



# SUSTAINABLE | Springwater

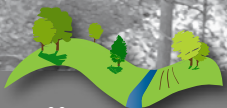


*Nurturing our culture & our economy while caring for our natural environment*





Reynold's Gull (also pictured on the cover)  
Looking east from Route 15A





# Acknowledgments

## TOWN BOARD

- Deborah Babbitt-Henry, Supervisor
- Larry Gnau
- Patricia Willsea
- Thomas Canute Jr.
- David Cotter

## PLAN STEERING COMMITTEE

- Carolyn Tinney, Chair
- Thomas Canute Jr.
- David Cotter
- Mike Dambra
- Rick Deschenes
- Sandy Deschenes
- Laurie Hill
- Sue Kemp-Conge
- Terry Lee Kuznicki
- Jackie LoFurno
- Kyle Mott
- Bob Radell
- Judy Tripp-Neu
- Larry Yoder

## MAPS PROVIDED BY:

Livingston County Planning Department

## PLAN PREPARED BY:

The Steinmetz Planning Group  
Ingalls Planning and Design



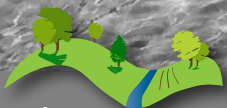
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View of Hemlock Lake from the Boat Launch accessed off of Route 15A in Springwater.





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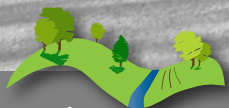
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Route 15 traveling eastward, just before the Hamlet of Springwater.





# Introduction

## WHAT IS A COMPREHENSIVE PLAN?

It's easiest to describe the context and purpose of a Comprehensive Plan by first outlining what it is not. A Comprehensive Plan is NOT law, strict land use regulations, or zoning. It does, however, help to inform and guide decision-makers when considering Town policies regarding municipal operations, community development and investment, land use impacts, and protection of environmental resources.

It is important to note that comprehensive plans are provided for by New York State Municipal Law. According to NYS Town Law Section 272-a, a Comprehensive Plan is defined as:

*“...the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the Town.”*

## WHY ADOPT A COMPREHENSIVE PLAN?

Comprehensive plans within New York State are important tools for communities looking to be proactive and practical about their future needs and opportunities. Although plans may vary in terms of focus and format, it is generally considered a formal statement by a municipality recognizing the desired vision and policies of its residents and stakeholders.

Currently the Town of Springwater possesses significant development potential, as well as ecological significance, given its extremely desirable location near Canadice, Hemlock, and Honeoye Lakes. NYS DEC manages about 1,000 acres of State-protected watershed land in and around the Town. The Town also boasts large tracts of woodlands, parks, trails, and historically-significant structures, which the community would like to see preserved.



*View of Cohocton windmills from the fields atop Coates Road.*

In response to recent development and land use pressures, including the potential siting of wind energy systems and gas and petroleum exploration within the Town, it was determined by the Town Board that the development of a Comprehensive Plan would be desirable to ensure future land use decisions are well-informed and sustainable. The Town applied for and received funding for this Plan through a New York State Energy Research and Development Authority (NYSERDA) grant program. The Livingston County Planning Department also provided in-kind services in the form of Steering Committee support, and data and mapping needs.

Springwater presently has no existing zoning districts or regulations in place. However, the Town does have some land use regulations in the form of local laws, including a lot size law, subdivision law, right-to-farm law, and law requiring regular inspection of rental properties, among others. This Plan will serve to strengthen the purpose of these laws and could inform consideration or drafting of additional land use regulations that would ensure development and investment reflects the needs and desires of the community.



## PLAN PURPOSE & INTENT

As previously stated the primary purpose of this Comprehensive Plan is to put Springwater's vision for its future on the record. Any development proposal or action, whether private or public, should take into consideration the Town's vision as expressed in this Plan, and be consistent with these stated priorities. It provides future investors with a better understanding of what the Town is likely to support and the types of actions that are preferred. It also provides the Town with greater leverage to influence planning activities and programs instituted by other governmental authorities, such as Livingston County or New York State agencies, who are required to take local plans into consideration.

This Plan is also intended to articulate the priorities and concerns of local residents and identify the most cherished aspects of living in Springwater. It establishes policies and objectives that reflect those priorities, and provides a set of recommendations and actions to help the Town achieve its vision.

*This marks the first ever Comprehensive Plan for the Town of Springwater! Utilization of the Plan moving forward will increase the Town's ability to obtain grant funding and strengthen the enforceability of any subsequent local policies or laws adopted by the Town.*

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

- ➔ **Grant Acquisitions:** *Federal and State funding is increasingly tied to a community's Comprehensive Plan. The projects and programs that have public support and are identified in the Plan are more likely to be successful in obtaining funding than those that are not.*
- ➔ **Land Development and Subdivision:** *A Comprehensive Plan can inform future regulatory changes in a municipality. Over time, regulatory tools such as local land use laws, design review, subdivision requirements and environmental protection overlay districts can serve to implement the recommendations of the Plan.*
- ➔ **Budgeting and Capital Improvement Planning:** *The Comprehensive Plan can be used as a tool during the development of a municipality's annual budget. The projects and programs contained in the Plan may be included in the budgeting process to ensure the community's priorities are being considered and addressed.*
- ➔ **Cultural and Economic Development Efforts:** *An increasing number of municipalities are beginning to undertake more non-traditional efforts to foster community vitality. Examples include the creation of arts and cultural venues or programming as well as economic development initiatives to reduce commercial vacancies. The need and support for such efforts is often determined through the comprehensive planning process and documented in the Plan itself.*





## PLANNING HORIZON

The planning horizon is defined by the length of time for which the Plan is considered relevant and representative of the Town. It may also quantify the length of time necessary to implement a majority of the Plan's recommendations. The planning horizon for this Comprehensive Plan is 16 years, or to the year 2032. This allows for information obtained in the 2030 Census to be included in the 2032 Comprehensive Plan Update. However, it is recommended that the Town also conduct an informal review of the demographic information contained in this document with the release of 2020 Census data, to ensure that its contents are still relevant and applicable.

## UTILIZATION OF THE PLAN

The Town of Springwater Comprehensive Plan was adopted by the Springwater Town Board on **XXXXXX**. It shall be the policy of the Town of Springwater to reference the Comprehensive Plan for all infrastructure projects and development proposals proposed by the Town and other governmental agencies. A copy of this Plan will be provided to county and state agencies as needed to assist with their future plans and projects in the Springwater area.

The Town will also utilize the information contained within this Plan as the foundation upon which to base future planning, policy, and local law decision. This document serves as one type of instrument to inform Town policy, and is not intended to take rights away from property owners and decision-makers. It is anticipated that some circumstances may warrant decisions or actions that deviate from the objectives of this Plan. However, in the event of such considerations, a sound argument and rationale should be presented that is as convincing as that presented in this Plan.

## ACRONYMS USED

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

ACS:	American Community Survey
AFT:	American Farmland Trust
CDBG:	Community Development Block Grant
CGC:	Cleaner Greener Communities
DEC:	Department of Environmental Conservation
DOT:	Department of Transportation
EPOD:	Environmental Protection Overlay District
LC:	Livingston County
LEED:	Leadership in Energy and Environmental Design
ND:	Neighborhood Development
NYS:	New York State
NYSERDA:	New York State Energy Research Development Agency
SEQRA:	State Environmental Quality Review Act
US:	United States
USACE:	United States Army Corps of Engineers



## PLANNING PROCESS

The planning process utilized to complete this Comprehensive Plan was overseen by the project's Steering Committee. The Steering Committee for the Plan consisted of Town residents, elected officials, Planning Board members, and local business operators as well as representation from Livingston County. These individuals volunteered their time and talents to undertake the noble task of drafting the Town's first ever Comprehensive Plan. The primary role of the Steering Committee was to provide a preliminary direction for the Plan and help draft and review documents throughout the process. The general timeline of key milestones associated with the planning process is provided below:

Town-wide Community Survey.....	April 2013
Kick-Off Meeting.....	March 2015
Community Workshop.....	May 2015
Vision and Goal Framework Draft.....	October 2015
Existing Conditions Report.....	April 2016
Character Areas Map Workshop.....	June 2016
Preliminary Plan.....	August 2016
Community Open House.....	TBD*
Draft Plan.....	TBD*
Public Hearing.....	TBD*
Plan Adoption.....	TBD*

\* Indicates Task Yet to be Completed

In the winter of 2014, the Town formalized its contract of services with the selected Consultant Team, consisting of Steinmetz Planning Group, Ingalls Planning and Design, and Clark Patterson Lee. The Consultant Team then began facilitating the ongoing Steering Committee meetings throughout the process.

## PUBLIC PARTICIPATION

In an effort to ensure that the most current vision and preferences of the population of the Town of Springwater were reflected in this Plan, a number of opportunities were provided to engage Town residents and stakeholders in the development of the Plan's focus and content. These opportunities included a Town-wide Survey, Community Workshop, and Stakeholder interviews. The following is a brief summary of the key points identified by the public in each public outreach effort. For a full summary of Community Workshop comments, Stakeholder Interview notes, and Town-wide Survey results see the Appendix.

### Community Workshop

On May 9, 2015, the Town of Springwater hosted a Community Workshop at the local Fire Station for residents to come learn more about the proposed Comprehensive Plan process and share their thoughts for the project. Attendees were given a brief presentation on the importance and benefits of comprehensive planning, as well as sustainability and smart growth primer for various principles that would be incorporated into the Plan. The following page includes a series of photos from the day at the Workshop.

While in a large group visual Community Preference Survey (CPS) was administered by the Consultant Team to determine the most desired land use and development patterns for the Town of Springwater. See pages 8 and 9 for a complete overview of the CPS process and results.

Following the CPS, attendees were divided into three groups for a more direct dialogue about the current issues and opportunities facing the Town of Springwater (see page 6). The groups also utilized aerial maps to indicate specific areas of interest or concern within the Town. This information was utilized to help guide the land use and character recommendations of this Plan.







Community Workshop Photos

## Community Workshop Issue & Opportunity Analysis

### Issues:

- 🗨 *Lack of communication and engagement resources*
- 🗨 *Lack of social gathering place*
- 🗨 *Poor conditions of properties and vacant houses*
- 🗨 *Separation of eastern hills, western hills, and hamlet residents*
- 🗨 *Sewer system failures and adequacy*
- 🗨 *High unemployment rates*
- 🗨 *Low-income levels; elderly on fixed incomes*
- 🗨 *High taxes (water, sewer, county)*
- 🗨 *Lack of local zoning regulations is a concern*

### Opportunities:

- 🗨 *Natural resources, forests, valley, nature, wildlife*
- 🗨 *Scenic beauty, peace and quiet*
- 🗨 *Lakes and water quality*
- 🗨 *Trails*
- 🗨 *Farmland*
- 🗨 *Community Supported Agriculture potential*
- 🗨 *Benefit to have no zoning regulations*
- 🗨 *Town-owned lot in Hamlet*
- 🗨 *Amish presence for goods and services*

### Stakeholder Interviews

In addition to the Town Survey and Community Workshop, a series of stakeholder interviews were conducted by the Consultant Team to better understand the issues and opportunities identified by the community at the Workshop. The individuals and organizations interviewed include:

- Deborah Babbitt-Henry, Supervisor
- Allen Henry, Code Enforcement Officer
- Ed Petraitis, Ed's Organics
- Doug & Don Walker, Walker Dairy Farm
- Norb & Wilma Buckley, Monkey Run Hop Farm
- Virginia Heckman, Resident
- Bob Conge, Resident

On the whole these interviews echoed the sentiments of the general public with regard to the strength of the area being its rural, scenic environment rich in natural resources. The residents also agreed that the lack of programming and recreational opportunities was limiting for seniors and children alike.

Many of the interviewees cited the loss of young people as a threat to the Town, since there are no recreational, entertainment, or employment opportunities for young adults in the area.

Additional concerns were raised about the potential impact of new development on local farmland. Agricultural operators cited a need for a 100 foot buffer requirement from edges of farmland, due to regulations for spreading manure and cultivating organic crops.





### Town-wide Survey

In April of 2013, prior to the start of Springwater's comprehensive planning process, the Town conducted a written community-wide survey. Over 250 residents participated in the survey, helping the Town to understand local opinion regarding future development opportunities, programming, policy, and services. Overall there was good representation of residents across the community, although a majority of respondents were 50 years of age or older (see graph at right). All but two respondents were permanent residents of the Town, while 95% indicated they were homeowners and 20% indicated they lived within the Hamlet. Half of the respondents represented residents of Springwater for 20 or more years, with nearly 30% being relatively new residents of 10 years or less. A summary of top responses to several survey questions are highlighted on this page. See the Appendix for a complete survey summary.

### TOP REASONS TO LIVE IN SPRINGWATER...

- Natural Resources
- Small-town Atmosphere
- Geographic Location

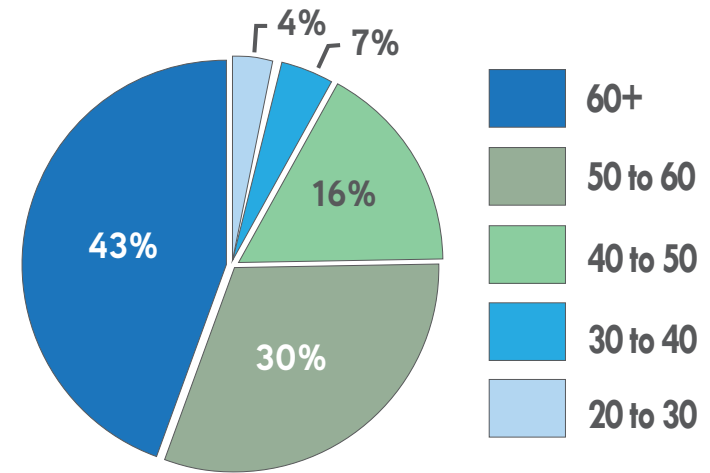
### TOP REASON TO LEAVE THE COMMUNITY... Taxes

### TOWN ASSETS WITH THE HIGHEST SATISFACTION RATES:

- Fire Protection
- Snow Removal
- Emergency Services

### TOWN ASSETS WITH THE LOWEST SATISFACTION RATES:

- Employment Opportunities
- Maintenance of Residential Properties
- Senior Services and Activities



*Distribution of Community Survey Respondents by Age (2013)*

### IN THE FUTURE, I WOULD LIKE SPRINGWATER TO:

- Encourage small business growth.
- Attract restaurant and recreation based businesses.
- Pursue light manufacturing developments (high tech; office/ service oriented).
- Create additional recreational programming.
- Expand sidewalks in Hamlets, add street lights and landscaping.
- Protect forests, woodlands, wetlands, and the overall rural character.
- Pursue home improvement grants.
- Enforce property maintenance.

# Community Preference Survey

## METHODOLOGY

A Community Preference Survey (CPS) is a visual exercise in which residents of a community are asked to rank a series of images depicting varying development styles, characters, and uses. Participants are encouraged to take the entire context of the image into consideration, including site layout, building size and scale, architectural treatments, signage, parking, landscaping, and screening. The specific brand, store, or restaurant shown in any one image is not to be considered for the purposes of scoring.

Participants are given remote voting pads to record their score for each image, rating them on a scale of 0 (least desirable for my community) to 9 (most desirable for my community). The images are chosen to include similar land uses in varying contexts as well as varying site and building treatments. Ultimately the ranking of images by participants results in a comprehensive overview of public opinion regarding community design and character.

## DESIGN VOCABULARY & CHARACTER

Based upon the CPS results, a general trend of preferences can be seen among the desirable images (average score of 6 or more) and undesirable images (average score of 4 or less). A summary of those trends and comparisons begins to formulate the community's preferred character and design vocabulary based on the comparison of the following elements with highly ranked versus lower ranked images.

- *Density of Residential Uses*
- *Height & Placement of Buildings*
- *Location & Screening of Parking*
- *Size & Location of Signage*
- *Architectural Detailing of Structures*
- *Community Character Depictions (e.g. rural, traditional, walkable, etc.)*

## THE CPS IN SPRINGWATER

Springwater's CPS was conducted at the Community Workshop held in May of 2015. Over 35 attendees participated, ultimately rating 45 different images. A complete summary of the Town's CPS scoring can be found in the Appendix.

Based on the results of the Town of Springwater CPS, a Character and Design Vocabulary Matrix (see next page) was created to demonstrate the preferred approach to community investment and revitalization. CPS Images with a score of 5 or less indicate design and character elements to be avoided, while those with a score of 6 or more include elements to be encouraged. It should be noted, however, that the CPS images are intended to be a general indication of preferences and not dictate image-specific design parameters.

## Highest Ranked Images by Springwater



Average Score: 8.52

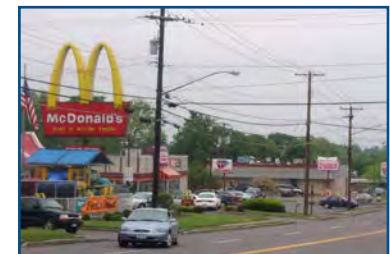


Average Score: 8.24

## Lowest Ranked Images by Springwater



Average Score: 1.17



Average Score: 1.31





**Character & Design Elements to be Avoided**  
(Average CPS Score of 5.00 or less)

**Character & Design Elements to be Encouraged**  
(Average CPS Score of 6.00 or more)

**RURAL  
CHARACTER**



**HAMLET  
CHARACTER**



**COMMERCIAL  
DEVELOPMENT**



**MULTI-UNIT  
DEVELOPMENT**







Hemlock-Canada State Forest Sign along Route 15A looking north.





# Community Profile Analysis

## INTRODUCTION

This section includes a summary of descriptive population, housing and economic trends and statistics for the Town of Springwater compared to that of Livingston County overall. These figures provide a snapshot of current conditions within the Town and Countywide based on the information available through the US Census Bureau. Where noted, this data has been compiled from the Decennial US Census and American Community Survey (ACS) estimates. The intent of this demographic summary is to provide a sound basis from which the Town may identify existing and potential issues, opportunities and threats with respect to its people, homes and economic environment.

## POPULATION TRENDS & PROJECTIONS

Figure 1 to the right is a table listing the population history for each town within Livingston County from 1970 to 2010. The population of Springwater has grown steadily since its brief decline in 2000 to an estimated 2,403 in 2013. Currently, Springwater is the 6th smallest town within Livingston County in terms of population. From 2000 to 2010, the population of Springwater grew by 5%, while the County grew by 2%.

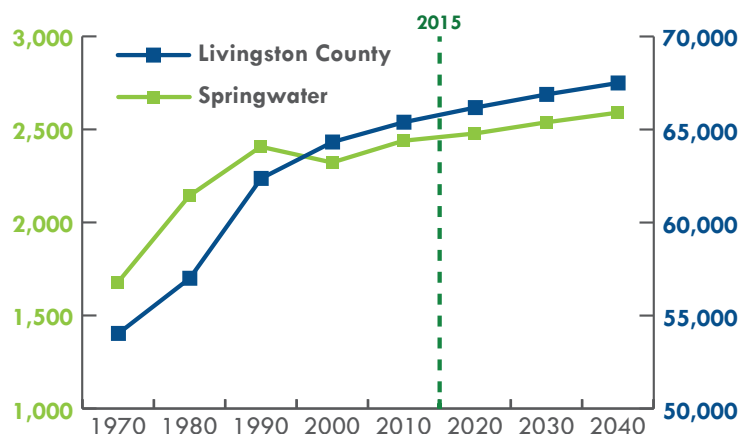


Figure 2: Town and County Population Projections (Genesee Finger Lakes Regional Planning Council)

Town	1970	1980	1990	2000	2010
Ossian	551	667	797	751	789
Portage	731	771	893	859	884
West Sparta	935	1,100	1,335	1,244	1,255
Sparta	1,157	1,458	1,578	1,627	1,624
Leicester	1,799	1,888	2,223	2,287	2,200
<b>Springwater</b>	<b>1,678</b>	<b>2,143</b>	<b>2,407</b>	<b>2,322</b>	<b>2,439</b>
Conesus	1,533	1,970	2,196	2,353	2,473
Nunda	2,574	2,969	2,931	3,017	3,064
Groveland	3,004	2,140	3,190	3,853	3,249
York	3,166	3,212	3,513	3,219	3,397
Caledonia	3,832	4,034	4,441	4,567	4,255
Lima	3,445	3,859	4,187	4,541	4,305
Mount Morris	4,579	4,478	4,633	4,567	4,465
North Dansville	6,358	5,994	5,783	5,738	5,538
Avon	6,117	6,185	6,283	6,443	7,164
Livonia	5,304	5,742	6,804	7,286	7,809
Geneseo	7,278	8,673	9,178	9,654	10,483
<b>Livingston County</b>	<b>54,041</b>	<b>57,006</b>	<b>62,372</b>	<b>64,328</b>	<b>65,393</b>

Figure 1: Historical Population Countywide (US Census)

The projected population growth for the Town over the next three decades is shown in Figure 2 to the left. Consistent with recent population trends, Springwater is estimated to increase by 8% to the year 2040; whereas the County is projected to increase by 4%. An 8% increase over the next 35 years would result in the addition of 150 people to the Town's population.

## POPULATION BY AGE GROUP

Figure 3 at right indicates the current distribution of the Town's population by indicator age groups. Currently Springwater is mostly comprised of children under the age of 19 (23%) and adults aged 35 to 54 (32%). Together these groups typically represent the share of families within a community. Other notable age groups are the seniors aged 65+ (13%) and young professionals aged 20 to 34 (16%). Young professionals and young families are important age groups to attract and retain, as they tend to foster a number of growth opportunities within the community in which they live.

The median age of residents within the Town is 44 years. This is slightly above the County median age of 40 years. Although most communities across NYS are facing aging populations, the Town of Springwater has seen a much more rapidly aging population than that of the County as a whole. Figure 4 graphs the rate of change in each age group for the Town and County from 2000 to 2010. It is important to note that while Springwater has seen a significant increase in adults over 55 years of age, the Town has also seen a much higher increase in young adults aged 20 to 34 (48%) than that of the County, which has experienced a loss of 25 to 34 year olds (-13%). Both the County and Town, however, have seen decreases in children 19 and younger by an average of 11% and 12% respectively.

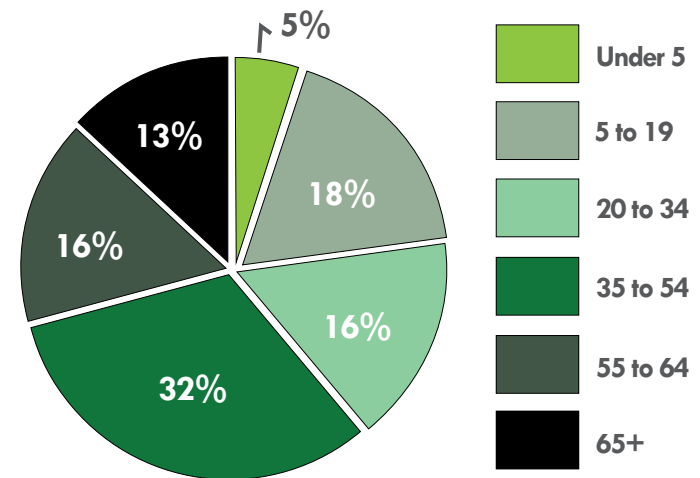


Figure 3: Town Population by Age Group (2013 ACS)

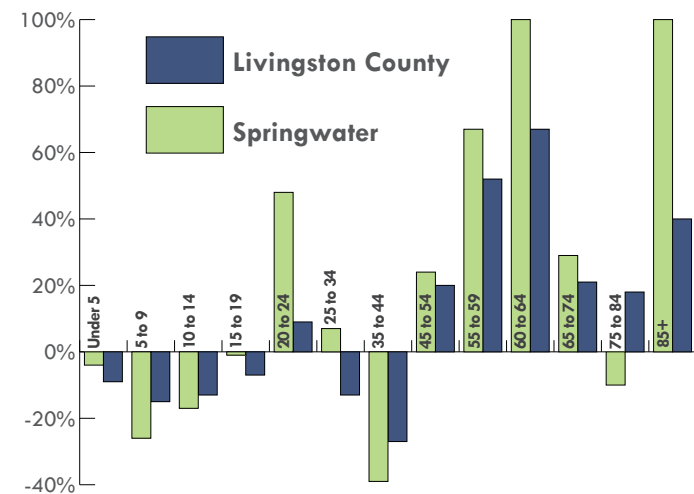


Figure 4: Change in Population by Age Group (2000 to 2010)





## EDUCATIONAL ATTAINMENT & INCOME

One of the primary indicators of income and employment within a community is their level of educational attainment among residents aged 25 or older. Overall, Springwater is on par with the County's rates of education among its residents. Both populations have over 50% of residents having completed high-school. Springwater has a slightly higher share of Associates Degrees (71%) than the County (65%), but trails the County in terms of residents with Bachelors Degrees (17% versus 24%).

Due to the comparable rates of educational attainment within the Town and Countywide, it is not surprising that the Town's median household income (\$56,659) is near to that of the County's (\$53,518). Figure 5 shows the distribution of household income for both the Town of Springwater and Livingston County. One notable trend for the Town is that they have a smaller share of lower income households (those earning less than \$25,000 per year), which may be why the Town has a slightly higher median household income value.

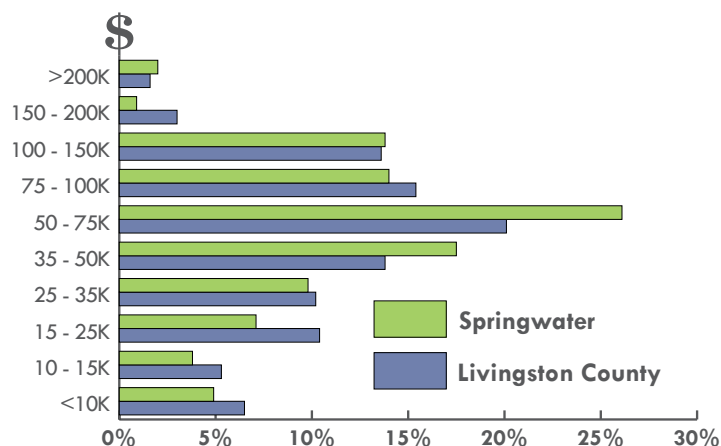


Figure 5: Household Income Distribution (2013 ACS)

Unfortunately the US Census Bureau does not adjust reported income information for inflation, meaning that the values reported as part of the 2000 Census may not accurately be compared with the 2013 estimates without calculating the 2000 median income values in "2013 dollars." Calculating reported income in terms of 2013 dollars indicates how much 2000 income would be valued in 2013. Based on the income adjustment assessment completed as part of this report, the overall income levels within the Town and County have not kept up with inflation from 2000 to 2013. The Town reported a loss of \$1,471 dollars in median household income due to inflation, while on average Towns across the County lost \$3,961. The Towns of Sparta, York and Mount Morris were the only three who saw an increase.

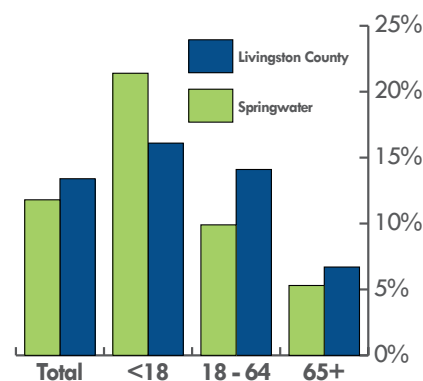


Figure 6: Poverty Rate (2013 ACS)

Figure 6 above is a breakdown of individual poverty for both the Town and County. The overall 2013 poverty rate for the Town is 12%, while the County's is 13%. In 2011, however, the Town's poverty rate was only 7.3%. This is important to note, as the Town of Springwater has had an increasing rate of poverty among children under 18 (21%) and seniors (5.3%). Currently, it is also estimated that three out of every four single mothers live in poverty.

## HOUSING STOCK

At right, Figure 7 shows the share of home values for the 1,172 housing units within the Town compared to Livingston County as a whole. Half of all housing units in Springwater are valued at less than \$100,000; while this share is only 38% at the County level. Additionally, the Town has a much smaller share of homes valued over \$200,000 than the County at approximately 9% and 16% respectively. Lastly, the Town has a higher share of housing stock built pre-1950 (45% versus 39%), which typically require more costly maintenance and repairs than newer homes. Due to these factors, it is not surprising that the Town's median home value (\$99,600) is less than that of the County (\$112,300).

According to the 2010 US Census, Springwater has 237 vacant housing units of which 163 are used for seasonal, recreational, or occasional use. Much of the temporarily vacant units can be attributed to the various camp grounds within the Town. However, the remaining 74 vacant housing units represent rental, for sale, and owned structures that could provide new housing opportunities upon reuse or redevelopment.

Additional housing occupancy and tenure information for the Town and County are shown in Figure 8 at right. The Town has a much lower share of renter-occupied housing than the County, which is typically indicative of a smaller rental housing market and high demand for home ownership. Overall, property values (residential, commercial and industrial) within the Town have remained stable since 2008, seeing only a 1.1% increase when adjusted for inflation.

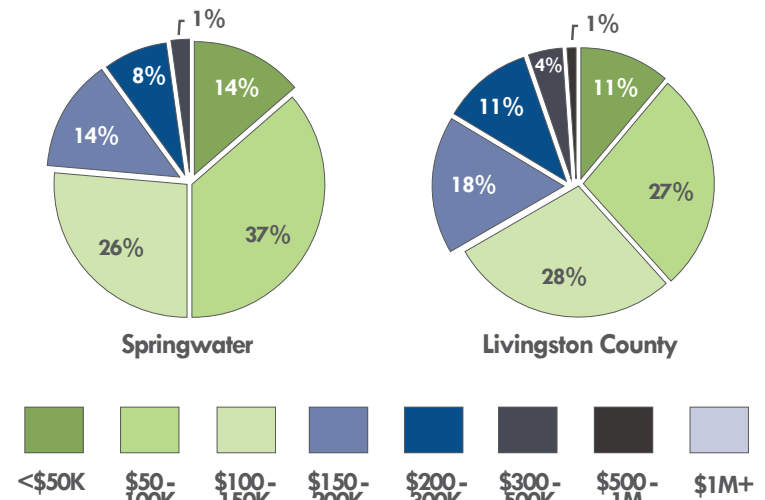


Figure 7: Home Value Distribution (2013 ACS)

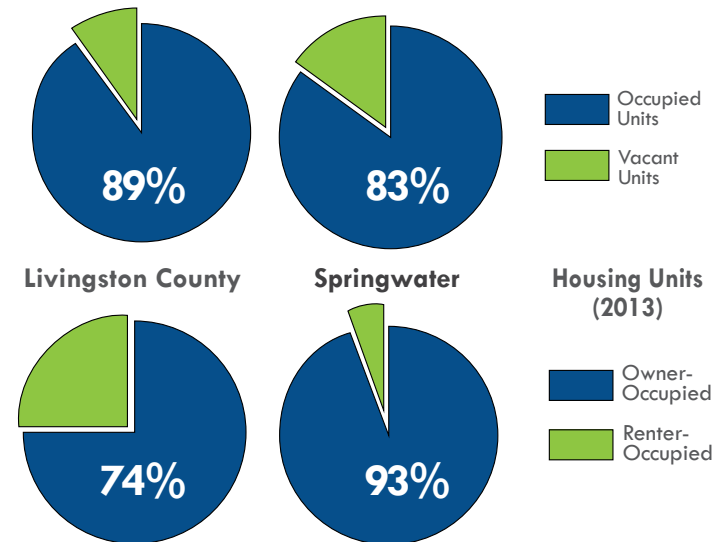


Figure 8: Housing Unit Occupancy and Tenure (2013 ACS)





## EMPLOYMENT INDUSTRIES & LOCATION

The top employment industries of Springwater comprise 52% of resident employment for the 1,207 workers in Town (2013 ACS). These industries include educational services, health care and social assistance (21%); manufacturing (16%); and professional, scientific, management, administrative and waste management (15%) as shown in Figure 9 below. The Town unemployment rate is on par with that of the County at approximately 4% for both.

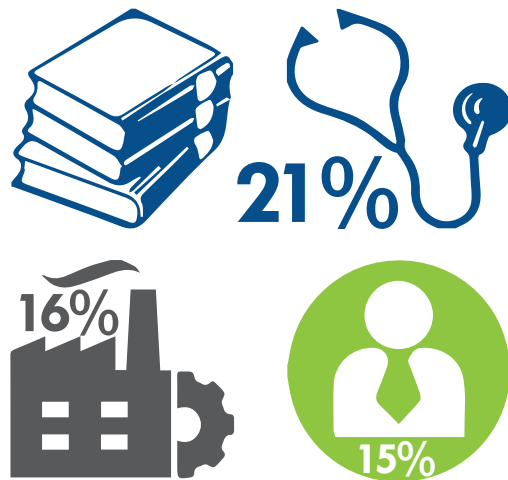


Figure 9: Top Employment Industries (2010)

Figure 10 is a conceptual map identifying the top five municipalities that comprise Springwater residents' place of work. The highest share of residents (13%) work within the Town of Springwater; while many travel to the City of Rochester (11%), Wayland (10%), Geneseo (9%) and Henrietta (7%). Due to the relatively remote location of Springwater from its major employment localities, over 40% of residents commute an hour a day.

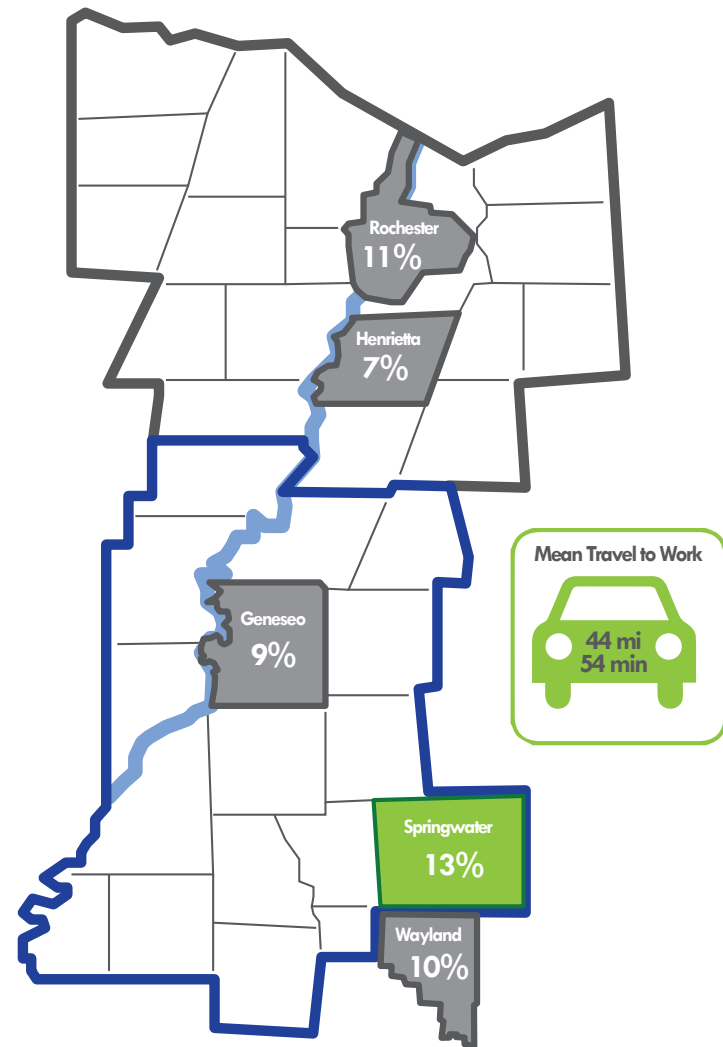


Figure 10: Resident Place of Work and Daily Commute (2010)





Entrance to Tamarack Camping Grounds





## Existing Conditions & Analysis

This section includes a description and analysis of existing conditions in the Town of Springwater. It is an assessment of the Town's natural and built characteristics to help determine if they are adequate to meet current and future community needs and goals. This assessment is intended to provide a "snapshot" as to where the Town is today and make recommendations for the kinds of actions it should take to help address issues, capitalize on opportunities and leverage assets.

### LEED-ND

Sustainability is a paradigm fundamental to community planning today. Establishing goals and policies to achieve balance among the social, economic and environmental qualities of the Town is an important objective of this comprehensive plan. To help with this balance, the Town should consider Leadership in Energy and Environmental Design - Neighborhood Development (LEED-ND) principles. More specifically, LEED-ND is a rating system based on the combined principles of smart growth, New Urbanism and green infrastructure and building. It is a voluntary program designed to evaluate and guide the design and construction of development projects at a district scale, with greater consideration for project location. However, from a community planning standpoint, LEED-ND is less of a rating system and more of a framework that promotes smart growth and sustainable community building. LEED-ND strategies and recommendations include a broad range of land use policy options, a mix of specific infrastructure improvements and site and building design recommendations, all of which can easily be incorporated into local comprehensive plans and land use regulations.

The Town of Springwater received funding from the NYSERDA Cleaner Greener Communities grant program to assist with the completion of their first comprehensive plan. It is the practice of NYSERDA to require the incorporation of LEED-ND approaches in planning processes to ensure consistency and good planning for all projects it is funding. In order to satisfy these requirements and provide smart, sustainable development recommendations this assessment was prepared within the context of LEED-ND practices.

Specific strategies and best practices pertaining to the Town's existing natural and built environment are identified at the end of each section on the succeeding pages. They may serve the Town as specific recommendations to make incremental improvements toward sustainability or they may function as guidelines for all Town boards and committees to consider in their respective decision-making. Many LEED-ND best practices fall under the jurisdiction of state and federal agencies including the US Army Corps of Engineers (USACE), NYS Department of Environmental Conservation (DEC) and NYS Department of Transportation (DOT).

*More information on LEED-ND practices and application to sustainable community planning is provided in "A Citizen's Guide to LEED for Neighborhood Development," which may be accessed through the National Resources Develop Council webpage.*



## PARKS & TRAILS

The Town of Springwater contains several recreation and open space areas that are not only important to local residents but also draw thousands of visitors each year. Many of these are owned and maintained by state agencies. In addition to publicly owned parks, forests and other open space areas, the Town includes several large private camping facilities. Map 1 on the opposing page shows the location of many of these parks and recreational resources as well as local cemeteries.

### Hemlock-Canadice State Forest

The Town includes the southern portion of the Hemlock-Canadice State Forest. This environmentally sensitive property is managed by the NYS Department of Environmental Conservation and includes more than 6,800 acres. It stretches across both Hemlock Lake and Canadice Lake and into the towns of Conesus, Livonia and Canadice (Ontario County). This portion of the Forest contains trail-heads with parking areas and hiking trails with scenic overlooks. These areas are accessed from North Main Street/Route 15A north of the Hamlet of Springwater.

### The Harriet Hollister Spencer State Recreation Area and Honeoye Inlet Wildlife Management Area

The Town of Springwater features two large state-managed natural areas, both located along the northern Town line. The Harriet Hollister Spencer State Recreation Area is a 1,550-acre passive and active recreation site within the NYS park system. It offers trails for hiking, cross-country skiing and biking, as well as connections for regional snowmobile routes. The Honeoye Inlet Wildlife Management Area located in southern Ontario County includes 1,981 acres and occupies the valley at the south end of Honeoye Lake. It extends into the northeast corner of Springwater and offers public access to a large natural area rich with diverse species of plants and animals. Although it offers few formal recreational amenities, it is a popular hunting and wildlife viewing area and is accessible from Ontario County Road 36A.

### Larry Canute Memorial Park

The Town maintains Larry Canute Memorial Park (formerly known as Springwater Town Park) located on School Street in the Hamlet of Springwater. This municipal park features a playground, basketball court and athletic fields. A small parking area and a shelter are also provided to facilitate the use of the site for events or parties. Larry Canute Memorial Park abuts the eastern bank of Springwater Creek and is a popular fishing area.

## *The Hill & Valley Riders Snowmobile Club helps to promote and maintain the Town's snowmobile trails.*

### Trails

In June 2010, a group of local volunteers was appointed by the Town Board as the Springwater Parks and Trails Committee. The purpose of the Committee was to, "research, consult and develop a plan for parks and trails whose vision was to identify, protect and promote the unique features and open spaces in the Springwater area, thereby increasing public awareness of our unique geographical features and to promote tourism in the Springwater area." In order to accomplish this the Committee completed a Parks and Trail Plan in November of 2011. This Plan is available on the Town's website and the key goals are summarized on Page 45 of this document.

The Trails Committee was disbanded by the Town in 2011, and has since evolved into a private, not-for-profit entitled Springwater Trails, Inc. Members of the Committee who had been organizing weekly hikes continue to do so without Town sponsorship. The hikes span areas both within and outside of the Town of Springwater and draw groups of approximately 25 people per hike. Springwater Trails members also have completed maintenance on existing trails and continue to reach out to local land owners to develop additional trail routes in the Town.

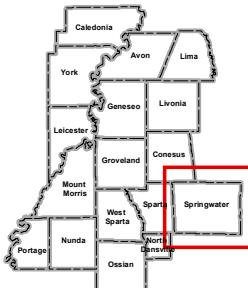




# Map 1: Parks, Recreation & Cemeteries

## Town of Springwater Parks, Recreation & Cemeteries

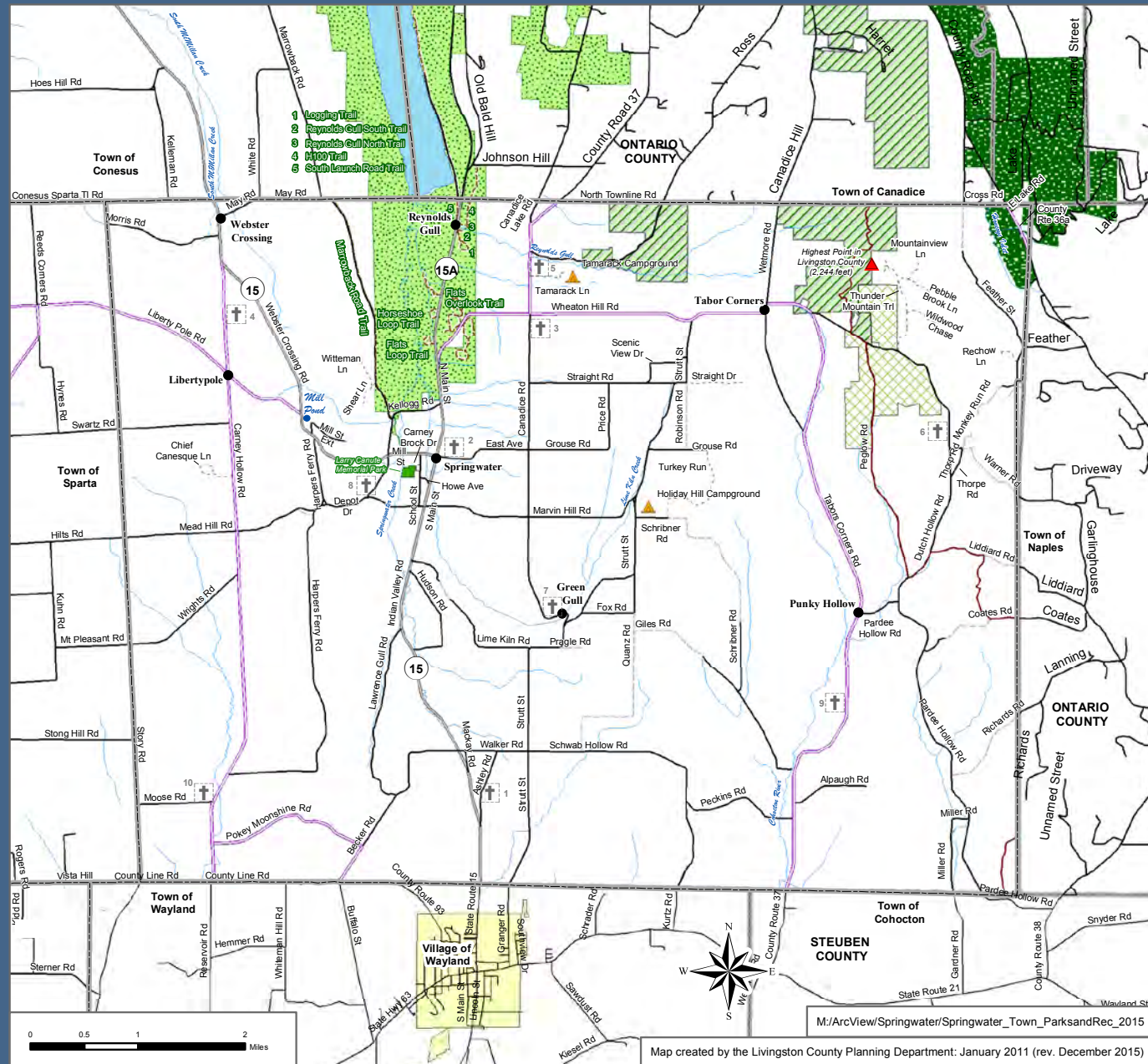
Livingston County



- Campgrounds
- Snowmobile Trails
- Trails
- State Highway
- County Highway
- Town Road
- Seasonal Road
- Private Road
- Hydrography
- Village
- Town Boundaries
- Lakes
- Harriet Hollister Spencer State Memorial Recreation Area
- Municipal Park
- Finger Lakes Land Trust
- Hemlock-Canadice State Forest
- Honeye Inlet WMA

### Cemeteries

1. Ashley Cemetery
2. Capron Cemetery
3. Christian Church Cemetery
4. Erwin Cemetery
5. Evergreen Cemetery
6. Fort Farm Cemetery
7. Green Gull Cemetery
8. Mount Vernon Cemetery
9. Pleasant Valley East Cemetery
10. Pleasant Valley West Cemetery



M:/ArcView/Springwater/Springwater\_Town\_ParksandRec\_2015

Map created by the Livingston County Planning Department: January 2011 (rev. December 2015)

There are a number of existing off-road trails and on-road travel routes that give residents and visitors access to the Town's striking viewsheds and various points of interest. Figure 11 shows the location of the off-road trails located in the Town's wetlands south of Hemlock Lake. Some of the views that can be seen from these trails are shown in the photo collage on pages 22 and 23.

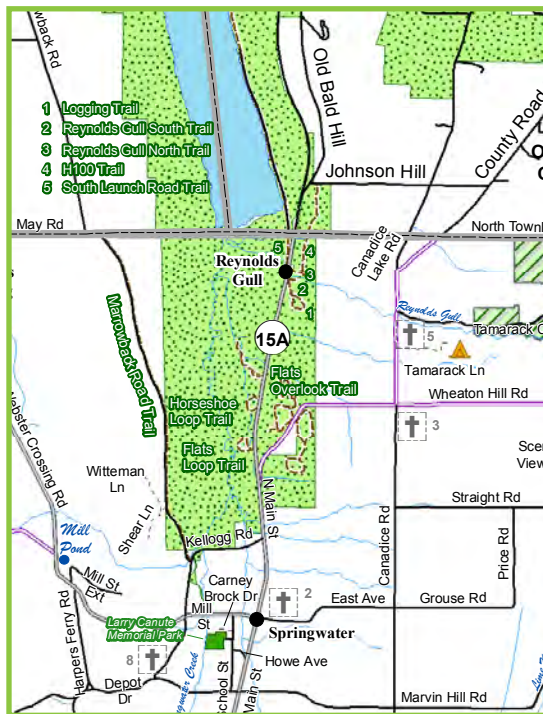


Figure 11: Trail Map Excerpt (Full Size on following page)

Map 2 on the opposite page is an unofficial resource used to identify additional facilities and potential trail alignments. The roads near the eastern town-line that are highlighted in orange are seasonal roads, many of which have a dirt surface. The roads highlighted in blue are gravel roads that may be used seasonally or year round. The roads highlighted in orange and blue provide excellent facilities for walking, hiking, snowshoeing and cross country skiing. The roads highlighted in green are not intended to illustrate the precise locations for future on-road trail connections, but rather serve as a general guide.

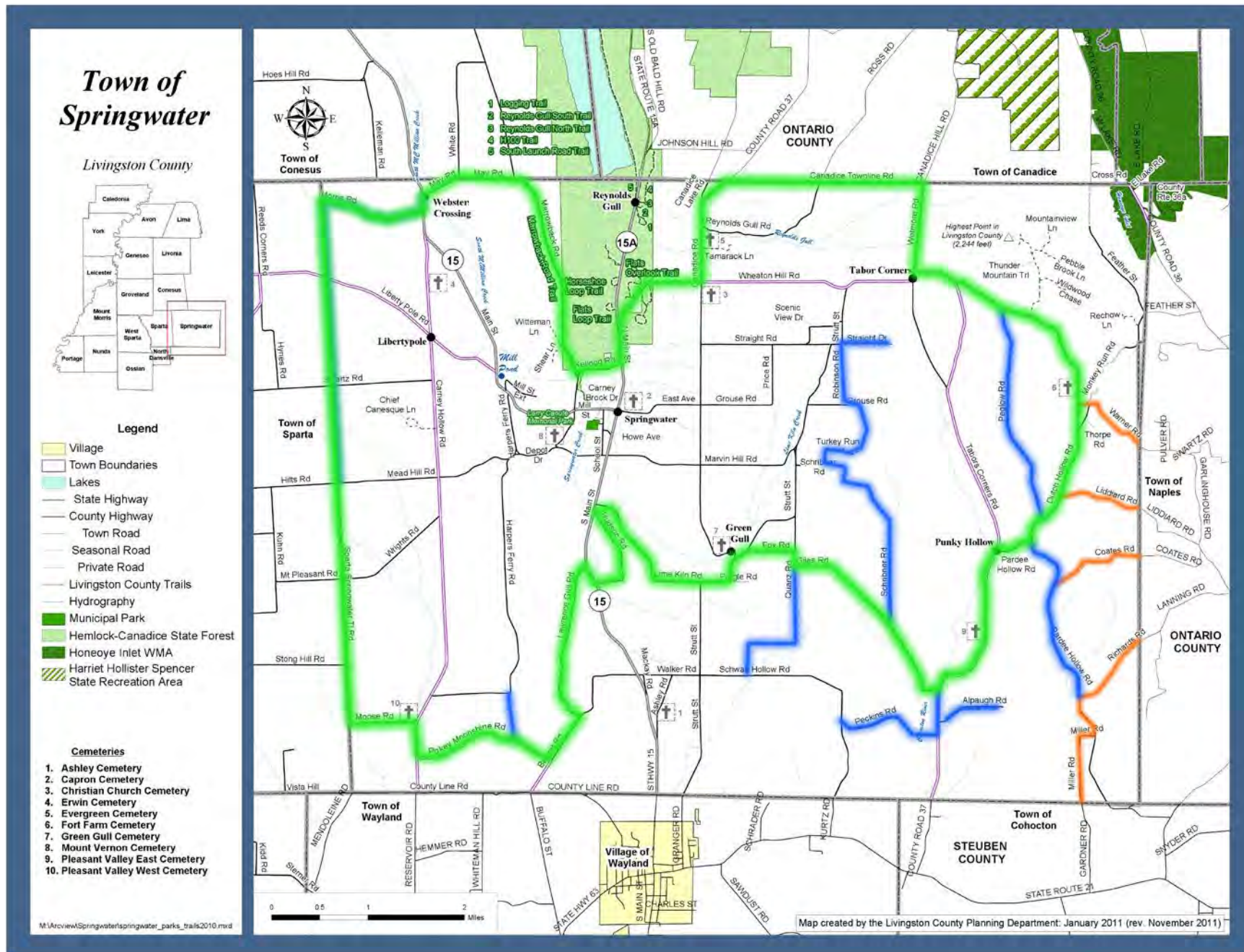
#### Potential LEED-ND Best Practices:

1. Preserve native ecological communities using native plants and protect these areas.
2. Implement long-term management plans for new or existing native habitats and their buffers in Larry Canute Memorial Park.
3. Understand and implement site plan review and SEQR procedures in the development approval process to protect wetlands and water bodies.
4. Place buffers around wetlands and water bodies and prevent development from disturbing these areas.
5. Preserve wetlands and water bodies and protect these areas.
6. Cooperate with NYSDEC and NYS Parks and Recreation on implementing long-term management plans for new or existing wetlands and water bodies and their buffers.





## Map 2: Trail Committee Conceptual Map





*“Adopt the pace of nature. Her secret is patience.”*

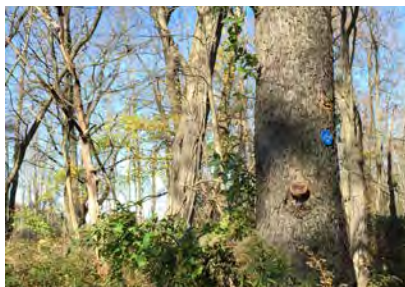
*~ Ralph Waldo Emerson*



*These images were taken while enjoying the Roots View Trail in the wetland area of the Town located just south of Hemlock Lake. The trail can be accessed from Route 15A, north of Wheaton Hill Road.*









## AGRICULTURAL DISTRICTS

Nearly one-third of private property within the Town is used for agricultural purposes and serves as an important part of the Town's economy. According to the U.S. Department of Agriculture (USDA) Census of Agriculture, the 2012 Livingston County average net cash income of operations was \$82,473 per farm, while the annual market value of products sold in the County is over \$186 Million.

Many of the Town's agricultural parcels are included in the Livingston County Agricultural District #3 (shown in Map 3 on the opposing page), which is a recognized district by the NYS Agriculture and Markets Law and is administered by Livingston County. The purpose of the Agricultural District Program is to encourage agricultural production across New York. It is based on a combination of landowner incentives and protections intended to foster the viability of farming operations and slow or halt the loss of agricultural land. Agricultural Districts within the state are reviewed on an 8-year basis for consistency of mapping and environmental impacts among other considerations.

## *There are currently 14,972 acres of active farm operations within Springwater.*

The rolling terrain that characterizes much of Springwater's landscape results in tracts of farmland that are interrupted by slopes that are too steep to farm effectively. A review of the Agricultural District Map indicates that the larger block of continuous farmland is located in the southwest corner of the Town and east of NYS Route 15, south of Marvin Hill Road.

Livingston County relies on the Genesee Valley Conservancy to administer the local Purchase of Development Rights Grants Program. According to their website, "The Purchase of Development

Rights grants pays a farmer to place a conservation easement on the farm in order to protect productive farmland and limit non-agricultural development. The farmer retains title to the land, use and management of the farm; however, the land will have permanent restrictions on commercial, residential and industrial uses in perpetuity." As of the writing of this plan, there are currently no parcels protected by this program.

### *Potential LEED-ND Best Practices:*

1. *Protect prime and unique soils of state significance within the community.*
2. *Guide growth away from agricultural areas by encouraging infill development in Springwater or Webster Crossing.*
3. *Adopt land use regulations that protect farming operations from incompatible uses or development practices on adjoining properties.*
4. *Use conservation easements to mitigate loss of agricultural soils.*



*Walker Dairy Farm located on Walker Road.*

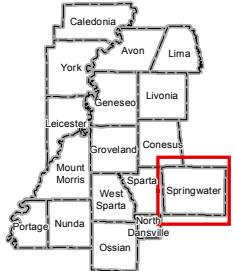




# Map 3: Agricultural District #3

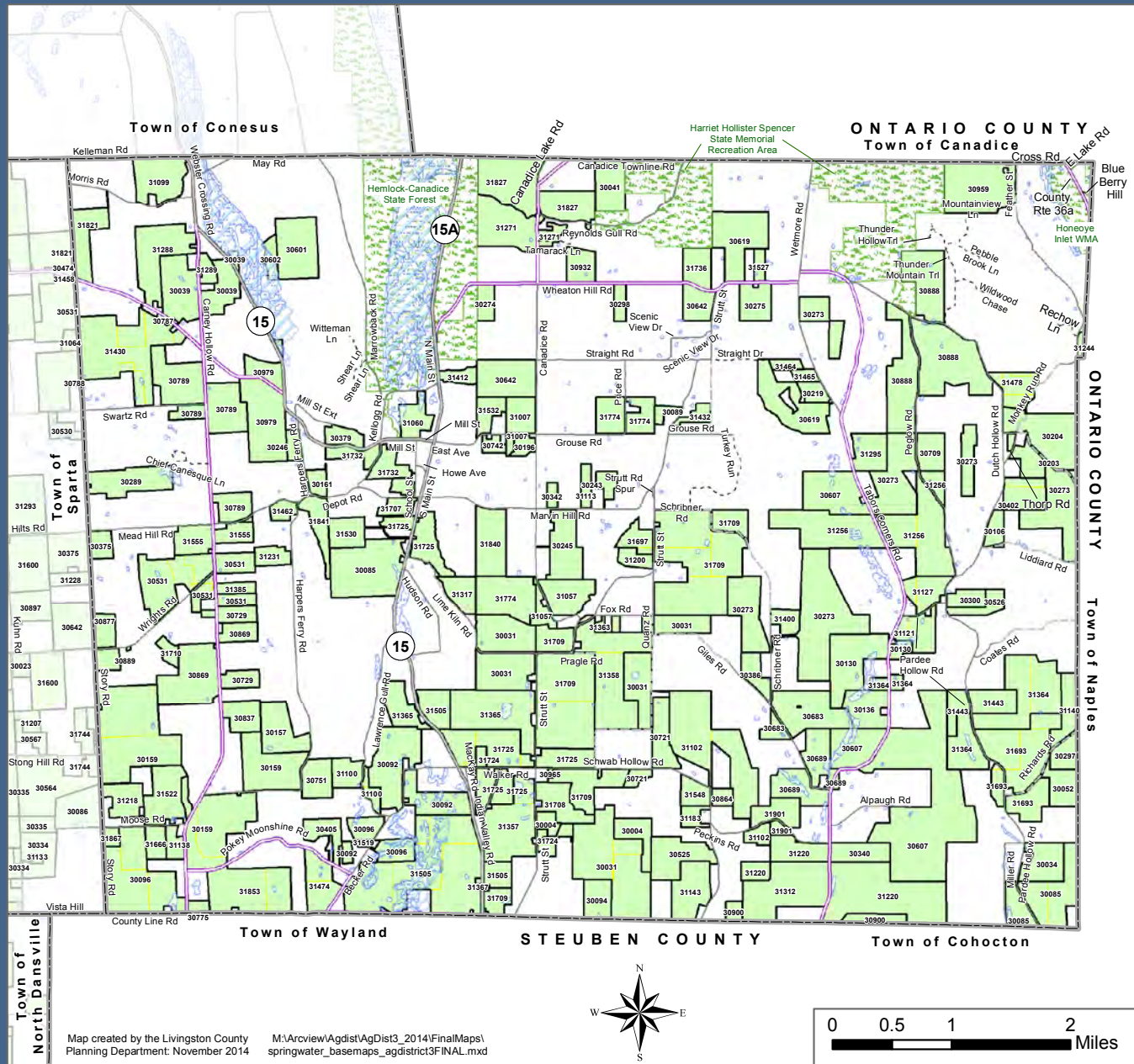
## Town of Springwater Agricultural District #3

Livingston County



- Parcels included in Ag District #3
- Farm Unit Boundary
- NYSDEC Wetlands
- Federal Wetlands
- State Land
- Town Boundary
- State Highway
- County Highway
- Town Road
- Seasonal Road
- Private Road

**DISTRICT #3 STATISTICS**  
 Total Parcels = 1,404  
 Total Farm Units = 777  
 Total Area = 86,017 acres  
 District creation date: 1976  
 District status: Review - modified



## WATER BODIES & HYDROGRAPHY

Springwater has an abundance of water resources that contribute to its natural beauty, serve as an integral part of the ecosystem and provide potable water for its residents and farming operations. As Map 4 on the opposite page illustrates, these resources consist of large wetlands, the Cohocton River, numerous creeks and ponds of various sizes are scattered throughout the Town.

Although Hemlock Lake is located north of Springwater in the Town of Canadice, the proximity of the lake to the Town is important as a scenic, recreational and environmental asset. Much of the waterfront land remains in its natural state and is publicly-owned. At more than seven miles in length and 1,800 acres, Hemlock Lake is a sizable waterbody and watershed. Hemlock Lake has served as a significant water supply for the City of Rochester since as early as 1876, running through the same 28.5 miles of conduit that were laid into place in 1873. In order to preserve water quality, the City acquired much of the property around the Lake. Restrictions were also placed on use of the Lake including prohibition of public swimming and waterfront development, as well as a maximum boat size and horsepower limit. As a result Hemlock Lake remains a peaceful, pristine place for residents and visitors.



**“Glory! Hemlock  
Water at Last!”**  
1876 headline  
announcing the arrival  
of water to Rochester.

Springwater also lies within seven different watersheds, with several watercourses running between its boundaries. These watercourses include Reynolds Gull, the Honeoye Inlet and the Springwater, Lime Kiln and South McMillan Creeks. The Springwater and Lime Kiln Creeks flow northward to Hemlock Lake and are popular fishing destinations. Public fishing rights along the creek banks (provided

via easements) allow the public to catch rainbow and brown trout seasonally; however, there are some restrictions to access due to NYS DEC creek management policies. The Town of Springwater is also home to the northern headwaters of the Cohocton River, a major tributary of the Chemung River. It flows south through the southern end of the Town.

The wetlands of Springwater are a vital part of the ecosystem that benefit the community in various ways by: filtering harmful toxins, nutrients and sediment from surface and stormwater runoff; storing floodwaters and reducing the magnitude of flood events; providing recreational opportunities such as bird watching, hunting and fishing; and providing valuable habitat for a diverse array of flora and fauna.

Springwater’s floodplains include flood hazard areas that are vulnerable to flooding as determined by the Federal Management Association (FEMA). Flood hazard areas are generally flat, low-lying areas adjacent to a river or stream that periodically flood by over-bank flows during storm events. Permitting development within the Town’s floodplains may reduce their capacity to manage flood waters, thus increasing the area of vulnerability to flooding.

### Potential LEED-ND Best Practices:

1. To the fullest extent practicable, locate future development away from all floodplains, wetlands and water bodies.
2. Place buffers around wetlands and water bodies and prevent development from disturbing these areas.
3. Implement long-term management plans for new or existing wetlands and water bodies and their buffers.
4. Require stormwater management plans that emulate natural hydrological conditions and use infiltration, evaporation and other best management practices to prevent stormwater runoff.
5. Follow and strengthen federal requirements that regulate building on floodplains.

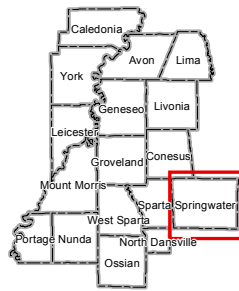




# Map 4: Floodplains and Wetlands

## Town of Springwater Floodplains and Wetlands

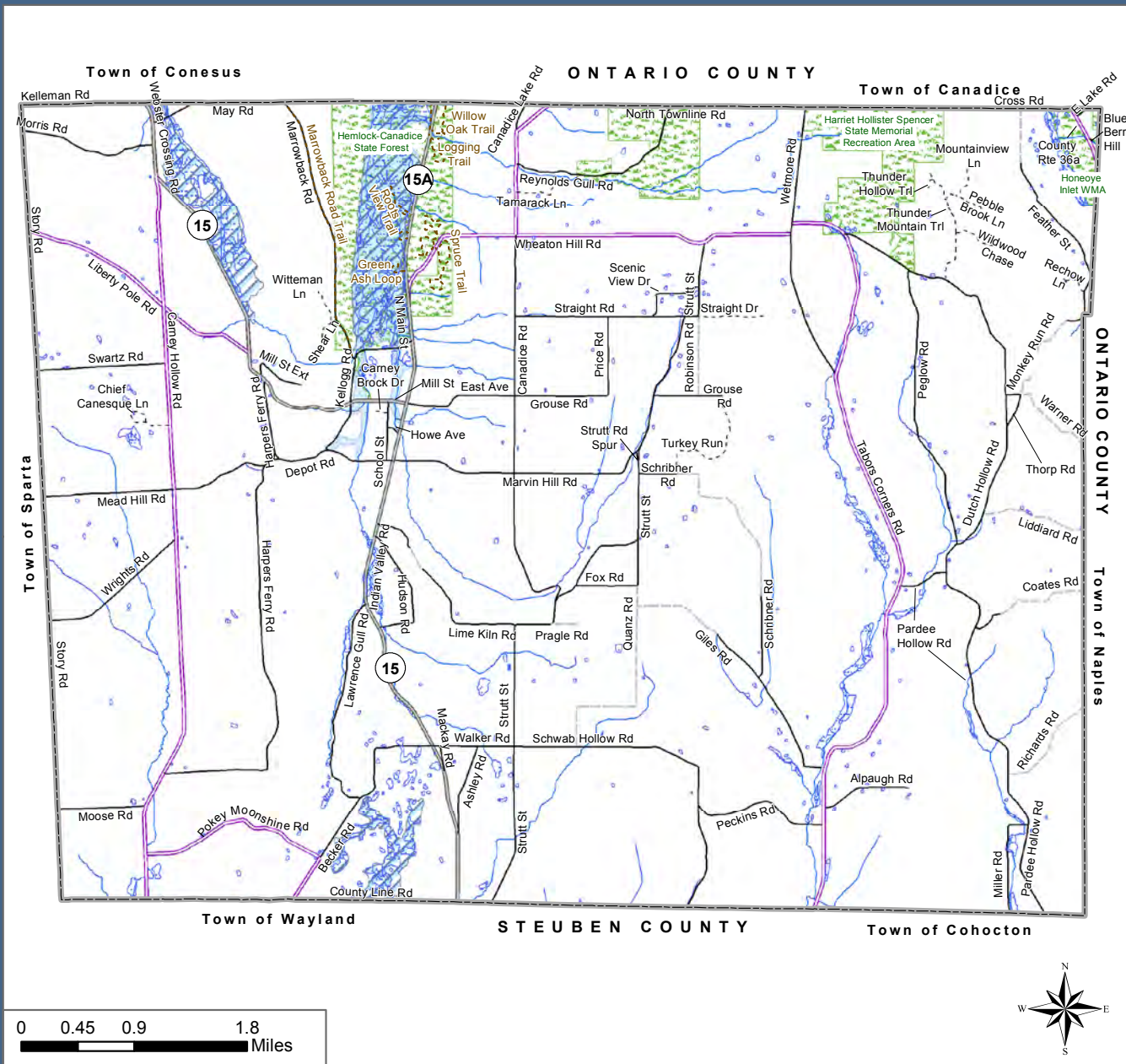
Livingston County



- Trails
- State Highway
- County Highway
- Town Road
- Seasonal Road
- Private Road
- Town Boundary
- Federal Wetlands
- NYSDEC Wetlands
- 100 Year Floodplain
- 500 Year Floodplain
- State Land

Map created by the Livingston County  
Planning Department: November 2015

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basemap 2015\_floodplainwetland.mxd



## STEEP SLOPES

Steep slopes are generally defined as land with a slope angle of 15% or greater. A review of the Steep Slopes Map (Map 5) indicates that large portions of the Town are characterized by a variety of slopes ranging from 8% to over 25% in grade. More specifically, a majority of east Springwater is characterized by steep slopes with very few level areas. In west Springwater, the steep slopes are concentrated along the west side of Springwater Creek, north of the Hamlet of Springwater and in the vicinity of Pokey Moonshine Road. The slopes that are present throughout Springwater and the stunning views they create are one of the defining features of the Town.

Steep slopes make for dramatic home sites and vistas, but they also pose problems to residents and development. Steep slopes are prone to natural disasters and are often expensive to build on, maintain, and connect to public services. Slope failures, erosion, or land-slides may not be as newsworthy as tornadoes or earthquakes, but they are usually more common. Financial losses from these mass movements of earth and snow are costly. They include not only the direct costs associated with property damage, but also indirect costs such as loss of tax revenues, reduced real estate values, disruption of habitat and degraded water quality.

The costs associated with the cut and fill, earthwork, retaining walls, erosion prevention, etc., for development along steep slopes are also prohibitive. In cases where private cost is not an issue, the public cost of maintenance of roads and utilities must be addressed. Towns may be left holding the bill for maintenance costs unless prior arrangements with developers and homeowners have not been made. (Modified from Utah Governor's Office of Planning and Budget).

## *At an elevation of 2,244 feet, the Tabor Mark Trail is the highest point in Livingston County.*

Protection of steep slopes can mitigate the potentially adverse effects of sediment-laden stormwater runoff resulting from soil disturbance on steep slopes, protecting the water quality of Hemlock Lake, Springwater Creek, Limekiln Creek, and other watercourses throughout the Town, promoting the health, safety and general welfare of the Town. It can also conserve woodlands for air and water quality benefits, preserve existing wildlife habitats, and protect the scenic views that Springwater currently enjoys. Such protection may provide for the reasonable use of steep slopes while ensuring development will not induce soil erosion, require excessive grading, increase slope instability, create sewage treatment problems, water quality impacts, or unreasonable public costs associated with infrastructure and safety. (Modified from Town of Middlesex and Town of South Bristol Zoning Law)

### *Potential LEED-ND Best Practices:*

- 1. Avoid or limit development on steep slopes.*
- 2. Maintain slope areas with native and noninvasive plants and trees.*
- 3. Preserve and protect important trees and vegetation along slopes during construction projects.*
- 4. Establish covenants, conditions, or other deed restrictions to protect steep slopes from the potential negative impacts of future development.*

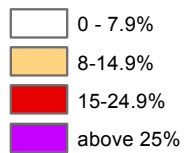




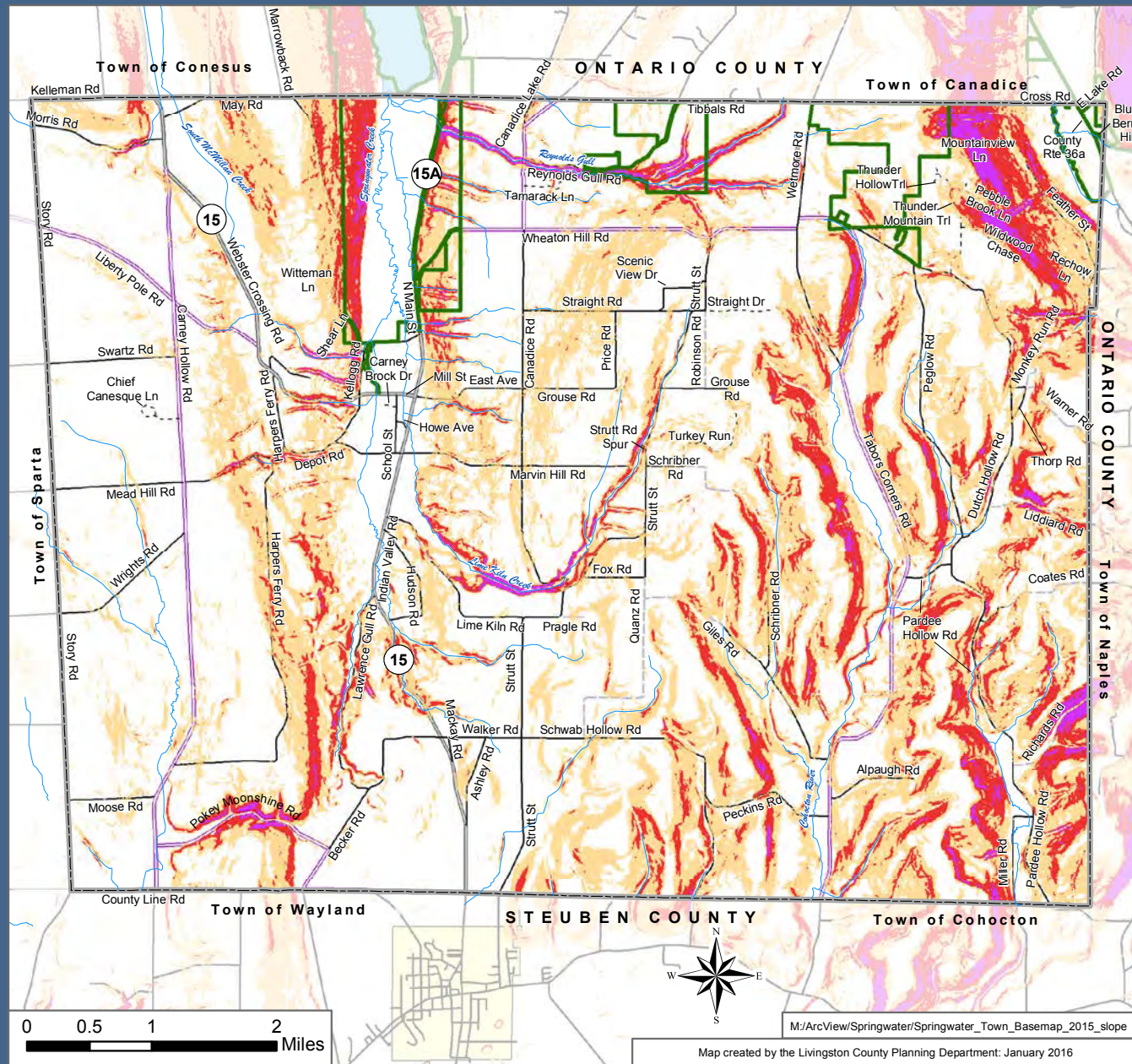
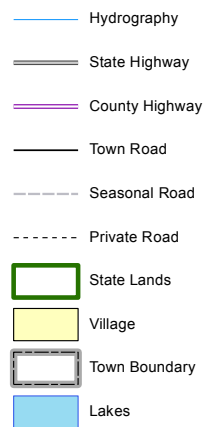
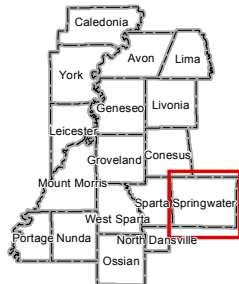
Map 5: Steep Slopes

# Town of Springwater Steep Slopes

## Slopes



## Livingston County







*Syrup taps strung in the woodlands for use by the former Sugarbush Hollow maple syrup manufacturer on Pardee Hollow Road.*

## WOODLANDS & FORESTS

Springwater includes significant tracts of woodlands and forests, especially along the numerous steep slope areas found throughout the Town. Significant woodlands and forests within the Town can be seen on Map 6 on the opposing page. Forests provide the Town with many benefits, including scenic views, diverse animal habitats, and a source of livelihood, recreation and environmental quality for our residents. Forests also prevent soil erosion, help maintain the water cycle, and improve air quality as a carbon dioxide sink.

The state forests are an important recreational asset to Town residents and visitors. The Honeoye Inlet Wildlife Management Area and the Hemlock-Canadice State Forest are protected areas at the northeast corner of the Town that offer hiking access and beautiful scenic views and vistas. The Harriet Hollister Spencer State Recreation Area is also heavily forested and offers a variety of recreational opportunities including hiking, picnicking, cross-country skiing and hiking opportunities.

The publicly and privately owned forested lands provide an important natural resource to the Town. To reduce negative impacts to the scenic and environmental quality of Springwater, the Town should consider using Environmental Protection Overlay Districts (EPODS) to not only protect woodlands and forests, but also steep slopes, stream corridors, floodplains, scenic views and vistas, and other characteristics that play an important role in scenic quality, biodiversity and maintaining contiguous habitats.

### **Potential LEED-ND Best Practices:**

1. *Avoid or limit development on woodlots and forests.*
2. *Maintain forested areas with native and noninvasive plants.*
3. *Preserve and protect important trees during construction projects.*
4. *Consider regulations to protect undisturbed woodlots and forests.*





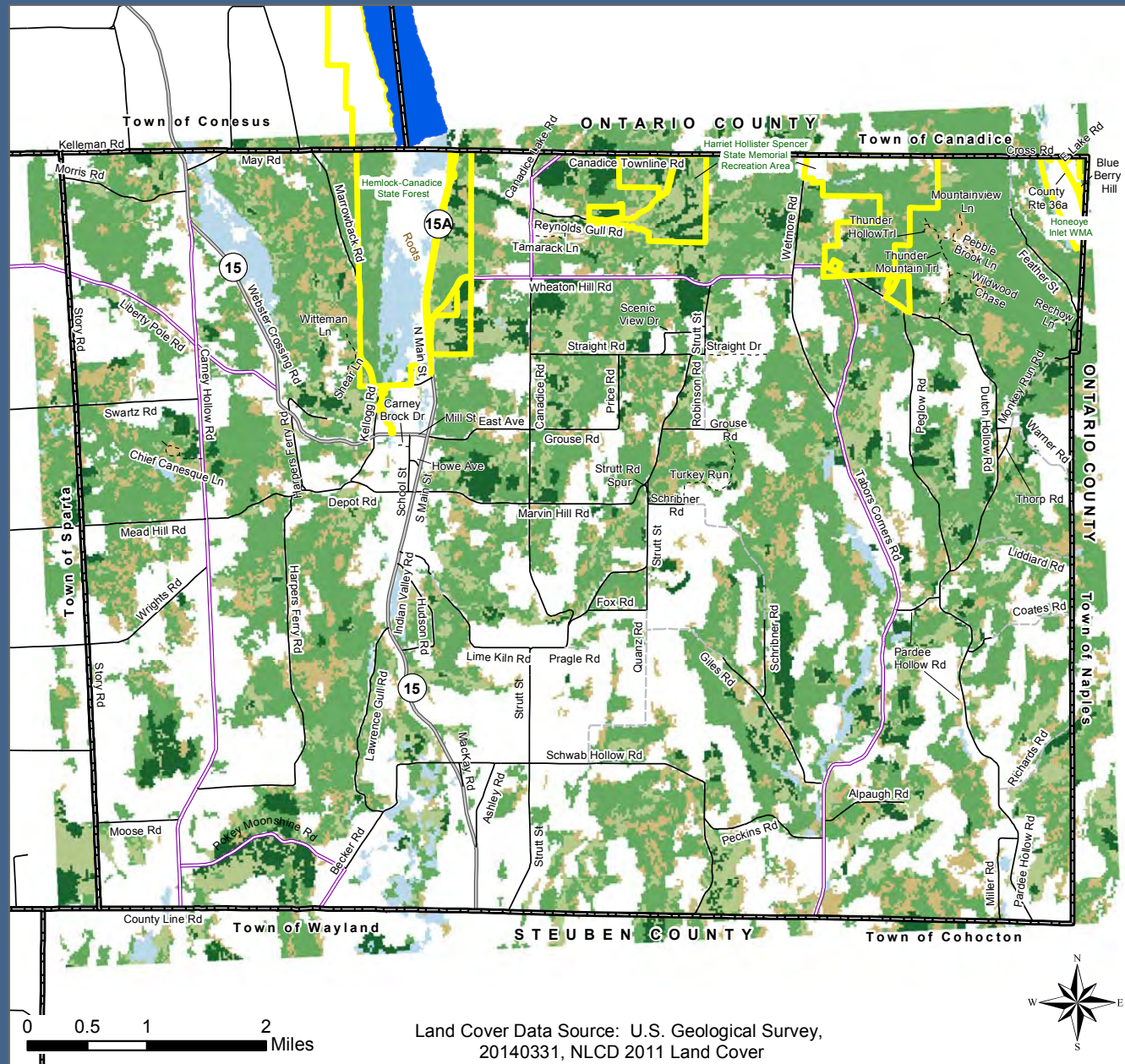
## Town of Springwater Forested Lands

Livingston County



- State Highway
- County Highway
- Town Road
- - - Seasonal Road
- - - Private Road
- State Land
- Town Boundary
- Lakes
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Scrub
- Woody Wetlands

Map created by the Livingston County  
Planning Department: April 2015  
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forested land-USA2011.mxd



Land Cover Data Source: U.S. Geological Survey,  
20140331, NLCD 2011 Land Cover

## HAMLETS

Hamlets are unincorporated settlements which were often and sometimes still are, the economic and cultural activity centers of rural towns. Springwater is no different. There are three hamlets in the Town. The Hamlet of Springwater is the town's "center" with opportunities for future growth and development. The remaining two hamlets, Webster Crossing and Liberty Pole, are primarily residential areas that will likely remain that way for the foreseeable future.

### *The Town of Springwater is the largest town by land area in Livingston County.*

#### **Springwater**

Springwater is the largest hamlet in the Town, located at the confluence of Mill Street/NYS Route 15 and North Main Street/NYS Route 15A and East Ave. It has a long history as a small but lively hamlet serving travelers moving through New York's Finger Lakes Region. By the late 19th century, the Hamlet contained dozens of homes, a public school, a church and several small businesses.

In recent decades, much of the economic activity has moved to the south in and around the Village of Wayland. As a result, many properties in Springwater have experienced neglect and physical deterioration. Today, the Hamlet of Springwater remains the densest area in the relatively sparsely populated Town. The combination of the hamlet's population density, central location, relatively high traffic volumes and historic character present a promising opportunity for revitalization.

The Town acquired the property at the southwest corner of Routes 15 and 15A in the hamlet. In 2016, the Town placed a gazebo on the corner and has plans to landscape the site. The community has

expressed a desire to see the site remediated and redeveloped over time. Based on discussions at the community workshop, redevelopment should be consistent with traditional hamlet development patterns and character. It should include pedestrian-oriented buildings that engage and celebrate the street as the primary public space. To minimize the potential negative impacts of parking lots on the traditional development pattern of the hamlet, off-street parking at this corner should be prohibited from fronting the street and limited to the rear or side of buildings.

One option for the development of said corner parcel could be a mixed-use building with ground floor commercial/retail space with upper-floor apartments. Live-work units should also be considered. Public space could be incorporated at or near the corner to foster community engagement and activity. Workshop attendees also expressed the desire for this parcel to be used as a public gathering area until a satisfactory development proposal is received.

#### **Webster Crossing and Liberty Pole**

Webster Crossing is a small hamlet located near Morris Road and Main Street/NYS Route 15. At one time Webster Crossing was home to a mix of residences, churches and small business including a store and a grain mill. The hamlet was connected to Corning and Rochester via the Erie Railroad and even included a small station. Today, the hamlet is comprised of residential uses and a church. Between Webster Crossing and the Hamlet of Springwater is Liberty Pole, a small hamlet located at Liberty Pole Road/ CR 38 and Mill Street/NYS Route 15. In the future, workshop attendees envision Webster Crossing and Liberty Pole to remain similar to how they are today; residential hamlets with little to no commercial or mixed-use activity.





### **Potential LEED-ND Best Practices:**

1. Prioritize public infrastructure repairs, improvements and enhancements in existing neighborhoods with additional development capacity.
2. Incentivize private infill development.
3. Allow or expand home occupations to include appropriate professional offices and limited retail or service operations that support community needs.
4. Ensure any land use regulations permit a range of housing types, such as multifamily housing, live-work spaces, accessory dwelling units, clustered housing with party walls.
5. Place principal functional building entries on front facades that face a public space, such as a street, park or plaza.
6. Place building entries at frequent intervals along streets and sidewalks.
7. Include ground-floor retail in nonresidential and mixed-use projects.
8. Limit blank walls along building facades.
9. Keep ground-level retail, service and trade windows visible and unblocked at night.
10. Foster a “Main Street” environment through the development and/or maintenance of unblocked windows along ground-level retail, service or trade uses.
11. Build elevated finished floors for ground-floor residential units to minimize potential property damage due to flooding that may occur.



*The Webster Crossing United Methodist Church dates back to the turn of the 20th century.*

## HISTORIC & ARCHITECTURAL RESOURCES

The Town of Springwater features a rich history. This valuable legacy is one of the Town's strongest assets. The first known inhabitants were the Seneca Nation of the Iroquois Confederacy who blazed the first area trails. Some of these trails became the first roads in the Town. In the early 19th century, pioneering farmers settled the region. Railroads soon connected Springwater to major regional cities providing opportunities for mobility and additional goods and services.

Although much has changed, the Hamlet of Springwater includes several buildings featuring architectural styles from the 19th and early 20th century, such as Italianate and Greek Revival. In addition to the physical remnants of the historic character, the area has an organization which supports local history. The Springwater-Webster Crossing Historical Society is a small non-profit educational organization dedicated to the preservation and education of the history of the Town. The Town should continue to work with local, regional and State organizations to identify opportunities to preserve and celebrate its history by recognizing historic buildings and sites. The Town should pursue grant funding for restoration of historic properties and promote awareness of historic classification to property owners and the general public.

### Potential LEED-ND Best Practices:

1. Prevent the demolition of historic buildings and alterations to the community's cultural landscape without approval from a local historic preservation review board or landmarks commission.
2. When feasible, rehabilitate historic buildings in accordance with the Secretary of Interior's Standards, where feasible.
3. Pursue funding sources to restore and rehab historic properties (NYS Historic Preservation Office and National Parks Service).



4. Work with landowners to increase awareness of historic classifications and the potential tax benefits. The Hamlets of Springwater and Webster Crossing contain a large portion of the architectural heritage and historic resources within the Town. (Images from [www.hemlockandcanadicelakes.com](http://www.hemlockandcanadicelakes.com))





## HOUSING

As previously stated in the demographic analysis, there are 1,172 housing units in the Town. The Town is comprised largely of owner-occupants, with 92.8% of units being owner-occupied. According to the 2014 Regional Land Use Monitoring Report of the Genesee/Finger Lakes Regional Planning Council, the Town issued 16 residential permits between 2010 and 2014. For each of these years the Town issued between one and five permits, which indicates a relatively low or stagnant rate of housing market growth.

Approximately one-third (37.4%) of all housing units were built in 1939 or earlier. Typically older homes require more costly maintenance projects and upgrades than new builds. For many the cost of housing maintenance can be a significant burden. As a result the Town has worked diligently in the last few years to implement housing rehabilitation funds awarded through a Community Development Block Grant (CDBG). Residents may apply to the Town for a portion of CDBG funding for necessary improvements to their home. The stipulations of the CDBG funds allow residents a four to five year freeze on property assessments as an incentive for participation in the program.

The Town should continue to consider other grant opportunities available to residents for similar home improvement initiatives. These efforts will serve to improve Springwater's housing stock by promoting rehabilitation and development of appropriate new housing in and around the existing hamlet areas. Future housing policies developed by the Town ought to also acknowledge the versatility of homes as a place where small business can occur via home-occupations and where small-scale food production can serve the family unit and community in a sustainable manner.

*One of the key issues identified by the community during the public outreach process is the need to rehabilitate some of the older housing stock in the hamlets.*

### Potential LEED-ND Best Practices:

1. *Ensure any land use regulations permit a range of housing types, such as multifamily housing, live-work spaces, accessory dwelling units, clustered housing with party walls.*
2. *Allow produce garden growing space, greenhouses and related facilities as accessory uses.*
3. *Establish covenants, conditions and restrictions, or other deed restrictions, that do not prohibit produce gardens, growing space and greenhouses in residential yards, balconies, patios, or rooftops.*
4. *Support community gardens through a municipal program.*
5. *Reduce minimum lot sizes in appropriate residential zones.*
6. *Help to support affordable housing by providing density bonuses and other related incentives.*

## TRANSPORTATION

The Town of Springwater features a network of state, county and locally-maintained roads. The local road network consists of both paved and unpaved roads, of which many unpaved roads are often limited to seasonal use. Based on the 2013 NYS DOT traffic data (shown on Map 7), Routes 15 and 15A have the highest daily traffic volumes ranging from approximately 2,200 on Route 15A north of the Hamlet of Springwater to slightly less than 3,000 on Route 15 south of the hamlet. This presents an opportunity for hamlet development that should be explored. In addition to these public rights of way, the Town has private roads and driveways which provide property access.

Public transportation in the Town is provided by the Regional Transit Service (RTS) in Livingston, which operates a bus connecting the Town directly to the Villages of Dansville and Wayland, as well as the wider Livingston County RTS network. The Springwater Town Hall currently features a transit shelter.

Although the Town is sparsely populated, the need to improve conditions for walking and biking in the hamlet areas (especially Springwater) and across the Town are important future goals.

### Potential LEED-ND Best Practices:

1. Locate residential development and affordable housing near existing jobs.
2. Locate nonresidential development near existing transit and residences.
3. Ensure off-street parking requirements promote economic development and sustainability, and do not allow disconnection of parking spaces from dwelling units.
4. In Hamlet areas, plant and maintain street trees along both sides of streets at frequent intervals.
5. For future development in Hamlet areas, create street networks that form a grid of continuous and interconnected streets, alleys and pedestrian and bicycle paths.
6. Ensure street networks have enough through intersections and short enough block lengths to accommodate pedestrians and bicycles.
7. Limit dead end and gated streets.
8. Improve and promote the weekday and weekend service at local transit stops for all users.
9. Provide bicycle storage at current and future transit stops.
10. Create information kiosks or signs for current and future transit stops.
11. When available, use recycled content (e.g. pavement millings) to build roadways, parking lots, sidewalks, unit paving and curbs among other road infrastructure.
12. Design, construct, or retrofit public rights-of-way and travel routes in accordance with official accessibility guidelines.

### All Livingston County Routes

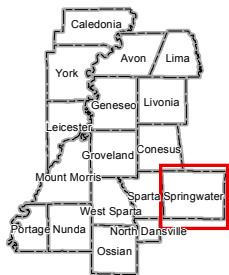





RTS Livingston serves much of Livingston County as well as the Villages of Wayland and Perry. For more transit information visit:  
[www.myrts.com/Livingston](http://www.myrts.com/Livingston)



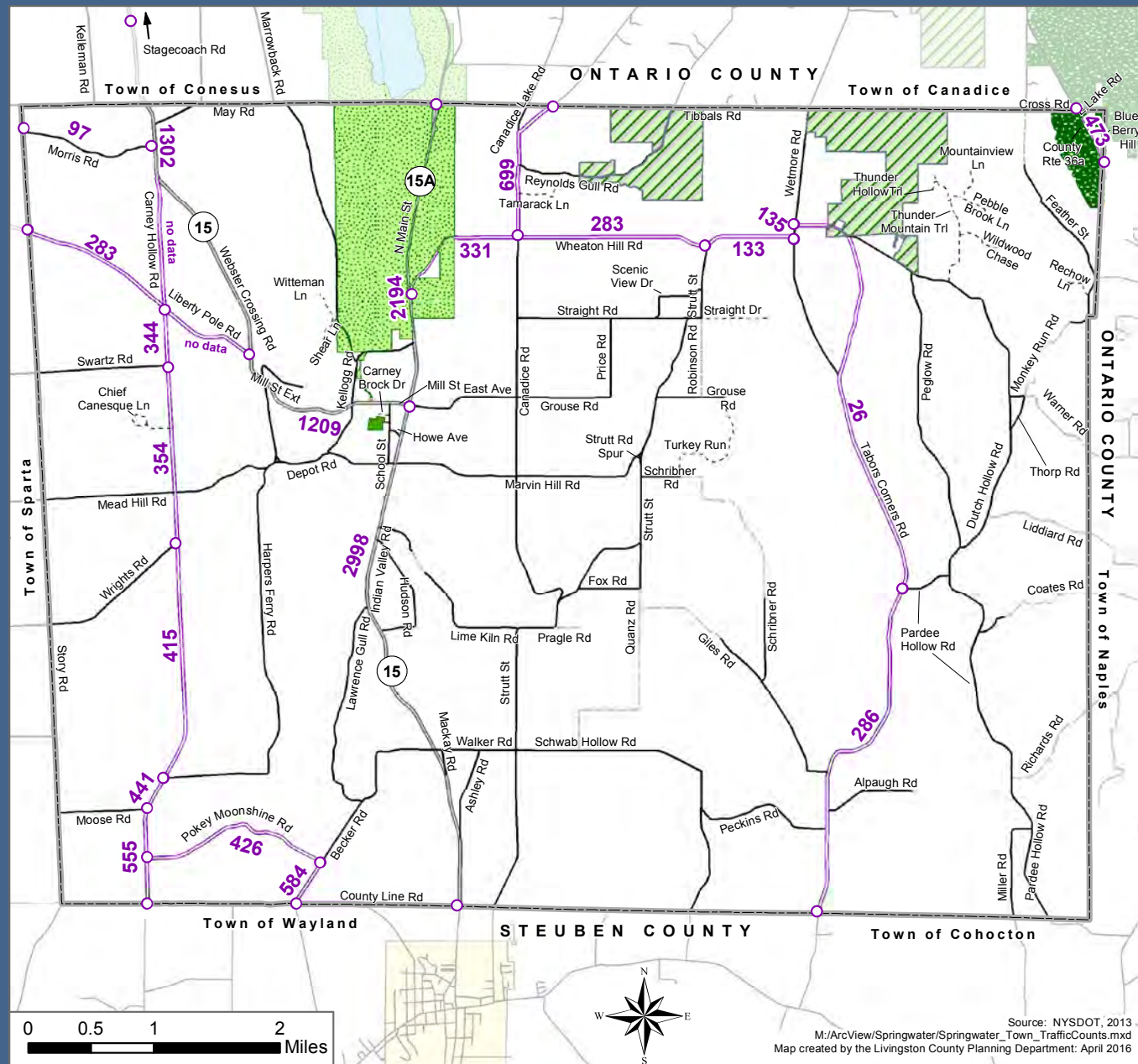


*Livingston County*



-  State Highway
  -  County Highway
  -  Town Road
  -  Seasonal Road
  -  Private Road
  -  Village
  -  Town Boundary
  -  Lakes
  -  Municipal Park
  -  Hemlock-Canadice State Forest
  -  Honeoye Inlet WMA
  -  Harriet Hollister Spencer State Memorial Recreation Area

**123** NYSDOT Estimated Average Daily Traffic Volume



## WATER & SEWER INFRASTRUCTURE

### Sanitary Sewer

The existing sanitary sewer system within the Hamlet of Springwater was constructed between 2007 and 2009. The collection system is a pressurized system requiring individual pump stations for each user (in some cases users can consolidate into a singular pump station like it has been done at the mobile home park). The wastewater treatment is a constructed wetland system that discharges to Springwater Creek, and ultimately Hemlock Lake. The Town has recently had a change to their State Pollutant Discharge Elimination System (SPDES) permit to include disinfection and more stringent ammonia effluent limits. The Town is currently in the process of conducting a feasibility study to determine viable improvement options available to meet the required permit changes.

There are currently 233 users connected to Springwater's sanitary sewer system with an average daily flow rate of 0.037 million gallons per day (MGD). It should be noted that the Town's allowable flow rate is 0.04 MGD per SPDES permit, and the 0.037 MGD average flow rate includes an excessive amount of infiltration and inflow into the system. If the system is running smoothly, the Town should expect an average daily flow rate of about 0.02 MGD, with a reserve capacity of 0.02 MGD.

### Water System

Springwater's existing water system was originally constructed in the 1970's and consists of two wells, one storage tank, and a treatment facility structure. In 2015, the Town installed a new filtration system. There are 160 users, and the wells generate approximately 28,200 gallons per day (GPD) with an allowable daily production of 216,000 GPD. In actuality the maximum daily production permitted is much higher, but 216,000 GPD is considered the maximum to ensure the Town is meeting state regulatory standards.



*The Town has four leach fields for wastewater management located along Kellogg Road west of N Main Street (Route 15A).*

### Potential LEED-ND Best Practices:

1. Promote recycling of greywater and/or stormwater for irrigation or other appropriate reuse through infrastructure upgrades.
2. Continue to utilize biological wastewater systems to completely treat all forms of wastewater on site.
3. Ensure new development utilizes or expands upon existing infrastructure in a sustainable manner.
4. Promote denser development in areas with water and sewer infrastructure capacity.

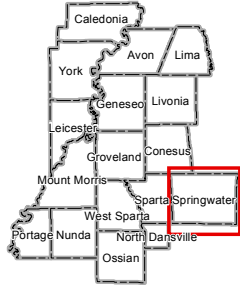




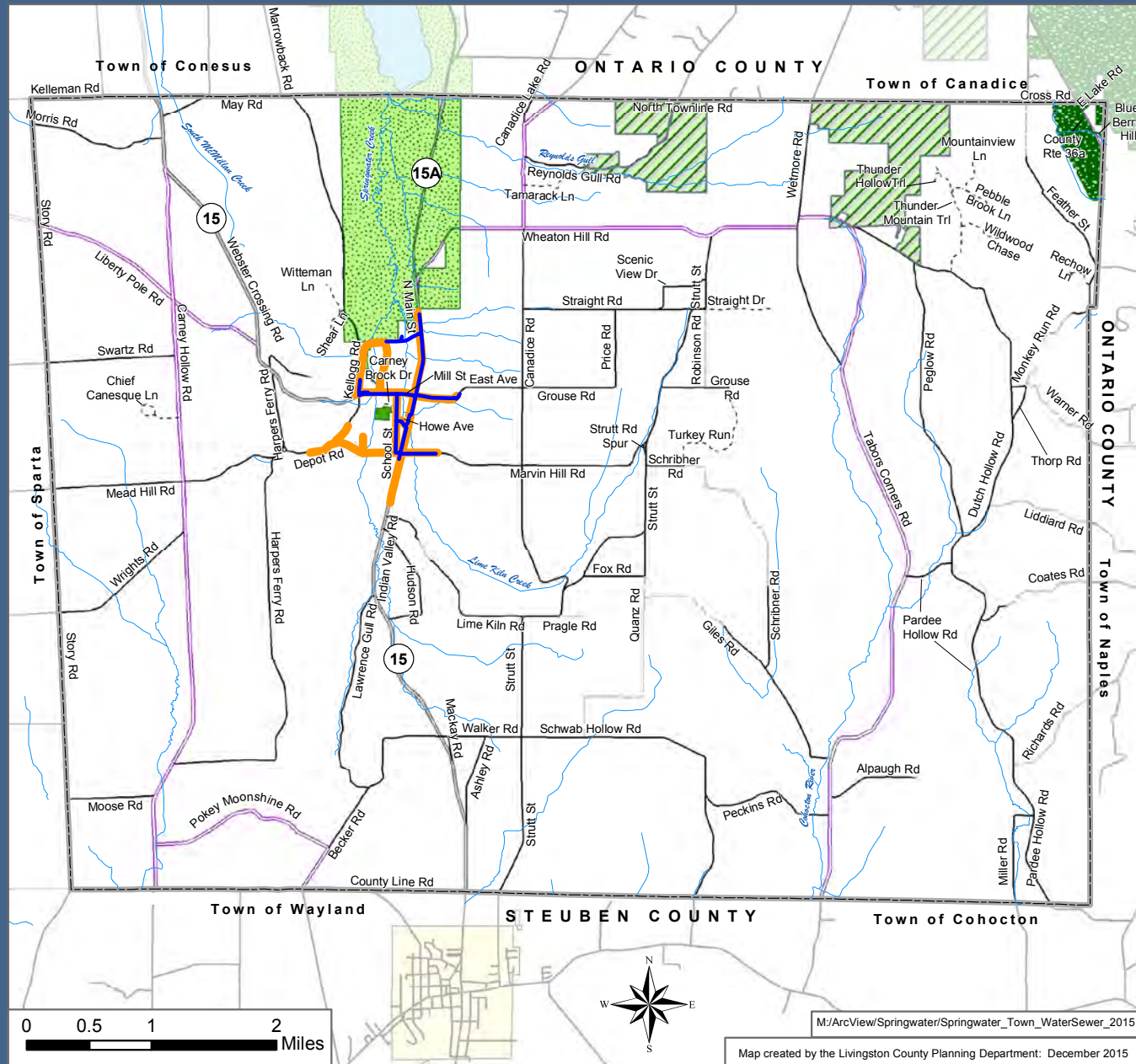
## Map 8: Water & Sewer Lines

### Town of Springwater Water & Sewer Lines

Livingston County



- Water Lines
- Sewer Lines
- Hydrography
- State Highway
- County Highway
- Town Road
- Seasonal Road
- Private Road
- Town Boundary
- Harriet Hollister Spencer State Memorial Recreation Area
- Municipal Park
- Hemlock-Canadice State Forest
- Honeoye Inlet WMA
- Lakes
- Village



## LAND USE

The Town of Springwater is a sparsely populated, rural town consisting of many large parcels. Overall, the Town maintains a fairly homogeneous land use pattern. According to the New York State land classification codes and the Town's property information file, 95% of land is used for agriculture, residential, or is vacant. Map 9 on the opposing page shows the existing recorded use of each parcel within the Town.

### Residential

More than one-third of the Town is categorized as a residential use (36.8%). Most of this category consists of rural residences (10 or more acres in size) covering 21.2% of the Town's land area, while single-family residences make up 7.7% of land area. Single-family parcels vary widely in size from one-quarter of an acre (generally located in the hamlets) to several acres. The Town features a relatively high percentage of land area used for mobile home residences (4.2% of Town situated on more than 200 parcels). Mobile homes are regulated in the Town and provide an affordable housing option for residents. Other residential uses include seasonal residences (3.8%), residence with multi-purposes or multi-structures (less than 1%) and multi-family residences (less than 1%).

### Agricultural

Nearly one-third of all parcels (31.7%) are used explicitly for agricultural activities. These uses are scattered throughout the Town and significantly contribute to the local economy and rural character.

### Vacant

More than a quarter of the Town (26.5%) is considered vacant land. Much of this vacant property consists of large lots that are steeply sloped. Although vacant property generates relatively low revenue from property tax, it contributes to the Town's scenic and environmental quality.

### Public Services

Public service uses occupy 3.2% of the Town. Most of these uses are located at the south end of Hemlock Lake along Main Street north of the Hamlet of Springwater. Other public service uses include telephone and energy utilities and other lands owned by the Town.

### Other Uses

All other uses not discussed above comprise less than 1% of the Town.

### Potential LEED-ND Best Practices:

1. *Locate future development within sites served by existing infrastructure (e.g. Springwater or Webster Crossing).*
2. *Locate future development on:*
  - a. *Infill sites bordered almost entirely by previously developed sites altered through paving, construction, or land use that requires regulatory permitting,*
  - b. *Previously developed sites,*
  - c. *Sites near many existing neighborhood uses (see LEED-ND Diverse Use Appendix).*
3. *Allow ground-floor retail, live-work spaces and ground-floor dwelling units along street facades.*
4. *Allow a variety of uses such as food retail, community-serving retail, services and civic/community facilities within a walking distance of nearby residences.*





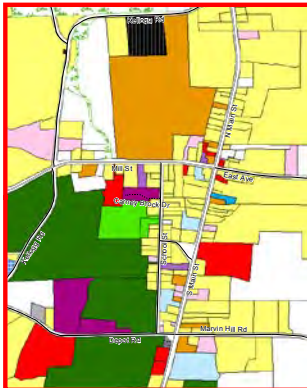
# Map 9: Existing Land Use

## Town of Springwater Land Use 2016

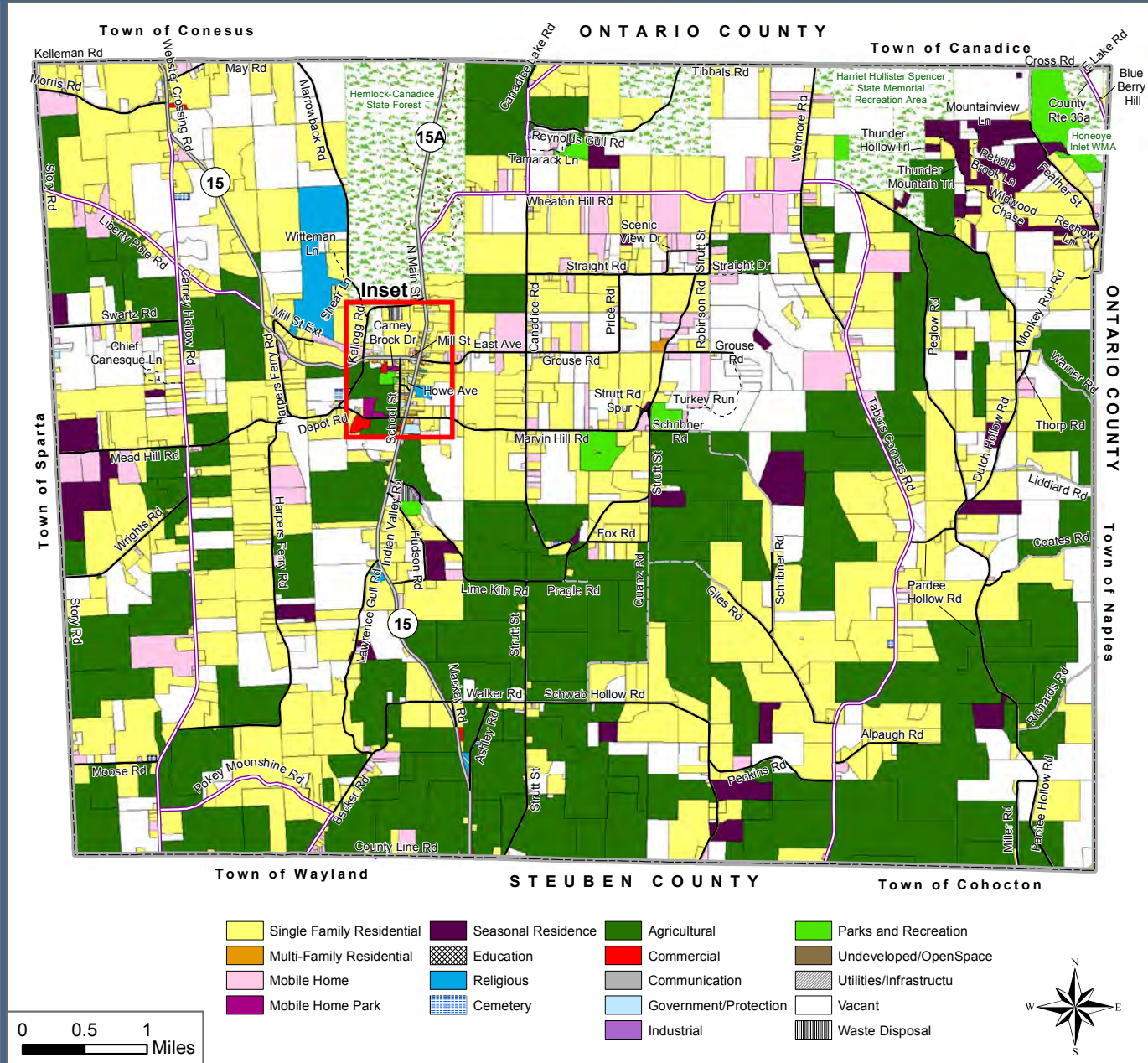
### Legend

- State Highway
- County Highway
- Town Road
- Seasonal Road
- Private Road
- Trails
- State Land
- Town Boundary

### Inset



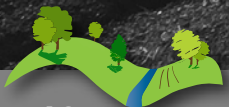
M:\Arcview\Springwater\springwater-town basemap 2016\_landuse.mxd  
Map created by the Livingston County Planning Department: April 2016







View looking towards the western side of Town from Marvin Hill Road





## Existing Plans & Studies

### 2011-2015 FINGER LAKES REGIONAL ECONOMIC DEVELOPMENT COUNCIL STRATEGIC PLAN

In 2011, Governor Andrew Cuomo created 10 regional councils to develop long-term strategic plans for economic growth. These public-private partnerships consist of stakeholders from business, academia, local government and non-governmental organizations.

The Town of Springwater is located in the Finger Lakes Region, which the plan considers 'the state's top agricultural region'. The plan puts an emphasis on the need to expand the local food economy and this emphasis is particularly relevant to Springwater.

One goal of the 2011 Finger Lakes Economic Development Strategy is to 'Strengthen the Region's Quality of Life.' Under this broad goal, the strategy to 'Increase attendance and revenue from recreational and cultural activities' is listed. The close proximity of Springwater to Hemlock Lake and several protected natural areas render this goal and strategy important to the future of Springwater.



### 2013 LIVINGSTON COUNTY TRANSPORTATION CONNECTIVITY PLAN

The 2013 Livingston County Transportation Plan identified the multi-modal transportation needs of the Livingston County community.

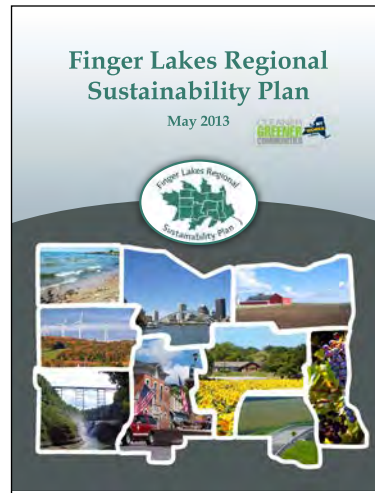
The plan focused on linking land use with enhanced multi-modal transportation. Transit (Livingston Area Transportation Service or LATS), biking and walking were all considered for the plan. Proposals for new trails and identification of areas where new sidewalks and linkages are appropriate were recommended. The plan developed two multi-modal recommendations and two proposed transit concepts. The 'Loop Route' and the 'Cloverleaf' concepts.

The transportation plan made recommendations which impact the future of transportation in Springwater. First, the plan identified the Hamlet of Springwater as a pedestrian concentration area and a place where the sidewalk network should be expanded or improved. In the LATS Loop Route concept, bus service would connect Springwater with Geneseo, Livonia, Groveland, Dansville and Conesus. The planned 'Dansville-Springwater-Sparta Loop' would utilize NY Route 15 along South Main Street and Conesus-Springwater Road. The 'Cloverleaf' alternative also recommended this route but added the Conesus Loop, a route that would connect Springwater to Conesus.

## 2013 FINGER LAKES SUSTAINABILITY PLAN

Focusing on the five-county region, the 2013 Finger Lakes Sustainability Plan was a comprehensive strategy for the promotion of sustainability and economic development. Administered by NYSEERDA, the sustainability plan forms the basis of future funding opportunities.

The Springwater Comprehensive Plan and the Sustainability Plan have a direct relationship. This planning process is one step toward fulfilling a governance target to increase the number of communities with current comprehensive plans.



Other goals most relevant to the Springwater Comprehensive Plan include:

- *Land Use and Livability: Increase the sustainability and livability of the Finger Lakes region by revitalizing the region's traditional centers, concentrating development in areas with existing infrastructure and services and protecting undeveloped lands from urban encroachment;*
- *Water Management: Improve and protect the water environment with respect to quality, quantity and availability; promote and understand the value of our water reservoirs, watercourses and built infrastructure; maximize the social, economic and ecological potential of our water resources toward equitable sharing of their benefits for both the short and long terms;*
- *Agriculture and Forestry: Increase the viability, accessibility and ecological contribution of farms, while decreasing waste and dependence on external inputs;*
- *Transportation: Provide an equitable transportation system that ensures safety, maximizes efficiency, addresses disaster resiliency, provides mode choice and reduces dependence on fossil fuels.*



*View of Honeoye Lake from Harriet Hollister Spencer Recreation Area*





## 2011 TOWN OF SPRINGWATER PARKS AND TRAILS PLAN

Prepared by the dedicated parks and trails organization, the 2011 Springwater Parks and Trails Plan outlined the creation and maintenance of recreational hiking trails. The plan set the following long-term goals:

- *Develop a loop trail around Springwater to connect certain hubs and destinations within the Town;*
- *Connect Canute Park to the South Boat Launch at Hemlock Lake;*
- *Develop trails to connect Springwater to Conesus, Canadice, Atlanta, Naples, Livonia, Wayland and Honeoye;*
- *Connect Harriet Hollister Spencer State Recreation Area to the Nature Conservancy lands and the Reynolds Gull area;*
- *Continue the Springwater Parks and Trails Hiking Group.*

Overall, the plan envisioned a large loop trail surrounding the hamlet area (Springwater) and connecting existing publicly-owned lands with vistas and points of interest in Springwater.

### Town of Springwater Parks and Trails Plan

November 14, 2011  
Distribution Approved by the Springwater Town Board





Looking southeast from the corner of Wetmore Road and Tibbals Road





# Town Goal Framework

## INTRODUCTION

A successful comprehensive plan is developed and implemented on multiple levels, addressing the short- and long-term needs of a community while providing varying levels of detail. In an effort to accomplish this, the Town of Springwater Comprehensive Plan Goal Framework is comprised of the following four key elements:

### **Vision:**

An overarching statement that describes the aspirations of the Town as a whole, all policies and actions in the comprehensive plan are aimed at achieving this end. The vision is a statement intended to be a guide for the long-term identity of the Town; therefore, it should not change dramatically over time.

### **Goal:**

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

### **Objective:**

A measurable action statement to be accomplished in pursuit of the goal, it refers to some specific aspiration that is reasonably attainable. Think in terms of action words like, “increase,” “develop,” or “preserve.” It should be noted that the Town may already be undertaking some of the objectives articulated in this plan, and wish to ensure that they continue to do so over the next decade. The general lifespan of an objective is 6 to 10 years.

### **Action Item:**

A specific proposal to do something that relates directly to accomplishing an objective, it can take the form of a plan, project, or program. Action items can address both the short- and long-term objectives with a lifespan ranging from one to 10 years, depending on the item.

# Our Community Vision



*Just as our environment has shaped our history, it is certain to play a significant role in the future of the Town of Springwater. Through the sustainable management of our natural environment, economy, and community, we will be a Town known for our pastoral setting, rural heritage, historic hamlets, and engaging visitor experience.*







*Through the conservation and enhancement each of these assets, we will improve resident quality of life and economic opportunity throughout the Town. This will be accomplished by actively engaging our residents and businesses in the decision and action that impact our community.*



## Natural Environment Goal



*Moth (Photo: Diane C. Dambra)*

### INTRODUCTION

The presence and quality of the Town of Springwater's natural resources have a direct impact on resident quality of life. The culmination of fresh air, rich soils, and clean water resources provide Springwater residents and visitors with access to an unparalleled natural environment. The Town's unique topography, dense woodlands, creeks, marshes, wetlands, and wildlife form the idyllic natural environment cited by 93% of respondents to the Town-wide Survey as the number one reason they chose to live in Springwater.

Because so much of the community's health and wellbeing is dependent upon the integrity of the natural environment, it is important that the Town promote the concepts of sustainability and environmental stewardship. Sustainable policies and growth management practices are those that seek to meet current economic, social, and environmental needs without compromising the ability of future generations to meet such needs of their own. In other words, sustainability recognizes the finite nature of natural resources and the environment and commits to using them in a way that both preserves and conserves their integrity for many decades to come.

In addition to the wellness benefits that Springwater's environmental resources provide, the existence of recreational assets such as the trail systems, boat launch, fishing holes, and parks give both residents and visitors access to healthy, active lifestyle choices. In order to maintain such a high level of pride and integrity in the Town's natural landscape, efforts will need to be continued to ensure it is not exploited or mismanaged.

The following natural environment goal, objectives, and action items are intended to serve as a guide for the Town over the next decade to enhance local sustainability practices and preserving the existing natural resources for future generations.





## NATURAL ENVIRONMENT GOAL

It is the goal of Springwater to sustain and enhance the ecological, recreational, and aesthetic value of our environmental assets for the enjoyment of current and future residents and visitors. Our rustic terrain is defined by rolling hills, peaks, and valleys threaded together by the many creeks and tributaries of Hemlock Lake and the Cohocton River. We will strive to be good stewards of our natural environment, employing sustainable development practices that protect our diverse landscape and wildlife from exploitation and degradation.

## OBJECTIVES

- A. Educate local decision makers and residents on environmental stewardship efforts.
- B. Protect environmentally critical areas from degradation and exploitation.
- C. Enhance passive and active recreational opportunities throughout the Town.

## ACTION ITEM KEY

On the following pages are a series of action items that the Town may act upon in an effort to achieve the objectives at left. A brief narrative has been included with each action item that describes existing resources or examples for implementing said action item.

Each action item narrative is followed by a series of symbols indicating responsible lead party, estimated timeframe, and estimated cost if applicable. Where appropriate, the action items will also include a brief listing of agencies or organizations with funding sources available to help implement each action. The key below describes the purpose and interpretation of each symbol.

### Lead Party

The logo or seal of the action's responsible party.



### Timeframe

Estimated time an action will take to complete.



### Estimated Cost

Estimated range of cost that the Town may incur to complete each action.

**\$10K-  
\$20K**  
2016  
Dollars

## NATURAL ENVIRONMENT GOAL ACTION ITEMS

### 1. Upgrade the existing sanitary sewer treatment facility in the Hamlet of Springwater.

The Town's sanitary sewer system discharges into Springwater Creek and ultimately Hemlock Lake. In order to ensure the environmental integrity of these natural resources, the system should be upgraded to meet current standards for sanitary sewer treatment. Recently the Town was awarded a \$2 Million Water Quality Improvement Program (WQIP) grant for the purposes of completing this action. An additional \$1.5 Million in grants was applied for and if awarded will be put towards the cost of the improvements.



### 2. Partner with local, regional, and state agencies to preserve and conserve the natural environment.

In order to be successful in conserving its natural resources, the community must work closely with a wide variety of professionals such as planners, engineers, biologists, ecologists, foresters, and wildlife management specialists. Many of these professional resources are present in various levels of government. For example, Springwater can access staff members in the Livingston County Soil and Water Conservation District (SWCD), NYS DEC, and the US Fish and Wildlife Service. The Town should continue to work closely with these departments and agencies to develop specific programs and approaches to protect its resources and to inform our community about the impacts of various projects and policies.

For example, the Town has long struggled with flooding issues and stormwater management in various parts of Town, most notably in the Hamlet of Springwater. A frequently cited source of flooding by

residents is the build-up of natural debris in local creeks causing dam-like conditions. The Town's preference is to take a proactive approach in addressing these localized flooding issues, and should develop an active partnership with both Livingston County SWCD and NYS DEC to ensure local water resources receive proper care and attention when it comes to dredging or clearing watercourses.

As issues related to the health and quality of the Town's natural resources arise, it is recommended that the Town host community meetings to: (1) educate residents and decision-makers on emerging environmentally sound and sustainable practices that will help to achieve the Town's vision and policies; and (2) solicit input from residents on specific proposals, like the development of industrial wind turbines.



### 3. Continue to educate decision-makers on the application of the NYS SEQRA and how it can be used to protect our unique collection of environmental assets.

According to the NYSDEC, SEQRA was adopted to "establish a process to systematically consider environmental factors early in the planning stages of actions that are directly undertaken, funded or approved by local, regional and state agencies." The power of SEQRA to protect Springwater's natural resources cannot be overstated. Ongoing training is essential to build an understanding of the procedures required under SEQR but also how to apply the law to protect your community's natural and man-made assets.

In addition to attending training opportunities, it may be beneficial for the Town to rely on the services of a legal or planning professional





## NATURAL ENVIRONMENT GOAL ACTION ITEMS

to assist in the review of more complicated development applications and applying the framework that SEQR has established. For more information download the SEQR Handbook at [www.dec.ny.gov/docs/permits\\_ej\\_operations\\_pdf/seqrhandbook.pdf](http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seqrhandbook.pdf).



Town Board



Ongoing

**ZERO  
COST**

2016 Dollars

#### 4. Partner with the local school district to create classroom assignments and projects that conserve our natural resources while fostering a sense of community among our youth.

The number of communities that have a stream or creek watch program within NYS is growing rapidly. These programs can engage local high school students or partner with colleges and the Cornell Cooperative Extension (CCE) of Livingston County. For example:

- a. Dozens of students in Niagara County are determined to see what's in the water of Eighteen-mile Creek. They've started their own testing and analysis as part of a partnership with the county, General Motors and an organization called Earth Force. (Source: News 4)
- b. The Catskill Creek Watershed Awareness Project (CCWAP) was started by the local Cornell Cooperative Extension in 2008 with support from the NYS DEC Hudson River Estuary Program. CCWAP has a mission "to foster appreciation and understanding of the Catskill Creek Watershed through outreach to regional stakeholders to promote protection, conservation and stewardship of our natural environment for the benefit of all." (Source: [www.agroforestrycenter.org/natural-resources/catskill-creek-watershed.html](http://www.agroforestrycenter.org/natural-resources/catskill-creek-watershed.html))



CCE Livingston County



1 to 3 Years

**ZERO  
COST**

2016 Dollars



The Cornell Cooperative Extension Catskill Creek Watershed  
(Photo: [www.agroforestrycenter.org](http://www.agroforestrycenter.org))

#### 5. Pursue future public and private investment through grants and tax incentives to build sustainable infrastructure.

Utilizing these incentives, the Town can encourage the use of alternative energy sources such as small-scale wind, geothermal and solar in all our building projects. "The U.S. has enough installed solar energy capacity to power 4.6 million homes. Solar energy accounted for 32 percent of total new power generation in 2014, exceeding coal and wind energy but lagging behind natural gas. In just nine years, the installed cost of solar energy has fallen by more than 73 percent – setting up the industry for explosive growth (Source: Sarah Lozanova)." Accommodating the growing demand for renewable energy sources will be critical to reducing Springwater's collective environmental footprint.

Over the next decade, the Town should encourage the use of alternative energy sources such as residential wind energy systems, geothermal heating and cooling systems, and solar energy collection facilities on public and private properties. The Town government should lead by example and incorporate green building technologies into Town owned facilities. It is also recommended that the Town pursue regulatory approaches, grants and tax incentives that promote

## NATURAL ENVIRONMENT GOAL ACTION ITEMS

private investment in renewable energy.



Town Board



3 to 6 Years

**COST  
VARIES**

2016 Dollars

**Funding Sources for Projects:** NYSDERDA Energy Efficiency Programs ; ReCharge NY; Green Innovation Grant Program; Climate Smart Communities Program; NYS Parks Environmental Protection Fund.

### 6. Continue to participate in the NYS Adopt-A-Highway Program.

The Adopt-A-Highway Program is intended to keeping America beautiful by having stretches of state highways “adopted” by local community groups or businesses that pledge to keep them litter free. The Springwater Trails Hiking Group currently cleans up debris and litter along State Route 15 and 15A in the Town. They have “adopted” a total of 6.7 miles of state highway. Some communities have expanded this approach to the local level by establishing an Adopt-A-Road Program to improve the appearance and environmental quality of town roads. For more information visit: <http://adoptahighway.net/new-york/>



Trails Committee



1 to 3 Years

**ZERO  
COST**

2016 Dollars

### 7. Join the NYS Smart Communities Project.

According to the NYSDEC “Local governments have either direct control or a strong influence on most of the state’s greenhouse gas (GHG) emission sources (including buildings, transportation, land use and community services), so local action is critical to reducing heat-trapping emissions. Cities, towns, villages and counties also are best able to assess their own vulnerability to a changing climate, and to

initiate adaptation measures when changes cannot be avoided.” The potential benefits of becoming a Smart Community include but are not limited to saving taxpayer dollars, improving operations and infrastructure, increasing energy independence and security, and positioning your community for economic growth. The first step is to adopt a Climate Smart Community Pledge. “Formally adopting the Climate Smart Communities Pledge as a municipal resolution initiates a community’s commitment to GHG emission reduction and climate adaptation.” There is a model resolution available on the NYS DEC’s website for municipalities to use as a starting point in drafting their own climate smart community pledge.

Once Springwater is designated as a Climate Smart Community, the Town will become more competitive when applying for funding through the New York State Consolidating Funding Application process. For more information visit: <http://www.dec.ny.gov/energy/53013.html>.



Town Board



3 to 6 Years

**\$0K-  
\$50K**

2016 Dollars

**Funding Sources:** Climate Smart Communities Program; NYS Parks Environmental Protection Fund; NYS EFC Green Innovation Grant Program.

### 8. Consider adopting additional land use regulations for the purposes of achieving and maintaining the desired community character.

As of the writing of this plan Springwater has limited land use regulations. This has been cited by many residents as a weakness while some view it as a strength. It is important to understand that local land use regulations can take many forms and should be tailored to reflect your community’s values. The following approaches represent a range of regulatory techniques that should be considered by the Town.

- a. **Adopt a Local Land Use Law:** A local land use law can expand upon the Town’s existing minimum lot size law. This law would





## NATURAL ENVIRONMENT GOAL ACTION ITEMS

apply to the entire Town and can address topics such as Site Plan Review, the issuance of Special Permits, prohibited uses, signs, lot sizes and setbacks, buffering requirements, and requirements for specified uses. Unlike a zoning code, this law does not divide the Town up into separate districts. Therefore, it may not ensure that incompatible land uses are not placed next to each other. Its goal would be to ensure that adjacent land uses are arranged in a manner that helps to ensure they do not negatively impact surrounding properties and the natural environment.

- b. **Adopt Rural Design Guidelines or Handbook:** These can be a stand-alone document or a part of a Local Land Use Law. They are intended to assist the Planning Board in conducting site plan reviews by recommending approaches to site layout that preserves the rural character of the Town. Topics typically addressed include the placement of buildings and driveways, the preservation of man-made features such as stone walls or carriage lanes, and the conservation of existing natural features such as woodlots.
- c. **Adopting Environmental Protection Overlay Districts (EPODs):** This also can be part of a local land use law or adopted separately. The purpose of an EPOD is to provide special controls over land development located in sensitive environmental areas. EPOD regulations are intended to prevent the irreversible loss of natural resources; enhance the safety of residents and property; maintain and/or improve surface water quality; preserve wildlife habitats; maintain soil and slope stability; and control the impacts of development on the environment. The exact number and type of EPODs that are appropriate for Springwater will need to be considered. The EPODs that are most common in New York include steep slopes, floodplains, wetlands, and woodlots. However, Springwater may also want to develop an EPOD that protects scenic vistas given their prominent role in defining the local landscape.
- d. **Adopting a rudimentary zoning framework:** The primary purpose of zoning is to protect the health, safety, and welfare of a community through the establishment of land use

**“Without zoning, you will get the thing you don’t want. NYS Department of Agriculture and Markets will have a greater impact on farming practices than zoning would. Farming operations would not be impacted. Wayland does have zoning and it doesn’t make you buy land in Wayland or Springwater.” ~ Springwater Farm Owner**

controls. According to the NYS Department of State, “Zoning regulations should be carefully constructed to make sure they will help carry out municipal planning goals. Some communities don’t pay enough attention to the translation of those goals into the drafting of their zoning regulations. The result often brings frustration with zoning itself as a technique, when in reality the problem is that the zoning regulations have not been carefully enough constructed. This will in turn frustrate the achievement of municipal planning goals.” In other words, if Springwater chooses to undertake the development of a zoning code, it should not be “borrowed” from another community but written specifically for the Town to achieve the proper level of regulation. For more information visit: [http://www.dos.ny.gov/lg/publications/Adopting\\_Zoning\\_for\\_the\\_First\\_Time.pdf](http://www.dos.ny.gov/lg/publications/Adopting_Zoning_for_the_First_Time.pdf)



Town Board



1 to 3 Years

**\$10K-  
\$40K**

2016 Dollars

**Funding Sources:** Empire State Development; NYS Main Street Program; NYS CDBG; NYS Department of Agriculture and Markets; NYSEDA.

# Agriculture & Farmland Protection Goal



Walker Dairy Farm

## INTRODUCTION

Local farmland and agricultural operations have played an important role in shaping the character of the Town of Springwater, and have served as a viable economic development component as well as a sustainable land use for over a century. According to the agricultural operators interviewed as part of this comprehensive planning process, the price of land and quality of soil and water in Town is a benefit for local farms. However, the extreme variations in topography, including the steep hillsides on both the western and eastern sides of Town, leave little in the way of flat, tillable land.

Existing farmland operations that have found suitable land for cultivation and animal husbandry find that the community is generally supportive of agriculture. This is reflected in the Town-wide Survey, where 72% indicated that they agree with Town-led efforts to enact land use regulations that protect agriculturally viable lands from non-farm development.

Not only does the presence of agricultural operations help to preserve open space in a sustainable way and contribute to the aesthetically pleasing rural environment, it also serves as a local economic driver. Agritourism is a growing industry in the Upstate and Finger Lakes Regions, bringing visitors to communities for authentic farmland experiences, community supported agriculture programs, farmers markets, and craft beverage operations. A significant draw to Springwater has been the All Western Evergreen Nursery, which specializes in the growth of evergreen species generally not found within the northeast region of the US.

The following agriculture and farmland protection goal statement, objectives, and action items are intended to provide the Town with a sound approach to ensuring agriculture remains a valued and viable industry within the community, while also increasing its local economic impact.





## AGRICULTURE & FARMLAND PROTECTION GOAL

It is the goal of Springwater to continue to value its agricultural heritage and operations as their success directly impacts the overall quality of life of our community. At the root of our history, farming and agricultural operations are a driving force behind the growth of our Town by providing sustenance, preserving open space, and expanding our economic base. As such, we will actively support local agribusiness in an effort to ensure the long-term viability and sustainability of agricultural enterprises throughout our community.

## OBJECTIVES

- A.** Maintain strong partnerships with local, regional, and statewide agencies working to protect and support local agribusiness.
- B.** Employ local tools and guidelines to preserve prime soils and farmland and support viable agricultural activities.
- C.** Protect farming and farmland from conflicting uses and poor site development practices.

## ACTION ITEM KEY

On the following pages are a series of action items that the Town may act upon in an effort to achieve the objectives at left. A brief narrative has been included with each action item that describes existing resources or examples for implementing said action item.

Each action item narrative is followed by a series of symbols indicating responsible lead party, estimated timeframe, and estimated cost if applicable. Where appropriate, the action items will also include a brief listing of agencies or organizations with funding sources available to help implement each action. The key below describes the purpose and interpretation of each symbol.

### Lead Party

The logo or seal of the action's responsible party.



Town



County



NYSDOT

### Timeframe

Estimated time an action will take to complete.



1 to 3  
years



3 to 6  
years



6 to 10  
years



Ongoing

### Estimated Cost

Estimated range of cost that the Town may incur to complete each action.

**\$10K-  
\$20K**  
2016  
Dollars

## AGRICULTURE & FARMLAND PROTECTION ACTION ITEMS

### 1. Partner with the County Agricultural and Farmland Protection Board and the County Farm Bureau to capitalize on emerging opportunities.

These opportunities can range from new markets to more sustainable farming practices. The Town should also participate in the County's efforts to implement the key recommendations of the Livingston County Agriculture and Farmland Protection Plan including:

- a. Expand education and training programs;
- b. Create an outreach and public relations program;
- c. Support Town based agricultural planning;
- d. Establish rural land protection tools;
- e. Support a purchase of development rights program; and
- f. Promote understanding and appreciation of agriculture to the non-farm public.

The Town should consider the development of an Agriculture and Farmland Protection Plan to identify specific actions that the Town can undertake to accomplish these items.



Town Board



Ongoing

**\$0K-  
\$50K**

2016 Dollars

**Funding Sources:** NYS Department of Agriculture and Markets; Climate Smart Communities; Empire State Development Planning Grant.

### 2. Participate in the County's Purchase of Development Rights Program (PDR).

New York State's PDR Program, "pays a farmer to place a conservation easement on the farm in order to protect productive farmland and limit non-agricultural development. The farmer retains title to the land, use, and management of the farm; however, the land will have permanent restrictions on commercial, residential and industrial uses in perpetuity." The Genesee Valley Conservancy (GVC) administers the local PDR Program for Livingston County. Interested land owners should contact the County Planning Office or the GVC for more information.



GVC



3 to 6 Years

**COST  
VARIES**

2016 Dollars

**Funding Sources:** NYS Department of Agriculture and Markets.

### 3. Continue to promote the County's Agricultural District Program.

When farmers are asked, "What is the most beneficial governmental action that helps farming?" The answer is often the County's Agricultural District Program. As previously stated, the purpose of the agricultural district program is to encourage agricultural production. It is based on a combination of landowner incentives and protections intended to foster the viability of farming operations and slow or halt the loss of agricultural land." Springwater is covered by Agricultural District #3, which is up for renewal in the year 2022.



Livingston County



3 to 6 Years

**ZERO  
COST**

2016 Dollars





## AGRICULTURE & FARMLAND PROTECTION ACTION ITEMS

### 4. Hold a local “Farm Tour” or other events to increase understating of local farming operations by residents and board members.

*This type of public outreach event can take the form of a small private tour for local stakeholders or a more formal event such as the Farm Fest held at Coyne’s Farm in Avon.*



**\$0K-  
\$20K**  
2016 Dollars

### 5. Consider developing a local land use law or other regulatory approach to protect farming operations from non-farm encroachment and to protect fields from runoff.

*This can be accomplished through the use of buffering or setback requirements. For example, one local farm operator stated, “According to Concentrated Animal Feeding Operations (CAFO) standards we can’t spread manure within 100’ of drinking water wells. People should not be allowed to drill water wells within 100 feet of a property line.”*



**\$10K-  
\$20K**  
2016 Dollars

Town Board

1 to 3 Years

**Funding Sources:** Empire State Development; NYS DEC Water Quality Improvement Projects Program; Climate Smart Communities.

### 6. Notify farmers of grant opportunities and funding programs that are available to them.

*In order to better position local farmers for funding programs, the Town may want to complete a local Agricultural and Farmland Protection Plan. This plan will help to identify the needs of the local farming community and increase the likelihood that future grant requests will be successful.*



**ZERO  
COST**  
2016 Dollars

Livingston County

Ongoing

*Many of the funding sources listed in this Plan are a part of the NYS Consolidated Funding Application (CFA). By completing a CFA the Town is automatically considered for a variety of grants available annually. The deadline falls generally in the spring or early summer of each calendar year.*

# Hamlet Revitalization Goal



*Kern-Robinson Post 905 Springwater American Legion.*

## INTRODUCTION

“Hamlets” within New York State are not formally recognized or incorporated places within any one community; however, their significance to the towns in which they are located is still very much important. Hamlets may not be defined by any one singular boundary, but within the Town of Springwater they are well-known and recognized by name and history. As highlighted in the Existing Conditions Analysis, the Town of Springwater has two distinct hamlet areas--Webster Crossing and Springwater.

During the early settlement of the Town at the turn of the century, Webster Crossing and Springwater became the social and cultural hubs of the greater community. Much like village centers within NYS towns, the hamlets offered a more dense, traditional development pattern with mixed-use and multi-story structures, sidewalks, and pedestrian-scaled streetscape. Although the Hamlets of Webster Crossing and Springwater have changed much over the last century, they still serve as the heart of the community.

Through the Town-wide Survey and Community Preference Survey conducted as part of this planning process, residents have expressed a desire for the walkable, traditional development pattern of the Hamlets to be enhanced and restored. Half of all respondents indicated that they would like to see the addition of sidewalks, street trees, lighting, and curbs to Main Street, while another 68% said that they would agree with Town efforts to encourage the restoration of historical buildings.

The biggest setback to the Town’s ability to revitalize the hamlet areas is the lack of human and financial resources available. Funding may become available to the Town should it pursue the NYS Main Street Grant Program. The following goal area has been established to help increase the attractiveness of Springwater for grant awards and assist with hamlet revitalization efforts by the Town for the next decade.





## HAMLET REVITALIZATION GOAL

It is the goal of Springwater to respect the history of our two hamlets, Webster Crossing and Springwater, and recognize the distinct character of each. We will seek to preserve the close-knit residential settlement pattern of Webster Crossing, while promoting the hamlet of Springwater as the cultural, social, and economic heart of our community. Future investment in the hamlet of Springwater will enhance its traditional character and walkability and foster an inviting public realm with a diverse mix of uses.

## OBJECTIVES

- A.** Ensure that investments in the hamlet of Springwater positively contribute to its historic, pedestrian-oriented environment and promote a mix of residential, commercial, and limited industrial uses.
- B.** Locate civic and social uses in the hamlet of Springwater.
- C.** Encourage opportunities for on- and off-street connections between each hamlet and our recreational assets.

## ACTION ITEM KEY

On the following pages are a series of action items that the Town may act upon in an effort to achieve the objectives at left. A brief narrative has been included with each action item that describes existing resources or examples for implementing said action item.

Each action item narrative is followed by a series of symbols indicating responsible lead party, estimated timeframe, and estimated cost if applicable. Where appropriate, the action items will also include a brief listing of agencies or organizations with funding sources available to help implement each action. The key below describes the purpose and interpretation of each symbol.

### Lead Party

The logo or seal of the action's responsible party.



### Timeframe

Estimated time an action will take to complete.



### Estimated Cost

Estimated range of cost that the Town may incur to complete each action.

**\$10K-  
\$20K**  
2016  
Dollars

## HAMLET REVITALIZATION GOAL ACTION ITEMS

### 1. Continue to apply for grant funding to rehabilitate deteriorating properties.

In 2013 the Town received a Community Development Block Grant award to assist homeowners with completing renovations to their properties. The Town was also successful in obtaining additional funds to continue the program in 2014. These funds have served to improve houses in the Town and make them more energy efficient. Over the next decade, the Town should expand their grant efforts to include the upgrading of commercial properties and the streetscapes in the Hamlet of Springwater.



Notice for NYERDA winterization workshop held in Town.

**ZERO  
COST**

2016 Dollars



Town Board



Ongoing

**Funding Sources:** NYS Main Street Program, NYS Parks Environmental Protection Fund; NYS Council on the Arts; Empire State Development; NYS CDBG.

### 2. Remediate and redevelop Town owned parcels within the Hamlet.

The public ownership of the parcel at the southwestern corner of Main Street/Mill Street, the former Town Hall site, and soon to be vacated Town Garage site (relocation occurring in 2016) is an opportunity to ensure investment in the heart of the Town positively contributes to the desired hamlet character. Many of these sites, either in part or in whole, are considered contaminated lands, or brownfields. Significant remediation efforts will be required prior to initiating redevelopment.



Town Board



3 to 6 Years

**\$10K-  
\$2M**

2016 Dollars

**Funding Sources:** Empire State Development; NYS Parks Environmental Protection Fund; NYS CDBG; NYS Main Street Program; NYS Council on the Arts; Genesee Transportation Council.

### 3. Develop the public infrastructure on Main Street necessary to encourage private investment and remove blight.

Upgrading the overall condition of the streetscapes in the Hamlet of Springwater has been identified as a key priority by the community. The current configuration of NYS Route 15 and 15A do not positively contribute to the overall character of the community. The design of these roads place too much emphasis on the movement of motor vehicles. Future enhancements should consider streetscape elements that foster walking and create a "sense of place." Specific design elements that should be considered include on street parking, tree lawns, decorative street lights, and benches. Beginning on page 78 are illustrative graphics on how Main Street could look after these improvements are in place. The community hopes that upgrading the streetscape will spur private investment in the commercial properties located in the Hamlet.

The first step to achieving this action item is to conduct a Transportation Study for the Hamlet of Springwater. A Transportation Study will provide detailed guidance for traffic operations, use of public rights-of-way, cost estimates, etc.



NYS DOT



6 to 10 Years

**COST  
VARIES**

2016 Dollars

**Funding Sources:** NYS CDBG; Genesee Transportation Council; NYS Main Street Program; NYERDA; Empire State Development.





## HAMLET REVITALIZATION GOAL ACTION ITEMS

### 4. Create a “Welcome Wagon” effort that could consist of informational packets or personal introductions between new residents and businesses and existing ones.

The membership of the “Welcome Wagon” can be tailored to meet local needs but should include at a minimum: an elected official, Public Works Superintendent, a resident and/or board member, and a member of the business community. This committee is intended to provide positive feedback and guidance to business operators in an informal setting. Topics of discussion typically include: where to locate; local regulatory requirements and necessary approvals; summary of local planning efforts; and any capital improvements that may be necessary to accommodate the operation.



### 5. Encourage greater use of Town Park through expanded facilities and better signage along major roadways.

Larry Canute Memorial Park is located on the west side of School Street in the Hamlet of Springwater (See Map 1 on page 19 for location). The Town continues to upgrade the facilities in the park with repairs being made to the playground equipment, improvements being made to the softball field, conversion of the tennis court to a basketball court, and the installation of a picnic pavilion. These upgrades will serve to increase the utilization of the park by residents and visitors. The development of a comprehensive wayfinding system is discussed on page 69 in the tourism goal area. Any wayfinding system should include signage that directs visitors to Larry Canute Park.



### 6. Develop appropriate land use regulations to protect property values in the hamlets and to maintain its traditional character.

As previously stated in natural environment goal area (see Page 52), this regulation could take several forms. Regardless of the regulatory technique that the Town uses, it should include the following provisions:

- Require site plan review for development in the hamlets. This could be required for all land use types or limited to specific uses. For example, the Town may want to exclude any building and site changes to single family properties.
- Permit an appropriate mix of land uses such as residential, commercial, and limited industrial uses.
- Articulate building and site design requirements that compliment the traditional nature of the hamlets and are consistent with the results of the Community Preference Survey (See page 8).



# Tourism & Economic Growth Goal



Information display at Hemlock-Canadice State Forest entrance.

## INTRODUCTION

The aesthetic and recreational quality of Springwater is well-known to locals and outdoor enthusiasts, but is often undiscovered by the Livingston County, City of Rochester, and greater Finger Lakes region. Not only is the landscape of the Town a tourist draw in and of itself, Springwater has extensive hiking trail, cross country skiing, canoeing and kayaking, hunting, fishing, and camping experiences to offer. The Town also hosts several events, such as the annual music festival which was originally dubbed the Fiddler's Fair.

Despite these opportunities, residents cite the limited availability for youth and adult recreational programming within the Town as a key issue. According to the Town-wide Survey conducted in 2013, over 70% of respondents indicated that they would like the Town to encourage the development of additional hiking, biking, and multi-purpose trails. Respondents also indicated that they wanted the Town to take an active role in promoting and encouraging local tourism efforts (61%). The development of a cultural resource or visitor's center, however, was split among three respondent groups equally--those who agreed, disagreed, and had no opinion.

By becoming a more attractive destination community, Springwater has the potential to draw additional investment that improves property values and increases sales tax revenue. Already the Town has seen great success with the various campgrounds located within the Town, such as Holiday Hill and Tamarack. Expanding upon these opportunities and experiences within and outside of the County will serve to broaden their visitor base. For example, Livingston County Development is currently pursuing the development of a series of microbreweries within the County to create an instant beer trail.

The following tourism and economic growth goal statement and subsequent objectives and action items have been included to provide the Town with direct guidance on how to achieve their vision in becoming a destination community within the region and further provide recreational and commercial offerings for residents.





## TOURISM & ECONOMIC GROWTH GOAL

It is the goal of Springwater to promote and protect our local assets not only for the benefit of our residents, but also for their role in sustaining our local economy. Our agricultural operations and natural environment from which our community has grown offer visitors a unique retreat from their everyday lives and the opportunity to explore our local landscape. The Town will continue to engage in and support local, regional, and state tourism efforts in pursuit of a prosperous and sustainable economic development strategy.

## OBJECTIVES

- A.** Market our agricultural and environmental heritage as a premier outdoor experience in Central New York.
- B.** Partner with local businesses and regional tourism efforts and events to increase visitor-ship.
- C.** Enhance the visitor experience by improving access and connectivity to local destinations and amenities.

## ACTION ITEM KEY

On the following pages are a series of action items that the Town may act upon in an effort to achieve the objectives at left. A brief narrative has been included with each action item that describes existing resources or examples for implementing said action item.

Each action item narrative is followed by a series of symbols indicating responsible lead party, estimated timeframe, and estimated cost if applicable. Where appropriate, the action items will also include a brief listing of agencies or organizations with funding sources available to help implement each action. The key below describes the purpose and interpretation of each symbol.

### Lead Party

The logo or seal of the action's responsible party.



Town



County



NYSDOT

### Timeframe

Estimated time an action will take to complete.



1 to 3  
years



3 to 6  
years



6 to 10  
years



Ongoing

### Estimated Cost

Estimated range of cost that the Town may incur to complete each action.

**\$10K-  
\$20K**  
2016  
Dollars

## TOURISM & ECONOMIC GROWTH GOAL ACTION ITEMS

### 1. Craft a marketing plan that emphasizes the natural and man-made assets in Springwater and the adjoining communities.

These include the hiking the nature trails, cross country skiing, canoeing and kayaking, hunting, fishing, camping and special events such as the Springwater Music Fair and American Crafts Show. The marketing plan could consist of a brochure, improved website and a strong social media component to facilitate connections with other tourism efforts such as I Love NY. The plan should also take into consideration the different geographic markets that Springwater can appeal to (see next item for more detail.)

It is recommended that local officials contact other places that have had success attracting tourism in a rural setting to learn how to begin (e.g. Old Forge, Lancaster County, PA). A great example of a regional tourist marketing approach can be found at the Visit Adirondacks webpage ([www.visitadirondacks.com](http://www.visitadirondacks.com)).



Annual information on the Music Fair can be found at:  
[www.springwatermusicfair.org](http://www.springwatermusicfair.org)

### 2. Facilitate an increase in the number of local attractions by:

- Encouraging a local farm market within the Hamlet of Springwater to promote locally grown produce and local arts and crafts.
- Working towards beautifying the Hamlet of Springwater through building regulations, grant funds, and private investment.
- Developing agriculturally oriented businesses that capitalize on the raw materials produced locally. This may consist of opening local processing plants for such things as milk products, breweries, etc.
- Foster the development of small businesses that support tourism such as boat and equipment rentals, camping gear sales, etc.

Ideally, the combined draw of the attractions should attract a variety of visitors from a number of geographic markets. These markets include increased patronage from Wayland, to seasonal residents in the Town and along Conesus Lake, to adjacent counties, and ultimately the greater Rochester and Finger Lakes Region.



### 3. Partner with the NYS DEC, City of Rochester, and private landowners to facilitate public access to Hemlock Lake, wetlands, and Hemlock-Canadice State Forest.

The ability to expand public access points and trails around these areas may need to be evaluated through a feasibility study. Springwater Trails, Inc. already has a concept map of trails and public access points (page 21) that may be used as a starting point.



**Funding Sources:** Genesee Transportation Council; NYS Parks EFP; NYSEDA; Empire State Development.





## TOURISM & ECONOMIC GROWTH GOAL ACTION ITEMS

### 4. Improve the Town's online and social media presence for both residents and visitors.

At present the Springwater Town website is not very user-friendly or inviting. There are several online website builder applications available for free or a small annual fee that can be used to readily update the site and ensure its content is easily accessible and engaging. Links to local tourist attractions, trails, maps, and other helpful information for out-of-towners could also be included on a visitors page.

Furthermore, the Town could take advantage of existing social media platforms and applications to increase its online visibility. Creation of a Facebook, Twitter, and Instagram account would reach individuals of many generations. Once established the Town's social media accounts can act as a free communication platform for Town news, events, project updates, meetings, etc.

Existing "apps" like MapMyHike and MapMyRide are other options for the Town to promote local trails and parks. Additionally, the Trails Committee could upload designated trail areas to existing online map sites, such as [www.alltrails.com](http://www.alltrails.com).



Planning Board



1 to 3 Years

**ZERO  
COST**

2016 Dollars



### 5. Improve signage to local parks, trails and recreational opportunities.

Enhanced wayfinding throughout the Town will assist visitors in finding their destinations. These signs will also serve to promote the other attractions in the Town and reinforce any branding or logos that the Town is using in its marketing efforts. A review of the existing traffic volumes on Map 7 (page 37) indicates the primary travel routes on which to place wayfinding signs consist of NYS Route 15 and 15A, Carney Hollow Road, Beckler Road, Wheaton Hill Road, and Canadice Lake Road. It should be noted that any signs placed along the road should meet the requirements of the Manual on Uniform Traffic Control Devices.

The Town should also make a brochure that contains a map of the Town's recreational assets and highlights its historic resources. Ideally, this brochure should take several forms. At a minimum, a printed version should be placed at Town Hall and at various tourist destinations around the region. A printable, online version should be placed on the homepage of the Town's website.



Example trail signage  
[www.virginiatrailguide.com](http://www.virginiatrailguide.com)



Parks Department



3 to 6 Years

**\$10K-  
\$30K**

2016 Dollars

**Funding Sources:** NYS Parks, Empire State Development; Climate Smart Communities Program.





Historic structure (1890s) at the intersection of Route 15A and Main Street.





# Community Character & Assets

## INTRODUCTION

People choose to live in a location for a variety of reasons. For some it is where they were raised or where much of their family resides. For others, it might be close proximity to a job or school. However, many people choose to live in a specific community for the quality of life that it offers. Sometimes it is the walkability or access to recreational opportunities or overall community character. In Springwater, community character plays a significant role in why people choose to live there. This was made evident in the community survey. Nearly 90% of respondents agree that maintaining rural character is important and more than 70% said that natural resources are important to them. In addition, more than 50% agreed that additional residential development is needed and 90% want to see new business development. Based on resident preferences like these, the challenge will be to protect community assets and rural character and, at the same time, accommodate the growth and development that people want to see.

Deep forested land, undulating topography, wetlands, hilltop plateaus, and expansive views and long vistas are just a few of the natural characteristics that contribute to Springwater's community character. Many of these features either directly or indirectly were identified as assets by residents that attended the first community workshop and are some of the most significant reasons people choose to live in Springwater. Other key assets that contribute to making Springwater a unique place to live and visit, include recreational opportunities, such as hiking, hunting, and fishing, as well as the historic hamlets of Webster Crossing and Springwater.

### ***“Community Character”***

*Often defined as the man-made and natural features of an area, including buildings, land uses, and streets as well as natural features, such as lakes, wetlands, and topography. These combine to create a sense-of-place or character that defines the area and resonates with people.*



## HAMLET CHARACTER

The hamlets were identified by residents as both a strength and a weakness for the Town. People appreciate the presence of the hamlets, but would like to see them revitalized, especially Springwater. Although Webster Crossing is recognized as an important historic area, land use is primarily residential and residents seem to want it to stay that way. However, Springwater has always been recognized as the primary location for a mix of land uses including commercial/retail, light manufacturing, and variety of housing options.

One significant opportunity to preserve existing assets and community character is to encourage new development to happen near to or within the existing hamlets. Much like the traditional settlement patterns that created the hamlets, higher density development should be located near the center of the hamlet and then transition to lower density development as you move outward toward the countryside. Encouraging development in and around the hamlets has several benefits. It will often be more cost effective to build near existing development because of close proximity to existing infrastructure. In addition, it will help to protect rural character, put more goods and services in close proximity to one another, which can also reduce vehicles miles traveled, and allow, and maybe even encourage, people to walk and bike more.



*This image shows a hamlet surrounded by farmland and woodlots. It was the 4th highest-rated image in the CPS.*

## Architecture and Site Development

As revitalization happens, it will be critically important that it is done in a manner that is sensitive to the hamlet's historic character. Springwater includes several buildings featuring architectural styles from the 19th and early 20th century, such as Italianate and Greek Revival. Although some of these buildings look tired and, in some cases have been neglected, they should play an important role in revitalization with first floor retail/commercial space and upper floor apartments and offices. Property owners and developers are encouraged to seek grants and historic tax credits to help revitalize these buildings. New development should respect the historic architecture and, when possible, draw design inspiration from them. Buildings should engage the street with entrances and front porches, much like the existing buildings do. Parking should be located behind the buildings or, if necessary, at the side but never in the front between the building and the street. If the Town implements land development regulations in the future, design standards and guidelines for hamlet development should be included.



*The image above was one of the highest rated images by residents that took the CPS, showing compact, pedestrian-oriented development often found in hamlets and villages.*





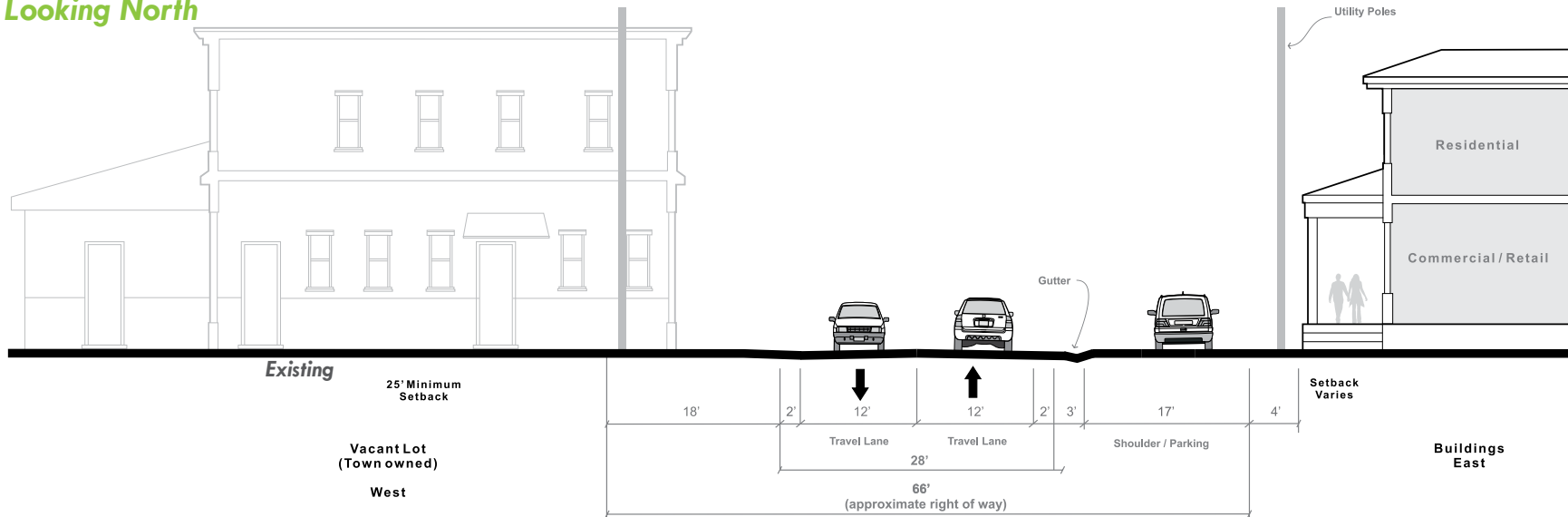
## Streetscape Enhancements

At the center of the hamlet of Springwater is the intersection of two State roadways. The current design of these roadways through the hamlet is aimed at moving cars and trucks and does little for making pedestrians or bicyclists feel comfortable. The combination of wide travel lanes, large turning radii, and lack of street trees encourages vehicles to travel fast, regardless of the 35 MPH speed limit. Tree lawn areas have been paved with asphalt and sidewalks are crumbling and do not meet modern day standards. It is unclear as to whether on-street parking is or is not permitted so people park where they can. The look and feel of the streetscape is not inviting and needs to be upgraded, as the public realm is an important ingredient in “downtown” revitalization. A public investment in streetscape enhancements could help leverage private sector investment in new buildings and businesses at the southwest corner like shown in the preferred cross-section on the next page.



*The image above depicts the intersection of South Main Street and Mill Street and the Town-owned parcel on the southwest corner. The yellow line shows the location and direction of the cross-section below and on the following page.*

## Existing Conditions Cross-section Looking North



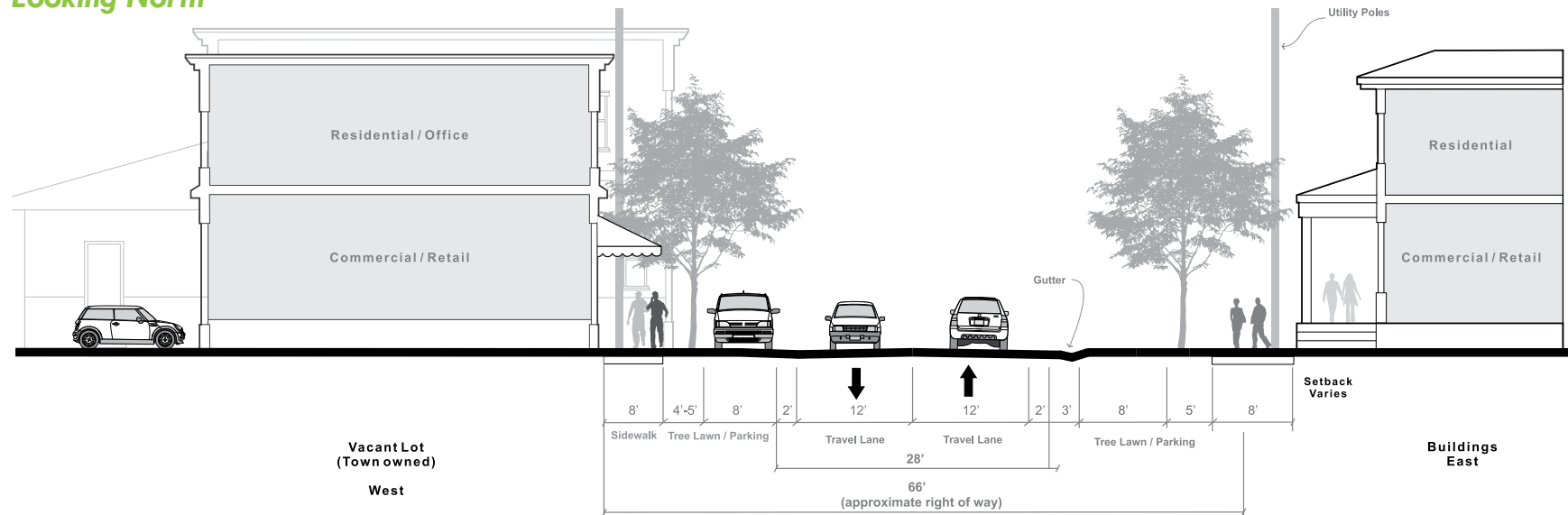
In an effort to slow motor vehicles and encourage pedestrian activity, streetscape improvements should be considered for Main Street (SR-15A / SR-15), Mill Street (SR-15), and East Avenue. The proposed enhancements, as depicted in the conceptual cross-section below, should include sidewalks, street trees, pedestrian lighting, and site furnishings such as benches, trash receptacles, and bike racks. Defined on-street parallel parking should also be considered.

Additionally, the redevelopment of the vacant parcel on the southwest corner to include a mixed-use, two-story structure (as shown below) would help to redefine the walkable, historic hamlet character that once existed in Springwater.

Although the travel lanes and turn lanes are shown much like they are today, discussion with the New York Department of Transportation (NYS DOT) should include the potential reduction in lane widths and the use of curbs rather than gutters. It is recognized that the reconstruction of the roadway is likely not to happen for many years but having desirable concepts in place before design options are considered is beneficial. In addition, it is also possible that streetscape enhancements could be implemented using federal or state grants that might be available in the future.

*More than 60% of survey respondents believe streetscape improvements are important in the hamlet.*

## Potential Cross-section with Reuse of Vacant Lot Looking North





## HISTORY OF SPRINGWATER'S HAMLET CHARACTER (LATE 1800'S TO EARLY 1900'S)



*Photos Provided By: Judy Tripp-Neu*



## STREETSCAPE COMPONENTS

Streetscape amenities should be orchestrated to create a unique character and consistency for Springwater. Streetscape components and amenities should be coordinated so that there is a seamless blend of materials, colors, shapes, forms and textures from one amenity to the other. Many manufacturers of streetscape components, such as lighting and street furniture, offer series that match in color and in style. This provides a cohesive look.

Strategically placed, benches, trash receptacles, bike racks, and planters will provide the needed amenities for both residents and visitors, and add color and life to the streetscape. Evidence shows that, green, and pedestrian friendly streets, which include furnishings, can entice residents to walk more, put 'eyes on street', and generate desirable foot traffic for local businesses.



From Same "Family" or "Series."



*Furnishings should be included in key areas in the hamlet. Powder coated steel requires limited maintenance.*

*Benches send the message that "This is a place for people."*



Pedestrian level lighting extends the use of the street beyond the daylight hours and into the evening, providing for the continued use of public space. In Springwater fixtures and poles should be traditional, such as the lantern or acorn style (shown below).





## STREETSCAPE COMPONENTS

Street trees are the most important streetscape component. They provide shade, which is not only beneficial to people but extends the life of pavement as well. Along with aesthetic benefits, trees can improve the function and feel on the street by creating enclosure which makes the street feel narrower, therefore, slowing traffic and enhancing pedestrian friendliness. Street trees should be strategically placed as to limit the obstruction to storefronts and merchant signs.



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



To accommodate both residents and visitors, Springwater should consider developing a sign program to mark trails, parks, public parking, etc. Although not a high priority now, it may increase in importance with the number of visitors. The sign program should be clear, attractive and cohesive.

Springwater should consider ways to integrate best stormwater management practices (BMP's) into not only building and site development but also into streetscape design. Doing so can reduce the damaging effects of runoff on streams and often add character and bring aesthetic benefits to the street.

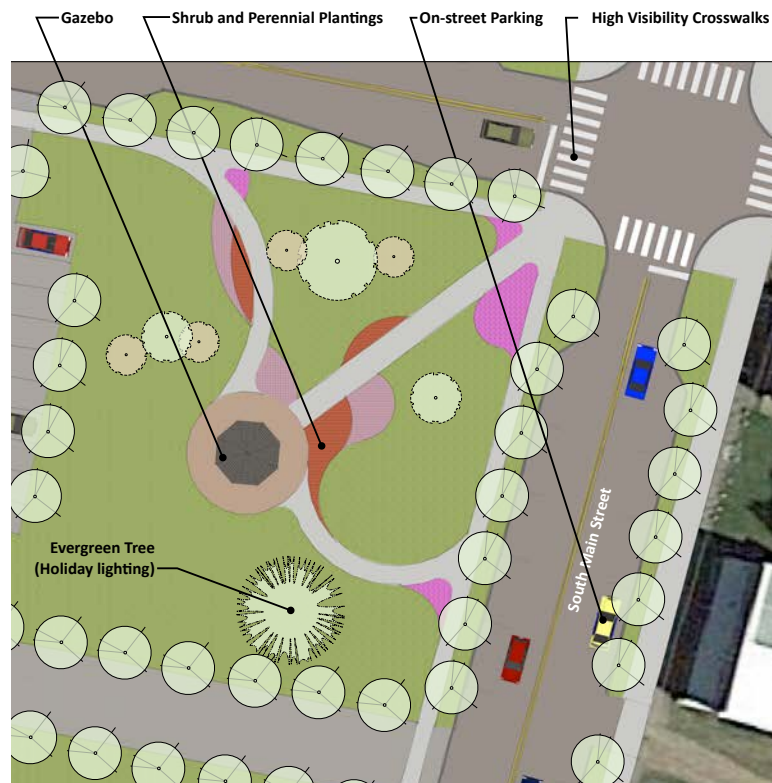


## HAMLET STREETSCAPE & DEVELOPMENT GRAPHICS

### South Main Street Southwest Corner Redevelopment

#### Alternative 1

The graphic below shows streetscape improvements for South Main Street, which is based on the typical proposed street cross-section shown on the previous page. It has been confirmed that the parcel on the southwest corner, which was a former auto repair garage, has contaminated soil and can not be developed at this time. The Town currently owns the property and, as of the time of this plan, has decided that it will be used as public space. A gazebo and a sign have been placed on the site. If it is decided that the parcel will become a permanent public space, a master plan should be developed. The concept below illustrates one option that should be considered.



#### Alternative 2

At some point the Town might want to get the property back on the tax roll. It would likely need to be cleaned before that can happen. Brownfield cleanup funding might be available to help assist in that effort. If the Town does consider disposition of the property a portion of the property could remain public. A concept for this scenario is illustrated below. Parking could serve both the public space and the development site. New buildings should engage the public space as well as the street.



NOTE: These illustrations are conceptual and are intended only to convey potential streetscape components and desired character of development.

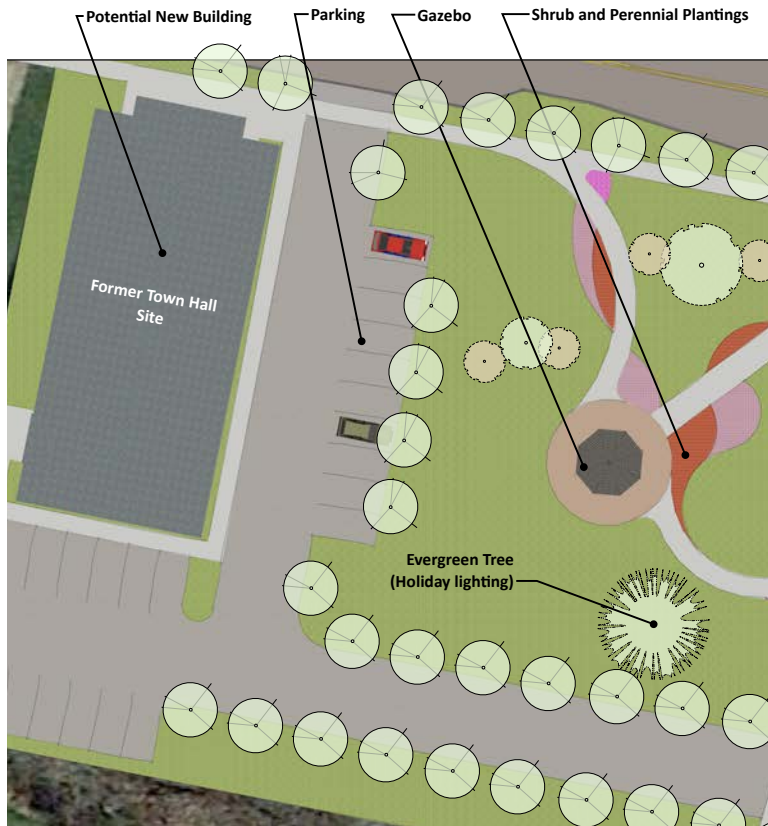




## HAMLET STREETScape & DEVELOPMENT GRAPHICS

### Former Town Hall Site

According to town officials, the former town hall building on Mill Street is dilapidated and must be razed. If the building is demolished and a new building is built it should be done consistent with hamlet character. An entrance should be located on Mill Street and parking should be to the rear and/or side. As with the previous alternatives, parking can serve both the new building as well as the public space and/or new development on the corner parcel. Below is a concept that illustrates these ideas.



### Mill Street / Post Office Parking

The illustration below shows streetscape improvements for Mill Street, which is based on the typical proposed street cross-section shown previously. A hamlet should be as walkable as possible and front yard parking hinders walkability. Rather than the Post Office having its parking located in the front yard on the corner, the Town should encourage the Post Office and the property owner of 7876 North Main Street to work out an agreement to share the parking north of the Post Office. Parking at this lot combined with on-street parking could likely mean no net loss of spaces.

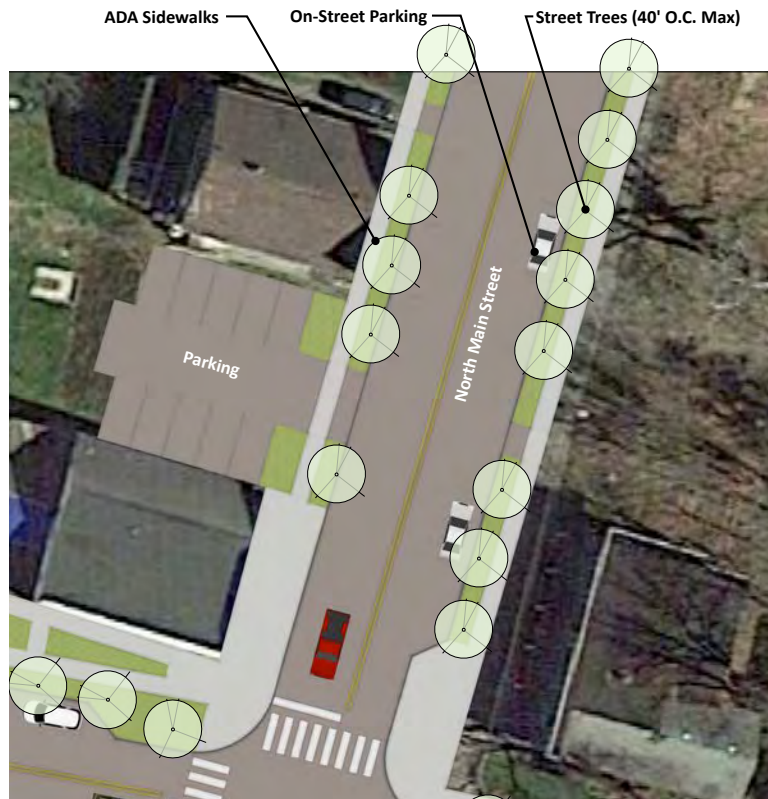


NOTE: These illustrations are conceptual and are intended only to convey potential streetscape components and desired character of development.

## HAMLET STREETScape & DEVELOPMENT GRAPHICS

### North Main Street

Like the other streets, streetscape improvements on North Main Street should include street trees, sidewalks, street lighting, and on-street parking. The existing curb-cuts will have to remain, therefore, on-street parking opportunities will be limited. As was previously mentioned, the parking lot between the Post Office and 7876 North Main Street should be improved and better utilized. This will help to offset the loss of front yard parking at the Post Office.



### East Avenue

East Avenue has limited opportunity for streetscape improvements. The right-of-way is narrower than the state roadways, which makes a sidewalk and street trees unlikely on the south side. The north side has an existing sidewalk in poor condition and it does not meet standards in regards to width. A new sidewalk and the installation of a tree lawn and street trees on the north side is likely the extent of streetscape improvements. Crosswalks at the intersection should be included.



NOTE: These illustrations are conceptual and are intended only to convey potential streetscape components and desired character of development.





## THREE-DIMENSIONAL PHOTO SIMULATIONS

### Routes 15 and 15A Intersection

In an effort to better visualize the previously highlighted streetscape and development improvements recommended for the intersection of Route 15A (Mill Street) and Route 15 (Main Street), two three-dimensional photo simulations have been produced (see pages 82 and 83).

In the rendering of the bookstore at 7887 N Main Street (page 82), streetscape improvements that have been added include:

- *Sidewalks;*
- *Crosswalks;*
- *Curb bump-outs;*
- *Street trees;*
- *Landscaped tree lawns;*
- *Facade Enhancements;*
- *Foundation landscaping; and*
- *On-street parking.*

For the southwestern corner of this intersection a photo simulation of a potential redevelopment scenario has been included to help illustrate the site design and streetscape enhancement elements previously outlined (page 83). Enhancements added to the southwest corner include:

- *All features previously;*
- *Shared parking lot with shared access point;*
- *New construction with little or no front setback requirement;*
- *Buildings with varied architectural features; and*
- *Appearance of multi-story structure (on the left) with transparency at the street-level.*



*Photo: Google Maps, 2016.*

Although the following renderings are specific to the Routes 15 and 15A intersection, the illustrated design elements would also be applicable to other future development sites within the Hamlet area.



*Existing*

7887 N Main Street (Bookstore) Photo Sim



*Potential*

NOTE: These illustrations are conceptual and are intended only to convey potential streetscape components and desired character of development.







### Southwest Corner of Routes 15 and 15A Intersection

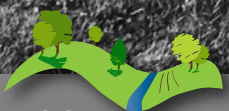
*The structure on the right hand side of the existing and potential graphics on this page is the site of the old Town Hall.*

NOTE: These illustrations are conceptual and are intended only to convey potential streetscape components and desired character of development.





Farm atop western hills of Springwater.





# Asset Protection Concept

## INTRODUCTION

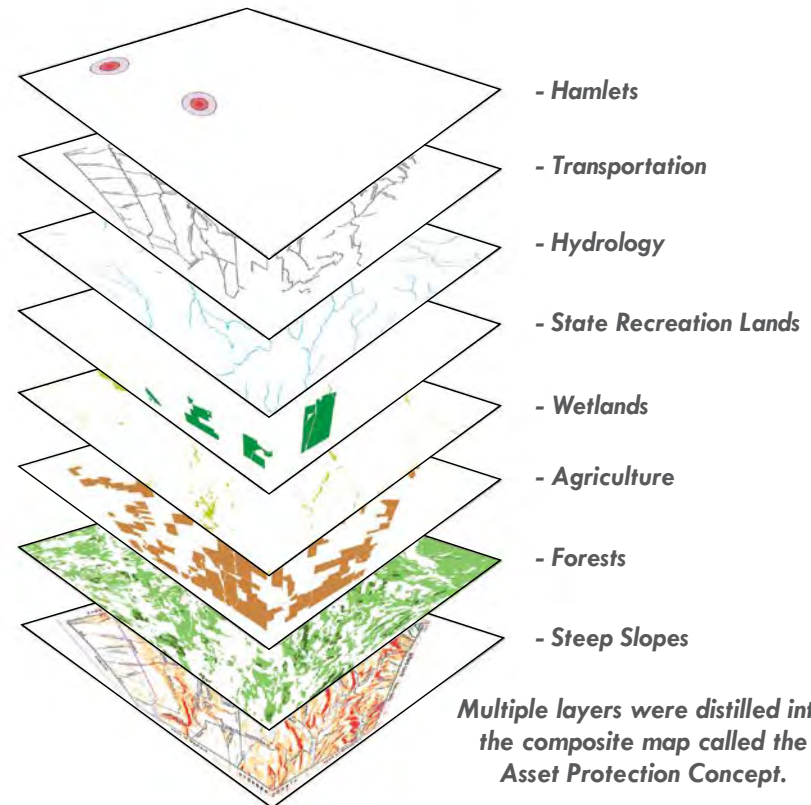
Many of the assets identified throughout the planning process have geographic characteristics, therefore, they can be mapped. Once the assets are depicted on a map it is often easier to think about the relationship between them, how to build on them, and even enhance and/or protect them. Many assets have relationships with other assets and sometimes the only way to ascertain the strength of the relationship is to put them on a map together. This layering process allows to identify geographic areas with multiple features and characteristics.

Map 10 on page 87 is a composite of several physical assets that help to define Springwater's community character. Data pertaining to these assets was collected from several local, state, and federal resources. Using a geographic information system (GIS), the data sets were superimposed for the purpose of showing the relationships between features. Many of the features share geographic space, such as steep slopes and forests and many are related either directly or indirectly. For example, important views and vistas have a direct relationship with topography and farmland is indirectly related to forest land. Once the data layers were mapped the relationships between assets became more evident. The Asset Protection Concept Map is a distillation of the assets and relationship between the assets, which is further explained by the following categories:

- **Active Farmland** - These areas are identified in the county's property information file as property used for the production of crops or livestock.
- **Environmental Features** - These are various combinations of wetlands, steep slopes (greater than 15%), forest land, and streams/creeks.
- **Dedicated Recreation** - Documented recreation areas that often include formal and informal trails.
- **Primary Hamlet Growth Areas** - These areas are

identified by the red circles and are a 1/4 mile radius from the center of the hamlets (5 minutes walk). Ideally, this is the priority area for new mixed-use development with walkable and bikeable streets and roadways.

- **Secondary Hamlet Growth Areas** - Identified by the pink circles, these areas are a 1/2 mile radius from the center of the hamlets (10 minute walk). Ideally, this is the priority area for new residential development, which may or may not have sidewalks on the streets. This area transitions from the more urban settlement pattern of hamlet core to the rural pattern of the countryside.
- **Important Views and Important Vistas** - Views are expansive and vistas are narrow. These were identified by residents and are primarily from roadways.



## HOW TO USE THE ASSET PROTECTION MAP

It is evident from this Plan's community engagement process that residents value Springwater's existing community character. They identified numerous characteristics that are important to them such as the hamlets, farmland, wetlands, and other natural resources. Changes to these characteristics or assets can directly impact Springwater's desired community character. The type and intensity of land use, aesthetic quality, and the balance between residential and commercial uses all together also help to create and define community character. New homes that clearcut hillsides to reach an ideal view or new utility lines that do not respect existing topography can not only impact character, but can sever once contiguous habitats. The Asset Protection Map serves as a visual resource for reviewing the potential impact of development and investments on the desired community character for Springwater as outlined in this Plan.

So what does all this mean? Well, it depends on the amount of growth and quality of development within the Town over the next decade and what, if anything, the Town chooses to do to help guide or influence said investment. Generally, the Town should consider the following two step process.

### Step One: Keep a Close Eye on Changes

The first step in regards to limiting the impact of development on community character is to keep a watchful eye for changes and be diligent about using existing resources such as the State Environmental Quality Review (SEQR) process, Livingston County Soil and Water Conservation District, NYS DEC, and other regulatory agencies.

The Planning Board should also communicate its findings regarding any potential adverse impacts to the Town Board. If things are starting to change and the existing resources to help limit adverse impacts are no longer enough to guide decision-making, then it might be time to take further action by implementing additional local regulations.

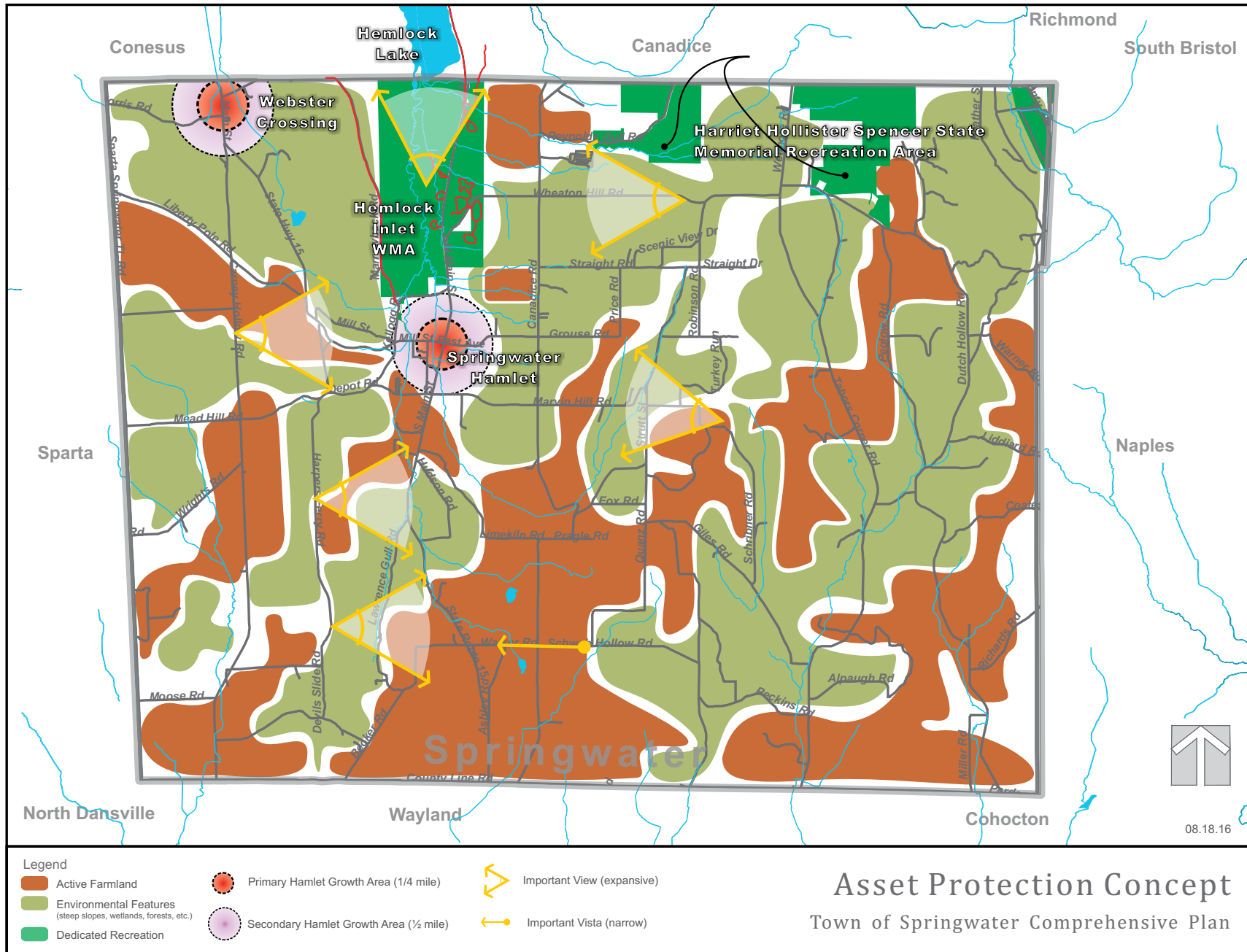


*Hemlock Lake boat launch site accessible from Springwater.*





# Map 10: Asset Protection Map



## HOW TO USE THE ASSET PROTECTION MAP

### Step Two: Develop and Implement Local Land Use Laws/Development Regulations

Zoning is typically the first land development regulation that comes to mind when communities look to regulate land use. Zoning may be a viable option in Springwater; however, it is not the only option. There are additional tools available to help limit adverse impacts of development.

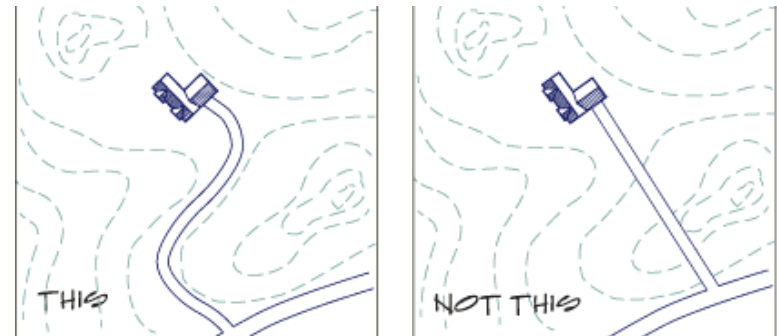
Although land use laws and regulations are not often popular, they may be necessary in order to effectively manage or limit the potential negative impacts associated with changes in land use. The intent of these regulations is not to prescribe and restrict any one landowner's property rights, but to ensure that abutting and/or clusters of land uses do not adversely affect their neighbors. The key is to find balance between individual property rights and maintaining the safety, health, and welfare of the Town and its residents. For further explanation of the following regulatory tools please see Action Item #8 in the Natural Environment Goal section (page 56).

#### Land Use Law

The Town currently has a minimum lot size law. It could expand on this law by implementing a local land use law. As a component of this law, both rural design guidelines and standards as well as hamlet design guidelines and standards could be included.

#### Zoning Law

A step further would be to develop zoning. Zoning can be developed in many forms and can be crafted to support positive community character investments and restrict or prohibit undesirable uses and investments (e.g. adult entertainment uses). Any formal adoption of a zoning law would require the Town to develop a Zoning Board of Appeals (ZBA). A ZBA would be comprised of Town resident volunteers, and would act as a relief board for applications warranting variances from the zoning law.



*Rural design guidelines and standards could address a variety of design topics, such as how to respect existing topography when siting buildings or driveways, as depicted in the illustrations above.*

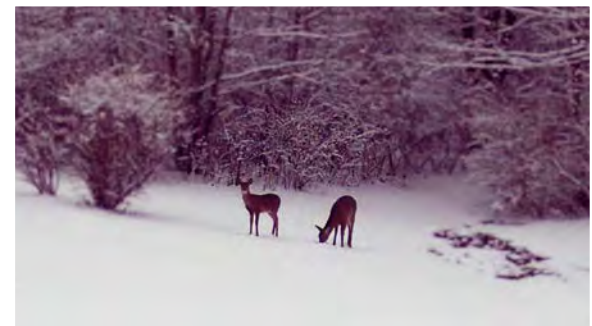
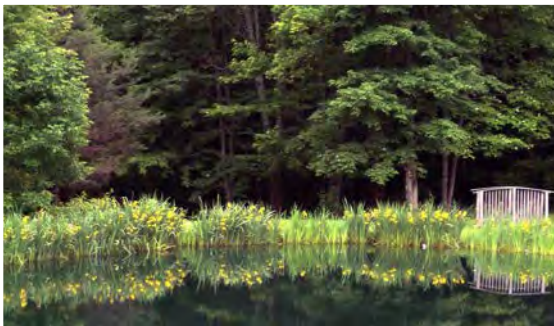
#### Environmental Protection Overlay Districts (EPODs)

Another tool to consider are EPODs. The purpose of these districts are to provide special controls over land development located in designated environmentally sensitive areas. They can help to limit impacts on such features as wetlands, woodlots, flood plains, wildlife habitats, steep slopes, and other areas subject to erosion, as well as views and vistas to and from these environmental features. There are several Towns in New York State that have implemented EPODs.





## THE SEASONS OF SPRINGWATER



*Photos: Diane C. Dambra*





White Church on South Main Street, built and dedicated in 1834.  
(Photo: Judy Tripp-Neu)





# Conclusion

## HOW DO WE BENEFIT?

As stated previously in the Introduction, the formal adoption of a Comprehensive Plan by the Town has several direct benefits to the Town and Springwater residents.

First and foremost, this Plan increases Springwater's competitiveness for receiving funding through various state and federal grant programs and organizations. Project selection committees are more apt to award funding to municipalities with well-considered, long-range plans and goals.

Second, this Plan formally documents the current concerns, ideas, and opportunities identified by the Springwater community. Due to the level of public input solicited at the beginning, middle, and end of the comprehensive planning process, decisions considered under the guidance of this Plan are more likely to respond to the various desires of the greater Town population.

Lastly, the Plan can help decision-makers determine if public resources are being allocated efficiently and effectively. Capital improvement planning requires a long-range vision, which has been fully outlined as part of this document. The Town Board may even wish to update its budgeting procedures to reflect that of the vision and goal framework.

## LOOKING TOWARDS THE FUTURE

The creation and adoption of this Comprehensive Plan is a significant step to a positive, proactive approach to reshaping the future of Springwater. This Plan shall serve to represent the desires of the greater Springwater community for the pursuit of sustainable growth, natural resource preservation, hamlet revitalization, economic development, and community enhancement.

The information contained in this Plan was not compiled hastily. Over the last year and a half community data was obtained and analyzed, public comment solicited and summarized, existing



*Springwater Sunset (Photo: Diane C. Dambra)*

conditions and assets researched and documented, and a future vision and goal framework developed. The action items listed in this document do not preclude the Town from pursuing other worthy endeavors inspired by this planning effort, but do provide the Town with clear direction for several short-term, medium-term, and long-term actions (several of little or no cost to the Town) that would help to achieve Springwater's community vision and goals.

The completion of this Plan should not be considered the end of the process. Rather, the continued reference to and implementation of this Plan should become regular practice of the Town Board, Planning Board, Town Staff, elected officials, and community leaders. This will help to ensure it remains a dynamic and active document for the benefit of Springwater over the next decade.



**END OF DRAFT COMPREHENSIVE PLAN**  
**Sustainable Springwater 2016**







This Plan Prepared By:

