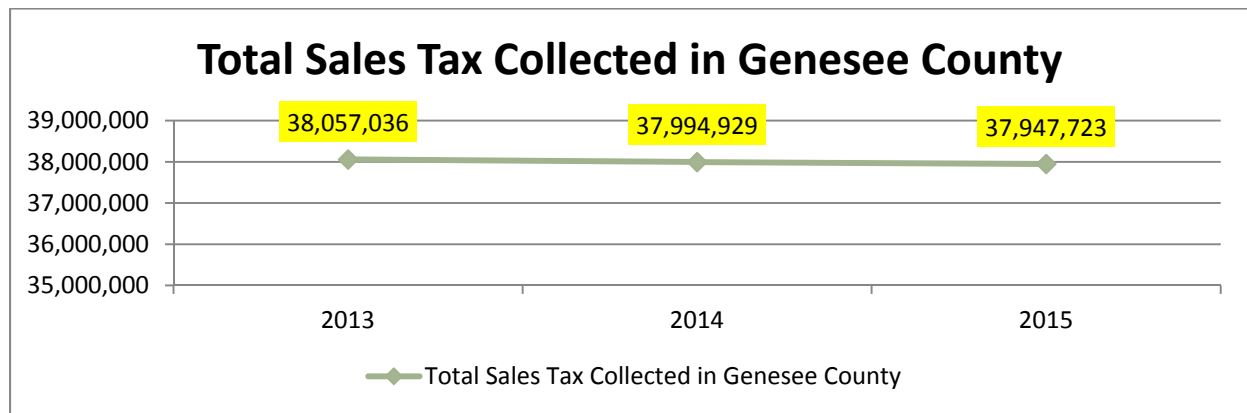
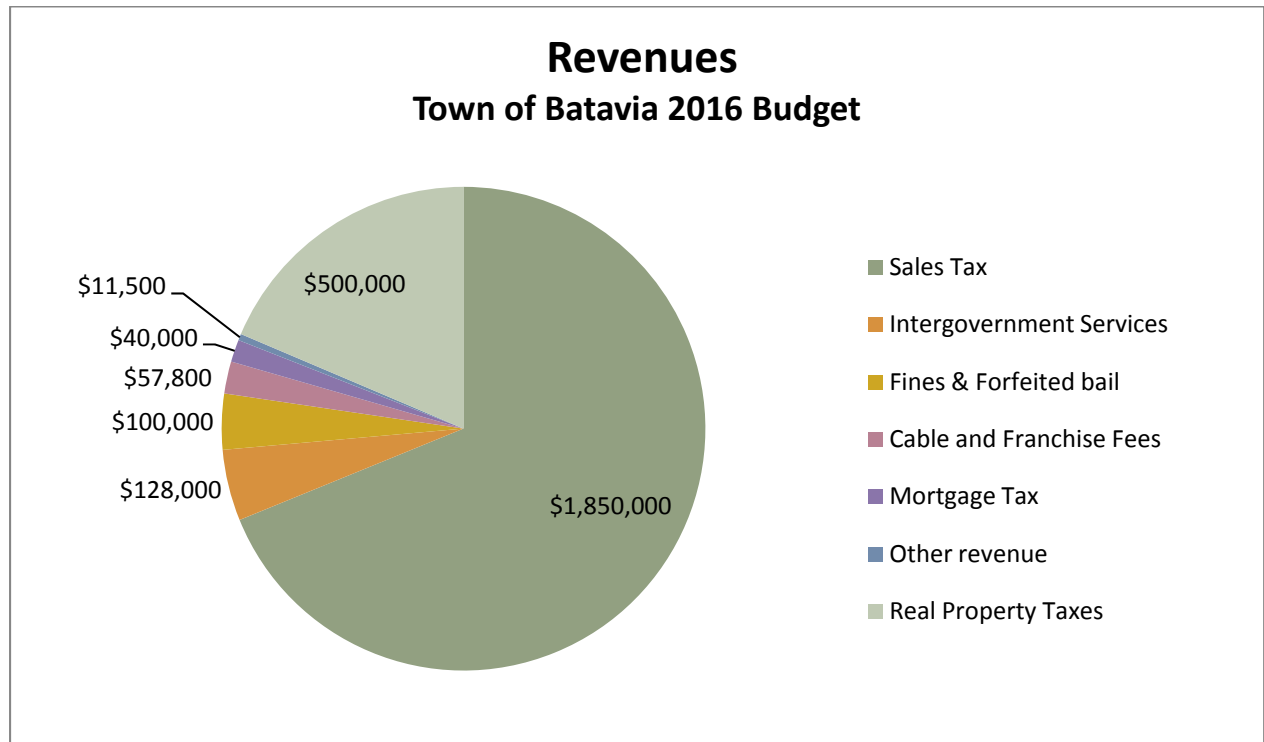


Table 7: Revenues - 2016 Town Budget

Revenue Category	Amount	% of Total
Sales Tax	1,850,000	68.8%
Intergovernment Services	128,000	4.8%
Fines & Forfeited bail	100,000	3.7%
Cable and Franchise Fees	57,800	2.2%
Mortgage Tax	40,000	1.5%
Other revenue	11,500	0.4%
Real Property Taxes	500,000	18.6%
	2,687,300	100.0%

# Town of Batavia Comprehensive Plan Update -2016

Chart 10: Revenues - Town 2016 Budget



The Town projects \$40,000 in revenue in 2016 from the Mortgage Recording Tax. This tax is imposed on the value of the property secured by the mortgage. In Genesee County the Mortgage Recording Tax Rate is 1.25%. A portion of the tax revenue is shared with Towns.

Franchise fees are paid to the Town by Time Warner Cable. The Town's budget projects revenue of \$57,800 for cable and other franchise fees. These fees are set under negotiated franchise agreements between the Town and the provider that give cable companies and other service providers the right to offer services and to use public facilities. As Time Warner Cable's current agreement with the Town is set to expire in 2018, the Town is collaborating with other municipalities to negotiate favorable terms

## Analysis of Tax Base

For 2016, the Town of Batavia will raise \$500,000 from real property taxes. Property taxes are collected from owners of property located in the Town based on the taxable assessed value of the property.<sup>6</sup> As property taxes – as well as the amount of sales tax allocated to the Town -- is directly related to the assessed value of property in the

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<sup>6</sup> Special district taxes are collected in addition to regular property taxes to fund activities that benefit only those properties located within the district. In the Town of Batavia these include water, sewer and fire districts.

## Town of Batavia Comprehensive Plan Update -2016

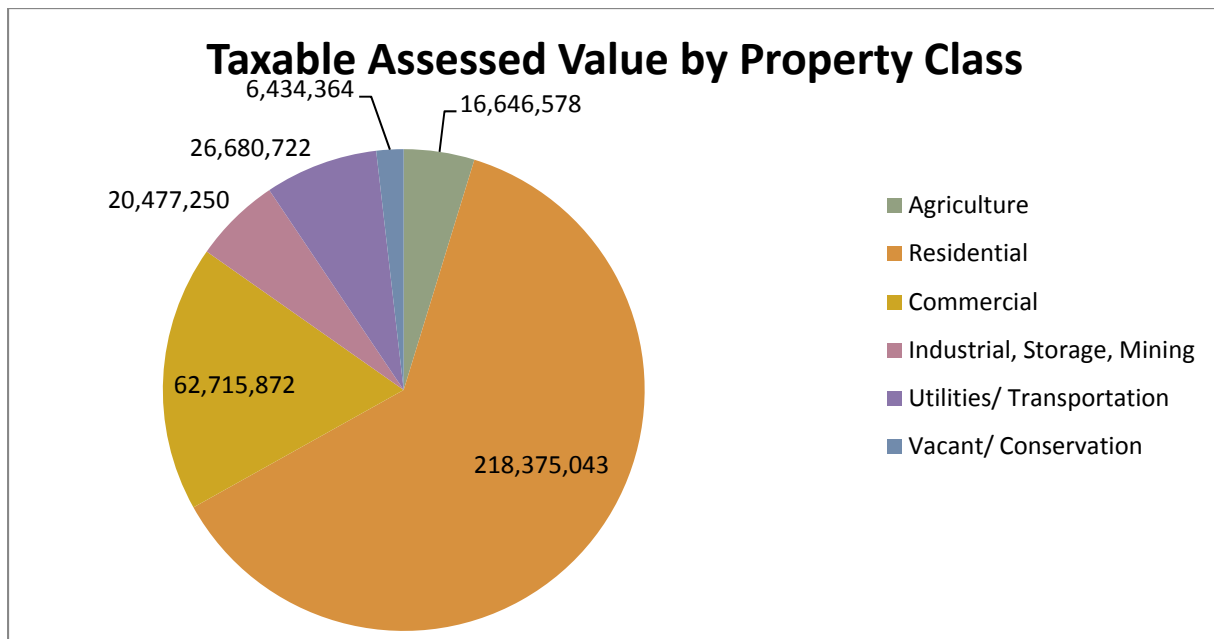
Town, it is important to understand how land is assessed and how much of the total assessment is taxable by the Town.

The Taxable Assessed Value of a parcel is based on its assessed value minus any property tax exemptions. In the Town of Batavia, most (62.2%) of the taxable assessment is from residential properties, with 17.9% from commercial, 5.8% from industrial/ storage/ mining and 7.6% from utilities and transportation.

Table 8: Taxable Assessed Value by Property Class

Property Class Category	Total Taxable Assessed Value	% of Total
Agriculture	16,646,578	4.7%
Residential	218,375,043	62.2%
Commercial	62,715,872	17.9%
Industrial, Storage, Mining	20,477,250	5.8%
Utilities/ Transportation	26,680,722	7.6%
Vacant/ Conservation	6,434,364	1.8%
	351,329,829	100.0%

Chart 11 : Taxable Assessed Value by Property Class



# Town of Batavia Comprehensive Plan Update -2016

## ISSUES AND OPPORTUNITIES

### PROJECTED COSTS AND REVENUE FROM FUTURE BUILD-OUT

Development in the Town results in both costs and revenues that impact the Town's budget. This section analyzes the fiscal impact of various types of development.

#### REVENUES

As most of the Town's revenue is derived from on the assessed value of property (<sup>7</sup>), new development with high taxable value offers the greatest potential for revenue. In 2015, 65 properties had taxable assessment over \$500,000. Of these,

# parcels	total taxable assessment	average taxable assessment		
<b>145</b>	<b>\$119,574,020</b>	<b>\$824,648</b>	<b>total with average &gt; \$250,000</b>	<b>100.0%</b>
32	\$42,461,523	\$1,326,923	Retail/ services/ restaurant	35.5%
<b>32</b>	<b>\$18,878,997</b>	<b>\$589,969</b>	railroad/ utilities	15.8%
16	\$15,867,600	\$991,725	hotel/ motel/ living accommodations	13.3%
14	\$11,129,000	\$794,929	Industrial/ manufacturing	9.3%
23	\$10,914,230	\$474,532	warehouse/ distribution	9.1%
9	\$9,488,250	\$1,054,250	mobile home park	7.9%
6	\$5,814,120	\$969,020	bank/ offices	4.9%
13	\$5,020,300	\$386,177	agriculture	4.2%
145	\$119,574,020			

#### TOWN EXPENDITURES BY PROPERTY TYPE

In general, residential development results in higher public service costs than agriculture or commercial and industrial development. These costs are related to demands for services such as parks and recreation, road maintenance and public safety. Development patterns that are more compact generally result in lower public cost than large-lot subdivisions that require more land and road-miles to service.

<sup>7</sup> Both property taxes assessed by the Town and the allocation of County sales tax revenue are based on the taxable assessment of property in the Town.

# Town of Batavia Comprehensive Plan Update -2016

## RECOMMENDATIONS OF RECENT PLANS AND STUDIES

In 2012, the NYS Office of the State Comptroller conducted a study of shared service agreements among the Town of Batavia and neighboring municipalities. The study's intent was to determine whether shared services resulted in lower costs to the participating municipalities.

The study found that during 2010 and 2011, the Town shared services 75 instances with 12 different local governments. During 2010, the Town saved \$4,600 by borrowing manpower and equipment from other municipalities, and the other municipalities saved \$26,800 by borrowing manpower and equipment from the Town. During 2011, the Town saved approximately \$93,300 while the other entities saved \$11,200.

For example, in November 2010, the Town borrowed an excavator from a neighboring town for six work days. Based on the State contract price, the Town would have paid \$3,600 had the shared service agreement not been in place. The Town also borrowed a paver from the County for two days in October 2011. Based on the State contract price, it would have cost the Town \$1,875 per day, had this shared the Highway Shared Services Town of Batavia's intermunicipal service agreement not been in place. While these savings demonstrate individual local government savings, there could be even greater long term savings because the number of pieces of equipment purchased regionally may be reduced.

As a result of the study, the Town agreed to periodically quantify the financial benefits of its highway shared services agreements to ensure that they continue to be cost-beneficial.

## RECOMMENDED ACTIONS

1. Continue to emphasize land use development policies that encourage additional commercial and industrial development that contribute positively to the Town's fiscal health.

Responsible entity:	Town Board
Partner entities:	Planning Board Engineering Department

2. Obtain grant funding to reduce the cost to taxpayers for infrastructure, recreation, housing rehabilitation and other services and facilities.

Responsible entity:	Town Board
Partner entities:	NYS agencies (funding)

3. Cooperate with other governments to address municipal needs on a cost-effective manner.

Responsible entity:	Town Board
Partner entities:	Genesee County, municipalities