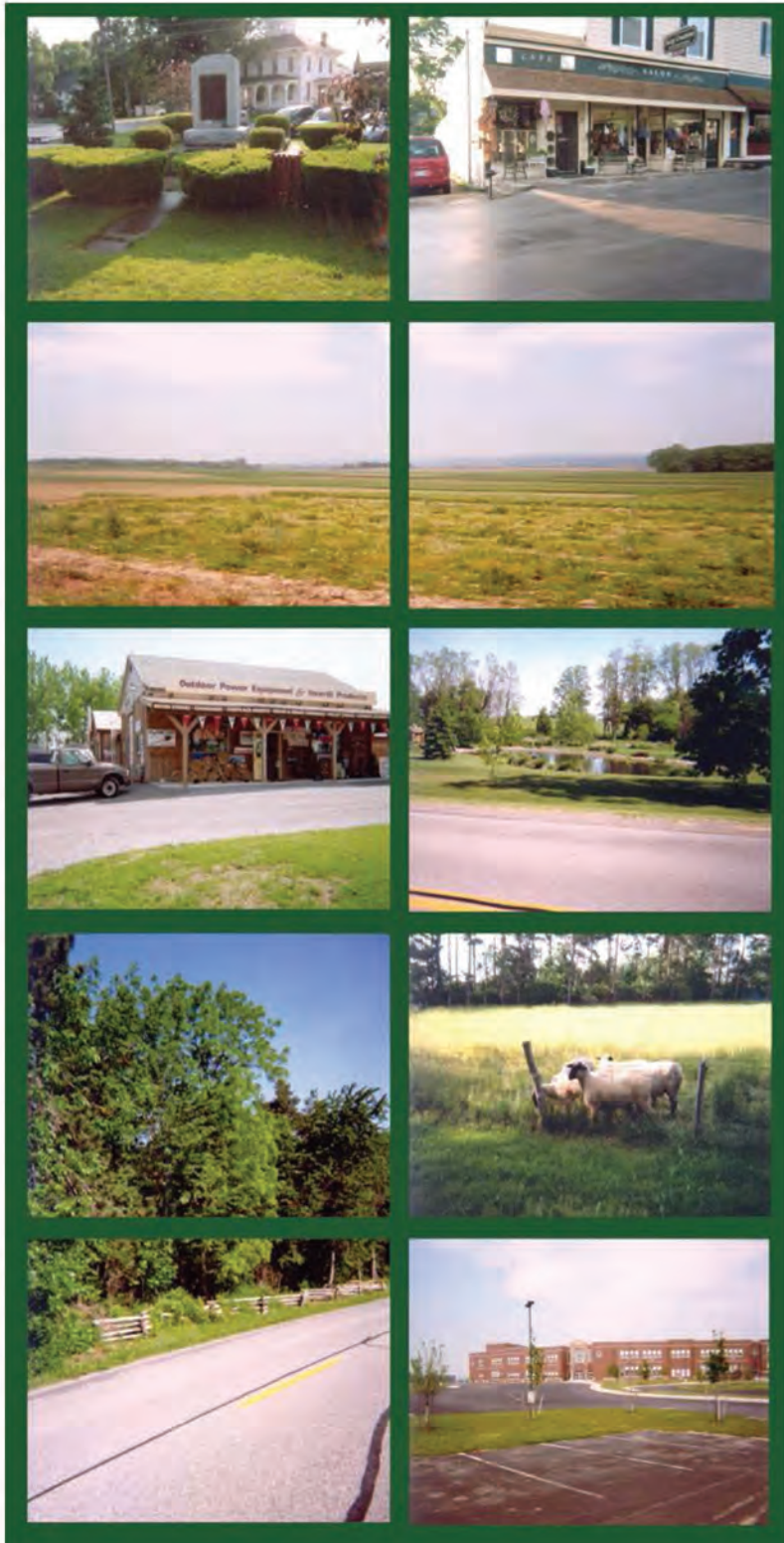


Town of Pavilion

Comprehensive Plan

Adopted September 13, 2017



Prepared by:
The Town of Pavilion
and Clark Patterson Associates

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Welcome to Pavilion

Pavilion is a small, rural town located in southeastern Genesee County that enjoys a high quality of life and an abundance of agricultural land. Its rolling hills and long history in farming make Pavilion the ideal rural community. Whether residents were born and raised in this town or relocated to find the quiet life, Pavilion is the kind of place where people stay for a long time.

Pavilion's town center is a hamlet located at the intersection of NYS Routes 19 and 63, which offers a limited number of services and retail opportunities. Residents of Pavilion depend on the retail and service opportunities available in nearby communities, such as Le Roy, Batavia, and Geneseo. A major challenge for the town has been the regional demographic changes which have seen many young people leaving the area for higher paying jobs and more commercial activity.

Pavilion seeks to increase and diversify the current number of businesses operating within town to enhance the lives of our residents while maintaining our agrarian heritage and rural way of life.



What Is A Comprehensive Plan?

A Comprehensive Plan provides an overall framework for future public and private investment and decision making in our community. This investment can take many forms, including, but not limited to, financial, civic and creative resources. In Pavilion, it is this collective investment by our residents, businesses, churches, schools and local government that will shape our physical, social and economic character.

This Comprehensive Plan articulates an overall vision for Pavilion and the means to achieve that vision. It is important to note that this plan is consistent with New York State Municipal Law. According to NYS Town Law 272-A, a Comprehensive Plan is defined as:

“the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive materials that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town. The town comprehensive plan shall...serve as a basis for land use regulation, infrastructure development and public and private investment, and any plans which may detail one or more topics of a town comprehensive plan.”

According to New York State Law, the town’s comprehensive plan must be adopted by the Town Board, which requires a public hearing. However, this approval process does not preclude future review and amendment. The visions and goals contained in this document should be perceived as flexible. It is reasonable to assume that as the conditions they were based on change, their relevance to the community may change as well. The plan is intended to serve as a guide to Pavilion over the next 10 years. However, the plan should be reviewed periodically by the community, with a more formal review and update to occur at the end of the planning period.

***This
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Pavilion's Comprehensive Plan History

In April 2002, the Town of Pavilion assembled a Steering Committee to assist in the development of the Town's first Comprehensive Plan along with the engineering firm Clark Patterson Associates. The original plan was formally adopted by the town in 2003.



2002 Steering Committee

In March 2016 a new Steering Committee was formed with the task of updating and in many ways re-writing the almost 15 year old plan. Much had changed in this 15 year period. While population growth did occur slowly Pavilion never saw a large increase in residential development that many predicted in 2002. Large demographic changes swept over the region which saw many young people leave for college and never return. Families in general had less children and two income homes became more of a necessity than a choice. Many businesses in Pavilion closed their doors and our school saw drastic decreases in enrolment.

In 2016 there are signs that these demographic shifts are slowing and even reversing. There is evidence that more young people are staying in the region. A new sense of regional optimism is taking hold as new more diversified businesses are filling the employment gaps left by the disappearance of giant corporations which drove the regional economy in the previous century.

With this new landscape in mind the Pavilion Comprehensive Plan Steering Committee set out to update our vision of the future. A community survey was created and made available in print as well as on the town's website. A community workshop was held in March of 2017 to show the public the ideas generated by the steering committee and gather feedback.



2016 Steering Committee

Our Vision

The Town of Pavilion Comprehensive Plan Vision is to remain a quiet, friendly, rural township surrounding the small hamlet of Pavilion. A town which continues to encourage diversity among its residents while maintaining the strength of our agrarian heritage. A community whose priority is the health, education and welfare of its citizens, with the promotion of commercial and industrial businesses that enrich and support our environment and lifestyles; a community which adapts to the changes in demographics and accepts new challenges. This can be accomplished by supporting the following:

- New businesses which support our residential and agricultural needs.
- Efforts for the community to gather, celebrate, and work together toward our common goals.
- Opportunities and resources which encourage young people to live in the town.
- A school that offers small class sizes and advanced educational opportunities.
- Promotion of businesses that are sustainable in our small town (such as small manufacturing businesses.)
- Efforts to revitalize the Hamlet so it may continue to be the useful and attractive heart of the town.
- Controlled housing growth that is in keeping with our rural way of life.

Demographics

Planning for the future requires our community to know where it stands today. Looking at past and current conditions will help ensure better decision making in the future. This demographics portion of the plan addresses a wide variety of topics affecting the social, economic and environmental character of the Town of Pavilion. The topics selected in this section were based on input received from the Steering Committee and reflect some of the topical areas that will be addressed in the plan's vision and goals.

In addition to reviewing the input received from the Steering Committee, through a brainstorming session and a survey, we have examined available data using several analysis measures. In many of the categories, data from several points in time have been provided to show the trends in the Town of Pavilion. Observing changes over time allows us to make assumptions based on recent trends. Where appropriate, information from other municipalities has been included as well, providing context and a view of regional dynamics that may be affecting Pavilion.

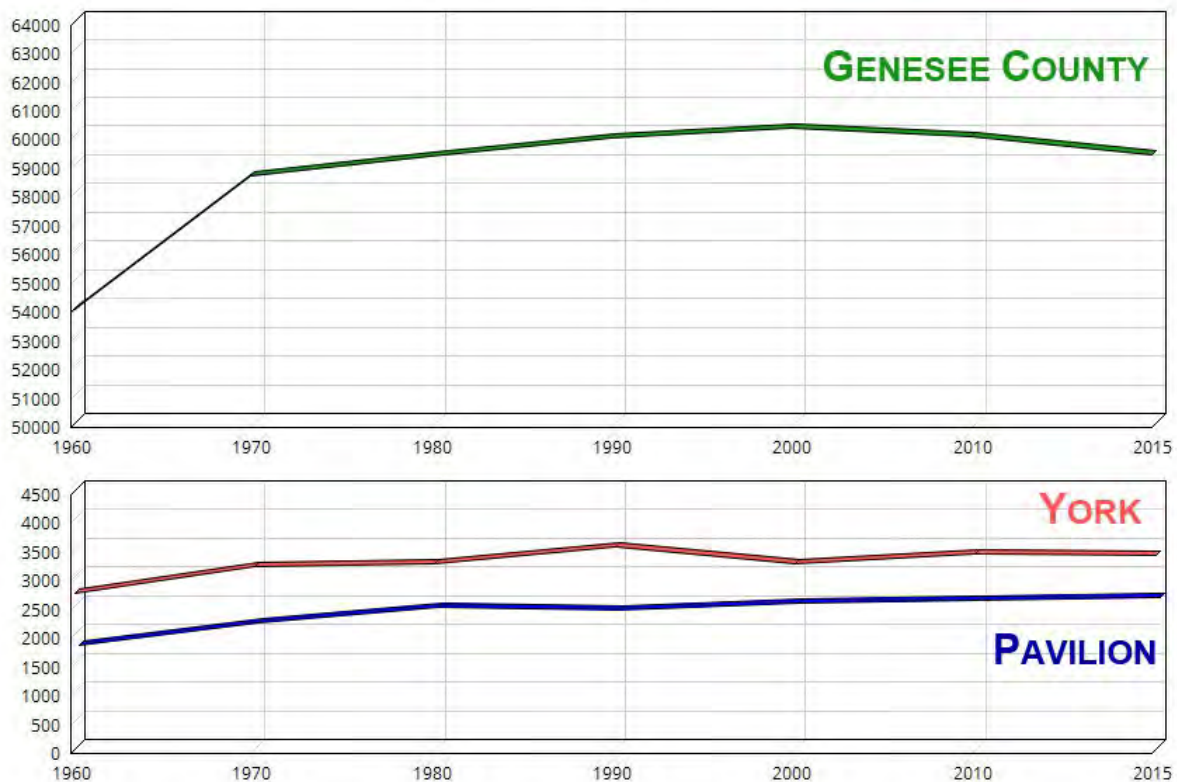
Reliable resources such as the United States Census, the New York State Department of Transportation, the New York State Department of Environmental Conservation, the Genesee County Planning Department, the Genesee Finger Lakes Regional Planning Council and the Town of Pavilion were used to compile the data needed for an accurate representation of the town.

Planning for the future requires our community to know where it stands today...data from several points in time have been provided to show the trends in the Town of Pavilion.

Demographics: Population

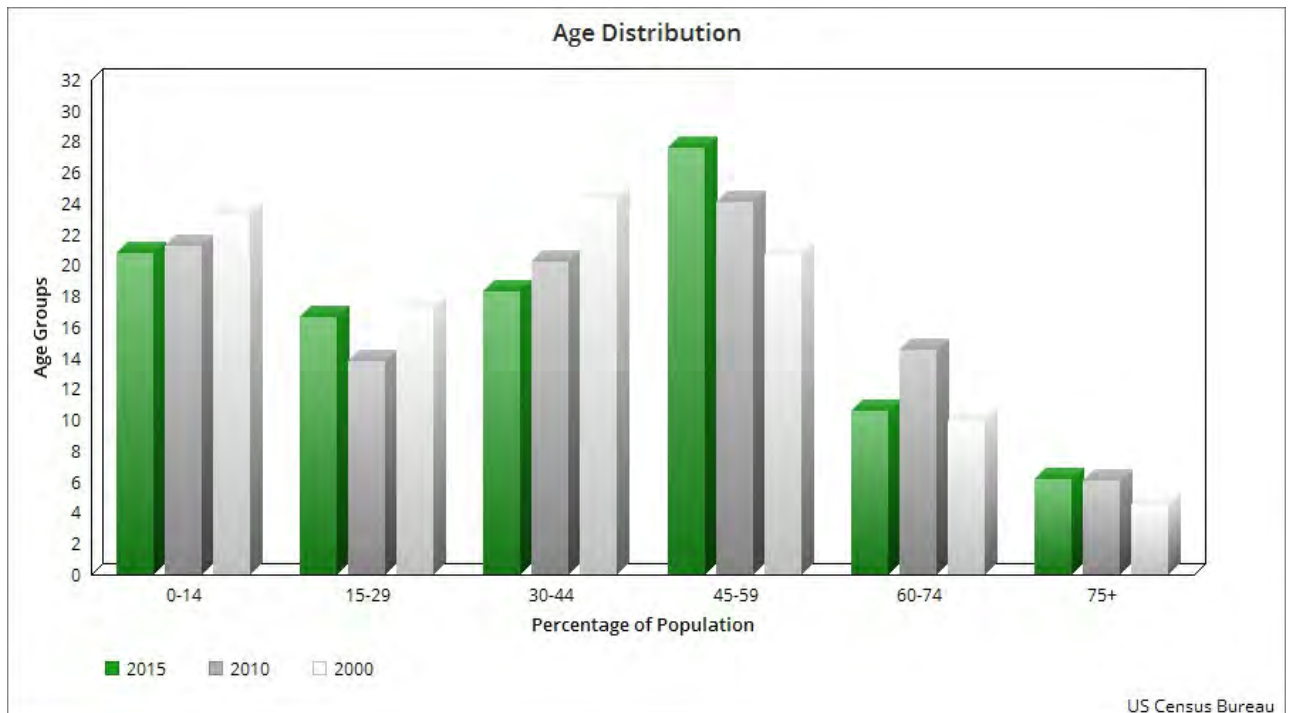
Population figures, which are the most common data point collected and analyzed, are an important component of any good inventory and analysis. If and how a community's population figures change over time has a tremendous impact on a community's needs and how it must plan for the future. It is reasonable to assume, for example, that a community facing a decreasing population will have different goals than a community dealing with a surge in population. Understanding current and projected population changes allows the community to make informed decisions about many aspects of community life, such as future needs for parks, school, housing, and other population-dependent community resources.

POPULATION CHANGE



As the chart shows Pavilion has experienced gradual population growth. While the county overall has lost some population in the last five years Pavilion has grown. Pavilion's population stability and subtle growth mirrors that of our neighbor York NY. Pavilion's ability to maintain and slowly increase its residency may be a testament to the town's stable local economy, its proximity to two major employment centers (Rochester and Buffalo, New York) and its high quality of life. The trend witnessed over the last forty years -- a time when many bedroom communities have witnessed significant growth spurts at one point or another-- seems to indicate that Pavilion will probably not experience any major overall population changes in the near future.

Demographics: Population



While the overall population of Pavilion has remained slow and predictable the age distribution of that population has experienced more drastic change. Residents aged 45-59 have grown 7% since 2000. The gain in this demographic is actually large enough that it shows people in this age range are choosing to move into Pavilion as well as remain here as they age.

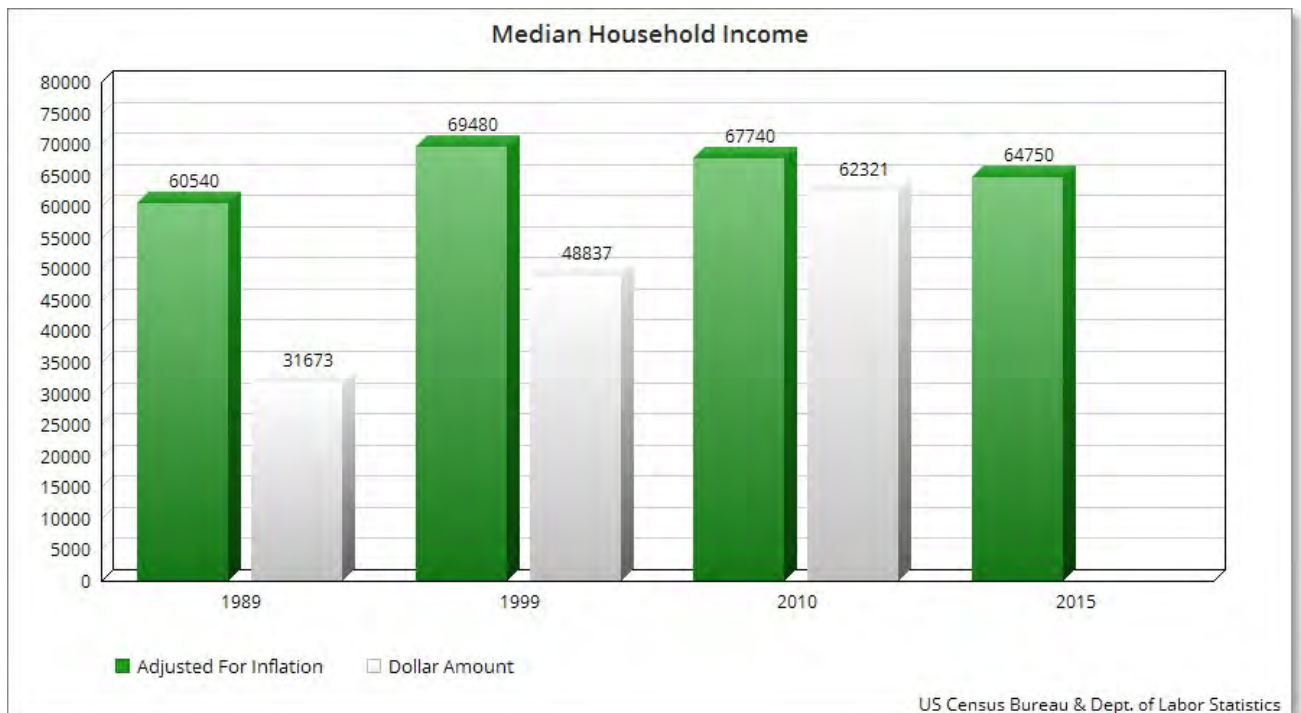
There appears to be a typical drop in age distribution after age 60. This may be caused by residents retiring and choosing to move to a warmer climate but it could also point to a lack in the town's ability to serve an older population. As our largest current demographic age group between 45-59 years old ages into this next stage of their lives it would be advisable for our town to ascertain the reason for this population drop.

The amount of children and adults in child rearing age are decreasing. One interesting demographic are young adults aged 15-29. This group experienced a loss in 2010 possibly caused by the great recession but in 2015 have regained the same level as 2000. It may be that fewer of our young people are leaving for college or perhaps more young people are choosing to move back to Pavilion after college. If previous trends hold true this group of young adults will likely choose to stay in Pavilion as they continue through their adulthood.

While it is encouraging that less young people are leaving the town after high school and college it is indeed troubling that the overall level of children and families appear to be decreasing. It would be in the town's best interest to study this trend and take any actions possible to encourage young people to raise their family here.

Demographics: Income

A community's success and vitality are often tied to economic indicators. One of the most commonly evaluated economic measures is a community's income level. Although income levels can be measured in various ways, median family and median household incomes are the most common.

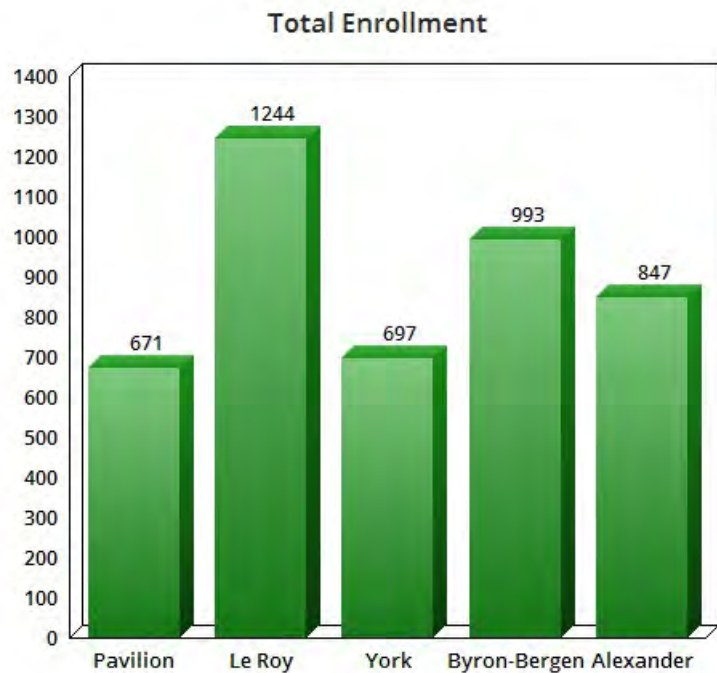


The above chart shows Pavilion's adjusted median household income from 1989 to 2015. Pavilion's median household income consistently remains above the New York State average. While income levels have dropped since 1999 this is in keeping with national averages. Present day trends point to rising median income levels across the state and the country. Pavilion's steady, above average income levels point to a fiscally healthy community that has the ability to actively steer our town's future. While data points to a stable income level in Pavilion care should be given to the impact that changing age demographics will have on our overall median income level. It is far more likely that this will lead to change in average income level than other factors. Careful study should be taken to determine if this potential change would negatively affect median income level while at the same time increase the need for town services. If this trend does become apparent the town must craft policies that ensure needed services remain intact while not overburdening our residents with additional costs.

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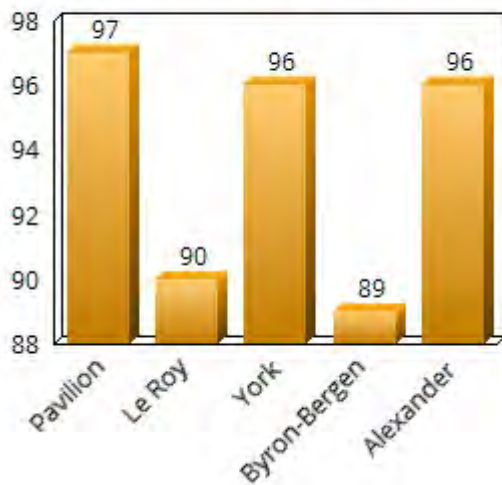
Demographics: Education

The reputation and success of a community's education system has a tremendous impact on a town's perceived quality of life and is typically a major consideration in families' decisions to move to an area. In order to assess the town's educational system, Pavilion was compared to similar nearby communities. The analysis utilized the most recent "Report Card" data available from the New York State Department of Education (2015).



New York State Education Department

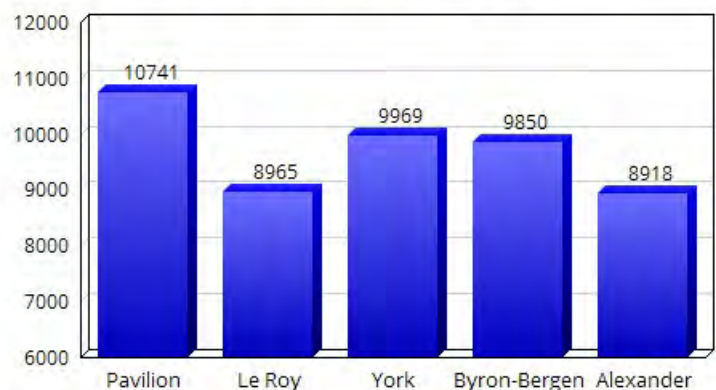
2010 5 Year Graduation Rate



As the charts indicate, Pavilion has the lowest average classroom size and highest 5 year graduation rate. These metrics point to an above average quality of education in our town even though we have the lowest overall enrollment of the towns compared. Pavilion's cost per student is also the highest of the compared districts. This amount can be interpreted in several ways. Firstly, it stands to reason that the more money spent per student should increase the quality of their education. However, it is also fair to assume that too high of an amount spent per student signals better fiscal practices could be needed. Lastly, because overall enrollment in Pavilion

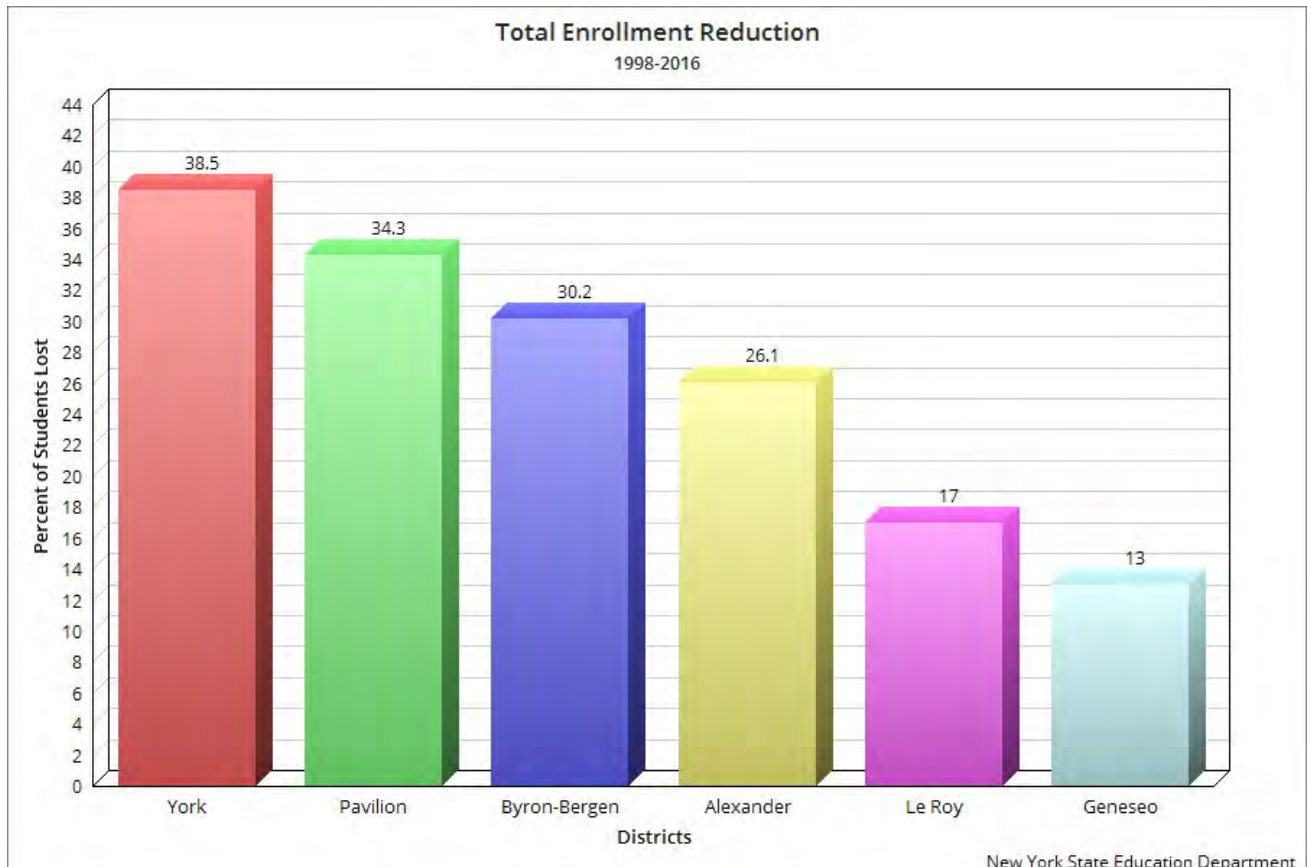
Central School has been decreasing it may be necessary for the district to alter its spending practices to a smaller student body. The town should strive to make Pavilion as attractive as possible to young families to ensure our overall enrollment does not drop any farther which would negatively impact the school district and therefore the entire town.

Per Pupil Expenditure 2015



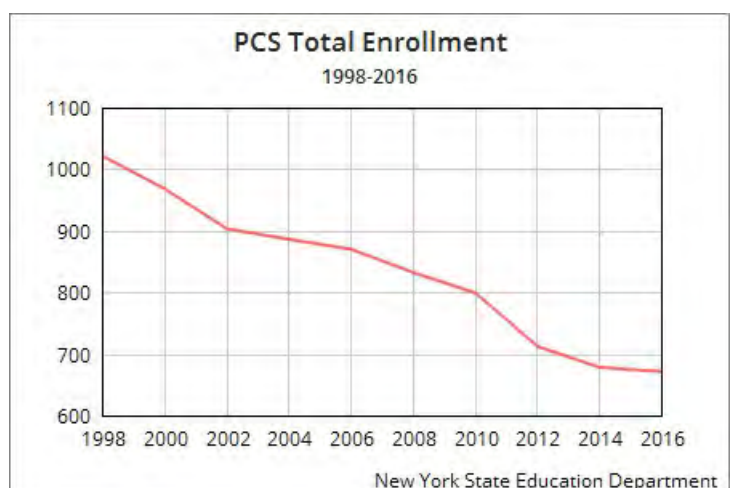
Demographics: Education

The entire Western New York region has experienced a decrease in young people over the last 20 years but some areas have experienced this shift more than others. Even though Pavilion's population is slightly increasing the population is aging and people in childbearing age are having less children in general.



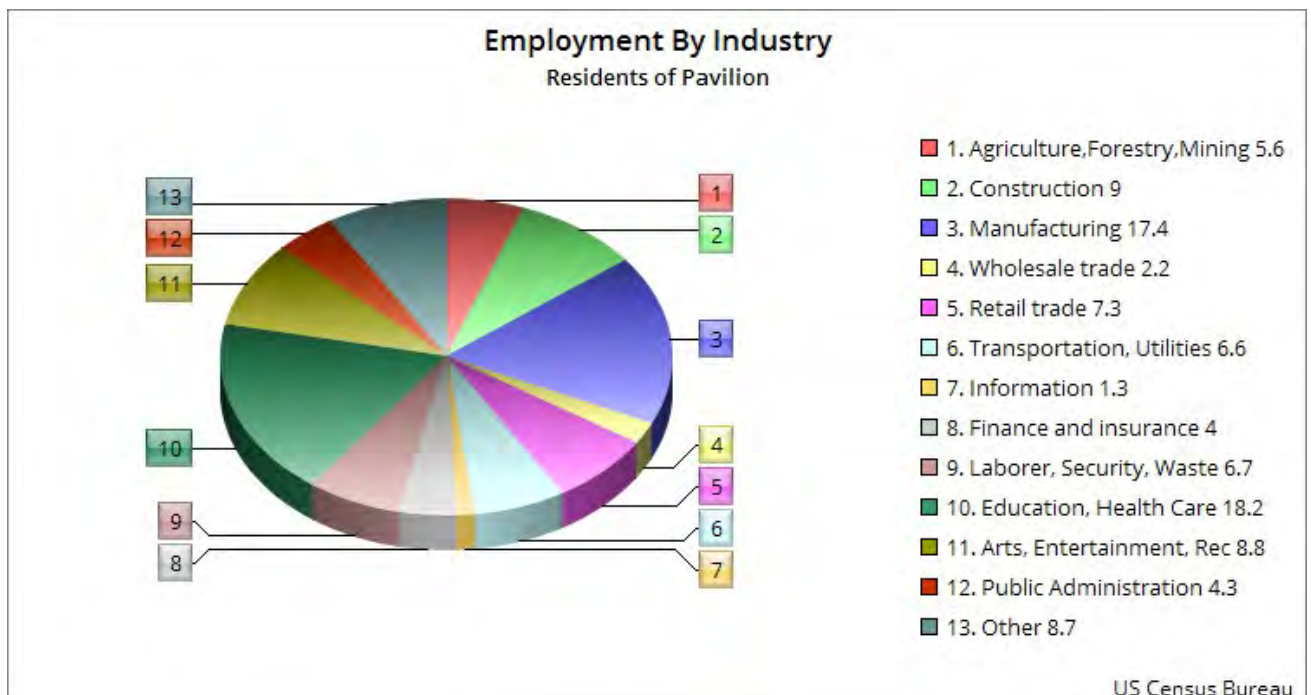
National trends point to young people's desire to live in areas with more "walk-ability" and nearby commercial establishments. Which is a possible explanation for the nearby towns of Le Roy and Geneseo having a less drastic decrease in their student body.

It was also noted by the Steering Committee that because of people's desire to stay in Pavilion for a long time, homes rarely come up for sale. It is a distinct possibility that more young people and young families would like to move into the town but are unable to because there are not available homes for them. Recently agricultural land has been very highly valued so building new homes is not a widespread affordable option either.



Demographics: Employment

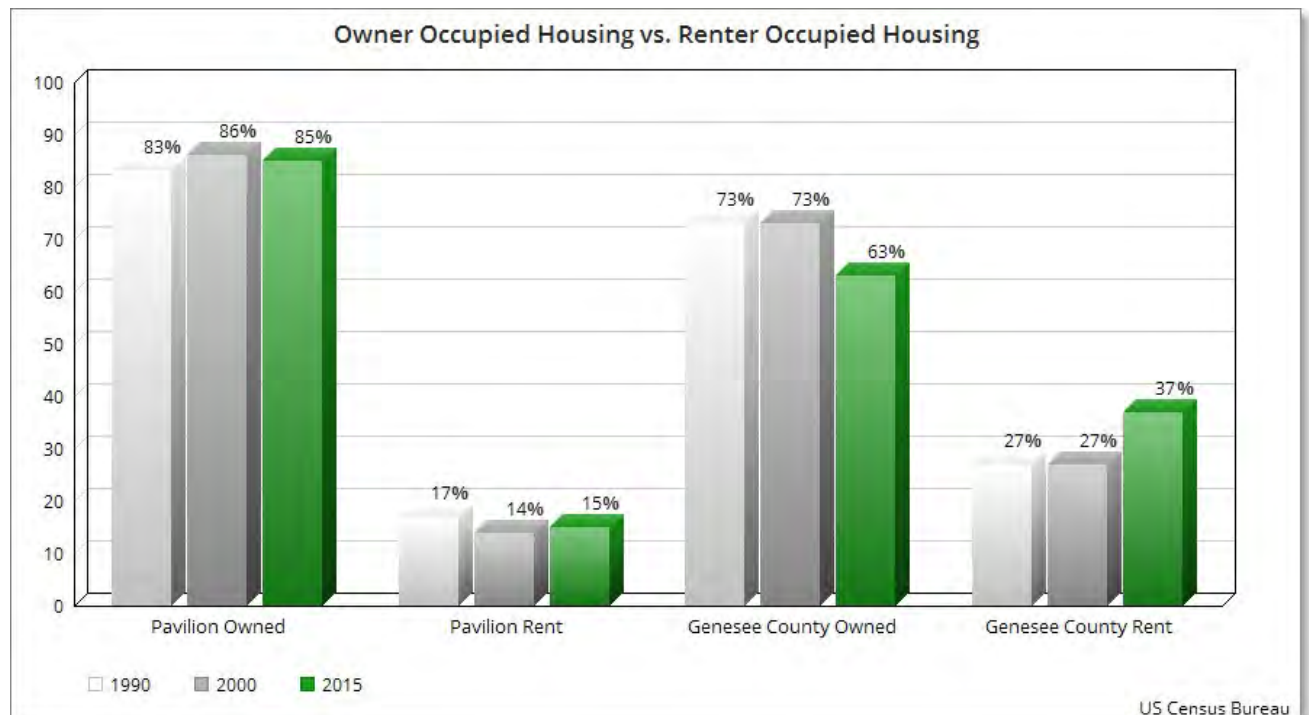
Employment statistics provide important information about a community’s social and economic status. One of the most basic employment indicators is the unemployment rate. Although unemployment data is not available at the town level, County unemployment figures offer a regional perspective that illustrates how the area’s economy is performing. Genesee County’s average unemployment rate in 2016 was 4.8 percent, which is comparable to neighboring Western New York Counties, which ranged from 5.4% (Monroe and Orleans), 5.2% (Livingston), 7.10% (Wyoming), and 5.6% (Erie).



If unemployment rates provide a general indication of economic performance, a breakdown of residents’ employment by industry provides insight into the social climate of a community. The breakdown of employment industry can often be tied to education levels and the types of resources found in a community. Pavilion’s employed residents are spread throughout many categories of industry. In the past Manufacturing made up over 25% of the workforce. While it is still the second highest category it is diminishing as time moves on. This is in keeping with national trends. While this sector is decreasing overall employment is quite healthy and the workforce seems to be diversifying. Consequently, it is reasonable to assume that there is a wide range of education and income levels among town residents. In reviewing the chart, it is important to note that the breakdown of industry provided for the town’s residents does not equate to the breakdown of industry located within the town. In fact, a large majority of Pavilion residents work outside of the town with a median commute time of 25 minutes. These figures are not surprising given Pavilion’s size and its proximity to major employment centers (Rochester and Buffalo, New York).

Demographics: Housing

The housing stock in Pavilion varies widely in age, style and condition. A majority of the town's oldest homes are farm houses located along the rolling terrain of the town. A concentration of housing is located in the hamlet, which is characterized by smaller lot sizes and an interconnected street grid. However, a majority of the newer homes are single family homes built on large lots (+1 acre) along the town's rural roadways.



Over the last decade, Pavilion's level of homeownership has remained consistent while Genesee County has seen a shift away from ownership and toward renting. Communities typically view a high percentage of homeownership favorably because it indicates that the community's residents are enjoying financial wellbeing and the town's property values will be maintained or increase. While this is true in many communities, the low percentage of renters can sometimes indicate a lack of diverse housing choices. Individuals or families that cannot afford to buy a home may have to leave town to find suitable rental options. This may be the case in Pavilion, which has a lower percentage of renters than the county as a whole.

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Demographics: Transportation

With no access to a bus system or other public transportation resources, road safety and efficiency are the town’s primary transportation concerns. NYS Route 19, a north-south, 2-lane arterial, and NYS Route 63, an east-west, 2 to 3 lane arterial, are the heart of the town’s road system.

Route 63	Lanes	Shoulder Width	Daily Traffic 2002	Daily Traffic 2015	% of Trucks 2002	% of Trucks 2015
Route 246 – Route 19	2,3	8,10	6700	11003	31.00%	15.00%
Route 19 – Route 20	2	10	6600	11194	31.00%	15.00%
Route 19						
Route 63 – Route 20	2	10	4030	3120	8.00%	9.00%
Route 63 – Wyoming County Line	2	10	3940	3701	8.00%	9.00%

Currently, the most significant transportation issue in the Town of Pavilion is the traffic volumes along these routes, especially at their intersection in the hamlet. While both of these state highways experience considerable traffic volumes, Route 63 carries a higher volume of truck traffic. The higher truck volumes on NYS Route 63 can be attributed to its use as an alternative to the New York State Thruway. Traffic data from the area in and around the intersection of Routes 19 and 63 appear in the table above.

While Route 63 has seen a dramatic increase in overall traffic in the last 15 years the amount of truck traffic has actually been reduced in total and greatly reduced as a percentage of overall traffic. Route 19 has seen a slight decrease in traffic both overall and in the amount of trucks.

Pavilion's central position between the cities of Buffalo and Rochester along with the intersection of 3 major highways make it a prime candidate for new businesses which need easy access to many routes.

To date, safety and efficiency issues have not been identified on any of the Town’s other rural roads, which are typically traveled by area residents.

Pavilion's central position between the cities of Buffalo and Rochester along with the intersection of 3 major highways make it a prime candidate for new businesses which need easy access to many routes.

Demographics: Agriculture

Agriculture continues to be the number one industry in Genesee County. In the Town of Pavilion, agriculture continues to dominate the landscape of this rural town and is its predominant land use. Agriculture is a vital resource that defines Pavilion’s character, contributes to its economy and maintains a key component of the town’s heritage.

Since 1987 total acreage of farmland in Genesee County has rebounded after a decrease in the nineties. While the amount of farmland being used has increased the total number of farms has declined. Average size of working farms has been on the rise which is consistent with national trends.

Genesee County Agriculture : USDA Census

	Number of Farms	Total Farmed	Avg. Farm Size
1987	660	185,119	280
1992	545	171,722	315
1997	516	170,878	331
2002	580	177,370	306
2012	549	187,317	341

While recent agricultural data on the town level is not available for recent years USDA Natural Resources Conservation Service can provide data for farms that work with them which

may exclude some very small or "hobby" farms. According to their data there are 17 farms whose main operation is within Pavilion. 15,659 total acres are used for farming within the Town of Pavilion with about half of that being utilized by farms whose main operation is outside of the town.

There are currently 3 CAFO dairy farms, 6 smaller dairy farms, 2 heifer replacement operations, 1 beef operation, and 4 cash crop operations.

As the map in the Appendix section shows (Appendix Figure 5 - page 54), much of the town is located in Agricultural District 6. However, the protection offered through these districts can only go so far. The town will need to take an active role in identifying key agricultural and open space parcels that should be preserved to sustain farming as a viable industry and to ensure that the rural vistas will remain for future generations.

Demographics: Development

Development in the Town of Pavilion has not occurred at a rapid rate. Several residential structures are built and removed each year leading to nominal change in the total amount of residential development. In the last 20 years there have been an overall loss of businesses in the town. Agricultural business remains the strongest new developer with barns and accessory structures being built and farmland being increased by removing hedgerows and fallow land.

Cost of Development

	Taxes	Cost	Result
Residential Use	\$1.00	\$1.30	\$0.30 LOSS
Industrial Use	\$1.00	\$0.77	\$0.23 GAIN
Ag / Open Space	\$1.00	\$0.49	\$0.51 GAIN

2001 Genesee County Agricultural Plan and 2010 Farmland Information Center / USDA

Although recent trends indicate that Pavilion will not have to contend with the pressures of rapid development in the near future, this plan has identified the need for new senior housing options as well as a desire to increase the amount of young families within our town.

The Town should consider the types of development it desires for the future and strive to balance development in a way that addresses the vision and direction of this plan. Balanced development will help to maintain the town's steady tax rate and fiscal performance. The cost of community services are higher for some development types that require more services. Although residential and commercial development can provide a boost to the local economy and improve quality of life, too much residential development can result in an increased tax burden.

As part of Genesee County's Farmland Preservation Plan, the cost of services for land uses was analyzed for the Town of Byron. The table below shows that for every one dollar paid in taxes, residential uses requires \$1.30 in services and open space only requires \$0.49. The ratio of service costs are consistent with other rural communities across the state and country. Therefore, it is reasonable to assume that the Town of Pavilion would have a similar cost of services breakdown. This analysis shows how development can become an economic drain on a community if balance is not maintained.

The strategic reality of this chart is in line with the desires set forth within this plan. Pavilion needs measured residential growth in key demographics but needs to balance this with supporting commercial / industrial growth while maintain as much of our existing open space and agriculture as possible.

S.W.O.T

A town's success in building a strong future often depends on how well it builds upon its strengths and opportunities, addresses its weaknesses and identifies its threats. The Steering Committee participated in a brainstorming session to identify the town's strengths, weaknesses, opportunities and threats, which is referred to as a S.W.O.T. Analysis. The wide range of issues and ideas raised in this exercise were used to develop the vision and goals that ultimately drive this plan.

STRENGTHS

- High Quality Public Education/School
- Rural Lifestyle
- Agriculture
- Library
- Diverse Professions within Driving Distance
- Town's Financial Stability
- Peace and Quiet
- Responsive Government
- Picturesque
- Driving Distance to Area Cities
- 3 Highways 19,63,20
- Lower Taxes, Town and County
- Agra-business
- Safe / Low Crime
- Faith Community
- Golf Course
- Railroad
- Areas With Municipal Water and Sewer
- Fire Department
- Transfer Station / Recycling Center

OPPORTUNITIES

- Room for Controlled Growth
- Agra-business and Small Manufacturing
- Library Expansion
- Solar Power
- Shared Services with Area Municipalities
- Railroad
- Low Taxes
- Sub Station / Renewable Energy

WEAKNESSES

- Areas Without Municipal Water and Sewer
- Truck Traffic
- No Bank
- Grocery Store Building is Gone
- Town Relies on Too Few Businesses (Hanson)
- No Pharmacy
- Old Fire Hall Building Disrepair
- Gas Station Aging
- Lack of Parking Space for New Businesses in Hamlet
- Existing Homes with Bad Water
- Lack of Consistent Broadband Internet

THREATS

- Increased Traffic
- Loss of Young People
- Poor Natural Water Sources
- Drop in School Enrollment
- Runoff Pollution
- Business Leaving the Hamlet
- Landfill
- Abandoned Buildings
- Removal of Hedgerows/Trees
- Poorly Maintained Rental Properties

Natural Features

The Town of Pavilion boasts a lush natural landscape that includes rolling hills, plateaus and valleys. In addition to its scenic vistas and natural beauty, Pavilion boasts expansive open space lands and farm fields, rich soils and a series of streams and creeks. Consequently, Pavilion's natural features require special attention and consideration in all future decisions.

WETLANDS AND CREEKS (Appendix Figure 1 & 2 pages 50-51)

Wetlands play an important role in the natural environment. They have highly absorptive properties that reduce the impact of flooding and water quality degradation from surface water run-off. Wetlands filter out particulate matter including various industrial and agricultural pollutants. From an ecological standpoint, freshwater wetlands can provide a wide range of habitat areas that increase biological diversity for plants, insects, fish and terrestrial wildlife.

Development around critical wetland areas, as defined by the New York State Department of Conservation (NYSDEC), must be approached carefully. Figure 1 highlights DEC regulated wetlands in Pavilion. Additional federal wetlands not categorized by the NYSDEC may exist in the town as well. Developers should contact the NYSDEC Regional Office 8 for permitting information if wetlands exist on a proposed development site.

Pavilion is located in the Oatka Creek watershed. The creek runs north from Warsaw to its confluence with the Genesee River in Scottsville (southern Monroe County). This creek is an important component of the natural environment because it provides unique habitat for all forms of life that depend on moving water. Water quality of creeks can be negatively impacted by poor development practices, which can lead to siltation, increased flooding and loss of habitat.

FLOODPLAINS (Appendix Figure 1 - page 50)

The most critical floodplain to consider is the 100-year floodplain, which is typically impacted by a flooding event once every 100 years. Development in these areas should be minimized and may be subject to NYS Department of Environmental Conservation review and permitting. In addition, the town should cooperate with Genesee County in any flood mitigation planning to minimize the potential for property damage and loss of life due to future flooding.

Pavilion boasts expansive open space lands and farm fields, rich soils and a series of streams and creeks. Consequently, Pavilion's natural features require special attention and consideration in all future decisions.

Natural Features

SOILS

(Appendix Figure 4 - page 53)

Soil can limit development potential. Unstable soils and hydric soils require fill or advanced engineering methods to ensure stability. According to the Soil Survey for Genesee County, Pavilion's soils are diverse. The following table provides a summary of the soil associations present in the in the Town of Pavilion.

The soil conditions, with the largest percentage of soils classified as the Lansing Conesus association, are very favorable for both agricultural and development purposes.

AGRICULTURAL DISTRICTS

(Appendix Figure 5 page 54)

The town encompasses approximately 35 square miles, which is dominated by agriculture and open space. Agricultural District Six encompasses the Town of Pavilion. Farmers who participate in the state's Agricultural District Program are provided with financial incentive, agricultural land conservation options and right-to-farm protection.

STEEP SLOPES

(Appendix Figure 6 - page 55)

The Finger Lakes region was subject to numerous glacial movements over geologic time. These movements are responsible for the long and narrow lakes, hills (also known as glacial moraines), and valleys that characterize the regional landscape. Steep slopes, greater than 15 percent, generally mean that development should be avoided due to unstable soils. The Town of Pavilion has several areas that fall in the steep slopes category where development should be avoided.

Farmers who participate in the state's Agricultural District Program are provided with financial incentive, agricultural land conservation options and right-to-farm protection.

General Development Guidelines Regarding Slope Conditions

<u>Slope</u>	<u>Allowable Development</u>
0-3%	All uses
3-8%	Residential and light industrial
8-15%	Residential

Current Land Use

CURRENT LAND USE (Appendix Figure 3 - page 52)

Land use plays a significant role in defining the pattern, appearance and form of a community. Poor land use planning and regulation can result in undesirable development patterns that negatively impact the town's quality of life. In the Town of Pavilion, the dominant land use is natural resources and related activities (farmland and open space) . The town has expressed a desire to preserve this land pattern. By using the Future Land Use section of this plan Pavilion can ensure that future development achieves this goal.

Due to the natural development of the town over time there are currently several areas of zoning and use which do not neatly conform to this plan's future land use areas. Sometimes these parcels were grandfathered into their zoning designation while others currently operate under a special use permit.

The design of this plan and implementation of the future land use areas are not meant as tools to eventually do away with these special case instances. Pockets of existing Industrial, commercial or otherwise non-conforming activity fit within the existing community because the community was built around them. While this is in no way a signal that new development should seek to circumvent the policies set forth in this plan the existing areas of use should be allowed to remain indefinitely.

Businesses which move or cease operation within one of these special developments shouldn't necessarily take their use patterns with them. While a special use permit does legally terminate with the existing user the town must be careful to do everything in our power to ensure that commercial or industrial buildings and infrastructure do not sit unused. A new business being allowed under a new special use permit or existing zoning being kept in place is always preferable to vacant buildings or unused property.

The design of this plan and implementation of the future land use areas are not meant as tools to eventually do away with existing land use which does not conform with the plan.

Future Land Use

This section of the Comprehensive Plan constitutes the most specific explanation for the future of the Town of Pavilion. While the town's zoning ordinance provides the final set of rules all development must follow within the town this section of the plan should inform future revisions of that ordinance. In the case of a large residential development, industrial development, or other potentially impactful new development in Pavilion this plan should be examined closely to ensure the principals set forth are followed. While it is impossible for any town to predict the future and create specific policies for every possible outcome the descriptions of future land use in this section should provide a clear enough understanding of the values, desires, and parameters in which the Town of Pavilion wishes to grow in the next decade.

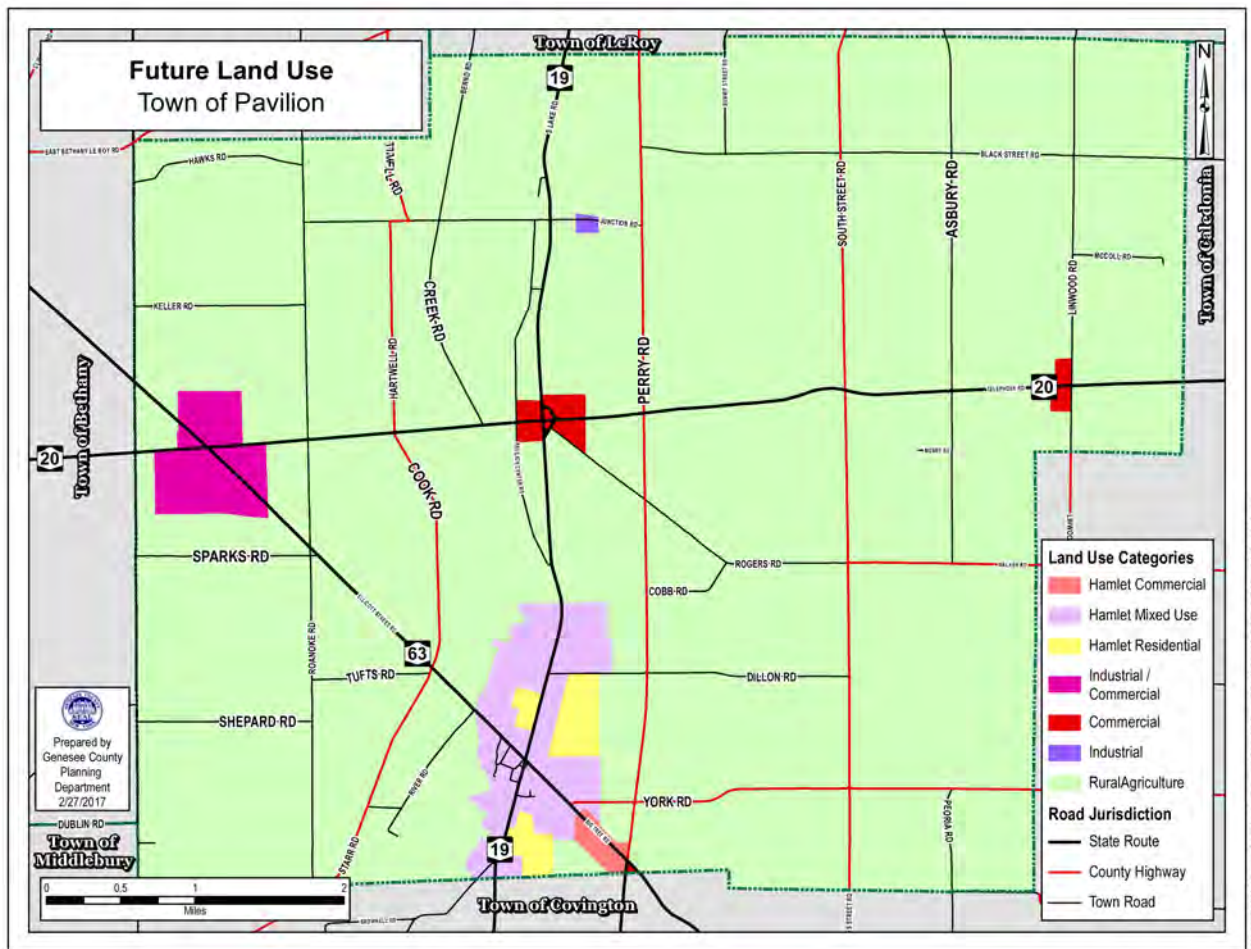
It is the policy of the town to be a rural community that values and protects its farmland, open space and agricultural heritage. The town recognizes the significant contribution that agriculture and open space make to the local economy and its role in maintaining the town's rural appeal. Pavilion understands that protecting the town's clean air, water and soil directly impacts residents' quality of life. In addition, the town will work to support the viability and success of existing agricultural businesses.

It is the policy of the town to locate future residential development in such a way that high quality farmland and open space are preserved. Pavilion offers a range of housing options that are appealing and accommodate a wide variety of residents. Future residential areas in Pavilion capitalize on the town's rural character, minimize land consumption and ensure high quality, well-designed residential development.

It is the policy of the town to accept commercial and industrial development that enriches our residents lives through new employment opportunity and services. All such development must respect our rural aesthetic as well as existing residents and property owners. New growth must not come at the expense of the way of life, land, and people in our community.

This plan should be examined closely to ensure the principals set forth are followed...the descriptions of future land use in this section should provide a clear understanding of the values, desires, and parameters in which the Town of Pavilion wishes to grow in the next decade.

Future Land Use : Rural Agriculture



The Rural Agriculture designation occupies the largest portion of Pavilion. This land is a mixture of farmland, forests, and residential property. High quality farmland is the Town of Pavilion's greatest asset and must therefore be protected.

Residential lots within the Rural Agriculture designation should be larger than the Hamlet but not so large that they force new homes to consume too much farmland. This area of the town is not suitable to PUDs or medium density housing. In recent years the removal of hedgerows and trees has been increasing. Care must be given to preserve forested areas within this designation as well as trees along slopes and creek banks which provide habitat and erosion control.

There are several commercial establishments operating within this designation which have been "grandfathered" into their status. While it is not the intention of this plan to promote new development in this area which does not conform to the uses set forth above it is sometimes in the best interest of the town to allow uses which do not conform. The town should continue to use an in depth special use permit process to individually examine applications for such non-conforming use and carefully consider the pros and cons of any such development. Such developments should only be allowed if they provide a suitable benefit to the community and are not disruptive to nearby residences or farming operations.

Future Land Use : Rural Agriculture

Tools for Preserving the Rural Environment

Agriculture and open space are essential to the rural character and local economy of Pavilion. In order to maintain the assets that agriculture provides, the town will have to take an active role in preserving these prime farmlands and open space parcels.

There are many strategies that communities can employ to preserve land — from policy changes to land purchases. Pavilion is in a prime position to protect its farm land and open spaces from residential and commercial encroachment due the current lack of development pressure. Now is the time for the town to consider land use and zoning policies to preserve contiguous parcels of land throughout the town.

Road Frontage

In areas of agricultural land that has undergone large residential growth it is typical to see most of the available road frontage used up by homes with some amount of farmland maintained behind the residences. This method of development is not desirable for Pavilion. The rural character and accessibility of high quality farmland are greatly compromised in such a development pattern. Therefore it is not enough to retain acreage but also accessibility and the general character of the land which currently alternates between fields, homes, and forests.

Future Land Use : Rural Agriculture

The following measures should be adopted by the Town of Pavilion for the Rural Agriculture land area:

- Maintain current levels of farming activity.
- Preserve open space and farmland throughout the town.
- Support the town's agriculture related businesses and promote them in the town, county and region.
- Support the County's Smart Growth and Agricultural Protection Plans.
- Avoid placement of harmful activities or development in or near environmentally sensitive areas.
- Work with County, State and Federal agricultural agencies to support local farmers.
- Develop signage and other marketing tools to help promote the area's agricultural activity and heritage.
- Identify a list of prioritized open space and agriculture land that should be preserved for future generations.
- Identify key natural resource areas (wetlands, streams, etc.) where development should be avoided.

High quality farmland is the Town of Pavilion's greatest asset and must therefore be protected.



Future Land Use : Hamlet

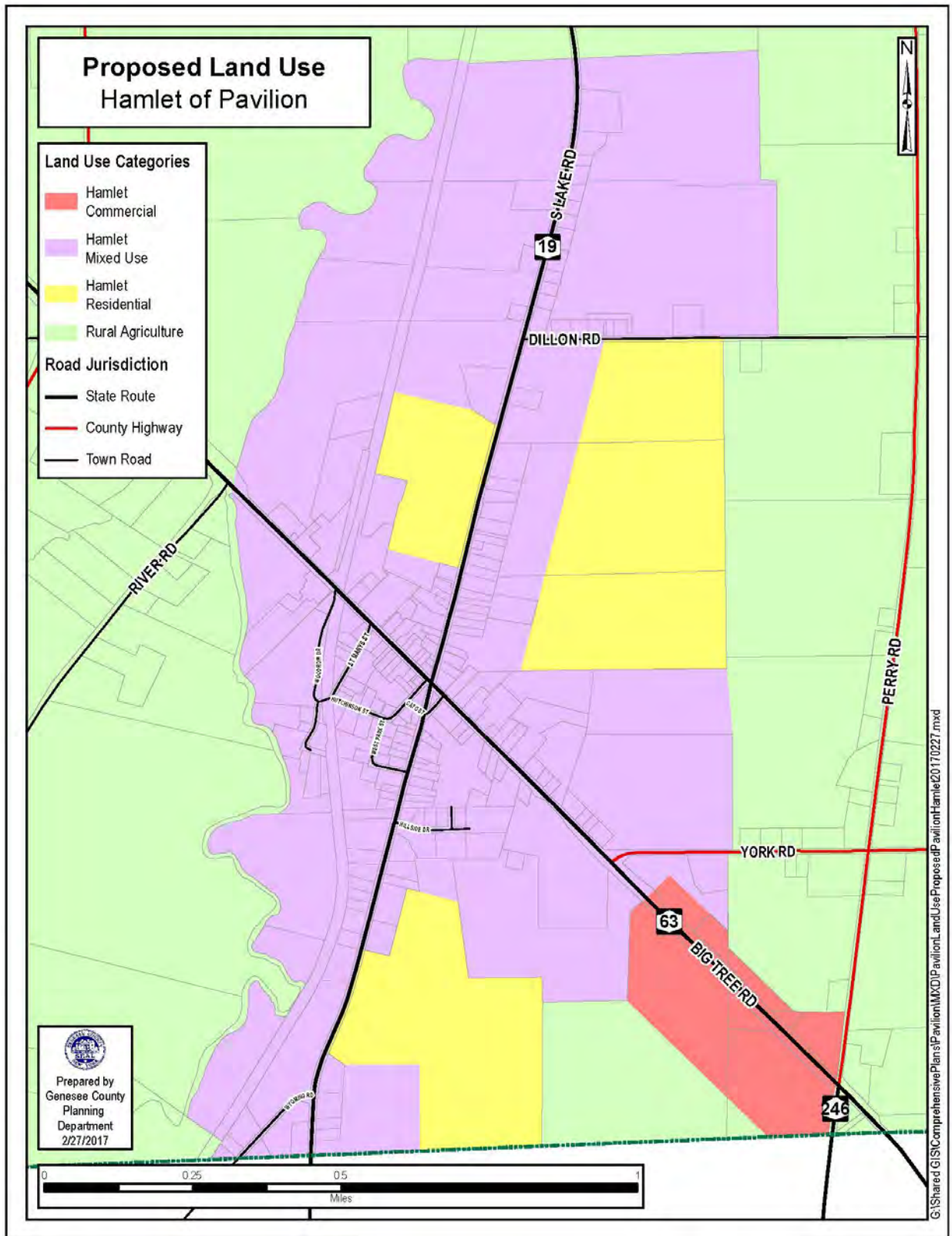


The hamlet of Pavilion is centered around the intersection of Route 19 and Route 63. The hamlet extends through the valley north approximately 1 mile and south to the county line (approx. 0.8 miles). The hamlet serves as the economic, social and cultural center of the town. The hamlet includes a mix of residential, commercial and industrial development. In recent years there has been a significant loss of commercial businesses in the hamlet. The most impactful example of this is the loss of our bank as well as the fire which destroyed the historic "grange" building at the very center of the hamlet. The degradation of several of our most historic buildings has also occurred. For these reasons the Town of Pavilion should focus maximum energy and resources into our hamlet to restore and maintain it as the central hub of our town.

The hamlet is set apart from the remainder of town in several key ways. Firstly lot sizes of 20,000 sq/ft are not only acceptable but encouraged in this more densely populated area. Walkability is a key resource here that must be continued and improved. The availability of municipal water and sanitary sewer is also a key distinction within the hamlet. For these reasons it will be beneficial to the entire town for the focus of any large scale growth to occur within the hamlet. This plan divides the hamlet into 3 land use designations to achieve that goal.

The hamlet serves as the economic, social and cultural center of the town...the Town of Pavilion should focus maximum energy and resources into our hamlet to restore and maintain it as the central hub of our town.

Future Land Use : Hamlet

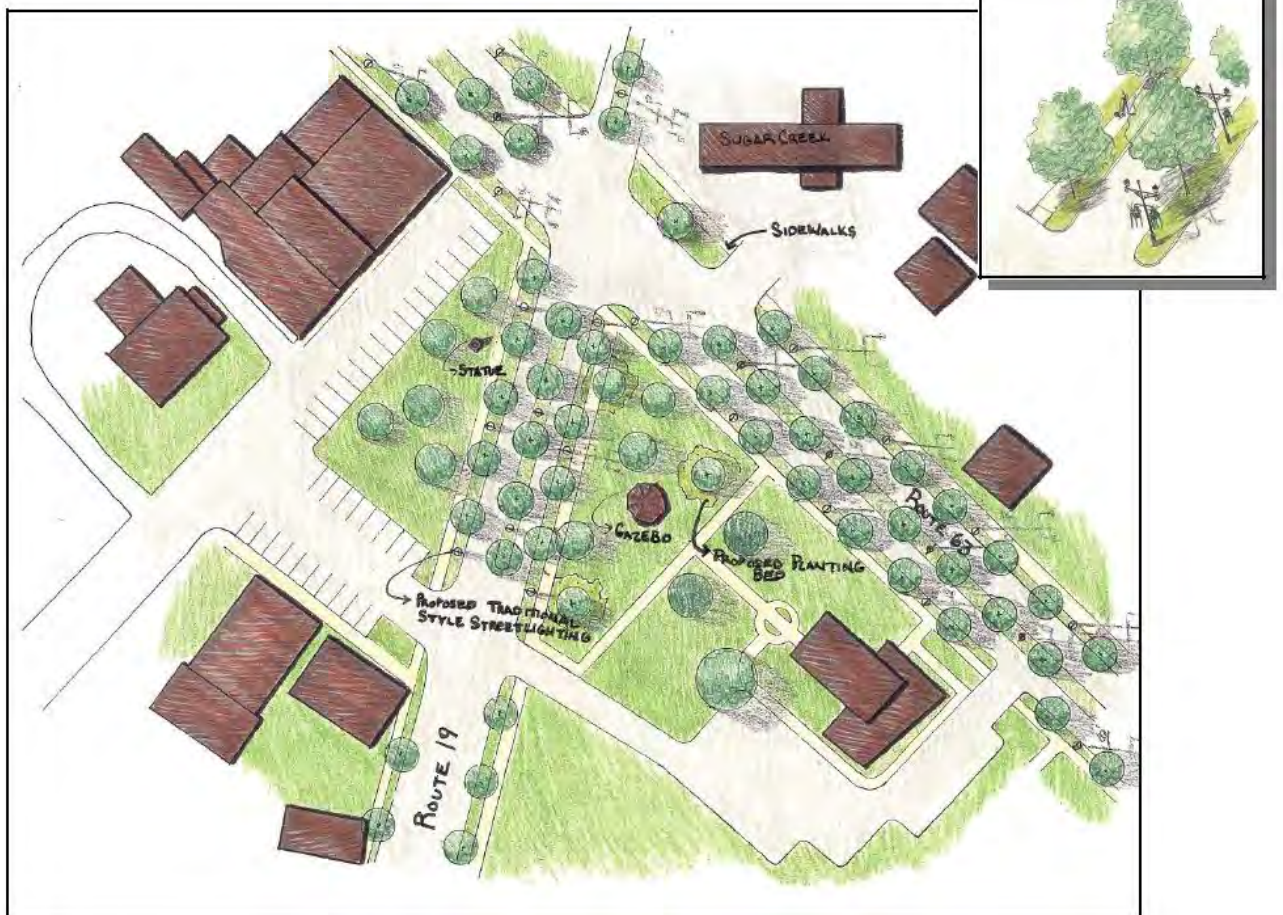


Future Land Use : Hamlet Mixed Use

The hamlet is a unique area of the town where a variety of land uses are located within close proximity to one another. Resources included within the hamlet area are; residential living, commercial/industrial establishments, public resources, and general services. The infrastructure of public water and a sanitary sewer system creates an ideal location for residential living, retrain services, and offices in the center of a walkable community. The hamlet of mixed uses is characterized by small residential lots which respect the area's scale and size.



Town buildings with green space.



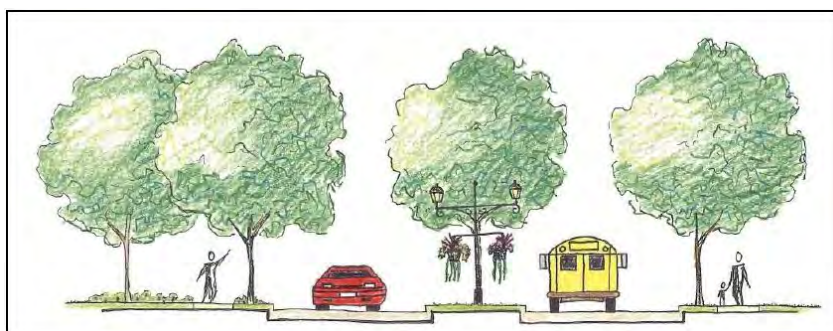
Reimagined hamlet center with additional public green space and road medians.

Future Land Use : Hamlet Mixed Use



The integrity of the hamlet's assortment of mixed uses should be maintained and enhanced in future development by being consistent with the style and density of the existing features; designed to be a walkable community which respects the history and rural character of the town. In the future it may be desirable for the town to implement "form based code" for this area of the town. Because of the existing mixed use in this area the character and size of any new development and how it conforms to the existing character of the hamlet is more important than the use. While commercial establishments are encouraged, they should be smaller in size and consistent with existing businesses. Businesses that serve as a community hub such as a bank are preferred here. Large commercial developments require more parking, drive-through facilities, or distinctly branded store fronts should be located only in the area designated as Hamlet Commercial.

In the future it may be desirable for the town to implement "form based code" for this area of the town. Because of the existing mixed use in this area the character and size of any new development and how it conforms to the existing character of the hamlet is more important than the use.



Future Land Use : Hamlet Mixed Use

The following measures should be adopted by the Town of Pavilion for the Hamlet Mixed Use land area:

- Preserve the historic qualities of the hamlet and enhance the ability of the hamlet to prosper/grow without sacrificing the character.
- Explore infrastructure improvements that will have a positive impact on hamlet development and growth, such as; upgrading water supply, sewers, sidewalks, and street conditions (especially at the intersection of Routes 19 and 63).
- Identify a list of prioritized businesses and services needed and seek prospective developers.
- Seek grants and available funds to improve infrastructure and encourage future development possibly by hiring a professional municipal grant writer for this purpose.
- Maintain and expand commercial/retail opportunities in the hamlet consistent with the size and scale of existing commercial establishments.
- Ensure civic, cultural, and social uses continue to be located in the hamlet by utilizing available resources such as the Post Office, Town Hall, Library, and Fire Hall / Grounds.
- Explore interest in the creation of a Community Center and the movement of Town Offices to a more central hamlet location.
- Enhance the town and hamlet's identity via town-wide activities such as: Annual Pavilion Day Celebration and a Farmer's Market.
- Continue to work with the NYSDOT to identify solutions to the high volume of traffic within the hamlet, including monitoring devices and treatments to improve pedestrian and traffic crossings.
- Create a more walkable community through extension of sidewalks at the High School location to the Fire Department Recreation area, this connecting the Hamlet Mixed Use area to the Hamlet Residential areas.
- Maintain and enhance current parks and recreation facilities within the hamlet area, and in the event of future development ensure they are preserved.
- Improvements of the park and recreation areas would include: expansion of the park area at the southeast corner of Routes 19 and 63 intersection via eliminating the existing right turn off-shoot in front of the church, addition of a public restroom, and beautification of the area between the library and Town Buildings.

Future Land Use : Hamlet Residential



Three areas of the hamlet have been specifically selected for new medium density residential development. With most of the road frontage of the hamlet already dedicated to residential parcels these three areas provide enough space to build many new homes on one-half acre lots. The hamlet residential areas were chosen with this in mind. Any new Planned Unit Development or PUD in the Town of Pavilion should be located in these areas. Furthermore, any new multi-home development in the hamlet residential area should conform to the values of clustered development described in this section. By utilizing these elements in the design of any new multi-home development the Town of Pavilion can add a significant number of new residences close to municipal water and sewer service without negatively impacting the existing character of the hamlet.

The hamlet residential designation is the preferred location for retirement communities, multi-unit residential buildings, and community centers. While this designation is intended for residential development it is possible that within a large new housing development it would be desirable to include a small commercial application to serve that new development. A small convenience store, laundromat or coffee shop specifically built to serve and be included within a new housing community is acceptable but this area should not be used for general commercial development.

Any new Planned Unit Development or PUD in the Town of Pavilion should be located in these areas ... the hamlet residential area should conform to the values of clustered development described in this section.

Future Land Use : Hamlet Residential



Figure R1

Future Land Use : Hamlet Residential

It is the policy of the town to locate future residential development in such a way that high quality farmland and open space are preserved. Pavilion offers a range of housing options that are appealing and accommodate a wide variety of residents. Future residential areas in Pavilion capitalize on the town’s rural character, minimize land consumption and ensure high quality, well-designed residential development.

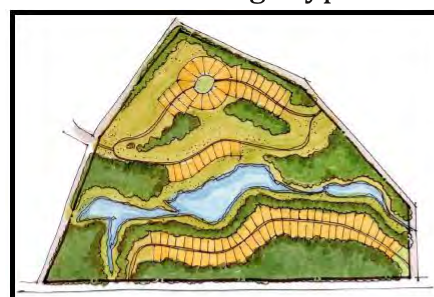
Increasing Residential Development—Preserving Rural Character

Although the town would like to grow over time, it does not want to do so at the expense of its agricultural lands and rural character. The scenic landscape and open space is a large part of what attracts people to Pavilion. However, residential development will be needed to facilitate future commercial and industrial growth as well as maintain our high quality school.

The design in Figure R1 illustrates how residential development can occur in a way that preserves and celebrates surrounding parcels of open space. Key elements of the design include clustered, single-family homes that have open space and forever wild areas in front and in back of the homes. With homes built on only one side of the street, there is an abundance of open land available for scenic and recreational enjoyment. The design features a central community storage and fitness center that residents of the development can utilize year round. These design types are becoming more common, especially adjacent to uses such as the golf course.

In addition, a large-lot development is also included, which shows how various development types can be incorporated into one overall vision. The interconnected road system is an important component of the scenario, which will improve safety and the flow of traffic along Route 19 and Dillon Road.

Connectivity is also achieved through the existence of pedestrian trails and potential links to the neighboring golf-course. This area’s proximity to the hamlet and the golf course would make this proposed concept attractive to a wide variety of potential residents.



4:1 Cluster Development
75 Acres Remain Open 25 Acres For Development 100 Units on 0.25 Acre Lots



3:1 Cluster Development
67 Acres Remain Open 33 Acres for Development 100 Units on 0.33 Acre Lots



2:1 Cluster Development
50 Acres Remain Open 50 Acres for Development 100 Units on 0.50 Acre Lots

Figure R2

Future Land Use : Hamlet Residential

The contrasting design in Figure R3 illustrates how conventional, one to two-acre lot developments in this same area would eliminate open space, reduce the number of potential lots, hamper efficient vehicular movement (limited street connections) and limit pedestrian connectivity, which would not compliment surrounding areas (e.g. hamlet).

Expanding Residential Living Opportunities

Throughout the planning process, people identified the need for expanded residential opportunities. Although Pavilion prides itself on being a community that attracts life-long residents, there is a need for diverse housing options to attract young families to the area. Additionally, the town needs to accommodate its older residents and offer housing choices that make sense for seniors.

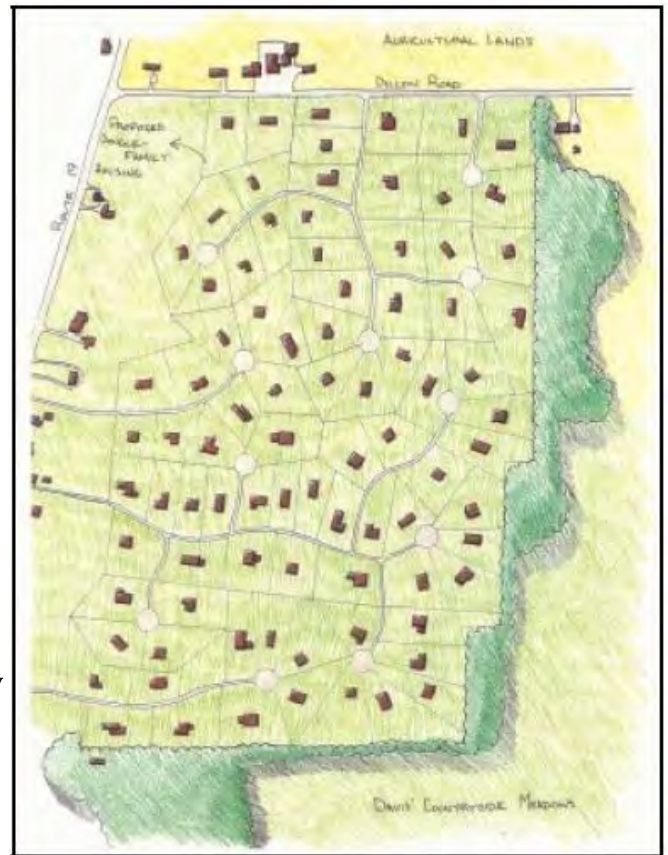


Figure R3

The cluster development method of land preservation outlined in R2 is especially useful when considering senior housing. There is a growing desire in the town for older residents to remain in Pavilion but reduce the burden of property maintenance and utility costs. Because of the great need for senior housing a PUD development utilizing cluster development could actually utilize lot sizes below the half acre minimum while preserving our rural aesthetic, filling a great need for our residents, and protecting open space. This type of development is only suitable for the Hamlet Residential land area.

The development scenario in Figure R4 illustrates a concept for developing walkable residential living close to services and retail. The design offers several housing choices within the same development, including single-family homes on small lots and multi-family housing. The smaller lots and shared recreational amenities are similar to those found in a hamlet or village setting. Also included in this design are retail and service spaces. These retail establishments would fill a need specifically for the residents in the development. Laundromats, coffee shops, or pharmacies are examples of retail establishments that are suitable for construction within a larger residential development.

Future Land Use : Hamlet Residential



Figure R4

Future Land Use : Hamlet Residential

The following measures should be adopted by the Town of Pavilion for the Hamlet Residential land area:

- Preserve the historic qualities of the hamlet and enhance the ability of the hamlet to prosper and grow without sacrificing its character.
- Enhance pedestrian access throughout any new residential development including dedicated walking trails.
- Increase the amount of and access to public green space within the hamlet area by utilizing cluster development to preserve green space.
- Expand residential opportunities within the hamlet specifically senior housing options.
- Ensure the town's character and heritage is maintained in all development and redevelopment projects.
- Work with developers that want to invest in Pavilion's hamlet and encourage uses and designs that maintain the rural character of the town and hamlet.
- Identify areas where side walks need to be improved or installed.
- Encourage well-designed, residential development to locate in the hamlet, expanding upon the existing street grid or creating a new one.
- Provide architectural review comments as part of the site plan review process (service fees to be covered by applicant).
- Preserve existing housing values and aesthetics by allowing suitable 'buffer' between existing homes rear lot lines and new housing developments.
- Encourage development practices that minimize tree loss and include new plantings during development.
- Provide a series of interconnected streets and limit cul-de-sacs.
- Ensure public services and resources are conveniently located and easily accessible to all residents.
- Enhance recreation and leisure activities available within the town.

Future Land Use : Hamlet Commercial



Modern commercial developments require far more space than was necessary when the hamlet was built up naturally. The hamlet commercial area is designed to offer the needed space for such development while still capturing the traffic and activity of the hamlet. Several additional considerations will be necessary if this area begins to fill with new commercial establishments. This area currently includes portions of Route 63 with a 35mph speed limit and a 55mph speed limit. It will be desirable for the town and any new businesses for the 35mph speed limit to extend to at least the corner of Perry Road and Route 63. It will also be desirable in the future to have a traffic light at the intersection of York Road and Route 63 as well as Perry Road and Route 63. Because Route 63 is a state road the town has no control over these decisions but new developments in the area along with persistence on the town's part could help to convince the state DOT.

The other major consideration for this area is its location near the school. Special considerations must be made by the town when developing this area to ensure no negative effects to the students, faculty, or learning environment. Any proposed development that might detract from the school should be located as far to the Southwest of this area as possible. Furthermore walkability and students crossing Route 63 on foot must be a key consideration for any new development. This worry can be mitigated if new sidewalks are installed and establishments desirable to students are located on the same side of the road as the school.

It will be desirable for the town and any new businesses for the 35mph speed limit to extend to at least the corner of Perry Road and Route 63.

It will also be desirable in the future to have a traffic light at the intersection of York Road and Route 63 as well as Perry Road and Route 63.

Future Land Use : Hamlet Commercial

The following measures should be adopted by the Town of Pavilion for the Hamlet Commercial land area:

- Adjust zoning to cover Hamlet Commercial area
- Speed monitoring device(s)
- Preserve the historic quality of the hamlet and enhance the ability of the hamlet to prosper and grow without sacrificing its character
- Expand commercial development within the hamlet to supplement existing service and retail opportunities
- Enhance town and hamlet identity through creative marketing and promotional efforts (i.e. festivals, banners, etc.)
- Ensure the town's character and heritage is maintained in all development and redevelopment projects.
- Identify a list of prioritized businesses and services that are needed within the hamlet, and seek out prospective developers and business owners.
- Continue to work with developers and prospective businesses that want to invest in Pavilion's hamlet and encourage uses and designs that maintain the rural character of the town and hamlet.
- Develop design guidelines for commercial development in the hamlet.
- Explore infrastructure improvements that will have a positive impact on hamlet development and growth, such as : upgrading water supply, sewers, sidewalks and street conditions (especially at the intersection of Ft 19 & Rt 63)
- Petition Genesee County to increase the size of our Smart Growth area to include this area.
- Continue to work with the New York State Department of Transportation (NYSDOT) to identify solutions to the ever increasing high volume of traffic within the hamlet, including speed monitoring devices near the Elementary and High School, and treatments to improve pedestrian and traffic crossings.

Future Land Use : Commercial (Existing)



Several parcels of land away from the hamlet are currently zoned for commercial land use. It is the intention of the town to support all current zoning as stated in the Current Land Use section of this plan (page 19) The areas of Commercial (Existing) land use are around the intersections of Routes 20 and 19 (the Clover Leaf) as well as the intersection of Route 20 and Linwood Road.

These intersection present a good opportunity for commercial establishments. In the case of the Route 20 and 19 intersection most available land is already being used for commercial purposes. While this doesn't allow for much growth it is the intention of the town for this land use pattern to continue. If current day businesses move out the best case scenario would be for new commercial use of the property.

The Linwood Road and Route 20 intersection currently has several commercial buildings that are no longer being used for commercial purposes. New development or reuse of existing buildings for commercial purposes at this intersection is highly desirable.

While commercial entities that provide services that are desirable for a wide segment of our residents such as a grocery store or coffee shop are better suited for the Hamlet Commercial area, businesses that can make use of the highways such as gas stations, repair shops, or self storage facilities are a great fit for the Commercial (Existing) area.

Businesses that can make use of the highways such as gas stations, repair shops, or self storage facilities are a great fit for the Commercial (Existing) area.

Future Land Use : Commercial (Existing)

The following measures should be adopted by the Town of Pavilion for the Commercial (Existing) land area:

- Promote the continued use of commercial buildings and infrastructure in this area to avoid abandoned structures.
- Protect all current use according to the Current Use section of this plan.
- Use this area for businesses that do not serve the general public need which would be better suited for the hamlet.

Future Land Use : Industrial / Commercial



As of the writing of this comprehensive plan (2017) the Town of Pavilion contains 2 areas of industrial zoning. The major portion of which is located in the hamlet. This industrial area on Route 63 near the Oatka Creek is fully used by Hanson Aggregates LLC and Carolina Eastern - Crocker LLC. In order to allow new industrial activity in the town a new area of potential Industrial zoning must be implemented.

New industrial development will help the entire town in two key ways. Firstly industrial sites are key drivers for new employment and new commercial establishments to service employees. Secondly industrial development is a desirable way to raise the town's overall property assessment which aids in town revenue and services for our residents.

Additional industrial development of the hamlet area is not desirable as it would greatly depreciate the character of that area because of the current density of the hamlet. A new area of potential industrial development has been created around the "Texaco Town" intersection. This area will provide industry with access to two major highways. It is currently a sparsely populated area of the town which will make industrial use as minimally disruptive as possible to the town as a whole. New development in this area should use plantings, berms, and other design elements to minimize any aesthetic detriments to nearby residences.

Industrial sites are key drivers for new employment and new commercial establishments to service employees... industrial development is a desirable way to raise the town's overall property assessment which aids in services for our residents.

Future Land Use : Industrial / Commercial

Consideration should be used in this designation to make the most of the land area. An industrial park or large industrial development will provide more benefit to the town in this area than simply using up all of the available road frontage with small industrial applications. Industrial developments that make use of new interconnecting roads and minimize the use of road frontage are preferable.

While this designation's main priority is industrial use, commercial use in this area is also acceptable and desired, especially in a manner that enhances or assists any industrial developments. When possible road frontage should be preserved for retail commercial activity which can service employees of industrial activity as well as residents and travellers.

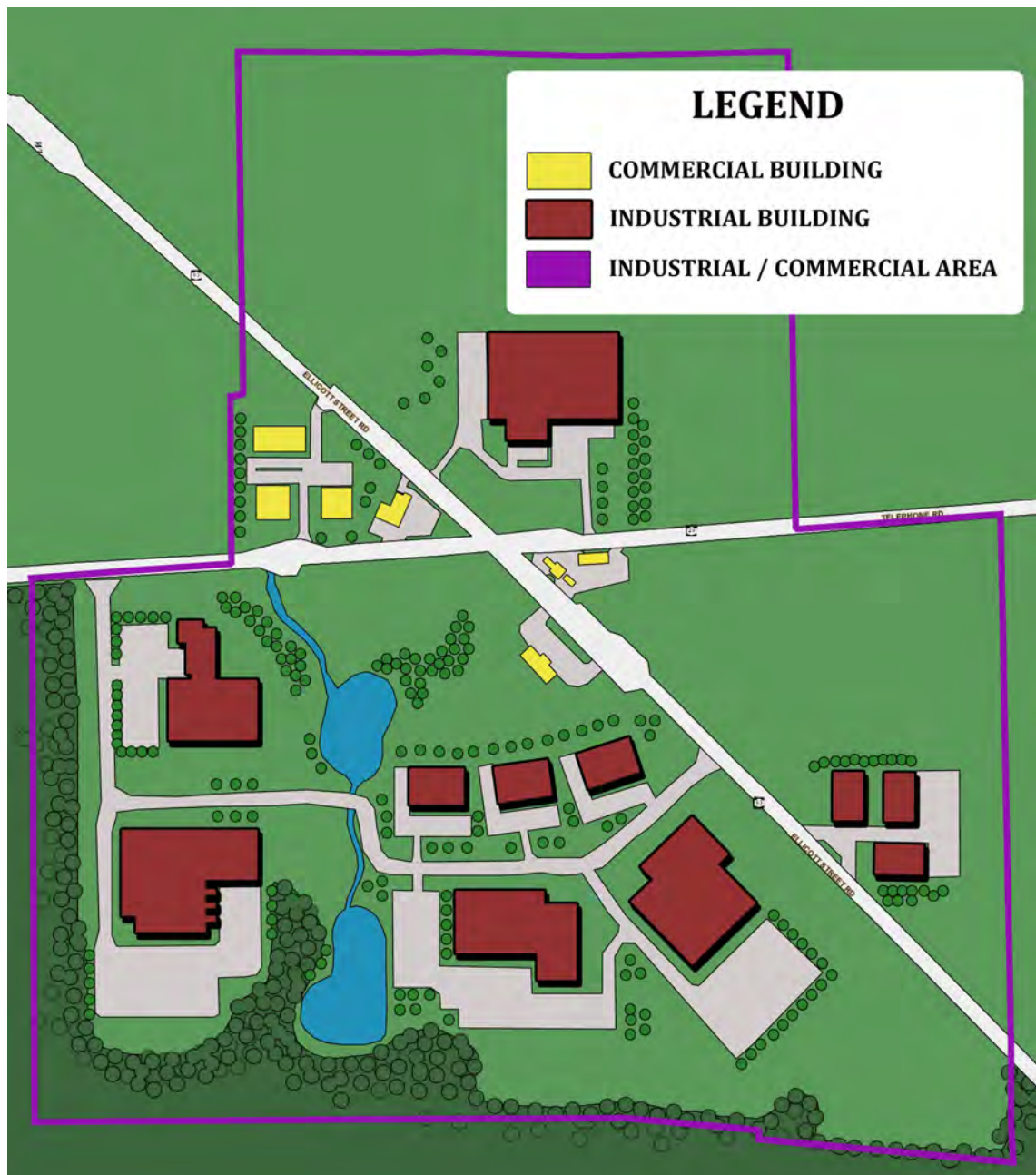


Figure C1

Future Land Use : Industrial / Commercial

Figure C1 shows what this area could look like if fully developed. While it is unlikely that Pavilion would experience this amount of Industrial / Commercial growth in the next 10 years it is important to plan for the full development of this area so the available land can be used most efficiently. The example shows approximately 750,000 sq/ft of enclosed industrial and commercial space. This use is split up amongst several medium and small businesses. Using the area for a diverse range of industrial and commercial activity is preferable to our small town because it mitigates risk in the future. If this area were to be consumed by a single massive entity the town would enjoy great benefits in the short term but could face a catastrophic future if this large entity were to leave. The sudden loss of revenue, jobs, and possible large abandoned facility would be too great an obstacle for a small rural town. A potential exception to this would be a large agri-business. With the region's dominant use of agriculture it can be assumed that a large entity within this industry would have much lower risk of sudden changes or closure than other industries.

Figure C1 also shows new interconnecting streets that allow for a large area of industrial use while preserving plenty of green space and road frontage for supporting commercial developments. Plantings and drainage ponds are located along existing drainage lines and positioned in a way to minimize negative impact to residential property. It should be noted that while this area is sparsely populated with residences it is a key concern to the Town of Pavilion that these residents be respected during any future development. The town has specifically chosen a large area of land for this potential development so that the nearby residents and the rural character of the land can be protected from visual impact and noise. Berms, plantings, and strategic building placement are strongly encouraged. In a case where the town board or planning board agree that area property values will be negatively effected it may be necessary for new development to seek to purchase or compensate residents.

Using the area for a diverse range of industrial and commercial activity is preferable. However, with the region's dominant use of agriculture it can be assumed that a large agri-business would have much lower risk of sudden changes or closure than other industries.

Future Land Use : Industrial / Commercial

The following measures should be adopted by the Town of Pavilion for the Industrial / Commercial land area:

- Explore infrastructure improvements that will have a positive impact on Industrial / Commercial development and activity (i.e., sewer system, water, street conditions, etc.).
- Utilize business park development to maximize the benefit to the town in the smallest amount of space.
- Preferably road frontage will be utilized by commercial development that supports industrial activity while industrial development with no commercial aspects can occupy land deeper within the area away from the main roads.
- Ensure through the site plan process the use of decorative plantings, berms, and other aesthetic additions to development to shield the view, sound, or any other negative impacts from nearby residences.
- Encourage development that adds the most jobs to the community relative to the amount of acreage used.
- Create new interconnected streets within the industrial / commercial area to maximize the amount of development.
- Work with the county to ensure that development can proceed within this area and conform to Smart Growth. Possibly petition the county to add this area to our Smart Growth area.
- Prioritize the development of several sustainable businesses in a business park development over a single large entity to mitigate risk to the town in the future.

Smart Growth

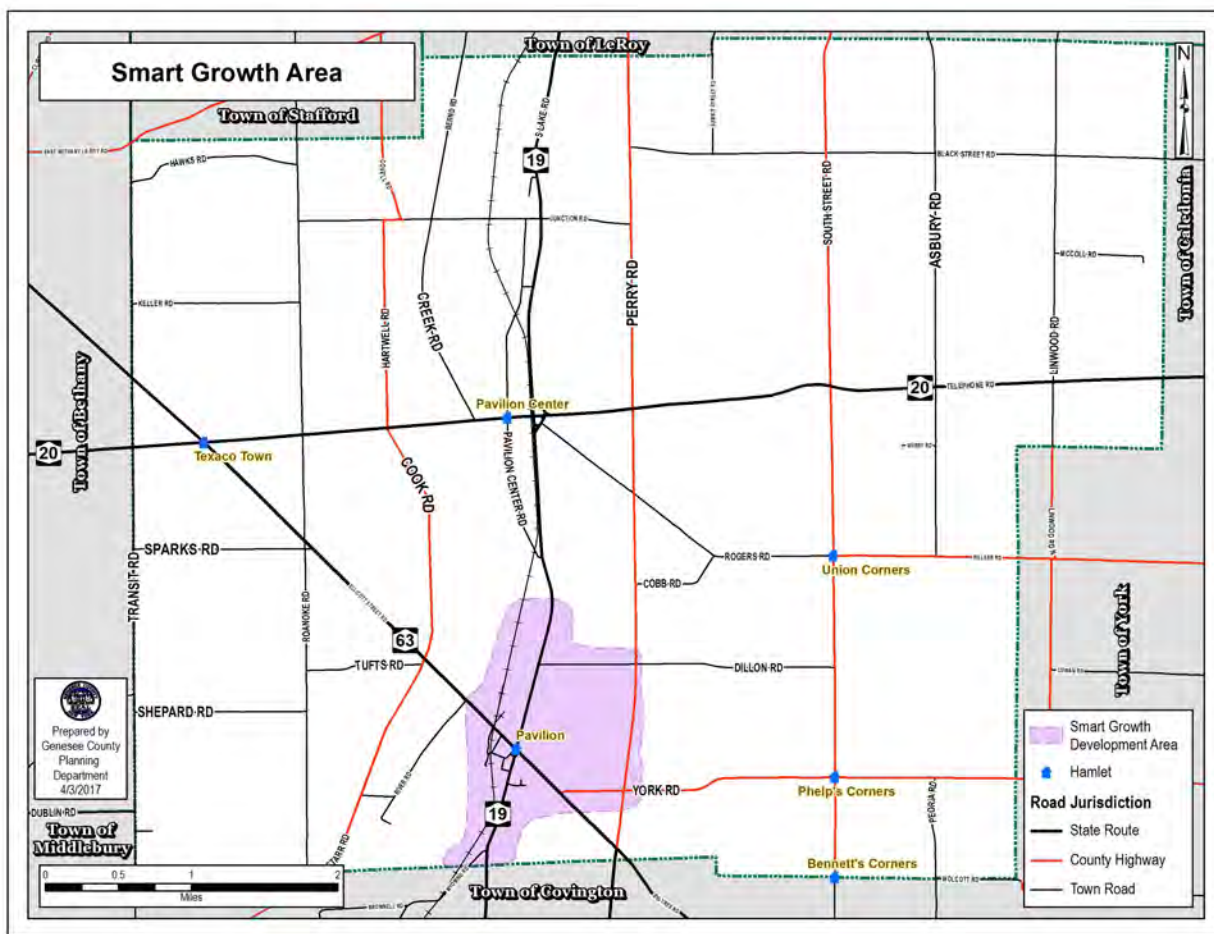


Figure S1 (Appendix Figure 8)

The Genesee County Smart Growth Plan was developed “to minimize the impacts from additional growth and development that would otherwise occur as a result of the extension of water service.” The Smart Growth Plan’s key objectives are to:

- Focus county resources to support economic development opportunities in the most promising locations.
- Encourage the revitalization of existing, industrial areas, business districts, and residential neighborhoods in developed village areas.
- Protect farmland and the rural character of the countryside and maintain the viability of agriculture.

Smart Growth

The Town of Pavilion participated in the process of identifying the designated development area for its community and continues to support the county in its smart growth efforts. In general, the designated development areas were identified based on access to transportation, feasibility of extending public water service, availability or potential for extending other public infrastructure, and minimal conflict with land in the County Agricultural Districts and State regulated wetlands. The map on the previous page illustrates the current location of Pavilion’s designated Smart Growth area. The town’s Smart Growth area is targeted to the existing hamlet area in and around the intersection of Routes 19 and 63.

The Smart Growth Plan includes an amendment process whereby the maps and recommendations of the plan are reviewed every three years

The Smart Growth Plan includes an amendment process whereby the maps and recommendations of the plan are reviewed every three years by appropriate agencies and boards at the local, county and state levels. After all of the necessary input has been received, recommended revisions to the plan can be made for consideration. The updated plans require the approval of the County Water Resources Agency and adoption by the County Legislature, following the completion of the appropriate State Environmental Quality Review Act (SEQR) process.

In future review periods, the town should consider the following before determining the need to expand the development area:

- Amount of undeveloped land in the current designated development area;
- Feasibility of expanding infrastructure to accommodate expanded or additional development areas;
- Impact on open space and farmland (e.g. potential loss of acreage);
- Impact on transportation systems and safety (corridor management);
- Ability to sustain existing development area.
- Areas of prime soil and exceptional farmland versus less desirable conditions. (Appendix Figure 9)

Limiting access to public water will help to preserve the town’s existing open space and farmland by reducing the density of development outside the targeted area. By concentrating development in areas set forth in this plan the town will increase its economic viability without destroying the scenic landscapes that are the hallmark of Pavilion living.

Energy



Clean energy is a benefit to our residents and should be promoted on a town-wide basis provided that its construction does not diminish other key qualities of our community. These include but are not limited to, rural aesthetics, peace and quiet, scenic vistas, and majority agricultural land use.

In the last decade the practical use of solar power in this area has become a reality. Currently there are no commercial sized solar arrays within the Town of Pavilion. The town is crafting a policy to deal with large ground mounted arrays which should be acceptable provided they do not diminish the rural aesthetic of our town and do not reduce our prime agricultural parcels.

Many of our residents have installed solar panels on their property for personal use. Residential sized solar arrays located on rooftops or mounted in other inconspicuous locations are a great way to produce renewable energy.

In addition to solar energy several residents outside of the hamlet have installed small residential sized wind turbines. While these units are more visible than solar panels their use in certain areas of the town is still in keeping with our rural way of life. Wind turbines should be examined on a per case basis according to our zoning ordinance to insure that they do pose a risk to our town's key characteristics.

Clean energy is a unique opportunity for farms and businesses. The large footprint of farm operations make it easier to install wind turbines or large amounts of solar panels while not reducing our rural aesthetic. Businesses with large parking lots and roofs also have the ability to combine these structures with energy producing measures. This type of combined use is always preferable to using land with the sole purpose of energy production.

Clean energy is a benefit to our residents and should be promoted on a town-wide basis provided that its construction does not diminish other key qualities of our community.

Water / Sewer

In 2000 the town of Pavilion entered an agreement with Genesee County and Monroe County Water Authority to provide municipal water through the existing water lines within the town. Significant infrastructure improvements were required on the county level to achieve this goal. The agreement states that the town shall adopt the county Smart Growth policy which is outlined within the Smart Growth chapter of this plan. According to the agreement the county reimburses the town \$45,000 per year and the town is expected to pay \$0.60 per 1000 gallons of water used within the town.

Many residents of Pavilion have expressed the need for municipal water service expansion.

Water / Sewer Map (Appendix Figure 8 - page 57)

As of the writing of this plan in 2016 the reimbursement from the county has been on average enough to compensate the costs of the infrastructure improvements that allowed this system as well as the per gallon charge to the county.

Many residents of Pavilion have expressed the need for municipal water service expansion. Efforts are currently under way to seek the construction of a new water tower within the town at a higher elevation than the current tower located near the high school. If this new tower can be built at approximately 1280' of elevation the possibility of forming new water districts within the town can become a reality.

Residents who wish to form a water district can seek assistance from the town to guide them through the process. A town Water Advisory Committee has recently been formed to achieve this goal. This committee along with the town board will assist in contracting an engineering firm, conducting income surveys, and eventually holding a vote of all residents within the proposed district. It is important to note that while the town government wishes to assist residents with the procedures of the formation of a district that the ultimate decision on its formation is up to the effected residents.

A sanitary sewer system was constructed in the hamlet in the early 2000s. This system removed the need for the densely packed homes in the hamlet to maintain septic tanks and leech fields. While this system was not designed for expansion into the outlying areas of the town it does present an excellent opportunity for new development within the hamlet. For this and other reasons the Hamlet Residential land use classification (page 30) calls for new residential growth within the reach of the sewer system.

Conclusion



The Comprehensive Plan has provided a blueprint that outlines many opportunities for Pavilion's future. However, plans are ineffective without a desire to implement the ideas that have been generated. Over the next five to 10 years, Pavilion residents, business owners and community stakeholders, of all ages and backgrounds, will need to come together to complete the tasks included in the plan. While completing the planning process is an accomplishment in and of itself, the plan will not help improve the community until we put it into action.

Many of the tasks included in this plan will require considerable cooperation and coordination between the town and other agencies including, but not limited to, the New York State Department of Transportation (NYSDOT), the New York State Department of Environmental Conservation (NYSDEC), State Historic Preservation Office (SHPO) and New York State's Office of Parks, Recreation and Historic Preservation (OPRHP). Pavilion will ensure that these and other key decision makers are informed and involved as we work toward accomplishing the tasks set forth in the plan.

A successful town requires ongoing communication and cooperation among its leaders and citizens, from idea generation and planning to implementation and project completion. Pavilion is and will always be a work in progress. Its level of success will be determined, in part, by the community's desire and commitment to making it happen.

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Acknowledgments

The Town of Pavilion would like to thank all of the community members who participated during the planning process. Their input, ideas and feedback were critical to developing the vision, policies and implementation activities that will guide our town's future. In particular, special recognition must be given to the members of the town's Comprehensive Plan Steering Committee who dedicated a significant amount of their time and energy into creating this plan. The diverse perspectives and insights offered through this group helped to ensure that the plan reflects a common vision for the future.

Town of Pavilion Comprehensive Plan Steering Committee Members 2002:

Shari Bartlett
Don Brooks
Dan Kennel
Ray Buckley
Neil Kingdon
Jeff Curry
Rhonda Kinney
Donna Davidson
Tom Klapper
Dean Davis
Bill Pollock
Russ Hopfer
Shirley Dills
Deborah Starr
John Eisenhard
Henry Wright
John Gould

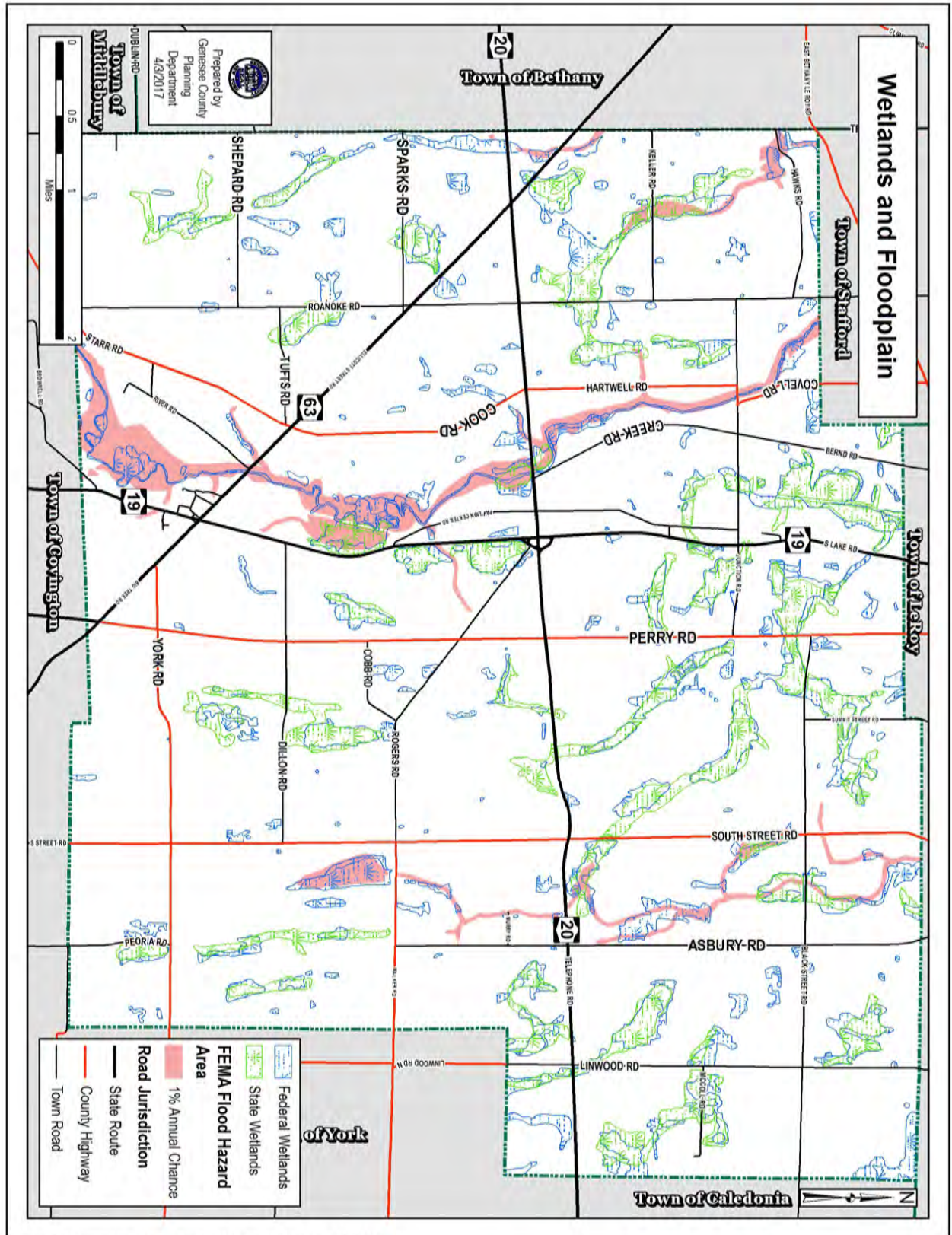
Town of Pavilion Comprehensive Plan Steering Committee Members 2016:

Rob LaPoint
John Rudgers
Craig Prucha
Don Oberlin
Don Brooks
Scott Savidge
Mary Ann Brooks
Sarah Kingdon
Tom Klapper
Deborah Free
Bill Fuest
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Keith Clark
Jeff Finch
Dan Lang
Matthew Mahaney

Pavilion's Plan is a product of widespread community involvement and support. The town would like to thank the following institutions and organizations for their assistance during the planning process:

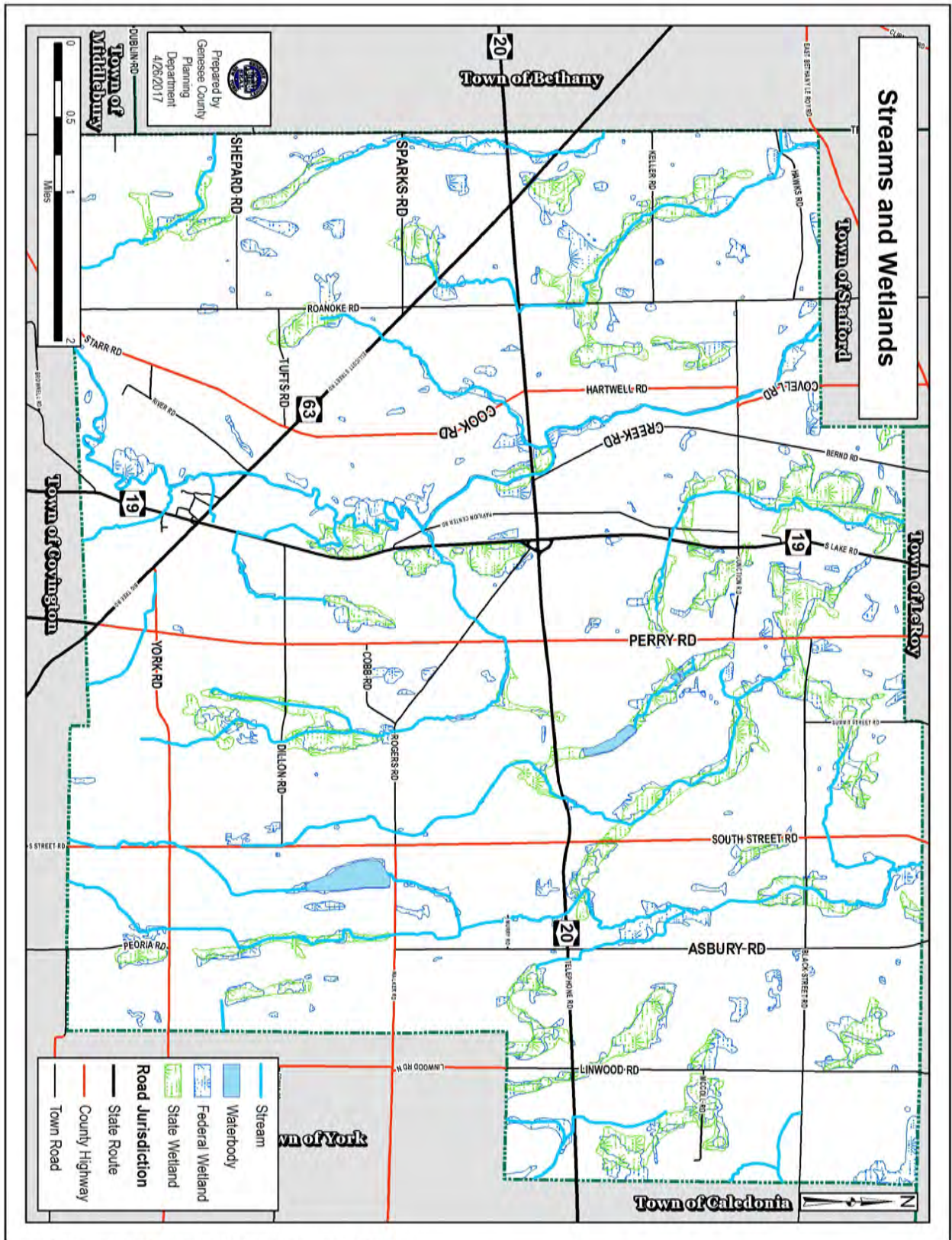
- Pavilion Assessor's Office
- Pavilion Building and Zoning Office
- Pavilion Central School District
- Pavilion Fire Department
- Pavilion Planning Board
- Pavilion Town Board
- Pavilion Zoning Board of Appeals

Appendix: Figure 1



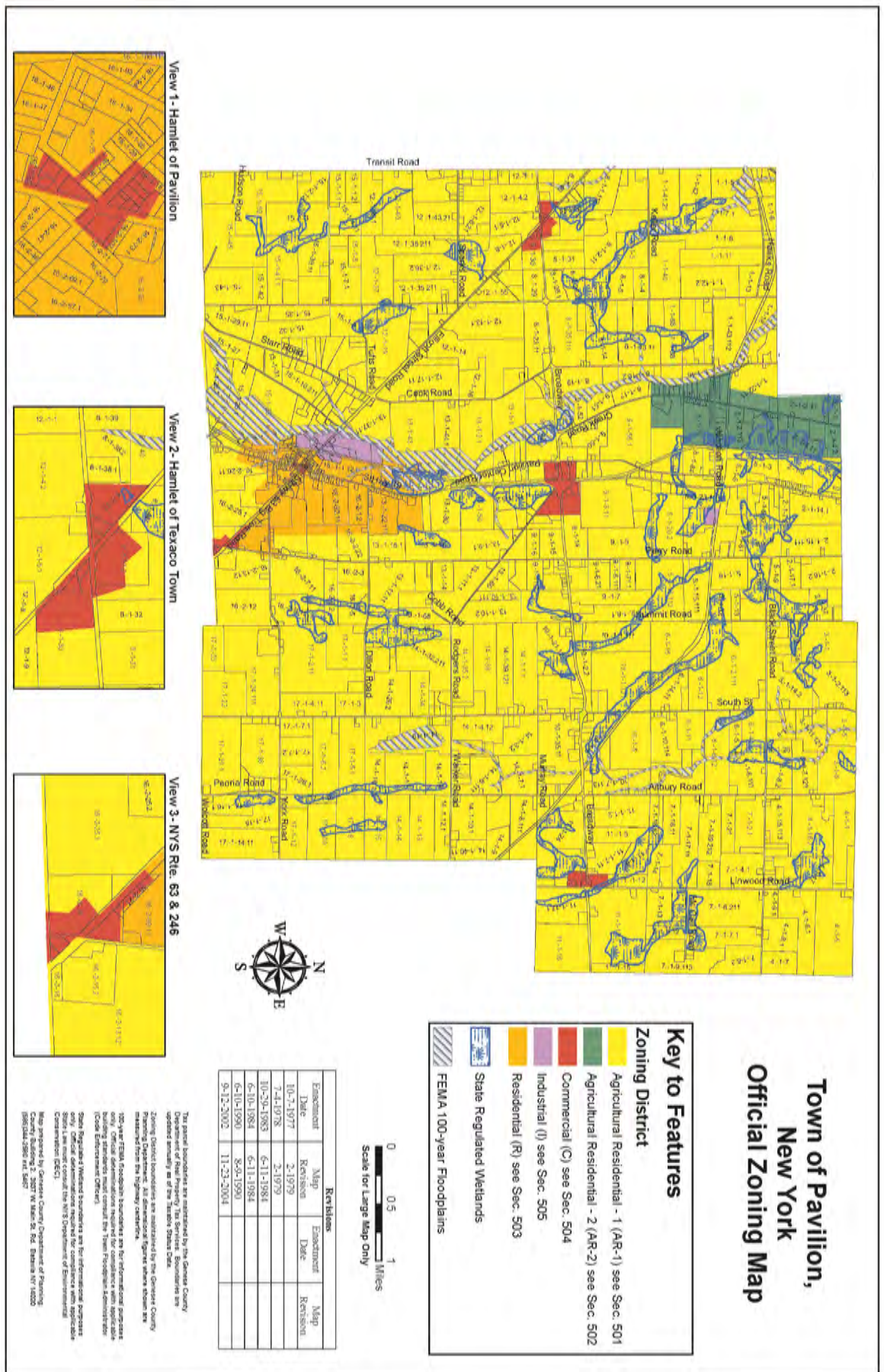
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Appendix: Figure 2

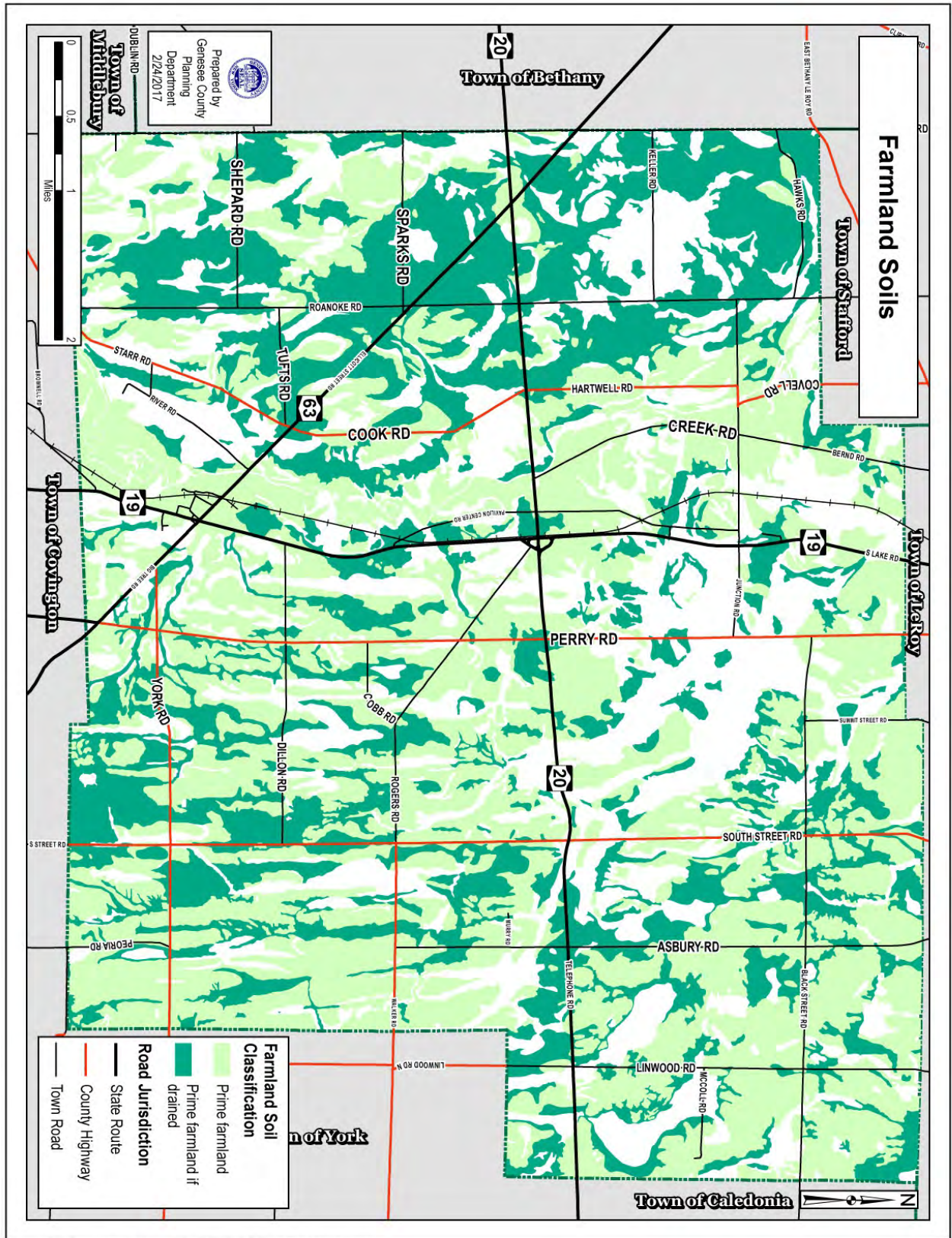


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Appendix: Figure 3

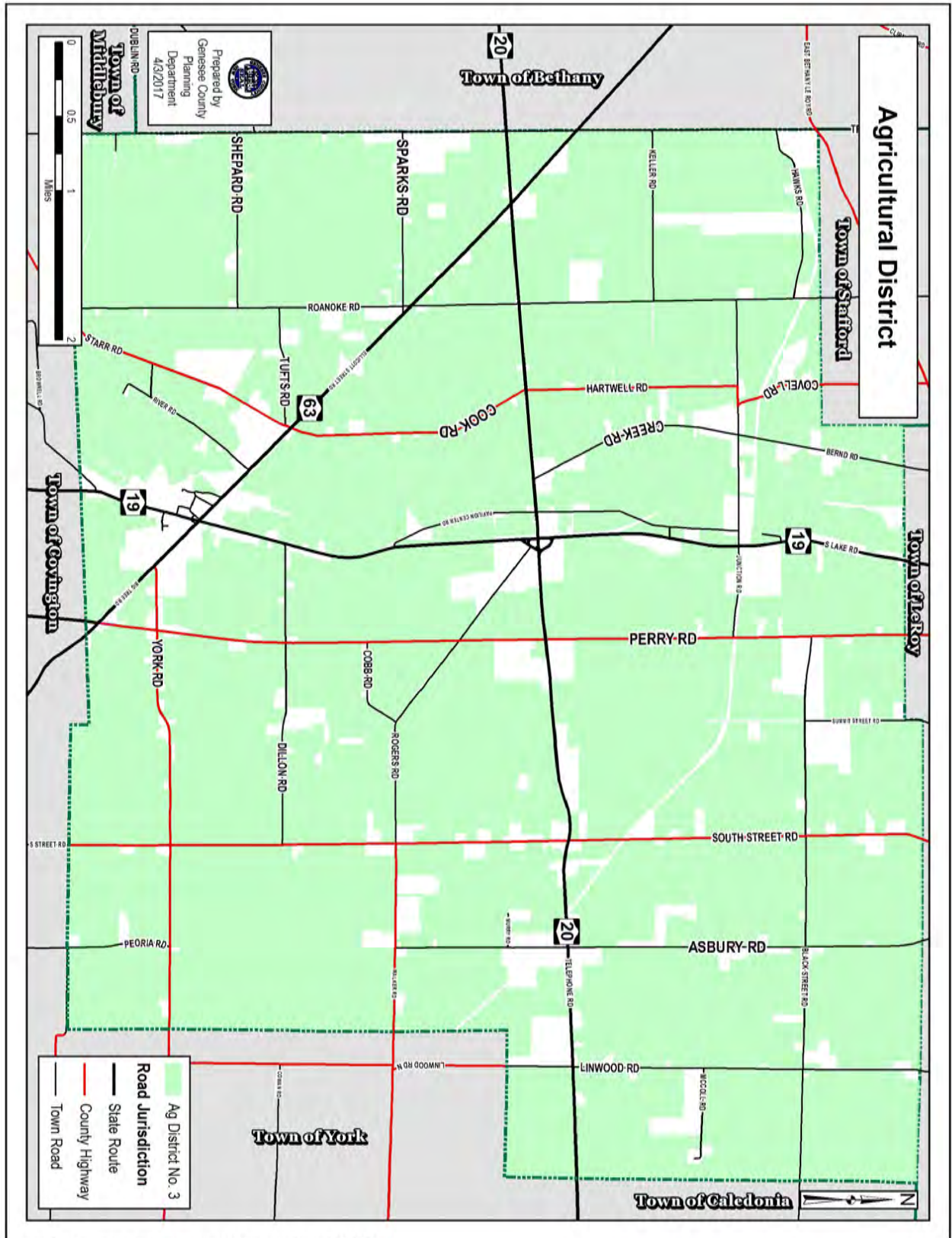


Appendix: Figure 4



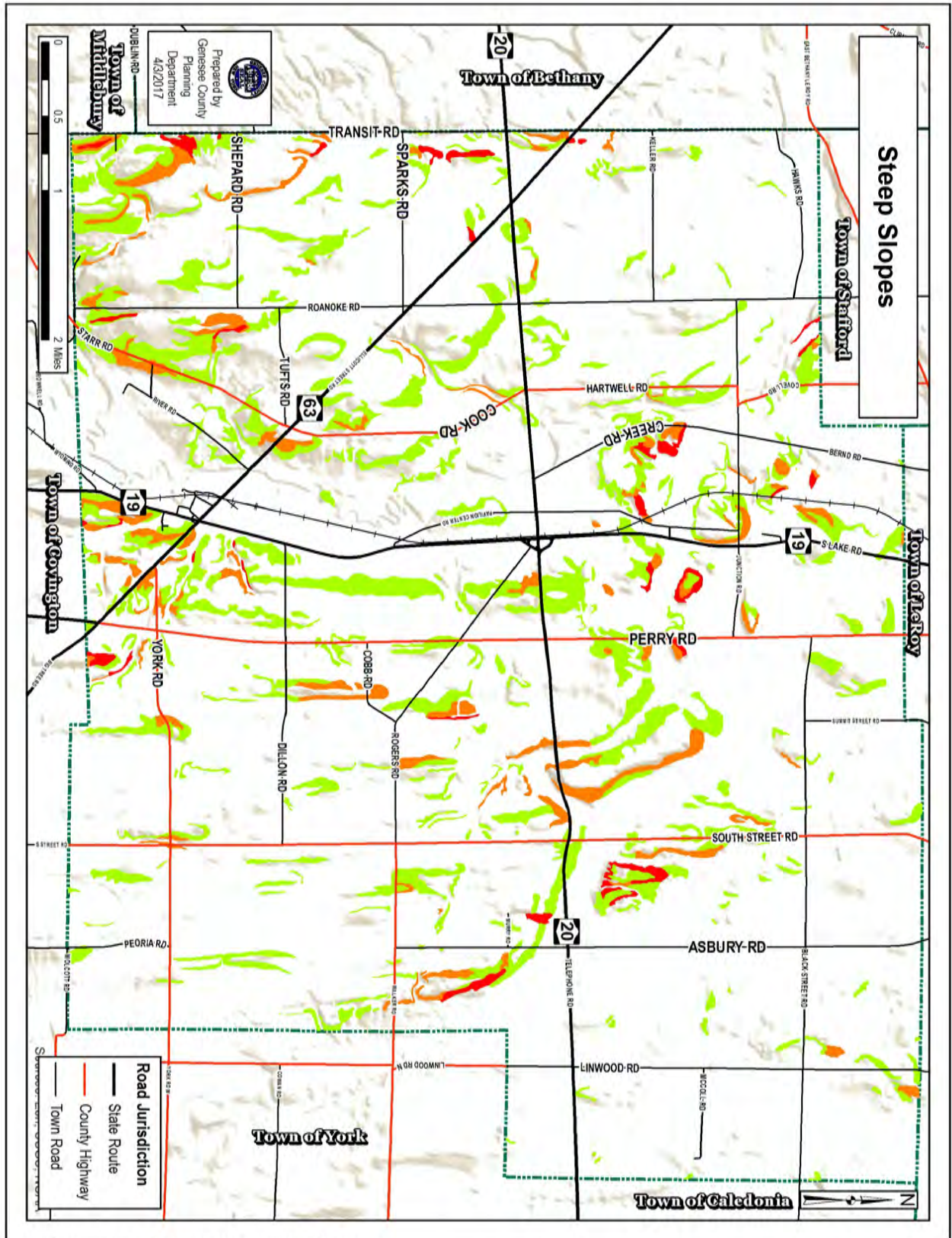
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Appendix: Figure 5



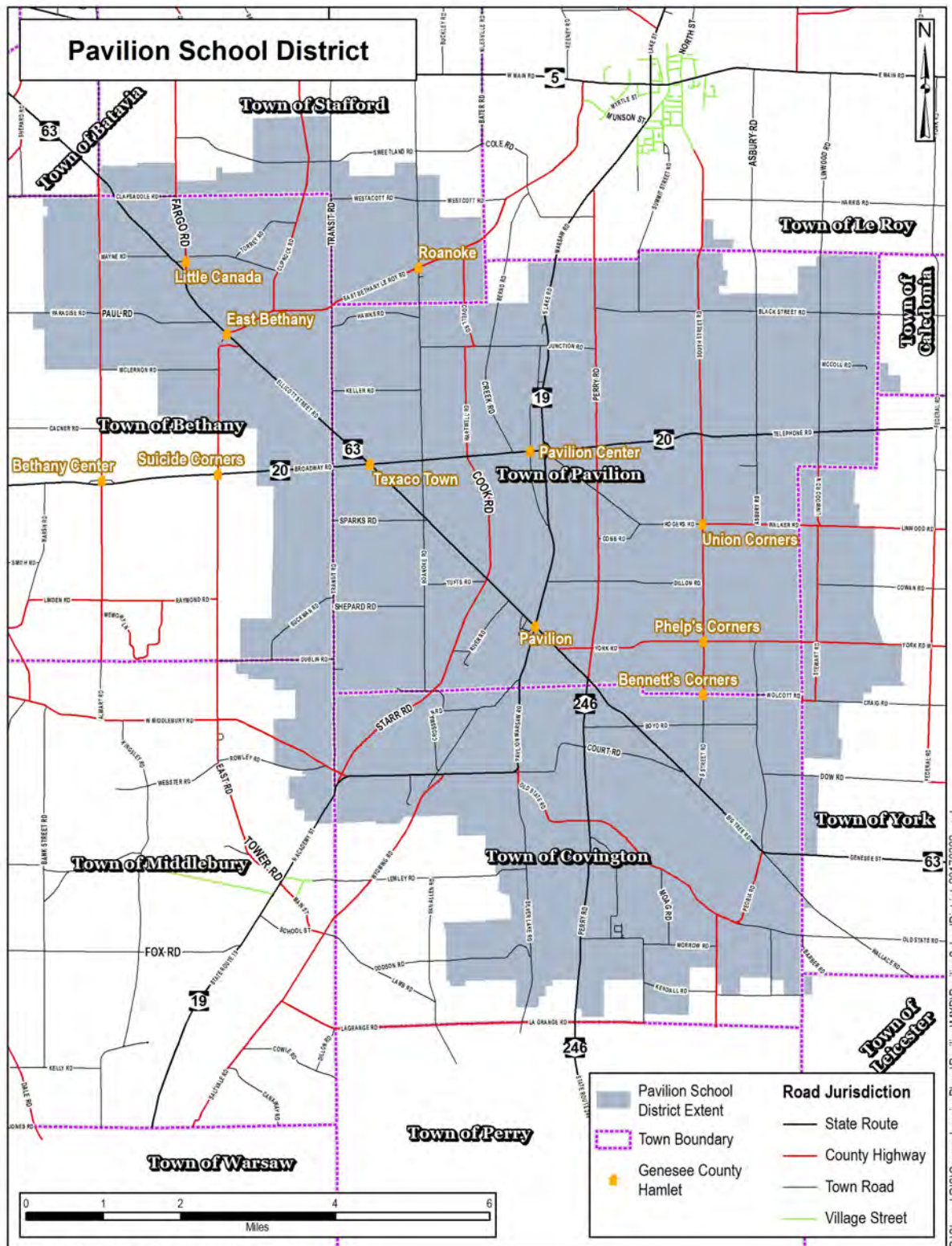
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Appendix: Figure 6

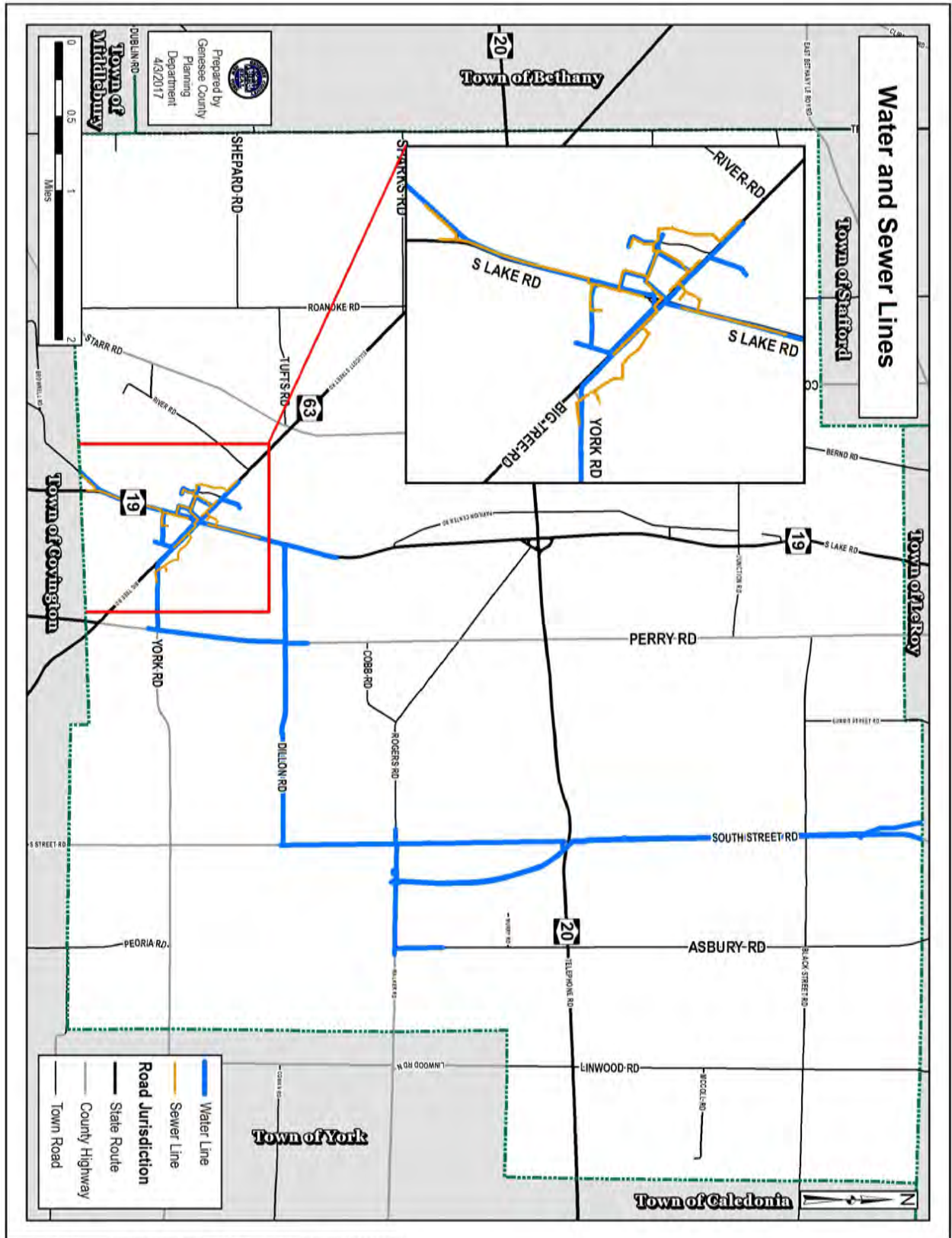


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Appendix: Figure 7



Appendix: Figure 8



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