

## **Town of Richmond Comprehensive Plan Update**

### **2022 Analysis of Existing Conditions**

## **Characteristics of the Natural Environment**

### **Topography**

Topography of the Town of Richmond includes rolling hills with steep sided north-south oriented hills north of SR 20A. the Town also includes the shoreline, steeply sloped land, and upland area on the east side of Honeoye Lake and a flat area along the Lake Inlet at the south end of the Lake/town. Honeoye Lake straddles the line between the Allegheny Plateau and the Central Lowlands physiographic area. Map \_\_\_ shows areas with slopes of 15 percent or more.

### **Watersheds, Streams, Floodplains, and Wetlands**

Portions of the Town of Richmond are in the Honeoye Inlet, Honeoye Lake-Honeoye Creek, and Beebee Creek -Honeoye Creek sub watersheds. There is also a small area south of Shetler Road and west of the ridge between CR 37 and Reed Road in the Hemlock Outlet sub watershed. All 4 sub watersheds ultimately drain to Lake Ontario via the Genesee River.

Floodplains are regulated by the Town in accordance with the standards of the Federal Emergency Management Agency (FEMA). In 2019 FEMA began surveys and hydrological analyses to update floodplain maps throughout Ontario County. The existing flood insurance maps from 1984 did not include any detailed analysis of the Honeoye Creek floodplains north of SR 20A.

FEMA shared draft updated floodplain maps. The public review and formal adoption process will extend till 2023. As can be seen on Map \_\_\_, the new analyses show additional lands along Honeoye Creek from north of the hamlet of Honeoye, especially near CR 37/CR 15 and CR 37 by Shetler/Belcher roads are in the updated draft 100-year floodplain. The new analyses also adjusted the elevation of Honeoye Lake and many shoreline areas are in the updated draft 100-year floodplain. Detailed review of the draft map indicates approximately one-half of the homes on the east shore of Honeoye Lake are in the draft floodplain.

Wetlands are regulated by NYS Department of Environmental Conservation (NYSDEC). Development activities are prohibited within 100' of NYSDEC regulated wetland areas. Other wetlands identified by the National Wetland Inventory (NWI) are subject to field inspections/delineation and if applicable regulated by US Army Corps of Engineers.

Based on legislation passed in 2022, in 2025 NYSDEC jurisdiction will expand to include wetlands of 12.4 or more acres whether or not they are mapped on the state freshwater wetland inventory and in 2028, their jurisdiction will include wetlands 7.4 acres or larger.,

Map \_\_\_ shows sub watershed boundaries, NYSDEC and National Wetland Inventory (NWI) wetlands, and existing and draft FEMA 100-year floodplains.

### **Agricultural Soils and Agricultural Districts**

The 2018 Ontario County Agricultural Enhancement Plan (AEP) provides profiles of the agricultural resources of individual towns. The 2018 AEP identified 7,721 acres of prime farmland, 7,930 acres of

farmland of statewide important, and 3,302 acres of prime if drained farmland in the Town of Richmond. The 2018 AEP also identified 28 percent (7,931 acres) of land in agricultural use in the Town of Richmond. The Town of Richmond has the highest percent (68%) of important soils among southwest Ontario County towns. A high proportion (nearly 8,000 of the 19,000 acres) of important farm soils in Richmond are soils of statewide importance. These soils are particularly well suited to growing premium hay. The largest concentration of important farm soils and larger blocks of farmland in Richmond are north of SR 20A.

NYS offers landowners and municipalities tools to protect farmland. The NYS agricultural exemption program taxes farmland based on its value as farmland, not its value for development. The NYS agricultural district program may be used in conjunction with or independent of the agricultural exemption program.

Ontario County manages the NYS agricultural district enrollment process. NYS agricultural districts protect farm operations, including timber harvest and commercial horse stables, from regulations that would unreasonably restrict farm operations and from nuisance complaints from neighbors for sound agricultural practices. NYS agricultural districts require notice to buyers at the time of purchase if land is in the agricultural district and notice of related limits on access to public water or service services, and likelihood of noise, dust, and odors from nearby farming operations. Land in the NYS agricultural district is also assessed differently than other properties for local taxes to support water, sewer, lighting, non-farm drainage, and solid waste disposal and requires notice of proposed publicly funded acquisition, infrastructure or construction projects. Map \_\_\_ Identifies land in Ontario County Agricultural District #1 and subject to NYS agricultural district protection and notice requirements.

The Town of Richmond has also adopted Chapter 118 Farming intended to enshrine in local law the right to engage in farming activities outlined in the NYS agricultural district regulations and to protect Richmond's irreplaceable farmland assets.

### **Soil Suitability for Septic Absorption**

The United State Department of Agriculture's Natural Resource Conservation Service (USDA NRCS) rates soils for suitability for many activities including construction of septic systems. All areas of the Town of Richmond are rated as limited for the construction of septic systems. Most of the Town's soils are rated as very limited for construction of septic absorption fields. Areas with soils somewhat limited for septic absorption are interspersed with very limited areas in the northeast and north central portions of the Town and in the southwest corner of the Town on both sides of SR 20A.

According to the text accompanying the NRCS ratings, "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

While overall soil conditions are likely unsuitable for conventional septic systems, an alternative system designed by a professional engineer and properly maintained on-site waste disposal system should perform well.

## Ecological Communities

In 2018 Ontario County contracted with Dr. Bruce Gilman of the Department of Environmental Conservation and Horticulture at Finger Lakes Community College to identify land use/land cover of lands in the Town of Richmond. The report used a combination of aerial photography and field work to identify cover/use type to a level of detail of one acre. The classification of community types follows the NY Natural Heritage Program. This methodology does not identify linear features such as hedgerows intermittent streams or roadways, or points such as springs or cell towers.

The report identified community cover types in 4 major systems as follows:

- Riverine/natural stream systems, 3 occurrences/43 acres.
- Lacustrine/lake systems encompassing Honeoye Lake (1,227 acres in the Town), 2 oxbows (3.4 acres), 19 eutrophic ponds (17 acres), and 302 farm ponds (101 acres).
- Palustrine/wetland systems characterized as open mineral soil wetlands (79 occurrences of deep emergent marshes with 279 acres, 90 shallow emergent marshes with 172 acres, 41 shrub swamps with 61 acres, and 15 areas of combined cover types with 50 acres) and forested mineral soil wetlands (56 occurrences of floodplain forests with 195 acres, 42 vernal pools with 18.8 acres, and 33 silver maple-ash swamps with 1,082 acres).
- Terrestrial/land systems are characterized as open upland, forested uplands, barrens, and woodlands, and terrestrial cultural.
  - open upland subsystem -400 occurrences of successional old field with 1,512 acres, 213 occurrences of successional shrubland with 912 acres, 125 occurrences of successional shrubland/successional northern hardwood with 768 acres, 78 occurrences of successional old field/shrubland with 813 acres. and 20 occurrences of other upland communities with 55 acres.
  - cultural subsystem -172 occurrences of cropland with 7,079 acres and 79 occurrences of pastureland with 872 acres; 636 occurrences of mowed lawn with 2,133 acres; 174 occurrences of conifer plantation with 423 acres: 127 rural structures with 122 acres, 147 urban structures with 33 acres, 53 parking areas with 81 acres; and 13 additional human initiated cover types with 407 acres.
  - forested upland subsystem -172 occurrences of successional northern hardwood forest with 7,011 acres, 39 occurrences of Appalachian oak-hickory forest with 2,015 acres, 36 occurrences of hemlock-northern hardwood forest with 560 acres, and 9 occurrences of other upland forest cover types with 257 acres.
  - barrens and woodlands subsystem -15 occurrences of other community types with 53 acres.

The NY Natural Heritage Program also provides guidelines for assessing the rarity and vulnerability to loss of each community types. Most community types identified in the Town of Richmond are considered common globally and in NYS. Six communities have state ranking of S2 (6-20 occurrences and considered very vulnerable in NYS) or S3 (21-100 occurrences and considered to include limited acres or miles of stream in NYS) and are identified as follows:

<u>System</u>	<u>Subsystem</u>	<u>Community Cover Type</u>	<u>Count</u>	<u>Acres</u>	<u>NYNHP Ranks</u>
Lacustrine	Natural lakes and ponds	Winter-stratified polymictic lake	1	1,227.4 <sup>1</sup>	G3G4 S2

		Oxbow lake/pond – cut off meanders of Honeoye Creek within silver maple-ash swamps in northern Richmond	2	3.4	G4 S3
Palustrine	Forested mineral soil wetlands	Floodplain forest – located along large streams	56	195.3	G3G4 S2S3
		Silver maple-ash swamp – includes lands owned by Bergen Swamp Society, NYSDEC along Honeoye Creek and the southern Honeoye valley	33	1082.2	G3G4 S2S3
		Vernal pool	42	18.8	G4 S3S4
Terrestrial	Barrens and woodlands	Shale talus slope woodland- along south facing side of steepest and most unstable drainages to Honeoye Lake	11	23.4	G3G4 S3

<sup>1</sup> Portion of lake in the town of Richmond. The total size of the lake is 1,772 acres.

There are an additional 5 areas identified as locally special and significant based on limited acreage and or occurrences. These cover types are summarized below.

<u>System</u>	<u>Subsystem</u>	<u>Community Cover Type</u>	<u>Count</u>	<u>Acres</u>	<u>Local Ranks</u>
Terrestrial	Open uplands	Erosional slope/bluff -transient but continuing on outside bank of sharp Honeoye Creek meanders	2	0.6	L2
	Barrens and woodlands	Successional red cedar woodland in northwest section of Richmond threatened by gravel extraction	1	1.9	L1
	Forested uplands	Chestnut oak forest-drier southern slopes in the southern Honeoye valley; fire resistant	1	204.8	L1
	Open uplands	Successional blueberry heath	3	2.2	L3
	Forested uplands	Pitch pine-oak forest	3	3.7	L3

The Existing Land Use section below provides additional details on conservation areas owned by NYS and other non-profit conservation organizations and private forests.

## Characteristics of the Built Environment

### Human Settlement and Historic Resources

Archaeological excavations documented a small settlement by a hunter-gatherer native people on the northern shore of Honeoye Lake for approximately 70-80 years over 2,500 years ago. The same site also showed signs of cultivation and habitation in a fortified village of several hundred inhabitants around 2,000 years ago. (Source: Richmond Town Historian Joy Lewis)

Nearly 500 years ago the Seneca people inhabited settlements on the creek near the intersection of Belcher Road and CR 37 and west of Reed Road. Around 1600 the Seneca consolidated into larger settlements in Avon, Livonia, Honeoye Falls, and Victor. In 1687 French Canadian forces under Jacques Denonville destroyed these consolidated settlements. In 1750 a small Seneca settlement was re-established on the north end of Honeoye Lake but was abandoned during the 1779 campaign of General George Sullivan. (Source: Richmond Town Historian Loy Lewis) General Sullivan and James Clinton and an army of several thousand came to the area on behalf of President George Washington to destroy the Seneca who had sided with the British during the Revolutionary War. (Source Wikipedia accessed 5/13/22)

Captain Peter Pitts was the first European to settle in what is now Honeoye, formerly Pittstown around 1800. (Source: Wikipedia accessed 5/13/22) European settlement occurred in the hamlet of Honeoye on SR 20A at the north end of the Lake: Curtis Corner (on US 20A to the west); Denison Corner, Frost Hollow, and Richmond Center in the northwest part of town; Allens Hill (CR 40/Allens Hill Road); and Honeoye Park and Willow Beach on Honeoye Lake.

Historic resources in the Town include the Pitts Mansion on West Main Street. The house was once a stop on the underground railroad and home of Helen Pitts Douglas, 2<sup>nd</sup> wife of newspaper publisher and abolitionist Fredrick Douglas. Based on NYS Office of Parks, Recreation, and Historic Preservation (OPRHP) Cultural Resource Information System, 5397 and 5316 East Lake Road are also eligible for listing on the Register of Historic Places. **Modern Transportation System**

The hamlet of Honeoye is approximately 33 miles south of downtown Rochester.

Regional transportation corridors include CR 37 which connects Springwater, Canadice, and Richmond to the end of SR 65 at SR 5/US 20 in West Bloomfield and SR 20A which extends from SR 20 in East Bloomfield and connects Bristol, Richmond and Towns in Livingston & Wyoming Counties and beyond to I-390 and further west to I-90 in Hamburg. Other County roads provide primarily intermunicipal not inter -regional transportation.

Table \_\_\_ identifies roads under the jurisdiction of the NYS Department of Transportation (DOT) and Ontario County. The table also provides information on functional classification, average annual daily traffic (AADT), and pavement and ROW width.

Roadway	Jurisdiction	Functional class	AADT (year)	Travel width in feet	Right-of-way width in feet
US 20 A (Main St.)	NYS DOT	Rural Major Collector	1,873 Liv/Ont Co Line to CR 36 (2016) 4,800 CR 37 to CR 36 (2019) 6.100 CR 36-CR 33 (2019)	27' to 44'	66'-100'

			3,400 east of CR 33 (2019)		
CR 37	Ontario County	Rural Major Collector	2,500 Main St./20A S. to Howcraft (2019) 2,800 Main St/20A N to CR 15 (2019) 2,500 CR 15 N. to Shetler (2016)	32	66
CR 36 (W. Lake Road)	Ontario County	Rural Major Collector	2,500 Main St S to Briggs St (2019)	32	66
CR 33	Ontario County	Rural Major Collector	4,900 Main St/20A S. to E. Lake Rd (2019) 1,365 E. Lake Rd to Pinewood Hill Rd. (2016)	30	48-72
CR 15	Ontario County	Rural Minor Collector	1,750 Liv/Ont Co Line to Reed Rd (2016) 1,865 Reed Rd to CR 37 2,060 CR 37 to CR 40	34	
CR 40	Ontario County	Rural Minor Collector	1,945 Bell Rd. to Briggs Rd. (2016)	38	

Allens Hill Road is a Major collector under local jurisdiction that carries approximately 2,800 AADT

Collector roads generally serve travel of primarily intracounty not statewide importance and collect traffic from local roads and channel such traffic to and from arterial roads (such as SR 20, SR 444, SR 64, SR 21 and SR 15A), adjacent towns or local traffic generators such as schools. Appropriately controlling access on collector and arterial roads maintain the ability of such roads to safely and efficiently handle through traffic.

RTS Ontario, the public transit service in Ontario County does not service the Town of Richmond or the hamlet of Honeoye. Dues to difficulty hiring drivers, core routes in Canandaigua and Geneva and connections to Eastview and Farmington park and ride have reduced schedules.

In 2020 the Town of Richmond worked with a consultant on the Honeoye Hamlet Active Transportation Study (2020 HHATS).

<https://www.ontariocountyny.gov/DocumentCenter/View/35272/2021-01-26---Honeoye-Hamlet-Active-Transportation-Study-and-Implementation-Plan---LoRes>

The 2020 HHATS analyzed the suitability of the roads in the hamlet area to accommodate vehicles, pedestrians, and bicycles. Among other findings the 2020 HHATS identified the following opportunities for improvement:

1. The southbound approach to US 20A/CR 37 intersection Level of Service (LOS) for vehicles is D indicating an acceptable, but less than desirable 35 to 55 second wait time for some turning movements. The analysis projected deterioration to LOS E in 10 years based on background traffic growth and no significant new development projects. Other hamlet area intersections operate at LOS B or D for vehicles, with some queuing at northbound US 20A/CR 33 during pm peak hour of 4 to 5 pm.

2. The Bicycle Level of Service (BLOS) on US 20A from the car wash to Church Street and along CR 33 are rated BLOS D due to shoulder width limited by grade/guidrails.
3. The study also rated Pedestrian Quality of Service (PQOS) based on streetscape characteristics such as enclosure, facade transparency, ROW/lot interface, street trees, buffering of sidewalk from vehicle traffic, connectivity/crossings, and street furniture. PQOS ranges from 1 – very poor to 5 = excellent. US 20A, CR 36, CR 33 in the hamlet were evaluated and overall PQOS ranged from 1.3 to 2.3 indicating a less than desirable pedestrian experience. There are also gaps in the sidewalks system and key destinations in the hamlet that are not connected to the sidewalk system.

Bicycle LOS and Pedestrian QOS are defined on p. 24 and p. 30 of the HHATS.

### **Water, Sewer, Drainage, and Energy Infrastructure**

#### Honeoye Lake County Sewer District

The Honeoye Sewer Treatment Plant is currently rated to accept 5.0 mgd. Average daily flow is .48 mgd and peak flow is 2.07 mgd. There are approximately 1,200 sewer service connections representing 1,600 sewer units. An estimated 75 percent of connections are in the Town of Richmond with the balance in Canadice.

The sewer treatment plant is currently undergoing modifications to add additional treatment processes in accordance with NYS Department of Environmental Conservation standards. Current plant modifications also include replacement of equipment with a 20-to-30-year life that has been in service since the plant was built in 1979. Plant modifications are planned for completion by spring 2023. The district is also evaluating the 81 pump systems in the sewer district to determine future repair and replacement needs

The sewer district is also addressing inflow and infiltration. Older systems often experience cracks in collection pipes or manholes that allow groundwater to enter the sewer collection system. In addition, there are instances where homeowners have illegally connected sump pumps or roof drains to the sanitary sewer. These situations increase flows to the sewer treatment plant and reduce future service capacity.

**Recently, surplus water tanks at 4505 Pinewood Hill Road/CR 33 and 8980 SR 20 A were demolished. It is unknown whether the two water supply wells at 8632 Main Street have been capped.**

#### Town of Richmond Monroe County Water Authority Water Districts

The Town of Richmond Water System is operated by the Monroe County Water Authority (MCWA). District facilities are located at 9345 Shetler Road, 4749 White Road, 8916 Main Street on the north side between Church Street and CR 37, 8406 Grandview Drive, 4855 East Lake Road/CR 33 southeast of SR 20A/CR 33, 5267 East Lake Road on the hillside to the east between Homestead Lane and Pickett Cove, and at 5122 Old West Lake Road south of Summer Place Lane.

The Town of Canadice purchases water wholesale from the MCWA. Though transmitted via water lines in the Town of Richmond, Canadice handles their own distribution, maintenance, and billing.

#### Drainage

In the past drainage infrastructure, whether in agricultural fields or along roads, was designed to drain water as quickly as possible. This interference with the function of natural wetland and floodplain systems to slow and clean water entering the Lake has had negative water quality impacts.

Since 1996, the municipalities surrounding the Honeoye Lake and the Honeoye Valley Association have formally partnered to create the Honeoye Lake Watershed Task Force (HLWTF) to conduct research, education, monitoring, and water quality improvement projects.

HLWTF completed an analysis that indicated most of the nutrients in Honeoye Lake are the result of storm events likely to occur every year. In 2016-2017 HLWTF partnered with OC Soil and Water Conservation District (OCSWCD) NYS Department of Environmental Conservation (NYSDEC), US Fish and Wildlife Service (US FWS), The Nature Conservancy, and Finger Lakes Community College (FLCC) on a grant to redesign the Honeoye Lake Inlet to allow water to slow down and spread out. This allows nature to filter out sediments and nutrients before entering the Lake.

Similar practices can be implemented in lakeshore and upland areas to treat water that does not enter the lake via the inlet and roadway ditches can be maintained to provide needed capacity while also using natural vegetation to slow water and filter sediments and nutrients. Given trend of more intense rain events, resiliency requires municipalities to plan adaptive investments such as higher capacity drainage channels, culverts, and bridges and mitigation investments to slow water down, to increase filtering, and to minimize flood damage.

HLWTF also collaborated with NYS DEC, OC SWCD, and the Town of Richmond on a shoreline stabilization project in Sandy Bottom Park and with the USFWS, OCSWCD, and the Town of Richmond on a Mill Creek streambank stabilization in Sandy Bottom Park.

### Energy Infrastructure

Maps prepared by the Ontario County Geographic Information Service in 2015 indicate the Town of Richmond, as well as neighboring Canadice and West Bloomfield, are in the National Grid electric service area. Areas to the east of Richmond are in the Rochester Gas and Electric Company electric service area. It appears from the National Grid and Rochester Gas and Electric Company (RG&E) on-line service area maps, that portions of the Town of Richmond receive natural gas supplied by RG&E.

Abundant Solar Energy Inc. owns and operates a 6.2 MW solar energy facility north of SR 20A east of CR 37. The Town of Richmond has authorized a community choice aggregation program that requires Town electric customers to opt-out if they do not wish to purchase and use low-cost renewable energy through the program.

Honeoye Storage Corporation, now owned by Consolidated Edison, stores gas 2,750' below portions of the Town of Richmond.

The Town of Richmond is pursuing certification as a Clean Energy community. The Town has completed tasks including installation of LED lights at Town Hall, highway garage, and on town roads, implemented a Community Choice Aggregation program, and plans to install an EV charging station. These tasks when completed will allow the Town to be certified as a silver level Clean Energy Community and to be eligible for additional funding to pursue sustainability investments.



## Community Services

Map \_\_\_ shows the location of key community services.

### Parks and Recreation

Sandy Bottom Park is a 113-acre municipal park located between Main Street (SR 20A) and the north end of Honeoye Lake. The park provides basketball courts, a swimming beach, bathrooms, picnic shelter, nature trails, and a parking area. The Town also owns a 1.8-acre ballfield at 8660 Main Street. There are additional ballfields on the adjacent 3.4-acre former water supply property owned by the water district at 8632 Main Street. The area in the front of the 5-acre Town Hall site by the gazebo also serves as a community gathering space.

The Hill and Valley snowmobile club maintains approximately 24 miles of state funded trails in the Town of Richmond. The trails include a loop from the Sandy Bottom Park and the hamlet of Honeoye to the area of CR 37/CR 15. There are also 4 connector trails: west to Livingston County trails, south through Harriet Hollister Spencer State Recreation Area to Yates County trails, southeast through the Town of Bristol, and north to the Finger Lakes snowmobile club trails in the Town of West Bloomfield. The club also maintains some trails that are not part of the NYS Snowmobile Trail system.

### Historical Society

The Richmond Historical Society maintains a year-round exhibit in Town Hall and operates the Little Red School House in front of Town Hall as an agricultural museum open weekends in the summer. There is an historical schoolhouse museum on Town owned property at 4220 Abby Road between Pierpont and McClurg roads.

### Library

The Richmond Library services the Towns of Richmond and Canadice. The part-time Allens Hill Library provides additional borrowing and community space to Richmond residents.

### Other Municipal Services and Facilities

The Town of Richmond Recreation Department operates a variety of youth and adult sports leagues and classes as well as a 4-week summer day camp at Sandy Bottom Park. Richmond's recreation programs also serve the towns of Canadice and Bristol.

In addition to the sites listed under Parks and Recreation, the Town owns approximately 10.5 acres of floodplain/wetland area along Honeoye Creek north of the Sewer Treatment Plant. The Town maintains a brush pit at a former landfill for Richmond and Canadice residents on 5 acres at 4947 CR33/East Lake Road. The Town Highway Garage is at 8035 Dugan Road. A private hauler operates a weekly transfer station in the lot behind Town Hall. Recyclables are free and household garage and bulk items are weighed to determine disposal fee. **The Town of Richmond also previously disposed of garbage at a private facility on 6.4 acres north of 4026 Abbey Road.**

The Town of Richmond also owns a 25 acre mine parcel east of CR 37 at the West Bloomfield Town line, 2.7 acres at the scenic overlook on SR 20A, and 0.9 acres north of the curve in Shetler Road., Emergency Services

The Richmond Volunteer Fire Department provides firefighting and emergency medical services to the Town of Richmond and portions of Canadice and South Bristol. The Fire Department owns 4 parcels southwest of SR 20A and CR 36 including the fire hall and undeveloped land. The Fire Department also owns 8 acres on the north side of Briggs Road

### Education

The Honeoye Central School District provides K-12 education to students in the towns of Richmond and Canadice and portions of the towns of Bristol and South Bristol. Portions of the Town of Richmond are also in the Naples, Bloomfield, and Honeoye Falls-Lima school districts. The school buildings located in the hamlet of Honeoye are also used by the Richmond Recreation Department and other community groups.

### Health Services

There is a primary care medical office and a dentist in the hamlet of Honeoye. Other medical services are available in the Village of Livonia, Canandaigua, and Monroe County

### Community Communications

The Town of Richmond no longer has a community newspaper. There are currently 3 primary social media groups serving Honeoye/Richmond. Positively Honeoye is a private Facebook group with 937 members for sharing community happenings. Honeoye Lake/HAB research and data is a public Facebook group with 277 members sharing information on Honeoye Lake and harmful algal blooms. (HABs), Canadice, Honeoye, Richmond speak is a private group with 1,900 members sharing opinions and gossip on political and social happenings. The Town of Richmond Facebook site has 1,100 followers.

### **Existing Land Use**

Map \_\_\_ shows existing land use in the Town of Richmond based on 2021 Ontario County Real Property Tax assessment codes. The residential category has been adjusted to include commercial residential uses such as apartments and mobile home parks. As would be expected based on the extent of agricultural soils and operations, most of the land in the Town is classified as agricultural.

The Town of Richmond also has large areas of conservation lands. These lands include nearly 1,200 acres of private forest land receiving managed forest tax reductions. Real Property Tax Law section 480a allows private forest owners to commit a minimum of 50 acres of forest land to 15 years of management after each year of tax reduction received.

Conservation land use also includes the following areas owned by NYS and other non-profit conservation organizations.

NYS Honeoye Creek Wildlife Management Area includes 717 acres north and south of CR 15 west of Allens Hill Road and east and west of CR 37.

Bergen Swamp Preservation Society owns 3 parcels with a total of 423 acres. There is also an additional 53 contiguous acres owned by NYS Department of Environmental Conservation as part of the Honeoye Creek WMA between Ashley Road and the Bergen Swamp properties.

Finger Lakes Land Trust owns 159 acres in Richmond and another 227 acres in the Town of South Bristol known as the Wesley Hill Preserve.

NYS Honeoye Inlet Wildlife Management Area Includes 2,637 acres in the Towns of Richmond, Canadice, South Bristol, Naples, and Springwater.

The Nature Conservancy owns 40 acres west of East Lake Road adjacent to Honeoye Inlet Wildlife Management Area.

NYS also owns another 53-acre wetland north of the intersection of SR 20A and CR 36.

NYS Hemlock-Canadice State Forest There is a 32-acre parcel associated with the 6,850-acre NYS forest in the southwest corner of the Town of Richmond. The majority of the State Forest is in the towns of Canadice and Livonia.

Commercial, community service and industrial uses are primarily located in the hamlet of Honeoye. Commercial uses in the hamlet include grocery, bank, gas, motor vehicle service, restaurant, and storage use. Commercial uses outside of the hamlet area include Trident Marine along the southeast lakeshore, storage and motor vehicle service uses at the northwest corner of CR 37 and CR 15, and two construction businesses (Tri-Steel) and Canadice Wood Products south of SR 20A at the Livonia Town line.

The Building Department reported 8 building permits issued for substantial work on new or existing commercial buildings from 2010 to 2020.

Community service uses in the hamlet of Honeoye include the school, town hall, library, fire department, churches, cemeteries, and other civic buildings. Community service uses outside the hamlet include additional cemeteries, 55 acres owned by the Rochester Museum and Science Center (RMSC). RMSC's Cummings Nature Center encompasses another 712 adjacent acres in the Town of South Bristol. Camp Good Days and Special Times owns 22 undeveloped acres south of Belcher Road.

Industrial uses are located in the hamlet of Honeoye. Dolco Packaging/Commodore Plastic is north of SR 20A and CY Plastics is south of SR 20A. There is also a large-scale solar energy use that was developed in 2021 north of SR 20A near CR 37.

Municipal public service uses associated with provision of public water and sewer are described above. Other public service uses include cell towers at Ross Road and Purcell Road, several other telecommunications facilities, and a city of Rochester water system parcel west of Reed Road

### **Regional Tourism Facilities**

Honeoye Lake is very shallow and ices over annually. Sandy bottom Park and other conservation areas in Richmond and elsewhere around the Lake provide ice fishing access.

In addition to the vast array of publicly accessible conservation lands available for recreation in the Town of Richmond, there are several nearby facilities that potentially contribute to housing and/or retail demand in the Town of Richmond including Bristol Mountain Resort offering downhill and cross country skiing and an aerial adventure park, Hunt Hollow Ski Club a membership downhill ski center, and Harriet Hollister Spencer State Recreation Area, offering miles of trails for hiking cross country skiing, and snowmobiling within its 1,550 acres.

The viewshed surrounding Honeoye Lake, like the HLWTF includes lands in the Towns of Richmond, Bristol, Canadice, South Bristol, and Springwater. The viewshed around Honeoye Lake is the least developed Finger Lake viewshed. Much of the viewshed from the Town owned scenic viewpoint on SR 20A east of the hamlet of Honeoye and from Sandy Bottom Park is outside the Town of Richmond.

### **Summary of Other Planning Studies**

in 2018, NYSDEC, NYS Department of Health, and NYS Agriculture and Markets collaborated on the Harmful Algal Bloom (HAB) Action Plan for Honeoye Lake. With input from national and local experts, the Plan identified priority actions to address HABs including:

1. Complete engineer studies in preparation for nutrient inactivant and aeration destratification funding applications to address the release of legacy phosphorous from the lake sediments. NYS is preparing standards for safe and legal use of inactivants.
2. Purchase back-up power generators for the 13 sewer lift stations to prevent raw sanitary sewage overflow and install infrastructure to connect additional private systems to the municipal sewer systems, and
3. Implement multiple stormwater management Best Management Practices to reduce nutrient and sediment loading and stabilize riparian habitat.

The Honeoye Lake Aeration Engineering Planning Project has been completed. The 2022 report estimates capital costs at \$ 1.2 million and operating costs at \$35,000 to \$50,000/ year years.

Priority 2 projects include evaluating the presence of terrestrial invasive species and the risk forest pests pose for erosion and nutrient loading in Honeoye Lake, shoreline stabilize at Sandy Bottom Park (completed), purchase equipment to improve effectiveness of aquatic harvesting program, and design and complete pilot study regarding effectiveness of Zequanox at reducing zebra and quagga mussel populations.

### **Existing Zoning,**

The Town of Richmond is divided into 8 base zoning districts and one overlay district. The intent, mapping, and development regulations for these districts are summarized below.

#### A Residential-Agricultural

This district is intended to provide an area where rural residential uses can coexist with agriculture. This district is mapped in most of the northern area of the town including some Main Street frontage, along both sides of CR 37 and the upland west side of CR 36 south SR 20A, and the upland area east of East Lake Road from the east entrance to Sandy Bottom Park to the south end of the Lake. Lots are permitted one accessory mobile home for use by family member or farm employee. Duplexes and multifamily uses are allowed by special use permit. This district requires screening and buffering when adjacent land uses are different. Minimum lot size is 20,000 SF or 2 acres depending on the availability of sewers and flag lots are permitted

#### B Residential

The intent of this district is to provide for moderate-density seasonal and year-round single-family homes while preserving the recreational value of the lake and is mapped adjacent to and directly upland

of the Lake, excluding the Times Union tract which is zoned D Residential/Lakeside. This district permits public and private boat access, other public recreation facilities, and seasonal rental cottages with common lake access/recreational facilities. Convenience stores, marinas, and bed and breakfasts and rooming houses are allowed by special use permit. Minimum lot size is 9,000 SF to 2 acres depending on the availability of sewers.

#### C Residential/Recreational

The intent of this district is to provide areas for low-intensity recreation and large lot residential uses. Recreation uses require a special use permit. This district is mapped south of SR 20A adjacent to Canadice and Livonia, along CR 33 and upland areas in the southern portion of the town. Minimum lot size is 2 acres.

#### D Residential-Lakeside

The intent of this district is to provide areas for moderate density lake oriented single family residential communities and to encourage the consolidation of existing 1,000 SF lots. This district is mapped along Honeoye Lake in the area of the Times Union tract from the north side of Buckingham Street to the south side of Oxford Street. The minimum lot size is 5,000 SF. Boat access and recreational facilities are permitted uses.

#### E Business

The intent of this district is to provide locations for retail and services businesses that serve the public, provide jobs, and contribute to the tax base. The district is mapped along SR 20A at Canadice Lake Road/Barnard Road, CR 37 at CR 15, CR 37 at SR 20A, along certain areas of Main Street (SR 20A) between Church Street and Allens Hill Road, and south on East Lake Road a bit south of CR 33. The district permits retail, service, restaurant, and multi-family uses. The district requires a special use permit for businesses that repair motor vehicles, offer rooms, serve alcohol, sell gas, provide recreation, and for mobile home parks and junkyards.

#### F Industrial

This district is intended to allow new and expanded industrial uses. The district also permits office and retail uses and allows hotel/motel, gas and motor vehicle service, and restaurants or banks including those with drive-in services with a special permit. This district is mapped from Honeoye Creek to Honeoye Business Park along Main Street and some areas west of CR 33/East Lake Road along SR 20A in the hamlet of Honeoye.

#### G Commercial/Light Industrial

The intent of this district is to promote the planned establishment of new businesses. Permitted uses include office, research, and production uses. Large retail, restaurant, gas station, warehouse, trucking terminal, and hotel/motel uses are allowed with a special use permit. The district is mapped northeast of SR 20A and CR 37.

#### H. Municipal Parks and Open Space

The intent of this district is to preserve, conserve, and protect recreation areas in the town. This district is mapped at Sandy Bottom Park, Town Hall, and ballfields north of SR 20A.

Wellhead Protection Overlay

This district covers parts of the hamlet of Honeoye and lands north of CR 33 and along both sides of SR 20A to the Bristol line.

## Town of Richmond & Ontario County Population, Housing & Household Trends

Based on the American Community Survey (ACS) 5-year population estimates, the population of the Town of Richmond decreased by approximately 100 people while the comparison of 2010 and 2020 Census data indicates a stable population. The ACS estimated the 2020 median age in the Town of Richmond to be 50.6 up from 46.2 in 2010.

The ACS indicates Ontario County added 3,901 people (3.7 percent) from 105,872 in 2010 to 109,774 in 2020. The 2020 Census identified the Ontario County population higher at 112,458 with an increase of 4,527 (4.2 percent) from the 2010 Census count of 107,871. The 2020 Census reported large population increases in the Towns of Canandaigua, Farmington and Victor and stable or declining population elsewhere.

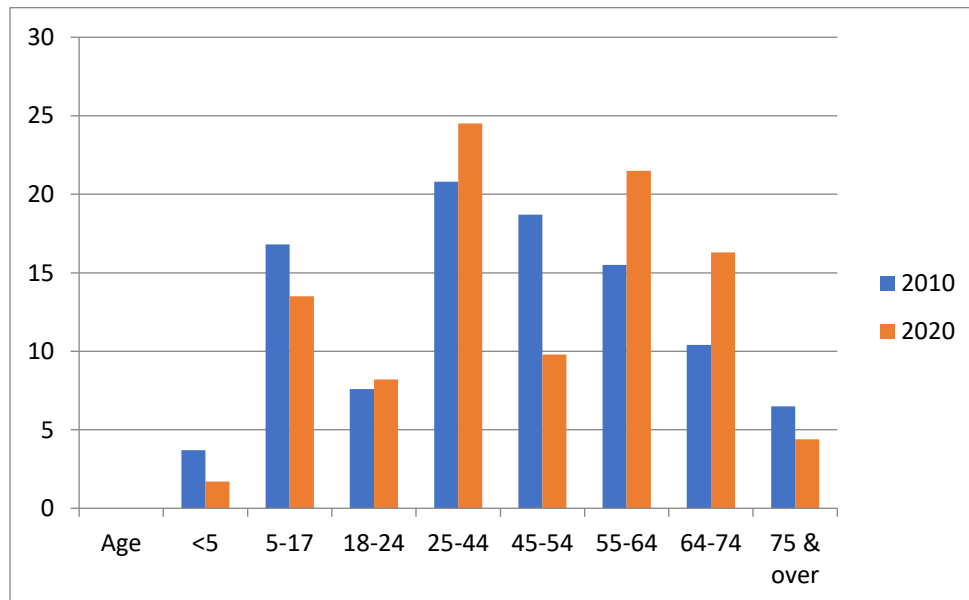
### Population Age Trends

The ACS age estimates for the Town of Richmond from 2010 to 2020 indicate declines in the proportion and number of residents under age 5, school age, age 45 to 54, and those 75 and over and a relatively stable count for population age 18 to 24. Increasing age segments include those 25 to 44, 55 to 64, and 64 to 74. The combined 55 to 74 age segment added an estimated 360 people.

The ACS estimates for Ontario County from 2010 to 2020 indicate declines in the number and proportion of residents under age 5, school age, and age 25 to 54 with a stable proportion age 18 to 24. Increasing age segments include those age 55 to 64, 64 to 65, and 75 and over. The combined 55 to 74 age segment added an estimated 7,642 people and Ontario County added 1,450 residents age 75 and over.

The 2020 Census has not yet released detailed age breakdowns.

**Figure 1 Changing Percent of Population by Age  
Town of Richmond**



Source: American Community Survey S0601 5-Year Estimates for 2010 and 2020

### **Population Trends in Work Force Participation and Education**

The ACS identified a possible decline in the proportion of the population over 16 in the labor force and the proportion of those with school age children and all parents in the labor force. ACS estimates also indicate a possible increase in the mean travel time to work. Likely due to the small sampling rate, all these trends have margins of error that make it difficult to identify trends with certainty.

The ACS estimates suggest the residents of the Town of Richmond are becoming more likely to have some college or an associates degree and less likely to have only completed or not completed high school. However, there may also be fewer residents with a bachelors or graduate degree.

### **Population Trends in Disability & Poverty Characteristics, Diversity, and Sources of Retirement Income**

Likely due to the small sampling rate, the following estimates and trends have margins of error that make it difficult to characterize the Town of Richmond population with certainty.

For 2020, the ACS estimated there were 476 Town of Richmond residents with a disability.

The ACS estimates the number of people in poverty in the Town of Richmond declined from 15 percent in 2010 to 2 percent in 2020. Both estimates have a large margin of error (9 percent in 2010 and 1.8 percent in 2020). 2020 ACS estimate of population living in poverty in the hamlet of Honeoye is similar at 3.1 percent with a 5 percent margin of error. The ACS estimates for Ontario County indicate a stable 8 to 9 percent of population in poverty over the period.

Since the ACS trend and rate of population in poverty estimates contradict community perceptions, information was also collected from the Honeoye Central School. The school district indicated 40 percent of the district's student are eligible for free lunch and an estimated 60 percent of the district's 542 students are from the Town of Richmond. Free lunch eligibility is based on a higher income threshold than the federal poverty level (\$34,450 rather than \$27,750 for a family of 4).

Comparing ACS estimates from 2010 and 2020 suggests a declining number of residents with social security income. ACS estimates also indicate an increasing number of residents with retirement income, though the mean retirement income has declined, even before adjusting for inflation.

Comparing ACS estimates from 2010 and 2020 also suggests declining diversity with the proportion of white residents increasing from 92.4 to 95.7 percent.

### **Housing Year Built, Type, and Tenure Trends**

According to the ACS, the number of housing units in the Town of Richmond increased by 126 from 1,800 in 2010 to 1,926 in 2020. Building department records, however, only recorded building permits for 73 new housing units from 2010 to 2020, 28 of which were replacement homes, suggesting a net housing unit increase of only 45 units.

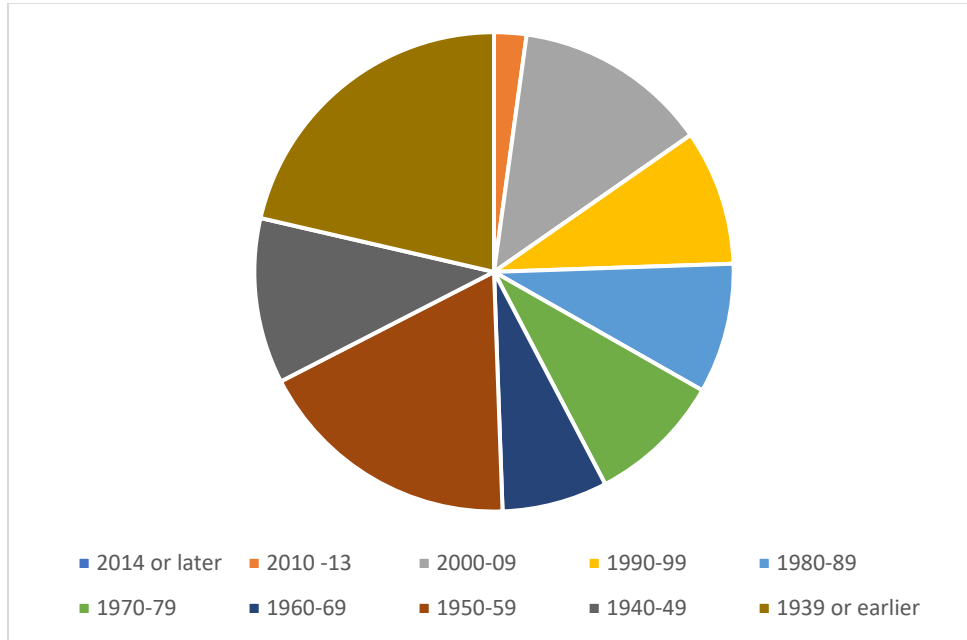
ACS reported half of units were built before 1960. Approximately 160 housing units were built in each decade from the 1960s to the 1990s. Residents reported 253 housing units built from 2000 to 2009, but only 42 units built in 2010 or later.

The 2020 ACS indicates Ontario County residents reported 3,248 housing units built since 2010 and 38 percent of units built before 1960. The average number of units reported as built in each decade from



the 1970s to the 1990s was 6,271. A large number (5,800) were reportedly built from 2000 to 2009 and a smaller number (3,500) during the 1960s.

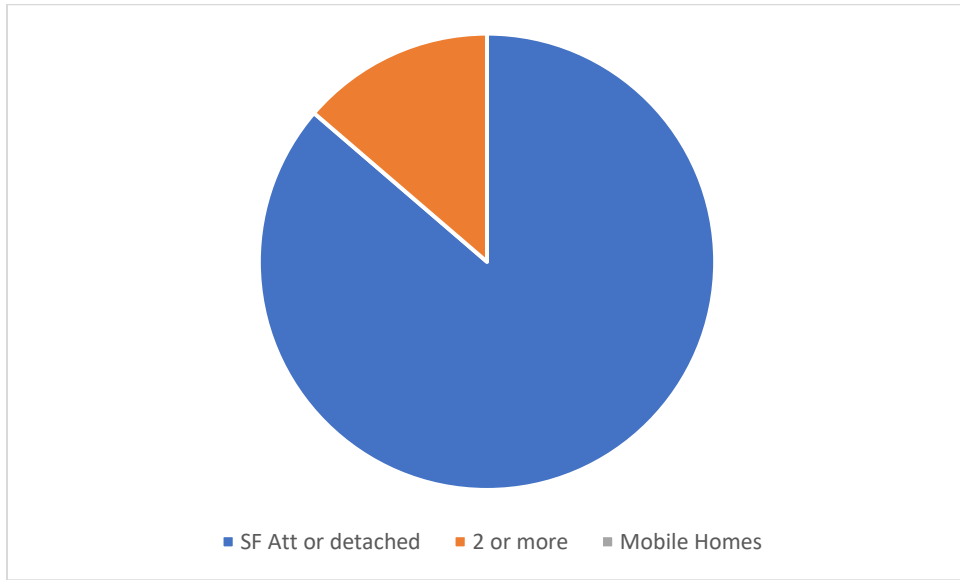
**Figure 2 2020 Housing Stock by Year Built  
Town of Richmond**



Source: American Community Survey DP04 5-Year Estimates 2020

The 2020 ACS estimated attached and detached single family homes accounted for 86 percent (1,188) of all occupied housing units (1,377) in the Town of Richmond. The 2020 ACS also estimated 14 percent or 189 units in structures of 2 or more units, and no mobile homes. The 2010 ACS indicated 9 percent (123) units in buildings with 2 or more units, and 3.1 percent (42) mobile homes.

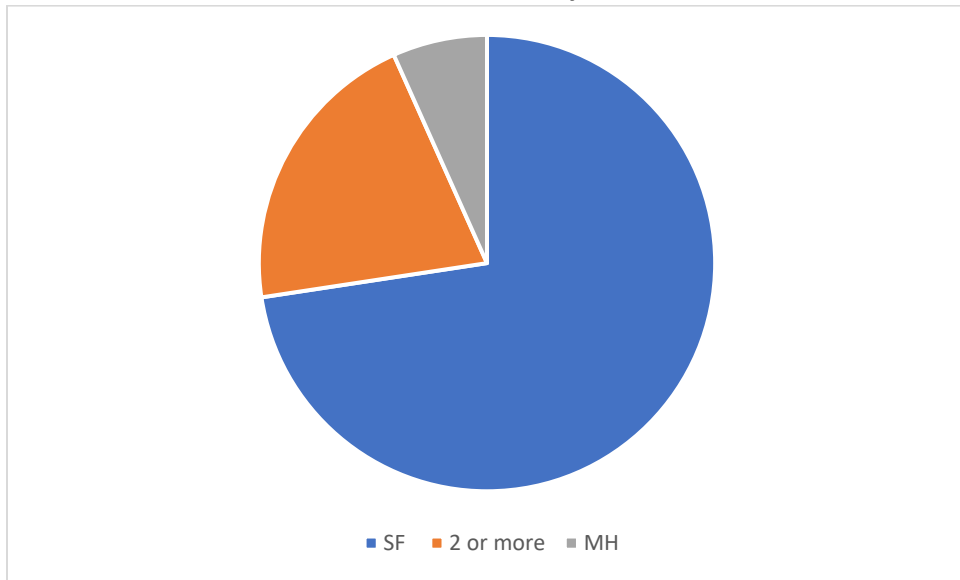
**Figure 3 2020 Occupied Housing Stock by Units in Structure  
Town of Richmond**



Source: American Community Survey DP04 5-Year Estimates 2020

The 2020 ACS estimated single family detached homes account for 73 percent (33,186) of all occupied housing units (45,711) in Ontario County, with 21 percent of units (9,462) in structures of 2 or more units and 7 percent (3,063) mobile homes.

**Figure 4 2020 Occupied Housing Stock by Units in Structure  
Ontario County**



Source: American Community Survey DP04 5-Year Estimates 2020

The 2020 ACS indicated 29 percent or 549 housing units in the Town of Richmond were vacant from all reasons at the time of the survey. Of the remaining 1,377 housing units, 79 percent or 1,086 units were owner occupied and 21 percent or 291 were renter occupied. This represents an increase in renter

occupancy from 10 percent or 138 units since 2010, though building department records did not record new construction of any apartments since 2010.

### **Median Home Sales Price, Median Housing Value. Median Owner Costs, and Median Gross Rent**

Committee input based on the Greater Rochester Association of Realtors indicates the recent median home sales prices increased from \$205,000 in 2020 to \$250,000 for period July 1 2021 to June 30 2022.

The 2010 ACS reported the median value of owner-occupied units in the Town of Richmond as \$123,500 and the 2020 ACS reported the median as \$154,000. Adjusting the 2010 median value by the rate of inflation would be \$147,000.

The ACS reported that from 2010 to 2020 the median monthly owner costs for those with a mortgage in the Town of Richmond remained stable at \$1,300 while adjusting \$1,300 based on the CPI would be \$1,570.

In 2010, the median gross rent in the Town of Richmond was \$681. Adjusting this number by the increase in the consumer price index indicates an equivalent 2020 median rent would be \$810. The ACS estimate of 2020 median gross rent in the Town of Richmond is \$1,082.

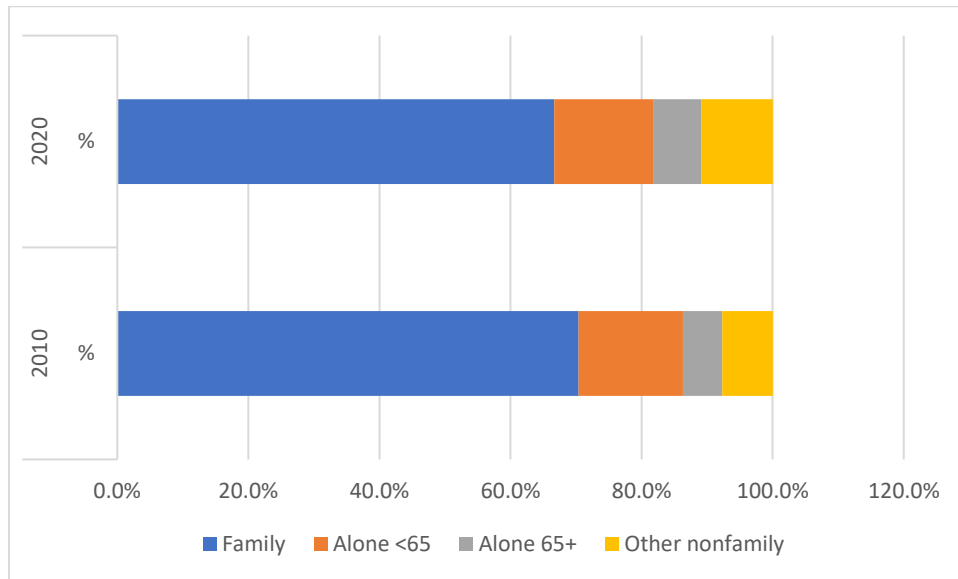
County-wide in 2020 the ACS median housing value was \$163,100, 6 percent higher than that in the Town of Richmond. The county-wide median gross rent was \$898, 17 percent lower than the median gross rent in the Town of Richmond.

### **Household Trends**

Based on the ACS, the number of households in the Town of Richmond appears stable from 2010 to 2020. The average household size (now 2.36) and the average family size (now 2.84) appear to have declined modestly, though this trend could be based on sampling variability.

Based on ACS estimates, in 2020 an estimated 67 percent of households in the Town of Richmond were family households while 22 percent were people living alone. The number of family households with children under 18, the number of other non-family households, and the number of those 65 and over living alone in the Town of Richmond seems to be increasing.

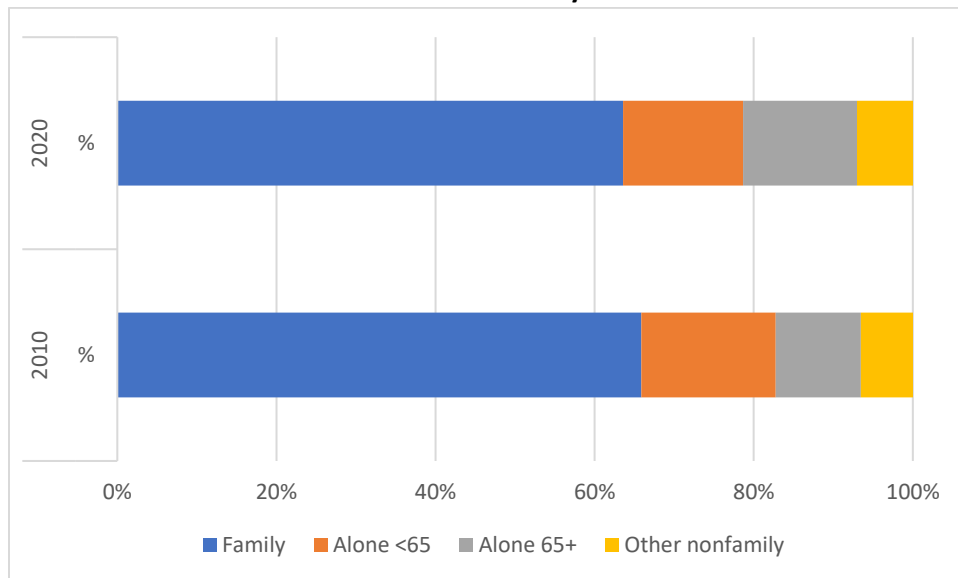
**Figure 5 Percent Households by Type 2010 and 2020  
Town of Richmond**



**Source American Community Survey S1101 5-Year Estimates for 2010 and 2020**

Based on the 2010 and 2020 ACS estimates Ontario County added 2,819 households from 2010 to 2020. The County average household size is estimated at 2.32. In Ontario County the proportion of family households and those under age 65 living alone have declined but due to the increase in the number of households, the number of family households increased by nearly 775 while the number of households under age 65 living alone increased by about 350. The proportion and number of single person households over age 65 and other non-family households has increased; the number of households of these types increased by nearly 2,000 and 400 respectively.

**Figure 6 Percent Households by Type 2010 and 2020  
Ontario County**



**Source: American Community Survey S1110 5-year Estimates for 2010 and 2020**

### **Hamlet of Honeoye Market Segments as Reported in Active Transportation Plan**

The 2021 HHATS included a market profile of the hamlet area. There are approximately 800 people living within a mile of the hamlet, 2,800 within 3 miles, and 5,800 within 5 miles. Average household income rises from \$65,000 within 1 mile to \$79,000 within 5 miles. Based on the socioeconomic and demographic composition, the data segmentation company identified the following customer profiles. All identified profiles tend to include middle-age people 44 to 54.

- 40% Great Outdoors – educated empty-nesters who lead an active lifestyle. Most still work and have an above average household income.
- 29% Green Acres – self-reliant do-it-yourselfers who enjoy outdoor living and sports and are more likely than average to invest in real estate.
- 16% Rural Resort Dwellers- are blue-collar older homeowners passionate about their hobbies. Many still work part-time.
- 15% Salt of the Earth – enjoy rural living, cherish family time, and value their traditions. They enjoy do-it-yourself projects and tend to be less proficient with technology.