

# TOWN OF BATAVIA



**COMPREHENSIVE PLAN**  
GENESEE COUNTY, NEW YORK • APRIL 2017

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## TABLE OF CONTENTS

<b>1. Introduction .....</b>	<b>1</b>
Process .....	1
Vision Statement .....	2
<b>2. Land Use .....</b>	<b>3</b>
Introduction .....	3
Goals.....	3
Regional Orientation .....	3
Existing Land Use .....	4
Relevant Plans, Programs and Regulations .....	6
Development Opportunities and Constraints .....	7
Opportunities .....	7
Constraints.....	8
Future Land Use Plan Map .....	8
Future Land Use Categories .....	9
Projected Land Use and Build-Out Analysis .....	15
Infrastructure Plan.....	16
Recreation and Open Space Plan.....	17
Relation to Smart Growth and Zoning.....	17
Zoning Implications .....	17
Integration with Green Genesee/ Smart Genesee.....	18
Recommended Actions .....	19
2007 Comprehensive Plan Recommendations and Current Status .....	19
Recommended Actions to Implement Green Genesee Action Plan .....	20
<b>3. Natural Resources and Environmental Protection .....</b>	<b>30</b>
Introduction .....	30
Goals.....	31
Current Conditions and Key Issues .....	31
Natural Features.....	31
Watercourses and Drainage Basins.....	32
Wetlands.....	36
Groundwater .....	37
Soils .....	37
Woodlands.....	38
Protected Land .....	39
Open Space, Visual Resources and Viewscapes .....	39
Green Genesee Road Map/ Town of Batavia Green Action Plan.....	41

# Town of Batavia Comprehensive Plan

---

Genesee County Multi-Jurisdictional All-Hazard Mitigation Plan .....	44
Genesee & Wyoming Counties Joint Flood Mitigation Plan (August 2003) .....	45
Tools and Techniques .....	47
Stormwater Management/ Erosion and Sedimentation Control .....	47
Zoning Approaches .....	48
Recommended Actions .....	49
2007 Comprehensive Plan Recommendations and Current Status .....	49
Recommended Actions to implement Green Genesee Action Plan .....	49
Recommended Actions to Address Flood Hazards .....	51
<b>4.    Parks and Recreation.....</b>	<b>56</b>
Introduction .....	56
Goals.....	56
Existing Conditions .....	56
Town Parks .....	56
Private Recreation Areas .....	56
Issues and Opportunities.....	57
Nature-Oriented Recreation.....	57
Ellicott Trail .....	57
Great Lakes Motorsports Park.....	57
Fairgrounds Improvements .....	58
Collaboration with Genesee County, Schools and Private Entities .....	58
Tools and Techniques .....	59
Grant Programs .....	59
Recommendations of Recent Plans and Studies.....	59
Batavia Town Park Master Plan (2010) .....	59
Athletic Fields Study (2009).....	60
Genesee-Finger Lakes Regional Blueway Analysis .....	60
Recommended Actions .....	60
2007 Comprehensive Plan Recommendations and Current Status .....	60
Recommended Actions To Implement Green Genesee Action Plan.....	61
<b>5.    Agriculture and Farmland .....</b>	<b>63</b>
Introduction .....	63
Goals.....	63
Current Conditions .....	63
Agricultural Land Resources .....	63
Economic Value of Agriculture .....	65
Relevant Plans and Programs.....	66
Agricultural District Program .....	66
Genesee County Agricultural & Farmland Protection Plan/ Agricultural & Farmland Protection Board.....	67
Relevant Agencies and Organizations .....	68

# Town of Batavia Comprehensive Plan

---

Recent Initiatives .....	68
Issues and Opportunities.....	68
Land to be Protected .....	69
Issues Relating to Farmland Retention .....	69
Issues Relating to Agriculture as a Business .....	71
Tools and Techniques .....	74
Land Conservation Through Conservation Easements .....	74
Zoning and Subdivision Regulations.....	74
Infrastructure Management .....	76
Tax Relief Programs.....	76
Local “Right to Farm” Law .....	77
Recommended Actions .....	77
2007 Comprehensive Plan Recommendations and Current Status .....	77
Recommended Actions to implement Green Genesee Action Plan .....	79
Recommended Actions to Implement the 2011 Agricultural & Farmland Protection Plan.....	79
<b>6.    Housing &amp; Residential Neighborhoods.....</b>	<b>83</b>
Introduction .....	83
Goals.....	83
Current Conditions and Key Issues .....	83
Population .....	83
Households .....	84
Housing Types and Tenure .....	86
Age of Housing .....	89
Projected Housing Demand and Impacts .....	91
Relevant Plans, Programs and Regulations .....	92
Issues and Opportunities.....	95
Housing Market Analysis –“Envision Tomorrow” Balanced Housing Model .....	95
Fiscal Impact of Growth .....	96
Recommended Actions .....	96
2007 Comprehensive Plan Recommendations and Current Status .....	96
Recommended Actions of Recent Plans and Studies.....	97
<b>7.    Business &amp; Economic Development .....</b>	<b>98</b>
Introduction .....	98
Goals.....	98
Current Conditions and Key Issues .....	98
Income and Employment of Town Residents .....	98
Commercial Development Locations .....	100
Regional Retail .....	100
Lodging and Commercial Recreation .....	103
Industrial Development .....	106
Wholesale / Distribution .....	110

# Town of Batavia Comprehensive Plan

---

Office/ Medical Services .....	110
Programs and Organizations.....	111
Genesee County Economic Development Center .....	111
Issues and Opportunities.....	112
Green Genesee Road Map/ Town of Batavia Green Action Plan.....	114
Genesee County, NY Tourism Marketing Plan 2015 .....	114
Genesee County Comprehensive Plan Economic Development Monitoring Report .....	114
Genesee County Revitalization Strategy (2015) .....	115
Batavia Community Improvement Plan (Clue Group, 2005).....	115
Batavia Opportunity Area: Market Report, W-ZHA, LLC, 2013 .....	116
Recommended Actions .....	118
2007 Comprehensive Plan Recommendations and Current Status .....	118
Recommended Actions to Implement Green Genesee Action Plan .....	118
Recommended Actions to Implement Green Action Plan Strategies .....	119
<b>8. Transportation and Utilities.....</b>	<b>120</b>
Introduction .....	120
Goals.....	120
Existing Conditions .....	120
Roads .....	120
Utilities.....	124
Recommendations of Recent Plans and Studies.....	133
Recommended Actions to Implement the Central Corridor Plan (CCP) and the Industrial Access Study (IAS) .....	133
Genesee Community College – Batavia Loop Trail.....	134
Regional Freight Movement Study (2012).....	137
Regional Rights-of-Way Preservation Action Plan—Abandoned Railroads .....	137
Recommended Actions .....	140
2007 Comprehensive Plan Recommendations and Current Status .....	140
Recommended Actions to Implement Green Genesee Action Plan .....	142
<b>9. Tax Base &amp; Fiscal Analysis.....</b>	<b>148</b>
Introduction .....	148
Goals.....	148
Existing Conditions .....	148
Overview of Town Revenue and Expenditures.....	148
Issues and Opportunities.....	156
Projected Costs and Revenue from Future Build-out .....	156
Collaboration/Cooperation With Other Municipalities.....	157
Fiscal Impact of Future Build-Out Scenario.....	157
Summary of Town Expenditures.....	158
Summary of Revenues.....	159
Impact of Future Development Scenarios on Tax Base.....	159



# Town of Batavia Comprehensive Plan

---

Fiscal Impact Analysis Methodology .....	162
Allocation of Projected Costs .....	163
Projected Revenues .....	166
Next Steps .....	167
Recommended Actions .....	168
<b>10. Implementation .....</b>	<b>169</b>
Summary of Recommended Actions .....	169

# Town of Batavia Comprehensive Plan

---

## LIST OF MAPS

Map 1: Regional Setting.....	22
Map 2: Existing Land Use by Parcel.....	23
Map 3: Existing Zoning Districts .....	24
Map 4: Agricultural Districts & Smart Growth Development Areas.....	25
Map 5: Future Land Use Plan Map.....	26
Map 6: Projected Buildout.....	27
Map 7: “Townville” Concept Sketch.....	28
Map 8: Streams & Watersheds .....	52
Map 9: Wetlands & Flood Zones .....	53
Map 10: Aquifers.....	54
Map 11: Soil Limitations for Development .....	55
Map 12: Active Farmland by Soil Classification .....	82
Map 13: Potential Future Roads & Trails .....	147

## LIST OF TABLES

Table 1: Land Use (2014) .....	4
Table 2: Growth Projections by 2030.....	16
Table 3: Watersheds in the Town of Batavia .....	33
Table 4: Agricultural Classification of Soils – Town of Batavia.....	64
Table 5: Value of Sales by Commodity Group: Genesee County, 2012 .....	65
Table 6: Actively Farmed Land by Soil Suitability .....	69
Table 7: Population, Genesee County, City of Batavia, and Town of Batavia, 1960-2013.....	83
Table 8: Household Type, 2013 .....	85
Table 9: Residential Subdivisions .....	87
Table 10: Manufactured Home Parks .....	88
Table 11: New Housing by Year .....	89
Table 12: Hotel Rooms.....	105
Table 13: County Highways .....	121
Table 14: NY State Highway Bridge Data: April 30, 2015 .....	122
Table 15: General & Highway Fund Expenditures, 2016 Town Budget .....	150
Table 16: Revenues - 2016 Town Budget .....	153
Table 17: Taxable Assessed Value by Property Class .....	155
Table 18: Taxable Assessment of High Value (>\$250,000) Parcels .....	156
Table 19: 2016 Town of Batavia Expenditures .....	158
Table 20: Taxable Assessment by Land Use Category - 2015 .....	159

# Town of Batavia Comprehensive Plan

---

Table 21: Fiscal Impact Considerations by Development Type: Residential, Retail, Industrial/Warehouse/Office and Medical Offices .....	160
Table 22: Projected Increase in Town Expenditures Resulting from Development of Future Build-Out Scenario .....	163
Table 23: Allocation of Non-Transportation Expenditures to Land Use Types.....	164
Table 24: Allocation of Projected Transportation Expenditures to Land Use Types.....	165
Table 25: Projected Expenditures by Land Use Type .....	166
Table 26: Average Revenue from Residential and Commercial/ Industrial Development - 2016	167

## LIST OF FIGURES

Figure 1: Land Use by Parcel Classification .....	5
Figure 2: Soil Associations Map .....	38
Figure 4. Population by Municipality, 1960 - 2013 .....	84
Figure 5: Household Type for Genesee County, the Town of Batavia, and the City of Batavia, 2013 .....	86
Figure 6: Value of Owner-Occupied Housing Units for Genesee County and the Town of Batavia, 2013 .....	90
Figure 7: Monthly Contract Rent (for those paying cash rent) for Genesee County and the Town of Batavia, 2013 .....	91
Figure 8: Employment by Industry for Genesee County and the Town, 2013 .....	99
Figure 9: City/ County Shares of Population & Retail/ Eat-Drink Sales .....	102
Figure 10: Retail Employment Concentration - Town and City of Batavia, 2010 .....	103
Figure 11: Med Tech Promotion - GCEDC website.....	108
Figure 12: Town of Batavia Water Service Areas .....	128
Figure 13: Town of Batavia Sanitary Sewer Service .....	130
Figure 14: Batavia Loop Trail .....	136
Figure 15: Highway Fund Expenditures .....	149
Figure 16: General & Highway Fund Expenditures .....	150
Figure 17: Town Expenditures.....	151
Figure 18: County Sales Tax Collections 2013-2015.....	153
Figure 19: Revenues - Town 2016 Budget .....	154
Figure 20: Taxable Assessed Value by Property Class.....	155

## LIST OF APPENDICES

Appendix A: Town of Batavia Green Action Plan

Appendix B: Energy Conservation Strategy

Appendix C: Zoning Recommendations

- Conservation and Stream Corridor Overlay Regulations and Map
- Electric Vehicle Charging Stations
- Suburban Mixed Use, Village/Hamlet Center and Neighborhood District Form-based Codes

Appendix D: NYS Department of Environmental Conservation Priority Waterbody List

Appendix E: Envision Tomorrow Balanced Housing Model Summary Report



## 1. INTRODUCTION

### PROCESS

In 2009, the Town of Batavia adopted a Comprehensive Plan Update following extensive public engagement and outreach to various stakeholders. Since then, the Town has completed several plans and undertaken initiatives relating to transportation, economic development, agriculture, recreation and natural resources. This Comprehensive Plan incorporates the key findings and recommendations of these recent plans into a single document that will guide Town decisions over the next 15-20 years.

The following list identifies the plans and studies that were incorporated into this Comprehensive Plan Update and the Chapter of the Plan that summarizes their findings and recommendations. Each of these plans involved extensive public and stakeholder engagement and reflect the Town's policy at the time they were completed. Additional detail about the resources and issues addressed in these studies can be found in the original documents, which are available on the Town's website. ([www.townofbatavia.com](http://www.townofbatavia.com).)

<u>Plan/ Study</u>	<u>Chapter</u>
Green Genesee/ Smart Genesee Green Action Plan (2016)	3. Natural Resources & Environmental Protection; Parks & Recreation; Economic Development
Batavia Town Park Master Plan	4. Parks & Recreation
Town of Batavia Agricultural & Farmland Protection Plan (2011)	5. Farmland & Agriculture
Genesee County Central Corridor Plan	8. Transportation & Utilities
Green Genesee/ Smart Genesee Town of Batavia Energy Conservation Strategy	8. Transportation & Utilities

In addition, several recent regional and local development projects and proposals led the Town to revisit the land use projections and policies included in the current Comprehensive Plan. Most prominently, the proposed STAMP development in the Town of Alabama has the potential to create up to 9,000 jobs, increasing demand for housing and opportunities for business development. In order to better inform decisions relating to land use and development, this Comprehensive Plan Update includes additional analysis of the Town's budget and tax base and analyzes the potential impacts on the Town's budget of a realistic future land use scenario. The

# Town of Batavia Comprehensive Plan

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Comprehensive Plan Update represents a collaboration among the Town's elected officials, staff, Planning Board, and residents. The Town retained the consulting team of CC Environment & Planning, LaBella Associates and Ingalls Planning & Design to facilitate the process and prepare the document for public review and adoption.

Opportunities for the public to review proposed updates to the Comprehensive Plan were provided via comment cards at polling places during the 2016 Presidential election and a public informational workshop and interim hearing in December 2016. A final public review period and public hearing will be held in March/April 2017. The majority of the comments received to date were unrelated to the Comprehensive Plan. Comments relevant to the plan included both support and concern for the concept sketch illustrating proposed form-based code and support and concern regarding protecting natural areas from development.

## VISION STATEMENT

### OUR VISION

Batavia, New York is a creative, diverse, and vibrant community offering rural charm, a regional business hub, and high quality of life for all ages. With a focus on smart growth, agri-business, future technologies, safety, stewardship, and municipal services, the Town of Batavia is a place where people want to work, play, and most importantly, to call home.

### Rural

We are rich in natural resources, – our fields, forests, and streams - contribute to our rural character, recreational opportunities, and high quality of life. We safeguard our environment with investment in land use planning and responsible stewardship of our natural resources.

### Regional

Located in between Buffalo and Rochester and surrounding the City of Batavia, we are a regional hub for business and commerce. We work closely with residents, business owners, and regional economic development entities to help facilitate prudent development decisions guided by smart growth and what is best for our community.

### Resilient

Our focus is on the people who live here, work here, and visit our Town. We provide municipal services that support people of all ages. Safety, education, employment, and participation ensure we make decisions that reflect innovative and fiscally sound leadership. This means resilience in our environment, our economy, and our community.

This comp plan update is designed to help us achieve our vision. The following sections from land use through tax base and fiscal analysis provide background information, describes key issues, and outlines priority recommendations to guide us toward the regional, rural, and resilient community we want to be. An implementation summary is provided in Chapter 10: Implementation.

## 2. LAND USE

### INTRODUCTION

The Land Use Plan for the Town of Batavia aims to protect sensitive natural resources, guide more intensive development to areas with infrastructure and access to transportation and services, and balance demands for land conservation, agriculture, housing, recreation and economic development. This chapter describes the current uses of land in the Town and evaluates the Town's capacity to accommodate additional development. (See Chapter 9: Tax Base & Fiscal Analysis for an analysis of the costs and benefits of various types of development.) The chapters to follow offer more detailed analysis of each component of the Town's land use (i.e., natural resources, farmland, residential and business development, parks and government facilities.) As a policy document, Map 5: Future Land Use Plan guides Town decisions relating to zoning as well as investments in infrastructure and government services.

### GOALS

- A. Balance natural, agricultural and rural landscapes with residential, commercial, industrial, institutional development.
- B. Accommodate new development to meet demand, while protecting the Town's natural resources, rural character and agricultural land base.
- C. Maintain and enhance existing neighborhoods.
- D. Create new places that are in harmony with the natural environment.
- E. Promote compact, mixed use development that promotes walking and reduces the need for vehicular travel.

### REGIONAL ORIENTATION

The Town of Batavia is located in central Genesee County, New York (see Map 1: Regional Setting) and completely surrounds the City of Batavia. The City of Batavia and adjacent land in the Town form a regionally significant hub for population, commerce, industry, health care and government services.

The New York State Thruway provides access to the cities of Buffalo, located 35 miles to the west, and Rochester, located 35 miles to the east. Thruway Exit 48 is located in the Town of Batavia immediately north of the City of Batavia.

Tonawanda Creek flows through the Town from the southern boundary, through the City and

## Town of Batavia Comprehensive Plan

westerly through the western part of the Town. In addition to providing drinking water for City and Town residents, Tonawanda Creek is a significant ecological, recreational and aesthetic asset to the Town.

### EXISTING LAND USE

Existing land uses, based on 2014 tax parcel records, are depicted on Map 2: Existing Land Use by Parcel. The map depicts the primary use of each parcel of land in the Town, based on the Assessor's classification and aerial photographs. The following table and Figure 1 summarize the number and percentage of parcels and acres for current land uses.

**Table 1: Land Use (2014)**

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

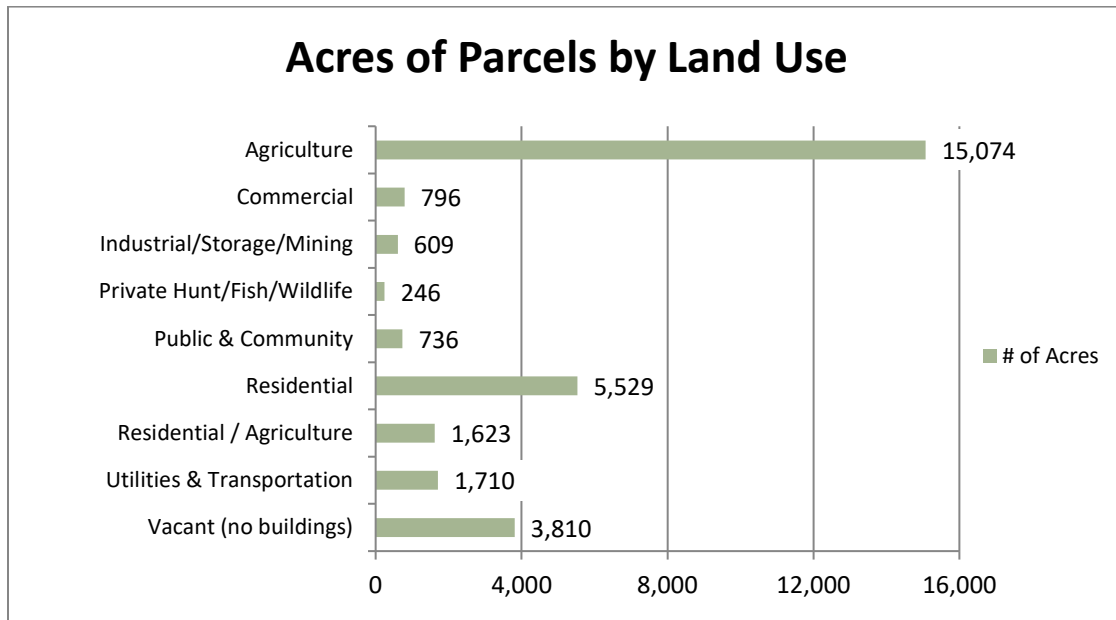
Note: 2014 land use based on the Assessor's Property Classification. Land use verified or updated based on analysis of aerial imagery.

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



# Town of Batavia Comprehensive Plan

Figure 1: Land Use by Parcel Classification



SOURCE: Real Property Tax data provided by Genesee County

Of the land in parcels, one-half (15,074 acres) is used in agricultural production. Agricultural uses include large-scale vegetable, grain and dairy farms, as well as small and part-time farms. Additional information is provided in the Farmland and Agriculture chapter.

Approximately 18% of the Town's land area is devoted to residential uses. The Town has an extensive variety of residential development, including recent subdivisions, manufactured home parks, farm houses, scattered rural residences and hamlet residences. Additional information is provided in the Housing and Residential Development chapter.

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

Industrial, storage and mining facilities occupy two percent of the Town's land area in parcels (609 acres). Major facilities include:

- Manufacturing operations along Oak Orchard Road and East Saile Drive;
- Food processing operations within the AgPark southeast of the City;
- Medical manufacturing in the MedTech business park;

## Town of Batavia Comprehensive Plan

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- A large mining operation southeast of the City of Batavia; and
- A concrete forms plant in the hamlet of East Pembroke.

Additional information about commercial and industrial development is provided in the Economic Development chapter.

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

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

Lastly, 13 percent of the Town's land area in parcels (3,810 acres) is classified as vacant. Many of the parcels classified as vacant contain State or Federally-regulated wetlands as well as areas that are subject to flooding. Other vacant lands found throughout the Town are forested or maintained as open space in residential neighborhoods. Additional information is included in the Natural Resources and Environmental Protection chapter.

### RELEVANT PLANS, PROGRAMS AND REGULATIONS

The regulation of land use is primarily a local government responsibility authorized by New York State laws. Town zoning regulations specify the types of land uses that may be developed in districts designated by the Town, as well as lot sizes, building setbacks and other requirements. The Town's Subdivision Regulations set the process and standards for land to be divided into one or more lots. The Town's Design Specifications and Construction Standards offer specific guidelines and requirements for the construction of infrastructure such as roads, sidewalks, and stormwater drainage facilities. Map 3: Existing Zoning District depicts the current zoning districts.

By managing hookups to the County water system, the Genesee County Smart Growth Plan guides more intensive land use to those areas that are already served by public utilities and are outside of sensitive natural areas and agricultural districts. Map 4: Agricultural Districts and Smart Growth Development Areas depicts those areas where hookups to the County water system would be permitted without additional review.

The NYS Agricultural District program affects local zoning and infrastructure policies. (See Chapter 5: Farmland & Agriculture for more information.) Agricultural Districts, delineated by Genesee

# Town of Batavia Comprehensive Plan

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County and certified by New York State, are depicted in Map 4: Agricultural Districts and Smart Growth Development Areas.

By mapping key environmental assets, the Green Genesee-Smart Genesee project, a cooperative planning project led by New York Green, Inc. (NYG), Genesee County, the Towns of Batavia, Oakfield and Alabama and the Village of Oakfield, provides a framework for this comprehensive plan to guide development away from sensitive natural areas. The Asset Cores and Ecological Networks are shown in Map 5: Future Land Use Plan map and described in the Natural Resources chapter.

As part of the Green Genesee/ Smart Genesee planning process, model “form-based code” regulations were prepared and adapted for application in the Town of Batavia. Form-based codes refer to a type of zoning regulation in which the design and layout of new development is specified with less emphasis on the type of use. Locations where these codes may be appropriate are delineated in the Future Land Use Plan map as “Potential Mixed Use with Design Guidelines.” (See Appendix C: Recommended Zoning.) For an illustration of how these codes would apply to a hypothetical development project, see Map 7: “Townville” Sketch at the end of this Chapter.

## DEVELOPMENT OPPORTUNITIES AND CONSTRAINTS

The following narrative summarizes the opportunities and constraints related to land use. More detailed information is provided in the following chapters.

### OPPORTUNITIES

The Town of Batavia has many assets that would help to attract the type of development that is desired in the Town. The Town’s location -- near the City of Batavia and major transportation routes to Buffalo, Rochester and their surrounding metropolitan areas -- is attractive for residential and commercial/ industrial development.

Areas in the Town that are served by public water and sewer can accommodate a wide range of residential, commercial, industrial and institutional development. These areas have considerable potential for new development. As depicted in Map 2: Existing Land Use by Parcel, such land is located:

- Along both sides of Lewiston Road south of the Thruway;
- East of City, along College Road south of GCC;
- East of City, between Stringham Drive and City boundary;
- East of City, south of Clinton Street near Stafford Town boundary;
- Undeveloped land where water service only is available is located;
- West of City, area bounded by Woodland Drive, Pearl Street Road, Lovers Lane Road, and South Main Street Road;
- Gateway Industrial Park (1 & 2); and

# Town of Batavia Comprehensive Plan

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- North of Thruway along west side of NYS Route 98.

Figures 12 and 13 in Chapter 8: Transportation & Utilities depicts those areas that are currently served by public water and sewer.

## CONSTRAINTS

While the presence of streams, wetlands, flood hazard zones and wooded areas benefit wildlife and the natural environment, they constrain development in many areas of the Town (see Map 9: Wetlands and Flood Zones and Map 11: Soils Limitations for Development in Chapter 3: Natural Resources . Development in and near these resources should be designed to avoid or mitigate environmental impacts.

Tonawanda Creek and the Tonawanda Aquifer are sources of drinking water for the City and Town of Batavia (see Map 8: Streams and Watersheds and Map 10: Aquifers). To discourage land uses that could impact the aquifer, the Town has designated a Wellhead Protection zone has been designated and incorporated certain limitations on land use (i.e., prohibition on landfills and junkyards) into the Town’s zoning regulations (see Map 3: Existing Zoning Districts.)

Extensive areas of high quality agricultural land support both large and small farms as well as numerous businesses and industries that contribute to the regional agricultural economy. As good farmland is typically level and well drained, it is attractive for development. The Town’s goal is to balance development with continued agricultural production and natural resource protection. In addition, State, County and Town policies aim to reduce development pressure on farmland by managing public water and sewer.

Land within County Agricultural Districts is intended to be utilized primarily for agriculture. The State Agricultural Districts law discourages hookups to new water lines in areas within Agricultural Districts. In addition, Genesee County’s Smart Growth Plan includes provisions to limit hookups into the County’s water system for properties outside of Development Areas.

The Town’s closed landfill, located on the north side of Harloff Road, will not be available for development until the environmental remediation is complete.

## FUTURE LAND USE PLAN MAP

Map 5: Future Land Use Plan presents the Town’s “vision” for use of land within its borders. It delineates distinct areas within the Town and recommends ways to ensure the most appropriate land uses for each area, consistent with the goals of the Comprehensive Plan. Although many of the Future Land Use Plan categories have names similar to those of Town Zoning District, their descriptions represent general policies. In contract, Zoning District boundaries, permitted uses and other district regulations are part of Town Code and legally enforceable.



# Town of Batavia Comprehensive Plan

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The Future Land Use Plan Map and the category descriptions below specify the type and extent of land uses that would be suitable in various areas of the Town. It is intended as a guide to future development and for the revision of the Town's zoning regulations and zoning map.

## FUTURE LAND USE CATEGORIES

Map 5: Future Land Use Plan Map delineates the following categories of land use:

- Agricultural/ Residential
- Agricultural Production
- Residential
- Higher Density Residential
- Hamlet Residential
- Planned Residential
- Commercial
- Industrial
- Hamlet Commercial
- Planned Business
- Business/ Industrial
- Planned Mixed Us
- Public/ Community Services
- Transportation/ Utilities
- Conservation/ Outdoor Recreation

The following narrative describes the location and existing uses within each of the future land use categories, the issues affecting these areas, the relation of the future land use areas to existing zoning districts, and recommendations for zoning changes and other actions.

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### AGRICULTURAL/ RESIDENTIAL

More than one-half of the land area in the Town is designated for future Agricultural/ Residential uses. These areas include most of the Town's productive farmland.

Suitable uses include agriculture and farm-related business uses. Residential development is suitable in these areas provided that it is designed to minimize potential conflicts with agricultural uses. Minimum lot sizes of 20,000 (0.46 acre) square feet or more (16,000 square feet where public water is available) would be suitable for residential development.

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### AGRICULTURAL PRODUCTION

Areas designated for Agricultural Production include large areas of contiguous, high quality farmland. These areas represent the Town's highest priority locations for continued agricultural production and farmland protection incentives.

# Town of Batavia Comprehensive Plan

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## RESIDENTIAL

The development of single- and two-family residential dwellings is encouraged to continue in and adjacent to areas that are already developed into residential subdivisions. Areas identified for continued and/or future single-family residential development include:

- Land between South Main Street Road and Pearl Street Road, including Meadowbrook Estates and Woodland Drive developments and future expansions and land along Lovers Lane Road.
- Land north of Clinton Street Road, including the Stringham subdivision and potential future expansion.
- Land along State Street Road, including the Bennett Heights subdivision and potential future expansion.

## DEVELOPMENT IN AREAS DESIGNATED

Single-Family Residential is envisioned to occur on lots with a minimum size of 20,000 sq. ft., with the potential to modify lot size to accommodate innovative subdivision designs. Compact and mixed uses may be appropriate in some areas consistent with form based codes or design standards. Higher Density Residential

Land designated “Higher Density Residential” is intended to accommodate existing and future residential development at densities of up to eight units per acre. A variety of residential types would be welcome in these areas, including single-family residences, townhomes, apartments and others. These areas may be suitable for a mix of commercial and residential uses in certain circumstances, subject to form-based codes or design standards.

Areas designated for “Higher Density Residential” use include:

- Land south of Clinton Street Road and along the west side of Seven Springs Road, including Terry Hills Golf View Estates;
- Land along the west side of Seven Springs Road, north of East Main Street Road, including the Rollin’ Acres development;
- Land along the south side of College Road from Bank Street Road to the eastern Town line;
- Land along both sides of Creek Road and south of Lehigh Road, and land along the west side of Alexander Road between the southern City of Batavia boundary and the railroad tracks, provided that the integrity of the floodplain is preserved; and
- Land along the west side of Lewiston Road (Route 63), south of the Thruway and northwest of existing and proposed commercial development.

# Town of Batavia Comprehensive Plan

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## HAMLET RESIDENTIAL

Residential neighborhoods in the Hamlet of East Pembroke are designated as Hamlet Residential. These areas are developed with residences on lots of approximately 10,000 sq. ft. Zoning regulations for the Hamlet should continue to allow for smaller building setbacks, particularly for accessory buildings, than would be required in other residential areas. Future development in and around the Hamlet should be consistent with the historic development pattern. Mixed uses consistent with form-based codes or design standards may be appropriate in some areas of the hamlet.

## PLANNED RESIDENTIAL T

Several areas of the Town are designated for continued use as planned residential development, including manufactured home parks (often referred to as “mobile home parks”) and compact residential developments with a variety of housing types. These are located:

- Along the north side of Clinton Street Road
- Along the north side of Pratt Road
- Between West Main Street Road and Pearl Street Road along portions of Wortendyke Road

Limited commercial or mixed uses may be appropriate consistent with form-based codes or design standards.

## PLANNED MIXED-USE (TOWN CENTER/COMMERCIAL)

Areas designated for Planned Mixed Use are intended for diverse uses including commercial, residential and potentially industrial, institutional and/or recreation. These areas are intended to offer an alternative to conventional suburban commercial development (such as along Veterans Memorial and West Main Street Road and Park Street) and conventional suburban residential development. Development within the Planned Mixed Use area will feature efficient internal and external transportation connections that accommodate pedestrian and bicycle as well as vehicular access, conservation of natural features, and will adhere to design standards for street layout as well as building placement and form.

## COMMERCIAL

Land designated for Commercial use includes existing concentrations of commercial development as well as land proposed for new commercial development. These areas include:

- The triangular area bounded by Park Road East, Lewiston Road and the NYS Thruway, including Veterans Memorial Drive;
- Land along West Main Street Road and Arena Parkway;
- Land along East Main Street Road;

## Town of Batavia Comprehensive Plan

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- Land along portions of Clinton Street Road;
- Land along the proposed roadway immediately east of the Thruway exit;
- Land along the west side of Oak Orchard Road (NYS Rt. 98) and along the north side of West Saile Drive; and
- Land surrounding the intersection of Pearl Street Road with Hartshorn Road and Wilkinson Road.

Areas designated for Commercial use could accommodate a range of uses, including retail, office, and services.

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### HAMLET COMMERCIAL

Land along West Main Street Road in the Hamlet of East Pembroke is suitable for smaller scale commercial development and a mix of commercial, office, residential and community service uses. Land use regulations in these areas should limit the size of commercial structures and accommodate smaller lot sizes and setbacks than would be required in other commercial areas of the Town.

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### INDUSTRIAL

Areas designated for Industrial uses include land located:

- Land southeast of the City, including the existing O-At-Ka Milk Products facility, land in the designated Empire Zone;
- Land north of the County Airport between State Street Road and Bank Street Road;
- Along the both sides of Wortendyke Road south of Pearl Street Road;
- Southeast of the Hamlet of East Pembroke;
- Northwest of the intersection of Oak Orchard Road (NYS Rt. 98) and the NYS Thruway; and
- Along the south side of Pearl Street Road immediately west of the City of Batavia.

Industrial uses may include manufacturing, warehouse, transportation and similar uses.

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### BUSINESS/ INDUSTRIAL

Areas designated Business/ Industrial are appropriate for commercial, industrial, office and other business uses and may be able to accommodate a mixed use development. Current zoning includes Commercial, Industrial and Industrial Park. Each of these zoning districts is consistent with the Business/ Industrial classification. These areas include:

- Land along the south side of R. Stephen Hawley Drive, south of Genesee Community College. This area is currently zoned for Planned Unit Development and has been proposed for development as a medical/ technical research park;
- Land along West and East Saile Drive, including Gateway II Industrial park and existing and

# Town of Batavia Comprehensive Plan

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proposed commercial and industrial facilities;

- The site of the AgPark, southeast of the City of Batavia; and
- Land south of the Thruway, north of existing development along the north side of West Main Street Road and west of proposed development along the southwest side of Lewiston Road.

Development in these areas may include a variety of industrial, commercial, office and other business uses.

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## PLANNED BUSINESS/ INDUSTRIAL

The area west of Route 98, north of Federal Drive, is proposed for Planned Business/ Industrial development. Rezoning and development in this area should take place in phases as demand warrants. Curb cuts onto Route 98 should be limited to encourage orderly development of this area from south to north. A mix of commercial, industrial, office and other businesses uses should be considered in this area.

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## PUBLIC COMMUNITY SERVICE

Areas designated Government/ Community Service are intended for continued use by governments and other institutions. These areas include:

- The campus of Genesee Community College and adjoining lands utilized for College dormitories;
- The Batavia Town Hall and Highway Garage;
- The Federal Immigration and Naturalization Service (INS) detention facility;
- Board of Cooperative Educational Services (BOCES) facility on the west side of State Street Road immediately north of the City; and
- Grand View Cemetery, located on the south side of Clinton Street Road immediately east of the City.

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## TRANSPORTATION/ UTILITIES

Areas designated for Transportation/ Utilities include:

- The Genesee County Airport;
- The Town of Batavia transfer station and the former Batavia Landfill; and
- The City of Batavia wastewater treatment ponds.

The Airport, wastewater treatment ponds and transfer station are expected to remain in public use for the foreseeable future.

Environmental remediation at the former landfill property was recently completed. Suitable uses

# Town of Batavia Comprehensive Plan

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of the site include a solar farm and outdoor recreation.

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## CONSERVATION/ OUTDOOR RECREATION

Areas designated Conservation/ Outdoor Recreation are intended for recreation and natural resource preservation. These areas include land used for public or private recreation. Many of these areas have significant constraints to development, including flood hazard areas and wetlands. Outdoor recreation as well as compatible public or community service uses are appropriate within these areas.

Conservation/ Outdoor Recreation areas include:

- Genesee County Fairgrounds, located east of the City of Batavia south of East Main Street Road;
- Terry Hills Golf Course, located east of the City south of Clinton Street Road;
- Wetlands and flood hazard zones west of Creek Road south of the City;
- Wetlands east of Lovers Lane Road;
- Flood-prone land along Tonawanda Creek south of Stegman Road in the western part of the Town;
- Large wetlands and flood hazard areas located south of the Thruway east of State Street Road;
- The Town Park south of Galloway Road and adjoining lands that may be acquired to expand the park;
- The site of commercial recreation at Harloff Road;
- The former landfill, now closed and remediated, and planned for a solar farm with the potential for outdoor recreation; and
- A potential site for a canoe launch in East Pembroke.

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## CONSERVATION OVERLAYS

Conservation Overlays delineate those areas with sensitive natural resources. These include wetlands regulated by the NYS Department of Environmental Conservation, areas of known flood hazards, Asset Cores and Ecological Networks defined in the Green Action Plan prepared as part of the Green Genesee/ Smart Genesee project and land within 100 feet of the centerline of mapped streams. If adopted as part of the Town's zoning regulations, a conservation overlay district allows for additional oversight of development in these areas to avoid or minimize any impacts on water quality, air quality, wildlife habitat, outdoor recreation, aesthetics and rural character.

# Town of Batavia Comprehensive Plan

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## PROJECTED LAND USE AND BUILD-OUT ANALYSIS

According to estimates provided by the U.S. Census Bureau's American Community Survey<sup>1</sup>, between 2000 and 2013, the population of the Town increased by 15.2%, from 5,912 to 6,815. During the same period, the number of households in the Town increased from 2,334 to 2,977 (27.5%). Consistent with national trends, the average household size decreased from 2.53 in 2000 to 2.27 in 2013.

The population projections prepared by the Genesee/Finger Lakes Regional Planning Council in 2013 anticipated a reduction in population by 2020 to 6,050, with growth of less than 2% during each decade through 2050. However, these projections underestimated the current growth trend and do not take into consideration growth due to area employment and potentially people moving to the Town from neighboring municipalities.

Future population growth is difficult to predict. Unknown factors include whether new housing that meets market demand will be constructed within the Town and whether employees of planned economic development projects such as the Western New York Science & Technology Advanced Manufacturing Park (STAMP) in the Town of Alabama will create additional demand for housing.

According to the Generic Environmental Impact Statement (GEIS) prepared for the STAMP, the project is projected to create more than 5,000 new jobs within ten years and 9,000 by 2030. Assuming that a portion of the new employees will move to new housing nearby, the Town of Batavia can expect demand for 60 homes by 2020 and an additional 64 by 2030 (assuming 25% build-out.) If the project is fully built, 460 new homes would be needed in the Town of Batavia by 2030.

Depending on the strength of the housing market, the Town should plan to accommodate between 20 and 50 housing units per year for the next 15 years. At 2.27 persons per household<sup>2</sup>, this would result in population growth of between 45 and 114 people per year. The lower growth scenario would increase the Town's population to 6,221 in 2020 (5.1% increase) and 6,571 in 2030 (5.6% increase).

According to a Housing Demand Model (see Chapter 6: Housing & Residential Neighborhoods and Appendix E) the number of households in the Town of Batavia will increase from 2,949 to 3,714 over the 16-year period, an increase of 768. This projection assumes that the population increase of 15% between 2000 and 2013 will continue at a similar rate between 2014 and 2030, resulting

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<sup>1</sup> The U.S. Census Bureau's American Community Survey provides data on population and housing that was previously reported only through the decennial census. (See <https://factfinder.census.gov>.)

<sup>2</sup> Based on average household size reported by the U.S. Census Bureau in the 2009-2013 American Community Survey 5-Year Estimates

## Town of Batavia Comprehensive Plan

in 648 new units and that the STAMP development, at 25% build-out, will result in 117 additional housing units. As the housing units currently planned and recently constructed in the Town – 120 units of single- and two-family housing along Seven Springs Road and 136 units of affordable housing along West Main Street – are included in the projections, the Town can expect future demand for an additional 531 housing units.

The amount of land required will depend on the type of housing. Compact, mixed use developments can accommodate up to 40 units per acre, while rural or suburban subdivisions would average two units per acre. The total amount of land needed to accommodate new residential growth may be as low as 18 acres and as large as 711 acres by 2030.

**Table 2: Growth Projections by 2030**

	Low Growth	Moderate Growth	High Growth
Dwelling Units per year	25	30	48
Persons per dwelling	2.37	2.37	2.37
Housing unit increase by 2020	100	120	192
Housing unit increase by 2030	400	480	768
Population by 2020	237	237	474
Population by 2030	948	1138	1820
<b>Land Needed by 2020</b>			
Acres (40 units/acre)	2.5	3.0	4.8
Acres (2 units/ acre)	50	240	384
<b>Land Needed by 2030</b>			
Acres (40 units/acre)	10	12	19
Acres (2 units/ acre)	200	569	910
SOURCE: LaBella Associates and Town of Batavia			

In order to consider the potential fiscal and economic impacts of future growth, the Comprehensive Plan projects a future build-out scenario for 2030 that includes 500 new housing units and 1.5 million square feet of commercial, industrial, office and warehouse uses. (See Map 6: Projected Buildout.)

### INFRASTRUCTURE PLAN

The infrastructure improvements recommended in the Comprehensive Plan include new roads, additional water lines and expanded service areas for sanitary sewers. The proposed roads are intended to improve circulation and provide additional opportunities for economic development.



# Town of Batavia Comprehensive Plan

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Water line extensions are proposed in areas where existing residents utilize private water supplies that are inadequate due to poor quality and/or insufficient quantity. The expansion of sanitary sewer collection is intended to enhance opportunities for economic development.

## RECREATION AND OPEN SPACE PLAN

The Comprehensive Plan identifies opportunities for acquisition of land and/or rights-of-way for future recreational opportunities. The Parks and Recreation section identifies existing public parks and private recreation areas, existing and potential trails, and areas or facilities that would be suitable for future public recreation uses.

## RELATION TO SMART GROWTH AND ZONING

The Town's current zoning districts and areas designated for future development in Map 5: Future Land Use Plan Map are consistent with Genesee County's Primary and Reserve Smart Growth Development Areas. (See Map 3: Existing Zoning Districts and Map 4: Agricultural Districts & Smart Growth Development Areas.)

## ZONING IMPLICATIONS

The Future Land Use Plan represents the Town's long-range policy for the use of land throughout the Town. The Town's zoning regulations and map specify the land uses that are currently permitted. A comparison between Map 5: Future Land Use Plan and Map 3: Existing Zoning Districts indicates that the Future Land Use Plan differs from existing zoning in the following areas.

- The Future Land Use Plan map designates several areas as Residential that are currently zoned Agricultural/ Residential.
- The Future Land Use Plan map designates several areas as Higher-Density Residential that are currently zoned Agricultural/ Residential.
- Commercial zoning is proposed to be discontinued along West Main Street Road and on the north side of Harloff Road.
- An area north of West Main Street Road that is currently zoned Commercial is proposed for future Business, Industrial or mixed use.
- Several areas that are zoned Industrial are designated Agricultural/ Residential, Transportation/ Utilities (sewage treatment ponds), and Open Space/ Conservation in the Future Land Use Plan map.
- Expansion of Commercial areas are proposed along Lewiston Road, southeast of the Thruway interchange, along Clinton Street Road and at the intersection of Hartshorn, Wilkinson and Pearl Street Road.

In those areas where the Land Use Plan differs from the zoning designation, the Town may rezone in the future to accommodate the uses foreseen in the Land Use Plan.

# Town of Batavia Comprehensive Plan

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## INTEGRATION WITH GREEN GENESEE/ SMART GENESEE

As part of the Green Genesee/ Smart Genesee project, the Town of Batavia prepared form-based codes with design standards to encourage compact mixed use development as an alternative to traditional residential subdivisions and automobile-oriented commercial development. (See Appendix C: Recommended Zoning.) The sketch in Map 7 illustrates a hypothetical development designed in accordance with these standards, The narrative below summarizes how this approach could be used in the Town of Batavia

Map 8: “Townville Concept Sketch” illustrates a conceptual development plan for what is often referred to as traditional neighborhood development (TND). Traditional neighborhood development provides a variety of unique benefits that may appeal to communities seeking an alternative to typical suburban strip type development. They look to cultivate an environment that emphasizes a sense-of-community reflected in the physical design of the neighborhood. Rather than separating land uses, which is typical in sub-urban development, TNDs include a mix of land uses where a variety of housing types are in close proximity to commercial and retail uses, and recreational opportunities. People have choices to walk, bike or drive an automobile.

Traditional neighborhoods include a unique stock of buildings and structures that feel different from typical sub-divided residential community. They include a range of housing and building types to help foster a community with a distinctive feel. Single-family homes are often located on quarter acre lots or less, have front porches with carriage walks that connect to the public sidewalks, and inconspicuous garages. Commercial or retail buildings are close to the street, multi-story with first floor uses that engage the sidewalk and offices or apartments on the upper floors. The refurbishment and reuse of historically significant structures adds to the sense-of-place and celebrates the community’s unique identity. Access to recreational opportunities such as parks, squares, and trails are within a 5 or 10 minutes walk or a short bike ride away.

Some other benefits that result from traditional neighborhood development are functional benefits that provide residents with ease of both use and access to amenities. Traditional neighborhoods are designed to encourage all modes of transportation, with special emphasis given to pedestrians and bicyclists. They tend to lessen dependence on the automobile, while utilizing design techniques to improve transportation and access for walkers and bikers. Higher density in both residential and commercial development, enhanced crosswalks, wider sidewalks, multi-use paths, bicycle boulevards, and increased bike parking are also typical. All of these design characteristics help to create a walkable and bikable environment that especially appeals to both seniors and millennials who are continuing to seek out neighborhoods and living environments that reflect ease and variety of transportation choice.

New development in Batavia could include some form of traditional neighborhood development. The conceptual sketch is a prototypical development intended to show an example of how it could be done. It includes single-family homes, mixed-use buildings with commercial or retail on

## Town of Batavia Comprehensive Plan

the first floor and apartments and offices on the upper floors, and high-density residential such as townhouses and row houses all within close proximity to one another. The streets are connected and compact. They are intended to include sidewalks, street trees, and narrow travel lanes to help slow traffic and make it bicycle friendly. If Batavia is looking to accommodate an aging population and, at the same time attract young families, this type of development is certainly something to consider.

### RECOMMENDED ACTIONS

#### 2007 COMPREHENSIVE PLAN RECOMMENDATIONS AND CURRENT STATUS

Land Use	
2007 Comprehensive Plan Recommendation	Status
Designate several areas that are zoned Industrial for Agricultural/ Residential, Transportation/ Utilities (sewage treatment ponds), and Open Space/ Conservation.	<b>No Action.</b> Most of these areas continue to be zoned Industrial.
Create a new Agricultural Production zoning district, with effective regulations to encourage the continued agricultural use of high quality farmland, north of the NYS Thruway	<b>No Action.</b> Recommended in 2011 Farmland and Agricultural Protection Plan.
Eliminate the existing Agricultural zoning district in the southwestern portion of the Town.	<b>Complete (2008 Zoning Revisions)</b> Former Agricultural zoning district in the southwest portion of the Town rezoned to Agricultural-Residential.
Establish Hamlet Residential and Hamlet Commercial new zoning districts in the hamlet of East Pembroke on land zoned Agricultural/ Residential and Commercial respectively.	<b>Complete (2008 Zoning Revisions):</b> Hamlet Residential and Hamlet Commercial zoning districts established for the hamlet of East Pembroke. Lot size and setback requirements in these districts are consistent with existing lot sizes and building placements in the hamlet.
Rezone several areas as Residential that are currently zoned Agricultural/ Residential.	<b>Complete (2008 Zoning Revisions):</b> Residential subdivisions rezoned from Agricultural/ Residential to Residential, include: Bennett Heights; Stringham Drive; Valle Drive, Edgewood Trail, and Fairways Drive; and a portion of State Street Road.

## Town of Batavia Comprehensive Plan

Land Use	
2007 Comprehensive Plan Recommendation	Status
Discontinue commercial zoning along West Main Street Road and on the north side of Harloff Road.	<b>Complete (2008 Zoning Revisions):</b> Commercial zones eliminated along West Main Street Road.
Rezone several areas as Higher-Density Residential that are currently zoned Agricultural/ Residential.	<b>Complete (2008 Zoning Revisions):</b> Existing manufactured home parks on Pratt Road and West Main Street Road rezoned from Agricultural/ Residential to Mobile Home Park.
Expand Commercial areas along Lewiston Road southeast of the Thruway interchange, along Clinton Street Road and at the intersection of Hartshorn, Wilkinson and Pearl Street Road.	<b>Complete (2008 Zoning Revisions):</b> Commercial zones eliminated along West Main Street Road. Land northwest of Veterans Memorial Drive rezoned from AGR to Commercial.
Designate a large area west of Route 98 as Planned Business/ Industrial, from Commercial and Agricultural/ Residential, to accommodate a large, economically beneficial development that requires a significant amount of this land.	<b>Complete (2008 Zoning Revisions):</b> Rezoned to Planned Business

### RECOMMENDED ACTIONS TO IMPLEMENT GREEN GENESEE ACTION PLAN

#### ***ZONING RECOMMENDATIONS***

1. Revise the Town's zoning map and regulations to incorporate the following changes:
  - a. Rezone to Industrial – land along the south side of Pearl Street Road to accommodate planned industrial uses that would make use of rail access.
  - b. Create a new "Suburban Mixed Use" zoning district that would guide the design of a new "town center" concept north of West Main Street Road.
  - c. Extend Hamlet Commercial zoning in East Pembroke to include land on the east side of the hamlet.
  - d. Expand the Commercial zoning to the southeast and northeast corners of the intersection of Pearl Street Road with Wilkinson and Hartshorn Roads.
  - e. Create a Conservation and Stream Corridor Overlay district to protect water quality and natural resources (See also Natural Resources & Environmental Protection.)

## Town of Batavia Comprehensive Plan

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Responsible entity: Town Board

Partner entities: Planning Board  
Building Department  
NYG

2. Create a new Agricultural Production zoning district as recommended in the Town's Agricultural & Farmland Protection District.

Responsible entity: Town Board

Partner entities: Planning Board  
Agricultural Advisory Committee

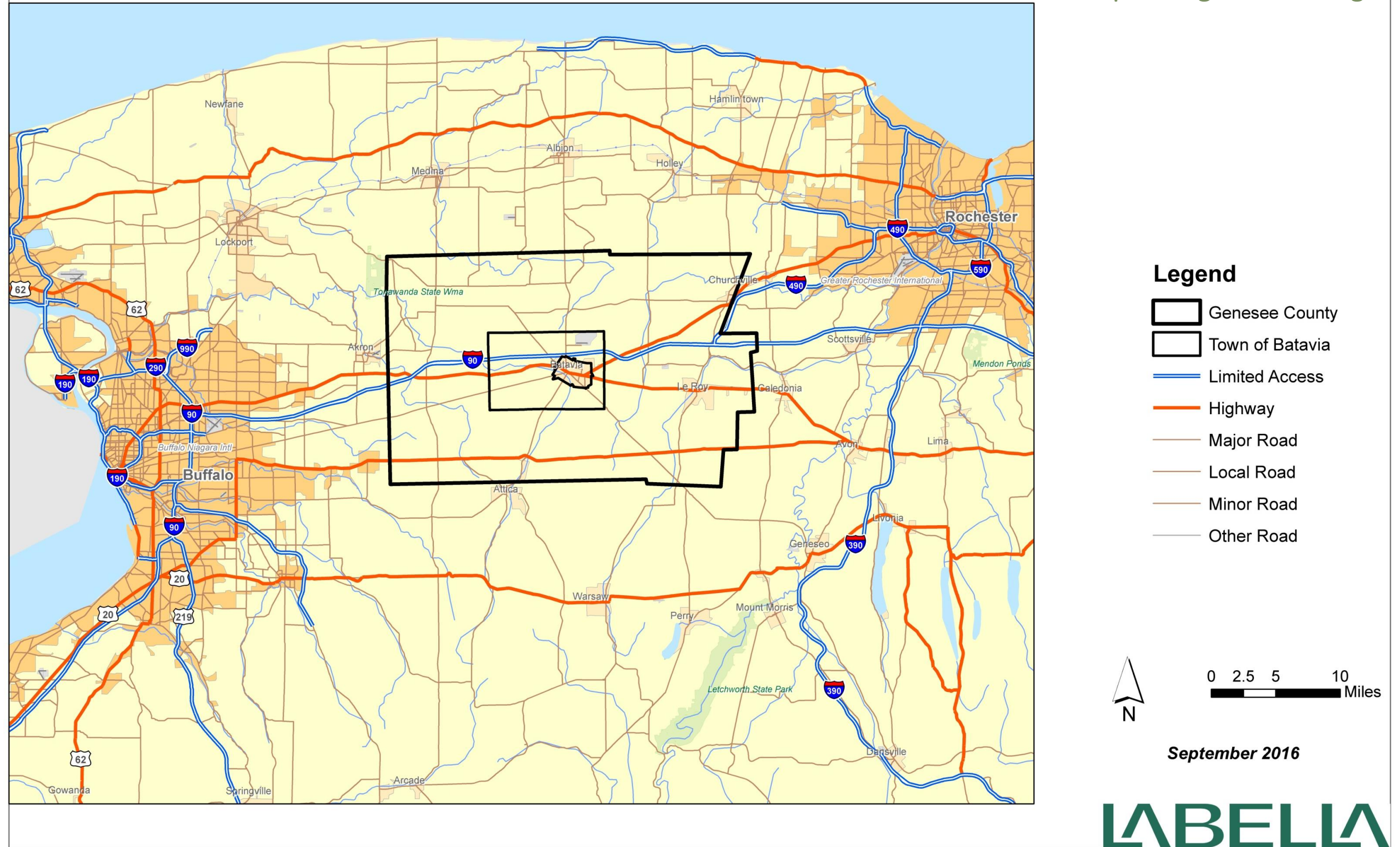
3. Revise zoning to allow and/or encourage compact development patterns and mixed uses in appropriate locations.

Responsible entity: Town Board

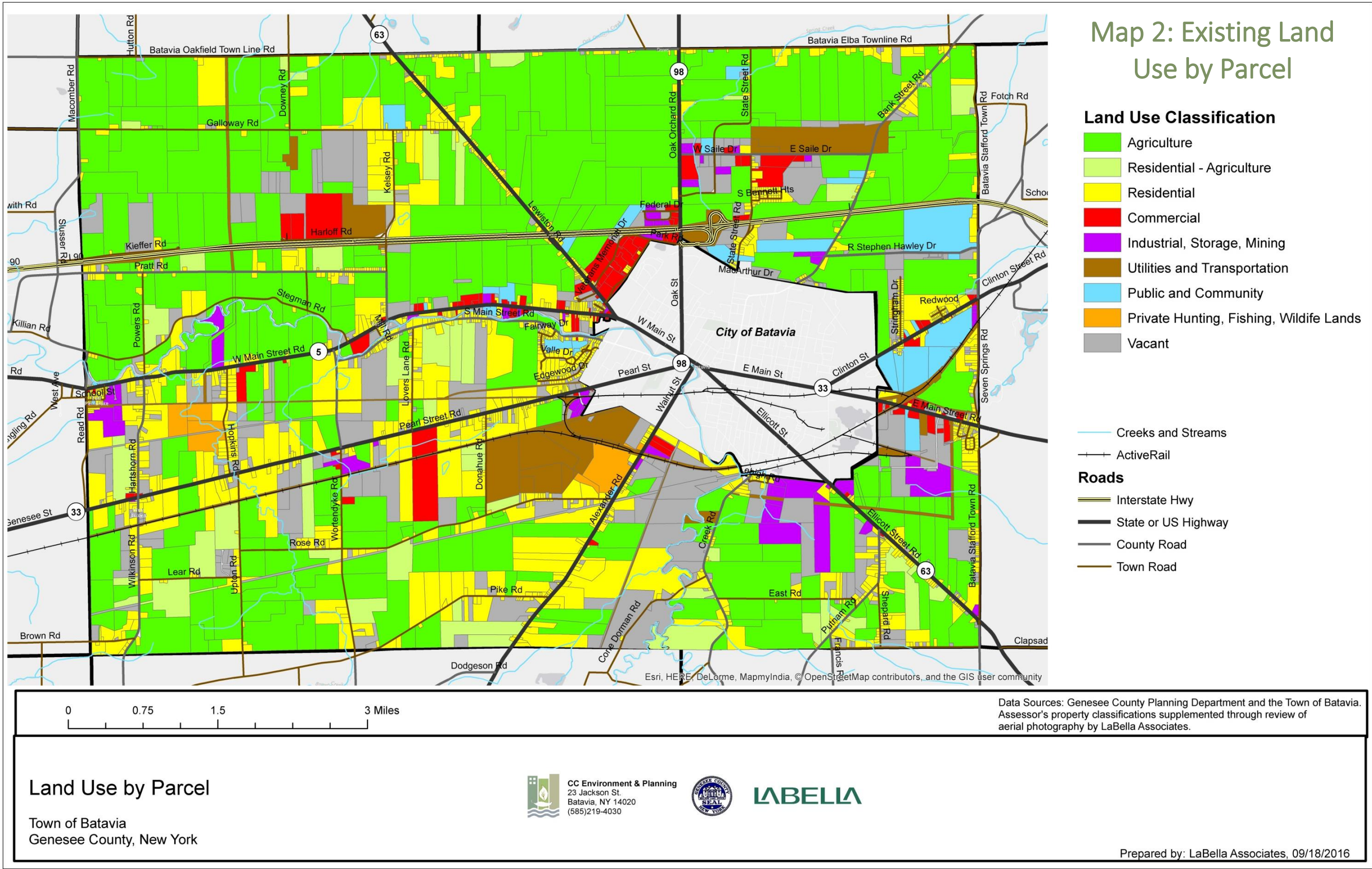
Partner entities: Planning Board  
Building Department



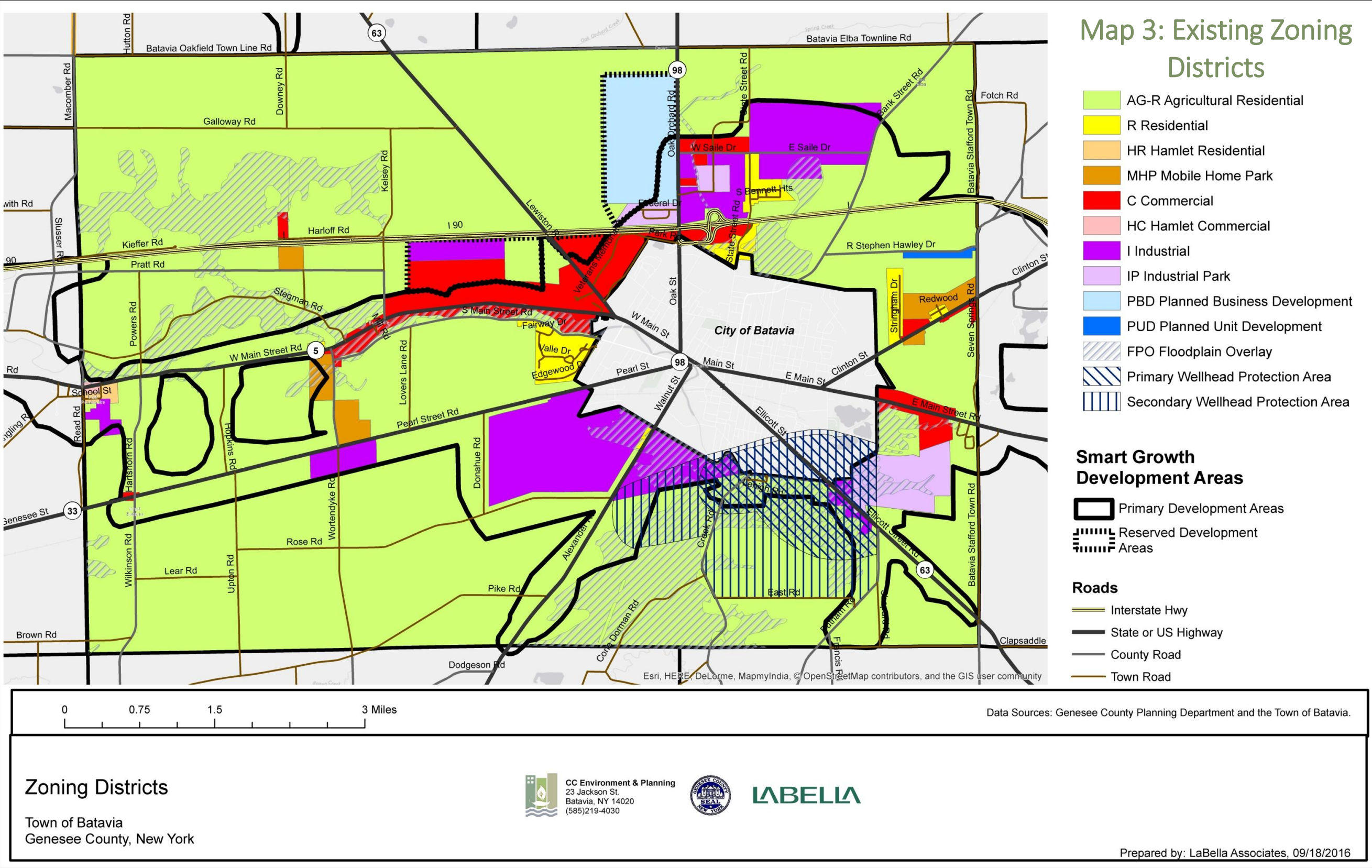
## Map 1: Regional Setting





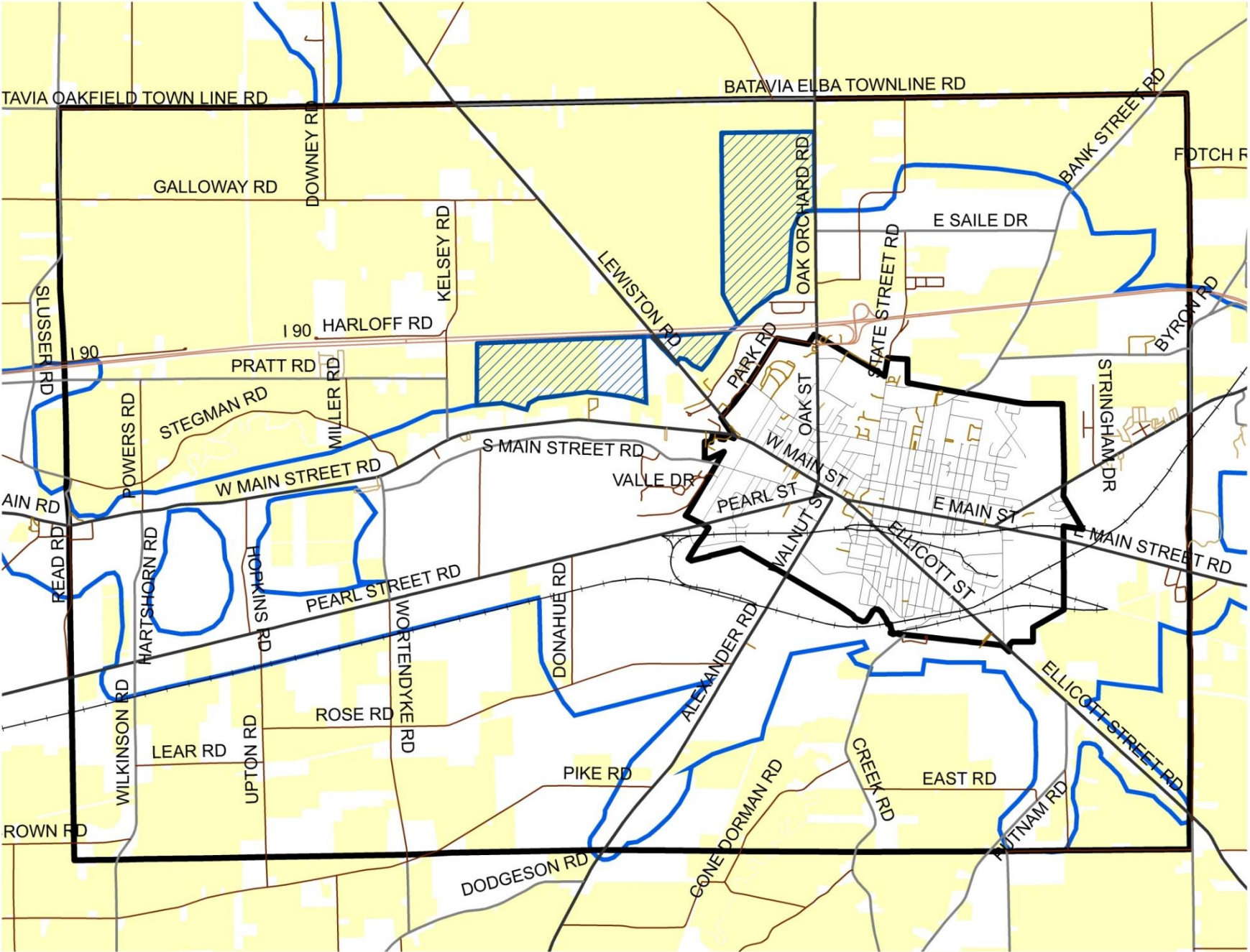








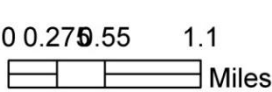
Town of Batavia Comprehensive Plan Update



Map 4: Agricultural Districts & Smart Growth Development Areas

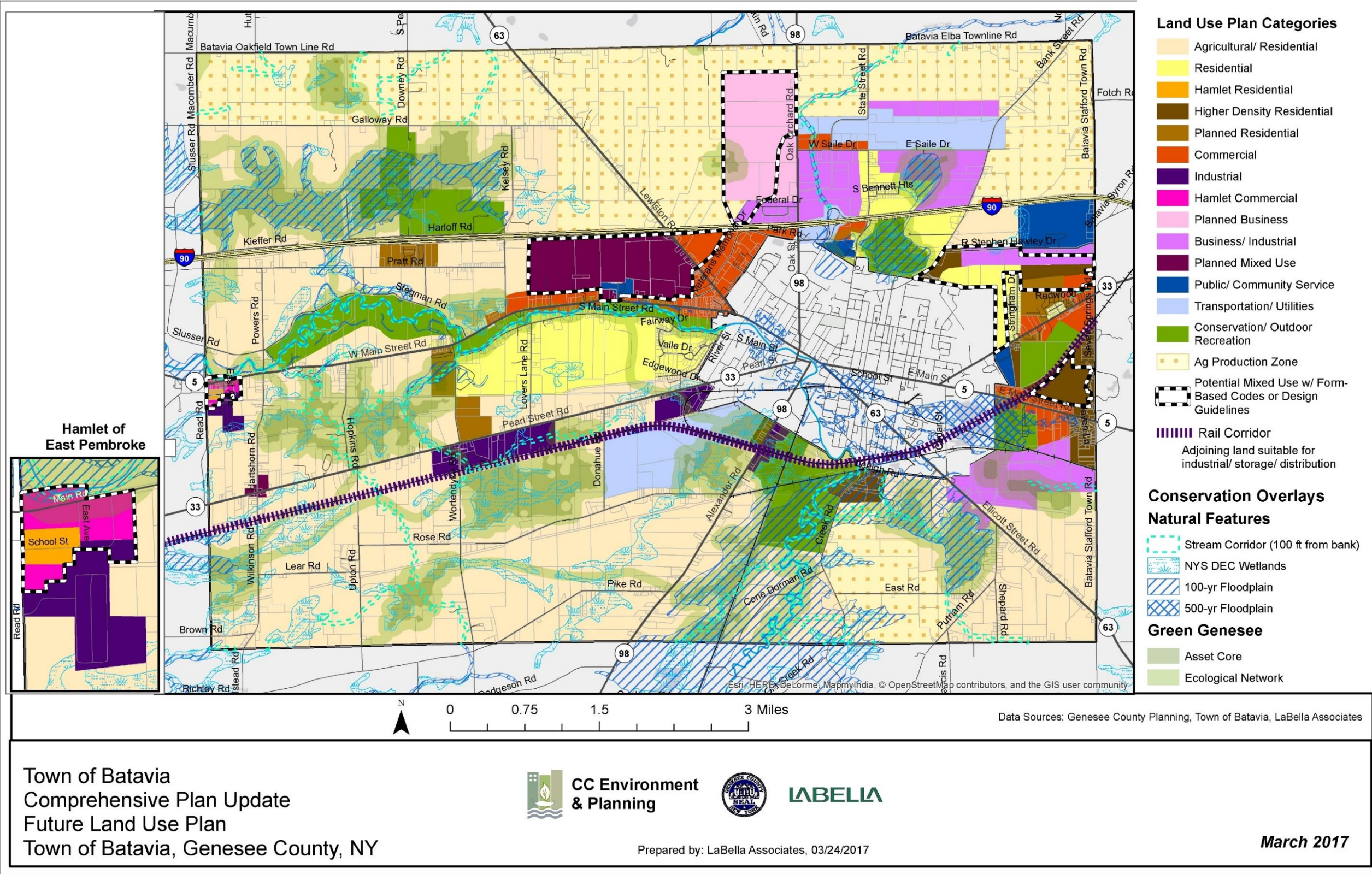
- Agricultural Districts (2014)
- Smart Growth Primary Development Areas
- Smart Growth Reserved Development Areas

Base map and data provided by the Genesee County Planning Department



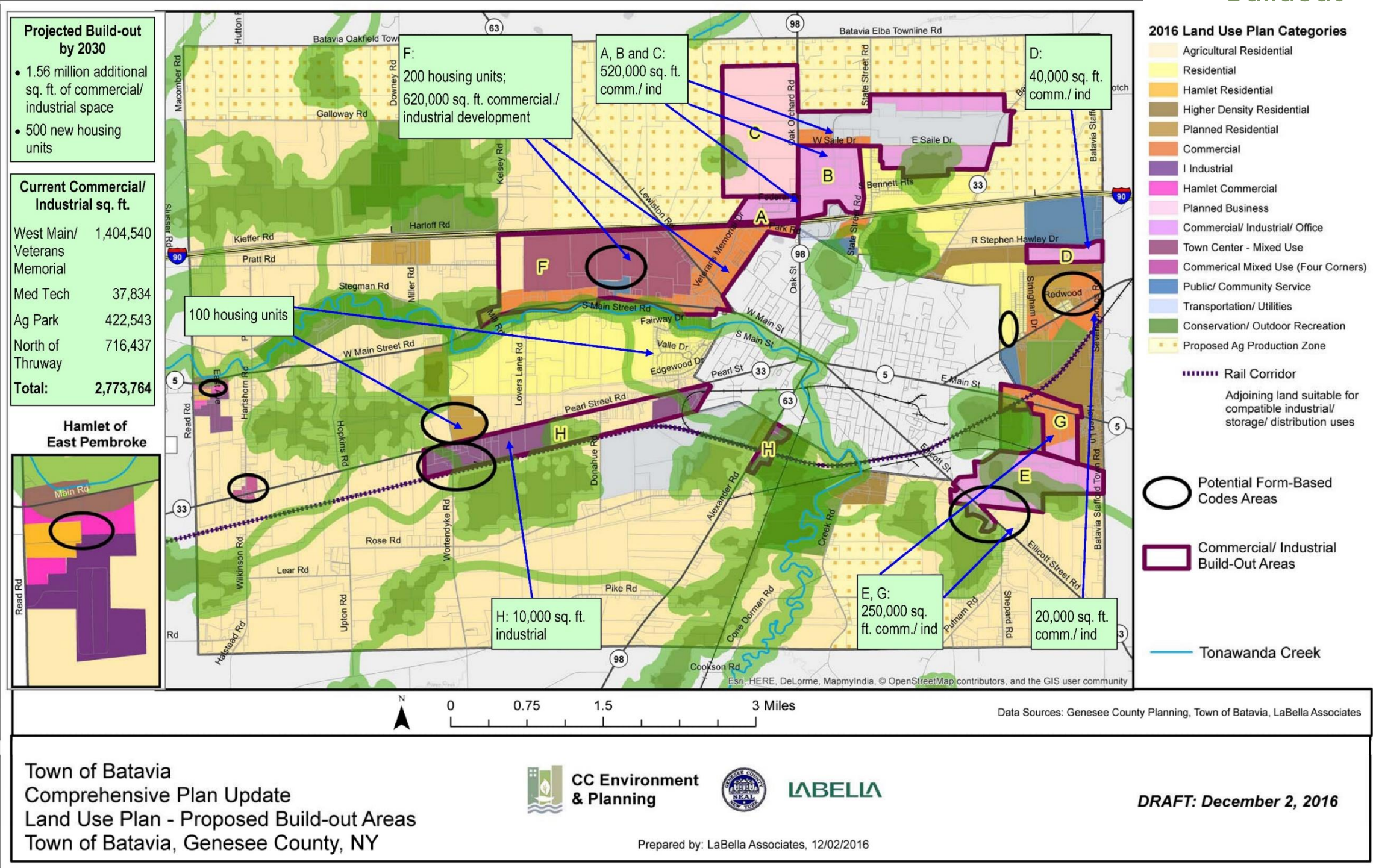


Map 5: Future Land Use Plan Map





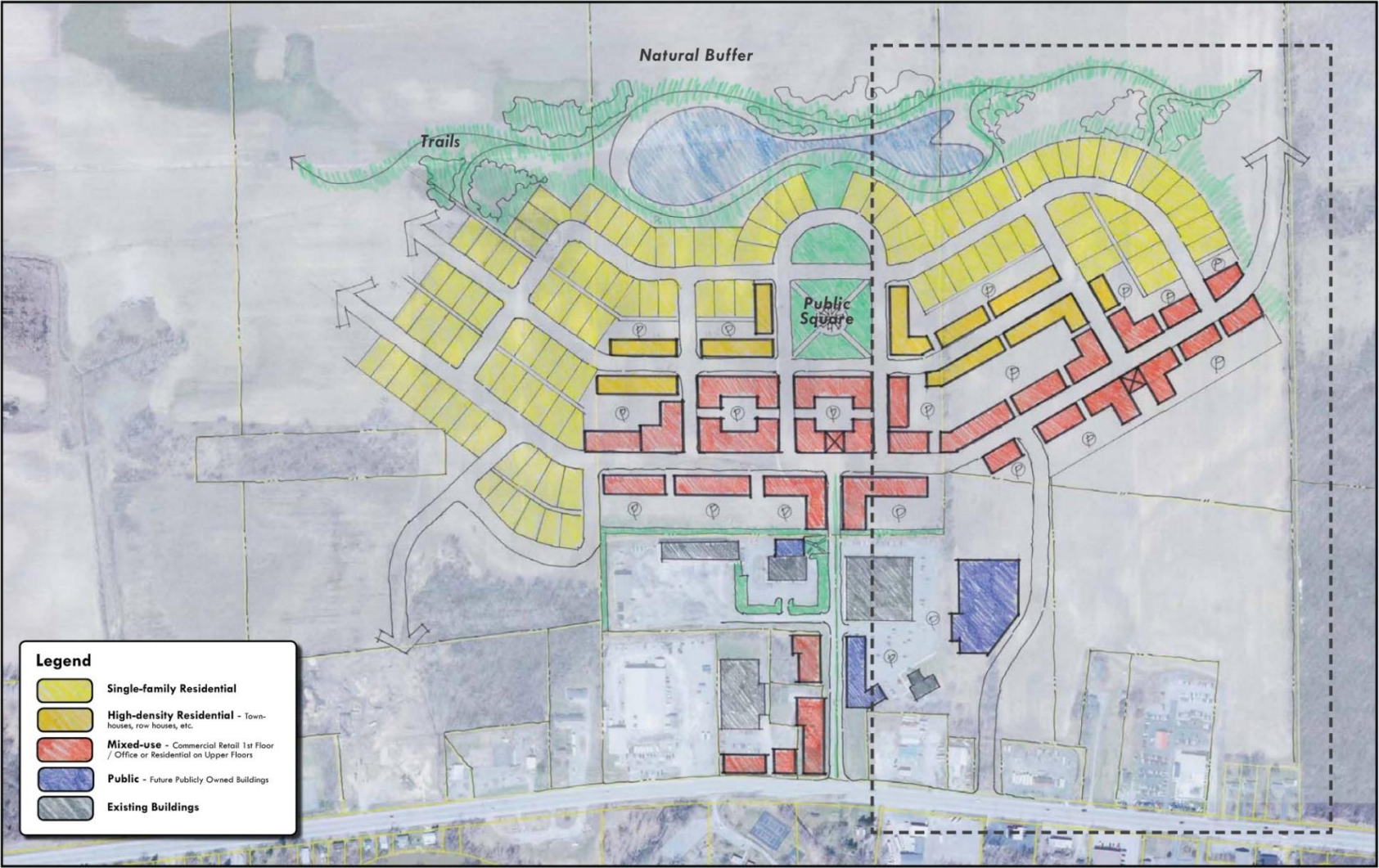
Map 6: Projected Buildout





# “Townville” Concept Sketch

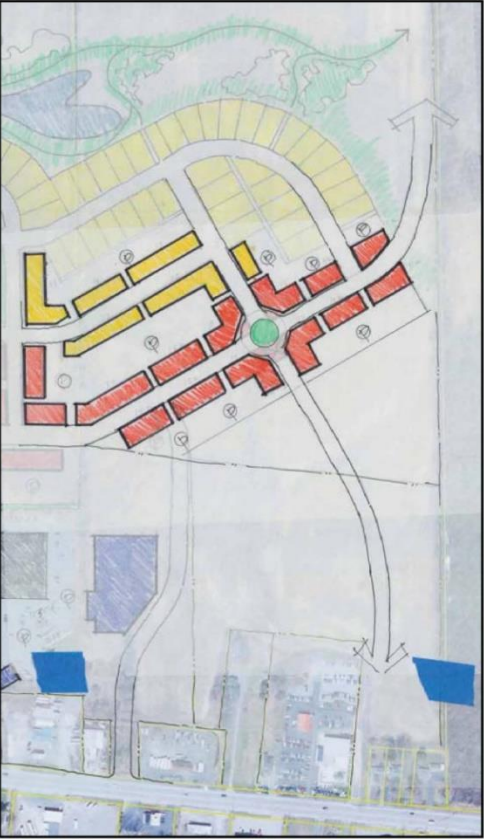
The illustrations below are intended to convey a design concept for the development of Townville using form-based codes.



Map 7: “Townville” Concept Sketch

**Alternative**

Roundabout and connection to Main Street.



**Design Components**

Furnishings should be included in key areas. Powder coated steel requires limited maintenance. Benches send the message – “It’s a place for people.”



Street trees are the most important streetscape component.



Pedestrian level lighting extends the use of the street beyond the daylight hours and into the evening, providing for the continued use of public space.



Decorative crosswalks are both highly visible and attractive. However, the continental (white stripes) are very effective as well.



**Street & Building Character**



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### 3. NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION

#### INTRODUCTION

The Town of Batavia is rich in natural resources. The Tonawanda Creek and other waterbodies, wetlands, woodlands and wildlife habitat are key parts of the regional ecosystem and are fundamental to the Town's rural character and recreational opportunities. In addition, more than 25% of the Town is underlain by large primary and secondary aquifers.

This chapter presents the Town's goals, describes the Town's natural resources, summarizes the analyses and recommendations of the following plans and initiatives, analyzes issues and opportunities, and recommends actions for natural resources and environmental protection. .:

This section incorporates key findings and recommendations from the following plans and studies:

- Green Genesee/ Smart Genesee (GSSG) (2016)
- Genesee County Multi-Jurisdictional All-Hazard Mitigation Plan (2008)
- Genesee & Wyoming Counties Joint Flood Mitigation Plan (2003)

The **Green Genesee/Smart Genesee** project is an innovative sustainable land use and energy conservation effort in Genesee County, NY. The purpose of GGSG is to protect the natural resource foundation of Genesee County's quality of life for all residents today and tomorrow. The green infrastructure approach applied by GGSG will help ensure that the character of the County and its abundant natural resources are intact and able to facilitate continued economic and community development. As a leader in the development of GGSG, the Town of Batavia is one of four Genesee County municipalities that developed a focused Green Action Plan (GAP). The Batavia GAP identifies specific strategies and recommendations to achieve the natural resource and environmental protection goals listed below. A more complete summary of the GGSG planning process and Batavia GAP is provided below and in the Green Action Plan prepared for the Town of Batavia (See Appendix A.)

The **Genesee County Multi-Jurisdictional All-Hazard Mitigation Plan**, completed in 2008 by the Genesee-Finger Lakes Regional Planning Council, identifies potential natural, technological and human-caused hazards that might affect Genesee County and its municipalities, assesses potential impacts and risks, and presents mitigation strategies and action plans for each municipality.



# Town of Batavia Comprehensive Plan

## GOALS

Over the past three years, the Town of Batavia has taken a proactive approach to inventory, assess, and plan for natural resource and environmental protection. The following goals include those identified in the ongoing Green Genesee/Smart Genesee (GGSG) project and integrates priorities identified in the 2007 Comprehensive Plan:

- A. **Protect Natural Resources** - Protect a connected network of undeveloped land including wetlands, streams and stream corridors, prime agricultural soils, forests, and wildlife habitat from adverse impacts, conversion, and development to support water quality, air quality, protection of farmland, and outdoor recreation.
- B. **Promote a “Green” Economy** - Integrate the unique natural assets of the Town of Batavia and resiliency into economic policy and investment decisions
- C. **Improve Ecological Resilience** - Improve performance and resiliency of natural systems under normal and extreme conditions including natural flow of streams, protection of floodplains and riparian corridors, reduce the potential for groundwater contamination associated with failing septic systems and agricultural practices.
- D. **Facilitate Municipal Stewardship** - Utilizing the work completed under GGSG (See Appendix A: Batavia Green Action Plan), provide a system and foundation for the development of meaningful and achievable conservation goals, measurable objectives, and implementation strategies with an emphasis on strong inter-municipal relationships and planning.

## CURRENT CONDITIONS AND KEY ISSUES

### NATURAL FEATURES

Natural features in the Town include streams and stream corridors, wetlands, woodlands, and other wildlife habitat. These areas are important to the long-term economic viability and community well-being because they support the fundamental need for clean water, clean air, and fertile soils. The wildlife, aesthetic, recreation, and educational value of these resources also provides significant reason to preserve, manage, and maintain them for the benefit of current and future community members.

This section describes the natural resources in the Town of Batavia and issues relating to water quality, flooding, and land conservation. It also identifies programs and tools available to the Town to protect natural resources and address the issues.

# Town of Batavia Comprehensive Plan

## WATERCOURSES AND DRAINAGE BASINS

There are dozens of streams, named and unnamed, that begin, end, and flow through the Town of Batavia. Tonawanda Creek is the largest riparian system and most prominent natural feature in the Town. Tonawanda Creek flows through the Town from the southern boundary, through an expansive floodplain along the east side of Route 98, through the City of Batavia and westerly through the western part of the Town along Route 5. Tonawanda Creek and its riparian corridor serve as a drinking water source, recreation opportunity, scenic vista, and wildlife habitat. Streambank erosion, flooding, and the lack of accurate floodplain mapping are common.



John T. O'Brien Canoe Launch at Kiwanis Park. Photo Credit: Doug Sitler

Other significant streams in the Town include Bowen Creek, a tributary of Tonawanda Creek located in the southwest portion of the Town, and Spring Creek, a tributary of Black Creek located east of Oak Orchard Road.

Most of the Town's land area is within the Upper Tonawanda Creek watershed. The northeast portion of the Town drains into Black Creek and the southwest portion drains into Murder Creek. Table 3 below summarizes the amount of land within each watershed. Watercourses and drainage basins are depicted in Map 8: Streams & Watersheds.

## WATER QUALITY

The NYS Department of Environmental Conservation's (NYSDEC) Priority Waterbody List identifies Bowen Creek and the Tonawanda Creek segment in Batavia as "impaired" for both aquatic life and recreation. Known pollutants are nutrients from streambank erosion and stormwater runoff; agricultural runoff; and on-site septic systems. (See documentation in Appendix D.)



# Town of Batavia Comprehensive Plan

## SEDIMENTATION AND EROSION

Sediments that are carried into streams reduce the capacity of the stream channels to carry water and increase the likelihood of flooding. Sedimentation also affects the clarity of the water and may compromise fish habitats. The sediments may contain contaminants that degrade the quality of water.

Erosion occurs naturally along streambanks as the water scours the banks along bends in the streams. Natural vegetation helps to slow erosion, as roots hold the soil in place. When natural vegetation is removed, streambanks are more vulnerable to erosion and sedimentation.

Erosion and sedimentation also occur during construction, as soil is exposed to rain. In areas of steep slopes, erosion can be accelerated. Roadside ditches also contribute sediments to the streams, as stormwater scours the bottom of the ditch.

## FLOOD HAZARDS

Large areas of the Town of Batavia are susceptible to flooding. As documented in the Genesee & Wyoming Counties Joint Flood Mitigation Plan prepared in 2003, both Tonawanda Creek and Little Tonawanda Creek flood periodically, typically during the late winter through early spring. Flooding causes damage to structures and occasionally requires residents to evacuate.

Following periods of heavy rains and/or melting ice or snow, the stream channel cannot carry all of the stormwater that drains to the creek. As a result, the creek overflows its relatively low banks. As the terrain surrounding Tonawanda Creek in the Town is relatively flat, flooding affects large areas of the Town (See Map 9: Wetlands & Flood Zones.)

**Table 3: Watersheds in the Town of Batavia**

Watershed	Acres	(%) of Total
Upper Tonawanda Creek	19,161.0	61.8%
Black Creek	4,617.6	14.9%
Ledge & Tonawanda Creeks	1,554.5	5.0%
Oak Orchard Creek	3,653.9	11.8%
Murder Creek	2,036.9	6.6%
	31,023.9	100.0%

## Town of Batavia Comprehensive Plan

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Source: Genesee & Wyoming Joint Flood Mitigation Plan - Town of Batavia

Structural damage caused by flooding results from:

- Buildings swept off their foundations
- Impacts from debris carried in fast-moving waters
- Damage to building foundations due to erosion and undercutting of streambanks
- Dry rot in flooded wood structures due to waterlogging

Residents of low-lying areas near Tonawanda Creek are frequently evacuated when flooding is predicted. When flooding is expected, the E-911 dispatch center sends automated phone messages to warn residents in affected areas of imminent flood dangers and either require or recommend evacuation. In Batavia, these areas include the Dreamland Trailer Park, Batavia Mobile Home Park and West Main Street Road.

Several factors can exacerbate the extent, frequency and damage caused by flooding.

- The removal of vegetation and development increases the amount of impervious surfaces in the flood plain. For example, the removal of vegetation along the Tonawanda Creek bank resulted in increased flooding of manufactured home parks located near the Creek.
- Debris reduces the capacity of the Creek channel to hold water. For example, large woody debris at sharp bends in the channel has exacerbated flooding west of the City between Route 5 and South Main Street and in the “flats” south of the City. In addition, junk cars

## Town of Batavia Comprehensive Plan

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from the former auto salvage yard located adjacent to Tonawanda Creek on Route 5 have been found in the stream channel. Trees fall into the Creek when erosion undercuts the stream bank, as a result of beaver activity and occasionally in conjunction with timber harvesting.

- Siltation due to sedimentation and erosion reduces the capacity of the stream channel to carry water. Sedimentation results from erosion associated with agricultural processes, land development, road cuts, steep hillsides and timber harvesting. Streambank erosion is accelerated where natural vegetation has been removed.
- Gravel and soil in culverts reduce their capacity to carry flows during storm events. Clogged culverts have increased flooding along Route 98 and on County and Town roads.
- Structural improvements intended to prevent flooding can have unintended impacts. For example, a dam was installed in 1999 to retain water and prevent flooding of the commercial area along Lewiston Road, Park Road and Veterans Memorial Drive from an unnamed tributary that flows southwest and crosses under Lewiston Road near Veterans Memorial Drive. Flooding problems occurred after the box culvert under Rt. 63 was replaced by a 54" arch pipe.
- Meandering of the stream channel occurs where land has been cultivated to the top of the stream bank. Stream channel straightening has contributed to channel erosion and upstream sedimentation, particularly west of the City to Wortendyke Road, and may have exacerbated flooding problems along Stegman Road, Wortendyke Road, South Main Street and Dorman Road.
- Ice-jamming due to sharp meanders near Wortendyke Road cause overbank flooding and shoreline erosion.

The following areas continue to be priority sites due to recurring flooding and property damage:

- Batavia Mobile Home Park – Route 5: 20 dwellings, approximately ¼ mile west of the City line.
- Dreamland Trailer Park: Approximately 20 dwellings, located on the southside of West Main Street Road approximately one mile west of the City line.
- Residential development along South Main Street west of City to Wortendyke Road
- Tonawanda Creek from Dorman Road to City line
- Stegman Road
- Wortendyke Road bend in Tonawanda Creek channel
- Areas south of South Main Street
- Tonawanda Creek tributary near Route 63 and Veterans Memorial Drive

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### FLOODPLAIN MAPPING AND REGULATIONS

## Town of Batavia Comprehensive Plan

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The Federal Emergency Management Agency (FEMA) maps Flood Hazard zones and floodways that are most susceptible to flood damage (see Map 9: Wetlands & Flood Zones.) Flood Hazard Areas located within the one hundred year flood boundary are expected to flood once every hundred years, on average. However, the frequency and intensity of rain events may be increasing due to climate change, resulting in more frequent and severe flooding.

A total of 4,020 acres within the Town of Batavia are in the Tonawanda Creek flood zone. A total of 77% of the land is used for agriculture and 23% is used for commercial, industrial or higher density residential uses.

The Town has adopted a local flood control ordinance that specifies, consistent with federal standards, the conditions under which development can occur in such areas. As a result, federal flood insurance is available to landowners within flood hazard zones.

Since 1978, the National Flood Insurance Program has issued a total of 39 policies for properties in the Town of Batavia. A total of 38 property owners submitted claims between 1978 through 2015 (six additional since 2007). Property in the Town is insured for a total of \$4,019,300 (increase of \$1,791,500 since 2007). A total of \$35,597 \$26,848 has been paid to cover losses since 1978 (increase of \$8,749 since 2007).<sup>3</sup>

### WETLANDS



Core 2 from Galloway Road – S. Hess

Wetlands are located where surface water is retained and groundwater seeps to the surface for extended periods of time during the growing season. Wetlands are diverse in nature from small swales and wet meadows ubiquitous across the Town to large open water marshes and the forested swamps of Galloway. Because of the location of wetlands, their soils, and the vegetation communities they support, they provide excellent water filters (cleaning water of sediments, nutrients and toxins before releasing to streams or groundwater). Wetlands also provide unique and important habitat for wildlife and plants, they assist with flood control by storing a large quantity of stormwater, and they provide scenic, educational, and recreational opportunities. There are over 6,400 acres of Federal and State-mapped wetlands in the Town (See Map 9: Wetlands & Flood Zones).

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<sup>3</sup> SOURCE: Federal Emergency Management Agency, Policy & Claim Statistics for Flood Insurance, Loss statistics from January 1, 1978 through December 31, 2015 <http://bsa.nfipstat.fema.gov/reports/1040.htm#36>

## Town of Batavia Comprehensive Plan

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Mapping suggests location but field verification is required in order to determine actual size and function of wetland systems. Mapped wetlands and adjacent areas within one hundred feet of State-mapped wetlands are subject to regulations preventing filling or other development. Protection through State and Federal permitting programs is not absolute and most wetlands are vulnerable to conversion to other land uses unless specifically protected.

### GROUNDWATER

A primary aquifer is located south of the City of Batavia underneath Tonawanda Creek and surrounding land. A secondary unconfined aquifer is located west of the City. The presence of the aquifer renders the area particularly sensitive to pollution from failed septic systems, stormwater infiltration and agricultural sources. These aquifers provide a significant (tapped and untapped) resource for the community. Groundwater systems can be complex to understand and manage but essentially, best management practices on the landscape that benefit surface water quality will also benefit the preservation of groundwater quality. The Town's Wellhead Protection Overlay District manages development in areas overlaying the aquifer. (See Map 10: Aquifers.)

### SOILS

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#### SOIL ASSOCIATIONS

Six Soil Associations designated by the USDA are found in the Town of Batavia. As information about Soil Associations is very general, the Soil Survey map and field testing is necessary to determine soil characteristics for particular sites.

Soils in the following associations are predominantly high-lime and developed from glacial till:

- Ontario-Hilton Association (1): Deep, well drained and moderately well drained soils having a medium-textured subsoil. These soils occupy areas in the north-central portion of the Town.
- Mohawk-Manheim association (2): Deep, well-drained to somewhat poorly drained soils having a medium-textured subsoil. These soils are located in the southwest portion of the Town.
- Benson-Honeoye Association (5): Shallow and moderately deep, well-drained soils having a medium-textured subsoil, over limestone bedrock.
- The Remsen-Darien association (7) is dominated by medium-lime soils that developed from glacial till. Soils are typically deep, somewhat poorly drained with a fine textured and moderately fine textured subsoil. A narrow band of this association is located in the southeast of the Town.
- Palmyra Association (9) is characterized by deep, well-drained, high-lime soils with a medium-textured subsoil over sand and gravel. These soils are located along the Tonawanda Creek valley and are derived from glacial outwash terraces and kames.



# Town of Batavia Comprehensive Plan

- The Muck Association (11) is characterized by deep to shallow, very poorly drained organic soils that developed on organic material.

The figure below depicts the major Soil Associations found in the Town of Batavia.

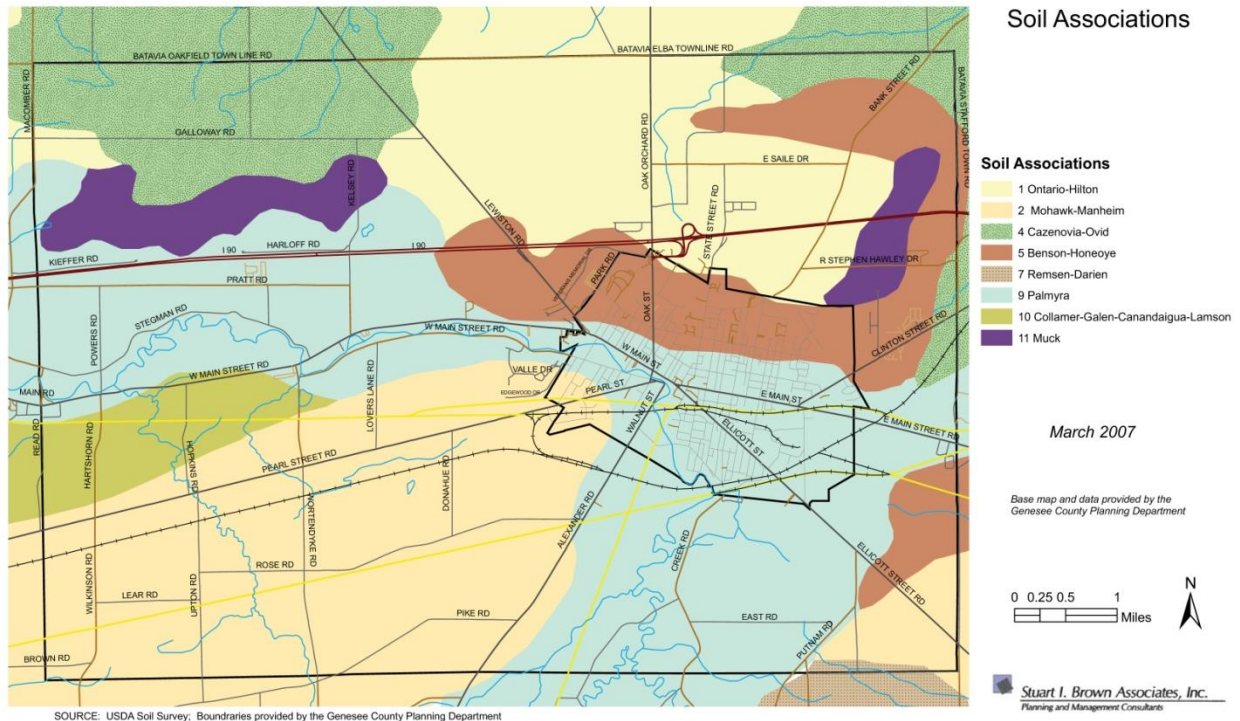


Figure 2: Soil Associations Map

## SOIL LIMITATIONS

In many areas in the Town of Batavia, soil characteristics limit the potential for development. Map 11: Soil Limitations for Development identifies areas where the water table is persistently or seasonally high, areas where bedrock is found within 3 feet of the surface, areas with steep slopes, and areas with permeability. In areas with high water tables and slow permeability, the use of on-site septic systems is compromised. Shallow depth to bedrock limits heavy construction which requires deep footers. Steep slopes are prone to erosion.

## WOODLANDS

Intact expanses of woodland (forest blocks) provide important benefits to the landscape. In general, the larger the block, the more valuable. Benefits include economic value in sustainable harvest and timber sales, scenic and outdoor recreation value, wildlife habitat, air quality, and water quality.

## Town of Batavia Comprehensive Plan

There are few large (> 25-acre) forest blocks in the Town of Batavia (see the Green Action Plan excerpts later in this section) and those that are present are often forested wetland systems that were not suitable or logistically feasible to drain for farming. Forested wetlands have some protection associated with permit requirements. However, there is very little protection for the conversion of upland forests. Mature forest takes decades to replace.

### PROTECTED LAND

A small portion of the Town's natural resource base (350 acres) is currently protected. These protected areas have been established to protect open space and natural resources for public use and benefit.



Woodland Scene - S. Hess

### OPEN SPACE, VISUAL RESOURCES AND VIEWSCAPES



Wetland Vista from Shepard Road - S. Hess

Open space, and the visual resources and viewscapes it supports, provides an important resource for the Town of Batavia. It defines its character, it can have a positive effect on property values, and open space has been shown to support the health and well-being of community residents. In addition to the natural resources described above, including wetlands, riparian areas, and woodlands, the presence of viable agricultural operations and continued use of lands for agriculture helps to preserve open space in the Town of Batavia and contribute to the rural character. Often called "working lands," actively farmed agricultural soils provide important economic value in

addition to ecological services to the Town of Batavia.

## Town of Batavia Comprehensive Plan

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Farming provides an undeveloped buffer for natural areas and supports the rural character of the Town. Prime farm soils need protection from development and from agricultural practices that result in the erosion or contamination of this unique resource. The Town recently adopted an Agriculture and Farmland Protection Plan. Issues relating to farmland retention are addressed in the Farmland and Agriculture Chapter.



Agricultural Viewscap Genesee County - S. Hess



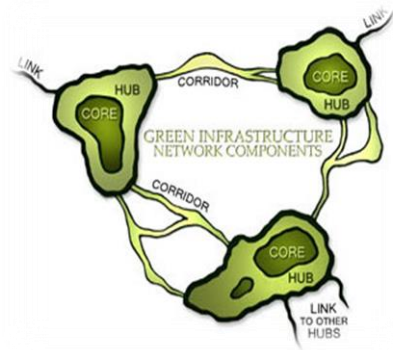
# Town of Batavia Comprehensive Plan

## Relevant Recommendations of Other Plans

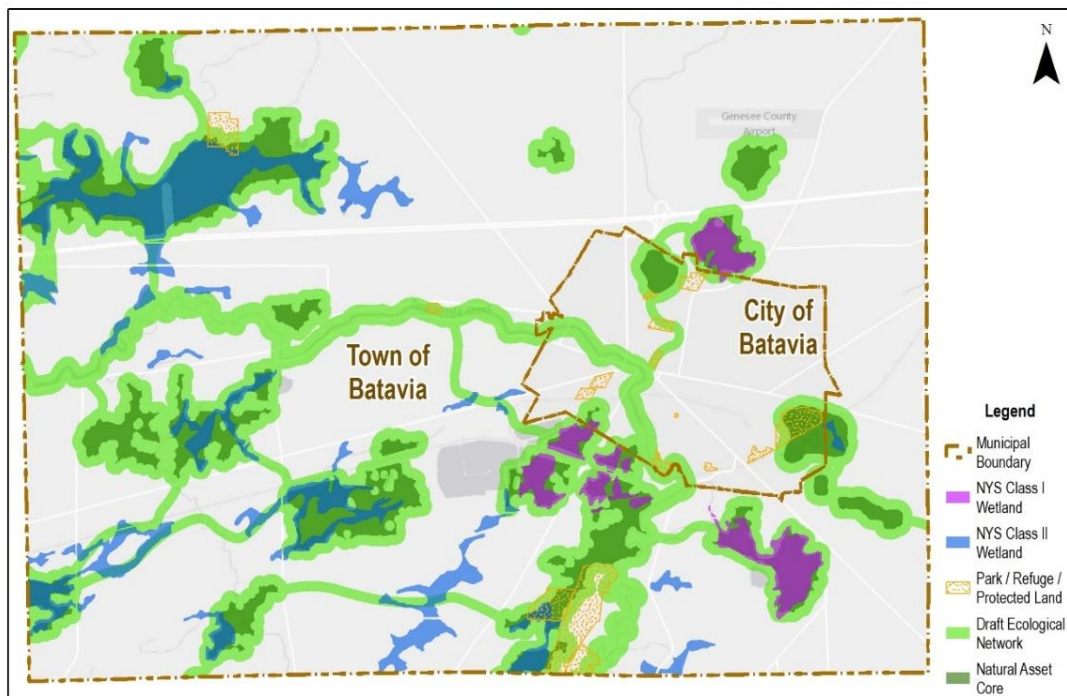
### GREEN GENESEE ROAD MAP/ TOWN OF BATAVIA GREEN ACTION PLAN

As introduced above, the Green Genesee/ Smart Genesee (GGSG) project provided detailed inventory and analysis of natural resources in Genesee County and mapped out an ecological network as part of a green infrastructure plan. Green infrastructure is a network of interconnected natural areas such as forests, wetlands, and streams key to the protection of air and water quality, conservation of soils, support for wildlife populations, and a source of outdoor recreation and scenic resources. The basic components of green infrastructure planning are cores, hubs, and corridors.

- Cores: relatively large, ecologically significant natural areas
- Buffers: an area defined by compatible cover type and land use that protect and support cores
- Hubs: cores and buffers together create hubs that are then connected by corridors
- Corridors: linear features that functionally connect hubs allowing transfer of energy and materials, wildlife and people, necessary to maintain ecological integrity of the cores



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 (See Appendix A).

# Town of Batavia Comprehensive Plan

## Relevant Recommendations of Other Plans

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The green infrastructure mapping process, as explained in detail in the Green Genesee Road Map, resulted in the creation of the Batavia GAP Map (above). The GAP Map will guide land use decisions in the Town as a component of the Town's Comprehensive Plan and as a reference for zoning and development reviews. The map provides an awareness of where important environmental resources lie and reveals the interconnectedness of those resources. The Batavia GAP will help elected officials, town staff, community organizations, residents, and land owners to consider the Town's needs as a whole. It supports and informs existing plans and processes by providing a foundation and framework for protecting open space, managing water resources, and making land use decisions. Land use decisions based on the Batavia GAP will help avoid opportunistic development that leads to fragmentation and sprawl, and ensure that land use decisions are cost effective, protective, and sustainable.

The Batavia GAP includes the following goals, strategies, and recommended actions:

### **Goal 1: Protect Natural Resources**

Protect a connected network of undeveloped land including water resources, prime agricultural soils, and forests from adverse impacts, conversion, and development (See Green Infrastructure Map).

#### **Strategies**

- Encourage development in areas with existing infrastructure and services.
- Educate the public about the ecological and economic value of connected natural systems.
- Inventory lands and parcels for high priority water resources and significant ecological and/or scenic value and prioritize for protection and restoration.
- Implement and continue water quality monitoring programs and use for public education and policy guidance.
- Develop and integrate watershed management plan priorities into municipal plans and policies.
- Implement land use tools such as purchase of development rights (PDR), incentive zoning, conservation easements, and other incentives to preserve natural resources.
- Develop landowner assistance and landowner incentive programs that promote best management practices for soil and water quality.
- Encourage, educate, and incentivize farmers with property within or adjacent to the green infrastructure network to
  - implement natural resource conservation and restoration programs and seek assistance from U.S. Department of Agriculture (USDA); and
  - apply best management practices to minimize soil disturbance and compaction and help maintain biodiversity.
- Identify and fill data gaps associated with natural communities in asset cores

### **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.

# Town of Batavia Comprehensive Plan

## Relevant Recommendations of Other Plans

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- 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

### Goal 3: Improve Ecological Resilience

Improve performance and resiliency of natural systems under normal and extreme conditions.

#### Strategies

- Utilize natural systems to improve the performance of built systems including stream corridor restoration and stabilization, wetland restoration, sediment and erosion control projects, net zero pervious surfaces, watershed management to reduce risks of flooding.
- Encourage development outside of stream corridors and mapped floodplains.
- Provide technical assistance and training for local governments to manage floodplains and reduce flooding.
- Encourage communities to adopt climate smart policies.

### Goal 4: Facilitate Municipal Stewardship and Energy Conservation

Provide a foundation for the development of meaningful and achievable conservation goals, measurable objectives, and implementation strategies with an emphasis on strong inter-municipal relationships and planning.

#### Strategies

- Provide information and promote awareness regarding the location of high quality natural assets in the Town of Batavia and in neighboring communities and the importance of these assets to long-term vitality and quality of life.
- Encourage use of the County online mapping tool to guide municipal government, residents, prospective developers, regulatory agencies, and other public and private entities in making land use decisions that conserve and enhance a diverse system of natural cores, hubs, and connecting corridors sufficient to protect clean air, clean water, habitat for plants and animals, and outdoor recreation opportunities for people.
- Develop model comprehensive plan policies and model ordinances that support sustainable land use decisions
- Facilitate development of a new/updated comprehensive plan and zoning that incorporate the GAP Map, land use protection, sustainability, and resilience.
- Develop specific vision plans for community centers that lead to “livable communities.”
- Provide technical assistance and training to support local government in the implementation of land use

# Town of Batavia Comprehensive Plan

## Relevant Recommendations of Other Plans

regulations that protect natural resources including soils, forests, and wetlands.

- Coordinate efforts with local, county, state, federal and tribal entities to assure wise land use, protect natural resources and leverage private and public investment in the region.

### GENESEE COUNTY MULTI-JURISDICTIONAL ALL-HAZARD MITIGATION PLAN

The Genesee County Multi-Jurisdictional All-Hazard Mitigation Plan, completed in 2008 by the Genesee-Finger Lakes Regional Planning Council, identifies potential natural, technological and human-caused hazards that might affect Genesee County and its municipalities, assesses potential impacts and risks, and presents mitigation strategies and Action Plans for each municipality. The Plan identified the following hazards as priorities for the Town of Batavia:

Hazmat (in transit)  
Ice Storm  
Fire  
Flood  
Hazmat (Fixed Site)  
Transportation Accident  
Earthquake  
Severe Winter Storm  
Severe Storm

The Action Plan for the Town of Batavia identifies the following hazards that the Town will be responsible for addressing:

Hazard	Town Leadership Role
Flooding	Prevention, property protection and public education and awareness
Ice storm, winter storm, severe storm, tornado and utility failure	Prevention and property protection
Earthquake	Property prevention
Water supply contamination	Prevention
Hazardous Materials	Natural resource protection

# Town of Batavia Comprehensive Plan

## Relevant Recommendations of Other Plans

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### GENESEE & WYOMING COUNTIES JOINT FLOOD MITIGATION PLAN (AUGUST 2003)

The 2003 Flood Mitigation Plan recommended several Action Steps to reduce the risk of and potential damage from flooding. These include Preventative Measures, Natural Resource Protection, Property Protection, Structural Measures, Emergency Services, and Public Awareness.

**Preventative Measures** include the preparation of an All-Hazard Mitigation Plan (completed), participation in the Community Rating System, updated floodplain mapping and ongoing training for the Town's Flood Plain Administrator. The following specific measures were recommended for the Town of Batavia.

- Re-examine zoning to ensure that commercial and industrial uses are kept out of flood prone areas. This is especially critical along the Route 5 corridor, which faces higher than average development pressure.
- Vigorously enforce building codes within flood prone areas.
- To protect residential development along South Main Street, evaluate the feasibility of flood-proofing public utilities and seek easements from private property owners along the channel to permit access for stream channel monitoring and removal of woody debris and ice jams.
- Increase the amount of land in flood prone areas used for parks or recreation.

**Natural Resource Protection Measures** address debris removal and the prevention of siltation from erosion. Debris removal must be coordinated with the NYS DEC, Army Corps of Engineers, Genesee County, neighboring municipalities and landowners to address permitting, timing, and funding. Measures to prevent erosion include maintaining buffers along streams, agricultural best management practices, streambank restoration and improved maintenance of road ditches.

**Property Protection Measures** address insured properties that suffer repetitive losses. In general, properties covered by flood insurance contracts that suffer flood damage on two or more occasions over a 10-year period should consider filing for Repetitive Loss coverage to implement long-term structural solutions to flooding problems. In Batavia specifically, the following measures were recommended:

- Remap the Flood Insurance Rate Map to include land located outside of mapped areas that is subject to flooding, in particular residential development south of South Main Street.
- Purchase and relocate the manufactured home park on West Main Street Road (Route 5)
- Purchase and relocate houses along Dorman Road.

**Structural Measures** include improving stormwater management to reduce the impact of impervious surfaces, maintaining culverts, and improving drainage associated with abandoned railroads and the regular inspection and maintenance of dams. Measures recommended for sites in the Town of Batavia include:

- Place rip-rap along the outside bend just north of Route 5 near Stegman Road to protect the road and/or move the roadway north, away from the Creek.
- At the Dreamland Trailer Park and Batavia Mobile Home Park sites, upgrade structures with first floor elevation below the base flood elevation and site infrastructure to meet current floodplain development standards.
- At the Valu Plaza on West Main Street Road, retrofit stormwater management facilities.
- Conduct a study to address flooding along a small unnamed tributary of Tonawanda Creek near Route 63

# Town of Batavia Comprehensive Plan

## Relevant Recommendations of Other Plans

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and Veterans Memorial Drive to identify appropriate stormwater management options.

**Emergency Services Measures** include an emergency flood notification system for mobile home park residents, relocation assistance to those residents whose pads are most frequently affected by flooding and an alarm system at the Wortendyke Road bend site that warns residents if ice builds up.

**Public Awareness and Information Measures** include making copies of the FIRM maps, Letters of Map Amendments and the Flood Mitigation Plan available at libraries and the Town Hall and disclosing flood hazards to potential property owners. Residents of the Dreamland Trailer Park and Batavia Mobile Home Park should be educated about emergency evacuation procedures through a brochure that shows evacuation routes and emergency shelter locations.

In summary, the following measures are recommended for the Town:

- Improve public awareness of potential flood hazards and provide information about evacuation routes and emergency shelter locations.
- Install an alarm system to warn residents of ice jamming at the Wortendyke Road bend in Tonawanda Creek.
- Eliminate industrial and commercial zoning districts within flood hazard areas, especially in areas of higher development pressure, such as along Route 5 west of the City.
- Clarify the designation and role of the Town's Flood Plain Administrator.
- Address flooding problems along South Main Street Road.
- Consider remapping the FIRM to include properties outside of designated flood hazard, such as the area south of South Main Street Rd., that have reported periodic flooding.
- Purchase dwellings that flood repeatedly and relocate their residents, including those in the West End Trailer Park, houses along Dorman Road, and in the Dreamland Trailer Park and Batavia Mobile Home Park.
- Consider upgrading structures in the Dreamland Trailer Park and Batavia Mobile Home Park that have first floor elevations below the base flood elevation; site infrastructure to meet current floodplain development standards.
- Evaluate the feasibility of elevating structures along South Main Street.
- Place rip-rap along outside bend just north of Route 5 near Stegman Road to protect the road; and/or move roadway north, away from the Creek.

# Town of Batavia Comprehensive Plan

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## TOOLS AND TECHNIQUES

To protect and enhance its natural resources and address the issues that affect them, the Town of Batavia can apply a variety of regulatory tools, obtain technical assistance from other governmental agencies and not-for-profit organizations, and seek funding through grants. This section summarizes the programs and sources of technical assistance and funding that are available to the Town for natural resource conservation.

### STORMWATER MANAGEMENT/ EROSION AND SEDIMENTATION CONTROL

Stormwater management utilizes a system of vegetative and structural measures to control the increased rate and volume of stormwater runoff that results from new development. Such measures must be designed as part of new development to ensure that stormwater is properly filtered before flowing into streams, and that the flow is managed to prevent flooding. Specific techniques include retention ponds, drainage swales, and artificial wetlands.

Local governments have the authority to require effective storm- water management and erosion control techniques to be incorporated into the design of new development as part of the subdivision or site plan review process. The NYSDEC's Stormwater Management Design Manual presents technical standards for the design of stormwater management practices associated with building construction. [http://www.dec.ny.gov/docs/water\\_pdf/swdm2015entire.pdf](http://www.dec.ny.gov/docs/water_pdf/swdm2015entire.pdf)

Individual property owners can help to manage stormwater by limiting the amount of impermeable surfaces and allowing stormwater to filter into the ground before flowing into streams. Property owners can install rain gardens, rain barrels, green roofs, permeable pavement and other types of "green infrastructure" to reduce the amount of stormwater that runs off the property. For more information, see: <http://www.dec.ny.gov/lands/58930.html>

Training programs and materials to help Highway Department staff learn techniques to reduce erosion from road projects are available through the Cornell Local Roads Program: <http://www.clrp.cornell.edu/workshops/drainage.html>

Programs that provide technical assistance and cost sharing for agricultural best management practices include the Agricultural Environmental Management (AEM) program ( <http://www.dec.ny.gov/pubs/4774.html> ) and USDA Natural Resource Conservation Service (NRCS) easement programs <http://www.nrcs.usda.gov/wps/portal/nrcs/main/national/programs/financial/> ).

# Town of Batavia Comprehensive Plan

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## ZONING APPROACHES

As land use and development can impact natural resources and water quality, the Town can apply zoning regulations and the development review process to limit or manage these impacts. Zoning tools can also protect sensitive natural areas with conservation easements or stream setback provisions.

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## CONSERVATION OVERLAY ZONING DISTRICTS

A **Conservation Overlay District** provides additional protections to sensitive natural features such as stream corridors, wooded areas, or scenic views. The requirements of the Conservation Overlay District supplement the land use and dimensional requirements of the underlying zoning district.

Overlay regulations may limit the removal of natural vegetation within stream corridors or protect mature trees in wooded areas. Draft Stream Corridor and Conservation Overlay district regulations prepared as part of the Green Genesee/ Smart Genesee initiative are included in Appendix C.

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## CLUSTER DEVELOPMENT AND CONSERVATION SUBDIVISIONS

Clustered subdivisions, also known as conservation subdivisions or “density averaging,” allow dwelling units to be constructed on lots smaller than the “minimum lot size” required by zoning, while ensuring that the maximum density allowed in a zoning district is not exceeded. For example, if zoning regulations require a minimum lot size of 2.5 acres, approximately 40 dwelling units would be permitted on a 100-acre parcel. With clustering, the 40 units could be placed on 1-acre lots, with approximately 60 acres set aside as permanent open space.

Conservation subdivisions utilize design to maximize the amount of usable open space in a clustered subdivision. Once the permitted number of dwelling units is determined, the developer and the Planning Board apply the following design process to a parcel to be subdivided:

- Identify lands with conservation value. These include areas that must remain undeveloped, such as wetlands, floodplains and very steep slopes, as well as areas that contribute to the character of the area, such as active farmland, views, wooded areas, or streams. The remaining lands are best suited for development.
- Locate homes on the land identified as best suited for development.
- Once homes are sited, sketch in a network of streets and trails.
- Finally, draw the lot lines.

The Planning Board’s review of a clustered or conservation subdivision is more challenging than that of traditional subdivisions. In addition, the Town needs to be prepared to hold and monitor conservation easements in perpetuity. The Planning Board will also need to work closely with



## Town of Batavia Comprehensive Plan

developers to create subdivision designs that maximize the protection of open space and natural features.

Conservation subdivisions can result in permanent protection of resources at low cost to the Town, as open areas would be protected by conservation easements. This technique is most effective for the preservation of environmentally sensitive areas, open space and scenic views that are located on the same lot as proposed residential development. As clustering does not reduce the number of building lots that can be developed on a parcel, it is generally acceptable to landowners and developers. However, clustering works best when zoning district regulations requires low densities or large minimum lot sizes. Unless the Town of Batavia reduces maximum densities in rural parts of the Town to approximately one dwelling unit per two or three acres (current minimum lot size requirements allow approximately one house per one-half acre), clustering would not result in significant protection of natural areas.

### RECOMMENDED ACTIONS

#### 2007 COMPREHENSIVE PLAN RECOMMENDATIONS AND CURRENT STATUS

Natural Resources and Environmental Protection	
2007 Comprehensive Plan Recommendation	Status
Work with public and private entities to reduce flood hazards, consistent with Genesee County's Hazard Mitigation Plans.	<b>Ongoing:</b> Town Planning Board, Code Enforcement Office in cooperation with Genesee County
Apply appropriate standards to new development to minimize erosion and sedimentation associated with new construction.	<b>Ongoing:</b> Town Planning Board
Utilize the subdivision and site plan review process to preserve significant natural and scenic resources as part of the design of new development.	<b>Ongoing:</b> Town Planning Board
Establish recreational facilities in conjunction with natural features.	<b>Partially Complete:</b> The Town established a boat launch at Kiwanis Park.

#### RECOMMENDED ACTIONS TO IMPLEMENT GREEN GENESEE ACTION PLAN

1. Designate a liaison to work with NY Green and Genesee County's implementation committee (Green Genesee Task Force) to assist with and coordinate implementation of the Green Genesee Action Plan. Duties may include:
  - Identify funding sources and secure resources for implementation of recommended initiatives
  - Develop and distribute educational materials

## Town of Batavia Comprehensive Plan

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- Secure legislative support
- Prioritize strategies and actions
- Develop a process to measure, monitor, and report progress, based on indicators specified in the Green Action Plan
- Coordinate celebrations and events

Responsible entity: Town Board

Partner entities: Genesee County Green Genesee Task Force  
NY Green  
Genesee County Soil & Water Conservation District  
Tonawanda Creek Watershed Association

2. Encourage owners of land within designated Asset Cores and Ecological Corridors to maintain these lands in a natural state. Provide information about techniques to protect natural habitats.

Responsible entity: Town Board

Partner entities: NY Green/ Green Genesee implementing committee  
Genesee County Soil & Water Conservation District  
Tonawanda Creek Watershed Association  
Black Creek Watershed Association  
Oak Orchard Watershed Alliance

3. Incorporate additional stormwater management provisions into site plan review criteria, subdivision regulations, and construction and design specifications to support “low impact development,” consistent with the NYS Stormwater Management Design Manual. Ensure that regulations are enforceable and that the Town’s fee schedule authorizes developer fees to cover costs for specialized review.

Responsible entities: Town Board  
Building and Zoning staff  
Planning Board

Partner entities: NYS Department of Environmental Conservation (NYS DEC)  
Genesee County Soil & Water Conservation District (SWCD)

4. Create a Conservation Overlay District to manage development, retain ecological function and limit the removal of natural vegetation within the Asset Cores and Buffers of the Ecological Networks delineated in the Green Genesee Action Plan and within stream corridors within 100 feet of rivers and streams.

## Town of Batavia Comprehensive Plan

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Responsible entities: Town Board  
Building and Zoning staff  
Planning Board

Partner entities: NY Green  
Genesee County Soil & Water Conservation District

5. Partner with Genesee County, community and educational organizations to promote public awareness and education about the value of Batavia's green infrastructure.

Responsible entities: Town Board  
Planning Board

Partner entities: Genesee County Soil & Water Conservation District  
Genesee Community College  
NY Green  
Batavia School District  
Community organizations

### RECOMMENDED ACTIONS TO ADDRESS FLOOD HAZARDS

1. Target land within floodprone areas for public and private recreational and conservation uses. Obtain funding to acquire land for this purpose.

Responsible entities: Town Board

Partner entities: NYS Dept. of Environmental Conservation (DEC); State and Federal Grant funding agencies

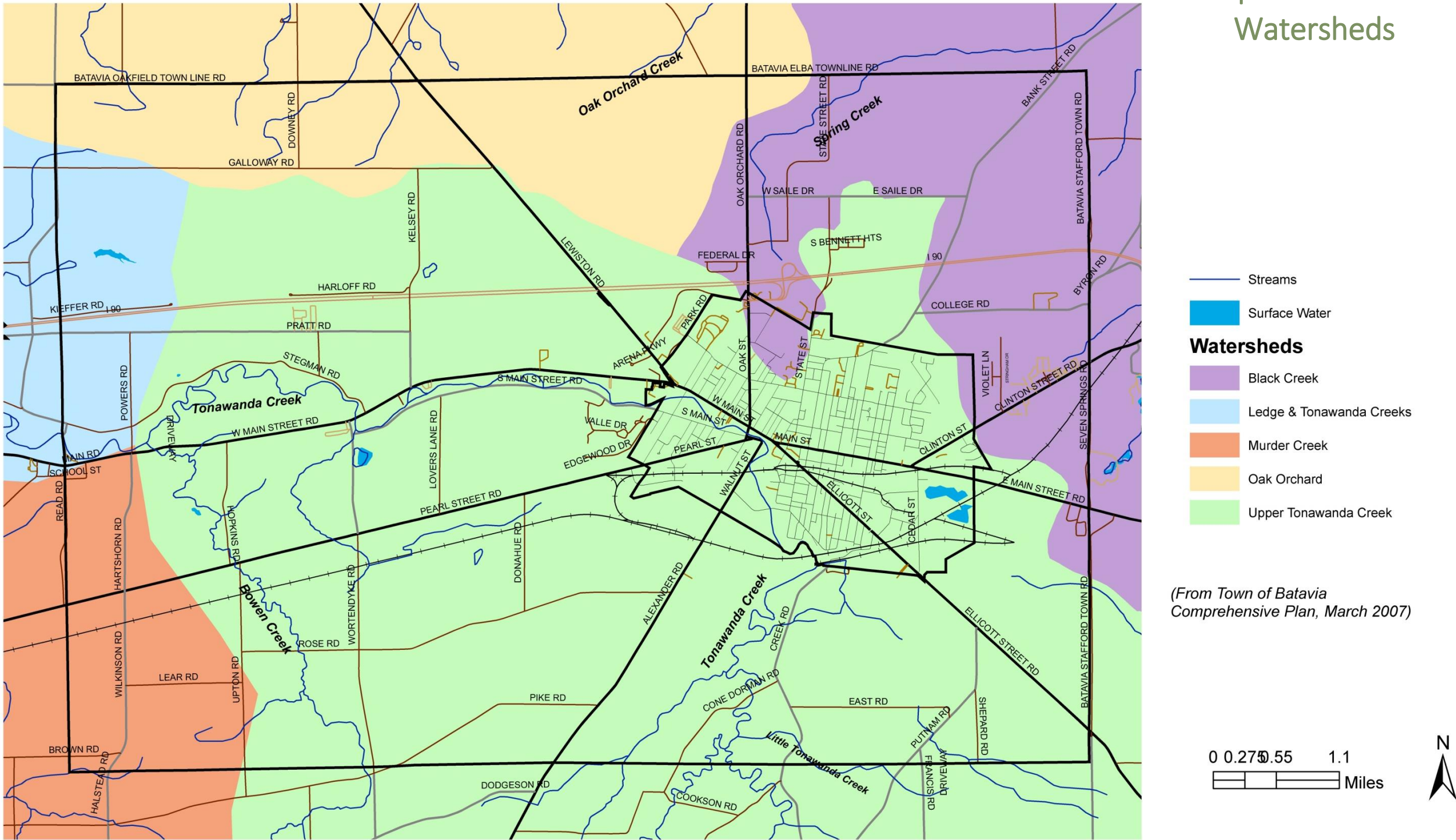
2. Acquire properties within flood hazard areas that are subject to repeated flooding.

Responsible entities: Town Board  
Planning Board

Partner entities: NYS Department of Environmental Conservation  
Federal Emergency Management Agency (FEMA)  
NY Green  
Genesee County Emergency Management  
Landowners

Town of Batavia Comprehensive Plan Update

Map 8: Streams & Watersheds

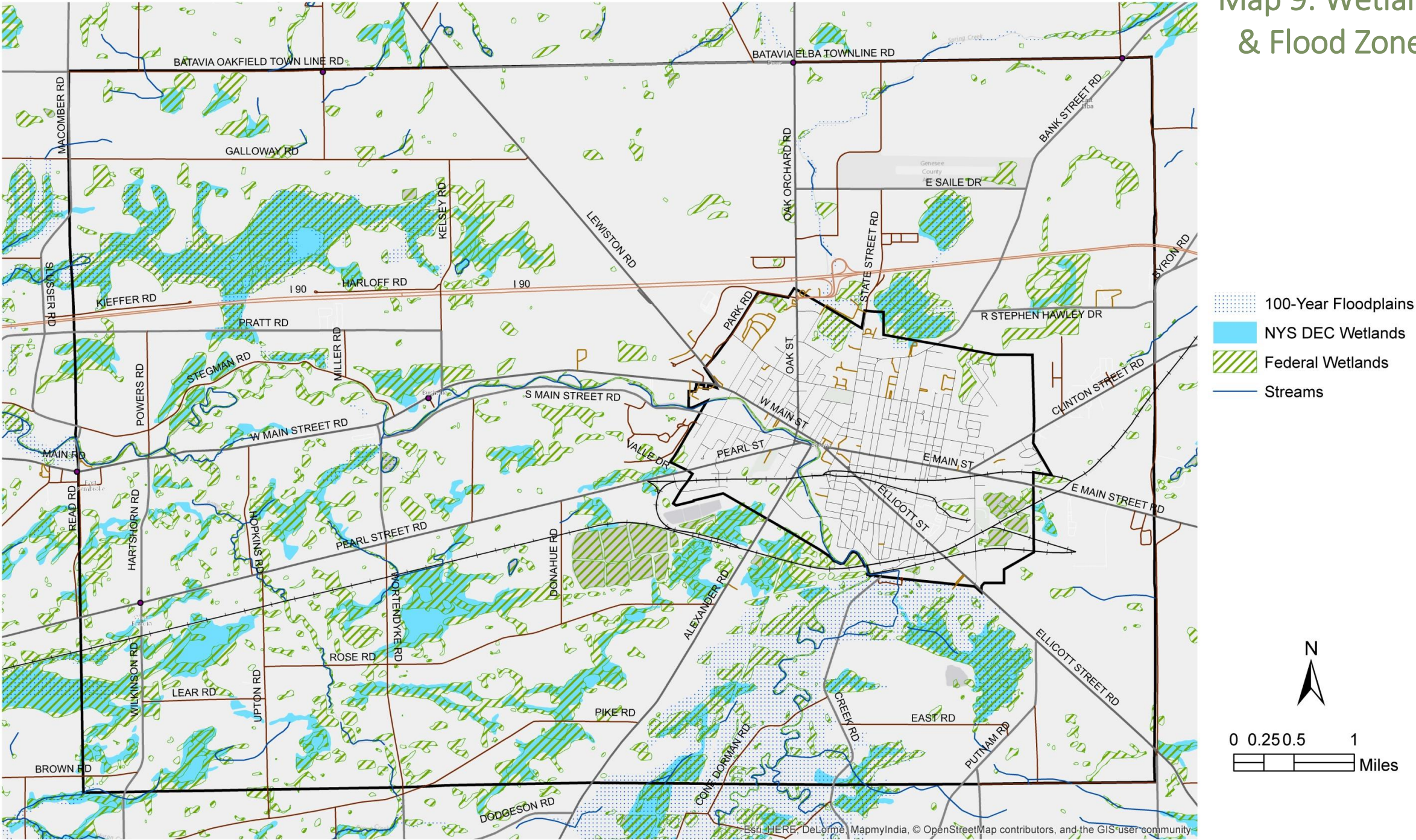


LABELLA



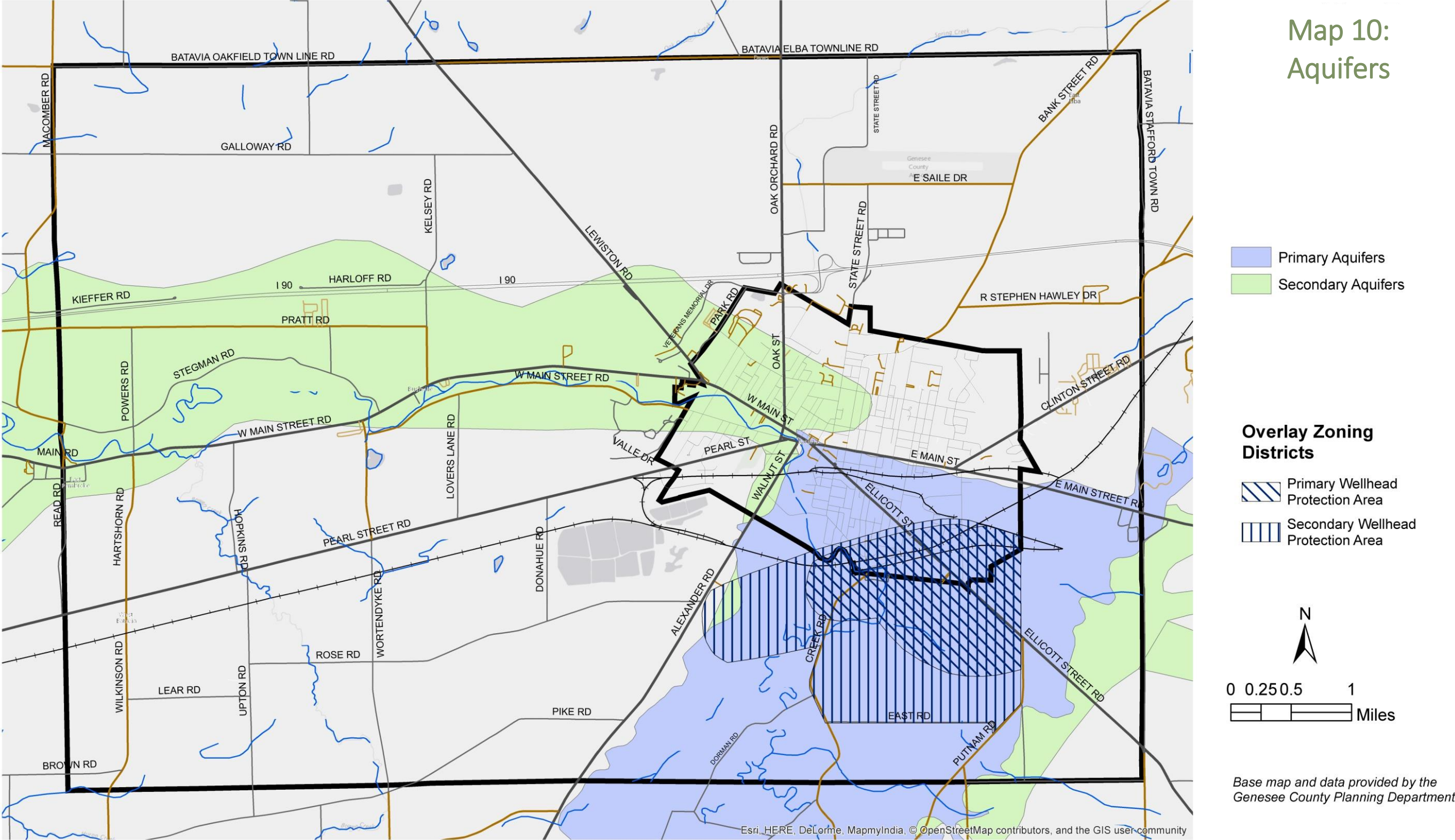
Town of Batavia Comprehensive Plan Update

Map 9: Wetlands & Flood Zones

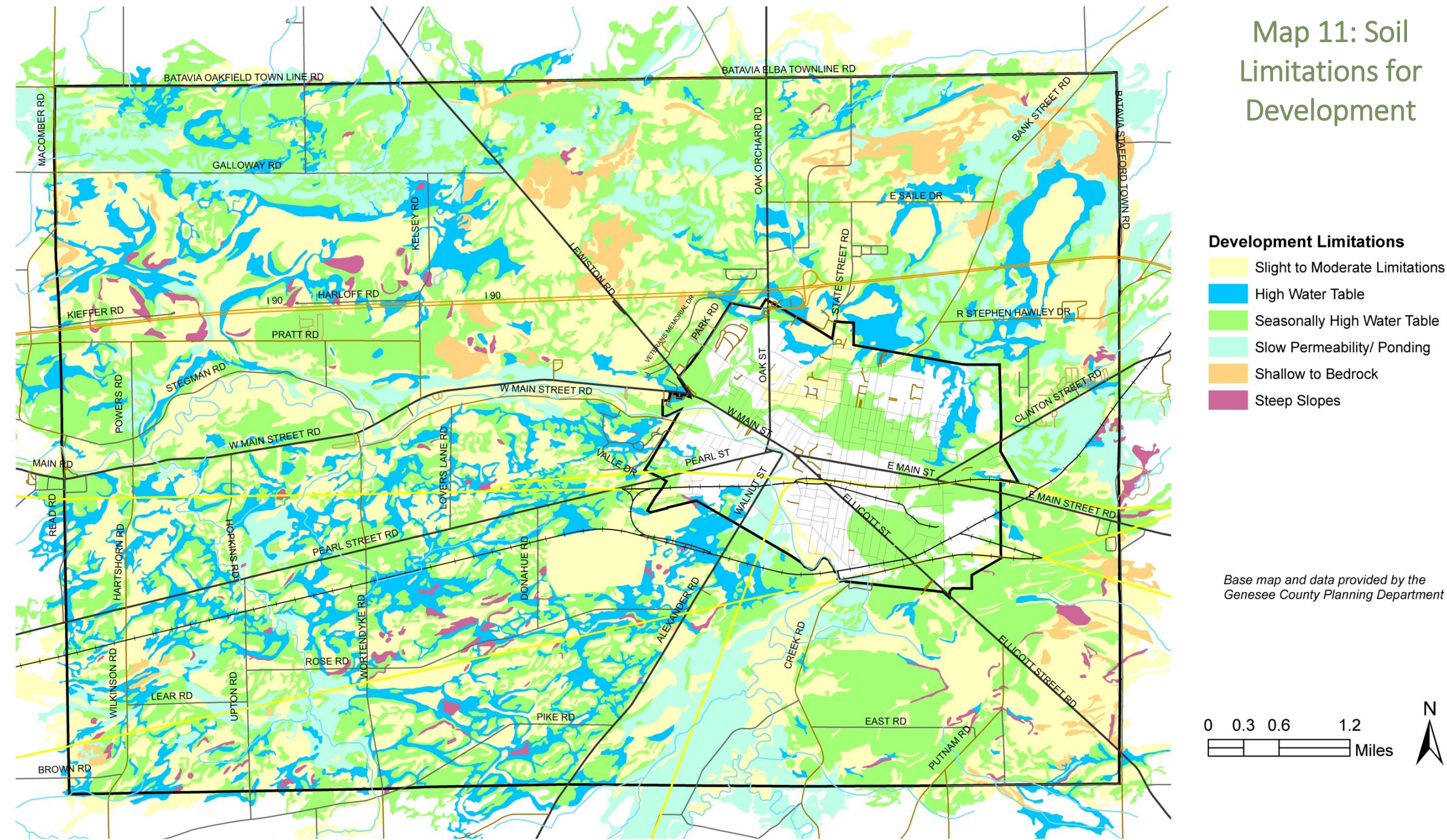


ABELLA









SOURCE: USDA Soil Survey; Boundaries provided by the Genesee County Planning Department





## 4. PARKS AND RECREATION

### INTRODUCTION

The Town's public parks and other recreational facilities contribute to a high quality of life for residents and visitors, help protect natural resources, and support the regional economy. The Town's abundant natural resources offer opportunities for recreation such as kayaking and canoeing in Tonawanda Creek, walking along the Ellicott Trail, and nature observation and fishing in the Town Park. In areas near streams that are prone to flooding, recreation can be the most productive use of land.

In addition to benefitting residents, parks and recreational facilities help to attract and retain businesses. Commercial recreation businesses contribute to the regional tourism economy.

### GOALS

- A. 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, a canoe launch, and 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.

#### 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.

## Town of Batavia Comprehensive Plan

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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.

**Meadowbrook Golf Course** is a private Golf Course and Country Club located on Woodland Drive.

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.

The Sportsman's Coonhunters Association, a private hunting club located on Hopkins Road, offers trap shooting, archery and other events.

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 on public land and on private land by permission. 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

## Town of Batavia Comprehensive Plan

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.

### COLLABORATION WITH GENESEE COUNTY, SCHOOLS AND PRIVATE ENTITIES

#### 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.

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.

#### 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 moto-cross school. Future improvements may include a pro shop and pavilion. Batavia Downs attracts large numbers of visitors to the area.

# Town of Batavia Comprehensive Plan

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.

Some community members have expressed interest in a dog park.

## 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. 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)

In 2010, the Town completed a Master Plan to evaluate opportunities for using recently acquired land located on Galloway Road as a Town Park. 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.



## Town of Batavia Comprehensive Plan

- Construct picnic pavilions and playground
- Limit access to two existing access points
- 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, and potential funding sources for implementation.

### GENESEE-FINGER LAKES REGIONAL BLUEWAY ANALYSIS

In 2010, the Genesee/Finger Lakes Regional Planning Council conducted an analysis of recreational opportunities for canoes and kayaks (water trails or “Blueways”) in the Genesee-Finger Lakes Region in 2010 (see <http://www.gflrpc.org/uploads/3/1/9/1/31916115/bluewaysreport.pdf>). The study rated waterways in the region as potential Blueway Opportunities based on the condition of the shoreline, canoe and kayak access points, and other elements that would support recreational use of the waterway such as parks or overnight accommodations.

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. However, the recent expansion of the park and construction of a launching facility would have warranted an “Excellent” Rating. 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.	<b>In Progress:</b> The Town applied for grant funding to expand the Batavia Town Park on Galloway Road but was unsuccessful.  The Town acquired land to expand Kiwanis Park and install a car-top boat launch.

# Town of Batavia Comprehensive Plan

## RECOMMENDED ACTIONS TO IMPLEMENT GREEN GENESEE ACTION PLAN

- a. 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.
  - a. Complete an architectural and facility design study to determine the future use and design of the existing building
  - b. Design and construct trails for bicycle and pedestrian use
  - c. Establish a fishing dock accessible to persons with disabilities.
  - d. Construct picnic pavilions and playground
  - e. Improve vehicular access and limit access to two existing access points.
  - f. Evaluate the feasibility of installing an amphitheater, ice skating rink and/or gazebo
  - g. Acquire additional land
  - h. Design and construct pedestrian and bicycle connections to Harloff Road and other areas
  - i. Keep park open past 2:30pm to match Kiwanis Park.

Responsible entity: Town Board

Partner entities: Grant funders – NYS Office of Parks, Recreation & Historic Preservation

- b. 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

- c. 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  
Batavia School District

- d. Acquire floodprone land and other sensitive natural areas for recreational use.

## Town of Batavia Comprehensive Plan

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Responsible entity: Town Board

Partner entities: Community organizations

Genesee County Emergency Management Office

NYS Department of Environmental Conservation

Federal Emergency Management Agency (FEMA)

Grant funders – NYS Office of Parks, Recreation & Historic  
Preservation

## 5. AGRICULTURE AND FARMLAND

### INTRODUCTION

Agriculture is the largest land use in the Town of Batavia as well as the biggest industry, based on the market value of products. Agricultural land keeps land open, buffers natural resources and contributes to the character of the community.

Most of the information and analysis in this Chapter, as well as many of the recommended actions, were derived from the Town's Agricultural & Farmland Protection Plan, which was completed in 2011 with input from farmers, agribusinesses, Town officials and residents. Analysis and recommendations relating to water quality were incorporated from the Town's Green Action Plan, prepared as part of the Green Genesee/ Smart Genesee project described in Chapter 2: Natural Resources.

### 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 12: Active Farmland by Soil Classification and Table 4, 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:



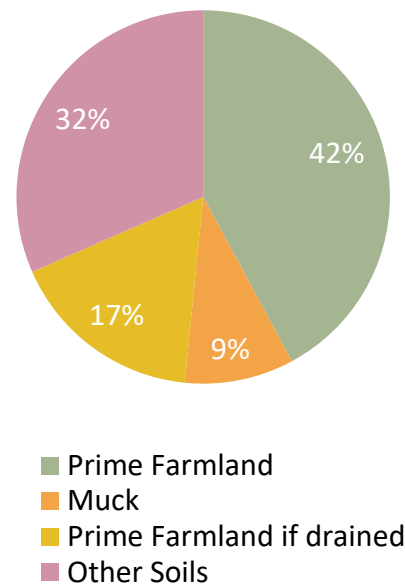
## Town of Batavia Comprehensive Plan

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.

**Table 4: Agricultural Classification of Soils – Town of Batavia**

Agricultural Soil Classification	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%
	<b>31,023.9</b>	<b>100.0%</b>

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. This represents 44% of the total land area of the Town. Map 12: Active Farmland by Soil Classification depicts the extent and location of these lands. Most of the land in the Town that is not wetland or developed is in active agricultural use.

# Town of Batavia Comprehensive Plan

## 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 5: 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. According to a recent study from the New York Farm Viability Institute, each dollar earned in agricultural production generates another \$0.43 and each agricultural job generates an additional 0.80 non-agricultural jobs.<sup>4</sup>



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

### 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.

<sup>4</sup> SOURCE: Schmit, Todd M., "Agriculture-Based Economic Development in New York State: The Contribution of Agriculture to the New York Economy, NY Farm Viability Institute, 2014

## Town of Batavia Comprehensive Plan

Three dairy processing facilities are located in 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. 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.

### 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.

### DIRECT MARKETING



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

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

This section summarizes the programs and organizations of involved in farmland and agriculture in the Town. Additional information is available in the 2011 Town of Batavia Agricultural & Farmland Protection Plan.

### 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.

## Town of Batavia Comprehensive Plan

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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 Map 4: Agricultural Districts and Smart Growth Development Areas in Chapter 2: Land Use.

### 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 Farmland Protection component of 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 to help the towns understand the potential impact on maintaining a critical mass of farmland
4. Consider the designation of an ‘agricultural production zone’
5. Consider use of incentive zoning as a mitigation tool
6. Develop new funding sources specifically for a farmland protection fund
7. Create an ‘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.



# Town of Batavia Comprehensive Plan

The Agricultural Development component of the Plan included the following recommendations:

- 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

Programs and initiatives carried out by several Federal, State, County agencies as well as private organizations complement the actions recommended in the Town's Comprehensive Plan. Government agencies include:

- NYS Department of Agriculture & Markets
- Genesee County Soil & Water Conservation District (SWCD)
- Cornell Cooperative Extension of Genesee County
- 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:

- American Farmland Trust
- Genesee County Agricultural Society
- New York Green

## RECENT INITIATIVES

- Agri-Business Park development attracted two large dairy products manufacturers.
- Genesee County Economic Development Center 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.

## Town of Batavia Comprehensive Plan

### 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 6: 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 Map 5: Future Land Use Plan map. The proposed Agricultural Production Zoning regulations will provide additional protections.

### 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.

#### 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.

#### 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.

#### 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.

# Town of Batavia Comprehensive Plan

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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 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 NYSDEC 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.

## Town of Batavia Comprehensive Plan

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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 of property tax revenue. In contrast, farmland requires only \$0.37 in services for every \$1.00 it contributes in property 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 and other land protection approaches will not be needed.

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.

# Town of Batavia Comprehensive Plan

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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 East 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” 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



## Town of Batavia Comprehensive Plan

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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. (For example, making cheese out of milk “adds value” to the milk. If farmers sell the cheese they produce, the value of sales is much higher than the wholesale value of the milk used to make the cheese.) 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.

#### Issues Relating to Water Quality

While agriculture in the Town of Batavia acts as a buffer to sensitive natural resources, it can also affect water quality when nutrients or chemicals run off farmland into surface or groundwater. Watershed studies and the NYS Department of Environmental Conservation’s Priority Waterbody List identify agriculture as a contributor to water quality concerns.

Many farms have implemented “Best Management Practices” (BMPs) to minimize the impact of farming on natural resources. Such practices include manure storage systems, cover crops and tilling practices that minimize erosion and runoff. Financial and technical assistance programs to

# Town of Batavia Comprehensive Plan

encourage use of BMPs include the Agricultural Environmental Management (AEM) Genesee County Soil & Water Conservation District (SWCD) program and easement programs administered by USDA Rural Development.

## 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 (also known as Agricultural Production Zoning, Agricultural Use Zoning or any name that the municipality chooses) involves the creation of a zoning district that designates farming as the primary, preferred land use. Such a district targets the most productive

## Town of Batavia Comprehensive Plan

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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. Conservation easements are held, monitored, and enforced by a third party land trust or similar organization. Easements transfer with land sales.

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 located 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

## Town of Batavia Comprehensive Plan

zoning district, this approach would not currently be effective as a means to retain agricultural land.

### 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

### INFRASTRUCTURE MANAGEMENT

Municipalities can minimize the impacts of sewer and water line extensions on agricultural land by limiting non-agricultural hookups. When State funding is used to extend infrastructure through NYS certified Agricultural Districts, the NYS Department of Agriculture & Markets must be notified through the Notice of Intent process . Often, a municipality is required to adopt a “lateral restriction” resolution that restricts hookups for non-farm structures to a new water or sewer line within an existing 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.



## Town of Batavia Comprehensive Plan

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 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	<b>No Action:</b> Not yet implemented/Little landowner interest

## Town of Batavia Comprehensive Plan

Agriculture & Farmland Protection	
2007 Comprehensive Plan Recommendation	Status
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.	
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.	<b>No Action:</b> Not yet implemented
Encourage agriculture-related businesses, such as suppliers and processors, to utilize Genesee County's revolving loan fund for economic development.	<b>In Progress:</b> GCEDC promotes and administers economic development incentives
Work with County and State economic development agencies to attract and retain agricultural support businesses.	<b>In Progress:</b> GCEDC, 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.	<b>In Progress:</b> 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.	<b>In Progress:</b> 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 include effective provisions to encourage the retention of high quality farmland for continued agricultural use.	<p><b>In Progress:</b> Committee established to prepare a Town Agricultural &amp; Farmland Protection Plan.</p> <p>Zoning district regulations for agricultural production drafted but not adopted.</p>

# Town of Batavia Comprehensive Plan

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## 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: NY Green's Green Genesee Task Force  
Genesee County Soil & Water Conservation District  
Tonawanda Creek Watershed Association

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

1. Revise land use regulations
  - a. Establish an Agricultural Production Zone that limits the number of houses that can be constructed on farm parcels in designated areas of the Town.
  - b. 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.
  - c. Modify the Town's subdivision regulations to incorporate additional protections for farming and farmland.
  - d. 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

2. Encourage land protection through conservation easements
  - a. 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.
  - b. Work with local land trusts to provide information to landowners about estate

## Town of Batavia Comprehensive Plan

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planning and the benefits of placing land under private conservation easements.

Responsible entity: Town Board

Partner entities: Local land trusts

- c. 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

### 3. Support local agriculture and related businesses

- a. 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

- b. 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

- c. 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



## Town of Batavia Comprehensive Plan

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

Responsible entity: Town Board

Partner entities: East Pembroke Fire District Board of Commissioners

- e. 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

- f. 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

- 4. Establish an ongoing committee to implement the Agricultural Protection Plan
  - a. 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.

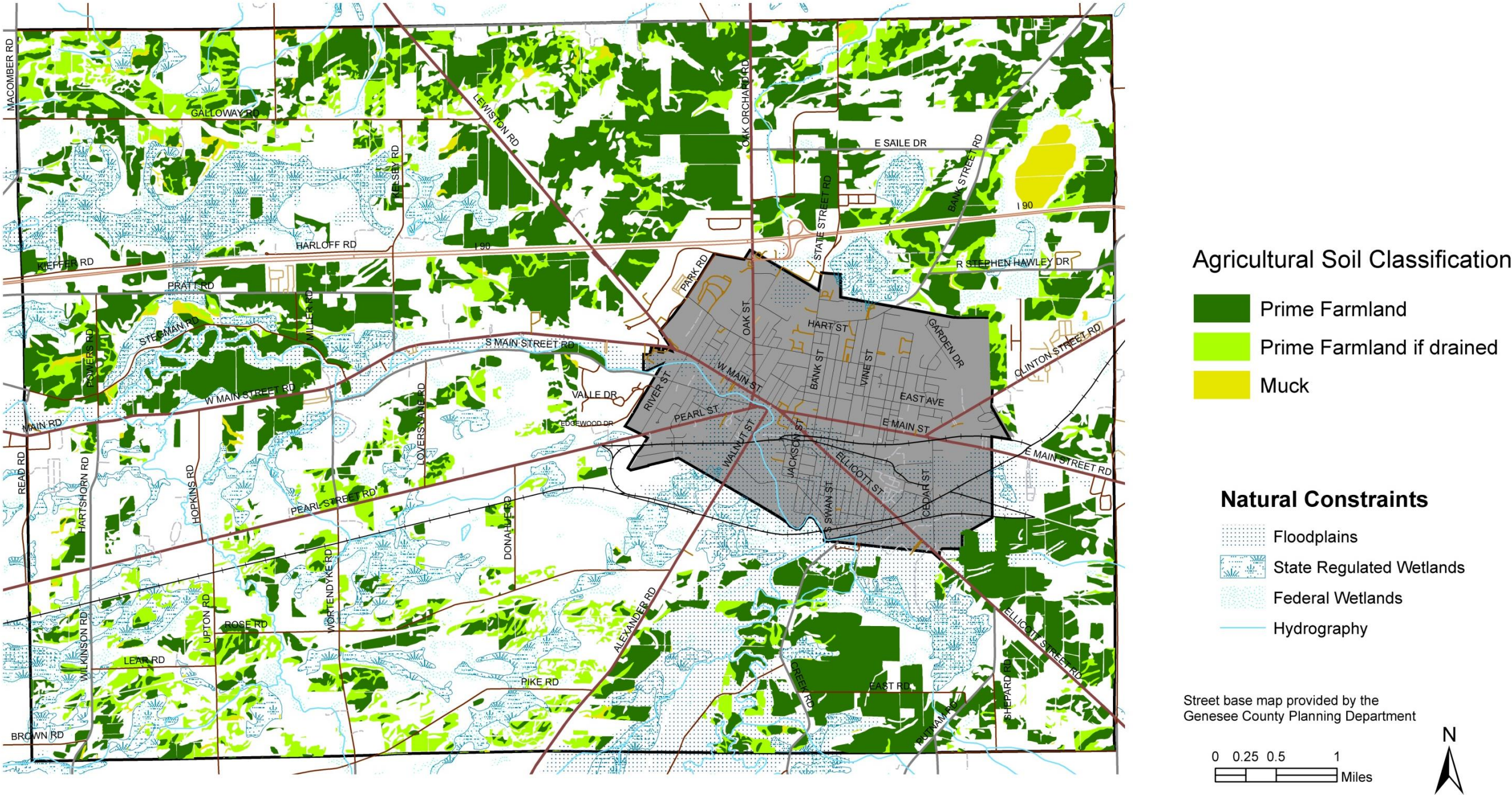
Responsible entity: Town Board

Partner entities: Farmers



Town of Batavia Agricultural & Farmland Protection Plan

Map 12: Active Farmland by Soil Classification



**ABELLA**



## 6. 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 opportunities consistent with the goals of this Comprehensive Plan.

### GOALS

- A. Accommodate a diversity of housing types in the town to meet changing market demands in appropriate areas as shown on the Future Land Use Plan Map.
- B. Promote high quality design of new housing developments.
- C. Maintain a high quality of life in residential neighborhoods.

### CURRENT CONDITIONS AND KEY ISSUES

#### 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.

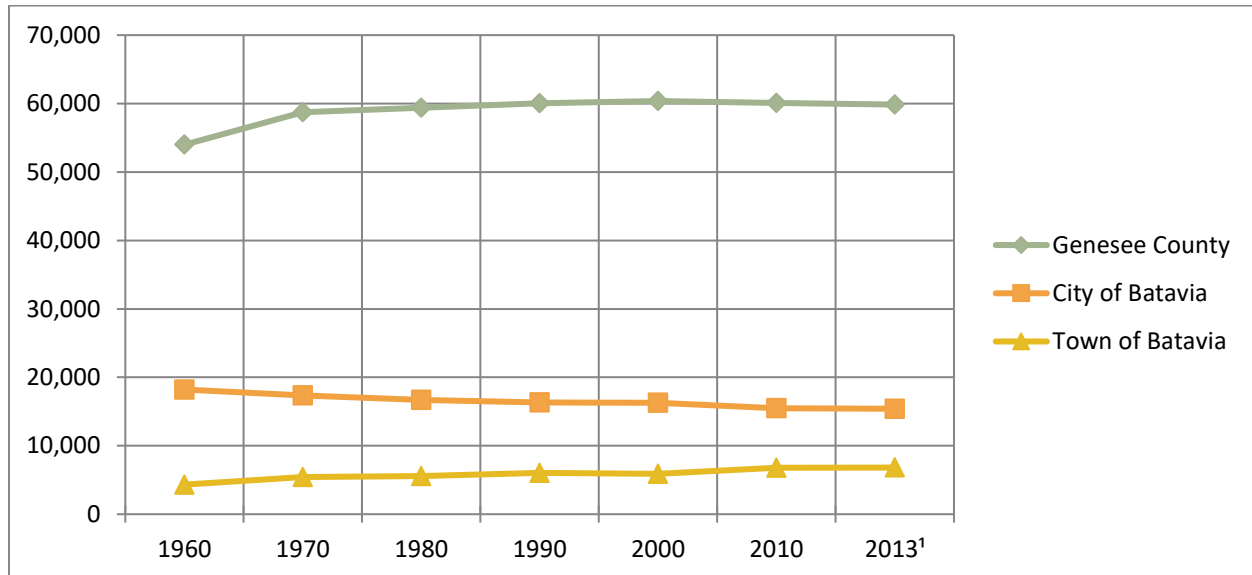
Table 7: Population, Genesee County, City of Batavia, and Town of Batavia, 1960-2013

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

Notes: <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

## Town of Batavia Comprehensive Plan

Figure 4. 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

According to the 2009-2013 American Community Survey, 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.

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.



## Town of Batavia Comprehensive Plan

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

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

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

**Table 8: Household Type, 2013**

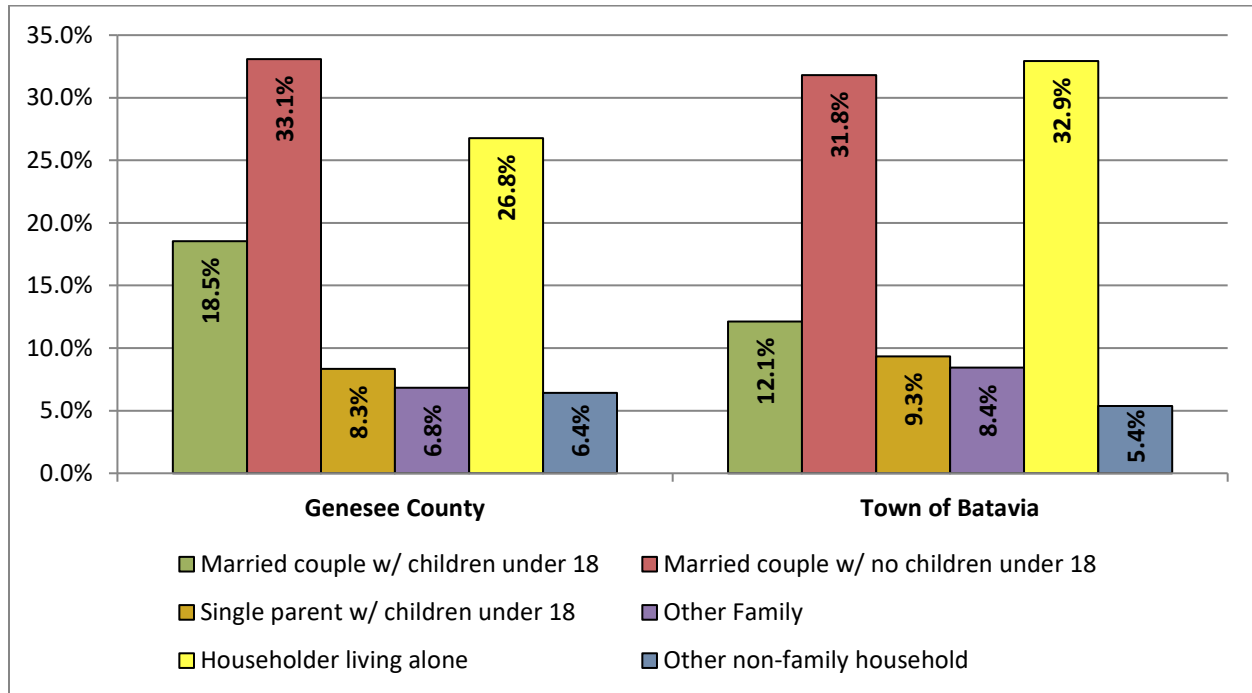
	Genesee County	Town of Batavia
Married couple w/ children under 18	4,430	361
Married couple w/ no children under 18	7,902	947
Single parent w/ children under 18	1,990	278
Other family	1,630	251
Householder living alone	6,397	980
Other non-family household	1,535	160
<b>Total:</b>	<b>23,884</b>	<b>2,977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

Data Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

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## Town of Batavia Comprehensive Plan

Figure 5: Household Type for Genesee County, the Town of Batavia, and the City of Batavia, 2013



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

### HOUSING TYPES AND TENURE

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.

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.

### 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

## Town of Batavia Comprehensive Plan

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 9: Residential Subdivisions**

Name	Location	# Lots (approximate)
Bennett Heights	East of State Street Road	45
Meadowbrook	Adjacent to Meadowbrook Golf Course, located west of the City of Batavia and south of South Main Street Road	98
Stringham Drive and Violet Lane	North of Clinton Street Road (NYS Route 5 ), east of City	65
Rollin Circle	East side, south of East Main Street Road	42
<b>Total:</b>		<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 four or more dwellings. More than half of the residential structures in East Pembroke were constructed 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 housing units were constructed (an average of 15 per year). During the 4-year period between 2011 and 2014, 16 new housing units were constructed (an average of 4 per year).

### MANUFACTURED HOUSING

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

## Town of Batavia Comprehensive Plan

Table 10: 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
West End Trailer Park	West Main Street Road	
Country Meadows Manufactured Home Community	Clinton Street Road	

### 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.

Clinton Crossings Adult Patio Homes is an independent living facility located on Clinton Street Road.

Big Tree Glen, an apartment complex constructed in 2016 and located on West Main Street Road, has 56 rental units. Another 80 are planned.

### 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).



## Town of Batavia Comprehensive Plan

### AGE OF HOUSING

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

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

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

**Table 11: New Housing by Year**

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.

# Town of Batavia Comprehensive Plan

## 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.

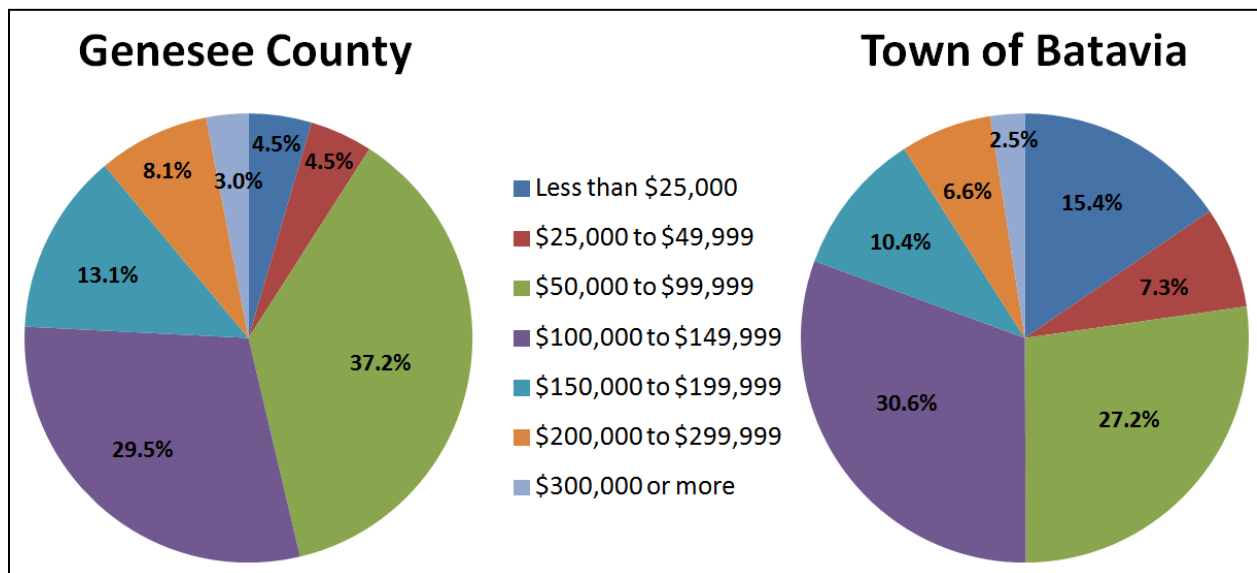
The first 56 units of a 136-unit affordable housing project was recently constructed along West Main Street Road. An additional 80 units are planned.

## 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.

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

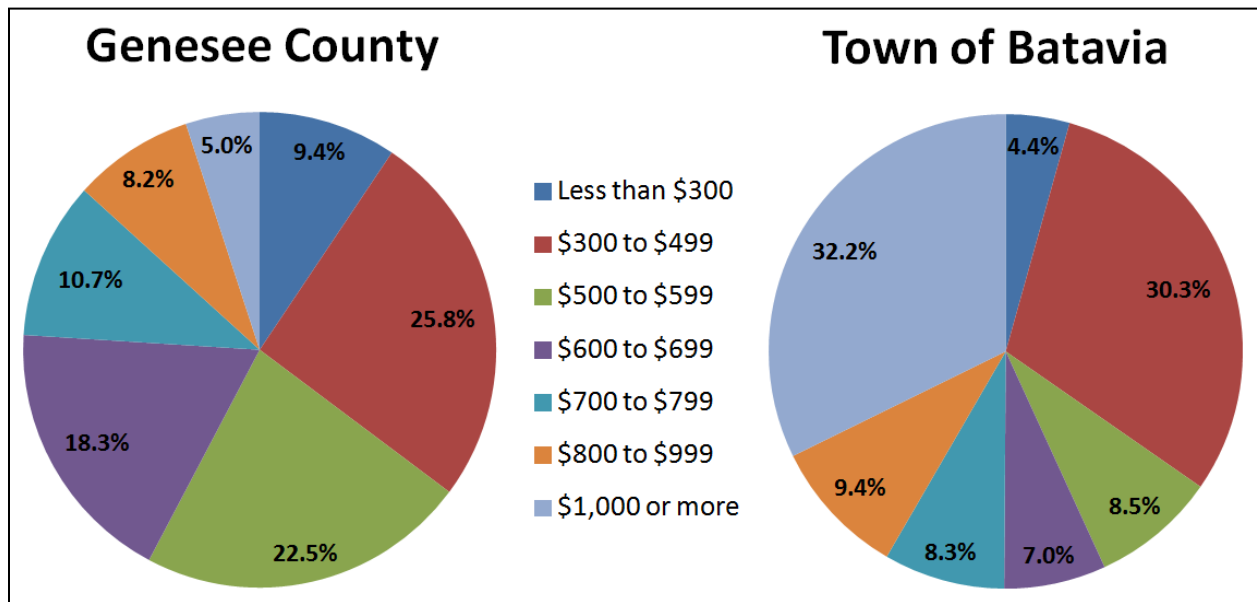
Figure 6: Value of Owner-Occupied Housing Units for Genesee County and the Town of Batavia, 2013



Data Source: 2009-2013 American Community

## Town of Batavia Comprehensive Plan

Figure 7: Monthly Contract Rent (for those paying cash rent) for Genesee County and the Town of Batavia, 2013



Data Source: U.S. Census Bureau 2009-2013 American Community Survey 5-Year Estimates

### PROJECTED HOUSING DEMAND AND IMPACTS

An analysis of housing trends and projections found that additional housing units will be needed in the Town of Batavia to meet the expected demand. New homes will be needed for residents with incomes over \$75,000 as well as additional rental units for all income levels. (See Appendix E for additional detail.)

As noted in Chapter 2: Land Use, future residential development will occur in mixed use neighborhoods, with residences located in proximity to stores and services. See Map 7: “Townville” Concept Sketch\_ for a depiction of how such a development might be laid out.

With available land, sewer and water, and proximity to transportation, jobs and services, the Town of Batavia is very attractive to housing developers. The Future 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

- A planned housing development on Seven Springs Road would include 120 units with both single- and two-family dwellings) demonstrates developer interest in constructing housing in the Town.

## Town of Batavia Comprehensive Plan

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- 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.

### RELEVANT PLANS, PROGRAMS AND REGULATIONS

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#### *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:

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#### 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 Genesee County Office for the Aging (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.

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#### AFFORDABILITY

Continuous need for homebuyer education and budget counseling



# Town of Batavia Comprehensive Plan

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## 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

## 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.

## 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/>

## 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>

## Town of Batavia Comprehensive Plan

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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%20Loan%20Fund)

### *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

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

### *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>

### *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

## Town of Batavia Comprehensive Plan

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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

## 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.

### HOUSING MARKET ANALYSIS –“ENVISION TOMORROW” BALANCED HOUSING MODEL

According to a summary report generated by the Envision Tomorrow Balanced Housing Model (see Appendix E), a total of 371 new rental units and 652 new owner-occupied housing units (a total of 1,023 units) will be needed in the Town of Batavia to accommodate a population that is projected to grow to 8,349 people by 2030. Using data from the U.S. Census Bureau's 2009-2013 American Community Survey 5-year Estimates as a baseline, the model projects an increase in the number of households from 2,949 to 3,714 over the 16-year period. The town's future population will be somewhat more affluent and as a result homes will be needed for home owners in higher

## Town of Batavia Comprehensive Plan

income ranges. The projected need for housing based on this model was one consideration in preparing the Future Land Use Plan and Projected Build-out. However, the model does not account for Town policies that would influence housing development, including the availability of properly zoned land and suitable infrastructure. For the purpose of estimating future impacts of development, this Comprehensive Plan Update anticipates 500 new housing units by 2030.

### FISCAL IMPACT OF GROWTH

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, guide and 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. Analysis of the projected impact of residential development on the Town's budget is included in Chapter 9: Tax Base and Fiscal Analysis.

### RECOMMENDED ACTIONS

#### 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.	<b>In Progress:</b> Some land rezoned in 2008; other areas not yet rezoned.
Maintain current minimum lot sizes for single- and two-family detached housing units.	<b>In Progress:</b> 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.	<b>In Progress:</b> 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.	<b>No Action:</b> 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.	<b>In Progress:</b> Road standards have been applied in the design of new residential development.

## Town of Batavia Comprehensive Plan

Housing & Residential Neighborhoods	
2007 Comprehensive Plan Recommendation	Status
Preserve the quality and character of existing housing through code enforcement.	<b>In Progress:</b> 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.	<b>In Progress:</b> 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.	<b>Completed:</b> Zoning revisions completed in 2008.

### RECOMMENDED ACTIONS OF RECENT PLANS AND STUDIES

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



# 7. BUSINESS & ECONOMIC DEVELOPMENT

## INTRODUCTION

The Town of Batavia has a strong tradition of welcoming commercial, office, industrial, warehouse, 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 Center, 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

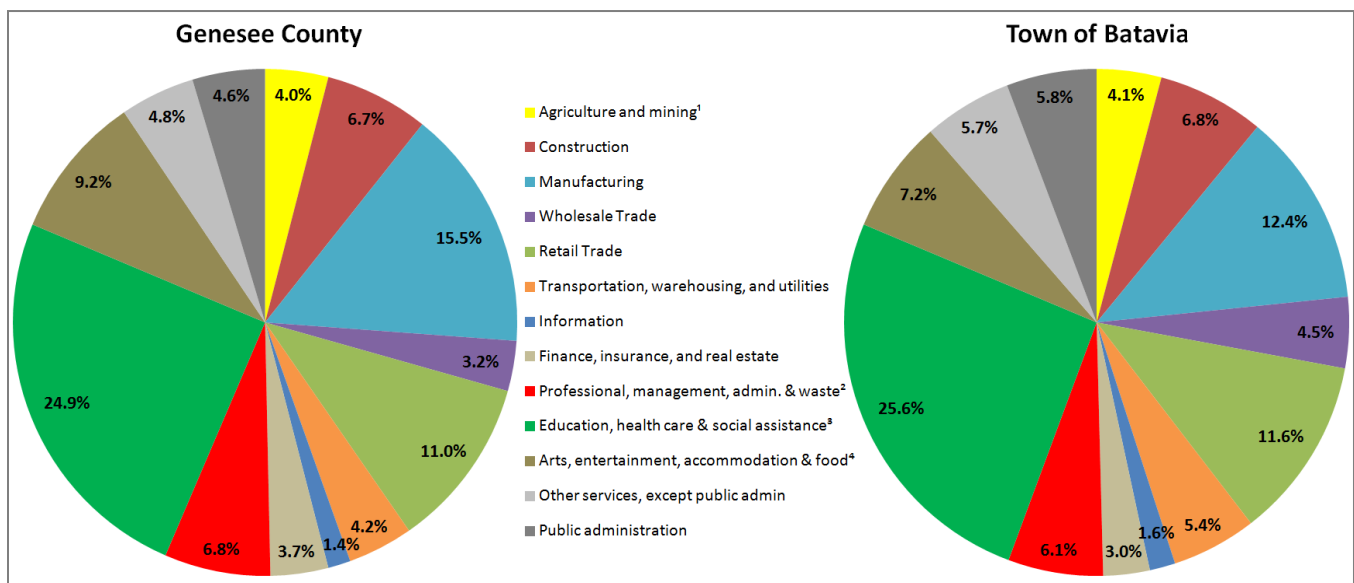
## Town of Batavia Comprehensive Plan

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%.

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.

Figure 8: Employment by Industry for Genesee County and the Town, 2013



Data Source: U.S. Census Bureau, 2009-2013 American Community Survey 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

## Town of Batavia Comprehensive Plan

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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 Map 2: Existing Land Use by Parcel, approximately 155 parcels are devoted to commercial and industrial use.

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

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### RETAIL MARKET ANALYSIS

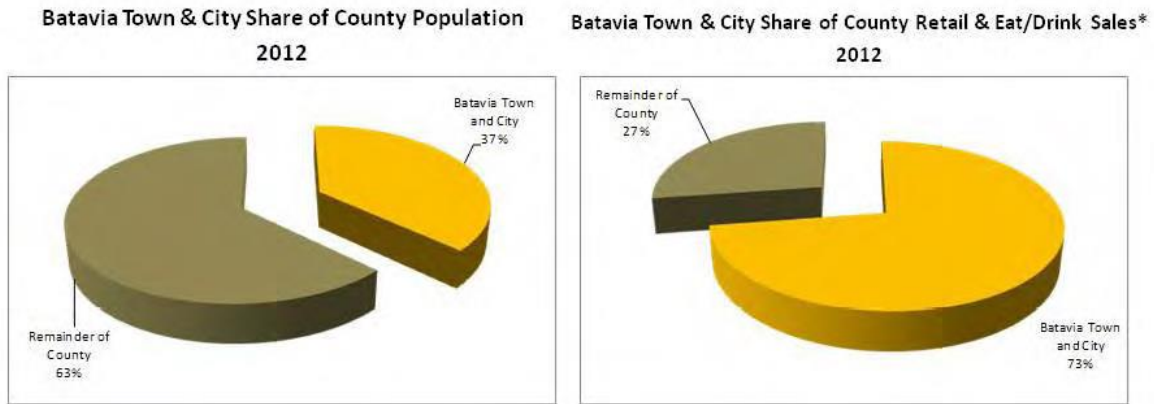
The Batavia Opportunity Area: Market Report, prepared in 2013 by W-ZHA for the City of Batavia, included the following analysis of the retail market in the City and Town of Batavia:

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

## Town of Batavia Comprehensive Plan

to restaurants in Buffalo and Rochester, which offer a broad range of culture and entertainment.

Figure 9: City/ County Shares of Population & Retail/ Eat-Drink Sales



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

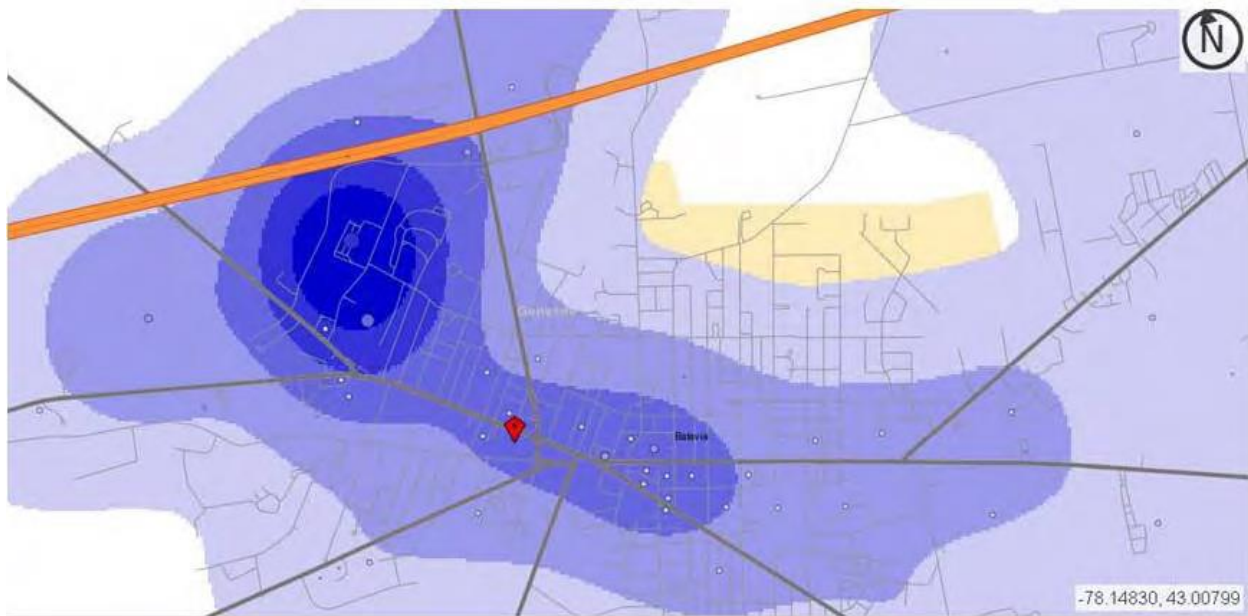
SOURCE: Claritas, Inc.; W-ZHA, from Batavia Opportunity Area: Market Report

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), BJs Plaza (95,900 square feet), Batavia Commons (49,500 square feet) and Tops Plaza (115,000 square feet). As the following figure illustrates 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.



# Town of Batavia Comprehensive Plan

Figure 10: Retail Employment Concentration - Town and City of Batavia, 2010



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

## 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:

- Clarion Hotel Palm Island Indoor Water Park (Park Road) 195 rooms
- Best Western Crown Inn and Suites (Park Road) 71 rooms
- Budget Inn (Park Road) (City) 20 rooms
- La Quinta Inn & Suites (Park Road) 52 rooms
- Red Roof Inn (Park Road) 74 rooms
- Hampton Inn (Commerce Drive) 59 rooms
- Comfort Inn (Commerce Drive) 59 rooms
- Holiday Inn Express & Suites (Commerce Drive) 72 rooms
- Super 8 (Noonan Drive) (City)
- Days Inn (Noonan Drive) (City)

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

## Town of Batavia Comprehensive Plan

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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. Another commercial recreational facility includes Area 51, a motocross track (formerly the Batavia Motor Speedway) on Harloff Road in the northwestern portion of the Town.

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### 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.

## Town of Batavia Comprehensive Plan

Table 12: 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 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 the study's author considered to be 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 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.

# Town of Batavia Comprehensive Plan

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## 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 Center. Four business parks, supported by infrastructure, accommodate a variety of manufacturing as well as storage/ distribution and office uses.

The 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.
- 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

# Town of Batavia Comprehensive Plan

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.





### 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 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 GCEDC, 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 11: Med Tech Promotion - GCEDC website

# Town of Batavia Comprehensive Plan

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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 R. Stephen Hawley Drive 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.

Both the wholesale trade 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.

# Town of Batavia Comprehensive Plan

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## 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.

## 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 foot. 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. According to ZHA, rental rates cannot be set high enough support the cost of new construction.

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### MEDICAL OFFICE SPACE

According to County Business Patterns data from the U.S. Census Bureau, 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.

## Town of Batavia Comprehensive Plan

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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.

### 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 GCEDC and its affiliated GGLDC NYS economic development programs, and the Genesee County Chamber of Commerce.

### GENESEE COUNTY ECONOMIC DEVELOPMENT CENTER

The 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

## Town of Batavia Comprehensive Plan

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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 the form of a low interest loan or grant.

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### THE GENESEE GATEWAY LOCAL DEVELOPMENT CORPORATION

The 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.



# Town of Batavia Comprehensive Plan

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## 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 County-owned general aviation airport with a 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.

**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.

## 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.

## 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

## Findings and Recommendations of Other Plans

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### 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 1: 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 (Small Business Association) counseling; small business training

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

- New York State wage mandate
- Available skilled workers
- Funding sources for planning, and upgrading vacant industrial facilities to rehab them and make them market

# Town of Batavia Comprehensive Plan

## Findings and Recommendations of Other Plans

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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 working 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
- 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

# Town of Batavia Comprehensive Plan

## Findings and Recommendations of Other Plans

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

### BATAVIA OPPORTUNITY AREA: MARKET REPORT, W-ZHA, LLC, 2013

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.
  - 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

# Town of Batavia Comprehensive Plan

## Findings and Recommendations of Other Plans

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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

## RECOMMENDED ACTIONS

### 2007 COMPREHENSIVE PLAN RECOMMENDATIONS AND CURRENT STATUS

Business & Economic Development	
2007 Comprehensive Plan Recommendation	Status
Rezone land for commercial, industrial and other business uses as depicted in the Future Land Use Map.	<b>Completed:</b> Part of 2008 zoning revisions
Work with the GCEDC to support existing businesses located within the Town and to establish sites for new businesses to locate in the Town.	<b>Ongoing:</b> Partnership with GCEDC
Improve and extend infrastructure as needed to support existing and future commercial and industrial development	<b>Ongoing:</b> 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.
Support the provision of additional accommodations to encourage visitors from outside Batavia to stay and patronize businesses within the Town.	<b>Ongoing:</b> GCEDC and Chamber of Commerce administer programs to assist small businesses
Assist small businesses to obtain grant funding for façade and other business improvement projects.	<b>Ongoing:</b> Business operators encouraged to work with GCEDC and Chamber of Commerce.
Work with business operators to institute programs to promote business development.	<b>Ongoing:</b> GCEDC and Town programs

### RECOMMENDED ACTIONS TO IMPLEMENT GREEN GENESEE ACTION PLAN

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 GCEDC, New York State and other entities to support existing and attract new businesses to the Town.

## Town of Batavia Comprehensive Plan

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Responsible entity: Town Board

Partner entities: Grant funders – NYS Office of Parks, Recreation & Historic Preservation

### RECOMMENDED ACTIONS TO IMPLEMENT GREEN ACTION PLAN STRATEGIES

1. 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

2. 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

3. 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

## 8. TRANSPORTATION, UTILITIES AND PUBLIC SERVICES

### INTRODUCTION

The Town's roads, sewer, water, energy, communications, and other infrastructure, as well as services provided by local governments and community organizations, support residents' quality of life, attract and retain businesses, and provide needed services to residents, businesses, and visitors. Coordination and collaboration between the Town and the governments and private entities responsible for building and maintaining infrastructure help to ensure that these facilities are designed to serve Town needs and are maintained in a cost-effective manner.

### GOALS

- A. Maintain Town roads in good condition.
- B. Improve traffic circulation between the eastern and western areas of the Town and access to the Thruway interchange at NYS Route 98.
- C. Provide public water and sewer service to accommodate economic development and residential growth as recommended in other chapters of this Comprehensive Plan.
- D. Cooperate with other governmental entities to carry out transportation, water and sewer system improvements.
- E. Improve management and oversight of private utilities and the use of road rights-of-way.
- F. Increase the use and generation of renewable energy.
- G. Maintain and enhance government and community services to meet the needs of Town residents in a cost-effective and fiscally responsible manner.

### 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 north of the City at NYS Route 98.

## Town of Batavia Comprehensive Plan

State highways include:

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

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

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

**Table 13: 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)

## Town of Batavia Comprehensive Plan

- 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 14: 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 Thruway Auth.	2001	11/26/2014	FO	6.93
Jct S.H.98 & I90	NYS Route 98	90I X	NYS Thruway Auth.	1991	04/04/2013	N	6.29
1.7 Mi E Rte 98 < I90	Bank St Rd Cr 13	90I X	NYS Thruway Auth.	1954	05/24/2013	FO	4.62
2.3 Mi South of	Dorman	Tonawa	County	1951	07/08/2013	N	5.13



## Town of Batavia Comprehensive Plan

Location	Feature Carried	Feature Crossed	Owner	Year Built or Replaced	Date of Last Inspection	SD/FO Status (1)	4/30/15 NYS Condition Rating
Batavia	Road	nda Creek					
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	Tonawa nda 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: <a href="http://www.dot.ny.gov/main/bridgedata/repository/GeneseeBridgeData.pdf">www.dot.ny.gov/main/bridgedata/repository/GeneseeBridgeData.pdf</a>							

### RECENT AND PLANNED IMPROVEMENTS

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

### 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,

## Town of Batavia Comprehensive Plan

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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 Fiscal Years 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.

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### UTILITIES

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#### WATER

## Town of Batavia Comprehensive Plan

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Public water service is available to most residents of the Town. Figure 12 shows the locations of existing water lines in the Town's water system. As of the end of 2016, the Town maintains 100 miles of water lines. 77 of those miles are owned or leased by the Town to serve Town residents; 19 of those miles are jointly-owned with the Towns of Elba and Oakfield to serve the properties benefitting from the Townline Water Project; and 4 of those miles are owned by either the Towns of Alexander, Elba, or Stafford to serve their residents. The Towns of Alexander, Elba, Oakfield, and Stafford have each entered into an agreement with the Town for the operation and maintenance of those jointly-owned and leased water lines.

The Town purchases water from Genesee County. After the Townline Water Project went on-line, the Town's average daily usage has been approximately 840,000 gallons per day.

As of the end of 2016, the Town's water system serves 1,941 residential properties and 257 commercial properties. During 2016, the Town purchased 308.1 million gallons of water and used 259.3 million gallons.

A total of 41.1 million gallons were unaccounted for during 2016. Unaccounted for water can be attributed to flushing newly installed water lines, maintenance, hydrants, leaks and unmetered usage at Kiwanis Park.

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### RECENT AND PLANNED WATER PROJECTS

- Projects completed since the 2007 Comprehensive Master Plan Update:

<u>Project</u>	<u>Roads</u>	<u>Linear Feet of Water Main</u>
2007 Water System Improvements	Pearl Street, Wilkinson, Shepard, Batavia-Bethany Town Line, Francis, Putnam, Ellicott Street, and Batavia-Stafford Town Line Roads	36,500
2008 Water System Improvements	Alexander, Pike, and Rose Roads	26,130
2008 Water Transmission Main	Pike and Wortendyke Roads	17,720
Wortendyke and Pike Road Water District	Wortendyke Road	4,600

## Town of Batavia Comprehensive Plan

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<u>Project</u>	<u>Roads</u>	<u>Linear Feet of Water Main</u>
Creek & East Road Water District	Creek, East, and Dorman Roads	22,000
Townline Water Project	<u>Town of Batavia:</u> Batavia-Oakfield Town Line, Batavia-Elba Town Line, Batavia-Stafford Town Line, Lewiston, Oak Orchard, State, and Bank Street Roads <u>Towns of Elba, Oakfield, &amp; Stafford:</u> Hutton, Lewiston, Fisher, Pekin, Norton, Bank, and Fotch Roads (in the Towns of Elba, Oakfield, and Stafford)	104,700
Pratt Road Water District	Pratt and Powers Roads	16,000

- Water lines at the Ag Park and the Upstate NY Medical and Technology Park were installed and dedicated to the Town along with the lines installed for the Oakwood Hills residential subdivision.
- A new replacement transmission main to serve the Village of Oakfield was constructed on Downey Road, has been dedicated to the Town, and began to serve property owners on Downey Road as part of the Townline Water Project.
- In 2013, the Town of Alexander contracted with the Town of Batavia for the operation and maintenance of the 21,500 linear feet of water line on Alexander Road.
- To assist Town in managing the system, the Town has established a GIS-based mapping system.
- Proposed water projects include:

<u>Project</u>	<u>Roads</u>	<u>Linear Feet of Water Main</u>
Batavia Southwest Water District	Rose, Upton, Lear, Wilkinson, and Brown Roads	20,400
Bethany Townline Water District	Alexander, Pike, and Rose Roads	4,400

## Town of Batavia Comprehensive Plan

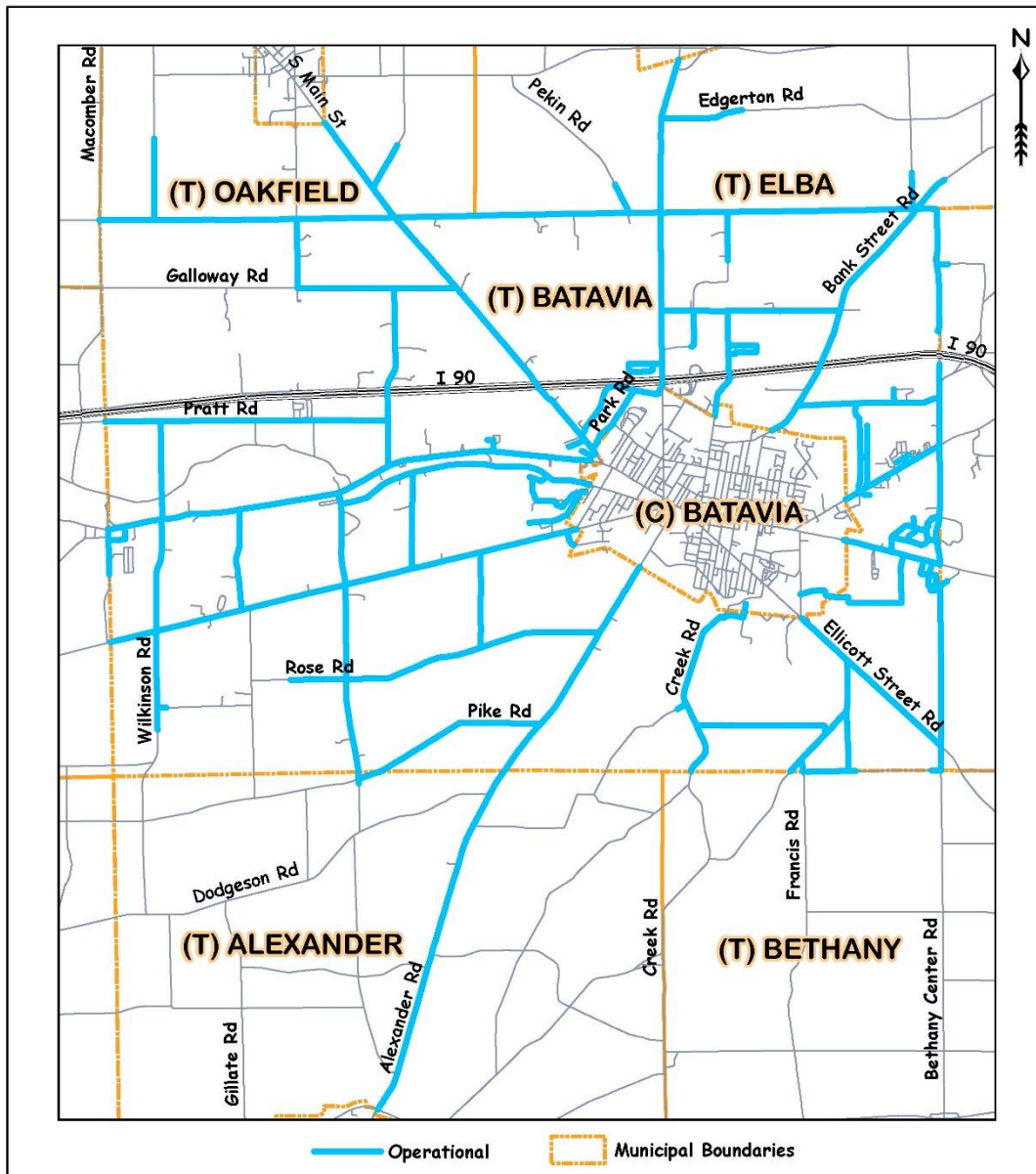
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- The Towns of Alabama and Elba are both proposing to expanding their water systems and there is a potential that the Town may be asked to assume the operating and maintenance responsibilities of those proposed water lines.
- As water lines continue to be extended and more properties require water in existing districts, there is a growing need for additional water supply. The drought that occurred in the summer of 2016 accentuated the strain on the existing water supply. The Town will need to encourage the County to work toward Phase II of the County Water Project so that safe water can be ensured in the future.



## Town of Batavia Comprehensive Plan

Figure 12: Town of Batavia Water Service Areas



SOURCE: Town of Batavia

# Town of Batavia Comprehensive Plan

## SANITARY SEWER

Sanitary Sewer service is available, as shown in Figure 13, in the following areas: northwest of the City between Gateway II Corporate Park and West Main Street Road, including the Meadowbrook Subdivision; and east of the City, along both sides of Routes 5 and 33, including the Upstate New York Medical and Technology Park and the Ag Park. The Town maintains 25 miles of sanitary sewer mains and 12 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 & II Corporate Parks. Town sewer districts generate approximately 320,000 gallons/day of sanitary waste.

## RECENT AND PLANNED SEWER PROJECTS

- Projects completed since the 2007 Comprehensive Master Plan Update:

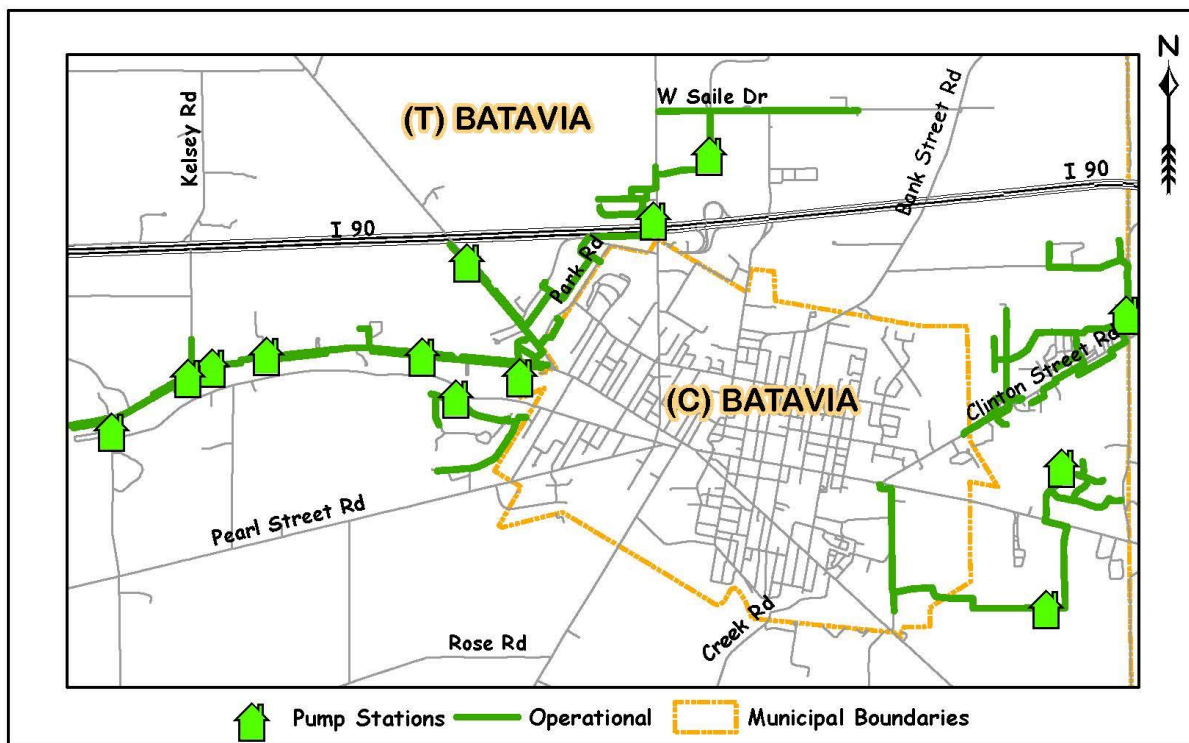
<u>Project</u>	<u>Roads</u>	<u>Linear Feet of Sewer Main</u>
Saile Drive Sanitary Sewer Main	West and East Saile Drive	8,563
Sanitary Sewer District No. 1 Improvements	Batavia-Stafford Town Line Road and backlots to Stringham Drive	11,400
West Main Street Road Sanitary Sewer District	West Main Street, Kelsey, and Mill Roads	14,950

- Sanitary sewer lines at Town Centre, the Ag Park, the Upstate NY Medical and Technology Park, and Batavia Downs were installed and dedicated to the Town along with the lines installed for the Oakwood Hills residential subdivision.

## Town of Batavia Comprehensive Plan

- The Town of Batavia Interceptor Sewer Capacity Study was completed in 2015 and determined the capacity of the Town's existing sewer lines and pump stations and the shared sewer lines and pump stations in the City. Flow based on a full build-out model was determined. This study will be used to determine future upgrades to the existing system.
- To assist Town in managing the system, the Town has established a GIS-based mapping system and a remote, pump station monitoring system.
- The Town is in the middle of updating the West Main Pump Station, the Lewiston Road Pump Station, and the King's Lift Station with newer and larger pumps.
- There has been interest in extending public sewer in three locations in the Town: Alexander Road outside of the City; Pearl Street Road outside the City; and in the hamlet of East Pembroke. Some preliminary design work will likely be underway to determine the feasibility of these projects.

Figure 13: Town of Batavia Sanitary Sewer Service



SOURCE: Town of Batavia

### ELECTRICITY

Electrical service is provided by National Grid. Generation of electricity includes several residential and commercial solar electric facilities and a 10kW turbine at Thorndale Livestock Farm on Ellicott Street Road.

# Town of Batavia Comprehensive Plan

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## 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.

## 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.)

## PUBLIC SERVICES

### TOWN GOVERNMENT FACILITIES AND SERVICES

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

The Supervisor oversees and provides direction to all Town department heads. In addition, the Supervisor is responsible for Town finances and for providing fiscal and budgetary oversight and control.

The Highway Superintendent is responsible for maintaining and improving the Town's road system, including road surfaces, street lights, signs and culverts. The Town Engineer oversees the Town's water and sewer facilities.

The Town Clerk's office has responsibility for providing the following services to the public:

- Receiving Town and County property tax payments and permit fees
- Issuing birth and death certificates and certificates of residency
- Issuing permis, including handicapped parking and transfer station permits
- Issuing marriage, hunting/fishing and dog licenses

## Town of Batavia Comprehensive Plan

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- Maintaining and storing Town records and responding to Freedom of Information Law (FOIL) requests

The Code Enforcement Officer is responsible for issuing zoning and building permits and inspecting construction projects to ensure compliance with local zoning regulations as well as the Codes of New York.

The Town Assessor is responsible for maintaining the real property tax roll and periodically assessing the market value of each property within the Town. The tax roll is used by the Town, County and the various School Districts to levy property taxes and to determine the amount of tax for each parcel of land.

### **Town Court**

The Town Court is located in the Batavia Town Hall. The Town employs two Town Justices and two Court Clerks. Town Court is held on Monday and Thursday afternoons beginning at 1:00 p.m.

### **Emergency Fire and Medical Services**

Fire protection services are provided within the Town of Batavia by the Batavia and East Pembroke Fire Districts. Dispatching for all emergency service agencies is centralized and provided by the Genesee County 911 center. The Batavia area is in need of additional emergency transportation services.

### **Educational Facilities**

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

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

The Genesee Community College (GCC) campus is located on 240 acres in the Town of Batavia northeast of the City of Batavia. Genesee Community College is a two-year college that is part of the State University of New York (SUNY) system. The college has approximately 6,000 full- and part-time students. GCC offers on-campus housing.

### **Animal Shelter**

The Genesee County Animal Shelter is located at 3841 West Main Street Road in the Town of Batavia. The Shelter houses stray dogs and cats and sponsors adoptions.

### **Community and Cultural Resources**



# Town of Batavia Comprehensive Plan

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

## RECOMMENDATIONS OF RECENT PLANS AND STUDIES

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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. See Map 13: Potential Future Roads and Trails.

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

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### NYS ROUTE 98 IMPROVEMENTS

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- 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 w 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

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- 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

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- 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*)

### PEDESTRIAN AND BICYCLE INFRASTRUCTURE IMPROVEMENTS

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- 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*)

## Town of Batavia Comprehensive Plan

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- Construct a trail or sidewalk from the City line to Genesee Community College, utilizing Bank Street Road, R. Stephen 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”, (arrows painted on vehicle travel lanes) paved shoulders and undesignated “bike space.” (*CCP*)
- Encourage the Rochester Genesee Regional Transportation Authority (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*)

### 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.

## Town of Batavia Comprehensive Plan

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

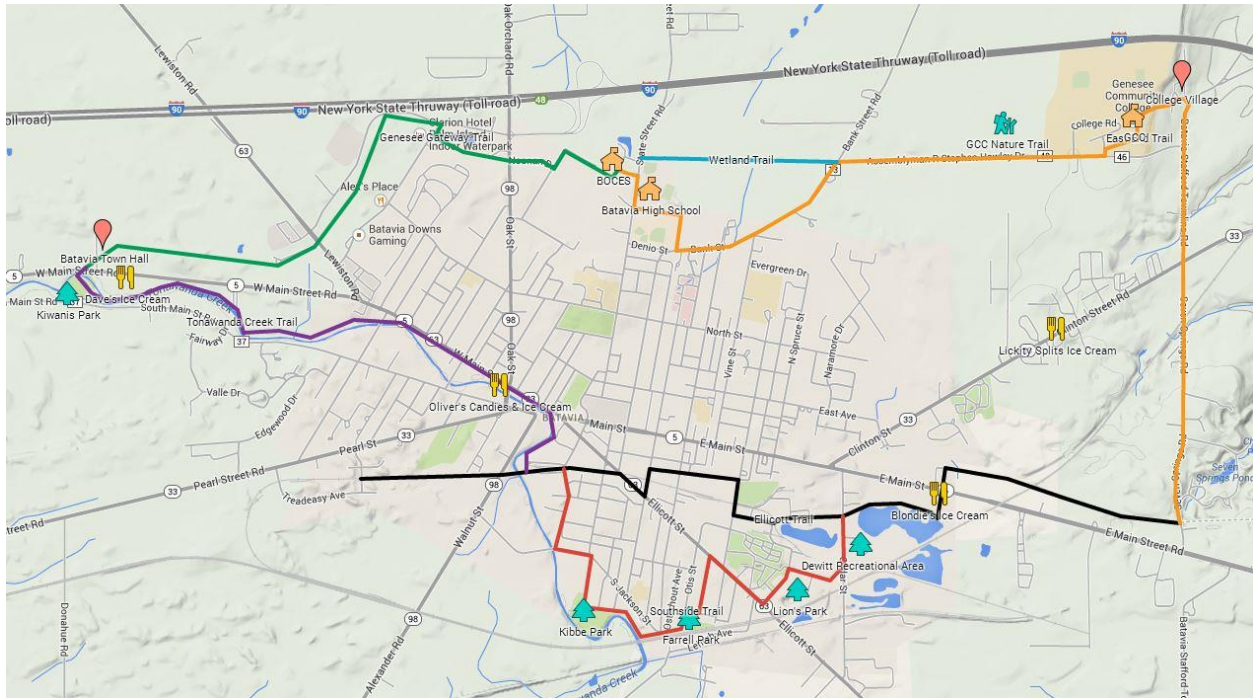
**PHASE 4 – Genesee Gateway Trail** - The fourth phase poses the greatest structural challenges and requires the longest lead time for development. From GVEP/BOCES, the BLT goes along Noonan Drive and crosses Route 98 adjacent to NYS Thruway. (See special project section below.) On the west side of Rte. 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 R. 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

Figure 14: 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

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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, which runs from Darien through the southern part of the Town
- New York Central Peanut Line from the City of Batavia to the Village of LeRoy.



# Town of Batavia Comprehensive Plan

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## GREEN GENESEE/ SMART GENESEE – ENERGY CONSERVATION STRATEGY

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The Energy Conservation Strategy prepared as part of the Green Genesee/ Smart Genesee project included an analysis of energy use by municipal operations and throughout the Town. The Strategy included the following recommendations.

## MUNICIPAL FACILITIES AND OPERATIONS

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1. Reduce energy use in municipal facilities and operations by implementing energy conservation measures.
  - a. Implement the measures recommended in recent Energy Audits to reduce energy use at municipal buildings.
  - b. Investigate the feasibility of additional measures (e.g., boiler replacement, recommissioning) and install when cost-effective.
  - c. Replace outdoor lighting and street lights with LEDs when cost effective to do so.
2. Increase the amount of energy used in municipal operations that is generated from renewable sources.
  - a. Investigate the feasibility of installing solar panels or other renewable energy generating capacity at municipal facilities (i.e., geo-thermal, wind, hydro) at municipal facilities and install when cost-effective.
  - b. Install solar energy at brownfields or other underutilized municipal properties. Investigate financing through a power purchase agreement.
3. Reduce energy used by municipal vehicles through purchasing policies, driver training and anti-idling directives.
  - a. Implement an anti-idling policy for municipal vehicles.
  - b. Train drivers in fuel-saving driving methods.
  - c. Continue to select the most fuel-efficient vehicles available for the duty application (Right-Sizing).

## COMMUNITY ENERGY USE

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1. Promote land use patterns that require less vehicular travel by revising land use regulations.
  - a. Revise zoning to allow and/or encourage compact development patterns and mixed uses in appropriate locations.
  - b. Revise parking standards in zoning regulations to eliminate specific parking minimums and to consider shared parking and management strategies.
2. Encourage bicycling, walking and transit as alternatives to private vehicles through infrastructure policies and investment.
  - a. Adopt a Complete Streets policy for municipal roadways.

## Town of Batavia Comprehensive Plan

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- b. Install sidewalks in locations that are suitable for pedestrian travel.
  - c. Support the development of bike lanes and multi-purpose trails that link residential areas with jobs and services.
- 3. Encourage energy conservation in community 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 in community buildings and industries.
  - 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 (see <https://www4.eere.energy.gov/challenge/about>) and residential bill comparison programs (such as National Grid's Home Energy Report Program.)
- 4. 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 eliminate unnecessary obstacles to 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 (after the Solarize model) and to inform residents and businesses of incentives and benefits of installing solar, wind or other renewable energy generation capacity.
  - 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.

# Town of Batavia Comprehensive Plan

## 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>	<b>In Progress:</b> Partially completed (see text)
Repair Park Road and address safety issues on Town roads.	<b>In Progress:</b> Park Road reconstruction still needed. Safety issues on other Town roads are addressed as needed.
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.	<b>In Progress:</b> Land use and access management improvements recommended in the Genesee County Central Corridor Plan
Prepare a comprehensive traffic modeling study that incorporates growth projections.	<b>Complete:</b> 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	<b>In progress</b>

## Town of Batavia Comprehensive Plan

Transportation & Utilities	
2007 Comprehensive Plan Recommendation	Status
Code to eliminate the “minor” road category.	
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)
Transportation & Utilities	
2007 Comprehensive Plan Recommendation	Status
<b><u>Water/ Sewer/ Stormwater</u></b>	
Establish accurate GIS based mapping and record keeping of the Town’s water distribution and sanitary sewer collection system features.	<b>Complete.</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>In Progress:</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.	<b>In Progress:</b> Underway by Town
Implement a townwide stormwater drainage program	<b>In Progress:</b> 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.	<b>In Progress:</b> Under consideration
Work with the Public Service Commission to improve telephone service in areas with poor quality service.	<b>No Action:</b> No longer a priority
Work with governmental and private entities to improve	<b>In Progress:</b> Underway by Town

## Town of Batavia Comprehensive Plan

Transportation & Utilities	
2007 Comprehensive Plan Recommendation	Status
and extend broadband internet service, wireless internet and other communications services to underserved areas of the Town.	
<b><u>Alternative and Sustainable Energy</u></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.	<b>In Progress:</b> Provisions for on-site and commercial wind energy adopted as part of 2008 zoning revisions.
<b><u>Public Services</u></b>	
Obtain funding and construct larger facilities for the Town Court	<b>No Action:</b> Still needed
Establish additional space for records storage	<b>No Action:</b> No longer a priority
Expand and improve Town facilities as needed	<b>No Action:</b> Still needed
Cooperate with other governments to address municipal needs in a cost-effective manner	<b>In Progress:</b> Underway by Town

### RECOMMENDED ACTIONS TO IMPLEMENT GREEN GENESEE ACTION PLAN

#### **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



## Town of Batavia Comprehensive Plan

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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.
  - c. Complete construction of the Ellicott Trail.
  - d. 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."
  - e. 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.

## Town of Batavia Comprehensive Plan

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- 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.

- 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*

## Town of Batavia Comprehensive Plan

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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.

- d. In partnership with utilities and advocacy organizations, distribute information about financial incentives and other ways to promote energy efficiency.
- e. 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

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)

## Town of Batavia Comprehensive Plan

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National Grid  
Planning Board  
Not-for-profit organizations

4. 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

### *PUBLIC SERVICES*

1. Encourage private and public entities to improve emergency medical transportation services and other public safety services.

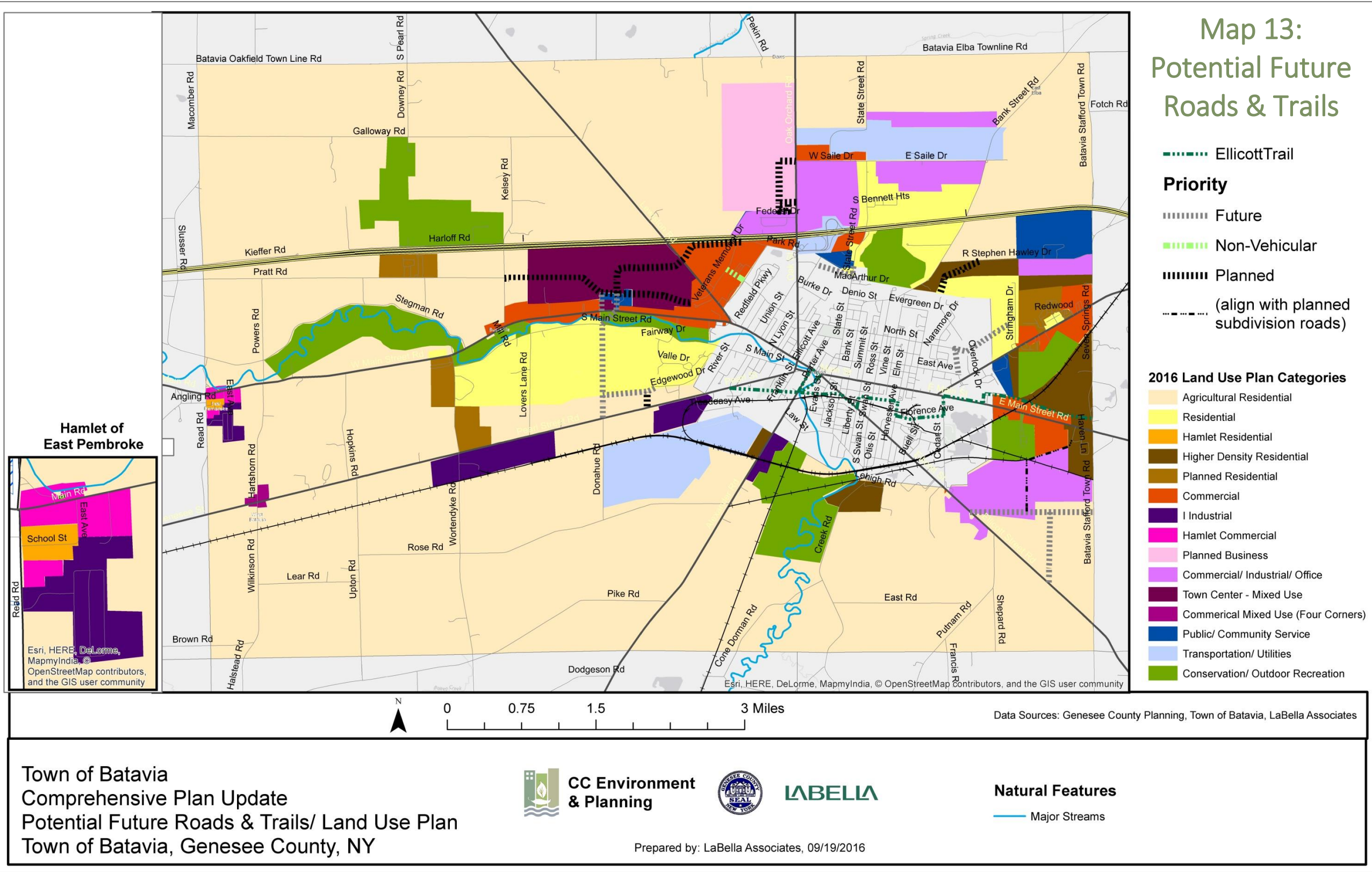
Responsible entity: Town Board

Partner entities: Not-for-profit emergency medical service and other public safety service providers

2. Obtain funding for and carry out improvements to improve records management and Town Court facilities.

Responsible entity: Town Board  
Town Clerk  
Town Court

Partner entities: NYS and private funding





# 9. TAX BASE & FISCAL ANALYSIS

## INTRODUCTION

This Chapter provides an analysis of the Town's revenues and expenditures and projects how development consistent with the Future Land Use Plan would impact the Town's budget.

## GOALS

1. **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.

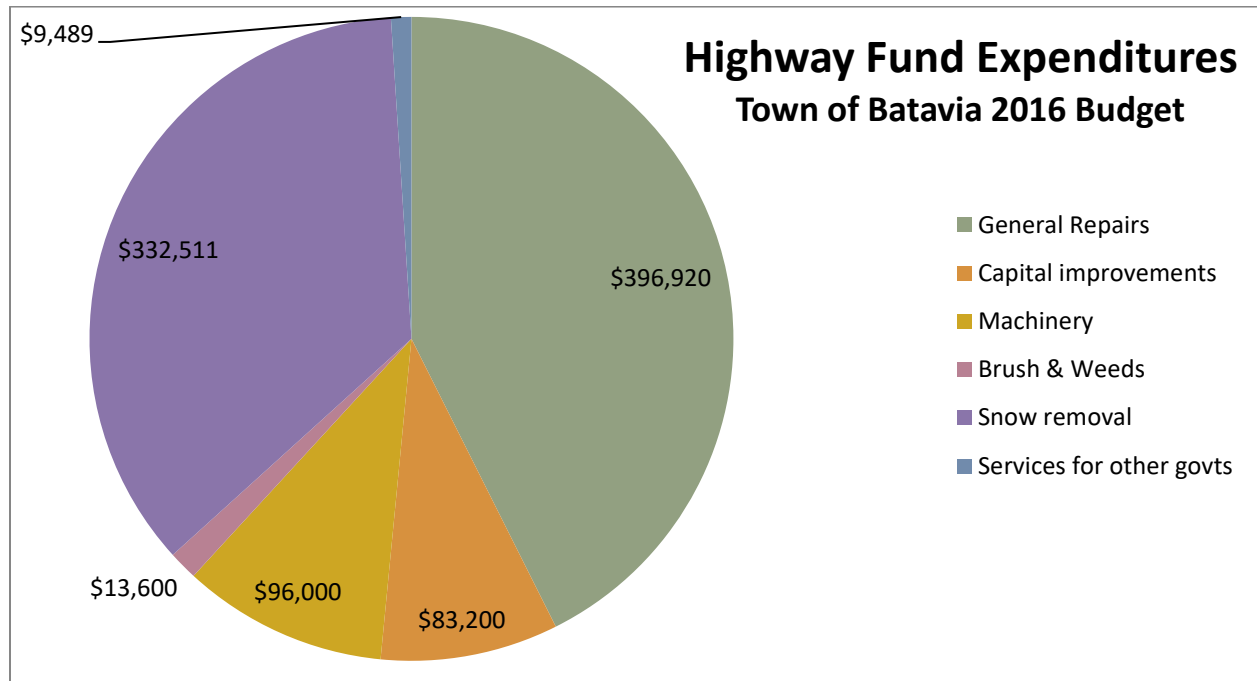
General Fund expenditures in the 2016 budget total \$2,681,885 (excluding \$919,990 to be transferred to the Highway Fund.) Of the \$2,681,885 intended for General Fund purposes, revenue earmarked for specific purposes includes grant funding for Engineering Department staff (\$133,000), planning grants (\$275,400), employee contributions toward benefits (\$34,300), and permit and license fees and charges (\$50,100). Expenditures for the Batavia totaled \$839,037.

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

## Town of Batavia Comprehensive Plan

total expenditures. The remaining funds (\$919,900) will be provided through the Town's General Fund as an Interfund Transfer. See Figure below.

Figure 15: 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.

## Town of Batavia Comprehensive Plan

Figure 16: General & Highway Fund Expenditures

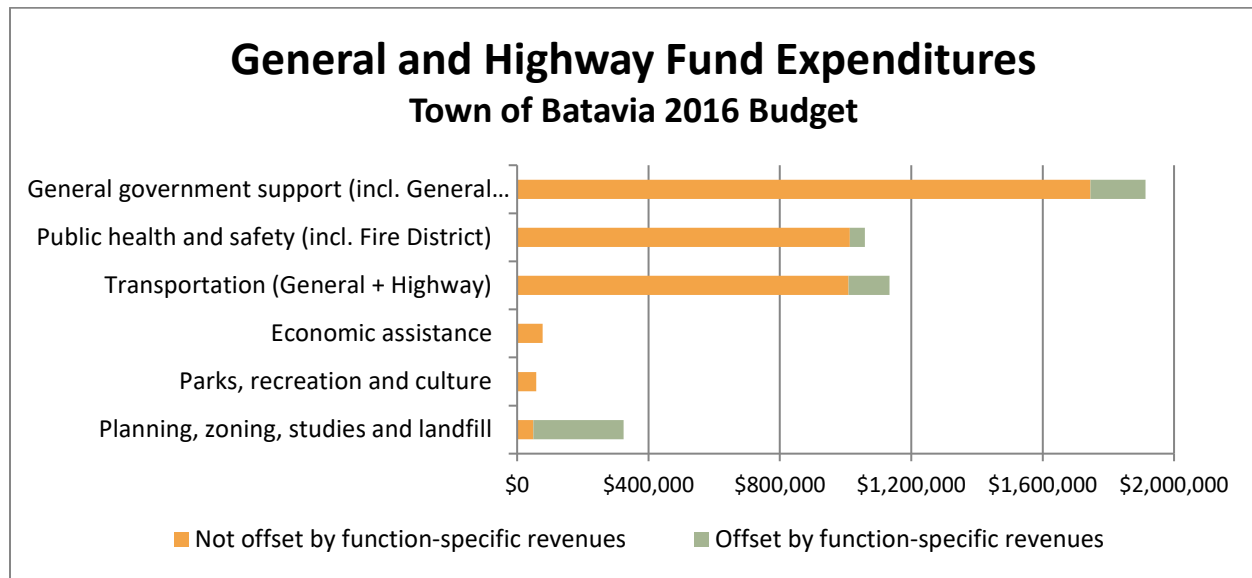
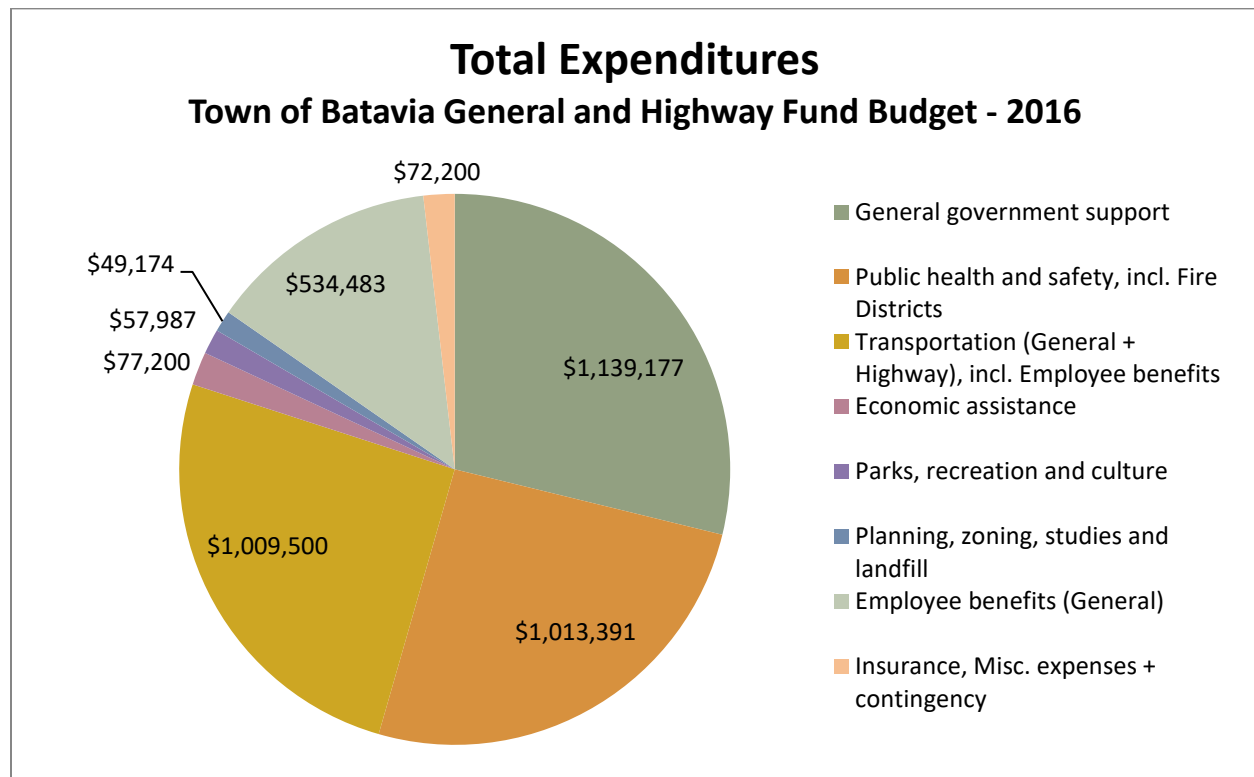
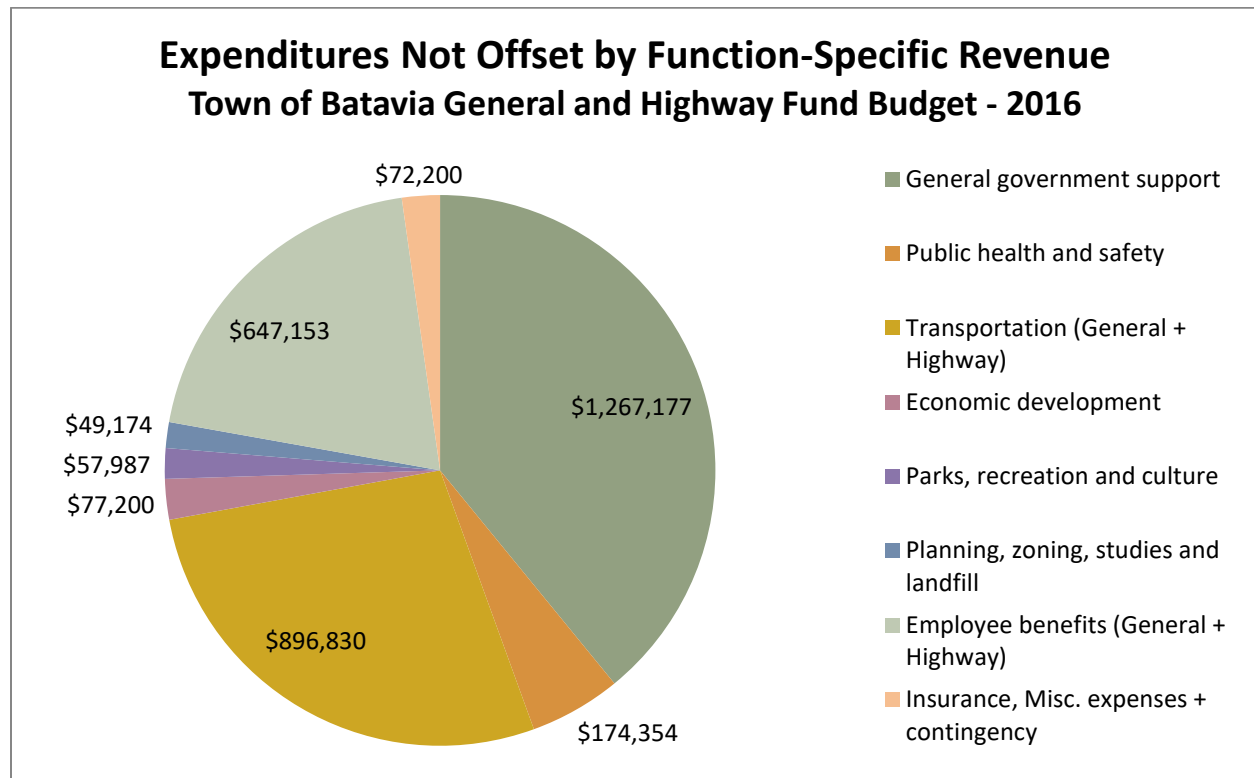


Table 15: General & Highway Fund Expenditures, 2016 Town Budget

Category	Expenditures	Offset by function-specific revenues	Not offset by function-specific revenues
General government support, including Engineering Dept.	1,272,177	133,000	1,139,177
Public health and safety, incl. Fire Districts	1,058,491	45,100	1,013,391
Transportation (General + Highway), incl. Employee benefits	1,133,900	124,400	1,009,500
Economic assistance	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)	568,783	34,300	534,483
Insurance, Misc. expenses + contingency	72,200		72,200
	<b>4,565,312</b>	<b>612,200</b>	<b>3,953,112</b>

## Town of Batavia Comprehensive Plan

Figure 17: Town Expenditures



# Town of Batavia Comprehensive Plan

## 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.

### 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

The Town's 2016 budget projects a 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.

Figure 18: County Sales Tax Collections 2013-2015

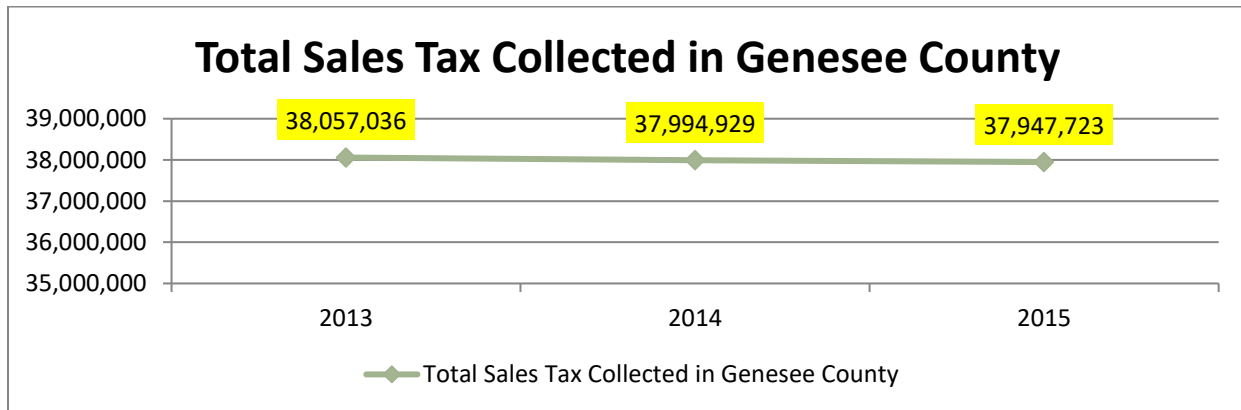
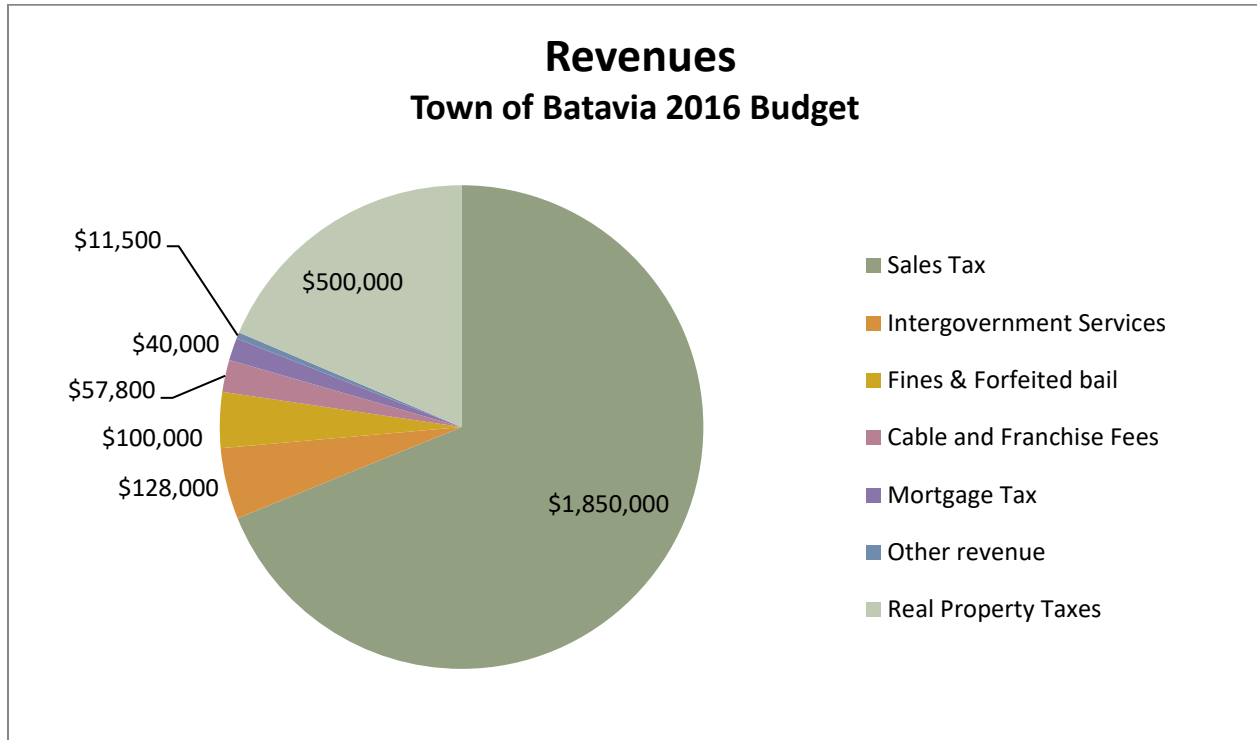


Table 16: Revenues - 2016 Town Budget

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

Figure 19: 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 Town, it is important to understand how land is assessed and how much of the total assessment is taxable by the Town.

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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.

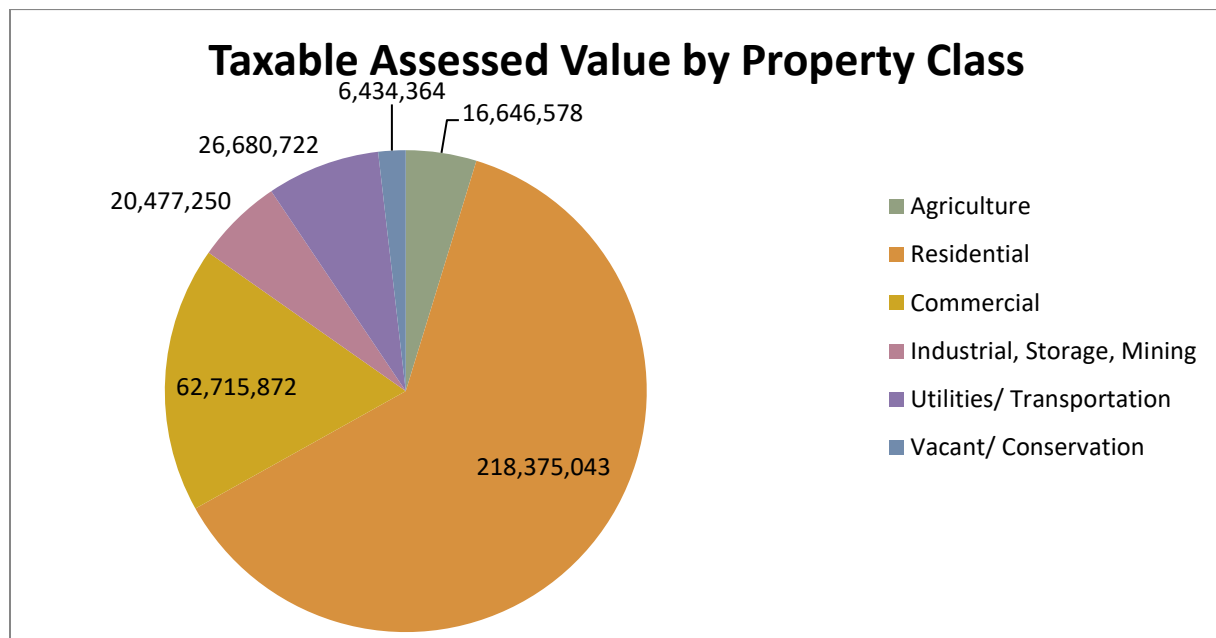
## Town of Batavia Comprehensive Plan

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 17: 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%
	<b>\$351,329,829</b>	<b>100.0%</b>

Figure 20: Taxable Assessed Value by Property Class



# Town of Batavia Comprehensive Plan

## 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,

**Table 18: Taxable Assessment of High Value (>\$250,000) Parcels**

Property Classification	# Parcels	Total Taxable Assessment	Average Taxable Assessment	
retail/ services/ restaurant	32	\$42,461,523	\$1,326,923	35.5%
railroad/ utilities	32	\$18,878,997	\$589,969	15.8%
hotel/ motel/ living accommodations	16	\$15,867,600	\$991,725	13.3%
industrial/ manufacturing	14	\$11,129,000	\$794,929	9.3%
warehouse/ distribution	23	\$10,914,230	\$474,532	9.1%
mobile home park	9	\$9,488,250	\$1,054,250	7.9%
bank/ offices	6	\$5,814,120	\$969,020	4.9%
agriculture	13	\$5,020,300	\$386,177	4.2%
	145	\$119,574,020	\$824,648	100.0%

### 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

## COLLABORATION/COOPERATION WITH OTHER MUNICIPALITIES

The Town of Batavia reduces costs for road maintenance and other services by sharing resources such as equipment and personnel with other municipalities within Genesee County. This regional approach has saved the Town of Batavia on average at least \$50,000 per year. For example, by sharing specialized equipment, each municipality is spared the cost of purchasing or renting equipment that is used for only a few days each year. Each municipality tracks the value of their contributions and savings over multiple years to ensure that the costs and benefits are shared equally.

## FISCAL IMPACT OF FUTURE BUILD-OUT SCENARIO

This section analyzes the projected impact of the future build-out scenario, described in Chapter 2: Land Use, on the Town's budget. It provides a framework for assessing how land use development would affect costs and revenue. This analysis is intended to answer the following questions:

- How will future land use development affect the Town's budget – both revenues and expenditures?
- What types of land use and development have the highest ratio of revenue to expenditures?
- How much does location and design matter?
- How can the Town manage impacts through its local laws and policies?

New development projected in future build-out scenario in the Town's Comprehensive Plan includes 500 new housing units and 1,560,000 sq. ft. of commercial and industrial development. Although the development would generate revenue from the increased taxable assessment, it would also require increased Town expenditures to provide services and maintain infrastructure.

The following findings from fiscal impact studies conducted in other areas are relevant to the Town of Batavia:

- The revenue generated by large retail and manufacturing development typically exceeds the increased cost of services and are beneficial to the Town's budget.
- Depending on the type of housing, residential development often costs more to maintain infrastructure and provide services than it generates in tax revenue. Impacts of residential development on school spending are not addressed in this analysis, as these costs are not part of the Town's budget.
- Compact developments located near services are more beneficial to the Town's budget than spread-out development, due to fewer vehicle trips and shorter distances traveled for emergency services.



## Town of Batavia Comprehensive Plan

- Medical offices generate more traffic and have relatively high rates of emergency service calls than other types of office development.

### SUMMARY OF TOWN EXPENDITURES

According to the Town of Batavia's 2016 budget, 42% of the Town's annual expenditures support government operations in general, including salaries and benefits of employees (other than Highway Department personnel), insurance and contingencies. Road maintenance and other transportation expenditures comprise 25% of the annual budget, and public health and safety (including the Fire District and code enforcement) comprises 23%. Planning, zoning, economic assistance, parks and recreation comprise 10% of annual expenditures.

Some of the Town's annual costs are directly off-set by revenues that are earmarked for specific functions. For example, State aid supports the Highway Department; building permit and inspection fees offset the cost of code enforcement staff; costs for the engineering department staff is offset by grant funding; and some planning projects are funded by grants. This analysis considers only those expenditures that are "not offset by function-specific revenues."

**Table 19: 2016 Town of Batavia Expenditures**

Category	Expenditures	% of total	Offset by function-specific revenues	Not offset by function-specific revenues
Planning, zoning, studies and landfill	324,574	7.1%	275,400	49,174
Parks, recreation and culture	57,987	1.3%	0	57,987
Economic assistance	77,200	1.7%	0	77,200
Transportation <sup>1</sup> (General + Highway)	1,133,900	24.8%	124,400	1,009,500
Public health and safety (incl. Fire District)	1,058,491	23.2%	45,100	1,013,391
General government support <sup>2</sup> (incl. Engineering Department)	1,913,160	41.9%	167,300	1,745,860
	<b>\$4,565,312</b>	<b>100.0%</b>	<b>\$ 612,200</b>	<b>\$ 3,953,112</b>

<sup>1</sup>Includes Highway Fund and portions of General Fund

<sup>2</sup>Includes General Employee benefits, Insurance, Misc. expenses and contingency)

SOURCE: 2016 Town of Batavia Budget

## Town of Batavia Comprehensive Plan

### SUMMARY OF REVENUES

New development generates revenue for the Town through the allocation of County sales tax and through direct property taxes; both revenue sources are based on the real property taxable assessment of the property. In 2016, the Town raised a total of \$500,000 from property taxes and \$1,850,000 from allocation of County sales tax. The following table summarizes the total taxable assessment by land use category.

Table 20: Taxable Assessment by Land Use Category - 2015

Land Use Category	2015 Taxable Assessment	% of Total
Agriculture	16,646,578	4.7%
Agriculture + Residential	297,698	0.1%
Residential	218,077,345	62.1%
Commercial	59,952,872	17.1%
Storage	10,583,850	3.0%
Industrial	9,510,000	2.7%
Mining	383,400	0.1%
Public/ Community Service	130,000	0.0%
Recreation	2,633,000	0.7%
Conservation	35,750	0.0%
Vacant	6,398,614	1.8%
Utilities/ Transportation	26,680,722	7.6%
	<b>\$351,329,829</b>	<b>100.0%</b>

SOURCE: NYS ORPTS Municipal Profile

### IMPACT OF FUTURE DEVELOPMENT SCENARIOS ON TAX BASE

New development with the highest taxable value brings the greatest benefit to the Town's tax base. For development that receives tax incentives, the revenue to the Town would be phased in over a period of time (usually 10 years.)

However, the increase in revenue, resulting from a larger property tax base, is offset by increases in expenditures to serve the new development. New development typically requires the Town to spend more for road maintenance, recreational services, code enforcement and other government services. Fiscal impact studies completed for other areas document the relative impact of various type of land development on municipal budgets. The following tables summarize the potential impacts of those land uses projected in the Town's Future Build-out scenario.

## Town of Batavia Comprehensive Plan

Table 21: Fiscal Impact Considerations by Development Type: Residential, Retail, Industrial/Warehouse/Office and Medical Offices

Residential		
Increased expenditures		Considerations
Public safety	Fire/ emergency	<ul style="list-style-type: none"> <li>All development requires fire protection</li> <li>Senior housing requires more emergency/ ambulance service than other housing</li> </ul>
	Code enforcement	<ul style="list-style-type: none"> <li>Multi-family housing requires a higher level of code enforcement than other housing</li> </ul>
Transportation	Road maintenance – existing roads	<ul style="list-style-type: none"> <li>All development requires road maintenance.</li> <li>Compact, walkable developments located close to services require less road maintenance (due to fewer cars.)</li> </ul>
	Road construction – new roads	<ul style="list-style-type: none"> <li>New roads increase costs to Town, unless offset by developer fees</li> <li>Compact development types (&gt; 7 units/ acre) require fewer road-miles</li> </ul>
Water/ Sewer/ Drainage	Construction and maintenance of distribution lines/ drainage facilities	<ul style="list-style-type: none"> <li>When infrastructure is part of Town district, expenditures paid by properties within district – not Townwide.</li> <li>Where sufficient excess capacity exists, additional users would reduce costs for debt service and maintenance for other users.</li> </ul>
Services	Parks/ Recreation/ Culture	<ul style="list-style-type: none"> <li>Services and facilities used by all age groups – but more heavily by youth</li> </ul>
Schools	(Not part of the Town's budget)	<ul style="list-style-type: none"> <li>Where schools have excess capacity, adding students will have little impact.</li> <li>Single family dwellings generate more students than senior housing and apartments</li> </ul>
Increased revenue		
Property tax base <sup>i</sup>		<ul style="list-style-type: none"> <li>Higher value residential development generates more tax revenue</li> <li>Apartments, condominiums generate less revenue per unit</li> </ul>

## Town of Batavia Comprehensive Plan

### Residential

#### Sales tax

- Additional residents who buy goods and services within Genesee County will increase the total amount of sales tax to be distributed among municipalities

Table 21 (continued)

### Retail

#### Increased expenditures

##### Transportation

Road maintenance – existing roads

#### Considerations

- Increased traffic to new retail destinations would increase costs for road maintenance. Extent depends on whether development is located on a Town road or visitors use Town roads to access it

Road construction

- Developer may pay for construction of new roads

#### Increased revenue

##### Property tax base

- Revenue varies based on assessed value of property; larger retail with high property values has significant impact. Tax incentives may reduce revenue over a 10-year period.

### Industrial/ Warehouse/ Office

#### Increased expenditures

##### Transportation

Roads

#### Considerations

- Developer may pay for construction of new roads
- Roads used by trucks require additional costs for maintenance. Impact on Town budget depends on whether development is located on a Town road or if visitors use Town roads to access it.

##### Water/ Sewer/ Drainage

Construction and maintenance of distribution lines/ drainage facilities

- When infrastructure is part of Town district, expenditures paid by properties within district – not Townwide.
- Where sufficient excess capacity exists, additional users would reduce costs for debt service and maintenance for other users.

## Town of Batavia Comprehensive Plan

Industrial/ Warehouse/ Office		
Public safety	Fire/ emergency Code enforcement	<ul style="list-style-type: none"> <li>Costs for fire protection, emergency services code enforcement are relatively low compared to other uses, except for industrial uses with risk of spills or accidents.</li> </ul>
Increased revenue	Considerations	
Increased revenue	Property taxes	<ul style="list-style-type: none"> <li>Revenue varies based on assessed value of property; larger retail with high property values has significant impact. Tax incentives may reduce revenue over a 10-year period.</li> </ul>
	Sales tax	<ul style="list-style-type: none"> <li>Employees may purchase goods locally, increasing the total amount of sales tax collected in Genesee County and allocated to municipalities</li> </ul>

Table 21 (continued)

Medical offices		
Increased expenditures	Considerations	
Public safety	Fire/ Ambulance	<ul style="list-style-type: none"> <li>Medical offices generate more emergency calls (ambulance) than other offices. Costs borne by fire district (not necessarily Town budget)</li> </ul>
Increased revenue	Considerations	
Increased revenues	Property taxes	<ul style="list-style-type: none"> <li>Revenue varies based on assessed value of property; larger offices with high property values has significant impact.</li> </ul>

### FISCAL IMPACT ANALYSIS METHODOLOGY

Many fiscal impact and “cost of community services” studies use an “average cost” methodology to estimate future costs by dividing current expenditures by the total population or other suitable metric. For example, the total cost for “Public health and safety” (\$1,013,391 in the Town’s 2016 budget) divided by the total population living in households (6,815 minus 49 in “group quarters such as Immigration detention facility = 6,766) is \$150 per capita. According to this method, if the population increases by 100 people, the cost for public health and safety would increase by \$15,000. This approach does not account for any excess capacity that would allow Town departments to serve additional population without increasing costs.

An alternative approach is known as the “modified average cost.” This approach divides the marginal increase in costs resulting from new development by the total increase in population or other suitable metric to estimate the cost per unit to serve new development.



## Town of Batavia Comprehensive Plan

### ALLOCATION OF PROJECTED COSTS

This analysis assumes that the future build-out scenario would increase Town expenditures by 10%, or \$408,111. This Plan recommends that individual Town departments conduct more detailed cost projections based on their recent experience and to maintain data regarding how development impact services. For example, track the number of service calls to various types of development (retail, medical office, housing types, etc.) The projected costs can be refined by replacing the 10% estimate with more detailed cost projections prepared by individual Town departments.)

The projected increase in expenditures was divided by the appropriate metric to create an average cost per unit for each type of future development. Road maintenance and other transportation costs were allocated to each land use type based on the proportion of new trips that each use would generate.

For most Town expenditures, the metric used to calculate the average marginal cost is population (for residential development) or employees (for commercial or industrial development.) For transportation expenditures, the metric is the projected number of trips that the land use would generate.

For non-transportation expenditures, the total amount of projected expenditures was divided by the total number of dwelling units (for residential development) or by 1000 sq. ft. (for non-residential development) to provide an average cost per unit of projected development. The model assumes that each resident requires twice the amount of expenditures as each employee.

**Table 22: Projected Increase in Town Expenditures Resulting from Development of Future Build-Out Scenario**

Budget Category (Expenditures)	2016 Total	Projected Increase (10%)	Metric
Planning, zoning, studies and landfill	\$49,174	\$4,917	Population <sup>1</sup> / employees
Parks, recreation and culture	\$57,987	\$5,799	Population <sup>1</sup> / employees
Economic assistance	\$77,200	\$7,720	Population <sup>1</sup> / employees
Transportation	\$1,009,500	\$100,950	Trips
Public health and safety (incl. Fire District)	\$1,013,391	\$101,339	Population <sup>1</sup> / employees
General government support	\$1,873,860	\$187,386	Population <sup>1</sup> / employees
	<b>\$4,081,112</b>	<b>\$408,111</b>	

<sup>1</sup>(Population x 2) + (Employees)

## Town of Batavia Comprehensive Plan

The following table illustrates the allocation of Town costs, other than Highway Department and other transportation costs, to the various land uses in the projected Future Build-out Scenario. Projected costs to serve residential land uses would be \$146,163 (48%), compared to \$160,998 (52%) to serve non-residential uses. Although employees of businesses located in the Town require services such as fire protection, the model assumes that each resident requires on average twice the expenditures as each employee. (The model does not account for employees who are also residents of the Town.)

**Table 23: Allocation of Non-Transportation Expenditures to Land Use Types**

Future Build-Out Scenario	Metric	Units	% of total (double weight for residential)	Projected increase in non- transportation expenditures
Residential (SF) (100 units)	Population x 2	246 x 2 = 492	9.5%	\$28,014
Residential (compact) (150 units)	Population x 2	369 x 2 = 738	14.3%	\$42,022
Residential (MF) (250 units)	Population x 2	615 x 2 = 1230	23.8%	\$70,036
<b>SUBTOTAL</b>				<b>\$140,072</b>
Medical Offices (40,000 sq. ft.)	Employees	160	3.1%	\$9,110
Manufacturing (200,000 sq. ft.)	Employees	133	2.6%	\$7,592
Warehouse (250,000 sq. ft.)	Employees	109	2.1%	\$6,216
Retail (large high value) (600,000 sq. ft.)	Employees	1,567	30.3%	\$89,201
Other Retail/ Services (310,000 sq. ft.)	Employees	527	10.2%	\$30,019
Hotel (60,000 sq. ft.)	Employees	53	1.0%	\$3,040
Office/ Bank (40,000 sq. ft.)	Employees	160	3.1%	\$9,110
<b>SUBTOTAL</b>				<b>\$154,289</b>
		<b>3,940</b>	<b>100.0%</b>	<b>\$294,361</b>
<b>Total units: [(Population x 2) + (Employees)]</b>		<b>5,170</b>		

<sup>1</sup>Population doubled

The following table illustrates the allocation of Highway Department and other transportation costs to the various land uses in the projected Future Build-out Scenario. Commercial and

## Town of Batavia Comprehensive Plan

industrial uses would increase highway department costs by \$94,207 (93%), while residential land uses would increase costs by \$6,743 (7%).

**Table 24: Allocation of Projected Transportation Expenditures to Land Use Types**

Future Development Scenario	Metric	Week-day Trips per Unit	Unit	# Units	Total Week-day Trips	% of total	Projected increase in transportation expenditures	
							Total	Per Unit
Residential (SF) (100 units)	Trips	9.57	DU	100	957	1.7%	\$1,730	\$17.30
Residential (compact) (150 units)	Trips	7.5	DU	150	1,125	2.0%	\$2,034	\$13.56
Residential (MF) (250 units)	Trips	6.59	DU	250	1,648	3.0%	\$2,979	\$11.92
<b>SUBTOTAL</b>				<b>500</b>		<b>6.7%</b>	<b>\$6,743</b>	
Medical Offices (40,000 sq. ft.)	Trips	36.13	1000 SF	40	1,445	2.6%	\$2,613	\$0.07
Manufacturing (200,000 sq. ft.)	Trips	6.97	1000 SF	200	1,394	2.5%	\$2,520	\$0.01
Warehouse (250,000 sq. ft.)	Trips	3.56	1000 SF	250	890	1.6%	\$1,609	\$0.01
Retail (large high value) (600,000 sq. ft.)	Trips	57.24	1000 SF	600	34,344	61.5%	\$62,097	\$0.10
Other Retail/ Services (310,000 sq. ft.)	Trips	42.94	1000 SF	310	13,311	23.8%	\$24,068	\$0.08
Hotel (60,000 sq. ft.)	Trips	8.17	room	34	278	0.5%	\$502	\$14.77
Office/ Bank (40,000 sq. ft.)	Trips	11.01	1000 SF	40	440	0.8%	\$796	\$0.02
<b>SUBTOTAL</b>				<b>1,440</b>	<b>52,103</b>	<b>93.3%</b>	<b>\$94,207</b>	
					<b>55,832</b>	<b>100.0%</b>	<b>\$100,950</b>	

The following table presents the total projected cost increase – highway-related and all other Town costs - per unit of projected development. The proportion of increased costs allocated to commercial and industrial uses is 62%, compared to 38% for residential uses.

## Town of Batavia Comprehensive Plan

Table 25: Projected Expenditures by Land Use Type

Future Build-Out Scenario	Total Projected Increase in Expenditures	Increased Expenditures per Unit	Unit
Residential (SF) (100 units)	\$29,745	\$297.45	dwelling unit
Residential (compact) (150 units)	\$44,056	\$293.71	dwelling unit
Residential (MF) (250 units)	\$73,015	\$292.06	dwelling unit
<b>SUBTOTAL</b>	<b>\$146,816</b>		
Medical Offices (40,000 sq. ft.)	\$11,723	\$293.09	1000 sq. ft.
Manufacturing (200,000 sq. ft.)	\$10,112	\$50.56	1000 sq. ft.
Warehouse (250,000 sq. ft.)	\$7,825	\$31.30	1000 sq. ft.
Retail (large high value) (600,000 sq. ft.)	\$151,298	\$252.16	1000 sq. ft.
Other Retail/ Services (310,000 sq. ft.)	\$54,088	\$174.48	1000 sq. ft.
Hotel (60,000 sq. ft.)	\$3,542	\$59.03	1000 sq. ft.
Office/ Bank (40,000 sq. ft.)	\$9,907	\$247.67	1000 sq. ft.
<b>SUBTOTAL</b>	<b>\$248,496</b>		
	<b>395,311</b>		

### PROJECTED REVENUES

Future revenues from property taxes and the Town's share of County sales tax (which is allocated based on taxable assessment) were estimated by dividing the total taxable assessment for residential parcels by the total number of dwellings (for residential tax revenue) or 1,000 sq. ft. of commercial industrial space (for commercial/ industrial tax revenue).

In 2016, the Town's total revenue from property taxes was \$500,000 and the allocation of County sales tax revenue was \$1,850,000, for a total of \$2,350,000. Of this total, 82% of the revenue was generated by residential, commercial and industrial development. Residential uses generated \$1,450,683 (\$490.66 per household) and commercial/ industrial uses generated \$464,628 (\$167.51 per 1000 sq. ft.).

The following table summarizes the average revenue raised from residential and commercial/ industrial land uses.

## Town of Batavia Comprehensive Plan

Table 26: Average Revenue from Residential and Commercial/ Industrial Development - 2016

Property Type	2016 Taxable Assessment	% of Total Taxable Assessment	2016 Revenue	# units	Unit	Revenue per Unit
Residential	\$218,375,043	62.2%	\$1,460,683	2,977	Dwelling Unit	\$490.66
Commercial/ Industrial	\$69,462,872	23.7%	\$464,628	2,773.764	1000 sq. ft.	\$167.51
<b>Total:</b>	<b>\$287,837,915</b>	<b>81.9%</b>	<b>\$1,925,311</b>			

NOTES:

- “Commercial” classifications include all Property Classifications in the 400s except for 411 (apartments), 416 (manufactured home parks) and 440-449 (storage and transportation).
- “Industrial” classifications include Property Class Codes 710, 712 and 714.
- “Residential” classifications include all 200s, 411 (apartments) and 416 (manufactured home parks).

The revenue from the projected build-out is based on the average revenue per unit of existing residential and commercial/ industrial development. As specific new developments are proposed, the Town can prepare a more accurate projection based on the expected cost of construction and taxable assessed value upon completion.

### NEXT STEPS

This analysis offers a framework for evaluating the fiscal impact of various types of land development. The projected costs and revenues per units used in this study are based on broad assumptions, rather than a detailed case study.

This Plan recommends that Town Departments review past experience with previous development and determine how much of the Town’s annual expenditures can be attributed to with various types of residential, retail, office, industrial and warehouse uses. For example:

- Analyze how the development of “big box” retail along Veterans Memorial Drive affected the Town’s highway maintenance costs
- Compile data to determine costs for code enforcement or other services associated with the recent apartment development on West Main Street Road
- Maintain data on Fire District calls generated by specific types of land uses
- Determine whether specific Town departments have excess capacity or whether they would require capital expenditures to serve future development.

The spreadsheets prepared for this Comprehensive Plan Update can be updated as data based on “real world” experience becomes available.

# Town of Batavia Comprehensive Plan

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## References:

Fiscal and Economic Impact Analysis of Local Development Decisions, Chicago Metropolitan Agency for Planning, January 2014.

Cost of Land Use Fiscal Impact Analysis: Town of Davidson, North Carolina, Tischler Bise, 2014

Fiscal Impact of Land Development Alternatives: Town of Aurora, Kent Gardner, PhD., Center for Governmental Research, 2008.

## RECOMMENDED ACTIONS

1. Direct Town Departments to monitor expenditures relating to various land use types.

Responsible entity: Town Supervisor; Town Board

Partner entities: All Town Departments

2. Continue to 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

3. 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)

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

Responsible entity: Town Board

Partner entities: Genesee County, municipalities



## 10. IMPLEMENTATION

For each Recommended Action, the following tables identify the entity responsible for implementation, partner entities that would assist with implementation, the relative time frame (short-term, long-term or ongoing). These tables are intended to be used by Town boards and staff to monitor implementation on an annual basis.

SUMMARY OF RECOMMENDED ACTIONS					
Recommended Actions	Short Term Action 0-2 years	Long Term Action 3-10 years	Ongoing Action	Responsible Entity	Partner Entities
Land Use					
1. Rezone land consistent with recommended uses in the Land Use Plan.					
a. Rezone to Industrial – land along the south side of Pearl Street Road to accommodate planned industrial uses that would make use of rail access					
b. Create a new “Suburban Mixed Use” zoning district that would guide the design of a “new town center” concept north of West Main Street Road					
c. Extend Hamlet Commercial zoning or apply Village/ Hamlet Center form based codes to land in East Pembroke	X			➤ Town Board	<ul style="list-style-type: none"> <li>Planning Board</li> <li>Building Department</li> <li>New York Green</li> </ul>
d. Expand the Commercial zoning to the southeast and northeast corners of the intersection of Pearl Street Road with Wilkinson and Hartshorn Roads					
e. Create a Conservation and Stream Corridor Overlay district to protect water quality and natural resources (See Natural Resources)					
2. Create a new Agricultural Production zoning district as recommended in the Town’s Agricultural & Farmland Protection District	X			➤ Town Board	<ul style="list-style-type: none"> <li>Planning Board;</li> <li>Agricultural Advisory Committee</li> </ul>

## Town of Batavia Comprehensive Plan

Recommended Actions	Short Term Action 0-2 years	Long Term Action 3-10 years	Ongoing Action	Responsible Entity	Partner Entities
3. Revise zoning to allow and/or encourage compact development patterns and mixed uses in appropriate locations.	X			➤ Town Board	<ul style="list-style-type: none"> <li>▪ Planning Board</li> <li>▪ Building Department</li> </ul>
<b>Natural Resources &amp; Environmental Protection</b>					
<b>GREEN ACTION PLAN IMPLEMENTATION</b>					
1. Designate a liaison to work with NY Green and Genesee County's implementation committee (Green Genesee Task Force) to assist with and coordinate implementation of the Green Genesee Action Plan. Duties may include: <ul style="list-style-type: none"> <li>a. Identify funding sources and secure resources for implementation of recommended initiatives</li> <li>b. Develop and distribute educational materials</li> <li>c. Secure legislative support</li> <li>d. Prioritize strategies and actions</li> <li>e. Develop a process to measure, monitor, and report progress, based on indicators specified in the Green Action Plan</li> <li>f. Coordinate celebrations and events</li> </ul>	X		X	➤ Town Board	<ul style="list-style-type: none"> <li>▪ Genesee County's Green Genesee Task Force</li> <li>▪ NY Green</li> <li>▪ Genesee County Soil &amp; Water Conservation District</li> <li>▪ Tonawanda Creek Watershed Association</li> </ul>
2. Encourage owners of land within designated Asset Cores and Ecological Corridors to maintain these lands in a natural state. Provide information about techniques to protect natural habitats.			X	➤ Town Board	<ul style="list-style-type: none"> <li>▪ NY Green/ Green Genesee implementing committee</li> <li>▪ Genesee County Soil &amp; Water Conservation District</li> <li>▪ Tonawanda Creek Watershed Association</li> <li>▪ Black Creek Watershed Association</li> <li>▪ Oak Orchard Watershed Alliance</li> </ul>
3. Incorporate additional stormwater management provisions into site plan review criteria, subdivision regulations, and construction and design specifications to support "low impact development," consistent with the <u>NYS Stormwater Management Design</u>	X			<ul style="list-style-type: none"> <li>➤ Town Board</li> <li>➤ Building and Zoning staff</li> </ul>	<ul style="list-style-type: none"> <li>▪ NY Green</li> <li>▪ Genesee County Soil &amp; Water Conservation District</li> </ul>

## Town of Batavia Comprehensive Plan

Recommended Actions	Short Term Action 0-2 years	Long Term Action 3-10 years	Ongoing Action	Responsible Entity	Partner Entities
<u>Manual</u> . Ensure that regulations are enforceable and that the Town's fee schedule authorizes developer fees to cover costs for specialized review.				➤ Planning Board	▪ NYS Department of Environmental Conservation (DEC)
4. Create a Conservation and Stream Corridor Overlay District to manage development, retain ecological function and limit the removal of natural vegetation within the Asset Cores and Ecological Networks delineated in the Green Genesee Action Plan.	X			➤ Town Board ➤ Planning Board ➤ Building and Zoning Staff	▪ NY Green ▪ Genesee County Soil & Water Conservation District
5. Partner with Genesee County, community and educational organizations to promote public awareness and education about the value of Batavia's green infrastructure			X	➤ Town Board ➤ Planning Board	▪ Genesee County Soil & Water Conservation District ▪ Genesee Community College ▪ NY Green ▪ Batavia School District ▪ Community organizations
<b>ACTIONS TO ADDRESS FLOOD HAZARDS</b>					
6. Modify zoning regulations for the Floodplain Overlay Zone to limit development and rebuilding buildings damaged by flooding.		X		➤ Town Board ➤ Planning Board	• Genesee County Soil & Water Conservation District • NY Green
7. Target land within floodprone areas for public and private recreational and conservation uses. Obtain funding to acquire land for this purpose.		X		➤ Town Board	➤ NYS Department of Environmental Conservation
8. Acquire properties within flood hazard areas that are subject to repeated flooding		X		➤ Town Board ➤ Planning Board	▪ NYS Department of Environmental Conservation ▪ Federal Emergency Management Agency (FEMA) ▪ NY Green ▪ Genesee County Emergency Management ▪ Landowners

## Town of Batavia Comprehensive Plan

Recommended Actions	Short Term Action 0-2 years	Long Term Action 3-10 years	Ongoing Action	Responsible Entity	Partner Entities
<b>Parks &amp; Recreation</b>					
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. <ul style="list-style-type: none"> <li>a. Complete an architectural and facility design study to determine the future use and design of the existing building</li> <li>b. Design and construct trails for bicycle and pedestrian use</li> <li>c. Establish a fishing dock accessible to persons with disabilities.</li> <li>d. Construct picnic pavilions and playground</li> <li>e. Improve vehicular access and limit access to two existing access points.</li> <li>f. Evaluate the feasibility of installing an amphitheater, ice skating rink and/or gazebo</li> <li>g. Acquire additional land</li> <li>h. Design and construct pedestrian and bicycle connections to Harloff Road and other areas</li> <li>i. Keep park open past 2:30pm to match Kiwanis Park.</li> </ul>			X	➤ Town Board	<ul style="list-style-type: none"> <li>▪ Grant funders – NYS Office of Parks, Recreation &amp; Historic Preservation</li> </ul>
2. Maintain and improve recreational access to Tonawanda Creek, including Kiwanis Park and the canoe launch in East Pembroke.			X	➤ Town Board	<ul style="list-style-type: none"> <li>▪ Community organizations</li> <li>▪ Grant funders – NYS Office of Parks, Recreation &amp; Historic Preservation</li> </ul>
3. Partner with Genesee County, school districts and community organizations to develop and manage parks and recreational facilities in the Town.			X	➤ Town Board	<ul style="list-style-type: none"> <li>▪ Community organizations</li> <li>▪ Batavia School District</li> </ul>
4. Acquire floodprone land and other sensitive natural areas for recreational use.			X	➤ Town Board	<ul style="list-style-type: none"> <li>▪ Community organizations</li> <li>▪ Genesee County Emergency Management Office</li> <li>▪ NYS Department of Environmental Conservation</li> <li>▪ Federal Emergency Management Agency (FEMA)</li> </ul>

## Town of Batavia Comprehensive Plan

Recommended Actions	Short Term Action 0-2 years	Long Term Action 3-10 years	Ongoing Action	Responsible Entity	Partner Entities
					<ul style="list-style-type: none"> <li>Grant funders – NYS Office of Parks, Recreation &amp; Historic Preservation</li> </ul>
<b>Agriculture &amp; Farmland</b>					
<b>RECOMMENDED ACTIONS TO IMPLEMENT GREEN GENESEE ACTION PLAN</b>					
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.			X	➤ Town Board	<ul style="list-style-type: none"> <li>NY Green's Green Genesee Task Force</li> <li>Genesee County Soil &amp; Water Conservation District</li> <li>Tonawanda Creek Watershed Association</li> </ul>
<b>RECOMMENDED ACTIONS TO IMPLEMENT THE 2011 AGRICULTURAL &amp; FARMLAND PROTECTION PLAN</b>					
1. Revise land use regulations to implement the following recommendations of the 2011 Agricultural & Farmland Protection Plan <ul style="list-style-type: none"> <li>a. Establish an Agricultural Production Zone that limits the number of houses that can be constructed on farm parcels in designated areas of Town.</li> <li>b. 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.</li> <li>c. Modify the Town's subdivision regulations to incorporate additional protections for farming and farmland.</li> <li>d. 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.</li> </ul>	X			➤ Town Board	<ul style="list-style-type: none"> <li>Planning Board</li> <li>Farmers</li> <li>Agricultural Advisory Committee</li> </ul>
2. Encourage land protection through conservation easements <ul style="list-style-type: none"> <li>a. Provide information to landowners about conservation easements and Purchase</li> </ul>		X	X	➤ Town Board	<ul style="list-style-type: none"> <li>Local land trusts</li> </ul>

## Town of Batavia Comprehensive Plan

Recommended Actions	Short Term Action 0-2 years	Long Term Action 3-10 years	Ongoing Action	Responsible Entity	Partner Entities
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.					
b. Work with local land trusts to provide information to landowners about estate planning and the benefits of placing land under private conservation easements.					
c. Consider establishing a temporary easement program that would reduce property taxes on farmland in exchange for an agreement to keep the land undeveloped for a specified period of time.		X		➤ Town Board	▪ Town Assessor
3. Support local agriculture and related businesses					▪ Genesee County Community College ▪ Batavia, Pembroke and other school districts ▪ NYS Department of Agriculture & Markets
a. Encourage local schools and other institutions as well as residents to purchase local farm products.			X	➤ Town Board	
b. Continue to accommodate farmers markets and direct sales from farms through appropriate zoning			X	➤ Town Board	▪ Planning Board ▪ Farmers market organizers ▪ Farmers interested in direct sales ▪ Agricultural Advisory Committee
c. Manage extensions of sewer and water infrastructure to support and/or minimize impacts on agricultural operations			X	➤ Town Board ➤ Highway Department/ Town Engineer	▪ Agricultural Advisory Committee ▪ Farmers
d. Encourage the governing bodies of the Batavia Fire District (Batavia Town Board) and the Pembroke Fire District (Board of Commissioners) to utilize agricultural use assessments for the purpose of fire district taxes.		X		➤ Town Board	▪ East Pembroke Fire District Board of Commissioners
e. Work with farm operators and agriculture-related businesses to apply for economic development grants when such grants would result in job creation.			X	➤ Town Board	▪ Agricultural Advisory Committee ▪ Farmers
f. 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.		X		➤ Town Board	▪ Agricultural Advisory Committee ▪ Farmers



## Town of Batavia Comprehensive Plan

Recommended Actions	Short Term Action 0-2 years	Long Term Action 3-10 years	Ongoing Action	Responsible Entity	Partner Entities
4. Establish an ongoing committee to implement the Plan. a. 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.	X			➤ Town Board	▪ Farmers
<b>Housing &amp; Residential Neighborhoods</b>					
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.	X		X	➤ Town Board	▪ Planning Board ▪ Building Department
2. Improve the condition of existing housing through code enforcement and facilitating grants to eligible homeowners.			X	➤ Town Building Department ➤ Town Board	▪ Genesee County ▪ Not-for-profit agencies
<b>Business and Economic Development</b>					
1. Revise zoning and maintain and improve infrastructure to support business development consistent with the Land Use Plan.	X			➤ Town Board ➤ Town Engineering Dept.	▪ Planning Board ▪ Genesee County
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.			X	➤ Town Board	▪ GCEDC ▪ NYS agencies ▪ Chamber of Commerce
3. Collaborate with neighboring municipalities and community organizations to promote ecotourism and recreation based on canoeing/ kayaking in Tonawanda Creek.			X	➤ Town Board	▪ Grant funders – NYS Office of Parks, Recreation & Historic Preservation (NYS OPRHP)
4. Accommodate and encourage small eco-tourism businesses. Encourage cooperative marketing and publicize such businesses through the Town's website and other means.			X	➤ Town Board	▪ Community organizations ▪ Grant funders – NYS OPRHP

## Town of Batavia Comprehensive Plan

Recommended Actions	Short Term Action 0-2 years	Long Term Action 3-10 years	Ongoing Action	Responsible Entity	Partner Entities
5. Support access to Tonawanda Creek for commercial recreation			X	➤ Town Board	<ul style="list-style-type: none"> <li>▪ Private landowners/ investors</li> <li>▪ Grant funders – NYS OPRHP, DEC</li> </ul>
Transportation, Utilities & Public Services					
<i>TRANSPORTATION</i>					
1. Construct new roads to facilitate new development as shown in the Land Use Plan.		X		<ul style="list-style-type: none"> <li>➤ Town Highway Department</li> <li>➤ Town Engineering Department</li> </ul>	<ul style="list-style-type: none"> <li>▪ NYS Department of Transportation (funding)</li> </ul>
2. Adopt a Complete Streets policy for municipal roadways.	X			<ul style="list-style-type: none"> <li>➤ Town Board</li> <li>➤ Town Highway Department</li> <li>➤ Town Engineering Department</li> </ul>	<ul style="list-style-type: none"> <li>▪ NYS Department of Transportation (funding)</li> <li>▪ Genesee Transportation Council</li> </ul>
3. Install and maintain sidewalks and trails in locations that are suitable for pedestrian travel. <ul style="list-style-type: none"> <li>a. Construct a sidewalk along the west side of Park Road near Batavia Downs.</li> <li>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</li> <li>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</li> <li>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</li> </ul>		X		<ul style="list-style-type: none"> <li>➤ Town Board</li> <li>➤ Town Highway Department</li> <li>➤ Town Engineering Department</li> </ul>	<ul style="list-style-type: none"> <li>▪ NYS Department of Transportation (funding)</li> <li>▪ Genesee Transportation Council</li> </ul>

## Town of Batavia Comprehensive Plan

Recommended Actions	Short Term Action 0-2 years	Long Term Action 3-10 years	Ongoing Action	Responsible Entity	Partner Entities
4. Support the development of bike lanes and multi-purpose trails that link residential areas with jobs and services. <ul style="list-style-type: none"> <li>a. Complete construction of the Ellicott Trail.</li> <li>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.”</li> <li>c. Install “Share the Road” signage near major intersections</li> </ul>	X	X  X		<ul style="list-style-type: none"> <li>➤ Town Board</li> <li>➤ Town Engineering Department</li> <li>➤ Town Highway Department</li> </ul>	<ul style="list-style-type: none"> <li>▪ NYS Department of Transportation (funding)</li> <li>▪ Genesee Transportation Council</li> </ul>
5. Encourage additional transit use <ul style="list-style-type: none"> <li>a. Encourage RGRTA to install bus shelters and work with businesses to add shelters in new developments, particularly along Veterans Memorial Drive.</li> <li>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</li> </ul>		X		<ul style="list-style-type: none"> <li>➤ Town Board</li> </ul>	<ul style="list-style-type: none"> <li>▪ RGRTA</li> <li>▪ NYS Department of Transportation (funding)</li> <li>▪ Genesee Transportation Council</li> </ul>
6. Revise parking standards in zoning regulations to eliminate specific parking minimums and to accommodate shared parking and management strategies.		X		<ul style="list-style-type: none"> <li>➤ Town Board</li> <li>➤ Town Engineering Department</li> </ul>	<ul style="list-style-type: none"> <li>▪ Genesee Transportation Council</li> <li>▪ Planning Board</li> </ul>
7. Work with NYS DOT to construct improvements to NYS Route 98 that would benefit Batavia residents and businesses. <ul style="list-style-type: none"> <li>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</li> <li>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</li> <li>c. Widen NYS Route 98 between Thruway and West Saile Drive</li> <li>d. Construct a right-turn bypass lane from the Thruway for north and southbound traffic</li> <li>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</li> </ul>		X		<ul style="list-style-type: none"> <li>➤ Town Board</li> <li>➤ Town Engineering Department</li> <li>➤ Town Highway Department</li> </ul>	<ul style="list-style-type: none"> <li>▪ NYS Department of Transportation (funding)</li> <li>▪ Genesee Transportation Council</li> </ul>

## Town of Batavia Comprehensive Plan

Recommended Actions	Short Term Action 0-2 years	Long Term Action 3-10 years	Ongoing Action	Responsible Entity	Partner Entities
<b>UTILITIES AND ENERGY</b>					
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.			X	<ul style="list-style-type: none"> <li>➤ Town Board</li> <li>➤ Town Engineering Department</li> </ul>	<ul style="list-style-type: none"> <li>▪ Genesee County</li> <li>▪ State and Federal funding agencies</li> </ul>
2. Encourage energy conservation in buildings within the community through educational activities and partnerships. <ul style="list-style-type: none"> <li>a. In partnership with utilities and advocacy organizations, distribute information about financial incentives and other ways to promote energy efficiency.</li> <li>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.</li> </ul>		X		<ul style="list-style-type: none"> <li>➤ Town Board</li> <li>➤ Town Engineering Department</li> </ul>	<ul style="list-style-type: none"> <li>▪ NYSEDA</li> <li>▪ National Grid</li> </ul>
3. Encourage renewable and distributed energy sources by revising municipal regulations and administrative practices and supporting educational and community activities. <ul style="list-style-type: none"> <li>a. Streamline permitting and revise zoning to eliminate unnecessary obstacles to renewable energy such as solar, wind and geo-thermal.</li> <li>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.</li> <li>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.</li> </ul>	X			<ul style="list-style-type: none"> <li>➤ Town Board</li> <li>➤ Town Engineering Department</li> </ul>	<ul style="list-style-type: none"> <li>▪ NYSEDA</li> <li>▪ National Grid</li> <li>▪ Not-for-profit organizations</li> </ul>
4. 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.			X	<ul style="list-style-type: none"> <li>➤ Town Board</li> <li>➤ Town Engineering Department</li> </ul>	<ul style="list-style-type: none"> <li>▪ NYS Public Service Commission</li> </ul>
<b>PUBLIC SERVICES</b>					

## Town of Batavia Comprehensive Plan

Recommended Actions	Short Term Action 0-2 years	Long Term Action 3-10 years	Ongoing Action	Responsible Entity	Partner Entities
1. Encourage private and public entities to improve emergency medical transportation services and other public safety services.				➤ Town Board	▪ Not-for-profit emergency medical service and other public safety service providers
2. Obtain funding for and carry out improvements to improve records management and Town Court facilities				➤ Town Board ➤ Town Clerk ➤ Town Court	▪ NYS and private funding
<b>Tax Base and Fiscal Analysis</b>					
1. Continue to emphasize land use development policies that encourage additional commercial and industrial development that contribute positively to the Town's fiscal health.			X	➤ Town Board	▪ Planning Board ▪ Engineering Department
2. Obtain grant funding to reduce the cost to taxpayers for infrastructure, recreation, housing rehabilitation and other services and facilities.			X	➤ Town Board	▪ NYS agencies (funding)
3. Cooperate with other governments to address municipal needs on a cost-effective manner.			X	➤ Town Board	▪ Genesee County ▪ Neighboring municipalities