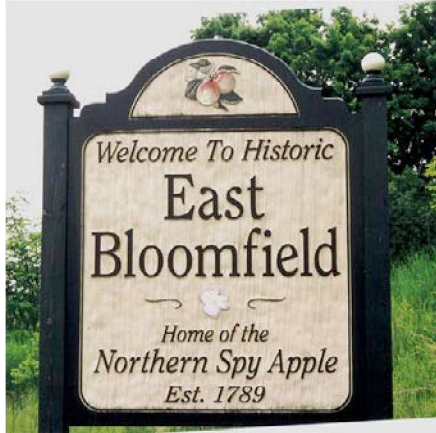


Town of East & Village of

# BLOOMFIELD



October 2020

## **ACKNOWLEDGEMENTS**

Over the course of this Comprehensive Planning Process, many organizations, boards, and individuals have influenced the final product. The Town of East Bloomfield and Village of Bloomfield would like to acknowledge their participation in and contributions to the completion of this Plan:

## **STEERING COMMITTEE**

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Mike Woodruff, Town Planning Board  
Dave Damaske, business owner and former Town Board member  
Kathy Conradt, Steering Chair and Town Board member  
Jim Kier, Town/Village Code Enforcement Officer  
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Gail Harrington, Village Board of Trustees  
Paul Hudson, business owner  
Caroline Nevil, Bloomfield Central School Board member  
Andy Doel, Bloomfield Central Schools Superintendent

## **TOWN BOARD**

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## **VILLAGE BOARD**

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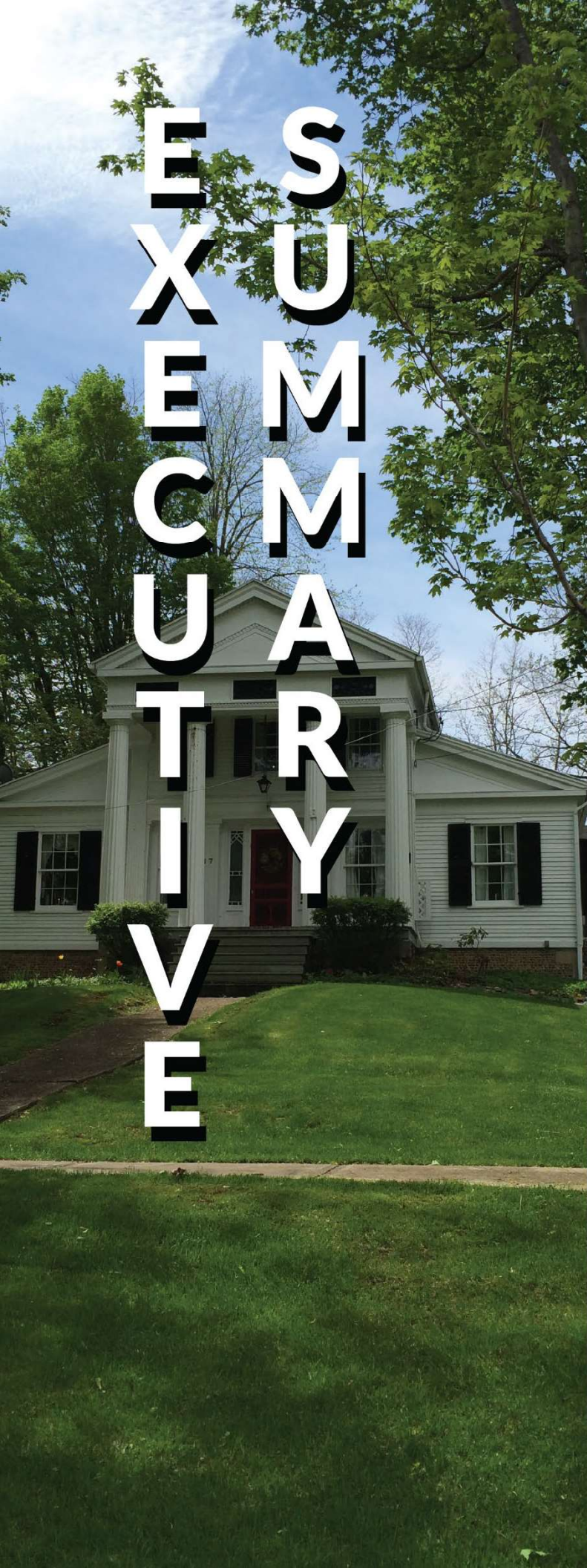
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# EXECUTIVE SUMMARY

## EXECUTIVE SUMMARY

This Comprehensive Plan update takes us out 10 years. It addresses the Town of East Bloomfield and Village of Bloomfield, both integrally and separately, and is based on tradition, community input, prior planning efforts, and current applicable laws, regulations, and community best practices.

The overall guiding Vision is to maintain an affordable, attractive, livable historic atmosphere while at the same time providing for, and promoting, orderly growth compatible with small town charm and scenic beauty. We want to attract and retain families, both young and old.

Growing the tax base in order to moderate tax rate increases is seen as an essential effort of both municipalities. Thus, we need some development. This will require marketing, and relative ease of navigating zoning and permitting processes, especially as compared to nearby communities with which we compete.

More new housing is needed for young families and “age in place” senior citizens. Most residential growth is envisioned in or close to the Village, where tapping into existing high-capacity water and sewer infrastructure is most efficient and cost-effective.

Farmlands, prime soils, and scenic views will continue to be respected and protected. Cluster housing development will however generally be permitted outside the Village, where it meets environmental standards.

Most commercial growth is envisioned on the 5&20 corridor, particularly from the Rt 444 intersection eastward to Toomey’s Corners (intersection with Rt. 64 South). Public sewer capability will be considered in this area. Industrial growth is envisioned primarily at the



shovel-ready Centerpointe West Park. The area along 5&20 from the Village western edge to Cannan Road should also be examined for commercial/mixed use.

Sewer extensions from Route 444 eastward along 5&20 will be considered, to promote appropriate commercial growth at/near Toomey's Corners. Natural gas is planned to be extended by National Fuel from Toomey's Corners to, and down, the north section of Wheeler Station Road.

Stronger consideration to pedestrian, walking trails and bicycle traffic and safety is advised. Signage and lighting remain important to monitor for a clean, uncluttered aesthetic.

Clean sustainable living is a hallmark mission for any community. The Town participates in the state's Clean Energy Communities program. Renewable energy—solar panels, windmills, geothermal—is encouraged but consideration must be made for community safety, viewsheds, and preservation of prime agricultural soils.

Woodlands, moraines, drumlins, and scenic views, courtesy of our farmers and landowners, contribute to the area's allure and quality of life and are community assets worth guarding from overzealous leveling and development.

The Village is 230 years old. Its historical buildings and charm are of great value and should be carefully safeguarded especially within the established Historic District.

Bloomfield is open for business. We desire reasonable, modest, steady growth. Growing tax base requires marketing, as Bloomfield (town and village) compete with every other nearby community for residential, commercial and industrial development. Therefore, this Plan recommends establishment of a not-for-profit Bloomfield Development Corporation, to help government coordinate marketing outreach and assist development efforts.

An aging population will require increased services and programs. Ageing in place options are important to retaining population. Our school system, library, and parks are powerful community assets, worth promotion. Increased recreational opportunities for all ages, including walking and bike trails, and generous community use of (taxpayer-funded) BCS grounds and facilities, are expected. A comprehensive new Community Recreation Plan must be developed.

This Comprehensive Plan is not law, but it is policy of the Town and Village. Decision-making remains with authorized elected and duly-nominated boards. Deviations from Plan recommendations may occur over time. They should be carefully analyzed based on new facts. The Plan should be publicly reviewed annually with any new recommendations forwarded to Town and Village. It should ideally be updated for a new 10-year planning horizon by 2030.



# INTRODUCTION

## PLAN PURPOSE & INTENT

This Comprehensive Plan provides an overall framework for future public and private investment in the Town of East Bloomfield and Village of Bloomfield. The collective investment by our residents, businesses, churches, and our local government will shape the physical, social, and economic character of our community.

It is important to note that this Plan is consistent with New York State Municipal Law. A Comprehensive Plan articulates an overall vision for the Town and Village, as well as the means to achieve that vision.

Although this document is an instrument of Town and Village Policy, it is not intended to take power from decision makers. The Comprehensive Plan is meant to be an informative, guiding document that establishes priorities to aid in the decision-making process. Circumstances may warrant decisions or actions that deviate from this Plan. In the event of such considerations, a sound argument and rationale should be presented that is as convincing as that presented herein.

The Comprehensive Plan informs municipal functions and initiatives. These include:

**1. Grants**

Federal and State funding is increasingly tied to a community's Comprehensive Plan. Projects and programs that have public support and are identified in the Plan are more likely to obtain funding.

**2. Zoning, Subdivision, and Land**

Over time, regulatory tools such as zoning, design review, subdivision requirements and environmental protection overlay districts should be brought into conformance with the Comprehensive Plan.

**3. Budgeting and Capital Improvement Planning**

The projects and programs contained in the Plan are often included in the budgeting process to ensure the community's priorities are being considered and addressed.

**4. Cultural and Economic Development Efforts**

Towns and villages are beginning to undertake nontraditional efforts to foster community vitality, including the creation of arts and cultural venues and programming as well as initiatives to reduce commercial vacancies. The need for such efforts is often determined through the comprehensive planning process and documented in the Plan.

## PLANNING HORIZON

The planning horizon is the length of time for which the plan is considered relevant and representative of the community. It may also quantify the time necessary to implement the plan's recommendations. The planning horizon for this effort is 10 years, or to the year 2029. Information obtained in the 2020 Census can be included in the next comprehensive planning update.

The Town and Village should conduct an annual review of the information contained in this document (see the Plan Adoption and Maintenance section) to ensure that it is still relevant and beneficial prior to an official update in 2029.

***“Among the most important powers and duties granted by the legislature to a local government is the authority and responsibility to undertake comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens.”  
- NYS Municipal Law***



## STEERING COMMITTEE

At the beginning of this planning process, the Steering Committee was created to oversee the final development of the Town and Village's Comprehensive Plan Update. The Committee consists of a broad cross-section of representatives from the Town and Village. A list of the Committee members is found on the Acknowledgements page following the Table of Contents.

## PLANNING PROCESS

The 2020 Comprehensive Plan is a product of the community, the Steering Committee, Town and Village staff, and our planning consultants. Through meetings and workshops, the Committee worked with the consultants to draft a framework for our Vision, Goals, Objectives, and Action Plans. The following exercises were completed to help inform this process:

- Strengths, Weaknesses, Opportunities, and Threats Analysis (SWOT)
- Community Preference Survey (CPS)
- Future Land Use Character Mapping Exercise

The results were reviewed and analyzed to ensure that this Plan reflects current and future issues and desires of the community.

## PUBLIC INPUT

The public has also been a key participant in the Comprehensive Plan update process. A Community Survey was created and distributed to solicit input from residents within the Town and the Village. Responses have been included in this Plan to ensure the Vision, Goals, and Action Plans are based on the desires and concerns of the public. A summary of these responses can be found in the Community Survey Results chapter.

## KEY ISSUES

Early on, the Steering Committee participated in a brainstorming exercise to identify community strengths, weaknesses, opportunities, and threats. The following highlights some of the highest priority issues raised. These lists served to focus our discussions. Complete SWOT results can be found in the Appendix.

### STRENGTHS

- Rural character – A lot of open space
- Small-town charm
- Local history
- Agricultural heritage
- Safe community
- The Village, Town, and School District have good working relationships

### WEAKNESSES

- Lack of industrial/commercial tax base
- Loss of farming community
- Lack of affordable housing stock (for seniors and starter homes especially)
- Cost of water and sewer installation, especially for big lots
- Lack of community support of existing businesses

## OPPORTUNITIES

- Unspoiled – preserve character
- Center Pointe West industrial park available to be developed and currently has utilities
- Chance to put protection measures in place to protect green space
- Recreational facilities at Veterans' Park, Boughton Park, school and Village parks
- Promote agricultural development
- New roads to access vacant land in and around the Village

### THREATS

- Loss of active farmland
- Increased school taxes
- Limitations to using school facilities
- Increased traffic affects quality of life and strains infrastructure maintenance

## COMMONLY USED

### ACRONYMS

Numerous agencies, organizations, and planning references used throughout this document.

ACS:	American Community Survey
AFT:	American Farmland Trust
CBD:	Central Business District
CCE:	Cornell Cooperative Extension
CPS:	Community Preference Survey
DEC:	Department of Environmental Conservation
DOT:	Department of Transportation
DPW:	Department of Public Works
NYPF:	New York Planning Federation
NYS:	New York State
OC:	Ontario County
ROI:	Rural Opportunities Incorporated
SEQRA:	State Environmental Quality Review Act
US:	United States



# PREVIOUS PLANS & STUDIES

## INTRODUCTION

Prior to the Comprehensive Plan update the Village of Bloomfield and Town of East Bloomfield participated in various planning efforts. A brief summary is included in this section. Many of the recommendations are reflected in this Plan as they relate to the Village's downtown area, the Routes 5 and 20 Corridor, and the agricultural lands of the community.

## MAIN STREET BLOOMFIELD REVITALIZATION STRATEGY

In December 2005, the Village completed a guide to the revitalization of the community's Central Business District (CBD) of the Village, as well as the East Bloomfield Village Historic District.

The study articulates a vision for the Downtown to become a bustling CBD that develops into the cultural and economic center of the community.

## VILLAGE CENTER DISTRICT

Adopted in 2007, the Village Center District was created in response to the Main Street Bloomfield Revitalization Strategy to preserve the existing history and character of the downtown area. Regulating auto-related uses in the downtown area preserves and enhances its traditional, friendly pedestrian traffic patterns.



## NYS 5&20 CORRIDOR STUDY

The Genesee Transportation Council (GTC) funded a study of this scenic roadway in February 2004. The focus area ran from Lima to Canandaigua. A significant amount of public input was solicited to help create a community vision for the corridor that recognized its purpose as major service routes for residents of the towns and villages, truckers, commuters, tourists, and non-motorized transportation users throughout the region.

Within the Town, the corridor is divided into three distinct segments: west of, within, and east of the Village. Recommendations for roadway, gateway, and pedestrian-related improvements, as well as viewshed preservation points, were provided based on the character within each segment. It was recommended that most pedestrian-related improvements be concentrated near existing commercial nodes and within the Village.

***“...a multi-faced, community-wide approach is essential for protecting agriculture and farmland in Ontario County. No single activity will provide the answer.”***

***- The 2000 Agriculture Enhancement Plan***

## AGRICULTURAL ENHANCEMENT STUDY

Commissioned by the Ontario County Agriculture Enhancement Board and completed in 2000, the Agriculture Enhancement Plan incorporated a countywide approach to farmland management. This Plan was completed with the purpose of creating awareness about the current conditions and issues of the County's agricultural environment, identifying agricultural resources, and presenting options to strengthen the economic vitality of the existing agricultural industry. The Cornell Cooperative Extension helped to prepare this report, utilizing public input from community stakeholders to construct four goals:

- 1. Enhance agricultural economic development.**
- 2. Increase awareness of the economic and social importance of agriculture.**
- 3. Examine and adjust local government policies to protect farmland and enhance agriculture.**
- 4. Acknowledge and enhance the environmental stewardship of farmers.**

This Comprehensive Plan acknowledges the importance of the agricultural industry within the Town and Village and has many of the same goals as the Agriculture Enhancement Plan for preserving, protecting, and enhancing existing farmlands.



# COMMUNITY PROFILE

## INTRODUCTION

A community can change over the course of the long-range planning horizon. It is important to evaluate current and future demographic trends in order to inform the Comprehensive Plan update process. The Community Profile utilizes data from the NYS website Cleargov.com to provide a snapshot of the current economic climate, as well as our population statistics.

The profile includes the Village of Bloomfield with the Town of East Bloomfield. Information that is specific to the Village is so noted.

The Town covers approximately 33 square miles and the Village covers approximately 1.4 square miles within the Town boundaries. As of latest data that was compiled in 2014 the Town has a population of 3,606 and the Village has a population of 1,319. The Town and Village experienced a steady rate of population growth at 7.6% and 4.1% respectively. The Median Household age for the Town and Village is between 40 and 43. The Median Household income is \$64,148 for the Town and \$51,842 for the Village. There is a total of 1,441 residential units in the town which are 71.70 % owner occupied. The Median Home value for the town is \$160,300 and the Village is \$130,100 with the average household size being around 2.5.

There have been two significant demographic trends. Over the last decade the Town (including the Village) has lost over 60% of its 25 to 40 year-olds. It is important that the Town and the Village strive to keep this age group as they are important and contribute to the growth of the community and its tax base.

The second trend indicates a rapidly aging population, residents 65+ years of age grew at an average rate of 48% in the last decade. It is important that the Town and Village deal with providing more services and resources for their aging population and the ability to age-in-place.

Currently the Town's primary employer is the East Bloomfield Central school system which employs about 30% of the residents, followed by the manufacturing industry which employs about 15% of the residents. There is also a large percentage of the residents that are employed out of the town and village. These residents are largely employed in the Rochester area. It is important that the Town and Village strives to support more employment within the town by making our regulations and laws business-friendly for business and industry to come to the community.

One of the main problems within the community is the availability of residential housing units. Approximately 5% of the housing units within the Town remain vacant today. It is important that the Town and Village maintain a balance of housing choices in order to meet a wide variety of residents' needs, including potential new residents like young professionals or new families.

In recreation the town has Veterans Park, which has ball fields, soccer fields, walking trails and play grounds. Also, the town shares Boughton Park with two other communities which has walking trails, picnic facilities, and fishing. There are also recreational facilities available in the Village primarily on the Bloomfield School District property. There are sidewalks within the village that provide walking, along with town owned Elton Park which is located on 5&20 and provides a picnic area and a place for other outdoor activities.

Under this current comprehensive plan, the Town and Village are striving to provide for current residents as well as welcoming new residents, business, and industry to our community.





# COMMUNITY SURVEY RESULTS

## OVERVIEW

To solicit public input for this plan both the Town and Village asked residents why they chose to live here and what they thought about existing and future residential and commercial development. Surveys were available online in May and hard copy in June 2019 for Town and Village residents. In total, 700 surveys were distributed with a response rate of 13.4%. The survey consisted of ten multiple choice questions concerning key issues. The questions were:

### 1. Are you a Village or Town resident

The responses were received almost equally with the Village giving a slightly higher response, probably due to the fact that all village households received a hard copy; whereas only about a fourth of the town residents received a hard copy.

### 2. What is your age range?

- |          |        |
|----------|--------|
| a. 18-24 | 1.49%  |
| b. 25-34 | 10.39% |
| c. 35-44 | 21.65% |
| d. 45-54 | 28.57% |
| e. 55-64 | 19.05% |
| f. 65+   | 20.78% |

### 3. What do you like most about our community?

- |                         |                                   |
|-------------------------|-----------------------------------|
| a. Rural character      | 37.23%                            |
| b. Good schools         | 14.72%                            |
| c. Parks and recreation | 0.87%                             |
| d. All of the above     | 49.78%                            |
| e. None of the above    | 3.9% (all between 35-54 yrs. old) |

**4. What types of recreational opportunities would you like to see more of?**

- a. Walking trails: 34.20%
- b. Park amenities: 22.08%
- c. Athletic fields: 3.90%
- d. All of the above: 26.84%
- e. None of the above: 16.88%

**5. What types of businesses do we need more of?**

- a. Manufacturing: 22.08%
- b. Professional services: 20.78%
- c. Retail: 25.54%
- d. Restaurants and specialty shops: 56.28%

**6. What types of housing do we need more of?**

- a. Single family housing: 34.63%
- b. Multi-family housing: 4.33%
- c. Senior housing: 13.42%
- d. All of the above: 21.65%
- e. None of the above: 27.27%

**7. How can we better serve the needs of senior citizens?**

- a. More senior housing: 7.79%
- b. More senior activities: 19.05%
- c. More senior services: 21.65%
- d. All of the above: 34.63%
- e. None of the above: 15.58%

**8. How can we better serve our young families?**

- a. More affordable housing: 17.32%
- b. More youth activities: 9.52%
- c. More family-centric activities: 19.91%
- d. All of the above: 41.99%
- e. None of the above: 7.79%

**9. What services would you be willing to pay more taxes for?**

- a. Walking, jogging, hiking, biking trails: 24.68%
- b. Expanded public water service: 4.33%
- c. More street lights: 3.46%
- d. All of the above: 10.82%
- e. None of the above: 43.72%

**10. What forms of communication from local government would you use?**

- a. Social media: 19.91%
- b. Government website: 19.48%
- c. Public forums: 8.23%
- d. All of the above: 47.62%
- e. None of the above: 8.66% (majority 65+ yrs old)

**11. Comments received on (8) hardcopies:**

- This is an agricultural community and there are NO ag questions - total disconnect
- Raising my taxes will force me to sell my home
- Other villages provide brush pickup. Village guys don't work enough
- Need to spend tax dollars on infrastructure improvements such as roads, sidewalks and gutters
- Please keep the rural character of the community and the good schools
- Want small business growth (not like Victor and Canandaigua).
- Summer rec should be in the village due to lack of transportation
- I love the small town feel of our village
- Any business is welcome which can help lower taxes and provide jobs for kids
- Summer rec should consider the size of a family and be extended to the entire summer
- I am impressed with the public library programs

## TOWN OF EAST BLOOMFIELD & VILLAGE OF BLOOMFIELD

- Taxes are too high - need to make cost of living more affordable
- Have insight into what commercial options are being marketed to what kind of business
- Have an overall development plan

The results of the surveys were analyzed by the Steering Committee. Following is a summary of the most prevalent opinions and responses by residents. The following conclusions can be drawn from the survey questions' responses:

- The majority of community residents like and appreciate the rural character and the schools in our community. A segment of respondents (35-54 year old) responded none above when faced with the 3 questionnaire priority areas, Rural Character, Schools, and Parks and Recreation.
- When survey respondents were asked what recreational opportunities they desired, over 50% said they were looking for walking trails and park amenities.
- Survey respondents felt when asked what businesses were needed, all categories were significantly represented-manufacturing, professional services, retail, and restaurants and specialty shops. Restaurants and specialty shops were felt to be needed the most with 56% of respondents giving their vote.
- Only 13.4% of the residents responded to the survey, of which approximately 70% of those were completed online and just under 30% were completed in hard-copy. Our 13.4% response rate is significantly lower than the average of 30-60% response rate for most internal and external surveys.
- Almost 35% of respondents feel the community needs more single-family homes, and about 30% of the respondents didn't feel any of the types of housing in our community was needed. All categories of dwellings were represented with significant responses, with the exception of multi-family dwellings at 4.33%.
- With regards to the needs of seniors, most survey respondents thought more services (21.65%), more activities (19.05%), and more housing (7.79%) is needed in the community. Only 15.58% of the survey respondents said "None of the above", with respects to needs of seniors.
- Affordable housing, family and youth activities were all represented significantly when survey respondents were asked the needs of young families.
- When asked what residents were willing to pay for with an increase in taxes, the highest category was walking, hiking, and biking. However almost 45% of respondents said none above, meaning they would not want to increase taxes for the surveyed additional services.
- Most residents want to receive communication from their government by electronic mediums where most respondents that answered none above for the given electronic categories were age 65+



## **SURVEY SUMMARY**

The Comprehensive Plan Committee wanted to survey the residents to make sure they understood the needs of the community. The results of the current survey were similar to previous surveys of the residents over the years.

It appears that the community believes we need more housing, especially single-family dwelling units, more restaurants and specialty shops, as well as other businesses. As our residents are aging, they will be

looking for more housing, activities, and services. Young families are also looking for housing and family/youth activities. The challenges come with offering these expanded facilities and services with minimizing increases to taxes for our residents.

Many of these concerns and preferences have been addressed in the Plan's goals, objectives, and action items to ensure that the future of the Town and Village reflects the desires of the whole community.

## POLICY FRAMEWORK

To be successful, a Comprehensive Plan must address the short- and long-term needs of a community as well as provide varying multiple levels of detail. To accomplish this, this plan has six key elements.

---

### VISION:

A general statement that describes the aspiration of the Town and Village; it is an end towards which all actions are aimed. The Vision should not dramatically change over time. Ideally, the Vision in this plan should be useful for the 10-year planning horizon.

### GOALS:

Goals support the vision by establishing desired outcomes for particular areas or issues facing the community. Goals should be consistent throughout the planning horizon. Ideally, the goals contained in this plan should be useful for the 10-year planning horizon.

### OBJECTIVES:

Statements of measurable activities to be accomplished in pursuit of the strategy; specific aspirations which are reasonably attainable. Think in terms of actions such as "increase," "develop," or "preserve."

### MEASURES:

Specific data, metrics and results that relate to accomplishing objectives. Measures should be reviewed every year or two to determine effectiveness. The Town and Village should work to establish specific baseline condition for all the measures in this plan, the levels involved, and timing.

### ACTION PLANS:

A municipal plan, project, or program with specific activity deliverables. The lifespan of an implementation item can vary from one to many years.

---

Each individual Goal (with its Action Plans) is intended to function as a stand-alone work plan that can be assigned to a committee or work force to undertake.

## OUR COMMUNITY VISION

This Comprehensive Plan will continue to preserve the history and attractive livability of our Town, while providing competitive opportunities for residential and business development. The Town and the Village will maintain an affordable, attractive, historic rural atmosphere. This Plan identifies a consistent and defined framework for development and growth. With all stakeholders working together, we will strive to achieve this vision while emphasizing the Village's role as the social, cultural, and commercial heart of the community. We will protect the rural setting in the Town, while minimizing the tax rate growth by encouraging tax base growth.



In the coming decade, the following goals will continue to provide a direction to maintaining and supporting the community vision:

- Opportunities for **agricultural** growth in designated areas to help maintain our rural character;
- Development of diverse **residential living** options that are well-planned and executed, attractive, and retain youth and senior citizens;
- Development, maintenance and promotion of **commercial & industrial** sites that are in accordance with the laws and vision of our community;
- Continuation of **utilities and public works** that meet the needs of our residents and businesses;
- Development of a safe and efficient **transportation** system, accommodating pedestrians and a variety of travel modes;
- Conservation of the **environmental resources** within our community;
- Preservation and enhancement of our local history, culture, and scenic beauty;
- Enhancement of **recreational** opportunities to provide enrichment of the lives of our residents;
- Pursuit of opportunities to welcome, encourage and promote **economic development**; and
- Maintenance of our existing **community services** and enhancement of volunteerism effort



# AGRICULTURE & RURAL CHARACTER

## INTRODUCTION

The Town of East Bloomfield is characterized by low-density development, farmland, undeveloped acres, and scenic vistas. The Village consists of many historic buildings and is the primary commercial center for the town. Retaining agricultural lands helps to protect the rural character of the area.

This Plan recognizes the importance of the agricultural industry and the contribution that productive farmland makes to the economic wellbeing and the rural environment of the East Bloomfield area. Protection of agricultural operations and soils is a major theme of this Plan.

## PRIME SOILS

The Soil Conservation Service maintains an inventory of important farmlands across the nation. A map of valuable farmlands in East Bloomfield has been included at the end of this section for reference. The criteria for identification of prime farmland are entirely related to soil characteristics.

Categories of farmland include prime farmland, unique farmland, and additional farmland of statewide importance as it relates to soil and water conservation.



## AGRICULTURAL DISTRICTS

The purpose of an Agricultural District is to preserve viable agricultural land and lessen the pressures of urbanization. An Agricultural District is an area designated by the County Legislative body that contains viable agricultural soils and agricultural industry within its bounds. The minimum size of a district is 500 acres.

At the end of eight years, districts are reviewed to ensure that they still are in agricultural use. The review period begins 300 days before each district's recertification date. If it is determined that viable agriculture still exists, the Agricultural District is renewed for another eight-year period.

In East Bloomfield, 84.2% of the Town, or 19,267 acres, are included in Ontario County Agricultural District 1. The Ontario County Planning and Research Department estimates that approximately 74% of the district is used either for crop land or pastureland. Remaining acres include brush land, forests, and surface waters. **Less than 5 percent of the District is used for residential, commercial, or industrial uses.** Farms are distributed throughout the Town of East Bloomfield. The distribution of farms parallels the locations of prime farmland as identified by the Soil Conservation Service. (See map of Agricultural District 1 at the end of this section.)

The implications of an agricultural district include:

- Farmlands within a district are eligible to receive an Agricultural Use Value Assessment. If the land is converted to a nonagricultural use, a rollback tax penalty is paid.
- Local governments are prohibited from adopting ordinances restricting farming activities within a district unless essential for public health and safety.
- Installation of public water in an agricultural district carries restrictions on funding.
- Special restrictions are placed on the establishment of sanitary landfills within a district.

In January 2013, the Ontario County Board of Supervisors approved the continuation of Agricultural District 1 for another eight years.

## AGRICULTURE & RURAL CHARACTER POLICY AREA

### GOAL

East Bloomfield and the Village of Bloomfield recognize that farming is a major industry and will strive to support agriculture. It is our goal to facilitate agriculture opportunities that contribute to our economy and help maintain rural character. The community values its agricultural heritage and will support regulations and activities that foster farming and the protection of prime soils from residential and commercial encroachment.

### OBJECTIVES

1. Establish criteria, guidelines, and procedures for land use decisions made by officials.
2. Continue to support land use and development regulations that address special needs of farmers.
3. Educate visitors and residents on the importance of the agricultural industry in the area and how to help protect it.

### MEASURES

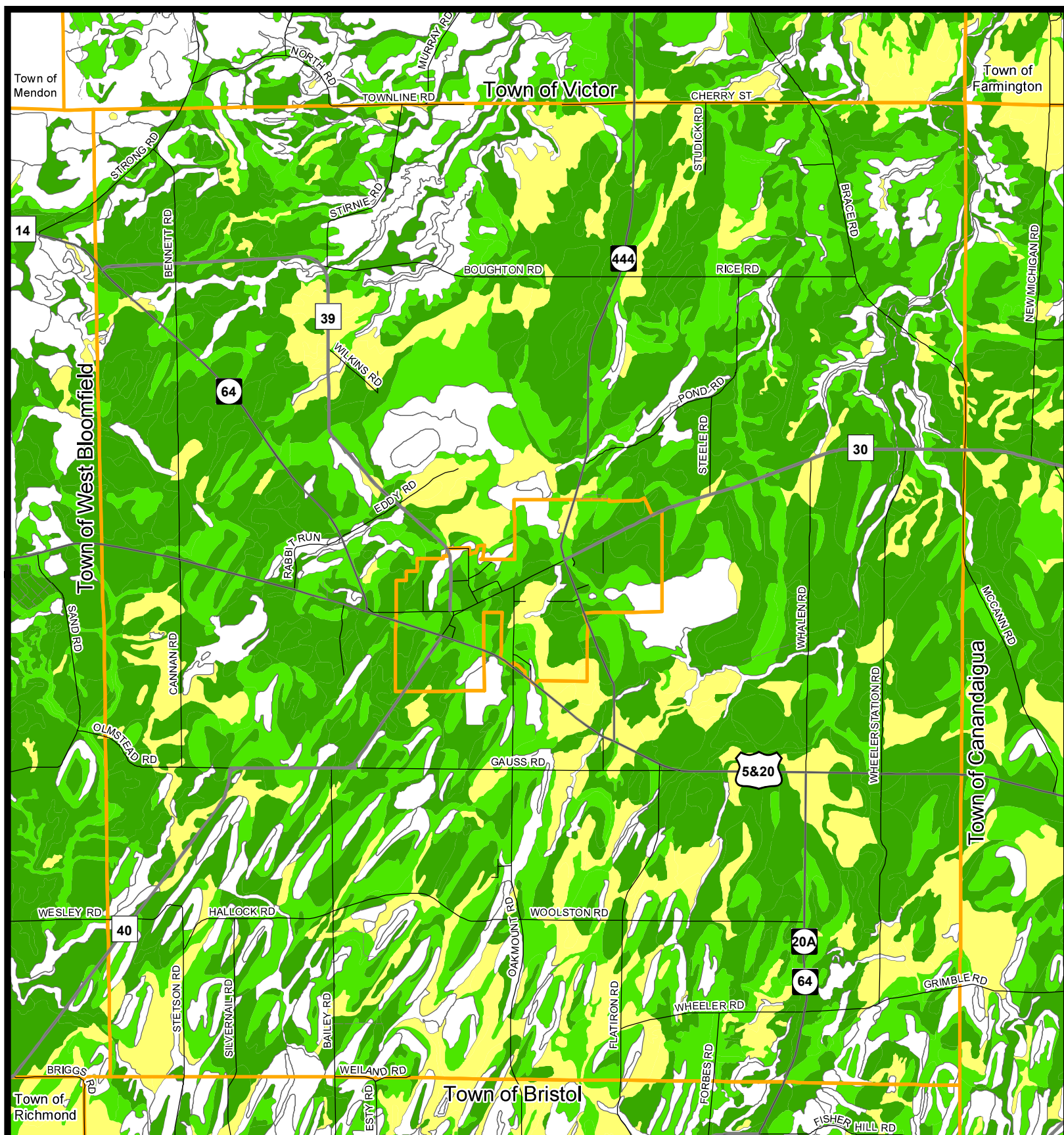
- a. Acres being actively farmed.
- b. Number of people in the community employed in the farming industry.
- c. Number of farming operations.

### CONSIDERATIONS

- Existing agricultural uses will continue to be supported by the Village and Town.
- The highest priority in the Village is on increased residential and commercial growth. Zoning regulations should encourage the infill of development in the Village and adjacent areas where public sewer and water facilities exist before considering similar development densities in more agricultural/rural residential areas.
- Recognize that aspects of water and sewer extensions are subject to control by the NYS Department of Ag and Markets, the NYS Department of Health and the NYS Department of Environmental Conservation.
- Recognize that the expansion of water and sewer systems, if necessary, are best located adjacent and near to the Village, as such expansions typically promote denser development.
- Land use conflicts exist between agricultural operations and rural residential uses. The community is open to additional housing that does not detract from the farm industry.
- The Town recognizes that the farmers provide the open space that gives the Town its rural character. Decisions by farm families (whether based on economic or family reasons) can have a significant effect on the continuation of these lands for agricultural purposes and, therefore, open space. Farm families should have broad discretion over lands they own.
- Large manure lagoons are regulated by the NYS DEC, with no additional zoning required by the Town.
- Ensure that local officials recognize and support the needs of farmers

## AGRICULTURE & RURAL CHARACTER ACTION PLAN

1. **Establish criteria, guidelines, and procedures for land use decisions made by officials.**
  - a. Identify impacts of residential development on school system (EVERY 3 YEARS)
  - b. Review soil survey maps to identify high quality agricultural areas.
  - c. Review and, if appropriate, amend Zoning, Development Regulations, and Subdivision Regulations to establish appropriate uses for large properties if or when they are no longer farmed.
  - d. Review and, if appropriate, amend Zoning to encourage development centered near the Village, leaving outlying areas available for agriculture.
  - e. Ensure zoning code gives preference to farming in Ag zones.
  - f. Ensure zoning code allows roadside produce stands in agricultural areas by providing at least 50% of the sales are produced on the farm.
  - g. Encourage cluster development where either infrastructure or conditions could support development
2. **Ensure continued efforts to support land use and development regulations that address the special needs of farmers.**
  - a. Periodically review and update zoning and land use regulations.
  - b. Review current soil surveys with respect to agricultural zoning and update accordingly.
  - c. Protect farm land consistent with current laws and respecting owners' rights
3. **Educate visitors and residents on the importance of local agriculture and how to help protect it.**
  - a. Develop an education program for residents Town, Planning and on why it is important to not trespass on land in cultivation due to crop damage and pesticide use.
  - b. Promote education of children on farms by providing field trips and area agricultural history.



## TOWN OF EAST BLOOMFIELD - VALUABLE FARMLANDS

### Legend

#### FARMLAND IMPORTANCE

- All areas are prime farmland
- Farmland of statewide importance
- Prime farmland if drained
- Not prime farmland

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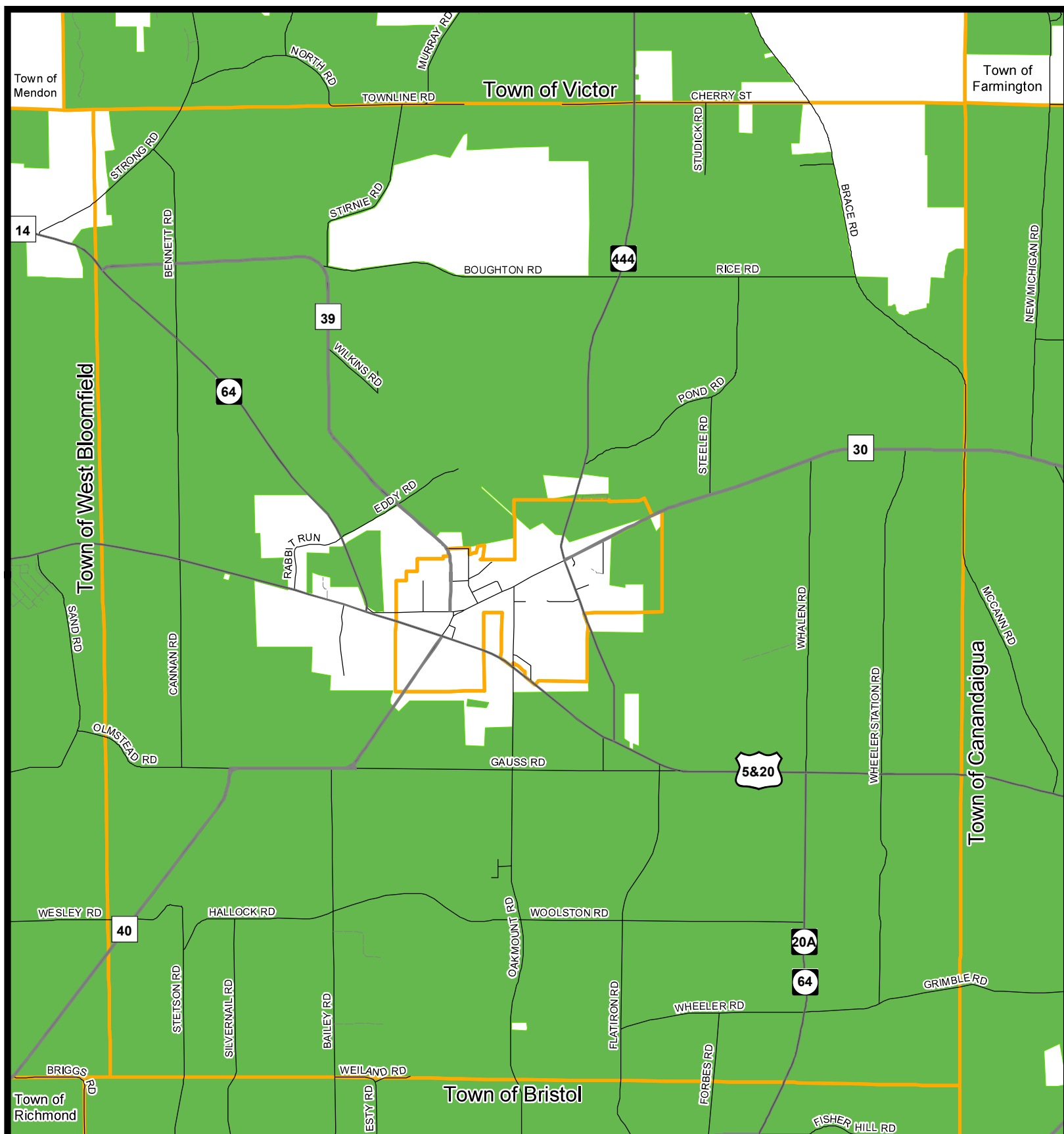
Map updated in April 2014 by the Ontario County GIS Program

0.5  
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DATA SOURCES:  
Ontario County  
NRCS - 2012





# TOWN OF EAST BLOOMFIELD - AGRICULTURAL DISTRICTS

## Legend

Agricultural District #1, 10/2004

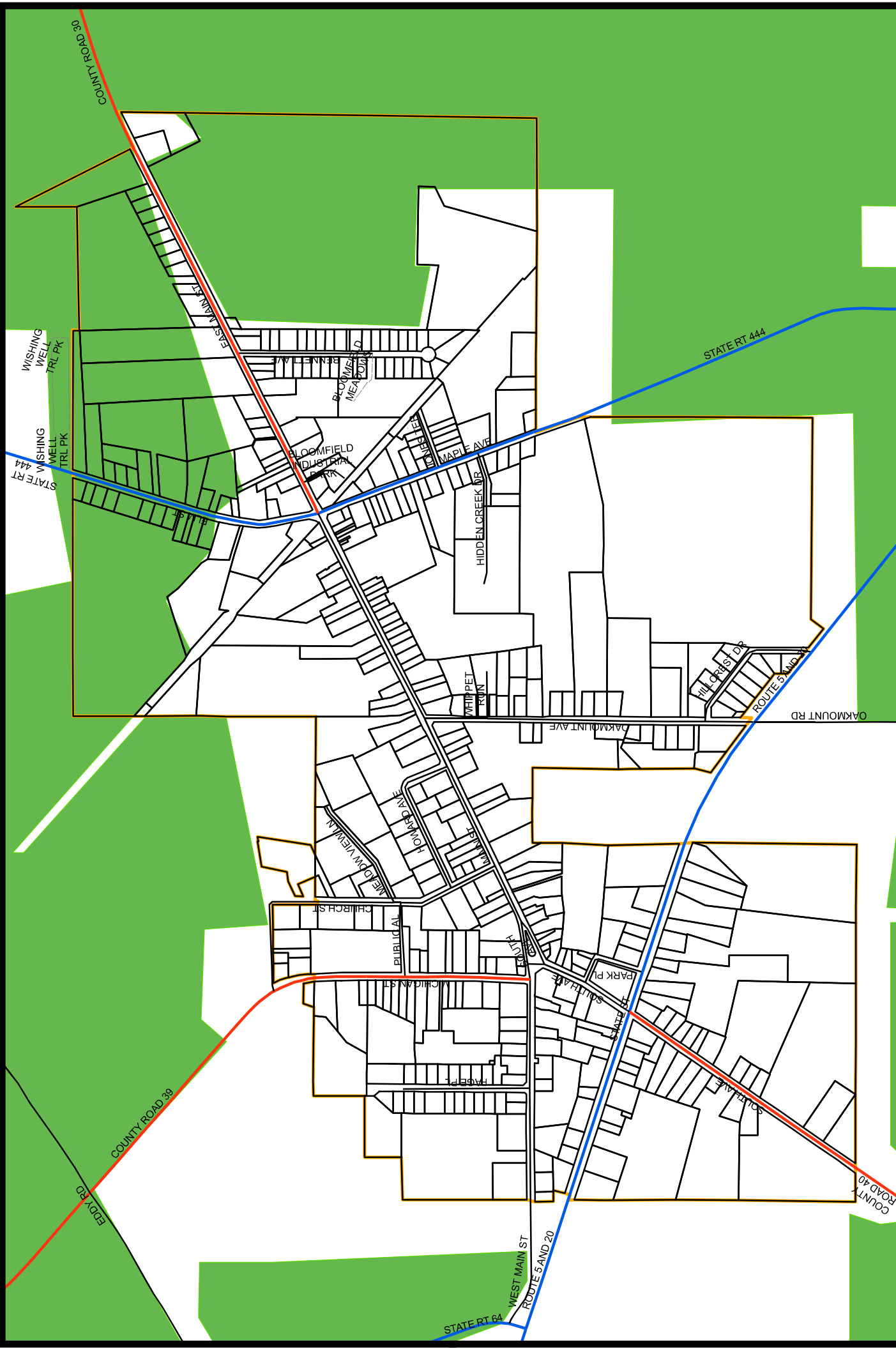
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Map updated in April 2014 by the Ontario County GIS Program

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DATA SOURCES:  
Ontario County  
East Bloomfield Data



**Legend**

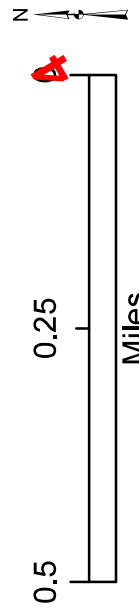
- Tax Parcel Boundaries
- Agricultural District #1, 10/2004
- County Roads
- NYS Thruway
- Municipal Roads
- State or US Routes
- Private Drives

**VILLAGE OF BLOOMFIELD  
AGRICULTURAL DISTRICT #1**

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Map updated in May 2014 by the Ontario County GIS Program

**DATA SOURCES:**  
Ontario County  
Ag District File



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A large, two-story house with a porch, surrounded by trees and a lawn. The house is light-colored with a dark roof and a prominent front porch with columns. It is set on a green lawn with a paved road in the foreground. Large trees with green leaves are in the background.

# RURAL LIVING RESIDENTIAL

## INTRODUCTION

Currently the Town and Village share a strong home occupation rate of approximately 95% overall. Occupation is slightly lower among renter-occupied units. This is normal for rental properties as they inherently have a higher rate of turnover. The existence of a healthy rental vacancy indicates that there are no significant deficiencies in rental availability. Most apartments are located in the Village.

Clearly, both Town and Village have a low-density residential development pattern. Most homes are owner-occupied single-family homes. Over recent decades, single-family development in the Town has increased slightly, primarily along road frontages on lots of 2+ acres. Although rural residential development occurs throughout the area, certain areas are attracting slightly more development: Pond Road, County Road 39, Whalen Road, Bailey Road, and areas at the northeastern portion of Town near the Victor border, as well as in the eastern portion of the Town where water is available from Water District #2.

This pattern of rural residential development is expected to continue throughout the planning period. Associated with this pattern are issues of conflicts between agricultural and residential uses, the loss of prime farmland, proliferation of access points along highways, concern for protection of significant environmental features, adequate provision of sanitary disposal facilities and protection of the aquifer recharge area.

According to building permit records, in the past five years the growth rate in the Town has been minimal. On average, only four new single-family homes have been constructed each year. From 2014 to 2017 the Town issued 21 residential Certificates of Occupancy, with an additional 7 for mobile home units within the Mobile Home Park. The Village's number of Certificates of Occupancy is much more modest, with only one from 2014 to 2017. At the time of this writing, a new 60-unit



townhouse project is under construction in the Village.

It is reasonable to assume that East Bloomfield Town and the Village are unlikely to see big increases in residential development anytime soon, especially outside the Village, as public water and sewer constrain high-density development.

## RESIDENTIAL LIVING POLICY AREA

### GOAL

It is the goal of the Town and Village to have attractive neighborhoods that are well maintained, quiet and safe. Over the next decade, we will encourage a diverse range of housing types for a variety of age groups, family sizes and income levels. We will strive to accomplish this in a way that supports the concept of maintaining the Village as the center of the community while preserving the rural character and scenic vistas of the Town.

### OBJECTIVES

1. Review and amend Zoning as necessary to encourage residential densities which complement established neighborhoods without necessarily having to duplicate lot sizes and layouts.
2. Support aging in place by providing affordable housing for senior citizens and individuals with permanent disabilities and their caretakers.
3. Promote convenient entry-level housing for young families.
4. Encourage private actions to achieve high levels of property maintenance.
5. Limit development and densities in areas which are subject to flooding and erosion; wetlands; steeply sloped (greater than 15 percent); on top of aquifers; and, in proximity (500 feet) to municipal wells.
6. Utilize the site plan process and provisions in zoning to encourage development that will have a positive visual impact on the rural character of the community

7. Work with residents, public officials, and developers to expand affordable public water and sewer where it is needed and has potential for development.

### MEASURES

- a. Cost of housing (new homes, rents, etc.)
- b. Number of housing units devoted to senior citizens/individuals with permanent disabilities
- c. Number of property code violations
- d. Building permits issued within environmentally sensitive areas

### CONSIDERATIONS

- The Bloomfield area has many attributes that are very desirable for living. These include a "small town" atmosphere, proximity to a large metropolitan center, a quality school system, dependable public services, a strong pride in preserving its heritage and a strong sense of community identity.
- There are relatively few natural limitations to development of the undeveloped lands in the Town. Thus, natural limitations to development cannot be relied on to maintain the pattern of low-density residential development in the Town.
- Ontario County is one of the fastest growing counties in the State. Towns adjacent to Bloomfield to the north and east are the fastest growing in the County. The growth in these areas has been attributed to their desirable location, an established transportation corridor along the Thruway/Route 96 and 490 to 332 axis, as well as the availability of public sewer and water.
- This Plan envisions denser development of lands adjacent to the Village of Bloomfield and one family dwelling development in the AR2 zone during the planning period.
- This Plan envisions development of primarily single-family dwellings on vacant sites within the village during the planning period.
- Providing services such as water and sewer promotes residential development.

- In the Town, cluster development will be allowed where environmentally sound, with consideration for preserving prime soils and woodlots.

## RESIDENTIAL LIVING ACTION PLAN

### **1. Review and amend zoning as necessary to encourage residential densities which complement established neighborhoods.**

- a. Modify zoning code to reflect the recommendations and considerations of the existing land use and zoning summary provided in this Plan (Beginning on page 80).
- b. As defined in the Agriculture Section, encourage cluster development where either infrastructure or conditions could support development
- c. Update zoning to encourage private/public water and/or sewer service to ensure a balance between growth and continued rural character.

### **2. Support the development of senior citizen housing.**

- a. Identify opportunities to encourage senior housing and entry-level housing for young families.
- b. Identify potential housing sites within or adjacent to the Village.
- c. Enact appropriate development standards to support senior housing.
- d. Create zoning to allow a variety of housing types in one development.

### **3. Encourage private actions to achieve high levels of property maintenance**

- a. Identify and publish to the community those groups & clubs who assist in maintenance
- b. Educate residents on resources available to them.
- c. Consider annual safety checks and cleanup
- d. Encourage Historical District property owners to maintain the historic character of homes as much as possible.
- e. Consider the upgrade of Village roads (curbs, trees, etc.) to enhance the Village appearance.

### **4. Work with residents to determine the best locations for expanded public water service.**

- a. Conduct a survey of residents to determine where water is needed  
Conduct an income survey to help determine the best district boundaries to make water expansion the most affordable.

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# COMMUNITY ACTIVITY

## INTRODUCTION

### VILLAGE

The Village of Bloomfield is the primary commercial center for the Town of East Bloomfield with shops, restaurants, offices, a bank, a gas station with convenience store and a car wash. Many of the two-story retail buildings house apartments on the second floor. This commercial area was re-zoned in 2007 as the Village Center District, with new zoning for building standards, mixed-use development and parking, signs and setbacks regulations.

The population of the Village and Town cannot support a commercial district for everyday needs that are more easily and plentifully found nearby within the region. Therefore, the Village should encourage *unique* commercial development that offers products and services not readily available in the area.

The west end of Main Street near South Avenue is within the Historic District. The buildings here include the 1839 Bloomfield Academy (today the Bloomfield Historical Society). Because of the limited parking, this area is best suited to office or professional businesses. It is important to retain the historic character of these buildings as the village develops (see Culture and Recreation Section).

### TOWN

Commercial development in the Town is located predominately along State Routes 5&20. A mix of commercial uses can be found along this route, including retail, restaurants, offices and antique shops. Development pressure is increasing all through this area. At Toomey's Corners (the intersection of NYS 5&20 and Route 64 South) are retail, restaurants, brewery, and other commercial uses.

Commercial land use issues to be addressed within this Plan include commercial strip developments, uncontrolled access points, and the proliferation of signs.



This Plan recommends that commercial development be encouraged along the Routes 5 & 20 corridor just east of State Route 444, and at Toomey's Corners just west of the intersection with Route 64 (adjacent to the industrial zone). Such uses should be established in compatible clusters and scaled to provide services to meet the unique and daily needs of the Town residents. The development of these areas can be enhanced through expansion of public sewer service, shared access, the provision of off-street parking, building facade improvements, sign control and landscaping to create a high standard for commercial developments.

Attention should be paid to the Route 5 & 20 Corridor Study, completed in 2004, which identified traffic control issues, view sheds which should be protected, and other elements defining consistency and compatibility of the "State Road" from Livingston County east to Canandaigua and beyond.

## COMMERCIAL ACTIVITY POLICY AREA

### GOAL

It is the goal of the Town and Village to retain existing businesses and attract new businesses to the community. New commercial development will be encouraged in the Village and in commercial areas of the Town where utilities are available. In addition, every effort will be made to improve the general attractiveness of commercial areas through adequate landscaping, lighting, sign controls and improved property maintenance and site design standards.

### OBJECTIVES

1. Focus types of commercial growth on a neighborhood scale, providing for good vehicular access and well-landscaped buffer areas.

2. Identify features and assets of the area that may be promoted to attract new businesses.
3. Maintain the scale, type and pattern of existing commercial land use in the Village.
4. Review the scale, type and pattern of existing commercial land in the Town for redefinition or potential growth. Commercial zones should be defined to avoid adverse impact upon adjacent agricultural and residential areas.
5. Consideration should be given to expansion of public sewer along Rtes. 5&20 east to Rte. 64S.

### MEASURES

- a. Amount of commercial space occupied vs. vacant.
- b. Number of site plan applications approved for new development of commercial operations as a number, and as a percentage of the total commercial applications reviewed.
- c. Number of variances approved as a part of the site plan review of new development of commercial operations, as a low number of variances would indicate that zoning is written well.

### CONSIDERATIONS

- Recognize the Activity Action Plan in the Environmental Resources Section to limit development in environmentally sensitive areas.
- Existing commercial uses should not be allowed to expand into, or adversely impact upon, adjacent residential areas.
- Support efforts of local businesses and business organizations, such as the Business Advisory Group to increase commercial activity.
- Recognize that the potential development of larger "big box" retail stores may not be compatible with the existing and desired character of the Town and Village.

## COMMERCIAL ACTIVITY ACTION PLAN

### 1. Focus types of commercial growth on a neighborhood scale. Providing for good vehicular access and well-landscaped buffer areas

- a. Modify the development regulations to minimize potential traffic hazards through OCDPW site design.
- b. Modify/update zoning codes to encourage shared access and joint use of off-street parking areas
- c. Modify site plan requirements for commercial areas to accommodate businesses with road frontage, rear service road and with ingress and egress at both ends.
- d. Include rear parking with landscaped front.
- e. Modify site plan requirements to limit size & scale of commercial operations in the Village
- f. Incorporate requirement for bicycle parking facilities within commercial zones

### 2. Identify features and assets of the area that may be promoted to attract new businesses.

- a. Promote the Historical Society, the Antique Wireless Association, and other organizations or events in the area to bring potential customers to the local businesses.
- b. Encourage good communications between the Village Board of Trustees/Town Board and businesses.

### 3. Maintain the scale, type, and pattern of existing commercial land use in the Village.

- a. Develop requirements to ensure appropriate setbacks and buffering between incompatible uses.

### 4. Review the scale, type, and pattern of existing commercial land in the Town for potential growth.

- a. Review entire Town zoning to reflect desired and/or anticipated commercial land use.
- b. Identify and implement multiple types of commercial zoning which recognize the variety of commercial uses and their impact on the areas in which they are located.
- c. Review and recommend rezoning of current commercial zones, if appropriate, to fit with new zones defined.

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# INDUSTRIAL ACTIVITY

## INTRODUCTION

Given the existing land use pattern and lack of significant areas of vacant land having direct access to major highways, the potential for new industrial areas in the Village is limited. However, the Town of East Bloomfield has considerable land located adjacent to the Village for orderly growth industrial development.

The predominant industrial area is located off Routes 5&20 west of the Village. Industrial uses here include the Crosman Corporation plant, Terphane in the Center Pointe West Industrial Park, and Velmex on the west corner of Rte. 64 North. These developments are well designed and do not pose significant land use conflicts. The CenterPointe West Industrial site can accommodate as many as 1,500 new jobs. Recent demographic studies have shown that people prefer to live close to their place of work, if suitable housing is available. Thus, the Center Pointe West site has significant potential to increase pressure for residential development and commercial services for new employees. Other industrial uses of a small scale are scattered throughout the Town.

This Plan recommends industrial development be encouraged in the current Village industrial district (see Zoning Map in the Zoning Recommendations Section) and at Center Pointe West, ½ mile west of the Village. This Plan also envisions developing additional businesses to satisfy industrial employees' needs. Though limited, seeking Federal and State economic development grants to create new employment opportunities is advocated. Developing the Center Pointe West Industrial Complex may generate new commercial services and residential development. The policies and recommendations of this Plan should address these potential demands.



## INDUSTRIAL POLICY AREA

### GOAL

It is the goal of the Town and Village to encourage industrial development in appropriate currently-zoned areas to provide tax revenue and employment opportunities. In addition, East Bloomfield and Bloomfield Village will work together to ensure that industrial activities are not harmful to surrounding areas or to the environment at large.

### OBJECTIVES

1. Use site plan requirements to protect the community without unduly restricting the ability to attract and retain industry.
2. Review the scale, type and pattern of existing industrial land in the Town for redefinition or potential growth. Industrial zones should be defined to avoid adverse impact upon adjacent agricultural and residential uses.
3. Consideration should be given to allowing mixed uses on the south side of Rte 5&20 near West Park.
4. Consider consolidation of the Light Industrial and general Industrial Districts into one Industrial District.

### MEASURES

- a. Number of new industries locating in the community.
- b. Feedback from industrial operators and adjacent residents and businesses

### CONSIDERATIONS

- The Center Pointe West Industrial Complex is one of the largest shovel-ready industrial sites within Ontario County. In years past, development of the park has been stifled likely due to the impacts of the economic downturn in 2008, lack of marketing, and ownership issues. The Town of East Bloomfield should work closely with the IDA, OCEDC and all potential stakeholders to ensure that future efforts to attract, retain, and expand industrial activity throughout Ontario County promote existing industrial sites within the Town and Village. “Less convenient access” to major traffic routes (Thruway, Rt 390) has been cited by brokers as an impediment to development here which can be countered with proper marketing messaging.

# INDUSTRIAL ACTIVITY ACTION PLAN

**1. Use site plan requirements to protect the community without unduly restricting the ability to attract and retain industry.**

- a. Review and amend, if necessary, industrial site plan requirements.
- b. Through CEO inspections, review all parcels to ensure compliance with zoning requirements. Issue documentation defining any non-conforming, non-compliant or grandfathered uses.

**2. Review the scale, type and pattern of existing industrial land in the Town for redefinition of potential residential and commercial growth associated with expanded jobs in the industrial district.**

- a. Require that uses bordering industrial areas are compatible and appropriately buffered

**3. Consider allowing mixed uses on the south side of Rte 5&20 near West Park.**

- a. Look at the GI and LI zones near the water tower on Routes 5&20 with consideration to rezoning areas to the west of the industrial park to mixed uses of commercial/residential where current public water and sewer service exists.

**4. Consider consolidation of the Light Industrial and general Industrial Districts into one Industrial District.**

- a. Specifically review the GI and LI districts along Routes 5&20 with consideration of downsizing the industrial zones and combining GI and LI into one single industrial district.
- b. If future expansion of the industrial district was required it could be expanded along the south side of Rtes. Where public water and sewer service would be accessible.

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# UTILITIES & PUBLIC WORKS

## INTRODUCTION

### WATER SUPPLY

The Village of Bloomfield produces its own water, through wells and springs. Water is stored in a 750,000-gallon water tank on South Avenue. A map of the water supply systems is included at the end of this section for reference.

The Village of Bloomfield has two well locations, one west of Michigan Street, and one off Oakmount Avenue. The Michigan Street location has a redundant system which can produce 250 gallons per minute. This production is limited by the capacity of the pump, rather than the amount of water flowing into the well. It is available for emergency use only.

The distribution system consists primarily of six-inch, eight-inch, and ten-inch interconnected water mains. A private two-inch line serves the Meadow View Lane area, and smaller lines also serve out-of-district users. The Village currently has 67% unused capacity.

In addition to providing water to all properties in the village, the Village of Bloomfield contracts with the Town of East Bloomfield to provide water resources to a limited number of properties outside the village boundaries. Water District #1 is located west of the village along Routes 5 & 20. Water is stored in a 500,000-gallon water tank owned by the Town Water District and is distributed through approximately 7,500 linear feet of eight-inch water mains. Water District #2 Extension 2 consists of approximately 8,000 linear feet of six- and eight-inch lines, a master meter, hydrants, and other appurtenances.

The Town has established a water improvement reserve fund for Water District #1. Revenues are collected from telecommunications equipment placed on the Town water tower and adjacent private radio tower, which are located on Town owned property on Routes 5&20, east of Cannan Road. The purpose of this reserve fund



is to maintain the water tower. A map of the Town's water districts has been included at the end of this section.

In addition to the Town Water Districts 1 and 2 Extension 2, the Town provides water to a number of other residents using water sourced through the Town of Canandaigua. Water District 2 serves Routes 5 and 20 east from Route 444 to the Canandaigua line, Wheeler Station Road north of Routes 5 and 20, and a portion of County Road 30 east of Wheeler Station Road. The Town has completed a major water main replacement for both Water District 1 and Water District 2. To provide for looping and back up supplies between the Village of Bloomfield and the Town of Canandaigua, a new water main was completed for Whalen Road from County Road 30 south to Routes 5 and 20. As the town grows, concentrating that growth around the village will ensure more efficient expansion of the Village water and sewer services.

## **SANITARY SEWER**

Sanitary sewer service is available throughout the village and in Sewer District #1 of the town. The collection systems are connected to the Village of Bloomfield Wastewater Treatment Plant located west of Elm Street. The Village completed a 2M upgrade in equipment to provide for a more modernized system which currently runs at about 55% of capacity.

Although the Village's collection system is primarily gravity flow, a pump station and force main serve the commercial/industrial area in the southeastern portion of the village east of Maple Avenue. A map of the Village's sanitary sewer systems is included at the end of this section.

Sanitary Sewer District #1 serves the Routes 5&20 area in the town west of the village. The collection system consists of approximately 6,500 feet of eight-inch gravity main, as well as a pump station and 2,500 feet of four-inch force main, which is connected to the Village system and serviced by contract with the Village. The Town encourages all properties within the sewer district to connect to the sewer system pursuant to the Town sewer local law. The largest users of this district are Crosman Arms and Terphane. Sanitary Sewer District #1 also serves the Center Pointe Industrial Park.

Establishment of a sewer district along Routes 5 & 20 east of Route 444 would encourage additional commercial development in the town's prime commercial district. Concentrating town expansion around the existing village boundary will ensure more efficient expansion of the Village water and sewer services.

## **STORM WATER**

Storm water is kept separate from sanitary waste. In the village, it is collected through catch basins and channeled to various discharge points, which are usually natural streams. However, it has been determined that some stormwater infiltration into the sewer system is occurring through damaged sewer lines and the Village has a long-term plan to replace damaged lines. This will increase capacity for treating sewage. In the town, storm water flows off roads and other surfaces, to natural or manmade drainage channels.

### TELECOMMUNICATIONS

The entire Village and some areas of the Town are served by the Time Warner Cable Company (Spectrum) under contract. Along with Internet access and television, phone service can be obtained through Time Warner as well as Frontier Communications, the primary provider of telephone service. The Time Warner contract is renewable every ten years. Fiber ring broadband telecommunications for Internet service is available along Routes 5 and 20 in the Town of East Bloomfield. Due to the high connection cost and limited availability, it is extremely difficult for businesses and residents to avail themselves of this service.

### WASTE MANAGEMENT

Neither the Town nor Village provide public trash pickup. Businesses and residents contract with private trash haulers for the service, including recycling. The Town, including the Village, shares in the cost of a custodian at the Town of Bristol's Transfer Station, where residents may drop off their waste for a fee.

### CLEAN ENERGY COMMUNITIES PROGRAM

Building a more sustainable NY starts with building more sustainable communities. Realizing that local governments affect energy

choices in their communities, from government operations to homes, businesses, and community institutions, the Town of East Bloomfield has chosen to become a Clean Energy Communities Program Community. By doing so, East Bloomfield can use the Clean Energy Communities Program resources to help implement clean energy actions, save energy costs, create jobs, and improve the environment.

### RENEWABLE ENERGY

The Town and Village support renewable energy, be it solar, wind, or geothermal systems. Both municipalities are taking advantage of a safe, abundant, renewable, and non-polluting energy resources. Within the last few years both municipalities have enacted zoning for renewable energy and continually strive to stay current on new technologies. Large-scale solar is allowed in any district within the Town, and residential solar arrays can be either ground or roof mounted in the Town and the Village communities. With the new legislation enacted in both municipalities, in conjunction with the incentives from state and federal governments, local utilization of renewable energies is encouraged and supported.

## UTILITIES & PUBLIC WORKS POLICY AREA

### GOAL

It is the goal of the Town and Village to provide public utilities, facilities and services that efficiently meet the present and future needs of residents, business and industry.

### OBJECTIVES

1. Develop a system to assess, prioritize, plan for and finance expansion of public utilities, facilities and services.
2. Maintain the quality and quantity of the groundwater utilized by the Village for water supplies to avoid pollution and low flows during dry periods.
3. Develop and maintain a storm water management program to alleviate existing problems in the Village and existing storm water concerns in the Town.
4. Determine methods of increasing Internet speed and availability throughout the Town and Village.
5. Identify methods to increase recycling and reduce waste, both organic and non-organic.
6. Utilize the Clean Energy Communities Program to help implement clean energy actions, save energy costs, create jobs, and improve the environment.

### MEASURES

- a. Establishment of a water/sewer extension and connection policy.
- b. Contaminant levels in Village's drinking water wells.
- c. Number of new, unauthorized tie-ins to the Village's sanitary sewer system.
- d. Frequency and level of flooding due to storm water.
- e. Expansion and improvement of telecommunications.
- f. Level of recycling, reuse and waste disposal throughout the Town and Village.
- g. Number of clean energy actions taken by homes, businesses and community institutions

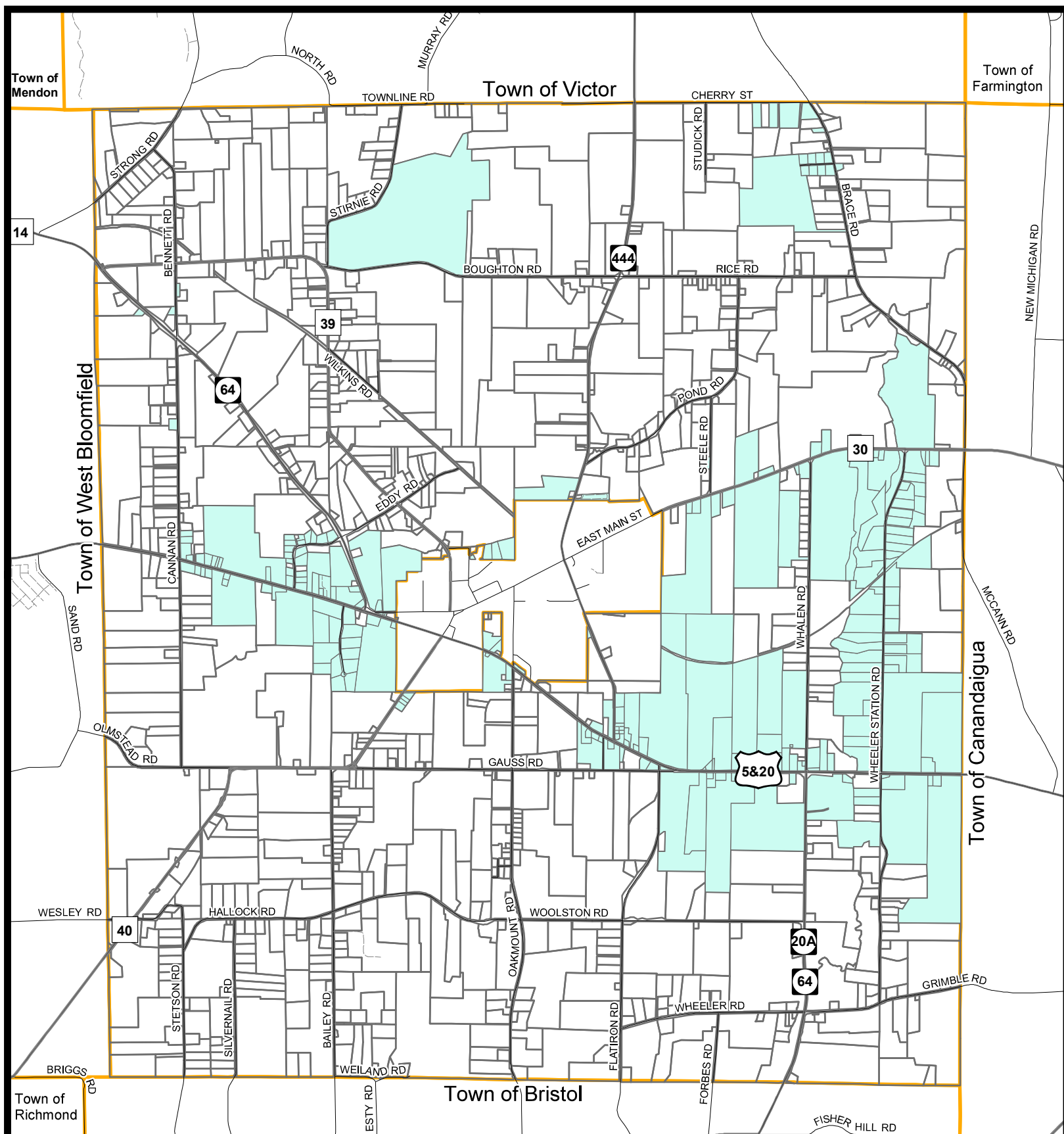
### CONSIDERATIONS

- "Looping" sections of existing water systems for redundancy should be a priority.
- The community is dependent on groundwater-supplied water systems. These groundwater sources are susceptible to pollution. In order to adequately protect this vital resource, guidance can be found in the Aquifer and Recharge Delineation Report prepared by the NY Rural Water Association in June of 2012, filed with the Department of Environmental Conservation.
- New software purchased by the DPW should make updating fixed assets and developing a long-range plan more feasible and measurable.
- A sewer feasibility study should be done/updated especially regarding potential Rt 5&20/Toomey's Corners expansion
- The Town and Village should each establish their vision and policies for renewable energy—solar panels (roof), solar arrays on the ground, windmills, geothermal, etc.—to foster clean energy production while preserving prime soil farmland and viewsheds.

## UTILITIES & PUBLIC WORKS ACTION PLAN

- 1. Develop a system to assess, prioritize, plan for and finance public utilities, facilities and services.**
  - a. Continue to update the GIS software to maintain an Asset Management System to include an inventory of existing infra-structure, a long-range plan for maintenance and improvement and methods of funding upgrades.
  - b. Prioritize Town water and sewer infrastructure expansions. Ensure expansions of such infrastructure are consistent with the vision of this Comprehensive Plan.
  - c. Look at opportunities to expand water service in the areas west adjacent to West Bloomfield and north adjacent to Victor through connection to the Monroe County Water Authority
  - d. Consider existing water sources in the Town such as that on Bennett Road.
- 2. Maintain the quality and quantity of the groundwater used by the Village for water supplies to avoid ground water pollution and low flow during dry periods.**
  - a. Maintain policies to protect aquifers and recharge areas from the potential adverse impacts of oil and gas exploration, industrial and commercial development, and other high impact activities.
  - b. Identify ground water and other potential water sources to meet future demands as well as providing fire protection.
  - c. Review existing wellhead protection overlay districts and update as needed
  - d. Review and modify, if necessary, septic requirements in aquifer and wellhead protection overlay districts to further protect water sources.
- 3. Develop and maintain a storm water management program to alleviate existing problems in the Village and address existing storm water concerns within the Town.**
  - a. The Village should plan and budget annually to repair/correct Identified sources of storm water infiltration into the Wastewater Treatment plant
  - b. Identify areas susceptible to flooding due to storm water in the Town.
  - c. Produce a plan to correct the storm water flooding within the Town that is putting undue risk on businesses and residents
- 4. Determine methods of increasing Internet access & speed throughout the Town and Village.**
  - a. Identify providers with capability to deliver faster internet speeds throughout the Town, such as Empire Access.
  - b. Review and modify or update Time Warner (Spectrum) contract to expand availability
  - c. Meet with other providers to identify and implement new coverage areas.
- 5. Identify methods to increase recycling and reduce waste, both organic and non-organic.**
  - a. Identify and meet with all waste removal companies who do business in East Bloomfield to obtain and share information on waste reduction.
  - b. Develop educational programs, information handouts or the like to increase recycling, composting, reuse and to reduce waste to landfills.





## TOWN OF EAST BLOOMFIELD - WATER DISTRICTS

### Legend

- Water District Parcels
- Tax Parcels

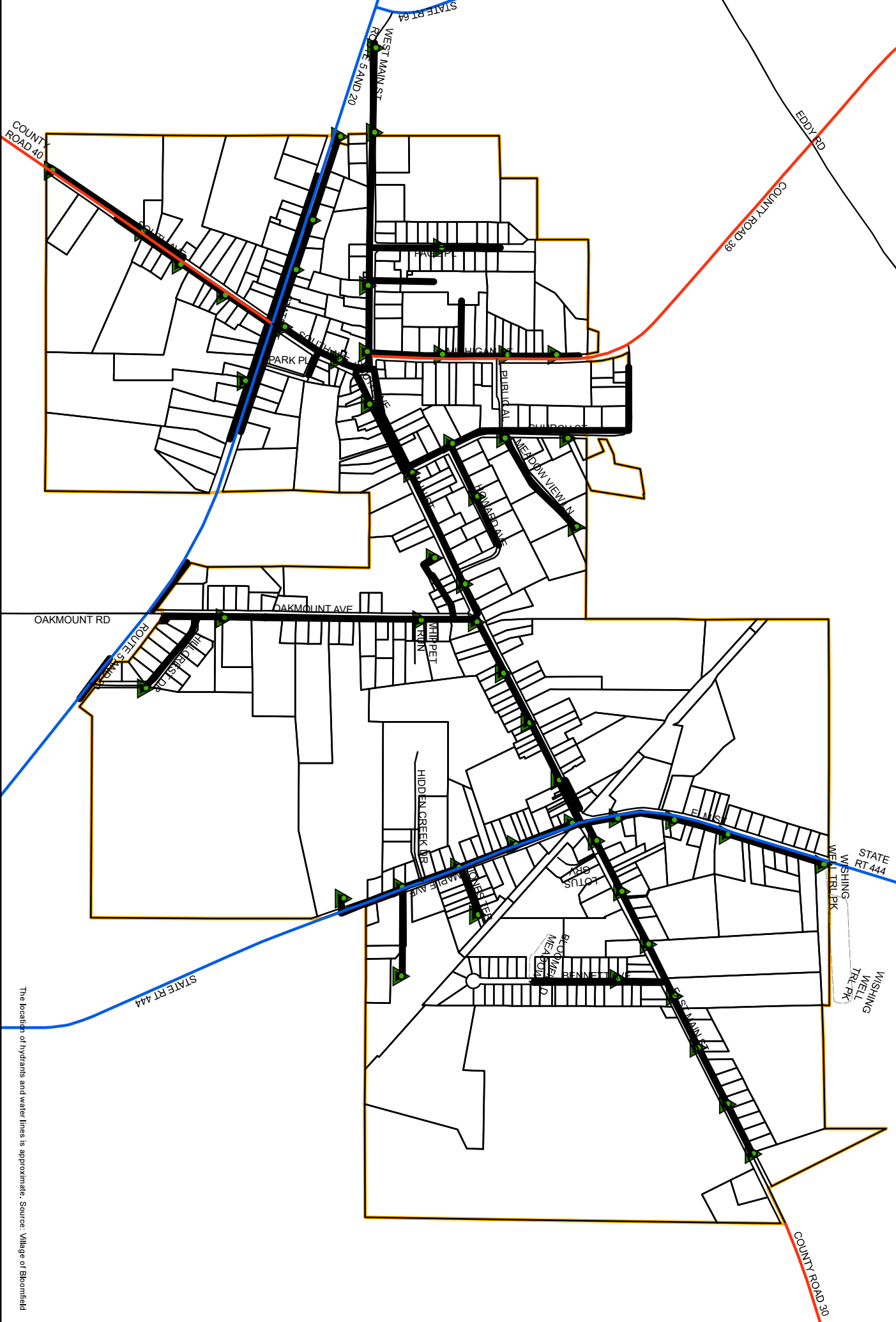
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Map updated in October 2014 by the Ontario County GIS Program

0.5  
Mile



DATA SOURCES:  
Ontario County  
RPTS 2013



**Legend**

- Hydrants
- Water
- Road Classes**
  - NYS Thruway
  - County Roads
  - Municipal Roads
  - State or US Routes
  - Private Drives
- Tax Parcel Boundaries

**VILLAGE OF BLOOMFIELD - WATER LINES AND HYDRANTS**

**0.5 0.25 0**

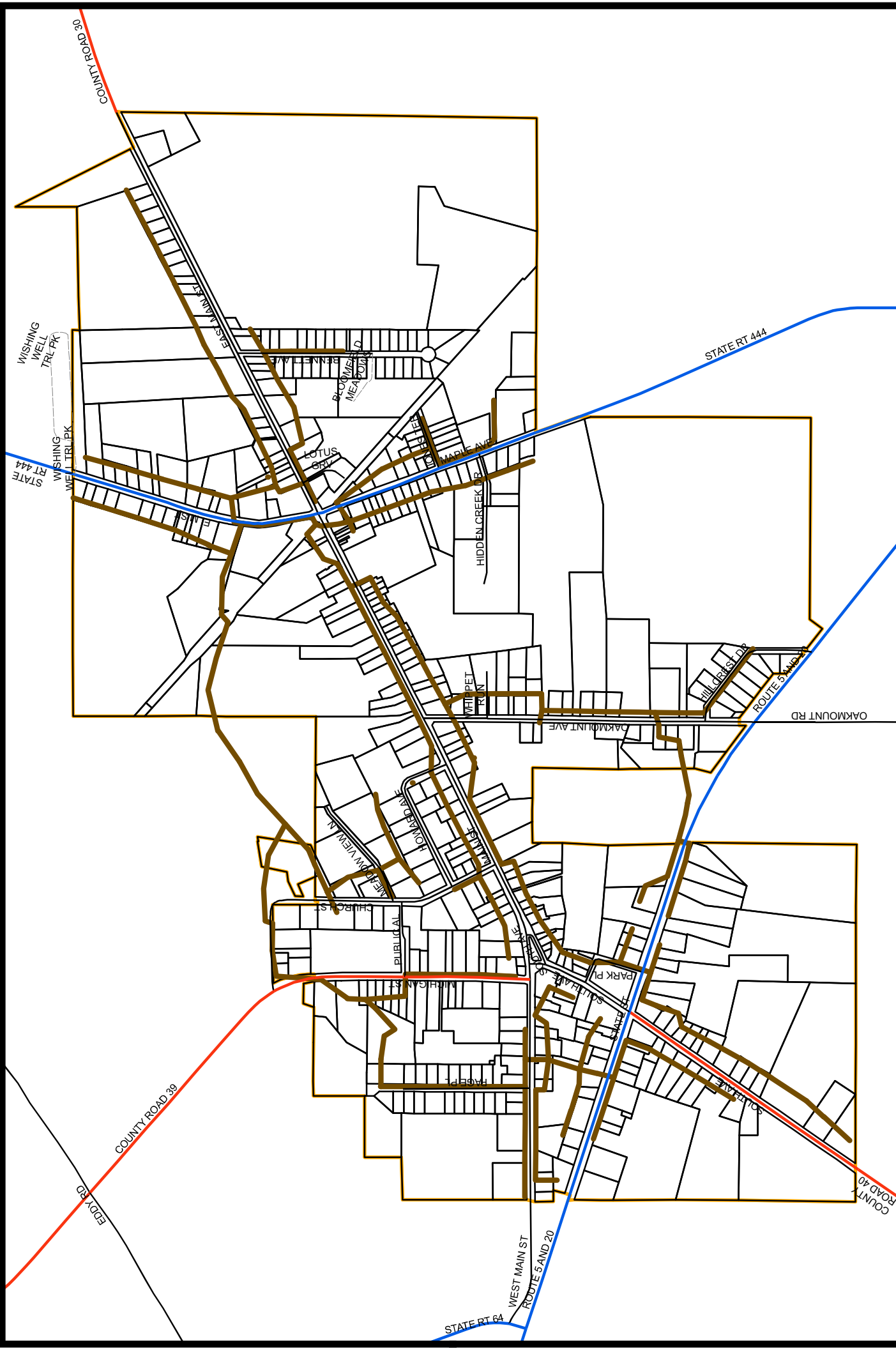
**Miles**

**DATA SOURCES:**

Ontario County  
Municipal Data  
East Bloomfield, 2002

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*Map updated in August 2015 by the Ontario County Planning Department. Approved by Village, August 2015*



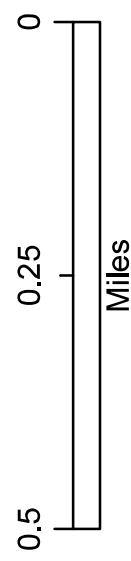
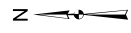
**Legend**

- sewer line
- Tax Parcel Boundaries
- County Roads
- Municipal Roads
- NYS Thruway
- State or US Routes
- Private Drives

**VILLAGE OF BLOOMFIELD - SEWER LINES**

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Map updated in May 2014 by the Ontario County Planning Department, Approved by Village, August 2015



**DATA SOURCES:**  
 Ontario County  
 Municipal Data  
 East Bloomfield, 2002



# TRANSPORTATION

## INTRODUCTION

East Bloomfield transportation is defined primarily by the highway system. Other than Village sidewalks, bicycle and pedestrian travel are not integrated with the street and highway system and should be incorporated through the extension of sidewalks, creation of walking trails, and bike lanes. Limited bus service is provided on a scheduled or “on call” basis by the Rochester- Genesee Regional Transportation Authority. There are about sixty-five miles of roads within the Town of East Bloomfield (six miles within the Village). Highways under State jurisdiction include Routes 5&20, Route 64 and Route 444. Highways under County jurisdiction include County Roads 30, 39 and 40.

In East Bloomfield, State Route 5&20 is the only major highway. State Routes 444 and 64 are minor arterials in East Bloomfield.

The Routes 5 & 20 Corridor Study has identified issues by community. The study reviewed the historical value of “The Road”, viewsheds to protect, historic districts as well as the typical traffic studies and concerns. This Plan reflects the findings of the Routes 5 & 20 Corridor Study.



## TRANSPORTATION POLICY AREA

### GOAL

It is the goal of the Town and Village to have a diversified transportation system that serves motorists, bicyclists, pedestrians, and farm equipment. Future development should be designed to maximize roadway efficiency, safety and accommodate all modes of travel.

### OBJECTIVES

1. Encourage a variety of forms of transportation, including automobiles, public transit, bicycling, and walking.
2. Minimize the number of access drives to major highways.
3. Identify local transportation issues and coordinate solutions with other agencies within the Region and County.
4. Develop an asset management plan for long-term capital planning of transportation infrastructure.
5. Provide uniform subdivision street design standards and criteria for both the Town and the Village, requiring full compliance by developers.

### MEASURES

- a. Linear feet of new sidewalks, bike lanes and trails developed.
- b. Accident rate along major roadways and at key intersections.
- c. Level of service at key intersections.
- d. Number of curb cuts along major roadways.

### CONSIDERATIONS

- Recognize that the circulation system serves as a component of the local recreation system, including sightseeing, bicycling, walking, etc.
- Support the efforts of the Recreation Consortium with regard to trails and other transportation related recreational activities.

# TRANSPORTATION ACTION PLAN

## 1. Encourage a variety of forms of transportation, including automobiles, public transit, bicycling, and walking.

- a. Complete sidewalk installation throughout the Village; budget annually to maintain existing sidewalks
- b. Encourage commercial property owners to foster pedestrian and other non-motorized travel by installing bicycle racks, benches, etc
- c. Review and work with Rochester-Genesee Regional Transportation Authority (RGRTA) to identify and modify local transportation stops/schedules throughout the Town and Village.
- d. Work with property owners and organizations to develop walking & bike trails from Veteran's Park to the Village and around Boughton Park
- e. Promote the use of alternative transportation such as Uber and Lyft.

## 2. Minimize the number of access drives to major highways.

- a. Modify Site Plan Requirements for commercial areas to accommodate a number of businesses with road frontage and access by a service road with ingress and egress at both ends.

## 3. Identify local transportation issues and coordinate solutions with other agencies within the Region and County.

- a. Identify the impacts of any State planned roadway modifications on Maple Avenue, Elm Street, and State Route 444 including the:
  - i. Need for subsurface drainage facilities, especially at the Route 444 and Routes 5 & 20 intersection

- ii. Need for sidewalks along the route
- iii. Impact on schools
- iv. Proposed traffic signalization

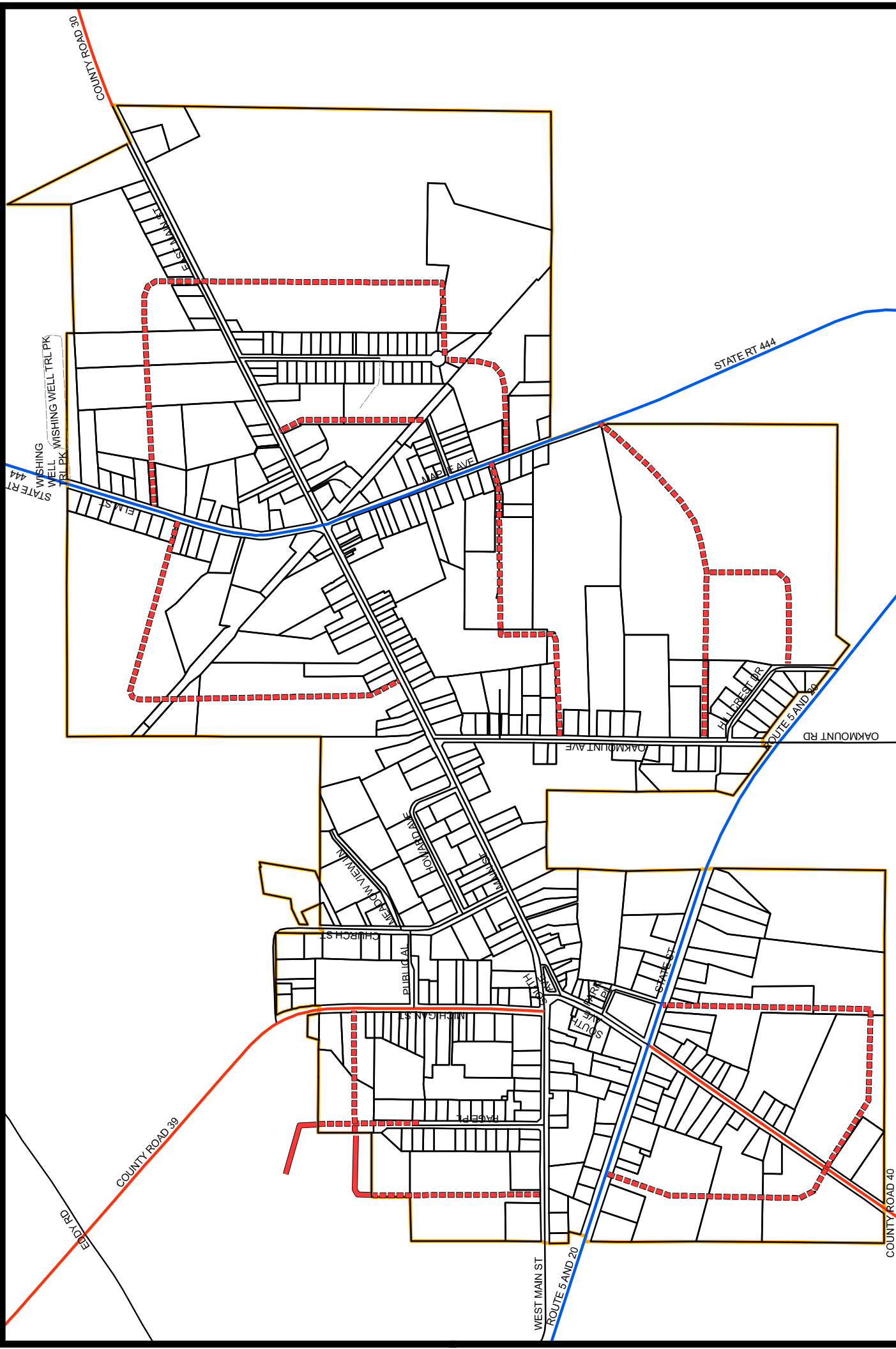
- b. Establish a reduced speed zone on Route 444 south from Village line to State Routes 5 & 20.
- c. Review and modify as needed the speed zones throughout the Town
- d. Consider developing trails and/or sidewalks from the Village to Veteran's Park.

## 4. Develop an asset management plan for long-term capital planning of transportation infrastructure.

- a. Identify all Town and Village owned roads, intersections, bridges, culverts and pedestrian crossings within the community and plan for safety improvements, as necessary.
- b. Regularly update and implement the asset management plan to keep current
- c. Identify and implement safe pedestrian crossings at appropriate locations
- d. Consider alignment of major north/south corridors to provide for safer, uninterrupted travel

## 5. Provide uniform subdivision street design standards and criteria for both the Town and the Village, requiring full compliance by developers.

- a. Define requirements for the development of traffic patterns.
- b. Update development regulations and standards for sidewalks, lighting, road construction, buffering, etc.
- c. Define a requirement that stubs should be provided to facilitate future internal connections to adjacent parcels consistent with the Future Transportation Map



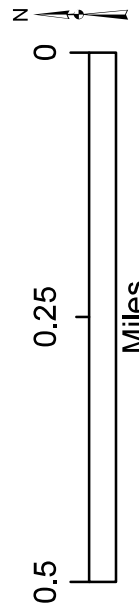
**Legend**

- |                         |                    |
|-------------------------|--------------------|
| Tax Parcel Boundaries   | County Roads       |
| Potential Village Roads | Municipal Roads    |
| Potential Town Roads    | State or US Routes |
|                         | Private Drives     |

**VILLAGE OF BLOOMFIELD  
TRANSPORTATION PLAN**

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Map updated in November 2014 by the Ontario County Planning Department. Approved by Village, August 2015



**DATA SOURCES:**  
Village of Bloomfield  
Transportation Plan Map  
2008



# ENVIRONMENTAL RESOURCES

## INTRODUCTION

The natural environment is an important component of this Plan. Environmental conditions may dictate the location and types of development. In addition, many environmental features have been identified as deserving special consideration with regards to conservation and protection. These features define the character of the area and contribute significantly to the desirability of East Bloomfield and the Village of Bloomfield as places to live.

## STEEP SLOPES

The topography of the East Bloomfield area is characterized by glacial moraines—numerous rounded or irregularly shaped hills. Steep slopes are generally defined as areas that have a grade of 15 percent or more (15-foot rise in 100 feet horizontal). There are areas of the Village and Town in which steep slopes occur:

1. Escarpment areas associated with Fish Creek.
2. Southern areas of the Village.
3. Escarpment areas associated with Mud Creek
4. Hill areas south of Gauss Road
5. The Boughton Park drainage area

Steep slopes are susceptible to erosion depending on grade, soil type and vegetative cover. This Plan recommends avoiding development on steep slopes due to their fragile nature.

Steep slopes should be left in their natural state with natural vegetative cover. Where disturbance is unavoidable, mitigating measures during construction and prompt restoration should be required. Contour cultivation is encouraged to preserve soils where farming occurs on steep slopes. For steeply sloped areas, a complete engineering report should usually be requested from the applicant.



## WOODLANDS

The preservation and conservation of woodlands is desirable due to the many benefits they provide, including the wildlife habitat, soil conservation, storm buffer, windbreak, shade, visual screening and esthetics, a sound barrier, air purification, and recreational and educational opportunities.

This Plan identifies the preservation and conservation of unique ecological sites, including woodlands, as a development policy. Woodlands are important to preserve significant open space and provide recreational opportunities. Established woodlands are shown on the Natural Features Map at the end of this section. Planning Boards should use this data. New subdivision and site plan review regulations should require developers to identify and conserve woodland resources, as well as define mitigation and conservation measures on project maps.

## WATER RESOURCES

The water resources of East Bloomfield include creeks, streams, ponds, reservoirs and extensive ground water deposits. Water resources have been identified in this Plan with development policies for preservation, conservation, and as potential recreational areas.

Underlying the Village and parts of the Town is a major aquifer, which is used as a source for public water. Protection of this aquifer is crucial to the preservation of public water.

Mud Creek in the Town of East Bloomfield is the major stream in the area. It flows from south to north along the eastern border of the Town. The NYS DEC rates Mud Creek and most of its tributaries as Class D streams.

Fish Creek (a DEC-regulated trout stream!) drains an area through the center of the commercial area of the Village and flows from southwest to northeast to the Oswego River Basin.

It has a Class C (T) rating and is state regulated. The Bloomfield Sewage Treatment Plant discharges into Fish Creek.

The streams in the northwest portion of the Town are also in the Oswego River Basin. Sucker Brook and unnamed tributaries flow into Boughton Park. These streams are Class A. The Towns of East Bloomfield, West Bloomfield and Victor now jointly own Boughton Park and a significant area surrounding the reservoir. The reservoir drains into Great Brook, a Class C stream. Trout Brook, another Class C stream, joins Great Brook in the Town of Victor.

The southwest portion of Town is within the Genesee River Basin. Several streams drain this area; all are tributaries of Bebee Creek and have Class D ratings. Sterling Pond, privately owned, is located south of Gauss Road between Bailey and Oakmount Roads.

## FLOOD PLAINS

Flood plains border streams, rivers, ponds, lakes, or wetlands periodically submerged. Flood plains act as temporary natural storage during periods of heavy rains or melting snow. By reducing peak flows, flood plains minimize downstream bank erosion and destruction to property.

Flooding may become more severe if flood plains get developed with impervious surfaces and structures. Protection of flood plain areas from inappropriate development is accomplished through strict enforcement of local laws in accordance with the National Flood Insurance Program, the New York State Department of Environmental Conservation, the U.S. Army Corps of Engineers, and other management agencies. The Village and Town have enacted such local laws to:

- Regulate uses which may result in damage due to increases in erosion, flood heights or velocities;
- Require that uses vulnerable to floods be protected against flood damage at the time of construction;
- Limit the alteration of natural flood plains;

- Limit filling, dredging, grading, and other development which may increase erosion or flood damage; and
- Regulate the diversion of flood waters

Compliance with the National Flood Insurance Program through enforcement of the two local laws qualifies Village and Town residents for subsidized flood insurance. The municipalities may also consider local regulations beyond the minimum requirements of the program.

The largest flood plain area in the Town is associated with Mud Creek. Other identified 100-year flood plains are associated with Bebee Creek in the southwestern section of the Town. These flood plain areas are shown on the Natural Features Map located in at the end of this section. For the precise boundaries of these flood plains, see the Federal Emergency Management Agency maps at the Town Hall.

### WETLANDS

Wetlands are areas that are covered with shallow water permanently or for periods long enough to support aquatic or semiaquatic vegetation. Wetlands may include areas commonly known as bogs, swamps, marshes, wet meadows, flood plains and areas of water-logged soils. Benefits of wetlands include wildlife habitat; water quality maintenance; flood and storm damage protection; erosion control; ground water discharge and recharge; recreation and open space; and education.

The U.S. Army Corps of Engineers has jurisdiction over all federal wetlands, as they are the agency responsible for reviewing and permitting projects and developments that impact federally recognized watersheds. In addition, the NYS DEC has classified and mapped five (5) designated freshwater wetlands in the Town of East Bloomfield of 12.4 acres or more in size according to the degree of benefits supplied. The NYS Freshwater Wetlands Maps for East Bloomfield are available at the Village Office and the Town Hall.

One of the largest freshwater wetlands (VT-8) is located at the east side of the Village of Bloomfield, extending into the Town. A large area to the east of the Village drains into this wetland, which in turn provides excellent floodwater detention. Other wetlands include VT-5, located in a lowland to the north of the Village. Wetland VT-6 is located south of Routes 5 and 20 and west of Cannan Road and is associated with a tributary of Bebee Creek.

Two other wetlands, BC-1 and BC-3, also associated with the Bebee Creek drainage area, are located in the southwestern portion of the Town and cross into the Towns of West Bloomfield and Bristol.

New York Code Rules and State Regulations (6NYCRR Part 663) define the requirements to be followed in undertaking different activities in wetlands and in wetland buffer zones (within 100 feet of a wetland). The regulatory authority is the State Department of Environmental Conservation, unless a municipality establishes its own permitting program approved by DEC. Any person who proposes to conduct an activity in a wetland or buffer zone must obtain either a permit or a letter of permission from DEC. Activities subject to regulation include:

- Draining, dredging, excavation;
- Removal of soil, mud, sand, shell, gravel, or other material;
- Dumping, filling, or depositing of any material; and
- Construction of buildings or roads.

This Plan recognizes the importance of wetland areas and supports continued regulation by the DEC. Wetlands are unique environmental features, which deserve conservation.

### SOILS

The soils of the East Bloomfield area are another very important environmental feature which determine developmental potential. The soils of the East Bloomfield area have been mapped by the USDA Soil Conservation Service. The results have been summarized in two reports: "Soil Survey for Ontario and Yates

Counties, New York" and the "Interpretive Soils Report, Ontario County".

The general pattern of soils in the area can be described in terms of associations, which are groups of soils associated by location and characteristics and defined and delineated as a single mapping unit. There are four (4) soil types in the East Bloomfield area:

- Arkport–Dunkirk (AD) Association
- Odessa–Schoharie (OS) Association
- Honeoye–Lima (HL) Association
- Lansing–Darien (LD) Association

## ENVIRONMENTAL RESOURCES POLICY AREA

### GOAL

It is the goal of the Town and Village to protect, support and maintain the community's unique ecological sites. Special attention must be paid to monitoring development and ensuring that care is taken to mitigate the effects of development on environmentally sensitive areas.

### OBJECTIVES

1. Protect sensitive environmental features.
2. Protect watershed areas to preserve high quality water sources.
3. Encourage the most appropriate uses of land, based on soil quality, topography, woodlands, water resources and wetlands.
4. Preserve natural resources through regulation of building development.
5. Develop storm water management policies to reduce runoff rates.
6. Minimize light pollution.

### MEASURES

- a. Number of structures in a floodplain compared to the maximum established
- b. Number of variances granted for uses of
- c. property other than the zoned use

### CONSIDERATIONS

- Rely on the State Environmental Quality Review Act (SEQR) to assist in preserving environmental resources.
- Use the New York State Routes 5 & 20 Corridor Study to identify and protect view sheds.
- Refer to the Natural Resource Extraction Document prepared by the Ontario County Natural Resource Extraction Working Group for guidance on Special Use Permits for extraction, and Floating Zone Language.
- The Town is in the process of becoming a clean energies community.
- Refer to Soil Conservation Service for soil types

# ENVIRONMENTAL RESOURCES ACTION PLAN

## **1. Protect sensitive environmental features.**

- a. Review and modify overlay zoning districts and requirements to protect natural features, including view sheds
- b. Review and modify, if necessary, types of development allowed within protected areas
- c. Identify and protect non-regulated wetlands
- d. Review the requirements of the National Flood Insurance Program and incorporate into the appropriate code, if necessary

## **2. Protect watershed areas to preserve high quality water sources.**

- a. Identify and document watershed areas in Town and Village
- b. Monitor zoning and regulations to control development within and around watershed areas

## **3. Encourage the most appropriate uses of land, based on soil quality, topography, woodlands, water resources and wetlands.**

- a. Update zoning maps and codes to retain the best farm soils for agricultural uses.
- b. Provide buffers to protect drinking water

## **4. Preserve natural resources through regulation of building development.**

- a. Encourage conservation development to protect open spaces where possible, outside of our identified areas of growth clusters
- b. Promote infill and redevelopment in areas with existing infrastructure using tools such as mixed-use development, incentive zoning, etc.
- c. Encourage minimum site clearing for development to protect wetlands and woodlands

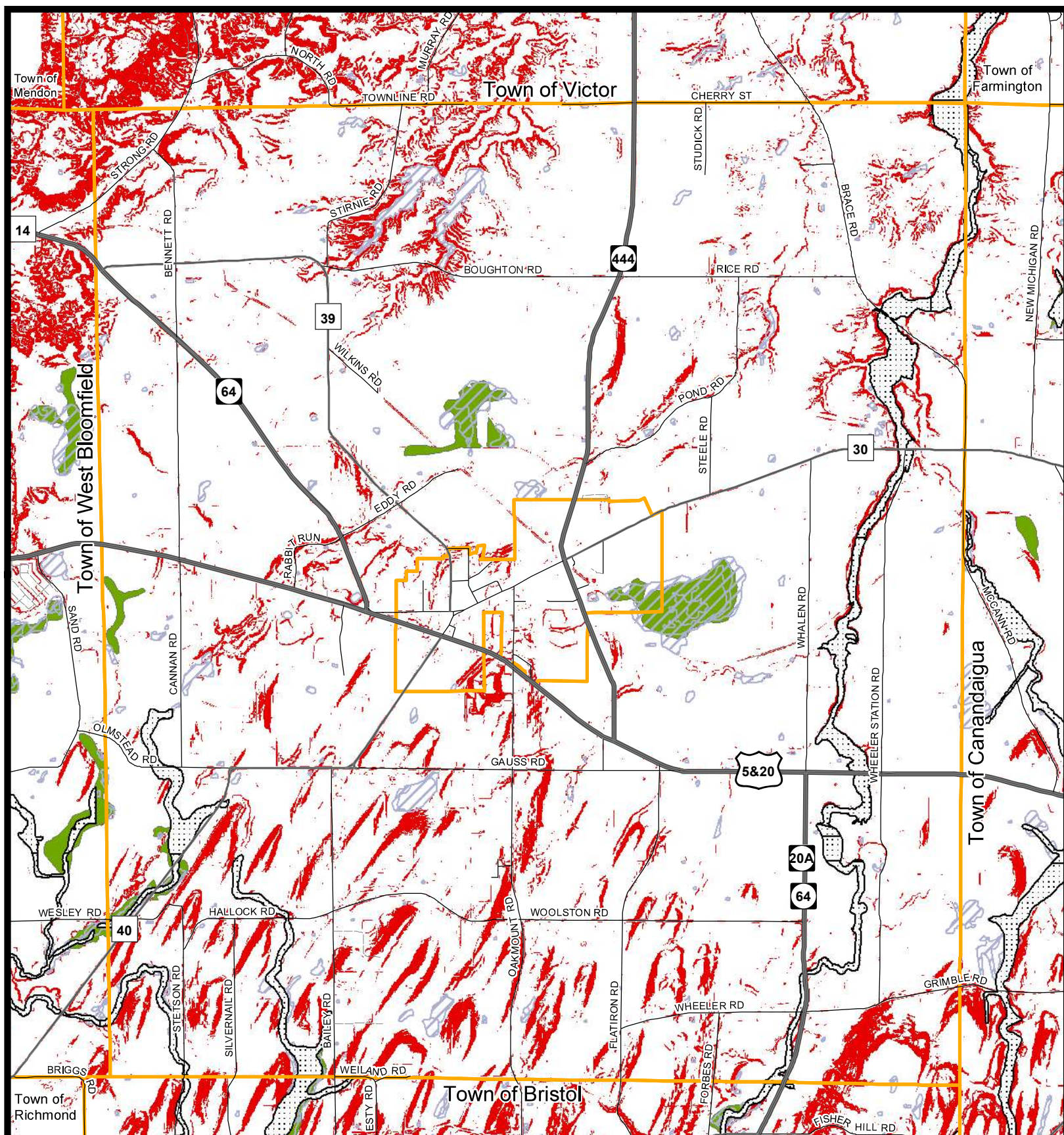
## **5. Develop storm water management policies to reduce runoff rates.**

- a. Encourage shared parking by commercial entities where feasible to reduce impervious pavement areas.
- b. Allow for flexibility in design materials such that permeable pavement would be permitted in low use parking lots, sidewalks, and driveways for storm water infiltration
- c. Provide for land banking, where appropriate, to prevent overbuilding of parking lots.

## **6. Minimize light pollution.**

- a. All projects should be “dark sky” compliant
- b. Encourage timing devices and low reflective surfaces.
- c. Consider maximum outdoor lighting requirements.





## TOWN OF EAST BLOOMFIELD - NATURAL FEATURES

### Legend

	FEMA Q3 Floodplains		Steep Slopes
	NWI Wetlands		0-15% Slope
	NYSDEC Wetlands		15% and Greater Slope

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Map updated in April 2014 by the Ontario County GIS Program

0.5

Mile

N

DATA SOURCES:  
Ontario County  
National Wetland Inventory  
NYS DEC  
Pictometry  
FEMA





**Legend**

- FEMA Q3 Floodplains
- WM Wetlands
- NYSDEC Wetlands
- Steep Slopes
- 0 - 15% Slope
- 15% and Greater Slope

**VILLAGE OF BLOOMFIELD  
NATURAL FEATURES**

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Map updated in October 2014 by the Ontario County Planning Department. Approved by Village, August 2015

**DATA SOURCES:**  
Ontario County  
National Wetland Inventory  
NYS DEC  
FEMA

**Scale:**  
0 0.25 0.5 Miles

**North Arrow:**  
N

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# HISTORIC CULTURE AND

## INTRODUCTION

### HISTORIC RESOURCES

There were 48 “historic” buildings on the original listing for the Village. They were listed on the New York State Register of Historic Places on Sept. 29, 1989 and on the National Register of Historic Places on Nov. 13, 1989. This was accomplished during the Town of East Bloomfield’s Bicentennial. In 1994, St. Bridget’s was added to both listings and St. Peters was added in 1996. The Village Board also voted the Abner Adams House a local historic landmark in 1993 so now there are 51 listed historic buildings in the Village. After the consolidation of the two villages of Holcomb and East Bloomfield in 1990, the district name was changed to the Historic District of the Village of Bloomfield.

There are many benefits of being listed on NYS and National Historic Registers, including tax credits for the preservation, restoration, rehabilitation or reuse of historic structures to the Secretary of Interior’s Standards.



## POLICY AREA

### GOAL

It is the goal of the Town and Village to protect, support, and maintain the community's unique historical sites. Special attention will be paid to protecting these sensitive areas from inappropriate development.

### OBJECTIVE

1. Enforce Historic District regulations and incentives to protect historic and cultural sites.

### MEASURES

- a. Number of regulations put in place to protect historic resources.
- b. Maintenance of existing historic and cultural sites.

## HISTORY & CULTURE ACTION PLAN

1. **Enforce Historic District regulations and incentives to protect historic and cultural sites.**
  - a. Review and, if necessary, update the historic district.
  - b. Require buffering to enhance the visual transitions between historic sites and other uses.
  - c. Incorporate into the Code special criteria for the construction and rehabilitation of structures within and adjacent to these areas
  - d. Promote the use of the state and national historic preservation tax credit programs
  - e. CEO to enforce reasonable maintenance of historic listed properties



# RECREATION

## INTRODUCTION

### ***Quality of life is essential to a Recreation Plan***

The Town and Village are served by a variety of recreational facilities on the Bloomfield Central Schools Campus as well as commercial enterprises, not for profit organizations, and four parks. Recreation is an integral component of a well-balanced life and lifestyle. Recreation is for every one of all ages. Our resources and facilities should reflect this. From early childhood to late adulthood East Bloomfield should offer programs, services, clubs and indoor /outdoor spaces for every citizen. Ease of access and enjoyment should be indicators. Open public spaces and dedicated facilities should be designed with access and enjoyment in mind. These plans must prepare us for future recreational demands and opportunities as we examine the current inventory of resources in East Bloomfield (Village). A thoughtful and functional new Master Plan for Recreation will include this philosophy of planning and implementation. Our parklands and the Bloomfield School Campus offer the blueprint for achievement.

The newly written Recreation Master Plan should include the following items as well:

- Snow Trails
- Village Sidewalks
- Veterans Park facilities, fields and pathway
- Boughton Park Trails
- Pickle Park sidewalk
- Elton Park Commons

Approximately 3.5 miles of NYS Snowmobile Trail C4 are located within the Town and Village. This trail is managed and maintained by the Finger Lakes Snowmobile Club.

## RECREATION POLICY AREA

### **Prelude**

A Recreation Master Plan was completed in April 2006. The plan covered a wide variety of topics and concepts related to recreation. It was forty- five pages and also contained a comprehensive appendix with provisions for budgetary costs for certain investments. Another appendix feature included a residential survey and the actual results from this survey instrument. A related document was a preliminary study conducted by Bloomfield Central School District on the topic of recreational facilities on and off campus.

### **GOAL**

It is the goal of the Town and Village to provide easy access to a broad spectrum of active and passive recreational activities throughout the municipal area. In order to accomplish this, we must strive to effectively collaborate to sustain and improve our parks and recreation services. When we create a culture of working together on behalf of all our residents, great programs and functional ideas will emerge and become a reality. When we maximize our resources via interdependency everyone benefits. That includes all organizations, clubs and teams, and the school district.

### **OBJECTIVES**

1. Form new Parks and Recreation Committee
2. Appoint Officers and Duties
3. Utilize same procedure as Comp Plan Committee (work sharing)
4. Review Recreation Master Plan 2006 plus Appendices and BCS Study and survey results from 2006.
5. Update survey and administer it
6. Collect data
7. Analyze data
8. Write New Plan.

### **MEASURES**

- a. Committee and Officer Formation
- b. Work Schedule
- c. Timetable for Work
- d. Benchmarking
- e. New Plan integrated with Comp Plan.
- f. Budget Development and Expenditure

### **CONSIDERATIONS**

- Recognize that the East Bloomfield Recreation Master Plan provides a road map for improved and increased recreational opportunities.
- Recognize that the Town of East Bloomfield will not purchase nor own private neighborhood parks.
- Work with the County and local recreation clubs (e.g. Finger Lakes Snowmobiling Club, club sports, etc.) to help expand and promote recreational opportunities throughout the Town and Village (parks, trails, programming, etc.).
- Look at ways to expand trails from Boughton Park to Victor and from Veteran's Park to the Village
- Leverage BCS facilities and grounds for public use when available and generally non-harmful

## RECREATION ACTION PLAN

1. **The Town of East Bloomfield and the Village of Bloomfield will strive to provide passive and active recreation opportunities in the form of open spaces, trails, playgrounds and athletic fields.**
  - a. Update and apply the Town of East Bloomfield Recreation Master Plan elements to provide recreational opportunities.
  - b. Identify key areas within the Town for preservation of open space
2. **Encourage the use of private initiative, public programs and land use controls to attain meaningful open space and recreational opportunities for the community.**
  - a. Apply for grants, as available, for Veterans Park improvements
  - b. Update the Recreation Master Plan
  - c. Work with civic groups to support athletic and recreational activities to raise funds for government owned park improvements
  - d. Consider land banks and/or transfers of development rights to attain open space.



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# ECONOMIC DEVELOPMENT

## INTRODUCTION

This section is meant to complement the Commercial and Industrial Activity Goal Areas. The reader should familiarize himself with the introductions for Commercial and Industrial.

In 2011, the Village Board of Trustees approved formation of the Route 444 Enhancement Committee.

It was charged to review the present condition of Rt. 444 within the Village, and to recommend enhancements to improve appearance, functionality, and economic vitality of the Village business district. Recommendations considered sidewalks, curbs and curb cuts, trees and greenery, lighting, parking, pedestrian and bicycle friendliness, and aesthetics.

Although the Village plays a significant role in the economic development policies of the Town of East Bloomfield, some opportunities should be a priority for the Town, such as the infill of the West Park Industrial Complex.

Since the Village is seeking to foster a more urban and walkable environment, certain development may be best provided within the Town to reduce potential negative impacts on the traditional development pattern of the Village. For example, auto-oriented or large-scale industrial uses are best located outside of the Village where preserving traditional character and walkability is less critical. All economic development within the Town should have adequate building and site design review.

It is recommended that the Town and Village work together on development efforts to support each other's goals in furthering their collective economic prosperity.

## ECONOMIC DEVELOPMENT POLICY AREA

### GOAL

It is the goal of the Town and Village to have a successful, diverse local economy that provides a variety of employment opportunities and contributes to a stable tax base. In order to accomplish this, the community will:

1. Focus neighborhood scaled commercial development within the Village's central business district; and
2. Designate areas for light industrial and/or office park development.
3. Actively market East Bloomfield and especially CenterPointe West Park for commercial and industrial uses.

### OBJECTIVES

1. Recognize that the business district within the Village is the principal commercial area for both the Village and the Town of East Bloomfield.
2. Retain existing businesses and encourage additional commercial and industrial growth and development.
3. Town and Village will support the establishment of a not-for-profit Bloomfield Development Corporation (BDC, legal entity, community development corporation), organized and run by community volunteers to assist, augment and enhance local marketing efforts and provide knowledgeable concierge services to potential residential and commercial developers, real estate professionals, business start-ups, and relocating businesses.

### MEASURES

- a. Number of new businesses total
- b. Number of new businesses within the central business district.
- c. Number of expansions of existing businesses.
- d. Retention of existing businesses.
- e. Establishment of a citizen Business Corporation Development

### CONSIDERATIONS

- Understand that we compete with every nearby community for development—residential, commercial and industrial
- Ensure street improvements and amenities remain a priority.
- Recognize that economic development is a long-term commitment, utilizing the policies and structures set by this Plan.
- Ensure new investments are located and designed to suit the character of the surrounding area in which they may be proposed (e.g. The traditional village center versus the Town's industrial park)

# ECONOMIC DEVELOPMENT ACTION PLAN

- 1. Recognize the importance of the business districts within the Village and the Town.**
  - a. Develop and implement policies to improve the visual & functional quality of downtown
  - b. Identify and implement ways to entice further growth into the downtown area
  - c. Budget funds for and take action on the improvement suggestions proposed by the State Route 444 Committee in 2011
  - d. Identify the economic implications of upgrading State Route 444
  - e. Identify and redefine the various types of commercial uses within the Town
- 2. Retain existing businesses & encourage additional commercial and industrial growth and development.**
  - a. Identify prospective industrial clients to find suitable locations for industrial expansion.
  - b. Create and identify incentives package to encourage economic development and identify life of such package incentives.
  - c. Review and, if appropriate, amend and enforce requirements to improve the design & appearance of existing commercial areas.
  - d. Identify needed programs or actions to promote local economic development (e.g. County fiber ring installation, push vacant industrial park property).
  - e. Establishment of a citizen-led BCD by September of 2020



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# COMMUNITY SERVICES

## INTRODUCTION

### POSTAL SERVICE

In 1994, the Federal Post Office dissolved the East Bloomfield Post Office (zip code 14443) and merged it with the Bloomfield Post Office, 14469. The Bloomfield Post Office services both zip codes, with mail delivery available to those with the 14469 zip code. Post office boxes are available for those with 14443 addresses.

### FIRE & AMBULANCE SERVICE

The East Bloomfield/Holcomb Fire District is a separate taxing jurisdiction, formed under State law and governed by 5 elected commissioners. The District owns the Fire Hall itself, located on Main Street in the Village, and most of the equipment and gear. The District budget is prepared annually and submitted to the County for collection along with the Town of East Bloomfield budget. The District contracts with the East Bloomfield/Holcomb Fire Department, which consists of approximately forty (40) active volunteers who provide fire protection. Emergency medical services are provided by Canandaigua Emergency Squad to residents of both the Village of Bloomfield and the Town of East Bloomfield from the Fire Hall location by the E. Bloomfield volunteer ambulance.

The Department also has a contract to protect an area of the Town of Canandaigua adjacent to the Town of East Bloomfield. Due to the decline of active volunteers the district has automatic emergency response in place with adjacent fire departments to assist in emergency response. All neighboring fire departments work with East Bloomfield/Holcomb Fire Department together to provide emergency response to all areas of the community. This Plan does not envision the need for satellite fire facilities being constructed in the outlying or rural areas of the Community. Instead, this Plan recommends a pattern of development that builds upon the central location of the existing facility. However, as the community grows, the need for additional trained volunteers or paid personnel will also grow. Therefore, any major development proposal should assess the

potential impact of the project on these public safety services.

## POLICE

The Ontario County Sheriff's Department (located in Canandaigua) and the New York State Police (located in the Town of Farmington) provide road patrol services on a seven-day/twenty-four-hour basis to residents and property owners in the municipality. This Plan program envisions the continuation of these County and State law enforcement services during the planning period.

## SCHOOL DISTRICTS

The district is comprised of 2 buildings (The Bloomfield Elementary School which serves students from U-PK to grade 5, and our Middle/High School which serves students grades 6-12). Our population of approximately 900 students is educated by a caring, knowledgeable and dedicated faculty and staff. The district's mission is to "Provide the foundation for each student's future success in the world community". Our District and Building Targets highlight the importance we place on Believing in each child, challenging each child and supporting each child as they look to achieve success. Students at our high school can access a wide variety of academic and extracurricular opportunities. Bloomfield offers many college -bearing course offerings, including AP courses, and offers students the opportunity to participate in the International Baccalaureate Program. Students can choose to participate in our strong music program through a variety of extracurricular offerings such as: Band, Jazz Band, Marching Band, Chorus, Jazz Ensemble and Drama productions. The district also has numerous interscholastic opportunities for students, these include: soccer, volleyball, basketball, track and field, bowling, baseball, softball and tennis. In addition to involvement in music and athletics our students are also very involved in serving our community, as well as serving others in the region and overseas.

Students at our elementary school are taught in an environment in which they are encouraged to actively explore the world around them. Our elementary school offers the IB Primary Years Program (PYP) for children aged 3 – 12. The goal of the Primary Years Program is to nurture and develop young students as caring, active participants in a lifelong journey of learning. In addition to PYP a strong emphasis is placed on character development and citizenship through our Five Star program. The elementary faculty and staff seek to ensure that all students are in a safe and caring environment that both encourages academic growth and fosters independence. The elementary school was recently recognized for their efforts and named as a top school in the ***Beating the Odds, Building Opportunities*** research study. This study identified the schools that were most successful in meeting the needs of students from a low socio-economic background.

The Bloomfield School District recognizes the importance access to technology plays in preparing our students to be contributing, globally aware citizens in today's world. As a result, the district provides all students with access to a wide variety of digital tools and content, which are used as part of the daily teaching and learning process. Wireless access throughout the district allows students to efficiently connect their devices on each of our school's campuses. Emphasis on digital content that supports curriculum and enables students to access leveled instructional materials is evident at all grade levels.

The District also boasts a strong working partnership with the community and area businesses/agencies. Educational programs and student opportunities are provided as a result of the strong community partnerships. Our location, 10 miles from the city of Canandaigua, and 15 miles from Rochester, affords residents an easy commute to major employers in the area.

Bloomfield Central School is a major community asset, jobs provider, economic booster, and draw for new families. Its athletic fields and facilities, when leveraged, expand the community's recreational opportunities. Given NYS enthusiasm for combining small districts, the community must be vigilant and forward-thinking in growing and preserving this tremendous asset.

### LIBRARY

The Bloomfield Public Library is chartered by the NYS Board of Regents to provide service to residents of the Bloomfield School District. The library is governed by a Board of Trustees publicly elected by the residents of the school district for a three-year term. The library is funded by a tax levied on the residents of the school district

The Bloomfield Public Library serves many purposes for the community. People ages 5 and up can sign up for a library card and borrow materials in different formats (print, disc, electronic/digital). The library is a member of the Pioneer Library System sharing resources through daily delivery from the 41 other member libraries spread between Ontario, Wayne, Wyoming and Livingston Counties, and the System itself. This cooperative arrangement saves the tax payers money and makes more than one million items available to every library card holder through our catalogs.

The Bloomfield Pubic Library provides desktop and laptop computers and tablets with access to the internet for public use. Wi-fi is also available at no charge to people who bring their own devices. The library offers free access to Ancestry.com and Mango Languages for people that want to research their family or learn a foreign language. The library has two early learning computers dedicated to helping our youngest computer users learn. The Library plays a critical role in ensuring that all school district residents have high-speed internet access. The Library offers a variety of classes and events for all ages throughout the year. Story classes, book clubs, knitter/needle crafter groups, and teen clubs are regularly scheduled. Additional classes and events

addressing a variety of subjects are scheduled as they become available.

The Library's website [www.bloomfieldpubliclibrary.org](http://www.bloomfieldpubliclibrary.org) is the best place to get up-do-date information about our schedule. The classroom in the Bloomfield Public Library is available for nonprofit community groups to use in addition to the classes and events that the library hosts.

The Library serves as a place for education, access to information, and social gathering for residents of all ages. It is a strong community asset that should be featured in community marketing efforts.

### HISTORICAL SOCIETY

The East Bloomfield Historical Society and museum are housed in the old "Academy" building on the Town Square, built in 1839 as a school for boys. The Society and its 200+ members are very active, with focus on archiving local news and happenings, local genealogy, changing exhibits, fund-raising through historic reenactments and other activities, encouraging BCS student interaction. The Town contracts with the Historical Society for the Town Historian responsibilities.

### VILLAGE PROVIDED SERVICES

The Village of Bloomfield exists as an entity because the residents of the village agree to pay taxes in order to receive additional amenities and services that are not provided in the town. Such items include water, sewer, sidewalks, streetlights, curbs, snowplowing of streets and sidewalks, annual brush pick-up, etc.



## CLUBS & ORGANIZATIONS

There are various clubs and organizations throughout the Town of East Bloomfield, many of which provide community services and social opportunities for residents. These organizations include the Lions Club, Rotary, Garden Club, Gardening Angels, Scientific Club, Antique Wireless Association, Boy Scouts, Girl Scouts, and American Heritage Girls, etc. There are also many youth athletic groups such as baseball, softball, soccer, and basketball. There are also five churches and a community outreach program which supply food and other essentials to those in need.

## COMMUNITY SERVICES POLICY AREA

### GOAL

It is the goal of the Town and Village to have adequate educational and social service facilities at locations readily accessible to all residents. Over the next decade, E. Bloomfield and Bloomfield will strive to provide governmental facilities that are adequately financed, sited and designed for present use and future expansion. In addition, the Town is very proud of its recreation facilities and would like to encourage greater utilization of these resources.

## OBJECTIVES

1. Encourage inter-municipal cooperation and cooperative efforts among the Bloomfield area, adjacent communities, and Ontario County. Coordinate the use of facilities such as the schools, Boughton Park, recreation areas, Historical Society, etc. to maximize use, avoid duplication and to include all age levels.
2. Support programs to provide quality public safety services (police, fire and emergency medical services) to ensure protection for residents and their properties at optimum levels.
3. Support the local public library in providing services to every member of the community.

## MEASURES

- a. Cost of government services.
- b. Number of shared initiatives (programs, grant requests, etc.).
- c. Crime rate.
- d. Number of programs or visitors to recreation facilities.
- e. Number of visitors to the Antique Wireless Association annually.
- f. Number of visitors to the Historical Society annually.
- g. Number of library patrons.
- h. Circulation of library resources.

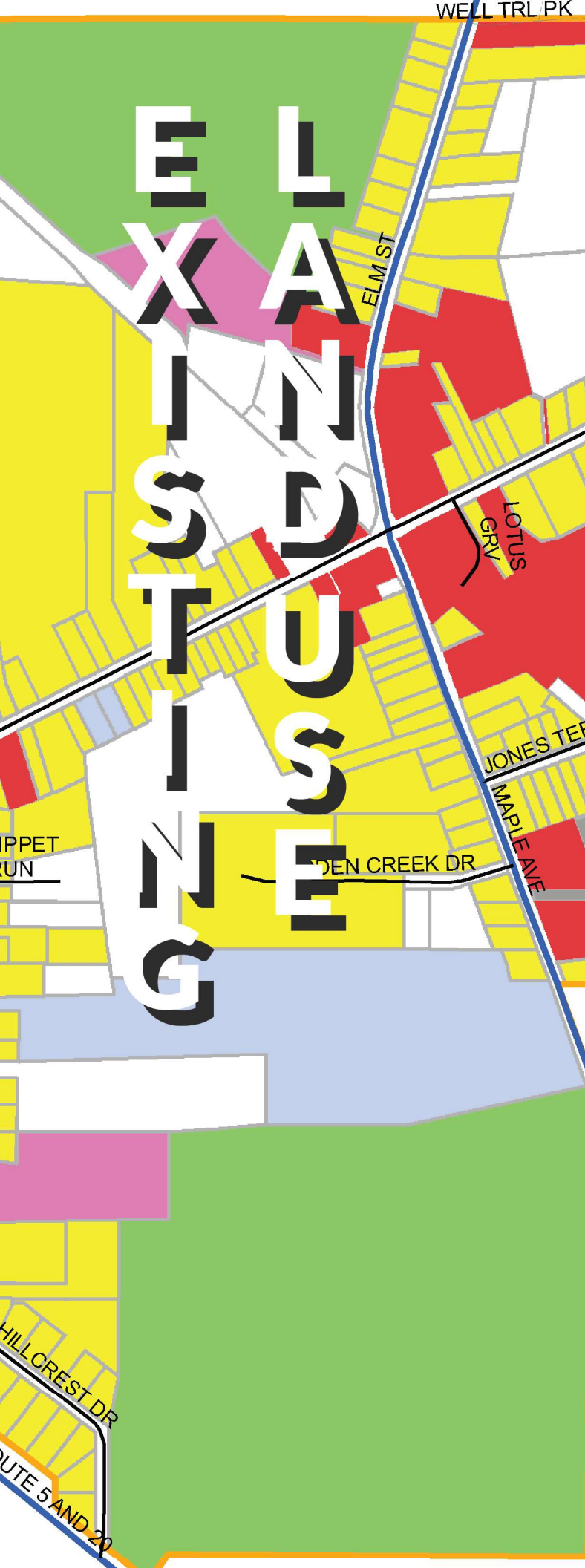
## CONSIDERATIONS

- Continue to foster a close working relationship between education, industry and government
- Maintain cooperation & membership in the County Library System
- Capitalize on the expertise & knowledge of residents and community service organizations to assist in solving community problems.

## COMMUNITY SERVICES ACTION PLAN

1. **Encourage inter-municipal cooperation among the Bloomfield area, adjacent communities, and Ontario County. Coordinate the use of facilities to maximize use, avoid duplication and to include all age levels.**
  - a. Conduct cooperative long-term capital facilities planning
  - b. Designate a central municipal information center display area
  - c. Define periodic review to explore consolidation of services & the sharing of resources among the Town, Village, School District and neighboring Towns
  - d. Define community information service sites/communication devices to stimulate wide use of the programs offered in educational facilities
  - e. Incorporate review of the impacts of development on the school system as part of all environmental reviews & determinations of significance
2. **Support programs to provide quality public safety services to ensure protection for local residents & their properties.**
  - a. Improve communication between safety providers & the public
  - b. Establish focal points to facilitate social & recreational activities
3. **Support the local public library in its providing of services to every member of the community**
  - a. Work with the library to identify innovative means of communication with State legislative members to increase funding and determine marketing techniques to promote community use of programs, etc.

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## VILLAGE OVERVIEW

A review of land use for the Town and the Village indicates two distinct land use patterns. The Town's landscape is dominated by farms and rural homesteads on larger lots. The Village has a more diverse collection of land uses on smaller lots close to each other. This is attributed to the Village as historic center of the community, and availability of public water and sewer. A map of the Village's existing land use can be found at the end of this section for reference.

### AGRICULTURAL

The Village's agricultural uses do not dominate its land use pattern. Indicated by the color light green on the Village's Existing Land Use Map, 240 acres of agricultural are located within the Village, comprised of 5 parcels. This Plan preserves present Village agricultural uses.

### RESIDENTIAL

Residential uses dominate the Village's existing land use types, as shown on the map by the color yellow. The presence of public water and sewer infrastructure has resulted in denser residential development and a wider variety of living units than currently exists in the Town.

Residential lots within the Village are also smaller than that of the Town, generally  $\frac{1}{4}$  to  $\frac{1}{2}$  acre in size. This residential development pattern is typical of a traditional village setting.



## COMMERCIAL

The commercial land use framework in the Village still reflects its growth as two separate places, Holcomb and East Bloomfield. (Commercial land uses are shown in light pink on the Existing Land Use Map.) The largest concentration of businesses in the Village is clustered around the intersection of East Main Street and Route 444. This area is commonly referred to as “downtown.” Current businesses and uses in this area include a new gas station, the Post Office, a bank, and office park as well as retail and restaurant establishments. Many of these businesses are in older, visually appealing structures that positively contribute to the pedestrian friendly atmosphere, traditional development, and historic feel of the Village.

Travel south from downtown along State Route 444 (Maple Avenue) you'll find a small shopping center and grocery/gas station located on the eastern side just before the Village boundary. These uses are more auto-intensive in character compared to the downtown center area.

A third, smaller cluster of commercial land uses is scattered along Routes 5 and 20 as you enter the Village from the west. Current uses include an insurance office, ice cream shop, and Dollar General.

Revenue generating residential uses are also included in the commercial land use category, such as apartments and homes converted into multi-family units. There are two general areas where these uses are clustered within the Village—at the junction of Main Street, South Ave, and Michigan Avenue as well as at and near the intersection of Main Street and Route 444. An apartment complex is located along Oakmount Avenue at Route 5 and 20.

## INDUSTRIAL

Two industrial land use areas are shown in gray on the Village's Existing Land Use Map. Delco, specializing in the manufacture of polystyrene foam and foam products, currently occupies the easternmost industrial area that can be accessed from Route 444. The industrial operation spans approximately 13 acres. The second industrial area shown within the Village is the wastewater treatment plant.

## COMMUNITY

The colors dark pink and blue on the Village's Existing Land Use Map indicate public service and community service uses respectively. The primary public service uses include the water and sewer treatment facilities owned and operated by the Village.

The central blue, or community service parcels, spanning from Oakmount Avenue to Route 444 include the Elementary, Middle, and High School of the Bloomfield Central School District. The remaining community service uses located primarily on the western half of the Village include a variety of community resources such as churches, the Village library, and offices providing community assistance to special needs individuals. The larger parcel, adjacent to Park Place, is the site of the East Bloomfield Cemetery Association.

## RECREATIONAL

Currently the recreational land uses within the Village include a 1.7-acre park at the corner of South Avenue and Route 5 and 20 known as Elton Park, and the public green space at the junction of Main Street and South Avenue—Pickle Park. These two recreational areas are shown in a dark green color on the Existing Land Use Map.

## TOWN OVERVIEW

The Existing Land Use Map for the Town is included in at the end of this section for reference. A review of the existing land use pattern indicates that agricultural and large-lot residential land uses dominate East Bloomfield's landscape. This is the result of the Town's agricultural heritage and deep roots in farming. Over the last two decades, the Town has acknowledged the importance of preserving its rural character, and is continually looking for opportunities to help local farmers.

## AGRICULTURAL

The majority of the Town's land area is comprised of agricultural uses, represented by the green color on the Existing Land Use Map. The presence of large tracts of land dedicated to farming operations is evidence that the farming and agricultural sector in the Town is thriving. As of the writing of this plan, the most common agricultural practices in East Bloomfield include cropland and animal husbandry operations.

The agricultural uses shown on the map are typically located on larger lots of five acres or more, with many operations spanning across multiple parcels. Over the last two decades there has been a slight decrease in the number of active farms within the Town. However, the land area utilized for farming has remained relatively stable, as farming operations have increased in size and some have consolidated.

As the Existing Land Use Map shows, significant amounts of farmland are present in all four quadrants of the Town. However, the southwest quadrant has the lowest concentration of parcels classified as agricultural. It is important to note that clusters of residential parcels are located in close proximity to large tracts of farmland along several roadways in the Town, such as Whalen Road, Wheeler Station Road, and Route 64. It is likely that these agricultural lands will be the target of development pressure in the near future.

## RESIDENTIAL

The second most dominant land use type within the Town is residential, shown in yellow on the Existing Land Use Map. The majority of these residential properties (77% according to the 2008 – 2012 ACS) are single-family detached units located on larger lots, due to the limited availability of public water and sewer services within the Town. As a result, most of these units are located on lots of two or more acres to accommodate on-site septic systems that satisfy NYS Health Department requirements.

It should be noted that some of the parcels may be classified as a residential land use, but in actuality may not be primarily used for residential purposes. This is most common for residential land use parcels that are adjacent to or surrounded by agricultural land uses. More specifically, a parcel may be occupied by a residential dwelling on a portion of the lot, but the majority of the land area is used for agricultural purposes.

For example, the residential lot on the east side of Route 20A, across from Woolston Road is a 2-acre parcel occupied by a single-family detached house. The majority of this lot is actively farmed as part of a larger agricultural use under the same ownership (Shown in the aerial photo from the Ontario County ONCOR database provided below).



There are two water districts that supply public drinking water to areas of the Town. The availability of public water serves to accommodate a higher residential density

than areas that rely on private wells. The single family homes along the western side of Wheeler Station Road, south of County Road 30 are a good example of this.

## COMMERCIAL

Commercial areas within the Town are indicated by the color red on the Existing Land Use Map. Route 5 and 20 is the major east/west travel route through the Town, serving as the commercial spine for the Town linking the three existing activity centers. These commercial nodes occur at the following Route 5 and 20 intersections:

1. Cannan Road;
2. Route 444; and
3. Whalen Road.

Each of these areas has a distinct character due to its land use pattern and the types of businesses operating in each location.

**Canaan Road** - At Route 5 and 20's intersection with Cannan Road, there are a limited number of single-story commercial and industrial uses such as two self-storage facilities, and Rochester Rigging. Due to the remote nature of this area, and the low volume of vehicular and truck traffic that these uses generate, this commercial node best serves business operations that have limited vehicular and pedestrian traffic. This is consistent with the current activity level in the area.

**Route 444** - The Route 444 and Route 5 and 20 commercial center includes a wider variety of uses, including both residential conversions and one-story, single-user type commercial operations. The majority of these uses are modern, single-occupant buildings that are utilized for small retail or office uses, including a cluster of antique shops.

**Whalen Road** - The third commercial node within the Town is located the intersection of Whalen Road and Route 5 and 20. This area has a diverse range of commercial activity. The large red parcel is an existing farm operation currently listed as a commercial use, while the other parcels include single-story, single-user

commercial operations and a detached two-story mixed-use building with residential units on the upper floors. There is a gas station located at the corner of the intersection and a recently opened microbrewery and tasting room. These uses indicate that several of the businesses rely on the motorists that travel on Route 5 and 20.

## INDUSTRIAL

East Bloomfield has industrial uses located throughout the Town. Most of these operations are scattered along Route 5 and 20. These areas are indicated by the color grey on the Town's Existing Land Use Map. Within the Town (and Village) the industrial operations vary in intensity and can be classified into the following two categories:

- Light Industrial - Operations that primarily function in enclosed buildings and do not detract from surrounding land uses. Examples include a storage facility or an assembly plant.
- Heavy Industrial - Consist of a wider range of manufacturing and extractive activities with greater potential for negative impacts on surrounding land uses. Examples include mining or large equipment manufacturing operations.

The Town's largest and most intense industrial land use is the quarry operation associated with the Town Highway Garage. It is comprised of roughly 85 acres over six parcels. The facility is situated adjacent to the southern Village border on the south side of Routes 5 and 20, west of Oakmount Road.

The remainder of the industrial uses within the Town are generally light in nature. They consist of storage and warehousing facilities, or indoor manufacturing and processing operations. There are four clusters of light industrial uses along Route 5 and 20 at the following intersections:

- Cannan Road;
- Route 64 (west of the Village);
- Route 444; and
- Whalen Road.

The largest cluster is located on Route 5 and 20 west of Route 64. This area includes three uses classified as industrial on single lots of 50, 12, and 9 acres. This area also includes the West Park Industrial Center. According to Showcase.com:

*"This 66.2 acre parcel is located in the East Bloomfield Industrial Park, just off busy State Routes 5&20. All interior improvements are in place including a dedicated road, water, sewer and electric. The parcel is divided into 11 building pads but any combination of pads may be cobbled together to fit a prospective buyer's development plan. The property abuts Crossman Arms manufacturing plant as well as Terphane Films, Inc. This is the only large shovel ready site in Ontario County."*

## COMMUNITY

Areas that include public or community services are indicated by pink and light blue, respectively, on the Existing Land Use Map. The pink areas on the western side of the Town are public services for the Town, including telephone and radio facilities. The larger parcel is owned and operated by the Town as telephone communication towers. The light blue parcel immediately south of the Village is the Town's highway garage facility.

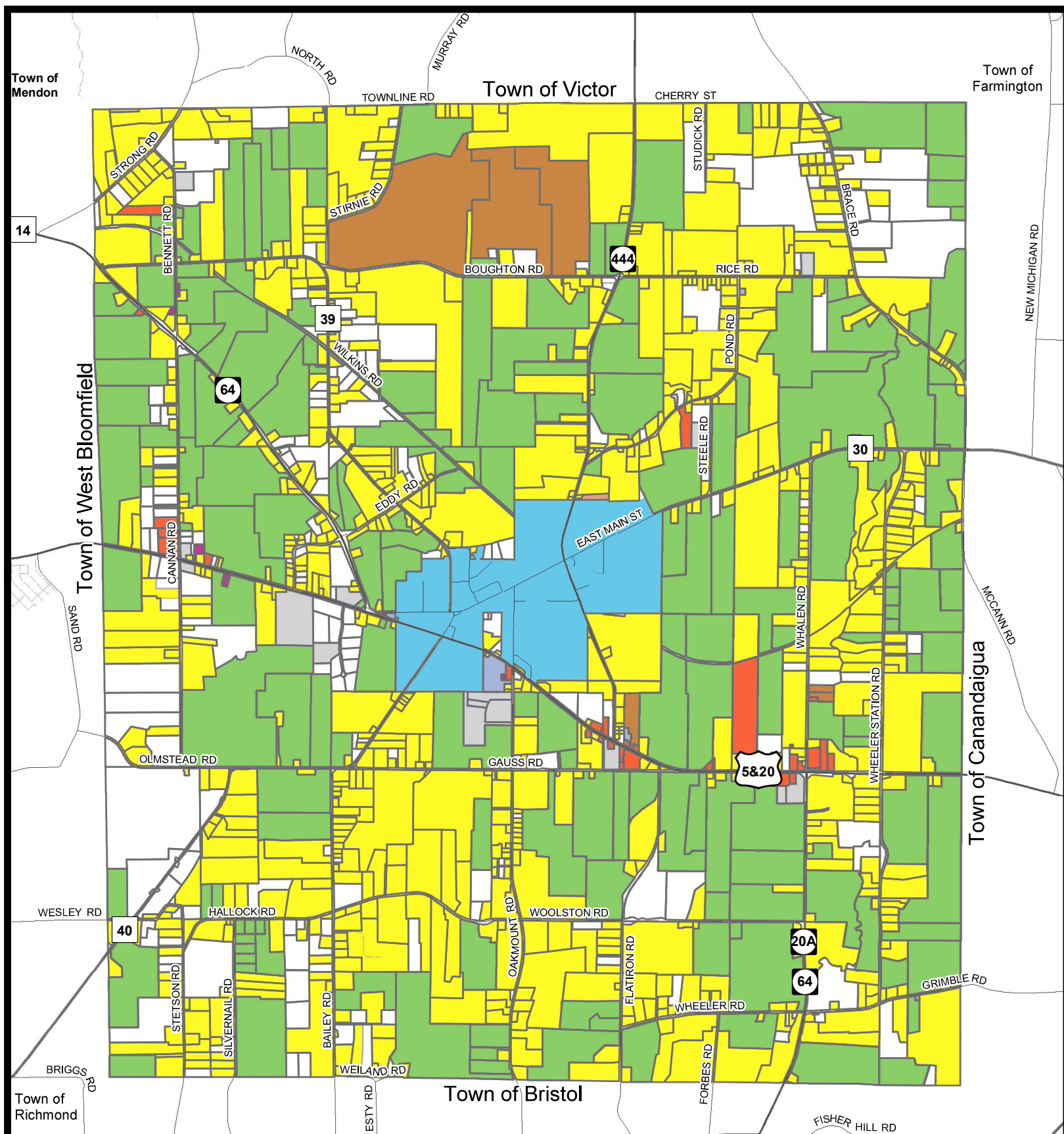
## RECREATIONAL

Areas that include recreation and parkland are shown in brown on the Existing Land Use Map. They include:

- Boughton Park;
- Parkview Fairways Golf Course
- Veterans Park; and the
- Hol-field Rod and Gun Club.

Boughton Park is the largest park in the Town at 329 acres and is located along the north side of Boughton Road next to the golf course. Boughton Park is owned and operated by the Towns of Victor, East Bloomfield, and West Bloomfield, and is open for use by issuance of a permit to Town residents only. Veteran's Park is an approximately 18-acre park maintained by the Town. These public and private facilities serve to provide environmental and recreational benefits to local residents.





## TOWN OF EAST BLOOMFIELD - EXISTING LAND USE MAP

### Legend

Village of Bloomfield	Residential	Industrial (Manufacturing, Processing, Warehousing); Mining & Quarrying	Recreation & Parks
RPTS Property Class	Manufactured Home Park	Public Service & Utilities	Open Space & Conservation Lands
Agriculture	Mixed Use; Commercial	Community Services	Vacant
			No Data

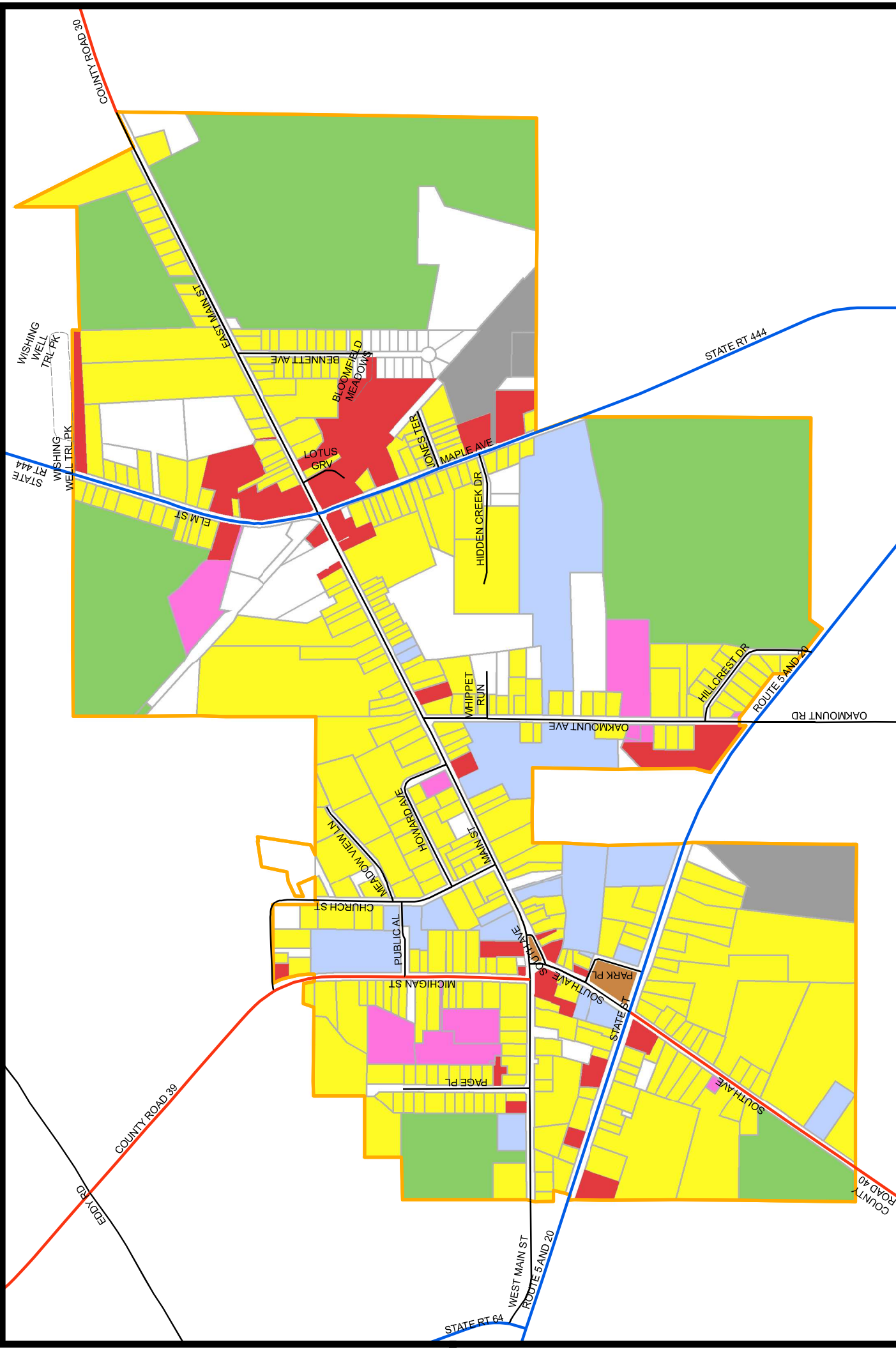
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Map updated in May 2015 by the Ontario County Planning. Approved by Town, August 2015

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DATA SOURCES:  
Ontario County  
RPTS 2013



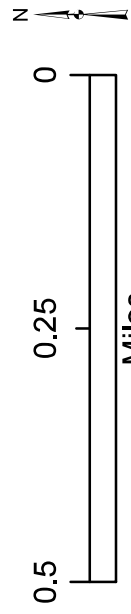
**Legend**

- Road Classes**
- County Roads
  - NYS Thruway
  - State or US Routes
  - Municipal Roads
  - Private Drives
- RPTS Property Class**
- County Roads
  - Municipal Roads
  - Private Drives
  - No Data
  - Residential
  - Vacant
  - Commercial
  - Recreational
  - Community Service
  - Industrial
  - Public Service
  - Conservation

**VILLAGE OF BLOOMFIELD  
EXISTING LAND USE MAP**

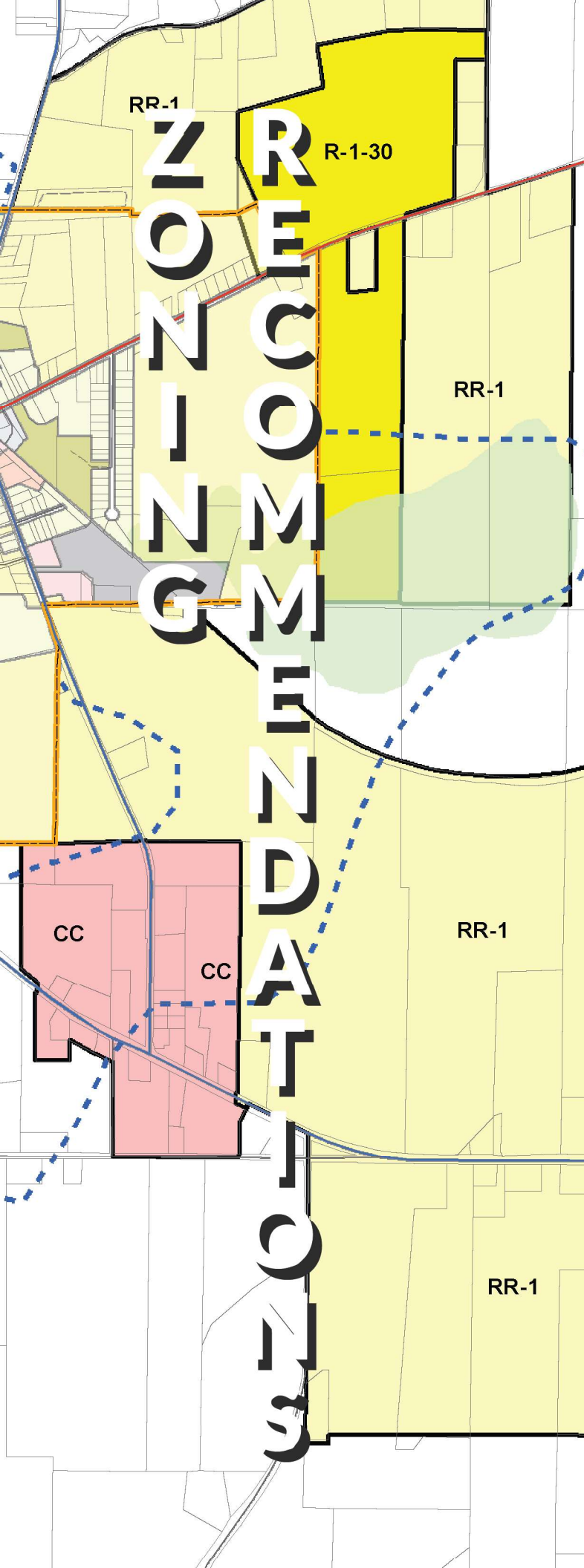
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Map updated in May 2015 by the Ontario County Planning Department. Approved by Village, August 2015



**DATA SOURCES:**  
Ontario County  
Real Property Tax Data  
2013

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## VILLAGE ZONING RECOMMENDATIONS

This section serves to summarize the regulatory language of the existing zoning code for the Village and provide recommendations to improve the code requirements. The zoning recommendations are intended to achieve the goals and objectives developed as part of this comprehensive planning process and to ensure future development is consistent with such goals and objectives. A Zoning Map for the Village has also been provided at the end of this section for ease of reference.

### RESIDENTIAL (R-1-20)

According to the Village Zoning Code, the "purpose of the R-1-20 Residential District is to promote orderly, low-density development of single-family dwelling units in residential neighborhoods in the Village of Bloomfield. It is also the declared purpose of these regulations that these single-family neighborhoods shall be free from other uses except those listed herein and hereby declared to be compatible with the residential character of this district."

Permitted uses within this District include single family homes, mobile homes within designated mobile home parks, public parks and playgrounds, and farm operations. The intent of the District is to allow for the development of residential neighborhoods, while still permitting farm operations in a way that ensures the highest level of compatibility between adjacent uses. Generally, this District is located along the perimeter of the Village boundary, providing a transition from the lower density of residential development in the Town to the denser patterns found in the center of the Village. This is the only Village District in which customary farm operations are permitted.

Therefore, the continued application of the R-1-20 District is recommended not only for low density residential areas, but also for areas that are actively farmed and are likely to continue to be farmed in the future.



## **RESIDENTIAL (R-1-15)**

"The purpose of the R-1-15 Residential District is to promote medium density development of single family detached dwelling units in residential neighborhoods in the Village of Bloomfield. It is also the declared purpose of these regulations that these single-family neighborhoods shall be free from other uses except those listed herein and hereby declared to be compatible with the residential character of this district."

This District allows for the same permitted uses as the R-1-20 District except for farm operations. In lieu of farming, the R-1-15 District permits both public and private schools. Generally this District encompasses the established, small-scale residential development along Main Street and Maple Avenue, as well as the Bloomfield High School and Elementary School. However, the application of the R-1-15 District is inconsistent throughout the Village. Many of the existing homes fronting Main Street, Maple Ave, Elm Street, Oakmount Ave, and in the northwest corner of the Village utilize a denser development pattern than intended in the R-1-20 District, as many of them are zoned now. It is recommended that the Village review the R-1-20 and R-1-15 Districts based on the existing development patterns to ensure the most accurate application of each district. (See callout #5 on the Existing Zoning Map for the Village).

## **MOBILE HOME PARK (MH)**

"The purpose of the MH Mobile Home Park District is to provide opportunity for diversity in housing choice. It is also intended to provide greater opportunity for obtaining moderate cost housing to meet the needs of a variety of household types. Finally, it is the purpose of this section to enact proper control and development regulations to ensure that mobile home parks provide an attractive and functional residential environment. The Village will entertain proposals for mobile home park districts provided that rezoning is consistent with the Village's Master Plan and in conformance with these regulations."

Apart from the Village's MH District intent statement, the Mobile Home Park District requirements for both the Town and Village are very similar. Language is included to regulate the location, siting, and condition of individual mobile homes and mobile home parks within the Village in an effort to provide diversity in housing choice, while also protecting the health, safety, and welfare of all residents.

## **MULTIPLE RESIDENCE (MR)**

"The purpose of the MR Multiple Residence District is to establish and preserve medium-density residential districts, excluding uses which are not compatible with residential uses, but permitting certain non-residential uses which are of particular convenience to the residents of the district."

Within the Village the permitted uses of the MR District include apartments, multi-family dwellings, public parks and buildings, and schools. Multi-family unit developments within this District are subject to design standards that limit the size, density, and character of the site. There is a three-acre minimum for development, with a maximum density of eight units per acre. Also, a minimum of 10% of the site must be designated for open space or recreation. Each of the Village's three MR Districts has been developed, and currently includes apartments and multi-family dwelling units.

## **COMMUNITY COMMERCIAL (CC)**

"The purpose of the CC Community Commercial District is to provide integrated and planned commercial areas, providing goods and services necessary to serve the needs of the population of the community."

The CC District is the most permissive commercial district within the Village. Retail businesses, service establishments, restaurants, repair shops, and auto sales operations are all permitted by right within the CC District. Specially permitted uses include auto repair service stations, gas stations, hotels, restaurants with drive-ins, and public or semi-public uses.

The two CC Districts east of Maple Avenue currently include a small, three-store shopping center and gas station with supporting retail. The CC District at the southwest corner of State Street and South Avenue is the property occupied by the Holloway House Restaurant. The CC District located along the north side of State Street, however, the majority use of this particular CC District is single-family residential. It is recommended that the Village consider the type of commercial development that is desirable in this area, and ensure that the zoning district classification reflects such intent.

### **VILLAGE CENTER (VC)**

The VC District is intended to encourage the development of a small-scale, mixed use area providing convenient shopping and services that cater to the community. New development shall be consistent with the walkable and historic character of the district. In order to accomplish this, the VC District regulates the location, design and use of structures and land to create a dense concentration of activity, including amenities that create a comfortable environment for visitors traveling on foot, by bicycle, or by motor vehicle."

### **RESTRICTED BUSINESS (RB-1)**

The purpose of the RB-1 Restricted Business District is to provide suitable areas for various nonretail service-oriented uses that are easily accessible to the general public. Such districts are intended, where possible, to serve as a transition area between residential uses and commercial and industrial uses. Restricted Business uses generally have low volumes of traffic compared to commercial and industrial uses. The hours of operation and noise characteristics of Restricted Business uses are generally compatible as transition uses.

The types of uses permitted within the RB-1 District are generally professional service or office oriented uses, such as insurance, medical, dental, or public utility offices, due to the low volume, low impact nature of their operation. Other services and uses, such as beauty shops, nurseries, or funeral homes, may

be allowable by special permit as they may cause increased traffic or other nuisances depending on the nature of the operation and location.

Currently there are a several small RB-1 Districts located throughout the Village that are directly adjacent to residential uses on nearly all sides. The application of this commercial zoning district is advantageous in these areas, as it is important to ensure that any new commercial developments are compatible with the adjacent residential uses. By limiting the type of commercial establishments in the RB-1 District to low-impact office uses, the potential for conflicts is greatly diminished and the character of the residential neighborhoods is better preserved.

### **LIGHT INDUSTRIAL (LI)**

"The purpose of the LI Light Industrial District is to permit light industrial uses and buildings, including wholesale and warehouse activities, separate from the more intensive GI General Industrial uses. Light Industrial Districts are designed to accommodate industrial operations whose external physical effects are restricted to the area of the districts and in no manner affect in a detrimental way any of the surrounding districts."

Permitted uses within the LI district generally include laboratories, agribusiness operations, manufacturing, and warehousing. These uses typically occur within an enclosed building, and are generally of a less intense nature than heavy industrial uses such as mining. The Village should review the areas currently zoned for light industrial to ensure that they are still in fact desirable for the potential of future LI uses.

### **GENERAL INDUSTRIAL (GI)**

"The purpose of the GI General Industrial District is to provide areas for industrial developments and related land uses of such character to maintain a well- balanced economic component to the Village's Comprehensive Planning Program."

Within the GI District the following industrial uses are permitted: warehousing and storage,

lumberyards, metal and machine operations, public utilities and buildings, and construction equipment storage and repair. This District is intended to permit industrial uses that rely heavily on the storage of machinery or materials, as opposed to the uses outlined in the LI District. There is one GI District area within the Village currently, which is used by a single industrial user.

It is also recommended that the LI and GI districts be combined into one Industrial District in an area that currently has public water and sewer. If future expansion of the industrial district was required it could be expanded along the southside of Rtes. 5&20 in an easterly direction towards the water tower.

### **LIMITED DEVELOPMENT OVERLAY (LDO)**

"It is the purpose of the LDO Limited Development Overlay District regulations to provide special controls over land development to protect the Village's vital environmental features and resources. It is further designed to guide land use proposals into areas (as defined in the Village's Comprehensive Plan) where they may best enhance the general welfare of the community."

In order to achieve this purpose the LDO is divided into three different zones. They are as follows:

1. Wetlands – Federal and State Classified and Regulated
2. Floodplain – Village Calculated
3. Wellhead and Watershed Protection – Village Classified and Regulated

The wellhead and watershed protection zones are the most prominent areas of the LDO for the Village, flowing southwest of the two wellhead areas located between Page Place and Michigan Street, and along Oakmount Road south of the School. There is also an area of undeveloped land with state and federal wetlands located to the southeast of Bennett Avenue. The continued application of the LDO is recommended to protect the valuable

water resources within the Village from the pressures of poorly planned projects and harmful site development practices.

### **HISTORIC DISTRICT OVERLAY (HDO)**

"It is the purpose of the HDO regulations to provide special controls over land development to protect the village's historic and architectural character of structures within the established Village of Bloomfield Historic District. These regulations are not intended for the designation of historic landmarks within the village's Historic District."

The Historic District Overlay covers the boundaries of the Historic District as designated by the National and State Historic Registers. Any substantial changes to the exterior of a property in the District require the issuance of a permit. The intent of the District is to ensure that exterior changes or modifications are consistent with the existing character and architectural style of the building and compatible with the period of the overall District. Protections are also in place to discourage deterioration by neglect or unwarranted demolition of historic properties.

### **MIXED DEVELOPMENT OVERLAY (MDO)**

"It is the purpose of the Mixed Development Overlay (MDO) District to permit the mixing of certain non-residential uses on individual properties with residential uses, and to provide special land use controls to ensure the orderly development of such sites. These regulations are intended to:

1. Enable the mixed use of a principal structure on a parcel of land located only within the CC Community Commercial or the RB Restricted Business Districts; and,
2. Establish standards designed to minimize land-use conflicts resulting from a mix of uses located within a structure on a single parcel of land."

The Mixed Development Overlay District is an important zoning district to achieving the desired mixed-use character of the Village along its commercial corridors while still ensuring compatibility with neighboring uses. However, the Village should consider allowing residential uses (such as upper-floor residential units) in the Community Commercial and Restricted Businesses Districts by special permit or by right. This would be easier to implement and allow for more specific requirements based on the character of each district to be developed.

## TOWN ZONING RECOMMENDATIONS

This section serves to summarize the regulatory language of the existing zoning code for the Town and provide recommendations to improve the code requirements. The zoning recommendations are intended to achieve the goals and objectives developed as part of this comprehensive planning process. A zoning map for the Town can be found at the end of this section.

### AGRICULTURAL RURAL RESIDENTIAL (AR-2)

According to the Town Zoning Code, the purpose of the AR-2 District is "to encourage a proper environment to foster normal agricultural operations and rural residential land uses; to maintain an open rural character of the community; to protect viable agricultural soils; to assure compatible types and densities of rural development on lands where public sewers and water service do not exist and are not envisioned in the near future; and to protect groundwater quality to the greatest extent possible by controlling development over established aquifers."

Permitted uses in this district include but are not limited to single-family homes, farming operations, and the boarding, breeding, and/or slaughtering of animals. The minimum lot size requirement for permitted uses range from two to ten acres, depending on the type of land use. Because public water or sewer is

not readily available throughout the majority of this District, the non-agricultural uses are generally limited to low-density single-family residential development patterns. Residential uses are limited to one unit per lot, with a minimum two-acre requirement to allow for proper placement of septic systems.

The Town is satisfied with the impact this district has had on preserving its rural character. It is recommended to continue the application of this District to areas that are actively farmed or used for agricultural purposes, as well as areas where there are prime soils, steep slopes, or other environmental considerations that would warrant protection or would pose significant limitations to future development.

### RURAL RESIDENTIAL (RR-1)

The stated purpose of the RR-1 district in the Town Code is "to promote the orderly development of single-family and two-family sites located in rural areas of the community where neither public water or sewer exists; to maintain a transitional low density residential zone between the AR-2 Agricultural Rural Residential District and the R-1-30 Residential District; and to maintain the rural character of the community."

As indicated by the purpose statement, this District is intended to permit low-density residential development on smaller lots than allowable in the AR-2 District. Single- and two-family dwelling units are permitted on lots as small as one to one-and-one-half acres. In general, this District is intended to permit a transitional size and character of residential uses, and is not recommended for areas that are heavily farmed or used for agricultural practices or higher density development requiring service by public utilities. This district is appropriate for areas of the Town that have the potential to be served by public water and sewer service. These areas are generally adjacent or in close proximity to the Village.

### RESIDENTIAL (R-1-30)

The purpose of the R-1-30 Residential District is "to promote orderly single-family development on sites that have public water but no public



sewers; to maintain a transitional residential density zone between the RR-1 District and the Village of Bloomfield Zoning Districts; and to maintain the rural residential character of the community."

Single-family homes and public parks and playgrounds are the only permitted uses within this District, as it is intended to serve as a purely residential district with densities higher than that of the AR-2 or RR-1 District. Single-family dwellings are required to have a minimum lot size area of 30,000 square feet, while duplexes are allowable by special permit. Currently the only area zoned for the R-1-30 District is located directly adjacent to the northeast corner of the Village. Should the Town desire to accommodate a higher density of development in the future; it is likely to occur in this District.

It is recommended that the Town reconsider the applicability of the existing AR-2 residential areas adjacent and near to the Village boundary. For some of these areas public utilities are already available or could be provided relatively easily with future development. Existing higher density neighborhoods surrounding the Village boundary, like Rabbit Run and Eddy Road, as well as future neighborhoods may warrant the application of the Town's R-1-30 District or the R-1-20 District contained in the Village Code.

### **MULTIPLE RESIDENCE (MR)**

"The purpose of the MR Multiple Residence District is to permit, where appropriate, the construction and development of multiple-family residences in the town. At the same time, the Town does not desire the large-scale development of these units to the extent that large areas of the Town would be devoted to such use and single-family residences would be incompatible. Accordingly, additional areas may be zoned as a MR District upon application for a specific proposal in accordance with the normal rezoning procedures. In reaching its decision, the Town Board shall consider the general criteria set forth in this chapter, the most current Master Plan for the Town and this statement of purpose. Areas proposed to be zoned MR shall

be served by sanitary sewers and public water."

Permitted uses within the MR District include apartments, multiple dwellings and dwelling groups, two-family homes, schools, and public uses. Currently there is only one MR District located to the west of the Village along Route 5 and 20. However, due to the availability of water and sewer within the Village, it is advisable to direct future multi-family developments to areas adjacent to Village boundaries, provided that the public utilities could be readily accessed.

### **COMMUNITY COMMERCIAL (CC)**

According to the Town Code, the "...purpose of the CC Community Commercial District uses is to provide a range of integrated and planned commercial areas and facilities necessary to serve the needs of the population of the Town and traveling public."

As a result, there are a wide variety of types of commercial uses permitted within the CC District including, but not limited to, retail and service establishments, shopping centers, restaurants without drive-ins, and vehicle sales. A number of additional uses are also allowable by special permit within this District, including auto service stations and repair shops, gas stations, drive-in restaurants, and hotels or bed and breakfasts.

Although the CC District provides a good framework for permitting and specially permitting most commercial uses, the Code does not address the use of drive-thru's within the CC District. Drive-thru's, which are inherently an auto-dependent use, have the potential to drastically change the character of the existing, small-scale commercial areas if not properly regulated. Consequently, it is recommended that the Town define drive-in and drive-thru uses (e.g. restaurants, banks, etc.) within their Code, and address the community's preference for permitting, specially permitting, or prohibiting them.

Currently each of the commercial nodes within the Town are zoned Community Commercial; however, this District may not be appropriate for the existing or desired character of the smaller activity centers. In areas where auto-dependent uses may not be supported or desired (e.g. gas stations, auto repair and sales) the establishment of a Limited Commercial (LC) District is suggested. The intent of a Limited Commercial District is to encourage a variety of small-scaled commercial uses that are compatible with the scale and intensity of adjacent land use types, such as residential. The LC District achieves this by limiting or prohibiting uses that are not conducive to the preferred character of the area. Areas where the application of a LC District may be most beneficial include those immediately adjacent to the Village boundary or established residential neighborhoods, where the continuation or preservation of the Village character is desired. The Oakmount Road and Route 5 and 20 commercial activity area is one example of this. (See callout #2 on the Existing Zoning Map for the Town).

Additionally, the implementation of a Business NonRetail (BNR) District would also be beneficial for the Town. A BNR District would prohibit retail uses, with the intent of limiting the amount of commercial traffic traveling to uses within the District. The Village currently has a Restricted Business District (RB-1) that was established for a similar purpose of providing *"...suitable areas for various non-retail service-oriented uses that are easily accessible to the general public,"* and serving as a *"transition area between residential uses and commercial and industrial uses"* that generates a lower volume of traffic compared to other commercial or industrial uses. Consideration should be given to the applicability of a Business Non-Retail District to the existing Route 5 and 20 and Cannan Road commercial activity center, as well as other areas where increased commercial traffic is not desirable. (See callout #3 on the Existing Zoning Map for the Town).

### LIMITED INDUSTRIAL (LI)

"The purpose of the LI Limited Industrial District is to permit, where appropriate, the construction of facilities for research and development-oriented industries; high technology and/or light manufacturing operations; and warehousing. Areas for this zoning shall be identified by the Town Board or upon applications. Areas shall be zoned as LI Limited Industrial Districts in accordance with the normal rezoning procedures. In reaching its decision, the Town Board shall consider the general criteria set forth in this chapter, the current Master Plan for the Town and this statement of purpose." Permitted uses within the LI District generally include laboratories, agribusiness operations, manufacturing, and warehousing. These uses typically occur within an enclosed building, and are generally of a less intense nature than heavy industrial uses such as mining. The Town should review the areas currently zoned for light industrial to ensure that they are still in fact desirable for the potential of future LI uses.

For example, based upon the input received during this planning process, the existing LI District along Route 5 and 20 that abuts Cannan Road should be modified. It is recommended that the eastern most portion of the LI District on the north side of Route 5 and 20 be rezoned to AR-2. (See callout #4 on the Existing Zoning Map for the Town). This will serve to reduce the development pressure on the farmland in this area.

It is also recommended that the LI and GI districts be combined into one Industrial District in an area that currently has public water and sewer. If future expansion of the industrial district was required it could be expanded along the southside of Rtes. 5&20 in an easterly direction towards the water tower.

## GENERAL INDUSTRIAL (GI)

"The purpose of the GI General Industrial District is to provide for the establishment of industries, essential to the community's economic development; maintenance of a well-balanced industrial environment; and not be detrimental to other adjacent developments or to the general community health, safety or welfare of the community."

The GI District generally permits the same industrial uses as the LI District, with the addition of vehicle sales and uses such as lumber yards or building material yards that typically require some outdoor storage. There is one GI Zone within the Town that currently has two established industries operating within it, Terphane Films, Inc. and Crosman Corporation. A review of the businesses operating in the LI and GI districts indicates that many of the more intensive operations are located in the LI District and many of the less intensive industries are located in the GI District. It is recommended that the Town review and update the permitted uses and site requirements for each of these districts to ensure they are reflective of the desired activity level envisioned for both districts.

Due to the upcoming addition of an industrial business in Centerpointe Park, it is recommended that the parcels with direct access onto Rtes. 5&20 in the industrial district be considered for a mixed use of residential and commercial uses to meet the anticipated increased demand for these uses.

## MOBILE HOME PARK (MH)

According to the Town Code, the purpose of the MH District is "to provide opportunity for diversity in housing choice. It is also intended to provide greater opportunity for obtaining moderate-cost housing to meet the needs of a variety of household types. Finally, it is the purpose of this section to enact proper control and development regulations to ensure that mobile home parks provide an attractive and functional residential environment. The Town will entertain proposals for mobile home park districts, provided that rezoning is consistent with the town's Master Plan and in conformance with these regulations."

Manufactured or mobile homes are not permitted within the Town unless as part of an approved MH District or approved for residential use on large agricultural lots. The MH District seeks to regulate the location, siting, and condition of individual mobile homes and mobile home parks within the Town ensuring the protection of the health, safety, and welfare of all residents.

## FLOODPLAIN OVERLAY (FPO)

The Floodplain Overlay District (FPO) is a special district included within the Town Code for the following purpose: "to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

1. Regulate uses which are dangerous to health, safety and property due to water or erosion hazards or which result in damaging increases in erosion or in flood heights or velocities.
2. Require that uses vulnerable to floods, including facilities, which serve such uses, be protected against flood damage at the time of initial construction.
3. Control the alteration of natural floodplains, stream channels and natural protective barriers, which are involved in the accommodation of floodwaters.

4. Control filling, grading, dredging and other development, which may increase erosion or flood damages.
5. Regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.
6. Qualify and maintain for participation in the
7. National Flood Insurance Program."

The objective of this District is to ensure that residents, businesses, developers, and property owners are protected from and aware of the potential risks and hazards of the Town's floodplains. The District sets out to minimize the negative impacts and financial hardships that could burden these individuals in the event of a flood.

## **LIMITED DEVELOPMENT OVERLAY (LDO)**

The LDO District is an additional overlay district listed in the Town Code for the following purpose and intent:

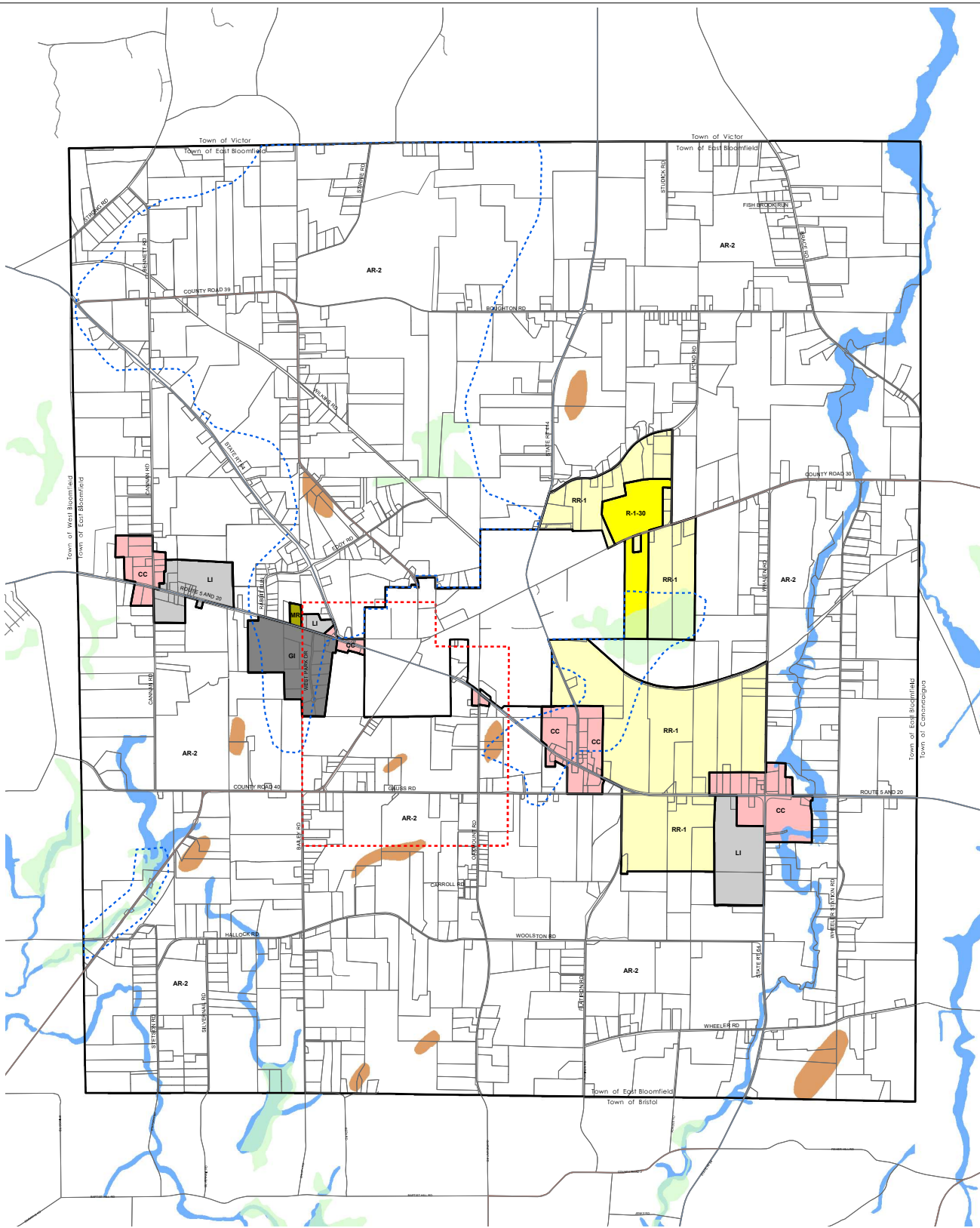
1. It is the purpose of the LDO Limited Development Overlay District regulations to provide special controls over land development to protect vital environmental features and resources. It is designed to guide land use proposals into areas (as defined by the town's Comprehensive Plan) where they may best enhance the general welfare of the community.
2. Limited Development Overlay District regulations are not intended to be substituted for other zoning district provisions. The Overlay District is to be superimposed on the primary zoning districts and represent an additional level of review and regulation related to the protection of identified environmental features.

In order to achieve these purposes, the LDO is divided into the four districts listed below:

1. Freshwater Wetland (as delineated by the State DEC);
2. Steep Slope;
3. Well Head Protection; and
4. (4) Aquifer Protection.

The two most prominent districts located on the Town Zoning Map are the Well Head Protection Area and a number of Aquifer Protection Areas. The continued implementation of the LDO District will help protect the Town's most prominent and essential natural resources from the potential negative effects of poorly planned development.

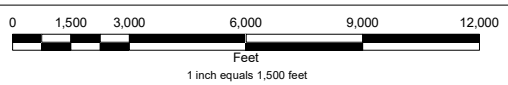




# Town of East Bloomfield - Zoning Map

Ontario County, NY

Produced by the Ontario County Planning Department  
Created: February 18, 1997 Revised: May 15, 2007



## Key

- |                                       |                                       |                           |
|---------------------------------------|---------------------------------------|---------------------------|
| Tax Parcels                           | Areas > 15% Slope (MRB Group 1991)    | MR - Multiple Residence   |
| NYS DEC Regulated Freshwater Wetlands | <b>Zoning Districts</b>               | CC - Community Commercial |
| 100 yr Flood Zone (FEMA Q3 Data)      | AR-2 - Agricultural Rural Residential | LI - Light Industrial     |
| Wellhead Protection Area              | RR-1 - Rural Residential              | GI - General Industrial   |
| Aquifer Protection Area               | R-1-30 Residential (30,000 Sq Ft)     |                           |

date	general description of revision	local law	town clerk certification
12/20/97	Adoption of New Digital Zoning Map	4-1997	
12/27/97	Addition of NYS DEC Wetlands & Extension of on CC District	4-1997	
12/28/00	Extended the CC District to include Tax Parcel 81.00-1-04.204	2-2000	
12/28/00	Created New CC District in Area of Canaan Rd and Rte 5820	2-2000	
3/28/01	Extended the CC to include part of Tax Parcel 81.00-1-2.000	2-2001	
12/20/04	Formal Change - GIS Map Adopted No Body Changes		
6/20/2005	Tax Parcel 67.00-1-59.000 from LI to MR	3-2005	
8/24/2005	Tax Parcel 68.00-1-70.100 from RR-1 to R-1-30	5-2005	
11/13/2006	Tax Parcel 80.00-1-1.000 from GI to AR-2	1-2006	
4/9/2007	Tax Parcel 80.00-1-31.100 from AR-2 to CC	2-2007	
5/15/2007	Tax Parcel 80.00-1-34.110 from AR-2 to CC	3-2007	

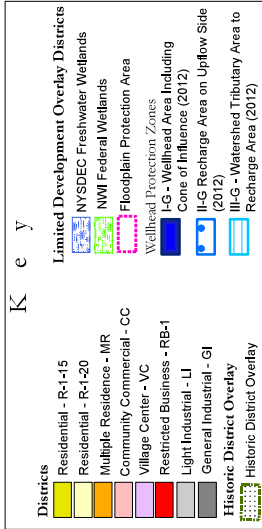
Sources: Ontario County Real Property Tax Maps, Town of East Bloomfield  
USGS 1:24,000 Hydrology, FEMA Q3 Data, NYS DEC Freshwater Wetlands

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Ontario County, NY

Adopted: August 27, 2003 Last Amended: December 30, 2014

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date	general description of revision	local law no.	village clerk certification
09/27/2003	Zoned Amended Parcel ID: 15-04-452-000	Ord-2003	Faye Smith
10/22/2003	Zoned Amended Parcel ID: 15-04-452-000 R-20	Ord-2003	Faye Smith
10/22/2003	Zoned Amended Parcel ID: 15-04-452-000 R-20	Ord-2003	Faye Smith
11/18/2006	A portion of 87 sq-ft, lot 16, 111 to R-20-25	Ord-2006	Faye Smith
4/16/2007	Changed 97 ft x 16 ft R-16 to R-20 from L-16	Ord-2007	Faye Smith
09/20/2011	Creation of Village Center (CJ) by VC District	Ord-2011	Faye Smith
4/13/2014	68 ft x 465 foot rezoned from U to VC District & 68 ft x 465 foot rezoned from VC District to C-2	Ord-2014	Faye Smith
12/30/2014	Waived zoning 22-02-001 to NYSWA, 2015 data	Thres-2014	Faye Smith







# CONCLUSION

## CONCLUSION

Visitors to Bloomfield often comment on the picturesque landscape—defined by rolling terrain, lush vegetation, and expansive farmlands. It is the thriving agricultural industry, bucolic atmosphere, and quaint Village Center that make Bloomfield a wonderful place to live and visit.

The Town of East Bloomfield and Village of Bloomfield have a history of collaborative planning efforts that have successfully guided community growth while protecting our agricultural heritage. This updated Comprehensive Plan continues this tradition by creating a unified long-range vision that will help to guide future decision-making and investment within the Town and Village. The primary objectives of this Comprehensive Plan update are to maintain a balance between preserving agriculture while encouraging orderly growth and maintaining a stable tax rate.

The elements of this Comprehensive Plan update were developed with the help of Town and Village officials and staff, as well as volunteers selected to represent the diverse opinions, desires, needs, and goals of our community. Although the Plan may not specifically address the concerns or desires of every resident, the document attempts to understand and tie together the varying opinions of the community in a way that embodies the broader public sentiment.

It is the hope of the Town and Village that the continued reference to and implementation of this document by local decision-makers and community stakeholders will help to keep it up-to-date and off the-shelf.

# PLAN ADOPTION AND MAINTENANCE

## RATIONALE

Through the adoption of this Plan, the Village of Bloomfield Board of Trustees and the Town of East Bloomfield Town Board commit themselves and future members of the legislative bodies to be accountable and responsible for embarking on a course of action to realize this Plan's vision. In adopting this Plan, the Boards commit themselves and future members to following the goals, objectives and policies in their decision-making.

Implementation of this Plan's recommendations will require active participation by the various boards of the municipalities, as well as by developers, landowners and citizens. This active participation is required because the comprehensive plan alone has no force of law. Developers, businessmen, and landowners should use the comprehensive plan as a guide in making development decisions. Local government should consider the legal actions that impose enforceable regulations on certain aspects of land development, consistent with this Plan.

Comprehensive Plan implementation is an ongoing process. The various boards should consult this Plan continually as development issues arise. This Plan should be viewed as an overall goal for the development of the community, with the policy provisions as guidelines for achieving goals on an incremental basis. Each development decision should be guided by this Plan in order to maintain a comprehensive basis for local regulation and involvement.

## PERIODIC CHANGES TO THE PLAN

While consistency of policy is important, this Plan must be kept up to date to reflect new

Information, changing conditions, and the evolving needs of the community.

Evaluations of this Plan involve collecting data and analyzing the implications of the information on the present and future conditions in the community.

A regular schedule of reviewing this Plan by a Comprehensive Plan Review Committee will occur annually, with a report to each municipal Board as well as each Planning Board. Changes require thoughtful consideration of new facts. Public involvement is an important component of the review process.

The following is the recommended outline for the annual analysis report by the Comp. Plan committee:

1. Most current data on population changes in the Village/Town.
2. Data on new construction and rehabilitation activity institutional, commercial, industrial and residential to include location, value and number of housing units or establishments.
3. Data on current vacancy rates by building type.
4. An analysis of any emerging pattern in requests for variances, re-zonings or related legal challenges.
5. Information on the status of the environment and open spaces issues including information on changes in agricultural land/activities
6. Analysis and conclusions concerning conditions in the Village/Town and status of implementation actions outlined in the Plan. Recommendations for the upcoming year including actions or other planning efforts.

The annual review should be planned in July and the report by Sept.-Oct.; compiled by the Comprehensive Plan Review Committee with input from the Code Enforcement Officer, Watershed Inspector and Village/Town Engineers. Both Village and Town boards should hold a public hearing for public review of the annual report.



## THE PLAN AMENDMENT PROCESS

It is reasonable to assume that changes may be different in nature and may occur in the two municipalities at different times. The format of this Plan is such that amendments may be made to the specific section pertaining to either the Village or the Town respectively. However, as the main premise is that the Village and Town comprise a unified community with inter-municipal cooperation and coordination, the review by and recommendations of both municipal Planning Boards should be considered for any proposed changes to this Plan.

Town and Village Boards must establish the basis upon which Plan amendments will be considered. Each of the following circumstances would justify initiating this Plan amendment process:

1. Finding of a significant change within the community (demographic, economic, environmental, etc.);
2. Finding of a public health and safety benefit associated with the proposed amendment;
3. To maintain consistency when unforeseen circumstances or conditions occur;
4. To maintain compliance with new legislation, regulations, programs or projects; and
5. To maintain and protect public investments and resources.

Amendment procedures should identify the criteria to be used in drafting amendments, addressing all the following concerns:

1. Consistency of the amendment with the goals, objectives and policies for action, implementation actions and the future land use synthesis as described in this Plan;
2. Consistency of any proposed amendment with development trends, community needs, existing planning programs, State laws and regulations and actions of other levels of government;
3. Evaluation of the environmental effects of any proposed amendment including an

adequate investigation of alternatives and mitigation measures for any potentially large adverse impacts;

4. Evaluation of the fiscal and/or tax rate impact of the proposed amendment including a determination that the financial impact to the municipality is acceptable; and
5. Evaluation of the impact of the proposed amendment upon subsequent development and a determination that future development will not be negatively impacted.

The amendment process must include a public review and comment process. At a minimum, the public review should include:

1. Availability to the public of a written description of a proposed amendment and a written evaluation by the Village/Town Planning Board concerning the proposed amendment.
2. Agency comments by the County Planning Department regarding the impact on plans of adjacent communities or county wide plans
3. Agency comments from State or County highway departments regarding impacts on transportation plans and projects
4. A public hearing at which public comments, both oral and written, are accepted and considered.
5. A written recommendation from the Village/Town Planning Board about any action to be taken by the Village/Town Board to amend this Plan. The written report should include implementation actions which may be required as a result of the amendment and the cost of such changes.

Revised sections should be identified as an Appendix with revision date noted on the affected pages or on the legend of maps or figures. A copy of the amendment should be forwarded to the other municipality.