Town of Lima

and

Village of Lima

COMPREHENSIVE PLAN

ADOPTED: March 2008

LIMA COMPREHENSIVE PLAN

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INTRODUCTION

A Comprehensive Plan for Lima

The Town and Village of Lima have completed an update to their 1990 Comprehensive Plan to recognize changes in the community, development trends and proposals, and changes in planning and zoning concepts. This update took citizen volunteers more than six years to complete. In the fall of 2007, the Town and Village retained the consulting firm of Stuart I. Brown Associates to assist in preparing the final Comprehensive Plan document.

In this plan, attention was given to: agriculture, Lima's largest industry; to recreation, parks and open space; to the efficient use of community infrastructure; and to business development downtown and elsewhere. Particular attention was paid to the input gathered from the 674 residents who responded to an eight-page survey in 2002, the 1,404 respondents to the survey undertaken in 2006, and comments made at public meetings. The result of these efforts is a Comprehensive Plan that will provide direction to the Town and Village as the community faces development pressures in the near future.

This plan is organized into independent sections and published in a three ring binder, so that future Town and Village administrations can choose to update sections as needed to meet challenges to Lima's development and character. This flexible approach will allow designated committees to focus on sections needing revision without having to redo the entire Comprehensive Plan.

Why Have a Comprehensive Plan?

All communities in New York State are encouraged to have a Comprehensive Plan and to review and make adjustments to it on an ongoing basis. New York's zoning enabling statutes require that zoning laws be adopted in accordance with a Comprehensive Plan. The Comprehensive Plan should be the backbone for local zoning laws.

Adoption of a clearly defined Comprehensive Plan may provide a firmer legal basis for zoning changes in the future. A community with an adopted Comprehensive Plan is also better able to compete in a wide variety of grant programs available to municipalities. These grants typically cover areas such as expansion of water and sewer, downtown revitalization, and parkland purchase and development. Lima's neighboring communities, each of which has an adopted Comprehensive Plan, have received grants for these types of projects.

The adoption of a formal plan is voluntary, but communities that choose not to adopt a Comprehensive Plan as described in the state statutes must rely on a review of current Town and Village laws, as well as past local planning decisions and variances, as a basis for their zoning and planning decisions. Since planning concepts and citizen concerns are changing, the use of past planning decisions may not be an adequate basis for future decisions made to manage increasing development pressures. A well-developed Comprehensive Plan, together

with environmental reviews, impact statements and findings under the State Environmental Quality Review Act (SEQRA) should form a firm, defensible basis for decisions affecting Lima's future.

Survey of Surrounding Communities

The Comprehensive Plan Committee interviewed representatives from the communities contiguous to the Town of Lima to assure that any proposals made in this plan are consistent with the existing plans of these communities and to identify recommended actions in those communities that might represent "best practices" to be included in Lima's Comprehensive Plan**.** This effort was an attempt at regional planning that would promote cooperation between municipalities, avoid surprises, and result in a better Comprehensive Plan for Lima than might have been developed unilaterally.

All of the communities surrounding Lima have adopted Comprehensive Plans. To the north, Rush, Mendon and Honeoye Falls have experienced significant growth and are looking for ways to preserve open space and control growth to retain their rural character. Expansion of recreational opportunities and control of development are key elements of their plans. Larger lot size and development of parks and trails are seen as desirable. Preserving historic character is a particularly strong focus of the Honeoye Falls plan and all new developments in the Village of Honeoye Falls are expected to provide direct access to open space (trail, greenspace, park, school yard, etc.).

To the west and south, Avon and Livonia are also experiencing development pressures. This may be the result of these communities having direct access to interchanges on Route 390 and the extension of water and sewer.

Avon is working with the Genesee Transportation Council to better manage the gateway to the Town along Routes 5&20. Subdivision development in East Avon was initially estimated to increase demand on the school district by more than 30%. As Avon's current plan did not anticipate such major or rapid development, the Town of Avon is currently updating its Comprehensive Plan. With a plan in effect, the Village of Avon was successful in being awarded a Small Cities Grant for improvements to its historic village.

Livonia has had considerable residential development in single-family homes and subdivisions. In order to better manage its growth, Livonia's comprehensive plan recommends that the extension of water and sewer infrastructure should be limited. All land directly to the south of the Town of Lima is intended to be developed with densities of one house per a minimum of five acres. No water or sewer will be extended to this area.

Livonia also has plans to develop the abandoned Lehigh Valley rail corridors that extend north to the Lima border and between Livonia (Village) and Lakeville as multi-use trails. A significant commitment to develop a new road for commercial and light industrial development is proceeding. Livonia will also allow mixed-use development to occur in the hamlets of Hemlock

and Lakeville; however, the south side of South Lima is not targeted for mixed use. The Town and Village of Livonia have combined their Planning Boards and their Zoning Boards of Appeals.

To the east, West Bloomfield has created a zoning concept called Community Business Districts for businesses that support the needs of the local community. "Big Box" retail is not allowed. In order to preserve rural character, West Bloomfield's comprehensive plan recommends no extension of utilities. West Bloomfield has received a grant to expand its town park. West Bloomfield has experienced light development pressure similar to Lima's.

The 2000 Census states that Lima grew by 8% between 1990 and 2000. While two small subdivisions are being built in the Town, most of the development has occurred in Village subdivisions. If significant development pressure occurs in Lima as it has in towns to Lima's north, west and south, Lima should implement plans that will effectively manage development in a controlled manner to assure that Lima's rural character is maintained.

BEST PRACTICES

The following ***Best Practices*** have been incorporated into Lima's new Comprehensive Plan:

• ***Rural Character Should Be Maintained*** and farmland and open areas in the Town should generally be preserved. More concentrated development should be encouraged to locate near or in the Village where a high level of community services can be provided.

• ***Open Space Preservation Techniques*** should be developed to set aside adequate space for recreational activities in parks and trails and to provide water access to ponds and streams.

• ***Farmland Preservation*** programs that encourage retention of successful agricultural businesses should be established.

• ***Utility Expansion Plans*** should be developed that encourage development in and around the Village core to maximize the efficient use of the existing infrastructure.

• ***"Community Businesses"*** are seen as more desirable than "Highway" or "Big Box Retail" businesses.

• ***Gateway Concepts*** should be created to define how the main entries to Lima should be developed.

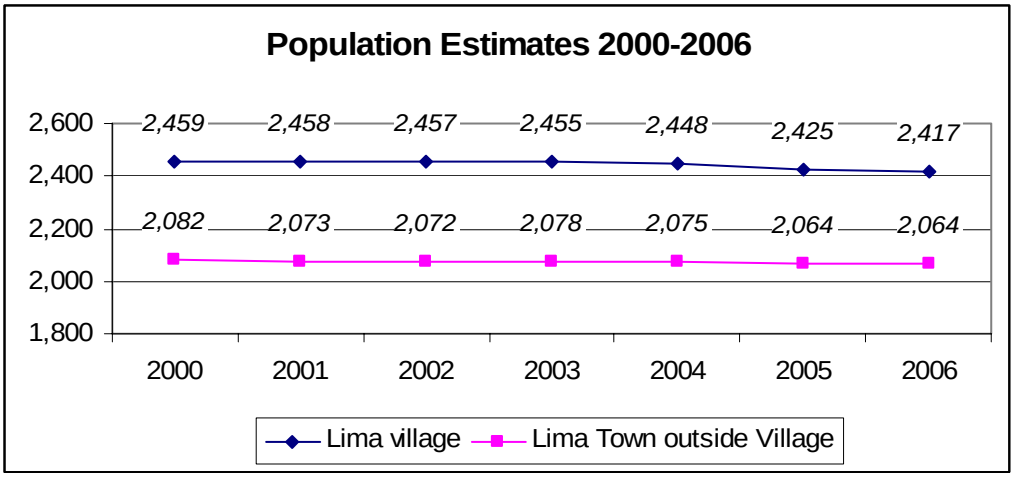
• ***Balanced Growth*** should be encouraged to provide a range of commercial, light industrial and a diversity of housing choices. Lima should not become another suburban bedroom community.

• ***Lima's Unique Character*** should be defined. Communities that do not accentuate their uniqueness will all eventually look the same.

These "Best Practices" represent "Guiding Principles" for the Town and Village of Lima Comprehensive Plan.

POPULATION CHARACTERISTICS

According to the most recent U.S. Census estimates, the population of the Town of Lima in 2006 was 4,481. This represents a slight decrease of 1.3% since the 2000 Census count of 4,541. The Village's population decreased by 1.7% and the Town outside the Village by 0.9%.



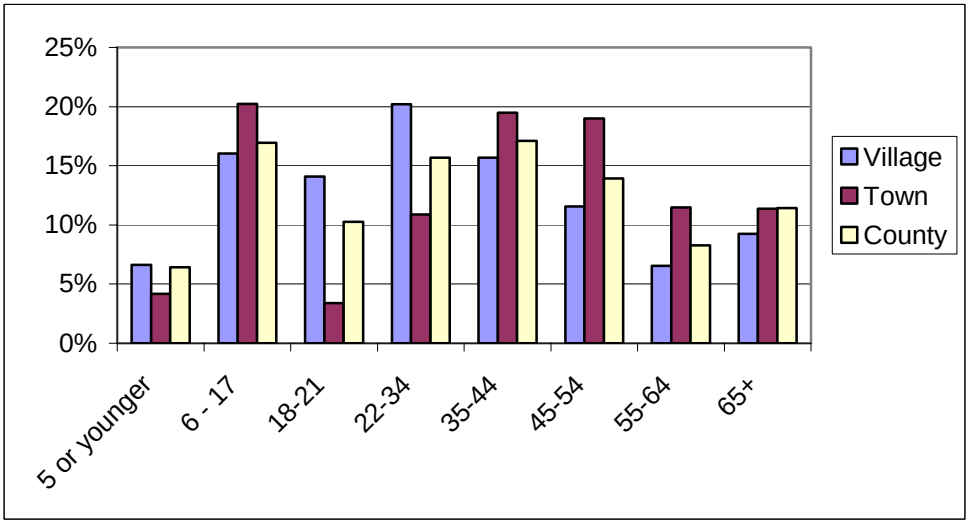
Based on 2000 Census data, 96.4% of the population of the Town of Lima is white. As summarized in the table below, there is slightly more racial diversity within the Village than the Town outside the Village.

Racial Composition – Town and Village of Lima

	Lima village		Lima town outside Village		Livingston County
Race	**#**	**%**	**#**	**%**	**%**
White	2,339	95.2%	2,039	97.8%	94.2%
Black or African-American	40	1.6%	9	0.4%	2.8%
Other race/ Two or more races	77	3.1%	37	1.8%	3.1%
Latin or Hispanic (may be any race)	35	1.4%	10	0.5%	2.2%
Total Population	2,456		2,085		64,328

The following table summarizes the population distribution by age in the Town and Village of Lima, as reported in the 2000 Census. The graph that accompanies the table illustrates that the Village has a larger proportion of young families, young adults, and seniors. The high proportion of Village residents age 18-21 is primarily due to the presence of the Elim Bible Institute.

	Lima village		Remainder of Lima town		Livingston County
Age	#	%	#	%	%
5 or younger	163	6.6%	87	4.2%	6.4%
6 - 17	394	16.0%	422	20.2%	16.9%
18-21	346	14.1%	71	3.4%	10.3%
22-34	496	20.2%	227	10.9%	15.7%
35-44	385	15.7%	406	19.5%	17.1%
45-54	284	11.6%	396	19.0%	13.9%
55-64	161	6.6%	239	11.5%	8.3%
65+	227	9.2%	237	11.4%	11.4%
	2,456		**2,085**		



The following table summarizes the types of households in the Village and the Town outside the Village. Household types are very similar, except that married couples with children under age 18 are more likely to reside in the Village than in the Town outside the Village.

HOUSEHOLD AND FAMILY TYPE
Town and Village of Lima - 2000

TYPE OF HOUSEHOLD		Lima village		Lima Town outside Village		Livingston County
		#	%	#	%	%
Married Couple	With Children under age 18	253	32.9%	205	26.2%	26.4%
	Without Child(ren) under age 18	193	25.1%	293	37.5%	30.6%
Single Parent	Male with Child(ren) under age 18	19	2.5%	7	0.9%	3.2%
	Female with Child(ren) under age 18	17	2.2%	30	3.8%	6.8%
	Other Family	53	6.9%	32	4.1%	4.9%
	TOTAL FAMILY HOUSEHOLDS	**535**	**69.5%**	**567**	**72.6%**	**71.9%**
Single Person Household	Under age 65	110	14.3%	110	14.1%	12.8%
	Age 65 or older	81	10.5%	75	9.6%	9.6%
	Unrelated Individuals	44	5.7%	29	3.7%	5.7%
	TOTAL NON-FAMILY HOUSEHOLDS	**235**	**30.5%**	**214**	**27.4%**	**28.1%**
	TOTAL HOUSEHOLDS	**770**		**781**		**34,970**

SOURCE: Census 2000, Summary Tape File 3, Tables P010, P011, P012, P013, and P017

Additional information about housing is included in the Residential Development section.

PHYSICAL CHARACTERISTICS

Physical characteristics of Lima include the shape of the land, the soils, and natural features. This section identifies the natural features in Lima, areas where there are physical constraints to development, areas that contain valuable natural resources, and the most productive agricultural lands.

TOPOGRAPHY

Town

The Town of Lima covers an area of 20,779 acres. This includes the area within the Village. Elevations in Lima range from a low point of about 660 feet, along Spring Brook as it leaves the Town, to the high point of slightly over 1700 feet on Poplar Hill Road, about one fourth mile south of Cleary Road. The east side of the Town slopes almost continuously from the south to the north with many level areas. The eastern boundary of the Town is marked by the relatively steep valley of Honeoye Creek. The surface on the west side is broken by the presence of several low drumlins (long, narrow hills created from glacial deposits).

Steep slopes —15 percent and over — are found only on the sides of the higher hills and along the stream valleys. These areas are narrow and cover only a small amount of land. On the other hand, over 6,500 acres have slopes of 2 percent or less. This is about one-third of the total Town area. The general lack of relief is illustrated in Map 1: Elevation and Topography Map.

Village

The Village contains an area of approximately 858 acres. Generally, the land in the Village is level or nearly level, broken only by down-cutting in the drainage ways (see Map 1). Slopes of 15 percent or more cover very little of the area and are located on the sides of the drainage ways. The chief topographical features are the rather steep sided stream valleys and the knoll on which the Elim Bible Institute sits. A relatively small part of the total land area has slopes of 2 percent or less. Most of the flat land is in the vicinity of Elm Street.

HYDROLOGY

Watersheds and Surface Drainage

All of the Town and Village of Lima is within the Genesee River Basin. This means that all surface water within the Town and Village flows eventually into the Genesee River, and then into Lake Ontario. Lima can be divided into three sub-watersheds: Honeoye Creek, which flows into the Genesee River within the Town of Rush; Spring Brook, which flows into Honeoye Creek just north of Lima; and Little Conesus Creek, which enters the Genesee River near the Village of Avon.

About one-third of the Town's area drains into Honeoye Creek, either directly or indirectly through short streams. This subwatershed comprises about 6,449 acres consisting of a strip of land approximately one mile wide that extends along the eastern and half way across the southern boundaries of the Town.

The Honeoye Creek drainage area is marked by deeply cut stream valleys which feed into the creek. Its western border runs through a large, relatively flat region which contains many swampy and boggy areas. Several State-regulated wetlands (see Map 2: Floodplain Hazards & Federal/ State Wetlands) lie approximately along the division between the Honeoye Creek and Spring Brook Watershed.

The Spring Brook sub-watershed drains about 8,163 acres in Lima. Spring Brook rises in the central part of the Town of Livonia and flows into Honeoye Creek just north of the Town line. Spring Brook has an overall gradient of about 0.5 percent through the Town, the steepest part of which is between Plank Road and the north Village line. Most of the land adjacent to the streambed is subject to a yearly spring flood and flash flooding during the summer.

About 1,922 acres in the southwest corner of the Town drains into the Genesee River via Conesus Creek.

Generally, the Spring Brook watershed in the Town has better natural drainage than the Honeoye Creek or the Conesus Creek drainage areas. Although there is a considerable portion of land with less than two percent slope, the overall relief is moderate with a consequently better runoff of surface water. There are some spots that are wet much of the year, including State regulated wetlands, but these are fewer and smaller in size than those of other drainage areas.

Almost the entire Village lies in the Spring Brook watershed. About 65 acres in the northwest corner of the Village are in the watershed of a small tributary which flows into Spring Brook north of the Town line.

Overall drainage in the Village is good, but there are a few areas which have slopes of two percent or less. A few boggy spots exist, but these are limited to the drainage ways, such as the land circling the west side of the Elim Bible Institute. In addition, some of the land along Spring Brook is subject to periodic flooding.

Flood Hazard Zones

Flood hazard zones have been identified by the Federal Emergency Management Agency (FEMA) for the purpose of providing flood insurance and encouraging local regulation of development in these areas. In Lima, flood hazard zones have been identified along Honeoye Creek in the Town and along Spring Brook in the Village. These are shown on Map 2: Floodplain Hazards & Federal/ State Wetlands.

Wetlands

New York State's Department of Environmental Conservation has mapped wetlands of 12.4 acres or larger pursuant to the Freshwater Wetlands Act. A permit is required for development, filling, and other activities within designated wetlands or their buffer zones. Smaller wetlands are regulated by the federal Army Corps of Engineers. The approximate boundaries of the protected wetlands are shown on Map 2: Floodplain Hazards & Federal/ State Wetlands.

Groundwater

Groundwater is stored in underground geologic formations called aquifers. The most productive aquifers are often underground deposits of sand or gravel which are saturated with water. Other aquifers may yield water from the cracks within the bedrock.

Significant aquifers within the Town and Village of Lima are shown on the accompanying Aquifer Map[1]1 (Map 3: Aquifers). This map estimates the well-yield capacity to individual wells tapping the most productive aquifer underlying each area. Yields are based on permeability, thickness, topographic position, and reported yields of existing wells. Several areas have more than one aquifer, but only the yield of the most productive one is indicated. The map provides a very general guide based on geological formations. Site specific geological investigations would be needed to make determinations regarding individual properties.

Areas identified by **c/g** typically yield from 50 to 500 gallons per minute. These are areas where individual wells tap sand and gravel aquifers. Maximum dependable aquifer yields from wells in valleys containing such deposits are estimated to range from 0.2 to five million gallons per day per lineal mile of aquifer; this includes infiltration of water from the streams in some valleys.

Areas labeled **c** indicate generally fine-grained or thin deposits which yield less than one to five gallons per minute to wells. Small yields are obtainable from saturated deposits of very fine grained sand, but development of wells in such deposits is seldom attempted because of the difficulty of obtaining clear, particle-free water. Areas labeled **s** indicate surficial or coarse grained deposits that may produce water in isolated areas but are not dependable for a community water supply.

The **t** indicates areas where yields from wells in till are very low, usually less than one gallon per minute. Yields from individual wells in bedrock underlying the till are usually less than 50 gallons per minute, although higher yields have been reported in some places.

[1] Kammerer, John c. and Hobba, William A., Jr. *Groundwater Availability in the Genesee River Basin, New York and Pennsylvania*. United States Dept. of the Interior. Geological Survey. Water Investigations Report #86-4048. Ithaca, NY: 1986

The importance of an aquifer depends both on yield — the quantity of water available — and on the quality. Some groundwater is too full of sediment or minerals to be a useful water supply.

The Village of Lima currently receives water from the City of Rochester's Hemlock Lake Supply. Lima's previous source of drinking water was wells located 0.8 miles west of the Village, and probably tapped the c-g aquifer shown on the map (see Map 3). The well water contained high levels of iron, sulfur and hardness which posed system problems. The ground water supply was subsequently used only as an emergency supplement.

Most residents of the Town outside the Village depend on groundwater. The availability of groundwater has been a concern to residents in certain areas of the Town, particularly along Doran Road and in the northwest area of the Town.

WOODLANDS

Woodlands provide unique habitats and varied landscapes. They are fairly uncommon in Lima and tend to be located away from the most productive agricultural land. Wooded areas are found along most of Honeoye Creek, Spring Brook, and to some extent around wetlands.

SOIL ANALYSIS

The objective of the soils study is to find the most appropriate uses of particular lands and to identify constraints to certain uses on particular soil types. For example, some areas are unsuitable for conventional urban development because of hazards from flooding, the inability of soils to absorb excess water, or the unfeasibility of using individual sewage disposal systems.

In areas with few natural limitations, soils information can be utilized to determine minimum standards for future development, particularly surface drainage, street construction and building foundations. The suitability of soils for agriculture and natural resource protection is also evaluated.

Information used in the soil study comes from the United States Soil Conservation Survey for Livingston County, issued in August 1956. This survey was conducted primarily to determine soil conditions and problems as they relate to agriculture. This section also interprets the information to evaluate soils for urban uses and development. The descriptions of the various kinds of soils are somewhat general and so, too, are the summaries in this study. It should be pointed out that a detailed soil analysis should precede intensive development of a site.

Soil Suitability for Development

The internal drainage characteristics of soils are extremely important in the ultimate environment of neighborhoods. Much of the past suburban development has been characterized by the use of individual sewage disposal systems-mainly septic tanks. In some

cases the soils have not been capable of handling the effluent over a long period —ten years or more. The greater the concentration of homes, the greater is the problem.

Although most of the very poorly drained soils are found in drainage ways or depressions and thus have poor surface drainage, it is possible that some of these areas may be useful for development if surface drainage is improved and public sewers provided.

The limitations of the three classes of internal drainage, shown on Map 4: Internal Drainage, are described as follows:

Good - The topsoil and subsoil are permeable enough and there is generally sufficient depth to bedrock or hardpan to permit the satisfactory operation of septic tanks, provided the concentration of homes is not too great. If surface drainage is adequately managed, these soils will absorb water from rains and thaws without interfering with the operation of the sewage disposal system.

Fair —The soils with "fair" internal drainage have conditions that require a larger area to absorb moisture than the good soils. This is caused by the types and sizes of materials in the topsoil and subsoil in some cases and by the presence of hardpan or shallow bedrock in others. Where surface drainage is restricted, areas may be waterlogged at times during the year.

Poor -The soils determined to be "poor" in terms of internal drainage absorb very little water. These soils are composed of very fine material that quickly becomes saturated. Conventional septic systems cannot be expected to operate at all in these soils. Moreover, most of these soils are in depressions or drainage ways and are wet for much of the year. Artificial drainage may be installed — as it has in the agricultural area at South Lima — but the land may still be flooded occasionally.

NATURAL RESOURCES

A. EROSION, SEDIMENTATION, AND STORMWATER RUNOFF

When vegetation is removed, land becomes susceptible to erosion. Erosion from construction sites and farmland can cause sedimentation of streams and ponds. Sedimentation impairs water quality and may increase flood hazards. Development reduces the ability of land to absorb stormwater. The result is that stormwater "runs off" the site across land and into streams and tributaries. Runoff can cause erosion of gullies and of stream banks. Runoff can also pick up soil and other contaminants, such as oils and fertilizer, and contribute to sedimentation and pollution of waterways.

Issues and Opportunities

Erosion and stormwater runoff needs to be minimized through proper management practices. Increased runoff resulting from development should be contained and managed on-site.

Recommendations

1. Incorporate effective erosion and stormwater management provisions in the Town and Village into the review of proposed subdivisions and site plans. Require provisions for soil erosion and sediment control before granting building permits and before permitting topsoil to be removed.

2. Utilize the State Environmental Quality Review (SEQR) process to ensure that the potential for erosion and sedimentation from new development is adequately addressed.

3. Continue to authorize the Planning Boards to seek professional engineering advice when reviewing site plans with a significant potential for increased stormwater runoff.

B. WETLANDS, STREAM CORRIDORS and FLOOD HAZARD ZONES

Wetlands provide habitat for wildlife and serve as a natural method of flood control. Eight State regulated wetlands are located within the Town of Lima. Development within these wetlands is regulated by the NYS Department of Environmental Conservation. Local zoning restricts development around State regulated wetlands HF-1, HF-2, HF-3, HF-4, and RH-3, but not around wetlands LV-3, HO-2, and RH-8 (see Map 2).

Smaller wetlands are also important to the local ecology and fall under Federal protection. No complete list of these wetlands presently exists, although their approximate locations are depicted in Map 2. They must be identified by the presence of water tolerant plants (hydrophytes) and organic/peaty (hydric) soils and the frequency in which these soils are covered with water. The Town and developers need to document the presence of these plants, soils, and soil characteristics in order to determine whether such wetlands may be present.

Stream corridors are fragile ecosystems. Vegetation along stream banks retains soil and helps control erosion and sedimentation of streams.

Flood hazard zones in the Town and Village are identified on the Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency and are depicted on Map 2. Federal law requires local governments to regulate new development within these zones in order to protect it from flood damage and to prevent it from increasing flood hazards downstream.

Issues and Opportunities

Wetlands within Lima that are maintained in their natural state are an important ecological resource. Development within flood hazard zones needs to be restricted according to Federal guidelines. The natural characteristics of stream corridors should be protected from the impacts of development.

Recommendations

1. Revise zoning to provide additional protection to the land around State regulated wetlands and the flood hazard zone along Honeoye Creek.

2. When proposed subdivisions include smaller wetland areas, the Planning Boards should require designs which will protect the wetland permanently in its natural state. Utilize the State Environmental Quality Review (SEQR) process to address the potential effect of development on parcels which include wetlands.

3. Incorporate buffer requirements into Town and Village zoning laws to limit building within stream corridors. For example, in areas serviced by sewers, restrict new construction within 50 feet of the 10 year high water average for each stream. In areas not serviced by sewers, no new construction should be allowed within 150 feet of the 10 year high water average for each stream.

4. Revise zoning to provide additional protection to areas surrounding steep ravines.

C. WOODLANDS

Wooded areas in the Town and Village provide habitat for wildlife and in many cases help stabilize stream banks. Tree lined streets soften noise, provide summer shade and have a positive affect on slowing traffic speed on Village and Town streets.

Issues and Opportunities

Wooded areas in the Town and Village should be retained, whenever possible, through creative development designs. Property owners should be encouraged to plant trees, especially native species and varieties appropriate to the site characteristics. The use of non-native, exotic species of plant materials should be discouraged.

Recommendations

1. Revise zoning regulations to require developers to retain or replace as many trees as possible within subdivisions that involve wooded areas. Ownership of the woodland could remain with one owner or divided among several. An easement or deed restriction should prohibit future development and limit the cutting of trees to reasonable woodland management.

2. Revise zoning and/or subdivision regulations to require street trees in new subdivisions.

D. GROUNDWATER

An aquifer west of the Village originally provided the Village's water supply but has been replaced by water purchased from the City of Rochester's Hemlock/Canadice reservoirs. Most Town residents rely on groundwater supplied through private wells.

Issues and Opportunities

Local land use regulation can help minimize the likelihood of contamination by restricting or regulating uses which may be more likely to introduce contaminants to the groundwater. Such uses include: dry cleaning establishments, printing and photo processing establishments, furniture and finish stripping establishments, and automotive service stations and public garages. In addition, site plan standards should require developments to properly manage runoff and discourage leaching.

Groundwater pollution may occur due to residential or agricultural pesticide applications, spills of motor oil or other automotive fluids, or failing septic systems. Road salt use and storage is another potential source of groundwater contamination. Groundwater needs to be protected from contamination throughout the Town.

Recommendations

1. Utilize site plan review standards and the State Environmental Quality Review (SEQR) process to prevent groundwater contamination and over use. Standards must conform with State chemical storage regulations.

2. To assure an adequate water supply for all, the Town should take measures to limit the amount of pumping by commercial and industrial operations.

E. PUBLIC ACCESS TO STREAMS AND PONDS

Although streams and ponds contribute to the beauty and appeal of Lima, public access to these resources is limited.

Issues and Opportunities

The Town and Village should plan for enhanced public recreational enjoyment of streams and stream corridors through their park and recreation plans.

Recommendations

1. The Village should consider acquisition of land along the ravine south of Main Street for development as a walking trail. Liability issues should be investigated thoroughly before undertaking such an acquisition and development.

2. The Town and Village should consider developing "linear parks" along Spring Brook and Honeoye Creek.

F. NON-ESSENTIAL USE OF PESTICIDES

Overuse and misuse of pesticides can affect water quality in steams and groundwater.

Issues and Opportunities

The non-essential use of pesticides, such as spraying on residential lawns should be discouraged in order to protect the quality of surface and groundwater.

Recommendation

1. The Town and Village should provide information to residents about alternatives to pesticide use in lawn care.

G. SOIL SUITABILITY

Areas with poor internal drainage and without public sewers may have difficulty in supporting a concentration of on-site sewage systems for residential development.

Issues and Opportunities

Where public sewers are not available, adequate soil suitability is needed for septic systems. Developers need to be responsible for conducting percolation ("perc") tests that demonstrate that proposed lot size is sufficient to accommodate on-site sewage disposal systems.

Recommendations

1. Continue to require percolation ("perc") tests before granting building permits where public sewers are not available.

H. QUARRIES

The quarry in the northwest corner of the Town provides a necessary resource for the region. The quarry is a permitted use under current zoning. Mining operations and mined land reclamation plans are addressed in an existing permit with the NYS Department of Environmental Conservation (NYS DEC), pursuant to NYS Environmental Conservation Law Parts 420 through 426. The DEC permit must be renewed every three years.

Issues and Opportunities

The existing quarry causes concern to nearby residents because of noise and vibrations from blasting and the effects of pumping operations on groundwater quality and supply. Future reclamation of the land is also a concern. In addition, the presence of the quarry limits attractiveness of neighboring land for residential development.

The Town and Village and other interested citizens should notify the DEC about their concerns regarding mining operations and mined land reclamation. The DEC should be encouraged to address these concerns in the permit renewal for the quarry.

Recommendations

1. Continue to permit mining in the northwest corner of Lima, within the area in which it is already permitted by zoning. The amount of land zoned for quarry use should not be extended.

2. Work with the NYS Department of Environmental Conservation (NYS DEC) during the permit renewal process to ensure sensitive mining operations and proper mined land reclamation.

3. Discourage intensive land uses, particularly residential, on land adjoining the quarry.

I. GREEN ENERGY

The usage of non-renewable energy sources is going to continue to become more expensive in the future. Local communities need to begin to prepare to seek alternative sources of energy.

Recommendations

1. Establish a joint Green Energy Committee to assist and guide the Town and Village in investigating the feasibility of utilizing alternate environmentally friendly energy sources. The Committee's tasks may include:

    - Provide assistance in securing grants for the study and feasibility of the utilization of alternate energy sources.
    - Help understand the feasibility and cost of using alternate energy resources.

- Recommend regulations which will govern the usage and location of such energy resources.

AGRICULTURE

From the time of the Town's beginning in 1788, the major use of the land in Lima has been for agriculture. As part of the rich agricultural region of the Genesee River Valley, a large percentage of Lima's land is made up of prime agricultural land. Agriculture still remains the Town's major industry.

In 1991, about 88% of the land in the Town and 17% in the Village was used for agricultural purposes — cropping and pasturage. While this figure has declined over the years, agriculture is still the predominant land use in the Town.

Agricultural Land

Maps 5 and 6 depict parcels that are classified as agricultural for assessment purposes. These maps demonstrate that a majority of the Town's land area is agricultural.

Agricultural Districts

The significance of agriculture is reflected by the amount of land in agricultural districts. In order to be eligible to join an Agricultural District, a farm must have annual sales of $10,000 or more. Benefits of being in a District include property taxes based on the worth of the land for agricultural uses and protection from certain governmental actions such as eminent domain and local laws restricting farming practices. A landowner usually registers in an Agricultural District for a period of eight years. If land within the District is sold and developed, back taxes and a penalty must be paid on the developed portion.

Approximately 70% of the land area within the Town is in an agricultural district. (See Map 7: Agricultural District #2).

Prime Agricultural Soils

Much of the Town of Lima consists of prime agricultural soils (see Map 8: Prime Agricultural Soils.) Prime agricultural soils are those rated Class I or II by the Soil Conservation Service. Class I and II soils in Lima are shown on the accompanying map. Class I soils have few limitations to farming — they are generally slightly sloping, deep to bedrock, and well drained.

These soils may be farmed most productively. Class II soils are very productive when managed to control erosion (Class lie) or wetness (Class 11w).

ISSUES AND OPPORTUNITIES

Large-scale development of Lima for housing, commerce, or light industry has not yet occurred -- probably because of the Town's distance from the City of Rochester. However, it is not unreasonable to suspect that urban sprawl will eventually reach Lima.

As the Town's largest industry, agriculture contributes significantly to the local economy. In addition, agriculture helps to retain the rural character and open space valued by Lima residents. Any significant, large-scale loss of land to non-agricultural use would be the loss of a valuable historic and future resource.

RECOMMENDATIONS

1. Support the continuation of the established agricultural districts and encourage farmland owners to apply for use-value assessments.

2. Amend site plan review and subdivision standards to require an effective buffer between active agricultural land and new commercial, industrial or residential uses. The standards should include guidelines regarding the size (recommended to be 100 feet) and composition of the buffer. The placement of buildings within the buffer should be restricted, although parking may be permitted within the buffer.

3. Utilize Agricultural Data Statements to evaluate the potential impacts on agriculture when request(s) for rezoning areas of prime agricultural soils are received.

4. Form a farmland protection committee charged with maintaining agricultural land resources and promoting farm operations within the Town. This committee would research and recommend the best lands to be preserved and develop strategies to accomplish this goal. These strategies may include:

    - Voluntary conservation easements - legal documents in which a landowner does not relinquish ownership but agrees to permanently give or sell certain uses of his or her property to preserve its natural condition,

    - Purchase of development rights using grant funding - payment by a municipality to a landowner for restricting the future non-agricultural development of the land.

    - Outright purchase of land. This is not intended to recommend purchase of land by eminent domain.

5. Prepare a local Farmland Protection Plan consistent with the Livingston County Farmland Protection Plan that was developed by the Farmland Protection Board.

6. Support New York State's "Right-to-Farm Laws" which protect farmers from suits brought by persons unaccustomed to farming activities. (See New York State Consolidated Laws, Agriculture & Markets, Article 25-AA Section 308)

OPEN SPACE

Open space may be defined solely as land free of buildings. However, for the purposes of the Comprehensive Plan "open space" includes natural areas such as streams, wetlands, ponds and woods; recreational areas such as public parks, playing fields, and trails; archeological sites; cemeteries; and farms**.**

Definition of Open Space

The New York State law encourages open space protection. New York State Town Law, Section 263, states: "Local comprehensive plans can identify and provide for the preservation of natural resources and sensitive environmental areas." The 1971 Agricultural Districts Law, Section 300 states, "It is also the declared policy of the state to conserve and protect agricultural lands as valued natural and ecological resources which provide needed open spaces for clean air sheds, as well as for aesthetic purposes."

NYS Open Space Plan, 2006 defines Open Space as "land which is not intensively developed for residential, commercial, industrial or institutional use. Open space can be publicly or privately owned. It includes agricultural and forest land, undeveloped coastal and estuarine lands, undeveloped scenic lands, public parks and preserves. It also includes water bodies such as lakes and bays. What land is defined as open space depends in part on its surroundings. A vacant lot or a small marsh can be open space in a big city. A narrow corridor or pathway for walking or bicycling is open space even though it is surrounded by developed areas."

Existing open space areas in the Town and Village of Lima include:

1. Streams and stream bank corridors
2. Long and Round Ponds off Pond Road
3. Wetlands (see Map 2)
    - Federal regulated freshwater wetlands
    - DEC-regulated freshwater wetlands.
4. Private recreation facilities
    - Golf Courses (Island Oaks and Charleston Pines)
    - Dyer Straights
    - Lima Rod and Gun Club
    - German Club

5. Wood lots greater than five acres

6. Utility Rights of Way

7. Quarries

8. Archaeological sites

9. Mark Tubbs Memorial Park

10. Publicly owned land other than parkland
    - New Ambulance facility
    - Village old pump house and flagpole
    - Green at Parkside Place
    - Honeoye Falls-Lima School – Lima School, surrounding lands and playground
    - Town Hall and Court building, and surrounding lands
    - Town garages and surrounding lands, Buell Avenue
    - Dedicated open space and Trail behind homes at Parkside Place
    - Presbyterian, Cummins, Heath-Markham Road, Methodist, and Baptist cemeteries
    - Pump house on Route 15A at the Mendon town line
    - Inactive cemeteries

11. Farm lands – See Map 7: Agricultural District #2 – for the location of lands within agricultural districts. Other lands used for productive agriculture may not have been placed within an agricultural district.

12. Land zoned Land Conservation

13. Former rail bed, Lehigh Valley Railroad, Honeoye Falls to Lakeville Branch

14. Land with slopes greater than 15%

15. Flood plains, delineated by the Federal Emergency Management Agency

16. Scenic Vistas

17. Active Cemeteries
    - St. Rose Cemetery
    - Oakridge Cemetery

2002 Survey Results

In the 2002 community survey, Lima's rural/small town character was selected by respondents as the number one feature which they felt made Lima an attractive place to live. Respondents rated balanced controlled growth, preservation of farming, and open space second, third, and fourth, respectively.

Lima's farmland is an important open space resource that significantly contributes to the community's rural/small town character that is so highly valued by survey respondents. In 2002, 69% of the land in Lima was in an agricultural district. Results of the 2002 community survey indicate that residents understand the importance of farming to the quality of life they enjoy.

Disappearing farmland was ranked as the number one factor that residents believed would cause a decrease of quality of life in Lima. In addition, 76% of respondents answered "yes" when asked if Lima's agricultural land use should be actively preserved.

When asked to rank preference for a number of different types of recreational facilities, trails and pathways were most desired, followed by parks or picnic areas.

2006 Survey Results

In the 2006 community survey, 74% of respondents (71% of Village respondents and 77% from the Town outside the Village) indicated that the focus on preservation and/or expansion of open space is important. However, only 41% (36% of Village respondents and 45% of respondents from the Town outside the Village) felt this should be a financial priority for the Town.

A total of 32% (36% of Village respondents and 28% from the Town outside the Village) of respondents felt that providing more recreational opportunities in Lima should be a financial priority for the Town.

Benefits of open space

Open space can give a town a distinctive character--it can soothe the eye and the spirit. Agriculture creates open space. Some open space invites recreational use. Natural open areas can reduce dust and noise pollution, absorb floodwaters, provide a natural habitat to wildlife and filter polluted water and air. Public and private open spaces improve the value of adjoining developed properties. Well-planned open space can reduce maintenance costs for sewer, roads, and water services.

Social benefits

If a community has an interesting recreational area or has special ambiance, citizens take pride in their beautiful area and want to preserve it. This in turn builds community identification, which fosters social interaction and family participation. An example would be a neighborhood coming together and building a playground. Another example is the community commitment to building and utilizing the Mark Tubbs Park complex.

Open spaces can be places for families to "escape" from daily stress and routines and engage in activities that contribute positively to mental and physical health. They provide a place for busy people to walk, sit, think and relax. Linear trails provide opportunities for walking, jogging, hiking, horseback riding, biking, or cross-country skiing. A community park provides a place for children to play and adults to jog or sit and read quietly. Wetlands and forests provide places to fish and hunt or enjoy nature. When people are healthy they are motivated and more productive.

Environmental benefits

Conserving open space allows biological resources and natural habitats to remain healthy and intact. Natural open land can minimize any adverse effects on water quality. If development brings buildings, driveways, parking lots, and highways then we get more pollutants such as oil, road salt and heavy metals. The run-off through sewers into streams can also spread pollutants.

Vegetated land serves as a filter for run-off and reduces erosion and sedimentation. Wetlands can neutralize or degrade pollutants as water filters through them. They can also absorb storm water and reduce the possibility of costly flooding.

Woodlands, trees along streets, parks and buffers all help to improve the environment by cleaning the air, absorbing noise and providing shade and wildlife habitat.

Economic benefits

Open space can be a magnet for attracting "high value" development. Property values and real estate taxes increase as a result of proximity to parks, marshland or other open spaces. (Just ask anyone who lives near Central Park in New York City). Studies have shown that the

appreciation in the value of homes was much higher when a subdivision provided for ponds, a tennis court, a baseball field or a village common than when a subdivision had no open space and larger lots.

The 1987 *Report of the President's Commission on Americans Outdoors*, (p.426) explains how a town can economically benefit from open space: "Across the country when people are asked where they would prefer to live, work, shop, and recreate, they invariably select communities or neighborhoods that have an abundance of trees, open space, and uncluttered pedestrian ways." These preferences translate into clear economic terms: if a community is to succeed in attracting new residents and businesses, it must be concerned about its appearance, physical character, livability and 'feel'."

The Routes *5&20* corridor through Lima has potential with its scenic view sheds and possible trails to attract visitors from outside the local area, thus bringing in "new" money to stimulate the local economy. When a community has a pleasant atmosphere as a result of thoughtful planning and it is not burdened with unsightly buildings and poor land use, people will be eager to visit and settle there.

There is a widely held misconception that saving open space can result in a loss of tax revenue that could be obtained if the land were developed. In fact, there are many studies and examples that prove that preservation of open spaces can enhance the tax base. When a parcel of land is developed for residential use, local governments must provide costly services like: schools; police, fire and ambulance protection; highway maintenance; sewers and water lines.

A Dutchess County study has shown that residentially developed land required a municipal outlay of $1.11 to $1.23 in services for every one-dollar it raised in taxes, while open land required only $.17 to $.14 in services for every one-dollar raised in taxes. (Thomas, Holly. 1991. "The Economic Benefits of Land Conservation," Dutchess County Planning Department.) Cost of Community Services studies conducted by the American Farmland Trust in more than 70 communities nationwide since 1986 have shown that for every tax dollar of revenue generated by residential development, the median cost to provide services to residential development is $1.15.

The cost to provide services to farmland, forest, and open land is $.27 per dollar of revenue generated. The cost to provide services to commercial/industrial developed land is $.34 per dollar of revenue generated. ("Conserving Farms and Ranches Makes Tax Sense for Hays County Citizens," June 27, 2000, news release, American Farmland Trust.)

In order to maintain Lima's rural character, it is important to plan for its protection. Communities closer to Rochester that have experienced more growth and development are struggling now, often at great cost, to save their remaining open space. All of the towns that surround Lima have taken actions to preserve their community's rural character.

ISSUES AND OPPORTUNITIES

The Town and Village of Lima should take the following actions to ensure the preservation and proper management of its open space, including farmland, natural resources, recreational facilities and public land:

A. Identify and inventory Lima's open space needs and resources

B. Offer recommendations for maintaining (preserving, protecting, and expanding) these resources

C. Create sound planning for the future

D. Develop a plan of action

E. Preserve farmland to maintain agricultural land resources and promote farming operations within the Town

F. Control "urban" sprawl

G. Create an open space overlay map for Lima

H. Meet the recreational and open space needs of the Village and Town

The Recommended Actions that follow are intended to accomplish these objectives. Map 9: Proposed Trails & Parks depicts the location of potential recreation areas.

RECOMMENDATIONS

1. Establish an advisory committee to identify and inventory Lima's open space needs and resources and develop criteria for open space preservation

2. Encourage the use of a variety of strategies for preservation, protection and expansion of open space resources, including:
   - Voluntary conservation easements
   - Voluntary transfer of development rights
   - Purchase of development rights (Not intended to recommend purchase of land by eminent domain)

3. Work with adjacent communities on land preservation strategies as some parcels extend beyond municipal boundaries

4. As resources become available, implement the park/recreation master plan for the Town and Village to meet the recreational needs identified by the Park Commission, to guide

further recreational development and investment and to serve as a basis for applications for state parks grants:

- Expand Mark Tubbs Park as resources become available.
- Explore the acquisition and development of the abandoned railroad bed between Lima and Honeoye Falls as a multi-use trail with a possible spur to Mark Tubbs Park.
- Explore the use of the Seven-Bridges area for recreational purposes, in conjunction with the Town of West Bloomfield and the City of Rochester
- Link neighborhoods to parks and open spaces and the commercial core by trails and/or sidewalks where feasible.

5. Protect South Lima muckland as a natural resource and work with landowners should they wish to restore the land as a wetland.

6. Encourage the use of vacant commercial buildings before granting permission to undertake new construction to minimize sprawl.

7. Review and update subdivision regulations to include provisions for street trees, pedestrian connections (trails and sidewalks where appropriate), pocket parks, "forever wild" areas, etc.

8. Encourage preservation by the Archeological Conservancy of archeologically significant lands.

9. Conduct a visual assessment and prepare a list of important scenic vistas and scenic corridors for the Village and Town which can aid SEQRA review.

10. Work with other communities to continue to explore scenic byway status for Routes 5&20.

11. Consult with the NYS DEC to determine if there are any areas identified as containing rare, threatened, or endangered species which should be added to consideration for open space preservation.

HISTORIC RESOURCES

Historical Development

Evidence from archaeological sites indicates that the earliest human occupation of the area that is now Lima probably occurred as early as four to five thousand years ago, as groups of migratory native peoples periodically set up short-term campsites throughout the region. More sustained settlements probably came with the entry of the late prehistoric Iroquois into the region around 1400-1500 AD. Their probable descendants, the Seneca Iroquois, who moved every fifteen to twenty years, occupied a number of large semi-permanent villages within the Town during the early historic period (ca. 1600-1700 AD). It was in these communities that contact first took place between local native peoples and early European explorers, missionaries, and traders in the area.

The Town of Lima is historically significant as part of the rich agricultural region of the Genesee Valley, and for its association with the Genesee Wesleyan Seminary. These two factors, agriculture and the school, played a significant role in shaping Lima's historical development.

The earliest white settlers in Lima arrived during the late 1780s. From this time into the first quarter of the 19th century, Lima was important for its location on the major east-west road through western New York.

Travelers heading west stopped at one of the many taverns along the highway (now Routes 5 & 20). Others used the road to gain access to Lima's farmland. As part of the fertile Genesee Region this land contributed to the abundant yields, which, during the years 1820-1850 earned this area a reputation as the nation's breadbasket.

Unlike many neighboring towns, Lima lacked an abundance of natural waterpower necessary for saw and gristmills. Consequently, while there were substantial farms in the Town, commercial growth in the Village was very moderate. This was especially true after 1825 when the completion of the Erie Canal reduced the importance of the highway as a trade route. This limited commercial development continued in the 1830s when the Genesee Valley Canal bypassed Lima.

Lima was again by-passed in 1852 when the Buffalo, Corning and New York Railroad chose a route which skirted the southern edge of the Town. A lack of access to transportation routes was critical, especially during the 1850s when crop blights and competition with western farmers brought an end to the dominance of Genesee Valley agriculture.

Partly attracted by Lima's secluded location, but in large part due to financial pledges by Lima residents, the Genesee Conference of the Methodist Episcopal Church chose Lima as the location for the Genesee Wesleyan Seminary in 1830. Genesee Wesleyan Seminary was built in the Village in 1832. This institution was followed in 1849 by the founding of Genesee College. The Genesee Wesleyan Seminary building (constructed in 1842 after the first building on the

site burned), and Genesee College Hall (erected in 1850), are still being used for education today as part of the Elim Bible Institute campus.

The influence of the college and seminary led to a period of intensive construction between 1850 and 1875. A number of houses were built on Genesee, College and Rochester Streets near the schools. Four brick churches and several brick commercial buildings at the Four Corners were also erected at this time. The Village itself was incorporated in 1867. Economic growth in Lima was substantial during this period.

Development in Lima subsequent to 1880 has been sporadic. The population of the town declined from 2,900 in 1870 to 2,700 in 1880. Growth remained tied to the Genesee Wesleyan Seminary, especially after Genesee College moved to Syracuse in 1869. Farming in the Town of Lima, as in New York State in general, declined in importance after the depression of the 1870s. Only a few large landowners could afford to build the large Queen Anne style homes on East Main Street during the last two decades of the nineteenth century.

Lima did not obtain a railroad until the early 1890s when the Lehigh Valley Railroad constructed a branch line from Rochester Junction to Hemlock. At about the same time an electric trolley line was established between Honeoye Falls and the Village of Lima. Coming late in the industrial development of the state, the arrival of a railroad did not result in substantial growth for the town. Indeed, the rail and trolley lines were probably more beneficial to the college, which gained direct access to the City of Rochester and added several buildings during the 1890s and early 1900s. A major exception was the Pinco Insulating company (later known as Industrial Ceramics), which was established in 1920 on the eastern edge of the Village along the railroad tracks. This company was the Town's largest employer until it closed in 1998.

Since World War II, Lima has experienced a new period of growth. Although farming is still the dominant land use in Town, increasing amounts of this land have been converted to residential use.

Historic Resources

The historical heritage of Lima is one of its most valued and important assets. Preservation efforts stabilize and increase property values, strengthen civic and cultural pride, and enhance the attractiveness of the community to residents, home buyers, visitors and shoppers, thereby supporting and promoting business and providing economic benefit to the Town.

In recent years, many of Lima's historic buildings have been recognized through listing in the State and National Registers of Historic places. This represents the significant number of historic resources in Lima as well as the extent of appreciation for them. To be eligible for listing, a property or group of properties must be historically or architecturally significant, according to detailed criteria published by the National Park Service and State Historic Preservation office. However, listing on the National Register does not ensure that the historic and architectural integrity of these resources will be maintained.

Local nominations for listing were preceded by a thorough survey of historic buildings in both the Town and Village. Each building was rated for its historic and architectural significance.

The location of properties listed in the State Register and National Register of Historic Places is shown on Maps 10 and 11. All documentation for State and National Register listed properties is available at the Tennie Burton Museum and at the Lima Public Library.

The Lima Historical Society is a valuable source of information about the historical resources in Lima. The Society's volunteer members are largely responsible for the extensive documentation that resulted in National Register recognition of Lima's historic structures.

Archaeological Resources

Archaeological resources in Lima include remains from several thousand years of intermittent human occupation of our area, including well-known, large Seneca Indian village and burial sites, as well as a number of early Euro-American sites. Such resources represent an irreplaceable source of information about Lima's unwritten past, and a part of the town's historic heritage. The presence of these archaeologically significant sites affects development in Lima because of the need for sensitivity regarding their location and potential preservation.

2002 Survey Results

The majority of respondents, 91%, felt that Lima's historic character was important or somewhat important and 67% felt that local government should be involved in protecting and preserving these historic resources.

2006 Survey Results

A total of 79% of respondents (78% of Village respondents and 82% of those from the Town outside the Village) felt that preserving Lima's historic structures was important and 51% (49% of Village respondents and 53% from the Town outside the Village) indicated that this should be a financial priority for the Town.

Many of the individual comments supported the need to revitalize the downtown business district.

RECOMMENDATIONS

A. Historic Resources

1. Encourage homeowners to retain and maintain, wherever possible, buildings listed in the National Register and other historically and architecturally significant buildings in Lima that contribute to the character of the community.

2. Consider the historic character of the Village crossroads area in the design and construction of public improvements.

3. Create a Joint Historic Preservation Commission to advise and assist the Town and Village Planning Boards in matters pertaining to historic preservation, including visual appearance of the historic Crossroads area. The Joint Historic Preservation Commission shall be established within one year of the adoption of the Comprehensive Plan. It should consist of five members appointed in staggered terms by the Village and Town Boards. Individuals appointed to serve on the Commission must be residents of Lima, ideally representing each of the four election districts, and have an interest in historic preservation and in developing a working knowledge of applicable state and local preservation laws. The responsibility of the Historic Preservation Commission should be to:

    - provide assistance in securing grants that might contribute to the reuse and preservation of historic structures in the community and encourage the adaptive reuse of historic buildings when feasible;

    - help identify and research buildings and sites of historic importance in the Village and Town, and, where appropriate, assist individuals in making nominations to the State and National Registers of Historic Places;

    - sponsor educational materials that promote an understanding and appreciation of preserving the traditional character of Lima;

4. Continue to utilize the State Environmental Quality Review process to ensure consideration of historic resources during reviews of site plan, special permit, and rezoning applications.

B. Archaeological Resources

1. Recognize archaeologically significant sites in Lima as an irreplaceable resource. If at all possible, encourage the preparation of development plans which avoid these sensitive areas. If avoidance is impossible, require developers to conduct a systematic archaeological survey and retrieval of information prior to development.

2. Strictly enforce the requirements of the State Environmental Quality Review (SEQR) process in evaluating development proposals. Assist developers in meeting those requirements by notifying them, at the outset, of the steps involved in that process.

BUSINESS & ECONOMIC DEVELOPMENT

In addition to agriculture, which is Lima's most significant industry, businesses in Lima include industrial, retail and services. Mining is addressed in the Natural Resources section.

Light Industrial Development

The Village of Lima's industrial zone is located in the southeastern part of the Village along Evergreen Street and Community Drive (see Map 12: Village of Lima Zoning). Industrial businesses located in this area include:

- Northeast Technologies, which manufactures conveyor equipment and employs 20 people
- Smidgens, Inc., which manufactures toys and crafts with 5 full-time and 4-part time employees
- Shanks Enterprises, a solid waste and recyclables transfer facility
- Beem Machine Builders rebuilds and repairs equipment
- Barnes Express, a trucking company
- Kirkwood Heating

Outside of the Village of Lima, industrial businesses are located in an established industrial area located along Routes 5 & 20 east of the Village, in a business/ industrial subdivision (Slocum Road) west of Route 15A north of the Village, and in scattered locations throughout the Town. (See Map 5: Land Use by Tax Parcel – Town of Lima and Map 13: Town of Lima Zoning)

Industrial businesses located along Routes 5 & 20 east of the Village include:

- Superior Foundations of NY, which manufactures concrete walls and employs 65 people
- Lakelands Concrete Products, which manufactures concrete forms and employs 52 people
- Mangold Recycling, which process recycles pallets and other wood products and employs 37
- Rochester Skid, which manufactures wood products
- Bears Outdoor Play Products, which employs 5 people.

Industrial and storage/ distribution business located along the west side of Route 15A north of the Village include:

- Shawndra Products, which manufactures air and gas filters and employs 46 people.
- Bristol ID Technologies, which manufactures plastic cards and employs 41 people

- IETS storage/ service facility

Other industrial businesses in the Town outside the Village include:

- A quarry which produces crushed stone is located in the northwest corner of the Town.
- Enarc-O Machine Products, located on Bragg Street in the northeast corner of the Town

While development in Lima during the past 20 years has been slow to modest when compared to other communities in Livingston and Monroe County, light industrial growth has progressed in both the Village and Town. Village and Town Planning Boards have generally encouraged light industrial development in areas zoned appropriately for this use.

Light industrial expansion within the Town has progressed sporadically along the Route 15A corridor north of the Village. Existing uses along this corridor include mini storage facilities, commercial, residential and several light industrial facilities. These developments have all occurred on the west side of Route 15A.

Development generally progresses where public water and sewer are available and access to major roadways is possible. Public water is available to light industrial properties in the Village and only available north along Route 15A in the Town. Public sewer is not available outside of village limits and does not currently serve all areas within the Village.

ISSUES AND OPPORTUNITIES

Planning for future light industrial development is influenced by the following factors:

1. Location and site design of development along Lima's gateways
2. Compatibility with existing surrounding uses
3. Compatibility with the protection of natural and historic resources; Development adjacent to or within areas that are environmentally and/or archeologically sensitive
4. Availability of public utilities
5. Access management along major highways
6. Incentives for development and reinvestment of existing facilities

Public water service is available throughout the Village. However, there are areas in the Village that do not have direct access to public sewer service. The light industrial development that has taken place in the Village during the last ten years along Community Drive has occurred with the extension of water service but without extending public sewer service. The businesses in this area share a privately operated pump station that conveys sewage to the Village's sewer

lines. While this appears to adequately serve the current mix of uses in this area, future redevelopment may require public sewers.

2002 Survey Results

The 2002 survey confirmed that the majority of residents (70%) are in favor of additional light industrial development in the town while less than 50% favor additional light industrial development in the Village. The lower Village approval is probably relative to the limited light industrial properties available for development.

The locations most preferred for future light industrial development in the town include the Route 15A corridor north of the Village to the county line and parcels east of the Village on Routes 5 and 20. Least preferred was west of the Village on Routes 5 and 20.

A design using compact development from newly created access roads was most desirable compared to campus like settings on large lots or strip development. The desire for compact development parallels the residents' desire to preserve open spaces and natural resources.

2006 Survey Results

According to the 2006 community survey, 87% of respondents (88% of Village respondents and 86% from the Town outside the Village) felt the amount of light industrial development was important. Similarly, 77% of respondents indicated that the number of jobs available in Lima is important.

A total of 70% of respondents (73% of Village respondents and 68% from the Town outside the Village) indicated that Lima should pursue expanding light industrial development.

Many of the individual comments supported the need to develop light industrial business in order to provide local jobs and diversify the tax base.

Within the Village, land currently zoned for industrial use is located in the southeastern portion. Recent light industrial development in the southeast quadrant of the Village along Community Drive substantially completes the build out of existing industrial zoned properties within the Village. A limited amount of vacant land is available within the Village's existing industrial zone.

Along Route 5 and 20 in the Town outside the Village, new light industrial uses have been reestablished within formerly vacated facilities. Additional expansion is available within these properties.

The lack of public sewer service in the Town and Village limits the type and intensity of light industrial uses that can be accommodated. Given the potential for commercial and light industrial development along the 15A corridor, the Village and Town should work together to

develop plans for sewer extensions north along 15A. Without expansion of the public sewer system in the Village and Town, Lima will be limited as to the interest and viability of light industrial development. Adjacent communities will be competing with Lima to lure new businesses and industry.

New development should be compatible with surrounding uses as well as with the natural and historical resources in the area. Developers must be sensitive to Lima's historical character and archeological resources and coordinate their designs accordingly. Planning for new light industrial development must take into consideration these important factors.

RECOMMENDATIONS

1. Develop plans for the extension of utility infrastructure (sewer and water) in order to position Lima more favorably to attract development which is consistent with the principles and objectives of the Comprehensive Plan (see Best Practices).

2. Encourage the redevelopment of existing structures and facilities that are currently vacant or partially developed. Seek grant funding from New York State for businesses to renovate buildings for re-use for expansion or to support new development.

3. Seek funding to complete predevelopment record search and Phase IA/IB fact-findings for properties that are most suitable to attract development. If funding is not available for the Town to complete these investigations, require developers to complete appropriate investigations as part of the State Environmental Quality Review (SEQR) process.

Commercial Development

Lima's commercial businesses are generally centered in the Village's downtown business district. Traditionally these businesses provided support for each other, as customers would often patronize multiple shops during each visit. As commerce changed along with transportation patterns, the traditional core faced new challenges. Basic services and retail businesses closed or moved to plazas that provided easy parking and the kind of one-stop shopping that was until then only offered on a smaller scale closer to home. However, the downtown business district continues to offer a unique environment for shopping and services.

Lima has been more successful than many nearby villages in retaining business in its core. Businesses currently active within the downtown business district include a grocery, hotel, pharmacy, print shop, insurance office, furniture repair, antique shops, gas stations, restaurants, book stores, bars, barbers and hairdressers. Occupancy rates of commercial store fronts are generally high.

Businesses along the east side of Lake Avenue in the southern part of the Village include a funeral home and medical offices.

Most of the commercial uses in the Town outside the Village are located along Route 15A north of the Village. These include a mini-storage, automobile repair shop, professional offices, car wash, and a restaurant. A mixed commercial/ industrial development west of Route 15A south of Gale Road includes a shopping plaza and medical offices.

Commercial uses elsewhere in the Town include:

- A lawn equipment sales on Route 5 & 20 east of the Village
- A tavern on Route 5 & 20 (West Main Road) at the intersection with Heath Markham Road
- A welding shop in South Lima

2002 Survey Results

More than 60% of the survey respondents wanted to see more commercial development in the Village and Town. Sixty-two percent of Village residents supported more commercial businesses in the village center. Town residents were slightly less enthusiastic about commercial development in the Town as only 56% of Town respondents favored commercial development outside the Village.

When asked where the commercial development should occur, the village center and Route 15A north ranked well ahead of other locations. A further question about "gateways" to Lima confirmed the desire to have commercial development in a "mixed use" area north of the Village.

When asked about design, the largest number of respondents voted for "new uses in existing buildings," followed by development in "compact areas with new access roads." "Strip development along major roads" was seen as least desirable.

Many survey respondents commented on the condition of certain buildings within the Village. The importance of building and property maintenance within the commercial district cannot be overstressed.

The quality of maintenance within the Village business district has serious and far-reaching consequences for the entire community. The historic character of the business district is a critical asset to the community. The lack of proper maintenance undermines the value of this important asset. Well maintained buildings provide visual appeal, which can, in turn, foster community pride, cohesiveness, and vitality, and promote economic activity, health and investment.

2006 Survey Results

According to the 2006 community survey, 77% of respondents (80% of Village respondents and 74% from the Town outside the Village) indicated that the amount of shopping/ retail development in Lima is important.

A total of 84% of respondents (89% of Village respondents and 82% from the Town outside the Village) felt that revitalizing downtown Lima is important.

A total of 53% of respondents (56% of Village respondents and 51% from the Town outside the Village) would like to see the Town pursue expanding opportunities for shopping/ retail. A total of 29% (27% from the Village and 30% from the Town outside the Village) indicated the Town should not pursue such opportunities and 18% were neutral or unsure.

Opinions were mixed regarding the pace of commercial (business) development and retail (shopping) development. A total of 42% of respondents (46% of Village respondents and 38% from the Town outside the Village) would like to see a faster rate of commercial/ business development while 41% (46% of Village respondents and 38% from the Town outside the Village) would like Lima to encourage commercial development at the same rate (7 new commercial building permits a year); 17% would prefer a slower rate of commercial development. A total of 46% of respondents (50% of Village respondents and 43% from the Town outside the Village) would like to see a faster rate of retail (shopping) development while 33% (28% of Village respondents and 36% from the Town outside the Village) would like Lima to encourage commercial development at the same rate (2 new retail building permits a year.)

A majority of respondents - 55% (56% of Village respondents and 54% from the Town outside the Village) - would like to see commercial (business/ retail) development along Route 15A north of the Village. Such development along Routes 5 & 20 was favored by 43% (41% of Village respondents and 44% from the Town outside the Village). Only 33% (32% of Village respondents and 34% from the Town outside the Village) would like to see such development near the Village center.

ISSUES AND OPPORTUNITIES

Downtown Revitalization

The Village's historic downtown business district is a significant representation of Lima's character and identity. When visitors and residents think of "Lima," they are likely to picture its downtown.

Several retail and service businesses, as well as a landmark hotel, are located near the "four corners." There are few vacant storefronts. The location of the Town/ Village offices downtown helps to create a cultural and civic center. A vital downtown business district is recognized as a priority among residents as well as elected officials.

The Village is working with the not-for-profit Alliance for Business Growth to utilize Micro-Enterprise grant funds awarded to Livingston County and targeted to downtown business districts. The program provides loans to businesses with five or fewer employees to expand and create new jobs, offers rent subsidies of up to $2/ sq. ft. for new or expanded businesses and up to $5,000 for expenses relating to starting or expanding a business that provides essential goods or services in the downtown business district. Lima's participation in this program began in October 2007.

The Village and Town should encourage new businesses to locate in the downtown business district. Marketing efforts should encourage the reuse of vacant storefronts.

The maintenance of public infrastructure and private properties in good condition is essential to the viability of the business district. Techniques to address the condition of infrastructure and properties include appropriate public investment and enforcement of property maintenance and building codes. Design standards would address the appearance of new construction and remodeling to ensure consistency with the neighboring environment.

Respondents to the residents survey have indicated that businesses providing services and goods to the local community are preferable to "big box" retail that would not be compatible

with the scale of other developments. In the Village's downtown business district, a maximum building size of 13,000 sq. ft. for retail/ service businesses is appropriate. In the Town outside the Village, commercial structures should be limited to 40,000 sq. ft. These limits would not apply to light industrial enterprises.

Strip commercial development should be discouraged. However where coordinated development is impractical due to lot depth or configuration, single unit projects should be given careful consideration.

Recommendations

1. Encourage local residents and businesses to patronize existing Lima businesses.

2. Allow commercial businesses that pre-exist current zoning laws in the Town to continue to operate.

3. Prohibit spot zoning of all new commercial development.

4. Encourage the reuse of vacant commercial buildings in existing business districts.

5. Establish a mixed use zoning district that would allow light industrial, limited commercial or a mix of uses along the west side of Route 15A north of the Village and along the west side of 15A south within the Village. These new ventures should be located in compact settings, where practical, with new access roads consistent with transportation designs and appropriate management techniques.

6. Develop and adopt design and maintenance standards to ensure that commercial areas are pleasant, attractive and safe places.

7. Modify zoning to limit the maximum building sizes for retail businesses at 13,000 square feet in the Village and 40,000 square feet in the Town outside the Village.

8. Incorporate design standards into the updated zoning codes. Require all new construction and redevelopment to conform to new design standards.

    - Require commercial design to be visually attractive in a manner that harmonizes with surrounding landscapes and buildings. Develop parking to the side or rear, instead of in the front, of all new structures.

9. Require landscaping, especially street trees, for all new or redeveloped projects. Require sidewalks when developments are within walking distance of residential developments.

10. Implement improvements to parking, sidewalks, lighting and landscaping.

    - Seek Small Cities, transportation enhancement, or other historically related grants should be sought to finance these improvements.

- In the Village core, undertake improvements that enhance the quality of the area for pedestrians, and that are consistent with the area's historic architecture. Provide adequate and convenient parking. Expand parking to the rear of commercial buildings.

11. Encourage renovation of existing buildings as an alternative to demolition. Grants and local incentives should be used, if appropriate, to restore the historic character. The Town, Village, and the Historic Preservation Commission, once appointed, should seek funding sources.

12. Strictly enforce building and property maintenance codes in the Village and Town. Consider adopting more stringent local standards that would apply to the downtown business district.

RESIDENTIAL DEVELOPMENT

Lima has a wide variety of residences in very different settings. Both the Village and Town have historic nineteenth century homes, pre- and post-World War II homes, newly constructed homes, and manufactured homes in designated parks. In the Village, these different housing types are all within relatively close proximity to each other.

As summarized in the table below, based on the 2000 Census, 62% of the housing units in the Village and 79% of those in the Town outside the Village were single family homes. An additional 5% in the Village and 15% in the Town were manufactured homes.

Housing Units by Number of Units in Structure

Units in Structure	Lima village		Lima Town outside Village		Livingston County
	#	%	#	%	%
1, detached	492	61.6%	639	78.8%	69.5%
1, attached	10	1.3%	0	0.0%	1.0%
2	34	4.3%	22	2.7%	5.6%
3 or 4	60	7.5%	23	2.8%	5.1%
5 to 9	90	11.3%	8	1.0%	3.9%
10 to 19	70	8.8%	0	0.0%	1.5%
20 to 49	5	0.6%	0	0.0%	1.5%
50 or more	0	0.0%	0	0.0%	0.2%
Mobile home	38	4.8%	119	14.7%	11.5%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0.1%
Total:	799		811		38,767

According to the 2000 Census (see table below), 124 housing units were built in the Village and 108 in the Town outside the Village in the decade following publication of Lima's Master Plan in

Housing Units by Year Built

Year Built	Lima village		Lima Town outside Villages		Livingston County
	#	%	#	%	%
1999 to March 2000	15	1.9%	22	2.7%	1.2%
1995 to 1998	63	7.9%	26	3.2%	4.1%
1990 to 1994	46	5.8%	60	7.4%	5.0%
1980 to 1989	131	16.4%	97	12.0%	10.9%
1970 to 1979	106	13.3%	211	26.0%	10.9%
1960 to 1969	96	12.0%	104	12.8%	8.7%
1950 to 1959	34	4.3%	62	7.6%	6.1%
1940 to 1949	12	1.5%	14	1.7%	4.2%
1939 or earlier	296	37.0%	215	26.5%	48.7%
	799		811		

Source: U.S. Census (2000)

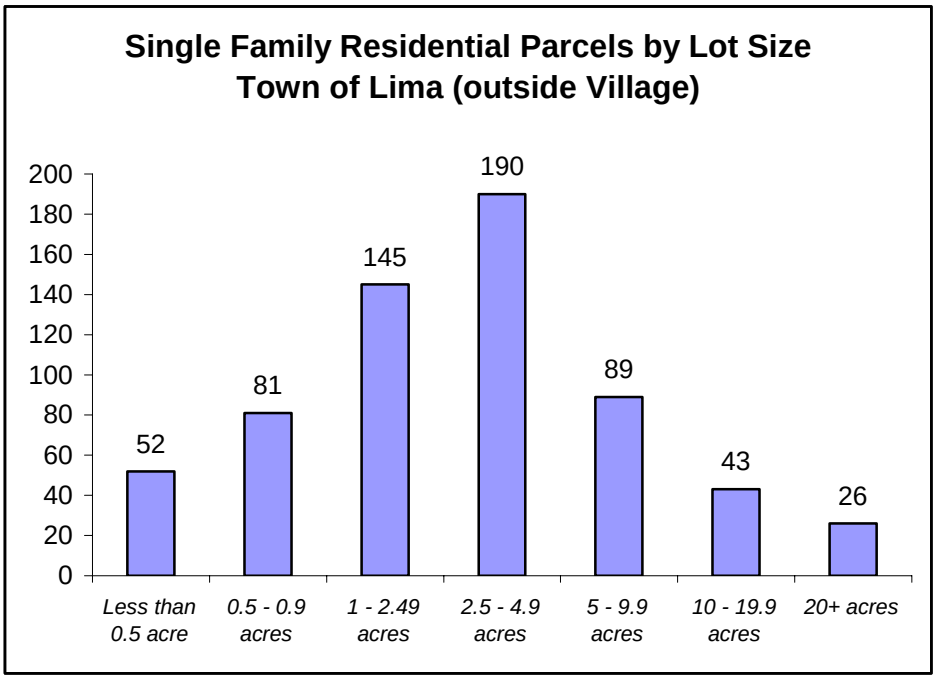
1990. This rate of development continued the moderate pace that has been occurring since 1960.

Between 2000 and 2006, the Village of Lima issued building permits for 30 additional single family dwellings.

New residences have been built on individual lots at various locations across the Town and Village. New residential subdivisions have been established on Rainbow Lane and Parkside Place in the Village and on York Street and Dalton Road in the Town.

The lot sizes in the new 7-lot subdivision along Bromley Street, east of York Street, range from 2.5 to 7 acres. The lot sizes in an 8-lot subdivision west of Dalton Street range from 2.5 to 3.4 acres.

Of the 626 single- and two-family residential parcels[2] in the Town outside the Village, the median lot size is exactly 2.50. This means that one-half of the residential lots are smaller than 2.5 acres and one-half are larger. The following graph portrays the distribution of lot sizes in the Town outside the Village



Many of the smaller lots are located in the hamlets of North Bloomfield (52 of the 63 lots are smaller than 2.5 acres) and South Lima (38 of 45 lots smaller than 2.5 acres). Some of the residential parcels are large lots of up to 100 acres.

[2] Based on Real Property Tax Services property classifications 210, 220, 240, 270 and 280. Includes manufactured homes on individual lots but excludes manufactured home parks and apartment buildings.

The Village is comprised of many "neighborhoods" of existing homes. The hamlets of South Lima and North Bloomfield in the Town also represent distinct residential environments.

Most Village residences are already serviced by the sewage treatment plant and by public water. North Bloomfield also has access to public water.

2002 Survey Results:

A majority of survey respondents did not see a need for more residential development in the Town and Village of Lima. However, when asked about the type of residential development they would prefer, more than 50% of Town and Village residents chose single-family homes. Townhouses were the next most preferred type of residence and manufactured homes in defined parks were the least desirable type of new residential development. Survey respondents also rated “Limit the density of housing and other uses in farming areas” as the best way to preserve agriculture in the Town. In the 2002 survey, respondents ranked Lima's "Rural / small town character" as the foremost feature that makes Lima an attractive place to live. Additionally, when respondents ranked issues important to Lima's future development, "Rural / small town character" was first, "Balanced / controlled growth" was second, "Open space" and "Preservation of farming" were third.

2006 Survey Results:

According to the 2006 community survey, 80% of respondents (81% of Village respondents and 79% of those from the Town outside the Village) felt that the level of residential development was important.

When asked what they would most like to see in the next 10 years, 46% of respondents (42% of Village respondents and 49% of those from the Town outside the Village) indicated slow development preserving the rural character and 39% (42% of Village respondents and 37% of those from the Town outside the Village) would like to see the Town actively seek development while still preserving the rural character of the community. Only 8.5% wanted to keep Lima as it is with strict limits on development while 7% (8% of Village respondents and 5% from the Town outside the Village) wanted to see Lima grow rapidly.

When asked about the 2.5 acre minimum lot size for new residential development in the Town, 59% of respondents from the Town outside the Village and 57% from the Village indicated that this minimum lot size is “about right.” A total of 28% of Town residents and 34% of Village residents thought it should be smaller; only 13% of Town residents and 9% of Village residents thought it should be larger.

ISSUES AND OPPORTUNITIES

Guiding Principles

Four important, intertwined principles should guide residential development in Lima:

- Balanced, controlled growth,
- Efficient use of public sewer and water facilities,
- Protection of prime agricultural land, open space, natural features, scenic views and historic resources, and
- Compatibility of new design with the historic character of the Town and Village.

Adherence to these principles will avoid the current "scattershot" approach and represent the opinions of the majority of the survey's respondents. Balanced, controlled growth will make the most efficient use of public sewer and water facilities. The protection of prime agricultural land, open space, natural features, scenic views and historic resources will make Lima a more attractive place to live. In addition, the compatibility of new residential development to old will maintain the high quality of life in Lima.

Cost of Services

As noted in the Open Space section of this Plan, municipal costs to serve residential development typically exceed the revenue generated by property taxes. Because of the relatively high cost of providing services to residential subdivisions, it is logical for Lima to consider proposals to decrease density and /or to plan development of higher density residential areas closer to the community's centralized services.

Density and lot sizes

The Residents Survey demonstrated support for the preservation of open space and rural character. The Town regulates the density of development by specifying "minimum lot sizes" for new residential development. Currently, 2.5 acres is required per dwelling unit in most areas of the Town. In the 2006 survey, 57.8% of respondents indicated that the current lot size of 2.5 acres was about right; 11.2% stated that the minimum lot size should be larger, and 31% felt that it should be smaller.

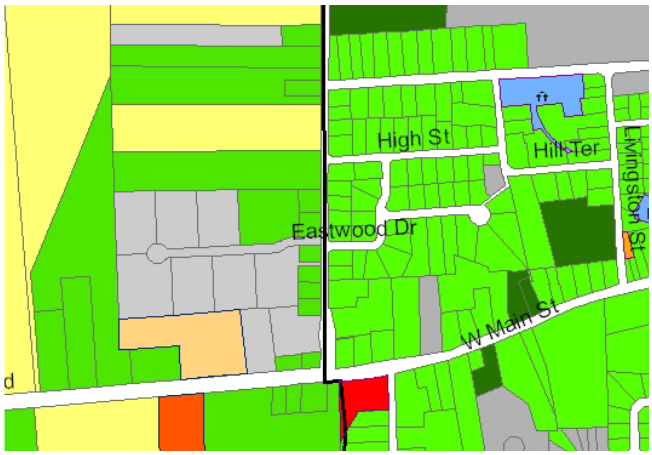
Large minimum lot sizes, when strictly adhered to, may not be the best method to retain rural character. Subdivision design has as much impact on the perception of rural character provided that low average densities are maintained.

At a meeting with committee members and several Lima farmers, Diane Held from the American Farmland Trust indicated that the way to protect agriculture and farmland was not to require larger lot sizes. Several of the farmers indicated that 1.5 acres would be enough for a

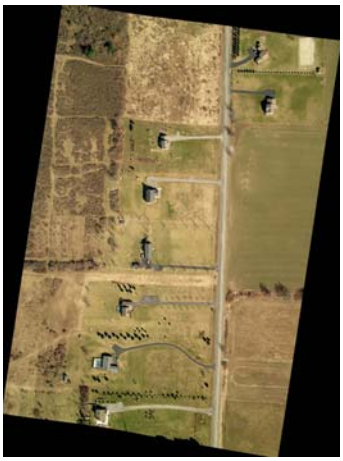
single family home with a well and septic system. This would also serve to protect the amount of agricultural land.

The survey proposed allowing farmers to sell 2 building lots, per year, at 1.5 acres with 200 feet of road frontage on existing roads to help the farmers and preserve active farming and agriculture. A total of 526 respondents opposed this option and 424 favored it. Among residents of the Town outside the Village, 44% opposed this option and 31% favored it; 35% were neutral or unsure. Among Village residents, 33% opposed, 31% favored and 36% were neutral or unsure. It appears that this option was not clearly presented in the survey, based on the number of "neutral/ unsure" responses.

Some subdivisions of 2.5 acre lots, such as the one along Doran Road (see figure below right), result in large lawn areas and long driveways. A subdivision proposed for land immediately west of the Village, which was never constructed, (see gray lots along a proposed Eastwood Drive extension, below left) would have created 2.5-acre lots in contrast to the adjoining neighborhoods. Frequently, such lots result in large areas of lawns or land that is allowed to grow into brush. Such use of land, despite low densities, may not provide the type of "open space" desired by residents.



Proposed development (not built) of min. 2.5 acre lots contrasts with adjoining development in the Village



Residential development on 3-4 acre lots along Doran Road south of 5 &

Flexibility in subdivision design would allow landowners to sell smaller lots while ensuring that the overall density of development does not exceed 2.5 acres per dwelling. "Density averaging," "conservation subdivisions" and related techniques can accommodate smaller house lots provided that a corresponding amount of land is set aside as farmland or open space to ensure that the overall density of development is not increased. For examples of these types of designs, see the work of Randall Arendt, including Conservation Design for Subdivisions, Island Press, 1996. Alternatively, the Town could establish "sliding scale" or similar zoning provisions to allow a limited number of lots to be divided from established farms. Public

education will be needed to obtain the support of landowners and the public for the use of flexible zoning techniques.

The density of development could also be maintained through effective management of roadway access. Additional information about access management techniques is included in the Transportation section.

Senior Housing

The development of additional senior housing, particularly in the Village where residents could walk to stores and services, appears to be supported by Lima residents. While this was not addressed in the Residents Survey, several individuals expressed support for this type of development at public meetings.

RECOMMENDATIONS

1. Retain the 2.5 acre per dwelling density for the Town outside the Village, except for established areas of smaller lots where public water is available (hamlets of North Bloomfield and South Lima) and designated areas adjoining the Village in accordance with the Future Land Use Plan.

2. Encourage or require "density averaging" for residential subdivisions. Revise zoning to accommodate flexibility in lot sizes while addressing resource conservation and access management. Require designs that preserve farmland, natural resources or open space as well as the efficient use of infrastructure.

3. Establish and implement a phased plan to complete installation of sidewalks on both sides of all existing streets within the Village. Priorities should include sidewalks that create links to existing sidewalks, improve safety and provide access to services and community facilities.

4. Require sidewalks on both sides of streets, street lights and street trees in all new developments within and contiguous to the Village. Connecting trails should be encouraged.

5. Avoid dead end streets and cul-de-sacs in new subdivisions where possible

6. Encourage open spaces, trails and pathways to be maintained by a homeowners association or deeded to the municipality in any new subdivision in both the Village and the Town.

7. Permit manufactured homes only in existing manufactured home parks.

8. Establish design standards to ensure the compatibility of new residential design with that of Lima's existing housing styles. Stick buildings or modular buildings on fixed foundations are preferred.

9. State roads in the Village should have curbs and enclosed storm water drainage systems when reconstructed.

10. Where practical, bury existing electric, cable, telephone, and other infrastructure in conjunction with major street and highway reconstruction and with all new development.

11. Encourage the development of senior housing in the Village.

INFRASTRUCTURE

Water Infrastructure and Service

Public Water Service in the Village

Public water service is available throughout the Village of Lima. The water distribution system is comprised of 4-inch, 6-inch, 8-ich and 12-inch diameter mains. The location and sizes of existing water lines are depicted in Map 14: Water Lines. The water distribution system is in good operational condition with no significant defects.

The Village purchases potable water from the City of Rochester. The water from Rochester's Hemlock Lake supply is conveyed to a pump station located along Rochester Street (Route 15A) at the northern boundary of the Town. A chlorine interjector boosts the chlorine content in the water before it is conveyed via a 12-inch diameter transmission main along Route 15A to the Village's elevated water storage tank located along Seneca Street. The water storage tank has a 500,000 gallon capacity. As the average daily water consumption is 200,000 GPD, the tank stores approximately a 2-1/2 day supply of water.

The existing 4-inch diameter watermains are considered to be undersized by today's standards, particularly with regard to flows for fire protection. Undersized watermains should be replaced with larger mains in accordance with a capital improvement program.

Public Water Service in the Town

The Village provides water service to properties outside the Village along East Main Road between the Village and Superior Foundations east of York Street as out-of-district customers.

The Town of Lima provides public water service within two small areas and has formed three water districts to serve these areas. Developed properties in the remainder of the Town must rely on private wells for their potable water supply.

Water Districts #1 (formed in 1986) and #3 provide water to properties along Ideson and Martin Roads and to a couple of properties at the north end of Bragg Street. Water to serve Districts 1 and 3 is purchased from the City of Rochester and is supplied from Ontario Street.

Water District #2 provides water service to a new carwash and a few other properties along a one-half mile stretch of Route 15A north of Gale Road. Water to serve District 2 is purchased from the Village of Lima.

Water service was recently established west of York Street directly across from Martin Road to serve a new residential development along Bromley Road, a new roadway.

The Town Highway Department maintains the Town's water mains.

Water Supply

The Town and Village of Lima are joint parties to a water supply agreement with the City of Rochester. The agreement, executed in 1987, has a 30-year term and permits the Town and Village to purchase a combined total of up to 100 million gallons per year from the City's Hemlock Lake source. The current combined consumption is approximately 75 million gallons per year.

Sanitary Sewer Infrastructure and Service

Sanitary Sewer Service in the Village

Pubic sanitary sewer service is available throughout the Village, with the exception of a few properties at the southern end of Michigan Avenue and the eastern end of Evergreen Street where the topography makes it impractical to provide the service. The locations of sewer lines are depicted in Map 15: Sewer Lines.

The Village's wastewater collection system and wastewater treatment plant (WWTP) were constructed in 1968. The WWTP, located at the eastern end of Ziegler Drive, was upgraded in 1987, 1994 and most recently in 2002. The 1987 upgrade was made to improve the removal of ammonia from the effluent in response to stricter State standards and the 1994 upgrade was made to improve the handling of solids. The 2002 upgrade increased the hydraulic flow capacity of the plant.

The WWTP was originally designed to treat daily flows of 200,000 gallons. The 2002 improvements increased the flow capacity to 300,000 GPD. At that time the flow limit on the Village's SPDES permit was raised to 300,000 GPD as well. The upgrade was needed because, approximately 75 percent of the time, flows to the WWTP exceeded its design capacity and the WWTP was operating in violation of its SPDES permit. Current *monthly average* daily flows range from 225,000 GPD to 277,000 GPD depending on time of year and weather conditions. Infiltration and inflow associated with snow melt and wet weather results in daily flows that approach 300,000 gpd, which is the maximum permitted under the Village's SPDES permit. As a result, the capacity of the plant to accommodate new customers is limited.

Public Sewer Service in the Town

Municipal sanitary sewer service is limited to two areas. One area is the Harper Manufactured Home Park, located along the south side of West Main Road (Routes 5 & 20) immediately west of the Village. Wastewater from the park is conveyed to the Village's wastewater collection system via a gravity sewer main that runs along West Main Road. Wastewater from a self-serve laundry, located on the south side of East Main Road immediately east of the Village, is

conveyed to the Village via a force main. The customers in these two areas are served directly by the Village as out-of-district customers and are not part of Town sewer districts. All other developed properties in the Town must rely on private, on-site sewage disposal (septic) systems for the disposal of their waste.

Stormwater Drainage Infrastructure

Virtually all of the streets in the Village of Lima contain stormwater sewers. The Village's stormwater drainage system drains into Spring Brook which forms the eastern boundary of the Village.

The stormwater drainage system in the Town outside the Village is comprised entirely of roadway ditches and naturally occurring streams and brooks.

ISSUES AND OPPORTUNITIES

Lack of Sanitary Sewer Service in the Town

The Route 15A corridor north of the Village between Gale Road and the Monroe County line is the area of the Town best suited for commercial development and has been zoned for such use. Although public water is available along the corridor, public sanitary sewer service is not. Similarly, areas in the Town immediately east of the Village along East Main Road have been zoned for industrial use, but lack sanitary sewer service. The lack of sanitary sewer service in these two areas limits the type and size of commercial and industrial development that could be accommodated.

Lack of Water Service in the Town

In several areas of the Town outside the Village, private wells do not provide sufficient quantity and/or adequate quality of water. The low density of development makes it difficult to extend public water lines in a cost-effective manner. The Town will need to identify areas where the extension of water lines is most needed and would be most feasible, and to work with the Village to prepare a plan and to seek outside funding to extend water service to these areas.

WWTP Capacity Limitation

As wastewater flows to the Village's WWTP approach its design capacity, particularly during periods of wet weather and snowmelt, it is capable of accommodating only a limited amount of wastewater that may be generated by new development. If vacant land within the Village is built-out, the WWTP will not have any excess capacity.

Currently the Village of Lima contains 151 acres of undeveloped land on seven separate tracts which, if developed, could result in an additional 250 residential dwellings. The addition of 250 dwellings would increase the volume of wastewater by approximately 75,000 GPD. This would cause the flows at the Village's WWTP to reach and even exceed the 300,000 GPD ceiling. New commercial or industrial development within the Village would also generate additional wastewater that would impact the capacity of the WWTP.

Residential development that is currently underway in the Village will result in a total of 55 new housing units. A total of 36 dwelling units are being added in the southwest quadrant of the Village near Kober Drive and 19 dwelling units are being added in the northwest quadrant near the Lima Christian School.

The Village may be able to accommodate additional development by eliminating sources of inflow and infiltration. For example, roof drains may be connected to the sanitary sewer system. In addition, there may be breaks in the sanitary sewer mains that could be repaired. The Village has been systematically inspecting properties to identify improper stormwater connections to the sanitary sewer systems and has been televising its sewer lines to locate cracks.

Alternatively, the WWTP may need to be expanded to accommodate additional development. As the WWTP occupies most of the parcel on which it is located, expansion may require the acquisition of additional land.

Flooding

Two areas in the Town are prone to flooding. Land along portions of Heath-Markham and Dalton Road in the northwest corner of the Town is relatively level and is traversed by two streams. Drainage in this area is impeded by the shallow bedrock comprised of impermeable limestone. Flooding in this area has caused minor damage to the roadways as well as damage to private driveways. The Town Highway Department installed new drainage sluice pipes in 2007 to in an effort to alleviate the flooding. As no major rain events have occurred since the drainage improvements have been made, the effectiveness of these measures have yet to be determined.

Flooding also occurs along the southern end of Pond Road (a dead-end road) located in the southeastern corner of the Town. The southern end of the road is within the flood plain. Flooding in this area has caused minor damage to the roadway and affects a single house.

Some ponding of water occurs in a low, flat and marshy area of the Village along Eastwood Circle. Although water ponds in the yards of some of the residential properties on this street, no property damage has been documented. The Village's consulting engineer has evaluated the situation and determined that resolving the problem would be inordinately expensive.

Land Slides

Pond Road is a dead-end roadway that runs along the top of a ridge. The 3/4-mile section at the southern end (the dead end) has a gravel surface, serves only one residence, and is designated by the Town Board as a "minimum maintenance" road. The embankment on the east side of the road in this area contains springs. During heavy rain events, water flowing from the springs erodes the soil, undermines the road and causes the road surface to sink. Town crews must periodically repair the damaged section of road.

RECOMMENDATIONS

1. Continue to identify and eliminate sources of inflow and infiltration into the sanitary sewer system.

2. As resources become available, extend public water to additional areas in the Town that have inadequate quantity and/or quality of water.

3. Prepare and implement a long-range plan to expand the wastewater treatment plant and to extend sanitary sewer service into additional areas, particularly to accommodate economic development.

4. As resources become available, install drainage improvements to alleviate flooding along portions of Heath-Markham and Dalton Road and the southern end of Pond Road in the Town outside the Village and along Eastwood Circle in the Village.

5. Establish and implement a capital improvement program to replace deteriorated and undersized water mains and sanitary sewer mains.

TRAFFIC AND TRANSPORTATION

The transportation network of a community serves as its lifeline to the greater economic and social community. It also creates the "first impression" for visitors and residents alike. Erratic and unsafe traffic patterns may leave a stronger negative lasting impression on a motorist than any other factor in the community. What makes up transportation planning in the context of the Comprehensive Plan is a combination of an assessment of the existing transportation network, consideration of impacts on that network by land use patterns and decisions, an identification of critical points on that existing network, and a set of recommendations to address current and projected needs.

The existing road system is depicted in Map 16: Town of Lima Road Map and Map 17: Village of Lima Road Map.

Existing Transportation Conditions

The transportation network in Lima hinges on two State highways — NYS Routes 5 & 20 on an east-west axis and NYS Route 15A on a north-south axis. These arterials represent the most significant roads in the transportation network in Lima. The remainder of the network is broken into two functional types of roads — "collector roads" found mostly in the Town of Lima, and "local roads" found mostly in the Village of Lima. See Figure TF-1 for a typical depiction of these three different classifications and Table TT-1 for a comparison of characteristics among the three classifications.

One of the greatest challenges in developing Comprehensive Plan recommendations for transportation is perception. The "numbers" do not suggest that there is a measurable traffic problem in Lima from a technical engineering perspective. Levels of service at analyzed intersections are all well within acceptable levels. (See table TT-2 for a description of Levels of Service for signalized intersections.) There is a perception, however, that a problem is mounting.

This perception is typically based on the accepted notion that there are more vehicles in and traveling in and through Lima than in the past. This incremental traffic growth may not be changing the safety and function of traffic patterns, but it changes people's opinions of those patterns. Motorists may begin to utilize alternate routes, changing patterns and perhaps over time putting pressure on portions of the road network that were never intended to handle the new volumes.

Figure TF-1 – Functional Classification of Roads

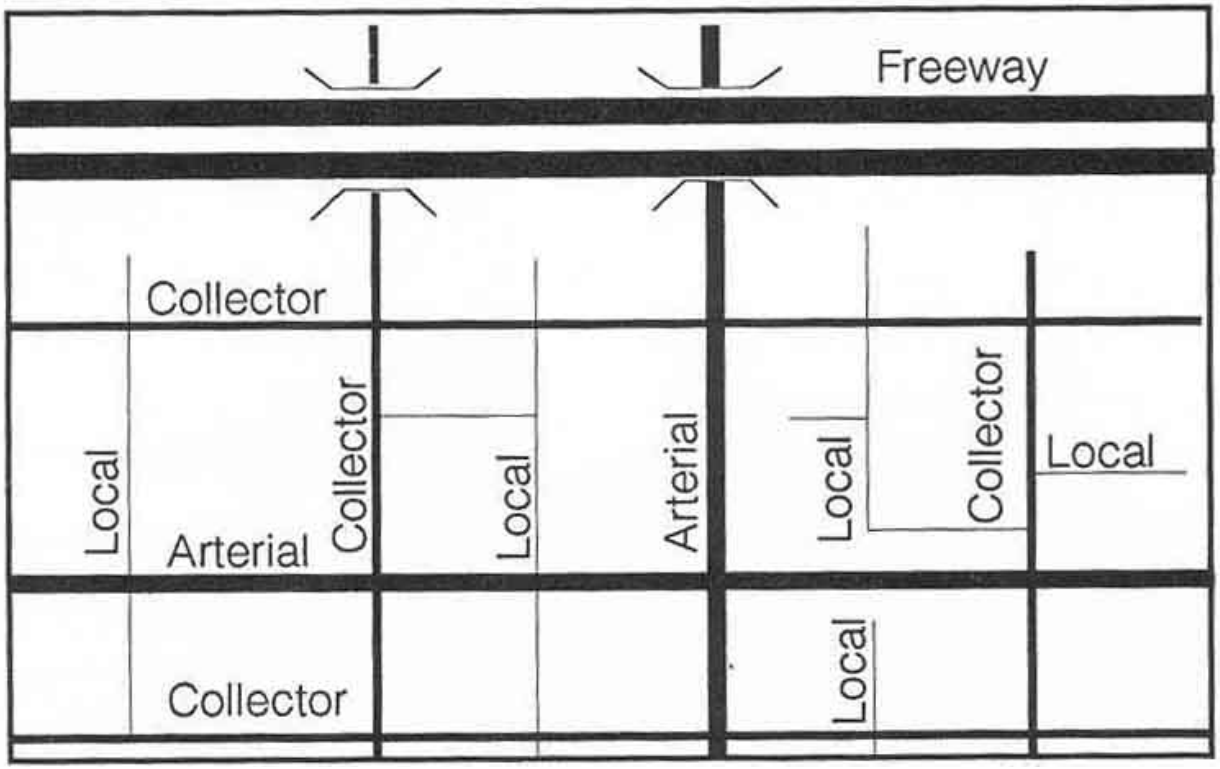


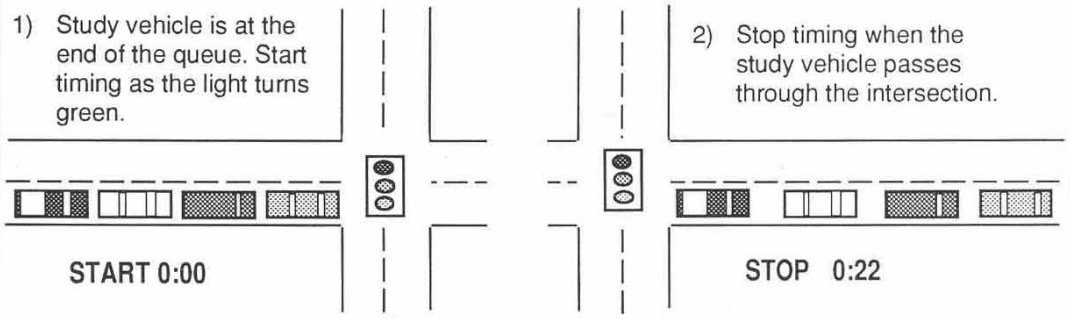
Table TT-1 - Functional Classification of Roads (descriptive)

Classification	Example	Description
Arterial	Routes 5 & 20	Primary function is high-speed mobility - moving from "Point A to Point B" in a rapid, efficient and safe manner. The safety and efficiency of Arterial roads is further enhanced by limiting driveway cuts onto the potentially heavily traveled roads.
Collector	York Street	A balance between mobility and access, and a link between local streets and arterial streets. Usually geared toward either linking arterial streets to points external to the community, or as links to destinations within the community.
Local	College Street	Predominantly for access to residential properties — High-speed travel over substantial distances is not a priority.

Table TT-2 – Determining Level of Service (LOS) at Signalized Intersections

Determining Level of Service (LOS) at Signalized Intersections

Determine Level of Service (LOS) at signalized intersections by measuring delay -- the time required for the last vehicle stopped at a red light to pass through the intersection when the light turns green.



The table below should be used to relate delay with LOS.

Determination of Level of Service at Signalized Intersections

LOS		Delay
A	Very low delay, good progression; most vehicles do not stop at intersections	5 seconds
B	Generally good signal progression and/or short cycle length; more vehicles stop at intersection than LOS A	5.1 - 15 seconds
C	Fair progression and/or longer cycle length; more vehicles stop at intersection than LOS B	15.1 - 25 seconds
D	Congestion becomes noticeable; individual cycle failures; longer delays from unfavorable progression; long cycle length,or high volume/capacity ratios; most vehicles stop at intersections	25.1 - 40 seconds
E	Usually considered limit of acceptable delay indicative of progression, long cycle length, or high volume/capacity ratio; frequent individual cycle failures	40.1 - 60 seconds
F	Could be considered excessive delay in some areas, frequently an indication of oversaturation (i.e., arrival flow exceeds capacity. In plain English: more cars arrive at a red light than can pass through its green time), or very long cycle lengths with minimal side street green time (i.e. the more major road has lengthy green light and short red light and vice versa for the side street).	over 60 seconds

Source: Transportation Research Board, Special Report 209, Highway Capacity Manual, 1985.

Access Management — a Planning and Implementation Tool

The most effective way for a community to both break the cycle of constant highway infrastructure investment and to ensure safe and efficient mobility is to pursue a program of Access Management. Access Management is the planning, design and implementation of land use and transportation strategies that control the flow of traffic between the road and surrounding land.

Access management can bring significant benefits to the community, such as:

- Postponing or preventing costly highway improvements
- Improving safety conditions along highways
- Reducing congestion and delays
- Providing property owners with safe access to highways
- Promoting desirable land use patterns
- Making pedestrian and bicycle travel safer

The Land Use - Transportation Connection

In order to understand the role of access management, it is critical to keep in mind the close connection between land use and transportation. Highways provide access to land, which enables the development of that land. Land uses generate vehicle, pedestrian, bicycle, and transit trips. In order to manage traffic along a highway, both land use and transportation strategies are necessary. To manage one without the other will result in congestion, deterioration of the highway corridor, and resident, business and landowner dissatisfaction.

Not all highways influence land development in the same way. For example, interchanges attract industries and warehouses whereas local streets pose problems for these uses due to weight limits, neighborhood conflicts, and limited maneuvering space.

Traffic congestion and delays affect the desirability of doing business along parts of a highway corridor. Improvements designed to ease congestion often attract more traffic requiring more improvements in the future. Increased highway capacity may result in the spread of development to peripheral areas, leaving vacant and abandoned areas behind.

Traffic volumes and choices of mode of travel are influenced by the location, density and mixture of land uses. Communities that separate land uses reinforce driving as the mode of choice. Low-density land uses also encourage driving and require longer travel times. More people walk in compact, mixed-use centers.

The layout and design of land uses can affect the choice of mode of travel. Low-density commercial and residential developments, often with extensive road setbacks, large lots and low density, can discourage walking and bicycling. Buildings set far apart by vast parking areas, liberal landscaping and wide access roads discourage walking between uses. In contrast, connected sidewalks, attractive walking environments, and pedestrian crosswalks in compact settlements — much like the existing Village of Lima core - encourage more walking trips.

Land use planning and access management need to work together. As communities plan for the future, they need to be aware of how land use and site plans will affect the levels of traffic, appearance, and points of congestion on highways.

It is also important in thinking about roadways to consider not just the physical right-of-way, but also the area along the roadway. By looking at the entire corridor, Lima can evaluate the traffic conditions, land use conditions, and historic, scenic, and environmental features; identify future problem areas; and make both broad and specific recommendations for the area. Sites and site plans cannot be viewed as isolated places and actions — they need to be considered in the context of the entire community and the function of the entire corridor.

2002 Survey Results

The 2002 Community Survey offers significant insight into the role that traffic and transportation play in the community.

- Traffic was identified as one of the top issues that could negatively impact the quality of life in the Town and Village;
- Nearly one-half of all Lima respondents work outside of Livingston County, making transportation links vital to their daily lives;
- "Small Town Character" and "Location" were the highest ranked factors in making Lima an attractive place to live, both directly shaped by traffic and transportation;
- By nearly a 2 to 1 margin, both Village and Town respondents favor more commercial development in Lima;
- A full 70% of residents favor new light industrial development in the town; less than 50% of residents favor light industrial development in the Village. Both groups favor the re-use of existing buildings over new construction.
- While certain types of new development appear to be favored in the community, respondents favored keeping three of the four town gateways to the community rural in nature and preserving active agriculture in the community.
- Respondents ranked their willingness to pay higher taxes for new and better roads second to last on a list of priorities.

Land Use and Design Guidelines

The following narrative presents guidelines for land development. These guidelines should be incorporated into zoning and subdivision regulations.

Land Use Strategies

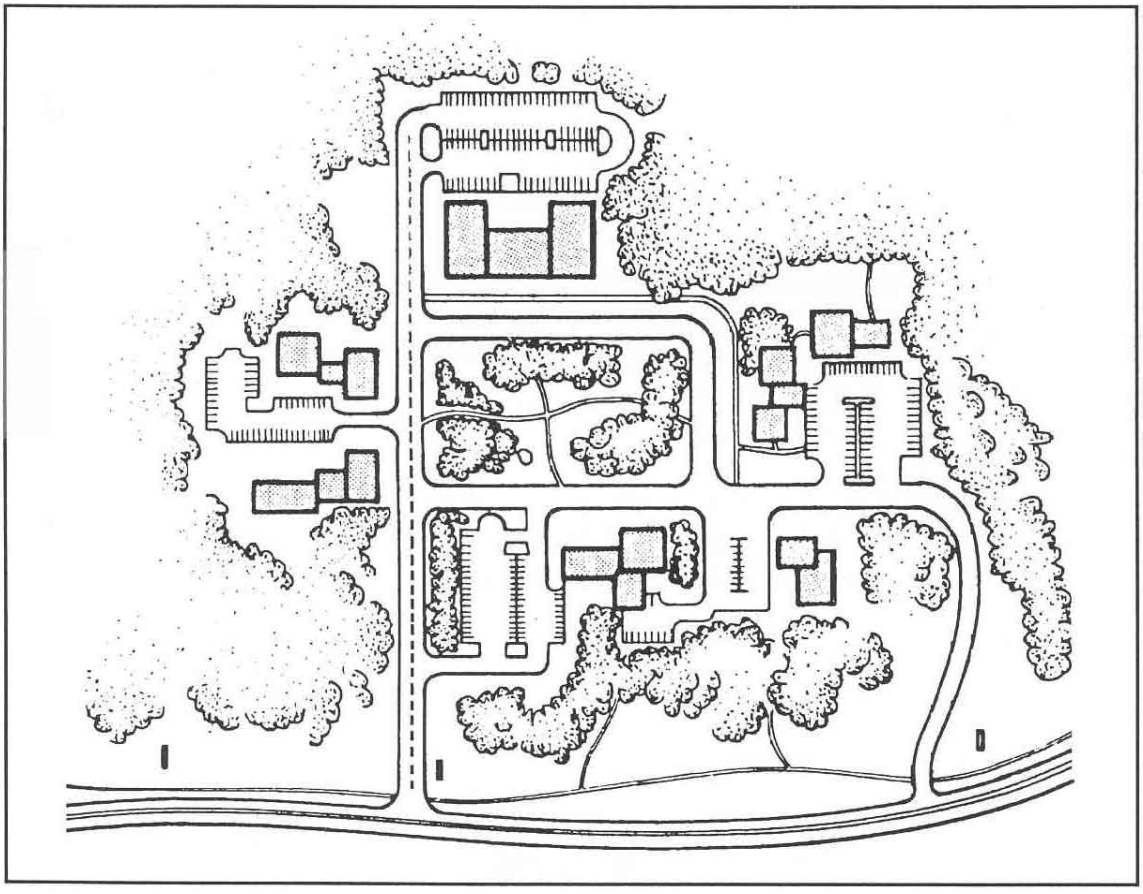
- Set development boundaries along a corridor
- Designate areas for compact centers for development, such as existing village or urban centers or major road intersections. Reflect these areas in the zoning regulations.
- Avoid zoning that allows for a commercial strip along the length of the roadway.
- Existing strip development corridors may be defined in order to focus attention on remedies to existing conditions. However, land use regulations for these areas should not enable a continuation of bad practices that are causing congestion and decline in the character of the area.
- Identify and protect or preserve important historic, scenic, and environmental resources along a corridor. The boundaries of scenic corridors are often defined by land that is most visible from the road and has high scenic quality. For example, a corridor through an agricultural area will usually include the farm fields and farmsteads that can be seen from the road. These resources are identified in other chapters of this Plan.
- Along rural stretches of road, limit uses to agriculture, forestry, outdoors recreation, conservation and low-density housing or compatible activities.

Lot Layout and Overall Design

- In existing and developing centers, set buildings close to each other and to pedestrian ways and main streets to encourage walking and shared parking.
- Update land subdivision standards for lot layout, streets, driveways, and location of buildings.
- Develop compact centers along a highway with smaller lots and higher density than surrounding areas.
- Configure lot layout to minimize linear development along a highway except in planned centers.
- In rural areas and scenic, historic and environmental areas, base setbacks on distances that would be most compatible with the character of the area and that would preserve resources.

- Restrict access to arterial or collector highways to secondary roads or one access point on the highway if there are no secondary roads.
- Subdivide parcels into lots that do not require direct access to arterial roads. Provide access through a shared driveway or new street. Shared driveways should incorporate deeded access and a maintenance agreement signed by all parties.
- In rural areas, locate buildings and roads off of important scenic or environmental resource lands through cluster development.
- Avoid dead end streets, cul-de-sacs, and large "walled" developments because they reduce access and contribute to congestion.
- Make provisions at the back of lots for secondary roads or parking areas that connect to other parcels.

Figure TF-2 – Preferred Commercial / Office Development Pattern



Curb cuts and driveway design criteria

- Limit the number of curb cuts permitted per parcel or per linear feet of corridor. Restrict the number of curb cuts per parcel to one or none if alternative access exists through a secondary road or a shared driveway. All road cuts or driveways must comply with New York State Department of Transportation regulations and permitting requirements to meet traffic safety standards. Shared driveways should incorporate deeded access and a maintenance agreement signed by both parties.

- Close excessive curb cuts on a corridor upon development or redevelopment of a parcel.

- Look for opportunities to share access among properties.

- Encourage shared road-cuts between two parcels, at the property line.

- Establish minimum distances between curb cuts and public street intersections.

- Align new or relocated driveways opposite each other or offset at least 125 feet from each other.

- Align driveways. Two-way driveways should intersect the road at an angle of 70 to 90 degrees.

- In reviewing site development plans, look at the entire parcel rather than simply the particular project. If the parcel has frontage on a secondary road, access points should occur there and not on a major arterial or heavily traveled collector.

- Relate the design of driveways, including width, length, and curb radii, to travel speed and traffic volumes on the corridor.

- Provide adequate driveway length. Driveways should be long enough to allow adequate space for vehicles pulling off the road and stacking to enter the road.

- Service roads and driveways should have limited widths and curb radii to contribute to a low speed environment (10-15 mph).

- Alignment of highway at curb cut. Curb cuts located on sharp hills should be prohibited. Driveway grades within 20 feet of a roadway should be no more than 3% uphill and 6% downhill.

Parking

- Require shared access and parking for new industrial and commercial developments, expansions or redevelopments wherever possible.

- Consolidate parking lots and driveways to minimize paved areas. Plan for future shared parking by requiring reserved rights of way and reciprocal easements.
- Develop shared parking standards to reduce the amount of parking required for individual developments.
- Prohibit parking that requires backing out onto the road except in Village areas where speeds are low.
- Encourage shared parking in commercial or light industrial areas.
- Plan for future shared parking by requiring reserved rights of way and reciprocal easements.
- Use landscaping to establish visual and physical boundaries between parking lots and roads.
- Site commercial buildings close to the road with parking areas in the rear or side.

Figure TF-3 – Typical Commercial Development Pattern

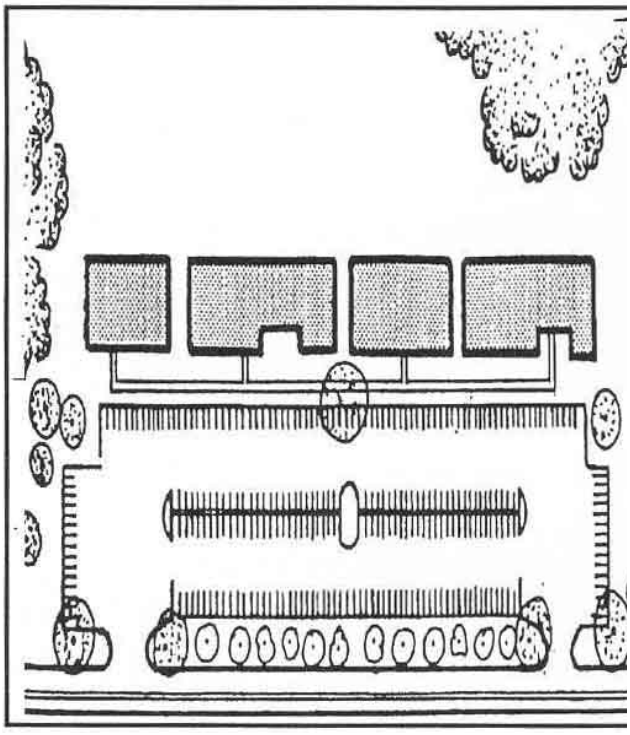
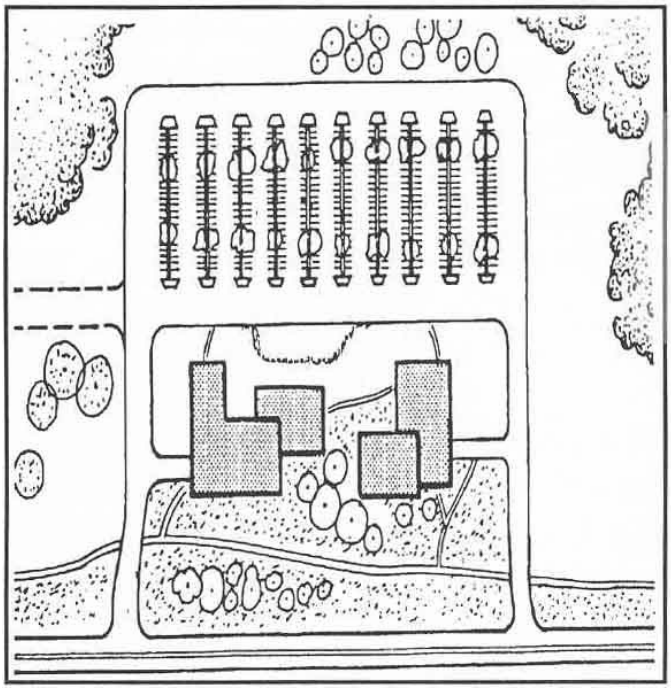


Figure TF-4 – Preferred Commercial Development Pattern



Pedestrian and Bicycle Circulation

- Require sidewalks and other connections along roads where uses are concentrated and between buildings and parking areas. Provide for pedestrian crosswalks via zebra crossings at selected intersections.

- The layout of parking and loading areas, and vehicular, bike and pedestrian circulation patterns should be undertaken with a corridor plan in mind. Service roads, pedestrian links, shared parking areas and other inter-parcel site components identified in the corridor plan should be implemented during site plan or subdivision review.

- Minimize pedestrian - vehicular conflict points in the orientation and configuration of parking areas and the location of driveways.

- Encourage sidewalks in new industrial and commercial developments and sidewalk connections between parking lots and building entrances and between sites.

- Install crosswalks at intersections. Install mid-block crossings where necessary.

- In Village locations or between destinations where pedestrian activity is heavy, provide safe crossing opportunities through bump-outs.

- Set sidewalks back from the road. Require on street parking or landscaping to create a buffer between sidewalks and moving traffic.

- Provide bike racks and storage areas near entrances to public buildings, including civic, commercial, and industrial buildings.

- Encourage bike lanes on arterial roads.

RECOMMENDATIONS

1. Incorporate suitable planning, design and access management guidelines as outlined above into the Town's and Village's zoning and subdivision regulations and design standards.

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GOVERNMENT AND COMMUNITY SERVICES

Town and Village Hall

The Town and Village municipal offices are co-located in a single building at 7329 East Main Street. The Town and Village have shared the building for an extended period of time. The 3-story, brick and masonry building was constructed circa 1890 as a theater. The basement contains a large meeting room and the restroom facilities. The first floor contains Town and Village offices and a smaller meeting room used by the Town and Village Boards and Town and Village advisory boards and committees for meetings. The top floor referred to as the "ballroom" is not used for municipal purposes, but is available for use for a rental fee for private events such as parties. The office and meeting space meet the Town's and Village's needs for nearly all purposes and the building has no significant deficiencies.

Town Highway Department

The Town Highway Department is located in the Village of Lima along Dublin Street. The Highway barn was constructed in 1958. In 2005, the Town acquired an additional acre of land adjoining the Highway Department and moved its salt barn to the new site and constructed an addition to the salt barn to more than double its storage capacity which is currently 350 tons. A 50 ft. by 100 ft. addition to the existing barn is expected to be constructed in 2008 to provide four additional vehicle bays to provide indoor storage of equipment that had been stored outside.

The Town is responsible for maintaining all Town roadways and drainage ditches. The Town Highway Department also clears ice and snow from Livingston County and New York State highways through contractual arrangements with these two governmental entities.

There are four inactive cemeteries that are owned and maintained by the Town. The Town contracts with a private lawn-care businesses to mow the grass at the cemeteries.

Village Public Works Department

The site of the Village's DPW garage is located adjacent to the Town's Highway Department on land the Village purchased from the Town. The DPW facility is comprised of a small old storage barn which currently is shared by the Village and Town. The Village erected a 60 ft. by 80 ft. pole barn in 2004. Although a concrete floor and electric service have not yet been installed, the Village uses the building for the storage of equipment.

The Public Works Department has responsibility for maintaining all Village Streets except for Main Street (Routes 5 & 20) and Rochester Street/Lake Avenue (Route 15A). This responsibility includes making street repairs, clearing ice and snow from the streets and sweeping. The Department also has responsibility for repairing and replacing sidewalks in the Village and for

clearing snow from the sidewalks. Water main, sanitary sewer and storm sewer repair and replacement are preformed by Village Public Works Department personnel as well.

Village Refuse Service – Although private waste companies collect and dispose of domestic waste in the Village of Lima, the Village does provide some limited waste disposal service for Village residents. Three times per year, in the months of April, July and September, the Village Public Works Department will pick up and dispose of brush from residential properties. Residences must place the brush at curbside for pick up.

The Village also underwrites an annual Village "clean up day." Village residents are afforded an opportunity to dispose of up to a pick up truck full of junk and debris free of charge. The junk and debris must be transported by the resident to the Village Public Works Department which serves as the collection point.

Parks and Recreation

Mark Tubbs Memorial Park – This 14.5 acre public park, the only park in the Town and Village of Lima, is located in the northeastern quadrant of the Village along Zeigler Drive. The Park contains the following improvements:

- enclosed pavilion
- playground
- picnic area with grills
- volleyball court
- basketball court
- soccer field
- baseball and softball fields
- paved trails

A fee for the use of the picnic pavilion is charged and reservations are required. The playground area for older children has been redeveloped with plans for the redevelopment of the playground for younger children planned. Two of the three baseball fields have been updated as well.

Although the Village Public Works Department is responsible for maintaining the park, the Town of Lima contributes financially to help defray maintenance costs. The Lima Park Commission, appointed by the Village Board, advises the Village regarding decisions relating to physical improvements to the park. The Park Commission prepared a park master plan in 2004 which identifies the improvements needed for the park.

Lima Youth Summer Recreation Program - The Village of Lima provides a summer youth recreation program of six weeks duration during the summer school recess. Town and Village of Lima youth ages 14 and under are eligible to participate. The Lima Primary School used as the site for the program. A small fee is charged to defray costs.

Primary School Playground/Softball Field - The Lima Primary School grounds contains a playground and softball field that is available for public use whenever school is not in session.

Lima Golf and Country Club – This privately operated recreational facility is located at 2681 Plank Road (Route 15A) south of the Village of Lima. The recreational facility is comprised of an 18-hole regulation golf course and a 9-hole executive course, a clubhouse, pro shop and restaurant-banquet hall. Luncheons are served weekdays during the season and dinner is served on Friday evenings only.

Village and Town Emergency Services

Lima Volunteer Fire Department – The Lima Volunteer Fire Department provides fire protection within the Town and Village of Lima through the The Village owns the Fire Hall and the fire apparatus. The Fire Hall, an older building originally constructed for use as an automobile dealership, is located in the Village on Lake Avenue a short distance south of Main Street. Although the building is relatively old, it serves the Fire Department fairly well without any significant deficiencies. The Fire Department is equipped with two (2) pumper trucks, a (1) tanker truck, a grass truck, a ladder truck and a rescue truck. The Fire Department is comprised of approximately 45 members, 30 of which are active.

The Village's water system supplies water to the Fire Department within the Village. Water for suppressing fires in the Town must be transported to the fire scene using the Fire Department's tanker truck and the tanker trucks provided by neighboring fire departments through mutual aid agreements. The Town of Lima contributes financially to help defray the cost of providing fire service to the Town. Fire dispatching is performed by the Livingston County Sheriff's Department.

Lima Volunteer Ambulance Corps – The Ambulance Corps is a separate and distinct entity from the Fire Department. The Ambulance Corps is housed in a new facility located at 7024 West Main Road which is owned by the Village of Lima. The new facility was constructed to provide office, training, and storage space that was lacking at the former Ambulance Corps headquarters. Ambulance service is provided with two ambulances, which have historically been purchased by the Ambulance Corps with donated funds. The Town of Lima contributes one-half the cost of maintaining the Ambulance Corps. Ambulance dispatching is performed by the Livingston County Sheriff's Department.

The Ambulance Corps is comprised of 20 volunteers, 17 of which are certified as emergency medical technicians (EMT). The remaining three members are drivers who have basic first aid training. On-call schedules are developed each month. On-call members are summoned via pagers and respond from their homes. The average number of calls per year ranges typically between 400 and 450, but has peaked as high as 600. Most medical transports are to Rochester area hospitals, but occasionally transports are made to F.F. Thompson Hospital is Canandaigua and Noyes Memorial Hospital in Dansville. The Lima Ambulance Corps provides basis life support (BLS) service, but through mutual aid agreements with neighboring ambulance squads,

can obtain advanced life support (ALS) service if and when needed. The Ambulance Corps response time is the best in Livingston County.

Facilities and Services of Other Entities

School System – The Honeoye Falls-Lima Central School District serves most of the Town of Lima, including all of the Village, as well as most of the Town of Mendon and portions of Avon, West Bloomfield, Rush, Victor and Henrietta. (See Map 18: School Districts.) The southwestern part of the Town is within the Livonia Central School District and a small area in the western part of the Town is in the Avon Central School District. The Honeoye Falls-Lima Central School District had a total of 2,634 students for the 2005-2006 academic year.

The Lima Elementary School, a primary school serving kindergarten and first grade children is located at 7342 College Street in the Village of Lima and had an enrollment of 336 students for the 2005-2006 academic year. All of the other HF/L school buildings are located in the Town of Mendon.

Police Service – Neither the Village nor the Town of Lima provides police service. The Town and Village rely on the Livingston County Sheriff's Office and the NYS Police for police services. The New York State Police have a barracks located on East Main Street in the Village of Lima next to the Town and Village Hall.

Lima Public Library – The Lima Public Library, located at 1872 Genesee Street in the Village of Lima, is a member of the Pioneer Library System. Services the library provides include: adult and children's reference and reading materials, Story times and other programs, large-print books, magazines, books on tape, videos and DVDs, access to the Internet and word processing, Job search access and interlibrary loans. The library is open weekday afternoons and most evenings. The library is also open on Saturday mornings except during the months of July through October.

Lima Christian School – The school is operated by the Lima Baptist Church. The school building is located at 1574 Rochester Road in the Village provides education from kindergarten through 12th grade. The school has a current enrollment of 276 students.

Senior Congregate Meal Sites – The Livingston County Office for the Aging (OFA) does not operate any congregate meal sites in the Town or Village of Lima. The most conveniently located site is in the Village of Avon immediately to the west of the Town of Lima. OFA provides transportation to seniors who have no other form of transportation available. The Avon congregate meal site, which operates on Tuesdays through Thursdays from 9:00 a.m. to 2:00 p.m., also provides seniors with recreational and social opportunities.

U.S. Post Office – The U.S. Postal Service operates the Lima Post Office located at 7245 West Main Street in the Village of Lima. The 14485 Lima postal zip code service area encompasses

the Village of Lima and most of Town of Lima. A small area of the southwester corner of the Town is within the 14487 Livonia zip code service area, a small area in the western part of the Town is within the Avon zip code service area and a small area within the northern part of the Town is within the Honeoye Falls zip code service area.

Regional Transportation Service (RTS) – RTS provides limited bus service to and from the Village Lima via Bus Route 91. Bus Route 91 follows Routes 15, 15A and 5 & 20 forming a loop. The bus service is principally designed for commuters traveling to worksites in the City of Rochester as buses heading into the City of Rochester depart the Village of Lima at 6:23 am. and 6:58 a.m. Return-trip buses depart downtown Rochester at 5:10 p.m. and 6:10 p.m. Service is provided on weekdays only. RTS bus service is not provided to and from Lima at any other time of the day.

Livingston Area Transportation Service (LATS) – LATS a subsidiary of the Rochester-Genesee Regional Transportation Authority, provides limited bus service to and from the Village and Town of Lima to other locations within Livingston County via Bus Routes 3 and 5. Bus Routes 3 and 5 enable Lima residents to travel to and from the Villages of Avon, Geneseo, Mount and Livonia and the Hamlets of Greigsville and Lakeville.

LATS also provides demand-responsive (dial-a-ride) service to Lima residents on Wednesdays and Fridays between 7:30 a.m. and 4:00 p.m.. Twenty-four-hour advanced reservations are required to use the service. LATS also provides paratransit service to persons who have physical impairments that prevent them from utilizing LATS curb-to-curb service. Paratransit service requires advance reservations which may be made up to three days in advance or no later than 5:00 p.m. the day before the ride is needed.

Tennie Burton Museum – Is a small museum operated by the Lima Historical Society. The museum is located in the Village of Lima at 1850 Rochester Street in a former residential structure that was bequeathed to the Historical Society in 1970. According to the terms of the bequest, if the organization should no longer be able to operate the museum, the structure would be donated to Syracuse University. The museum's collection is comprised of a wide range of artifacts of local significance. The museum is open on Sunday afternoons from Memorial Day to the end of October and by appointment at other times.

Elim Bible Institute – The campus of the Elim Bible Institute, a nondenominational educational institution, is located at 7245 College Street in the Village. Although the Institute provides educational and Bible study programs and issues certificates and diplomas, the Institute is unaccredited and does not award degrees. Many of the courses the Institute offers, however, are transferable to accredited colleges. The campus was originally established as the Genesee Wesleyan Seminary which operated between 1831 and 1941. According to the article "Beginnings" by Joyce Rapp, Lima Historian, the National Youth Association provided vocational education at the campus between 1941 and 1945 and the Methodist Church operated

the Genesee Junior College on the site from 1947 to 1951, when the Elim Bible Institute purchased the facilities.

Churches – Four (4) active churches are located in Lima. St. Rose Catholic Church is located at 1985 Lake Street, the Elim Gospel Church is located at 1679 Dalton Road, the Lima Baptist Church is located at 1574 Rochester Street and the Lima Presbyterian Church is located at 7295 West Main Street.

Cemeteries – There are two active cemeteries in the Town and Village: Oak Ridge Cemetery on Livonia Center Road, and St. Rose Cemetery at the east end of Evergreen Street.

There are four (4) inactive cemeteries in the Town and Village which the Town has responsibility for maintaining (mowing). These include the Baptist Cemetery along Plank Road and the Old Methodist and the two "New" Methodist Cemeteries within the Village. Other inactive cemeteries that are privately owned are the Dalton Cemetery on Egan Road, Cummins Cemetery on Corby Road, and the Heath Cemetery on Heath Markham Road.

ISSUES AND OPPORTUNITIES

Limited Village Public Works Land and Space

The property on which the Village's Public Works Department is located is very small. The Village only owns the land on which its pole barn is located and the parking lot leaving virtually no additional storage space. The equipment storage building constructed in 2004, while a great improvement, does not meet all of the Public Work Department's storage needs. Nor is there any adjoining land available for purchase. Although the lack of space is not currently a pressing issue, at some point the Village may need to consider acquiring additional land at another location especially if an opportunity to purchase additional land at a low or reasonable price presents itself. The storage of supplies and materials at another location should only be considered if such remote storage would not adversely affect the efficient operation of the Department.

Lack of Volunteers for Emergency Services

Nearly all of the members of the Lima Volunteer Ambulance Corps have been members for approximately 15 years. Despite membership recruitment efforts, few new people have become members. There is concern that as the older members age and reach the point where they are no longer physically capable of providing the service, the Ambulance Corps will experience a membership shortage which will adversely impact its ability to provide service. Although population projects suggest that the growth rate in Lima during the next 20 years will be very modest, unless new members are recruited, a membership shortage can be anticipated at some point at some point in the future.

Limited Public Transportation Services

The RTS bus service provided to the Town and Village of Lima is limited to travel for morning and evening commuting to and from downtown Rochester, primarily for employment purposes. Although LATS provides linkages to several other Livingston County communities, the routes are circuitous and time consuming. As a practical matter, residents of the Town and Village of Lima who are able to drive must rely on personal motor vehicles as their major means of transportation.

Need for Additional Park Land

The Tubbs Memorial Park Commission conducted a needs assessment in 2003 to evaluate the adequacy of existing recreational facilities and amenities at Tubbs Memorial Park. The assessment identified deficiencies in the facilities and amenities available to the community as well as an inadequacy of land on which to develop the needed recreational facilities. The recreational needs analysis determined that 17.5 acres of additional land is currently needed to develop the recreational amenities to satisfy current recreational demands. The Commission projected that another 15.5 acres will be needed that in the future.

EXISTING PLANS AND STUDIES

Mark Tubbs Memorial Park Master Plan (2004)

As a result of a park and recreational needs analysis conducted by the Mark Tubbs Memorial Park Commission, the Commission developed a park master plan. The master plan calls for the following improvements to be made:

a. upgrade the playground as soon as possible

b. construct one (1) high baseball field as soon as possible, and a second high school baseball field at some future time.

c. develop a new Little League Baseball field at some future time.

d. construct three (3) soccer/lacrosse fields as soon as possible

e. construct a facilities for rollerblading / skateboarding /ice skating at some future time.

f. expand the existing parking lot immediately; add additional parking space at some future time.

e. develop a multi-use trail along the Lehigh Valley railroad bed with a link to Tubbs Memorial Park

f. construct a community recreation center for use by residents of all ages

Due to the limited size of Tubbs Memorial Park (14 acres), the improvements proposed in the Tubbs Memorial Park Master Plan would necessitate the acquisition of approximately 33 acres of additional land for park purposes. Map 9: Proposed Trails & Parks identifies potential locations for future park and recreational land.

Intermunicipal Cooperation

The Town and Village of Lima have a long history of cooperation in providing community services. The joint preparation of this Comprehensive Plan is but one example. Both municipalities have expressed a willingness to continue to cooperate and to consolidate services service delivery when such cooperation or consolidation would improve the quality of service, reduce the cost, or both.

RECOMMENDATIONS

1. As resources become available, acquire additional land as needed for the Village of Lima Department of Public Works.

2. Cooperate with other entities to share services, supplies and facilities where such cooperation would reduce the cost and/or improve the quality of service.

3. Implement the recommendations in the Tubbs Memorial Master Plan as resources become available.

FUTURE LAND USE PLAN

The Future Land Use Plan is intended to provide guidance to the Town and Village in its decisions regarding land use policy and regulations. It does not require the immediate redrawing of Lima's zoning district boundaries and regulations. Decisions regarding rezoning should be based on the Future Land Use Plan as well as related factors such as demographics, economic demand and availability of land for commercial or other uses, parkland acquisition, locations and amount of protected farmland, energy consumption and other issues.

The following text identifies the land use issues in the Town and Village of Lima. Land use categories and policies are summarized in the Future Land Use Maps for the Town and Village (Maps 19 and 20).

Location, uses and design of development along Lima's gateways

Lima, known as the "Crossroads of Western New York," is located at the intersection of two State highways – Routes 5 & 20 and Route 15A. Land use and development along the four "gateways" into the Village significantly impacts the character of the community. As all four gateways of Lima are heavily traveled state roads, access management is important to maintain safe ingress and egress to and from main roadways and new developments.

Route 15A North

The Route 15A corridor north of the Village, which extends approximately 2 miles long from the Village boundary to the northern Town boundary, includes a mix of single family residential dwellings and a mobile home park as well as and commercial, light industrial and agricultural uses.

Survey Results

The 2002 Survey identified the Route 15A corridor north of the Village as the preferred location for both mixed uses and light industrial uses.

In the 2006 survey, a total of 53% of respondents (55% of Village respondents and 50% from the Town outside the Village) felt that development should be allowed on both sides of 15A. A total of 26% (24% of Village respondents and 27% from the Town outside the Village) felt development should continue on the west side only and 22% (20% of Village respondents and 23% from the Town outside the Village) felt we should not allow any further development on 15A.

Currently, land along the west side of the 15A north of Gale Road is zoned Commercial and a mixed use development Land immediately south of Gale Road along Route 15A is zoned for

Planned Development/ Light Industrial development. Land along the east side is zoned Agricultural/ Residential.

During the last ten years, developers have shown interest in commercial and light industrial properties along the Route 15A corridor from the Village north to the Monroe County line. The anticipated development of light industrial and commercial uses in Mendon and the Village of Honeoye Falls on the northeast corner of Route 15A and West Main Street, Honeoye Falls would indicate that the market for such development will likely extend south towards Lima along Route 15A. In 2006, a Wal-Mart retail "superstore" was proposed for land along the east side of Route 15A that is zoned Agricultural/ Residential. After much community discussion, the proposal was rescinded.

The Future Land Use Map for the Town (Map 20) designates land along the west side of Route 15A for light industrial and commercial uses. The Town may approve development proposals for such uses provided that plans comply with:

- size restrictions on retail buildings
- design guidelines
- access management principles
- environmental protection standards such as Environmental Protection Overlay Districts (EPODs), and with the
- "best management practices" described herein.

The east side of Route 15A north of the Village should be considered for rezoning for similar uses when new commercial growth reaches a point at which the amount of available commercially zoned land on the west side of Route 15A is no longer able to accommodate demand for new commercial projects. Impacts on agricultural land as well as the residential properties in the area should be considered in determining whether such rezoning would be appropriate.

Route 15A South

Land south of the Village along Route 15A (Plank Road) is primarily agricultural with houses along much of the frontage. A golf course occupies approximately one-half mile of frontage along the east side of Route 15A just south of Jenks Road.

Agricultural and residential uses are most appropriate for this corridor.

Routes 5 & 20

The Town's largest industrial area is located immediately east of the Village along Routes 5 & 20 (East Main Road). Some land in this area remains available for industrial development or redevelopment. Continued industrial use is recommended for these areas.

Along Routes 5 & 20 west of the Village (West Main Road), residential development is concentrated near the Village and at the intersection with Heath Markham Road. Much of the frontage is agricultural. The Lima Ambulance facility and a storage facility are located just west of the Village. Two small commercial establishments are located near Heath Markham Road. The area is recommended for continuation of Agricultural/ Residential zoning. Commercial zoning should be maintained for the existing commercial areas.

Recommendation

The Village and Town should consult with the NYS Department of Transportation during early concept review of new developments and adopt an access management policy to regulate development along the Town's two arterial highways. Such action is especially important along the Route 15A corridor north of the Village.

FUTURE LAND USE CATEGORIES

Existing land use along the corridors is depicted in the Land Use by Tax Parcel maps for the Town and Village (Maps 5 and 6). Future land use will be determined by a combination of zoning, availability of utilities, and market conditions. The Future Land Use Maps (Maps 19 and 20) identify the preferred land use for the next 10-20 years.

Industrial/ Light Industrial

Areas designated Industrial are intended to be utilized for manufacturing, primarily within enclosed facilities, storage and distribution, and limited commercial uses. Industrial areas are proposed for land areas along Routes 5 & 20 east of the Village and Light Industrial areas are designated along Evergreen Street and Community Drive in the Village.

Planned Light Industrial/ Commercial

The Planned Light Industrial/ Commercial area is intended to accommodate manufacturing within enclosed buildings, storage and distribution facilities, service businesses and limited retail. This area is proposed for the west side of the Route 15A corridor north of the Village.

Future rezoning for Planned Light Industrial/ Commercial development may be considered in areas on the east side of Route 15A when new commercial growth reaches a point at which the amount of available commercially zoned land on the west side of Route 15A is no longer able to accommodate demand for new commercial projects and provided that any new development is consistent with the size restrictions on commercial buildings, design guidelines and with access management principles and the Comprehensive Plan's "best management practices."

Commercial

Areas designated for Commercial use are intended for retail, office, service and other compatible uses. In the Town outside the Village, buildings that house retail uses should be

limited in size to less than 40,000 sq. ft. of gross floor area. These areas are located along the west side of Route 15A north of the Village, along the north side of Route 5 & 20 at Heath Markham Road and along the north side of Route 5 & 20 immediately west of the Village.

In the Village's central business district, buildings that house retail uses should be not exceed 13,000 sq. ft. of gross floor area. These areas are proposed for the Village's downtown business district, along Lake Avenue in the southern part of the Village and at the sites of existing small-scale commercial development in the Town.

Quarry

The area designated for Quarry use is intended to accommodate the continuation of an existing mining operation.

Agricultural/ Residential

Areas designated for Agricultural/ Residential uses are intended for continued agricultural uses as well as low densities of residential development. Agriculture should be considered the preferred use within designated Agricultural Districts. Residential development should be designed so as to present minimal impacts to the continuation of farming.

The density of residential development is intended to remain at one dwelling per 2.5 acres of land. Cluster development provisions should be utilized to allow housing development on smaller lots provided that the overall density of a new subdivision does not exceed one house per 2.5 acres. Conservation easements or other protection techniques should be required to ensure that undeveloped land remains open.

Zoning provisions that require even lower densities may be appropriate in conjunction with the Town's efforts to preserve agricultural land. For example, "sliding scale" zoning provisions limit the number of development lots that may be divided from a large parcel. The establishment of such agricultural protection zoning techniques should be preceded by a cooperative process involving the agricultural community and large landowners in the Town.

Residential

Most of the Village is designated for Single Family Residential. Land along Main Street and north of the central business district is designated Medium Density Residential. Land in the northwest part of the Village, including existing apartment complexes, are designated Higher Density Residential.

Most of the Town outside the Village is designated Agricultural/ Residential (see description above.) Areas of the Town designated Residential include areas where smaller-lot residential development is presently concentrated, including the hamlets of West Bloomfield and South Lima. Areas adjacent to the Village are also designated Residential to accommodate the

potential extension of residential development patterns from the Village into adjoining areas of the Town.

Public/ Community Services

Land designated for Public/ Community Services is expected to remain in public or community service use for the next 10-20 years. These lands include cemeteries, government buildings, churches and parks.

Land Conservation

Land Conservation areas include sensitive natural areas such as wetlands, stream corridors, steep slopes and areas that are prone to flooding. Development within such areas should be prohibited or allowed with special conditions that preserve the natural features of the land. Techniques to ensure protection of these resources include environmental protection overlay zones (EPODS).

IMPLEMENTATION STRATEGY

Implementation of the Comprehensive Plan is intended to be accomplished over a period of 5 to 10 years. Responsible entities include the Town and Village Boards, the Town and Village Planning Boards, and appointed officials.

The Town should consider appointing a Conservation Advisory Council to prepare the recommended open space inventory and to advise the Town regarding farmland preservation, parks and recreation, environmental conservation, and green energy.

Revisions to the Town and Village zoning regulations should address recommendations relating to farmland protection, use of land for residential, commercial and industrial purposes, design standards, access management and environmental protection. The Town should consider establishing Environmental Protection Overlay Districts (EPODs) to protect sensitive natural areas such as flood zones, wetlands, woodlots, and stream corridors, either in addition to or as an alternative to the existing Land Conservation zoning district.

Capital budgeting should address the need for continued maintenance and future expansion of the Town and Village infrastructure.

The following Summary of Recommended Actions identifies the responsible entities, timeframe, estimated cost and potential funding sources for each of the recommended actions.

SUMMARY OF RECOMMENDED ACTIONS

NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION (NR)

A. Erosion, Sedimentation, and Stormwater Runoff

1. Incorporate effective erosion and stormwater management provisions into the review of proposed subdivisions and site plans. Require provisions for soil erosion and sediment control before granting building permits and before permitting topsoil to be removed.

Responsibility:	Town Board; Village Board; Planning Boards
Priority:	Immediate (within one year); Ongoing
Estimated Cost:	Included in zoning revisions and development review procedures
Potential Funding Sources:	NYS Quality Communities grant; Developer fees

2. Utilize the State Environmental Quality Review (SEQR) process to ensure that the potential for erosion and sedimentation from new development is adequately addressed.

Responsibility:	Town Board; Village Board; Planning Boards; Zoning Boards of Appeal
Priority:	Ongoing
Estimated Cost:	Included in development review procedures
Potential Funding Sources:	Developer fees

3. Continue to authorize the Planning Boards to seek professional engineering advice when reviewing site plans with a significant potential for increased stormwater runoff.

Responsibility:	Town Board; Village Board; Planning Boards; Zoning Boards of Appeals
Priority:	Ongoing
Estimated Cost:	Included in development review procedures
Potential Funding Sources:	Developer fees

B. Wetlands, Stream Corridors and Flood Hazard Zones

1. Revise zoning to provide additional protection to the land around State regulated wetlands and the flood hazard zone along Honeoye Creek.

Responsibility:	Town Board; Village Board; Planning Boards
Priority:	Immediate (within one year)
Estimated Cost:	Included in zoning revisions
Potential Funding Sources:	NYS Quality Communities grant

2. When proposed subdivisions include smaller wetland areas, the Planning Boards should require designs which will protect the wetland permanently in its natural state. Utilize the State Environmental Quality Review (SEQR) process to address the potential effect of development on parcels which include wetlands.

Responsibility:	Town Board; Village Board; Planning Boards
Priority:	Ongoing
Estimated Cost:	Included in development review procedures
Potential Funding Sources:	Developer fees

3. Incorporate buffer requirements into Town and Village zoning laws to limit building within stream corridors. For example, in areas serviced by sewers, restrict new construction within 50 feet of the 10 year high water average for each stream. In areas not serviced by sewers, no new construction should be allowed within 150 feet of the 10 year high water average for each stream.

Responsibility:	Town Board; Village Board
Priority:	Immediate (within one year)
Estimated Cost:	Included in zoning revisions
Potential Funding Sources:	NYS Quality Communities grant

4. Revise zoning to provide additional protection to areas surrounding steep ravines.

Responsibility:	Town Board; Village Board
Priority:	Immediate (within one year); Ongoing
Estimated Cost:	Included in zoning revisions
Potential Funding Sources:	NYS Quality Communities grant

C. Woodlands

1. Revise zoning regulations to require developers to retain or replace as many trees as possible within subdivisions that involve wooded areas. Ownership of the woodland could remain with one owner or divided among several. An easement or deed restriction should prohibit future development and limit the cutting of trees to reasonable woodland management.

Responsibility:	Town Board; Village Board
Priority:	Immediate (within one year); Ongoing
Estimated Cost:	Included in zoning revisions; Development review procedures
Potential Funding Sources:	NYS Quality Communities grant; Developer fees

2. Revise zoning and/or subdivision regulations to require street trees in new subdivisions.

Responsibility:	Town Board; Village Board; Planning Boards
Priority:	Immediate (within one year); Ongoing
Estimated Cost:	Included in zoning revisions, development review procedures
Potential Funding Sources:	NYS Quality Communities grant; Developer fees

D. Groundwater

1. Utilize site plan review standards and the State Environmental Quality Review (SEQR) process to prevent groundwater contamination and over use. Standards must conform with State chemical storage regulations.

Responsibility:	Town Board; Village Board; Planning Boards
Priority:	Ongoing
Estimated Cost:	Part of development review procedures
Potential Funding Sources:	Developer fees

2. To assure an adequate water supply for all, the Town should take measures to limit the amount of pumping by commercial and industrial operations.

Responsibility:	Town Board; Village Board; NYS regulatory agencies
Priority:	Short-term (1-2 years); Ongoing
Estimated Cost:	To be determined
Potential Funding Sources:	To be determined

E. Public Access to Streams and Ponds

1. The Village should consider acquisition of land along the ravine south of Main Street for development as a walking trail. Liability issues should be investigated thoroughly before undertaking such an acquisition and development.

Responsibility:	Village Board
Priority:	Medium Term (3-5 years)
Estimated Cost:	To be determined
Potential Funding Sources:	To be determined

2. The Town and Village should consider developing "linear parks" along Spring Brook and Honeoye Creek.

Responsibility:	Town Board; Village Board
Priority:	Medium Term (3-5 years)
Estimated Cost:	To be determined
Potential Funding Sources:	Town/ Village budgets; Developer contributions

F. **Non-Essential Use of Pesticides**

1. The Town and Village should provide information to residents about alternatives to pesticide use in lawn care.

Responsibility:	Town Board; Village Board
Priority:	Short- Term (1-2 years); Ongoing
Estimated Cost:	Minimal
Potential Funding Sources:	Town/ Village budgets

G. Soil Suitability

1. Continue to require percolation ("perc") tests before granting building permits where public sewers are not available.

Responsibility:	Town Board
Priority:	Ongoing
Estimated Cost:	Included in development review procedures
Potential Funding Sources:	Developer fees

H. Quarries

1. Continue to permit mining in the northwest corner of Lima, within the area in which it is already permitted by zoning. The amount of land zoned for quarry use should not be extended.

Responsibility:	Town Board
Priority:	Immediate (within one year); Ongoing
Estimated Cost:	Included in zoning revisions and development review procedures
Potential Funding Sources:	NYS Quality Communities grant; Developer fees

2. Work with the NYS Department of Environmental Conservation (NYS DEC) during the permit renewal process to ensure sensitive mining operations and proper mined land reclamation.

Responsibility:	Town Board
Priority:	Ongoing
Estimated Cost:	To be determined
Potential Funding Sources:	Town budget

3. Discourage intensive land uses, particularly residential, on land adjoining the quarry.

Responsibility:	Town Board
Priority:	Immediate (within one year); Ongoing
Estimated Cost:	Included in zoning revisions
Potential Funding Sources:	NYS Quality Communities grant

I. Green Energy

1. Establish a joint Green Energy Committee to assist and guide the Town and Village in investigating the feasibility of utilizing alternate environmentally friendly energy sources. The Committee's tasks may include:

    - Provide assistance in securing grants for the study and feasibility of the utilization of alternate energy sources.
    - Help understand the feasibility and cost of using alternate energy resources.
    - Recommend regulations which will govern the usage and location of such energy resources.

Responsibility:	Town Board
Priority:	Immediate (within one year); Ongoing
Estimated Cost:	Minimal
Potential Funding Sources:	Town budget

AGRICULTURE (AG)

1. Support the continuation of the established agricultural districts and encourage farmland owners to apply for use-value assessments.

Responsibility:	Town Board
Priority:	Ongoing
Estimated Cost:	Minimal
Potential Funding Sources:	Town budget

2. Amend site plan review and subdivision standards to require an effective buffer between active agricultural land and new commercial, industrial or residential uses. The standards should include guidelines regarding the size (recommended to be 100 feet) and composition of the buffer. The placement of buildings within the buffer should be restricted, although parking may be permitted within the buffer.

Responsibility:	Town Board; Village Board; Planning Boards
Priority:	Immediate (within one year); Ongoing
Estimated Cost:	Included in zoning revisions and development review procedures
Potential Funding Sources:	NYS Quality Communities grant; Developer fees

3. Utilize Agricultural Data Statements to evaluate the potential impacts on agriculture when request(s) for rezoning areas of prime agricultural soils are received.

Responsibility:	Town Board; Town Planning Board
Priority:	Ongoing
Estimated Cost:	Part of development review procedures
Potential Funding Sources:	Developer fees

4. Form a farmland protection committee charged with maintaining agricultural land resources and promoting farm operations within the Town. This committee would research and recommend the best lands to be preserved and develop strategies to accomplish this goal. These strategies may include:

    - Voluntary conservation easements - legal documents in which a landowner does not relinquish ownership but agrees to permanently give or sell certain uses of his or her property to preserve its natural condition,

    - Purchase of development rights using grant funding - payment by a municipality to a landowner for restricting the future non-agricultural development of the land.

    - Outright purchase of land. This is not intended to recommend purchase of land by eminent domain.

Responsibility:	Town Board
Priority:	Immediate (within one year)
Estimated Cost:	Minimal
Potential Funding Sources:	Town budget

5. Prepare a local Farmland Protection Plan consistent with the Livingston County Farmland Protection Plan that was developed by the Farmland Protection Board.

Responsibility:	Town Board
Priority:	Immediate (within one year)
Estimated Cost:	$25,000
Potential Funding Sources:	NYS grant for preparation of local agricultural preservation plan

6. Support New York State's "Right-to-Farm Laws" which protect farmers from suits brought by persons unaccustomed to farming activities. (See New York State Consolidated Laws, Agriculture & Markets, Article 25-AA Section 308)

Responsibility:	Town Board; Farmland Protection Committee
Priority:	Ongoing
Estimated Cost:	Minimal
Potential Funding Sources:	Town budget

OPEN SPACE (OS)

1. Establish an advisory committee to identify and inventory Lima's open space needs and resources and develop criteria for open space preservation.

Responsibility:	Town Board
Priority:	Short-term (1-2 years)
Estimated Cost:	To be determined
Potential Funding Sources:	Town budget

2. Encourage the use of a variety of strategies for preservation, protection and expansion of open space resources, including:
   - Voluntary conservation easements
   - Voluntary transfer of development rights
   - Purchase of development rights (Not intended to recommend purchase of land by eminent domain)

Responsibility:	Town Board; Open Space Advisory Committee
Priority:	Short-term (1-2 years); Ongoing
Estimated Cost:	To be determined
Potential Funding Sources:	Town budget; EPF grants

3. Work with adjacent communities on land preservation strategies as some parcels extend beyond municipal boundaries.

Responsibility:	Town Board; Open Space Advisory Committee
Priority:	Short-term (1-2 years); Ongoing
Estimated Cost:	To be determined
Potential Funding Sources:	Town budget

4. As resources become available, implement the park/recreation master plan for the Town and Village to meet the recreational needs identified by the Park Commission, to guide further recreational development and investment and to serve as a basis for applications for state parks grants:
   - Expand Mark Tubbs Park as resources become available.
   - Explore the acquisition and development of the abandoned railroad bed between Lima and Honeoye Falls as a multi-use trail with a possible spur to Mark Tubbs Park.
   - Explore the use of the Seven-Bridges area for recreational purposes, in conjunction with the Town of West Bloomfield and the City of Rochester

- Link neighborhoods to parks and open spaces and the commercial core by trails and/or sidewalks where feasible.

Responsibility:	Village Board; Open Space Advisory Committee
Priority:	Short-term (1-2 years) – Long-term (5-10 years)
Estimated Cost:	To be determined
Potential Funding Sources:	Village budget; grants

5. Protect South Lima muckland as a natural resource and work with landowners should they wish to restore the land as a wetland.

Responsibility:	Town Board; Open Space Advisory Committee
Priority:	Medium-term (1-2 years); Ongoing
Estimated Cost:	To be determined
Potential Funding Sources:	Town budget

6. Encourage the use of vacant commercial buildings before granting permission to undertake new construction to minimize sprawl.

Responsibility:	Town Board; Village Board; Planning Boards; Zoning Boards of Appeals
Priority:	Ongoing
Estimated Cost:	Part of development review procedures
Potential Funding Sources:	Town, Village budgets

7. Review and update subdivision regulations to include provisions for street trees, pedestrian connections (trails and sidewalks where appropriate), pocket parks, "forever wild" areas, etc.

Responsibility:	Town Board; Village Board; Planning Boards
Priority:	Short-term (1-2 years); Ongoing
Estimated Cost:	To be determined
Potential Funding Sources:	Town/ Village budgets; grants

8. Encourage preservation by the Archeological Conservancy of archeologically significant lands.

Responsibility:	Town Board; Village Board
Priority:	Ongoing
Estimated Cost:	To be determined
Potential Funding Sources:	To be determined

9. Conduct a visual assessment and prepare a list of important scenic vistas and scenic corridors for the Village and Town which can aid SEQRA review.

Responsibility:	Town Board; Village Board; Open Space Advisory Committee
Priority:	Short-term (1-2 years);
Estimated Cost:	To be determined
Potential Funding Sources:	To be determined

10. Work with other communities to continue to explore scenic byway status for Routes 5&20.

Responsibility:	Town Board; Village Board; Open Space Advisory Committee
Priority:	Medium-term (3-5 years)
Estimated Cost:	To be determined
Potential Funding Sources:	To be determined

11. Consult with the NYS DEC to determine if there are any areas identified as containing rare, threatened, or endangered species which should be added to consideration for open space preservation.

Responsibility:	Town Board; Village Board; Open Space Advisory Committee
Priority:	Short-term (1-2 years); Ongoing
Estimated Cost:	To be determined
Potential Funding Sources:	To be determined

HISTORIC RESOURCES (HR)

A. Historic Resources

1. Encourage homeowners to retain and maintain, wherever possible, buildings listed in the National Register and other historically and architecturally significant buildings in Lima that contribute to the character of the community.

Responsibility:	Town Board; Village Board; Historic Preservation Commission
Priority:	Ongoing
Estimated Cost:	Minimal
Potential Funding Sources:	Town, Village budgets

2. Consider the historic character of the Village crossroads area in the design and construction of public improvements.

Responsibility:	Town Board; Village Board; Historic Preservation Commission
Priority:	Ongoing
Estimated Cost:	Minimal
Potential Funding Sources:	Town, Village budgets

3. Create a Joint Historic Preservation Commission to advise and assist the Town and Village planning boards in matters pertaining to historic preservation, including visual appearance of the historic Crossroads area. The Joint Historic Preservation Commission should consist of five members appointed in staggered terms by the Village and Town boards. Individuals appointed to serve on the Commission must be residents of Lima, ideally representing each of the four election districts, and have an interest in historic preservation and in developing a working knowledge of applicable state and local preservation laws. The responsibility of the Historic Preservation Commission should be to:

    - provide assistance in securing grants that might contribute to the reuse and preservation of historic structures in the community and encourage the adaptive reuse of historic buildings when feasible;
    - help identify and research buildings and sites of historic importance in the Village and Town, and, where appropriate, assist individuals in making nominations to the State and National Registers of Historic Places;
    - sponsor educational materials that promote an understanding and appreciation of preserving the traditional character of Lima.

Responsibility:	Town Board; Village Board
Priority:	Immediate (within one year)
Estimated Cost:	Minimal
Potential Funding Sources:	Town, Village budgets

4. Continue to utilize the State Environmental Quality Review process to ensure consideration of historic resources during reviews of site plan, special permit, and rezoning applications.

Responsibility:	Town Board; Village Board; Planning Boards; Historic Preservation Commission
Priority:	Ongoing
Estimated Cost:	Part of development review procedures
Potential Funding Sources:	Town, Village budgets; Developer fees

B. Archaeological Resources

1. Recognize archaeologically significant sites in Lima as an irreplaceable resource. If at all possible, encourage the preparation of development plans which avoid these sensitive areas. If avoidance is impossible, require developers to conduct a systematic archaeological survey and retrieval of information prior to development.

Responsibility:	Town Board; Village Board; Planning Boards; Historic Preservation Commission
Priority:	Ongoing
Estimated Cost:	Part of development review procedures
Potential Funding Sources:	Town, Village budgets; Developer fees

2. Strictly enforce the requirements of the State Environmental Quality Review (SEQR) process in evaluating development proposals. Assist developers in meeting those requirements by notifying them, at the outset, of the steps involved in that process.

Responsibility:	Town Board; Village Board; Planning Boards; Historic Preservation Commission
Priority:	Ongoing
Estimated Cost:	Part of development review procedures
Potential Funding Sources:	Town, Village budgets; Developer fees

BUSINESS & ECONOMIC DEVELOPMENT (ED)

Light Industrial Development

1. Develop plans for the extension of utility infrastructure (sewer and water) in order to position Lima more favorably to attract development which is consistent with the principles and objectives of the Comprehensive Plan (see Best Practices).

Responsibility:	Town Board; Village Board
Priority:	Short-term (1-2 years)
Estimated Cost:	To be determined
Potential Funding Sources:	Town, Village budgets

2. Encourage the redevelopment of existing structures and facilities that are currently vacant or partially developed. Seek grant funding from New York State for businesses to renovate buildings for re-use for expansion or to support new development.

Responsibility:	Town Board; Village Board
Priority:	Ongoing
Estimated Cost:	To be determined
Potential Funding Sources:	Town, Village budgets

3. Seek funding to complete predevelopment record search and Phase IA/IB fact-findings for properties that are most suitable to attract development. If funding is not available for the Town to complete these investigations, require developers to complete appropriate investigations as part of the State Environmental Quality Review (SEQR) process.

Responsibility:	Town Board; Village Board; historic preservation commission; Planning Boards
Priority:	Ongoing
Estimated Cost:	To be determined
Potential Funding Sources:	Town, Village budgets; NYS grants

Commercial Development

1. Encourage local residents and businesses to patronize existing Lima businesses.

Responsibility:	Town Board; Village Board; business groups
Priority:	Ongoing
Estimated Cost:	To be determined
Potential Funding Sources:	Town, Village budgets; private organizations

2. Allow commercial businesses that pre-exist current zoning laws in the Town to continue to operate.

Responsibility:	Town Board; Village Board
Priority:	Ongoing
Estimated Cost:	Included in development review procedures
Potential Funding Sources:	Town, Village budgets

3. Prohibit spot zoning of all new commercial development.

Responsibility:	Town Board; Village Board
Priority:	Ongoing
Estimated Cost:	Included in development review procedures
Potential Funding Sources:	Town, Village budgets

4. Encourage the reuse of vacant commercial buildings located in existing business districts.

Responsibility:	Town Board; Village Board; business groups
Priority:	Ongoing
Estimated Cost:	To be determined
Potential Funding Sources:	Town, Village budgets; private organizations

5. Establish a mixed use zoning district that would allow light industrial, limited commercial or a mix of uses along the west side of Route 15A north of the Village and along the west side of 15A south within the Village. These new ventures should be located in compact settings, where practical, with new access roads consistent with transportation designs and appropriate management techniques.

Responsibility:	Town Board; Village Board; Planning Boards
Priority:	Immediate (within one year); Ongoing
Estimated Cost:	Included in zoning revisions and development review procedures
Potential Funding Sources:	NYS Quality Communities grant; Developer fees

6. Develop and adopt design and maintenance standards to ensure that commercial areas are pleasant, attractive and safe places.

Responsibility:	Town Board; Village Board; Planning Boards
Priority:	Immediate (within one year); Ongoing
Estimated Cost:	Included in zoning revisions and development review procedures
Potential Funding Sources:	NYS Quality Communities grant; Developer fees

7. Modify zoning to limit the maximum building sizes for retail/ commercial businesses at 13,000 square feet in the Village and 40,000 square feet in the Town outside the Village.

Responsibility:	Town Board; Village Board; Planning Boards
Priority:	Immediate (within one year)
Estimated Cost:	Included in zoning revisions
Potential Funding Sources:	NYS Quality Communities grant

8. Incorporate design standards into the updated zoning codes. Require all new construction to conform to new design standards.

   - Require commercial design to be visually attractive in a manner that harmonizes with surrounding landscapes and buildings. Develop parking to the side or rear, instead of the front, of all new structures.

Responsibility:	Town Board; Village Board; Planning Boards
Priority:	Immediate (within one year); Ongoing
Estimated Cost:	Included in zoning revisions and development review procedures
Potential Funding Sources:	NYS Quality Communities grant; Developer fees

9. Require landscaping, especially street trees, for all new or redeveloped projects. Require sidewalks when developments are within walking distance of residential developments.

Responsibility:	Town Board; Village Board; Planning Boards
Priority:	Immediate (within one year); Ongoing
Estimated Cost:	Included in zoning revisions and development review procedures
Potential Funding Sources:	Developer fees

10. Implement improvements to parking, sidewalks, lighting and landscaping.

- Seek Small Cities, transportation enhancement, or other historically related grants to finance these improvements.
- In the Village core, undertake improvements that enhance the quality of the area for pedestrians and that are consistent with the area's historic architecture. Provide adequate and convenient parking. Expand parking to the rear of commercial buildings.

Responsibility:	Town Board; Village Board; Village Dept. of Public Works
Priority:	Short-term (1-2 years) – Medium-term (3-5 years)
Estimated Cost:	To be determined
Potential Funding Sources:	State and Federal grants; Village budget

11. Encourage renovation of existing buildings as an alternative to demolition. Grants and local incentives should be used, if appropriate, to restore the historic character. The Town, Village, and the Historic Preservation Commission, once appointed, should seek funding sources.

Responsibility:	Town Board; Village Board; Village Dept. of Public Works
Priority:	Short-term (1-2 years) – Medium-term (3-5 years)
Estimated Cost:	To be determined
Potential Funding Sources:	State and federal grants; Village budget

12. Strictly enforce building and property maintenance codes in the Village and Town. Consider adopting more stringent local standards that would apply to the downtown business district.

Responsibility:	Enforcement Officers, with support of Town and Village Boards
Priority:	Ongoing
Estimated Cost:	Dependent on staffing levels
Potential Funding Sources:	Town and Village budgets

RESIDENTIAL DEVELOPMENT (RES)

1. Retain the 2.5 acre per dwelling density for the Town outside the Village, except for established areas of smaller lots where public water is available (hamlets of North Bloomfield and South Lima) and designated areas adjoining the Village in accordance with the Future Land Use Plan.

Responsibility:	Town Board; Village Board
Priority:	Immediate (within one year); Ongoing
Estimated Cost:	Included in zoning revisions and development review procedures
Potential Funding Sources:	NYS Quality Communities grant; Developer fees

2. Encourage or require "density averaging" for residential subdivisions. Revise zoning to accommodate flexibility in lot sizes while addressing resource conservation and access management. Require designs that preserve farmland, natural resources or open space in a manner that helps to retain Lima's rural character.

Responsibility:	Town Board; Village Board; Planning Boards
Priority:	Immediate (within one year); Ongoing
Estimated Cost:	Included in zoning revisions and development review procedures
Potential Funding Sources:	NYS Quality Communities grant; Developer fees

3. Establish and implement a phased plan to complete the installation of sidewalks on both sides of all existing streets within the Village. Priorities should include sidewalks that create links to existing sidewalks, improve safety and provide access to services and community facilities.

Responsibility:	Town Board; Village Board
Priority:	Short-term (1-2 years) (Planning); Medium-term (3-5 years) – Long-term (Implementation)
Estimated Cost:	To be determined
Potential Funding Sources:	State and federal grants; Town, Village budgets

4. Require sidewalks on both sides of streets, street lights and street trees in all new developments within and contiguous to the Village. Connecting trails should be encouraged.

Responsibility:	Town Board; Village Board; Planning Boards
Priority:	Ongoing
Estimated Cost:	Part of subdivision review
Potential Funding Sources:	Developer fees

5. Avoid dead end streets and cul-de-sacs in new subdivisions where possible

Responsibility:	Town Board; Village Board; Planning Boards
Priority:	Ongoing
Estimated Cost:	Part of subdivision review
Potential Funding Sources:	Developer fees

6. Encourage open spaces, trails and pathways to be maintained by a homeowners association or deeded to the municipality in any new subdivision in both the Village and the Town.

Responsibility:	Town Board; Village Board; Planning Boards
Priority:	Ongoing
Estimated Cost:	Part of subdivision review
Potential Funding Sources:	Developer fees

7. Permit manufactured homes only in existing manufactured home parks.

Responsibility:	Town Board; Village Board
Priority:	Immediate (within one year)
Estimated Cost:	Included in zoning revisions
Potential Funding Sources:	NYS Quality Communities grant

8. Establish design standards to ensure the compatibility of new residential design with that of Lima's existing housing styles. Stick buildings or modular buildings on fixed foundations are preferred.

Responsibility:	Town Board; Village Board; Planning Boards
Priority:	Immediate (within one year); Ongoing
Estimated Cost:	Included in zoning revisions, development review procedures
Potential Funding Sources:	NYS Quality Communities grant; Developer fees

9. State roads in the Village should have curbs and enclosed storm water drainage systems when reconstructed.

Responsibility:	Village Board; Village Dept. of Public Works; NYS Dept. of Transportation
Priority:	To be determined based on NYS reconstruction schedule
Estimated Cost:	To be determined
Potential Funding Sources:	NYS DOT; Village budget

10. Where practical, bury existing electric, cable, telephone, and other infrastructure in conjunction with major street and highway reconstruction and with all new development.

Responsibility:	Town Board; Village Board; Planning Boards
Priority:	To be determined based on road reconstruction schedules and development proposals
Estimated Cost:	To be determined
Potential Funding Sources:	NYS DOT; Town and Village budgets; developers

11. Encourage the development of senior housing in the Village.

Responsibility:	Village Board; Planning Boards; housing development organizations
Priority:	Medium-term; Ongoing
Estimated Cost:	To be determined
Potential Funding Sources:	Developers; State and federal grants

INFRASTRUCTURE (IN)

1. Continue to identify and eliminate sources of inflow and infiltration into the sanitary sewer system.

Responsibility:	Village Dept. of Public Works
Priority:	Ongoing
Estimated Cost:	To be determined
Potential Funding Sources:	Small Cities, other grants; Village budget

2. Prepare and implement a long-range plan to expand the wastewater treatment plant and to extend sanitary sewer service into additional areas, particularly to accommodate economic development.

Responsibility:	Town Board; Village Board; Village Dept. of Public Works; Livingston County Dept. of Economic Development
Priority:	Short-term (1-2 years): Preparation Long-term (5-10 years): Implementation
Estimated Cost:	To be determined
Potential Funding Sources:	Small Cities, other grants; Village budget

3. As resources become available, install drainage improvements to alleviate flooding along portions of Heath-Markham and Dalton Road and the southern end of Pond Road in the Town outside the Village and along Eastwood Circle in the Village.

Responsibility:	Town Board; Village Board; Village Dept. of Public Works; Town Highway Superintendent
Priority:	Short-term (1-2 years) – Medium-term (3-5 years)
Estimated Cost:	To be determined
Potential Funding Sources:	Small Cities, other grants; Village budget; Town Highway budget

4. Establish and implement a capital improvement program to replace deteriorated and undersized water mains and sanitary sewer mains.

Responsibility:	Town Board; Village Board; Village Dept. of Public Works; Town Highway Superintendent
Priority:	Short-term (1-2 years): (Preparation) Medium-Long-term (3-10 years): Implementation
Estimated Cost:	To be determined
Potential Funding Sources:	Small Cities, other grants; Village budget; Town water districts

TRAFFIC AND TRANSPORTATION (TR)

1. Incorporate suitable transportation planning, facility design and access management guidelines into the Town's and Village's zoning and subdivision regulations and design standards.

Responsibility:	Town Board; Village Board; Planning Boards
Priority:	Immediate (within one year)
Estimated Cost:	Included in zoning revisions
Potential Funding Sources:	NYS Quality Communities grant; Developer fees

GOVERNMENT AND COMMUNITY SERVICES (CS)

1. As resources become available, acquire additional land as needed for the Village of Lima Department of Public Works.

Responsibility:	Town Board; Village Board; Village Dept. of Public Works
Priority:	Short-term (1-2 years) – Medium-term (3-5 years)
Estimated Cost:	To be determined
Potential Funding Sources:	State grants; Village budget

2. Cooperate with other entities to share services, supplies and facilities where such cooperation would reduce the cost and/or improve the quality of service.

Responsibility:	Town Board; Village Board; Village Dept. of Public Works
Priority:	Ongoing
Estimated Cost:	To be determined
Potential Funding Sources:	State grants; Village budget; Town budget

3. Implement the recommendations in the Tubbs Memorial Master Plan as resources become available.

Responsibility:	Town Board; Village Board; Village Dept. of Public Works
Priority:	Short-term (1-2 years) – Medium-term (3-5 years)
Estimated Cost:	To be determined
Potential Funding Sources:	State EPF grants; Village budget; Town budget; private contributions

LAND USE (LU)

1. Revise zoning to be consistent with the land use categories in the Future Land Use Maps.

Responsibility:	Town Board; Village Board
Priority:	Immediate (within one year); Ongoing
Estimated Cost:	Included in zoning revisions and development review procedures
Potential Funding Sources:	NYS Quality Communities grant

Summary of Recommended Actions by Time Frame

On-going

NR.A.2 Utilize the State Environmental Quality Review (SEQR) process to ensure that the potential for erosion and sedimentation from new development is adequately addressed.

NR.A.3 Continue to authorize the Planning Boards to seek professional engineering advice when reviewing site plans with a significant potential for increased stormwater runoff.

NR.B.2 When proposed subdivisions include smaller wetland areas, the Planning Boards should require designs which will protect the wetland permanently in its natural state. Utilize the State Environmental Quality Review (SEQR) process to address the potential effect of development on parcels which include wetlands.

NR.B-2**.** When proposed subdivisions include smaller wetland areas, the Planning Boards should require designs which will protect the wetland permanently in its natural state. Utilize the State Environmental Quality Review (SEQR) process to address the potential effect of development on parcels which include wetlands.

NR.D.1 Utilize site plan review standards and the State Environmental Quality Review (SEQR) process to prevent groundwater contamination and over use. Standards must conform with State chemical storage regulations.

NR.G.1 Continue to require percolation ("perc") tests before granting building permits where public sewers are not available.

NR.H.2 Work with the NYS Department of Environmental Conservation (NYS DEC) during the permit renewal process to ensure sensitive mining operations and proper mined land reclamation.

AG-1 Support the continuation of the established agricultural districts and encourage farmland owners to apply for use-value assessments.

AG-3 Utilize Agricultural Data Statements to evaluate the potential impacts on agriculture when request(s) for rezoning areas of prime agricultural soils are received.

AG-6 Support New York State's "Right-to-Farm Laws" which protect farmers from suits brought by persons unaccustomed to farming activities. (See New York State Consolidated Laws, Agriculture & Markets, Article 25-AA Section 308)

OS-6 Encourage the use of vacant commercial buildings before granting permission to undertake new construction to minimize sprawl.

OS-8 Encourage preservation by the Archeological Conservancy of archeologically significant lands.

HR-1 Encourage homeowners to retain and maintain, wherever possible, buildings listed in the National Register and other historically and architecturally significant buildings in Lima that contribute to the character of the community.

HR-2 Consider the historic character of the Village crossroads area in the design and construction of public improvements.

HR-A.4 Continue to utilize the State Environmental Quality Review process to ensure consideration of historic resources during reviews of site plan, special permit, and rezoning applications.

HR-B.1 Recognize archaeologically significant sites in Lima as an irreplaceable resource. If at all possible, encourage the preparation of development plans which avoid these sensitive areas. If avoidance is impossible, require developers to conduct a systematic archaeological survey and retrieval of information prior to development.

HR-B.2 Strictly enforce the requirements of the State Environmental Quality Review (SEQR) process in evaluating development proposals. Assist developers in meeting those requirements by notifying them, at the outset, of the steps involved in that process.

ED-A.2 Encourage the redevelopment of existing structures and facilities that are currently vacant or partially developed. Seek grant funding from New York State for businesses to renovate buildings for re-use for expansion or to support new development.

ED-A.3 Seek funding to complete predevelopment record search and Phase IA/IB fact-findings for properties that are most suitable to attract development. If funding is not available for the Town to complete these investigations, require developers to complete appropriate investigations as part of the State Environmental Quality Review (SEQR) process.

ED-B.1 Encourage local residents and businesses to patronize existing Lima businesses.

ED-B.2 Allow commercial businesses that pre-exist current zoning laws in the Town to continue to operate.

ED-B.3 Prohibit spot zoning of all new commercial development.

ED-B.4 Encourage the reuse of vacant commercial buildings located in existing business districts.

ED-B.12 Strictly enforce building and property maintenance codes in the Village and Town. Consider adopting more stringent local standards that would apply to the downtown business district.

RES-4 Require sidewalks on both sides of streets, street lights and street trees in all new developments within and contiguous to the Village. Connecting trails should be encouraged.

RES-5 Avoid dead end streets and cul-de-sacs in new subdivisions where possible

RES-6 Encourage open spaces, trails and pathways to be maintained by a homeowners association or deeded to the municipality in any new subdivision in both the Village and the Town.

IN-1 Continue to identify and eliminate sources of inflow and infiltration into the sanitary sewer system.

CS-2 Cooperate with other entities to share services, supplies and facilities where such cooperation would reduce the cost and/or improve the quality of service.

Immediate (within one year)

NR.A.1 Incorporate effective erosion and stormwater management provisions into the review of proposed subdivisions and site plans. Require provisions for soil erosion and sediment control before granting building permits and before permitting topsoil to be removed.

NR.B.1 Revise zoning to provide additional protection to the land around State regulated wetlands and the flood hazard zone along Honeoye Creek.

NR.B.3 Incorporate buffer requirements into Town and Village zoning laws to limit building within stream corridors. For example, in areas serviced by sewers, restrict new construction within 50 feet of the 10 year high water average for each stream. In areas not serviced by sewers, no new construction should be allowed within 150 feet of the 10 year high water average for each stream.

NR.B.4 Revise zoning to provide additional protection to areas surrounding steep ravines.

NR.C.1 Revise zoning regulations to require developers to retain or replace as many trees as possible within subdivisions that involve wooded areas. Ownership of the woodland could remain with one owner or divided among several. An easement or deed restriction should prohibit future development and limit the cutting of trees to reasonable woodland management.

NR.C.2 Revise zoning and/or subdivision regulations to require street trees in new subdivisions.

NR.H.1 Continue to permit mining in the northwest corner of Lima, within the area in which it is already permitted by zoning. The amount of land zoned for quarry use should not be extended.

NR.H.3 Discourage intensive land uses, particularly residential, on land adjoining the quarry.

NR.I.1 Establish a joint Green Energy Committee to assist and guide the Town and Village in investigating the feasibility of utilizing alternate environmentally friendly energy sources.

AG-2 Amend site plan review and subdivision standards to require an effective buffer between active agricultural land and new commercial, industrial or residential uses. The standards should include guidelines regarding the size (recommended to be 100 feet) and composition of the buffer. The placement of buildings within the buffer should be restricted, although parking may be permitted within the buffer.

AG-4 Form a farmland protection committee charged with maintaining agricultural land resources and promoting farm operations within the Town. This committee would research and recommend the best lands to be preserved and develop strategies to accomplish this goal.

AG-5 Prepare a local Farmland Protection Plan consistent with the Livingston County Farmland Protection Plan that was developed by the Farmland Protection Board.

HR-3 Create a Joint Historic Preservation Commission to advise and assist the Town and Village planning boards in matters pertaining to historic preservation, including visual appearance of the historic Crossroads area.

ED-B.5 Establish a mixed use zoning district that would allow light industrial, limited commercial or a mix of uses along the west side of Route 15A north of the Village and along the west side of 15A south within the Village. These new ventures should be located in compact settings, where practical, with new access roads consistent with transportation designs and appropriate management techniques.

ED-B.6 Develop and adopt design and maintenance standards to ensure that commercial areas are pleasant, attractive and safe places.

ED-B.7 Modify zoning to limit the maximum building sizes for retail/ commercial businesses at 13,000 square feet in the Village and 40,000 square feet in the Town outside the Village.

ED-B.8 Incorporate design standards into the updated zoning codes. Require all new construction to conform to new design standards.

ED-B.9 Require landscaping, especially street trees, for all new or redeveloped projects. Require sidewalks when developments are within walking distance of residential developments.

RES-1 Retain the 2.5 acre per dwelling density for the Town outside the Village, except for established areas of smaller lots where public water is available (hamlets of North Bloomfield and South Lima) and designated areas adjoining the Village in accordance with the Future Land Use Plan.

RES-2 Encourage or require "density averaging" for residential subdivisions. Revise zoning to accommodate flexibility in lot sizes while addressing resource conservation and access management. Require designs that preserve farmland, natural resources or open space in a manner that helps to retain Lima's rural character.

RES-7 Permit manufactured homes only in existing manufactured home parks.

RES-8 Establish design standards to ensure the compatibility of new residential design with that of Lima's existing housing styles. Stick buildings or modular buildings on fixed foundations are preferred.

TR-1 Incorporate suitable transportation planning, facility design and access management guidelines into the Town's and Village's zoning and subdivision regulations and design standards.

LU-1 Revise zoning to be consistent with the land use categories in the Future Land Use Maps.

Short-term (1-2 years)

NR.D.2 To assure an adequate water supply for all, the Town should take measures to limit the amount of pumping by commercial and industrial operations.

NR.F.1 The Town and Village should provide information to residents about alternatives to pesticide use in lawn care.

OS-1 Establish an advisory committee to identify and inventory Lima's open space needs and resources and develop criteria for open space preservation.

OS-2 Encourage the use of a variety of strategies for preservation, protection and expansion of open space resources.

OS-3 Work with adjacent communities on land preservation strategies as some parcels extend beyond municipal boundaries.

OS-7 Review and update subdivision regulations to include provisions for street trees, pedestrian connections (trails and sidewalks where appropriate), pocket parks, "forever wild" areas, etc.

OS-9 Conduct a visual assessment and prepare a list of important scenic vistas and scenic corridors for the Village and Town which can aid SEQRA review.

OS-11 Consult with the NYS DEC to determine if there are any areas identified as containing rare, threatened, or endangered species which should be added to consideration for open space preservation.

ED-A.1 Develop plans for the extension of utility infrastructure (sewer and water) in order to position Lima more favorably to attract development which is consistent with the principles and objectives of the Comprehensive Plan (see Best Practices).

Medium-term (3-5 years)

NR.E.1 The Village should consider acquisition of land along the ravine south of Main Street for development as a walking trail. Liability issues should be investigated thoroughly before undertaking such an acquisition and development.

NR.E.2 The Town and Village should consider developing "linear parks" along Spring Brook and Honeoye Creek.

OS-5 Protect South Lima muckland as a natural resource and work with landowners should they wish to restore the land as a wetland.

OS-10 Work with other communities to continue to explore scenic byway status for Routes 5&20.

RES-11 Encourage the development of senior housing in the Village.

Short-term to Medium-term

ED-B.10 Implement improvements to parking, sidewalks, lighting and landscaping.

ED-B.11 Encourage renovation of existing buildings as an alternative to demolition. Grants and local incentives should be used, if appropriate, to restore the historic character. The Town, Village, and the Historic Preservation Commission, once appointed, should seek funding sources

IN-3 As resources become available, install drainage improvements to alleviate flooding along portions of Heath-Markham and Dalton Road and the southern end of Pond Road in the Town outside the Village and along Eastwood Circle in the Village.

CS-1 As resources become available, acquire additional land as needed for the Village of Lima Department of Public Works.

CS-3 Implement the recommendations in the Tubbs Memorial Master Plan as resources become available.

Short-term to Long-term

OS-4 As resources become available, implement the park/recreation master plan for the Town and Village to meet the recreational needs identified by the Park Commission, to guide further recreational development and investment and to serve as a basis for applications for state parks grants

RES-3 Establish and implement a phased plan to complete the installation of sidewalks on both sides of all existing streets within the Village. Priorities should include sidewalks that create links to existing sidewalks, improve safety and provide access to services and community facilities.

RES-9 State roads in the Village should have curbs and enclosed storm water drainage systems when reconstructed

RES-10 Where practical, bury existing electric, cable, telephone, and other infrastructure in conjunction with major street and highway reconstruction and with all new development.

IN-2 Prepare and implement a long-range plan to expand the wastewater treatment plant and to extend sanitary sewer service into additional areas, particularly to accommodate economic development.

IN-4 Establish and implement a capital improvement program to replace deteriorated and undersized water mains and sanitary sewer mains. (Implementation)

GLOSSARY

Access management policy - The policy that defines the planning, design, and implementation of land use and transportation strategies that control the flow of traffic between the road and surrounding land.

Access road - A secondary road, normally parallel to an existing main road that provides access to multiple parcels of land. An access road limits the number of driveways cut into a main road, thus managing the traffic flow in a safer manner.

Agricultural district - A legal designation provided to farmers for land that is actively used for agriculture. It provides certain tax exemptions for the farmer.

Campus like setting - Businesses arranged like a campus with one main road leading to a network of small roads and parking with sidewalks and trees interspersed throughout.

Commercial business - Businesses that normally provide goods or services to people. Examples include grocery stores, pharmacies, restaurants, barbers, etc.

Comprehensive plan - A blueprint for the future growth of a community. A comprehensive plan is the foundation for zoning laws within a municipality.

Conservation easement - A legal device in which a partial interest in property rights is transferred to preserve open space. The owner of the fee interest (the grantor of the easement) usually sells or donates the right to restrict certain activities such as development, filling of wetlands or cutting along water bodies, on a piece of property thus insuring that the property will remain in an undeveloped or open condition and be used for open space purposes.

Purchase of Development Rights (PDR) - The value of the PDR or development easement is the difference between the agricultural or open space value and the development value. For example, if the value of the land for agriculture is $2,000 per acre and the developer would pay $6,000 to buy the property for development, the value of the easement or development right would be $4,000. However, market forces will determine the ultimate value of the development right. PDR programs require that a governmental agency or land trust purchase the development rights to a particular property. The development rights on the piece of property are then "retired" through deed restriction.

Gateway - The entrance to a town or village, normally the major road(s) that carries people into a town or village. The gateways to a town or village are the first impression visitors receive of the town or village.

Incentive zoning - Allowing a variance in zoning practices in return for a monetary or other concession by the developer.

Infrastructure - The underlying physical structures that a town or village provides for its residents, such as, roads, water lines, sewer systems, etc.

Light industrial - Businesses, which manufacture a product utilizing minor operations.

Mixed-use - The combination of residential, commercial, and light industrial activities in the same general area.

Open space - Land, which is free of major improvements such as parks, streams, ball fields, woods, farms, etc.

Scenic corridor - Areas that that are used by residents for the express purpose of enjoying its beauty.

Scenic vista (view shed) - Areas that provide for views that are used by residents for the express purpose of enjoying its beauty.

SEQRA (State Environmental Quality Review Act) - A review process which helps municipalities assess the impact of proposed projects on the community and the environment.

Small cities grant - The New York State Small Cities Program provides community development grants to towns, villages and cities with a population under 50,000.

Spot zoning - Zoning of individual parcels on a case-by-case basis. Spot zoning can lead to very disjointed growth and can result in many legal challenges to a municipality.

REFERENCE MAPS

1. Town of Lima Elevation and Topography
2. Floodplain Hazards & Federal/ State Wetlands
3. Aquifers
4. Internal Soil Drainage
5. Land Use by Tax Parcel – Town of Lima
6. Land Use by Tax Parcel – Village of Lima
7. Agricultural District #2
8. Prime Agricultural Soils
9. Proposed Trails & Parks
10. Town of Lima Historic Sites
11. Town and Village of Lima Historic Sites
12. Existing Zoning – Village of Lima
13. Existing Zoning – Town of Lima
14. Water Lines – Village of Lima
15. Sewer Lines – Village of Lima
16. Road Map – Town of Lima
17. Road Map – Village of Lima
18. School Districts
19. Future Land Use – Town of Lima
20. Future Land Use – Village of Lima