

TOWN OF MOUNT MORRIS

2020 COMPREHENSIVE PLAN



THOMA

Development Consultants

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Vision Statement

Mount Morris is a bustling community that prides itself on its rich heritage generated by early settlers who came to the Genesee Valley to work on the canal and railroad. Located at the entrance to Letchworth State Park, a top-rated New York attraction, Mount Morris enjoys and strives to preserve its rural character and open space assets. As a result, the Town has maintained a thriving economy based largely on agriculture, small business, and tourism, and is a destination for those from all walks of life.

With easy access to Rochester, Buffalo, and the Southern Tier, Mount Morris is a true “Gateway” in Western New York. As the birthplace of Francis Bellamy, the author of the Pledge of Allegiance, we continue to reflect the values of a small town with close proximity to exceptional education, recreation, and historic celebration.

Opportunities abound in Mount Morris for everyone! Hike, bike or snowmobile our trails; explore the past and present on “Murray Hill” or at the Mills Mansion; immerse yourself in our shops or take a tour; or enjoy the spectacular scenery along the Genesee River; Mount Morris has something for everyone to enjoy.

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CHAPTER 1: INTRODUCTION

In this chapter...

- Background
- Development of the Plan
- Public Participation

BACKGROUND

This Comprehensive Plan is an exclusive guide that will promote the health, safety, and welfare of the citizens of the Town of Mount Morris. The process of Comprehensive or Master Planning is the efforts by a municipality to guide the development, revitalization, and conservation of the Town's natural and built environment, as well as sustain and improve its quality of life. This Comprehensive Plan recognizes the importance of sustainability and provides Mount Morris with the tools needed to move into the future responsibly, as well as retain the rural, small town qualities that the citizens hold in high regard. Significant decisions and actions affecting the immediate and long-range protection, enhancement, growth, and development of the Town can be influenced by the goals and implementation measures stated in this Comprehensive Plan. The plan not only serves as a guide in addressing key issues facing the community today, but also assists in responding to new opportunities and challenges in the future. This long-range document provides recommendations for future action and helps prioritize choices for the allocation of resources.

The plan also serves as a foundation for zoning regulations and any amendments made to such regulations. A comprehensive plan is not directly a regulatory document, though land use management and policy change are often a direct result of the implementation of the plan. A sound plan will serve as a legal defense of a community's land use management policies and decisions.

The purpose of this Comprehensive Plan is to focus on the Town of Mount Morris' goals and implementation measures and create a conceptual road map to achieving them. A comprehensive plan provides guidance to leaders, agencies, community organizations, local businesses, and residents to ensure that the community's needs are met both now and in the future. It is a long-term plan, typically produced with a 10- year outlook, and concentrates primarily on land use policy, and ways to implement it into the Town's future decisions.

NEW YORK STATE STATUTES

New York State statutes authorize local governments to prepare comprehensive plans, and recommend specific components for inclusion. The State recognizes that significant decisions and actions affecting communities are made at the local level. One of the most important powers granted by the legislature to local government is the authority to undertake comprehensive planning. New York State's definition of a comprehensive plan, the suggested elements it may contain, as well as procedural requirement for development and adoption, are found in Town Law 272-a (Town Comprehensive Plan). The adoption of a comprehensive plan under these statutes is voluntary.

New York State statutes require all land use regulations be in conformance with a comprehensive plan. Adopting land use regulations that conform to an up-to-date comprehensive plan provides significant legal protection for such regulations. Land use regulations are not limited to zoning that separates a community into zoning districts and specifies land uses, building dimensions, and yard requirements in each zone; but may also include regulations that protect natural resources, slopes, historic districts, view sheds, to name a few.

DEVELOPMENT OF THE PLAN

REASON FOR PREPARING THE PLAN

The Town of Mount Morris, like most communities has various public agencies, private organizations, and individuals that are continuously undertaking planning activities, and making decisions. These decisions, both individually and cumulatively, can affect a community's future and impact its citizen's quality of life. It is practical to periodically review the larger picture in order to evaluate the possible impact of emerging trends; deal with land use issues; ascertain the concerns of citizens and stakeholders; and ultimately decide whether policy changes are needed to chart the future desired course of the Town.

This comprehensive planning process is the direct result of the Town of Mount Morris's desire to become more productive in guiding the future of the Town in a responsible, and sustainable way. The Town currently has a joint Comprehensive Plan with the Village of Mount Morris, completed and adopted in 1997, and this update to the plan will provide the direction that is needed to move forward, and provide a focus for any zoning and land use changes that the Town may require. This plan will serve as a blue print for future action by the Town Board, Planning Board, Zoning Board of Appeals, and the community as a whole.

The Town's comprehensive planning process has evolved over many months, and has been based upon the values, concerns, and feelings of Town residents and landowners. Community members were involved in the planning process by participating on the Steering Committee, speaking at public meetings, writing letters, attending planning workshops, and/or participating in a community survey. Public participation ensured that the plan addressed the needs of the community. It allowed the Steering Committee and consultant to better understand the strengths, opportunities, weaknesses, and critical issues in Mount Morris.

The public participation components of Mount Morris' planning process are described further in this document.

FUNDING

Development of the Plan was funded in part, through a \$45,000 Cleaner Greener Communities Grant from NYSERDA.

PLAN PREPARATION

The Town of Mount Morris hired Thoma Development Consultants (Thoma) to assist in the development of the Town's Comprehensive Plan. Founded in 1980, Thoma is a community development consultant firm based out of Cortland, NY. They have nearly 40 years of experience and have been working with the Town and Village of Mount Morris for many years on their planning and community development needs.

In addition to analyzing the information gathered through public meetings, surveys, and Steering Committee meetings, Thoma has also referenced pertinent U.S. Census data in preparing the plan including relevant demographic information. Thoma provided input into the plan based on the experience and expertise of its staff and knowledge garnered over their many years of working with the Town. All data is referenced throughout the plan, and so noted.

PUBLIC PARTICIPATION

Community involvement in developing a vision for the future of the Town was critical. Thus, Mount Morris created opportunities for the citizens, business, and property owners in the Town to provide input into the Comprehensive Plan. This fostered “ownership” of the Plan allowing residents to have a voice in determining the future of their community. Listed following is a description of each of the citizen participation venues and processes.

STEERING COMMITTEE

The Town of Mount Morris Comprehensive Plan Steering Committee was appointed by the Mount Morris Town Board and charged with guiding the development of the Town’s Comprehensive Plan. The Steering Committee was composed of local residents, political representatives, Planning Board and Zoning Board of Appeals members, and representatives of local organizations. Membership of the Town of Mount Morris Comprehensive Plan Steering Committee included:

Charles DiPasquale- Town Supervisor
David DiSalvo- Councilman/Deputy Town Supervisor
Frank Provo- Mayor, Village of Mount Morris
Cathie Gehrig- County Planning Board
Shawn Grasby- Code Enforcement Officer
Greg Bump- School Superintendent
Greg O’Connell- Land Owner
Larry Woodworth- Town Planning Board
Chad Woodworth- Village Zoning Board
Don Huff- Council Member
Christie Murphy- Town Clerk
Irene Bodnaruck- Town Resident

SURVEYS

A resident’s survey was completed by mail, with availability through the Town of Mount Morris’ Clerk’s office. The survey instrument and compiled results are included in the Appendices of this plan. The survey, conducted by Thoma Development Consultants, included only Town of Mount Morris residents. In March of 2018, the survey was sent to all homeowners, and was also available by request at the Town Clerk’s office. Results are summarized below.

Of the 426 total mailed surveys, 123 (28.9%) surveys were returned. The survey instrument (included in the Appendix) consisted of two sections; the first section was a series of multiple choice questions. These questions were primarily for demographic purposes, Town perception, community characteristics, services, environmental sustainability, and economic development issues. The second section was a series of open ended questions that focused on issues that may not have been covered in the multiple choice questions.

Some key responses that should be noted include the following:

- 49% of respondents have lived in Mount Morris for more than 30 years.
- 58% of those surveyed own between 5 and over 100 acres of land.
- When asked about drinking water, 22% indicated that they have problems with their private drinking water's quantity,
- 22% indicated that they have issues with the quality of their private drinking water (wells).
- 57% of respondents indicated that they were interested in utilizing alternative energy sources.
- 67% of those who responded indicated that they felt the Town should consider zoning/land use laws that promote energy conservation and sustainable development.
- When asked what they felt was the "most important characteristics of Mount Morris", respondents indicated that the top three characteristics were "small town atmosphere", "environmental features", and "access to highways/major cities".
- Town respondents indicated that Energy Conservation/Sustainability, and Programs to renovate existing homes were the top two priorities that they would like to see the Town focus on in the future.
- Respondents indicated that they felt that Agriculture and Light Industry were two types of growth that they felt Mound Morris should encourage.
- Land uses that were encouraged by respondents included: Single Family residential development, Small business/Home business, protection of air, soil, and water quality, as well as protection of Natural areas and open space.
- Land uses that were discouraged by respondents include: Multiple unit dwellings, Townhomes/condominiums, and Mobile home parks.

COMMUNITY INTERVIEWS

Community interviews are a tool by which the consultant was able to take the given survey and retain specific data from interviewees that one may not necessarily get in a paper survey. It is a personal touch that allows community members to be more specific in their concerns. Focus of these interviews included a simple expansion of the last three questions of the survey, specifically:

1. What do you like most about the Town of Mount Morris?
2. What is your biggest concern about the future of the Town of Mount Morris?
3. What would you change in the Town of Mount Morris?

The ten interview subjects were primarily citizens of the community with various backgrounds who expressed their specific concerns of the community.

Opinions on what the interviewees like about Mount Morris were primarily focused on the peace and quiet that the expansive countryside provides for these citizens. The phrase 'small town atmosphere', was used several times, indicating that citizens appreciate the solitude of the surrounding farmland. Privacy was also mentioned, as well as the likability of the people of the town - two things that attribute

to the referenced 'small-town' atmosphere.

When asked what their biggest concern about the future of Mount Morris was, interviewees primarily discussed infrastructure. Road conditions and water quality were two of the most mentioned issues within the Town. There is an interest in public water expansion into the Town, as well as repairs to many of the Town roads where water collects. Another issue that came up several times was the concern over crime in the Town. There were no specific incidents mentioned, though interviewees indicated that crime was an issue. Stormwater runoff also came up several times, indicating that the Town should be more vigilant with clearing ditches, to maintain stormwater runoff.

The third question, 'What would you change in the Town of Mount Morris?', was answered in a variety of ways. Some of the issues addressed by interviewees for this question have expressed the need for smaller lot sizes for homes, utilization of the existing water line from the Village to the prison for residential use, and the need for better road construction and storm water runoff solutions. One interviewee spoke of combining Town and Village fire departments to provide more cohesive fire coverage throughout the Town. Citizens also brought up the concern of septic and other waste systems, and their proximity to wells and ponds, indicating a desire of all waste and septic systems to be a safe distance (typically 100 feet) from any well or neighboring well/pond.

While these opinions submitted by a few citizens represent a small subset of the population of the Town of Mount Morris, the focused concerns provide valuable insight into important topics for the Comprehensive Plan Update to include.

PUBLIC MEETINGS

The Town places considerable value in public participation during the comprehensive planning process. Community involvement was both inclusive and open to all community members in the Town. The participation of citizens in an open, responsible, and flexible planning process is essential to the design of a successful comprehensive plan. Allowing for community input is very important; however, of equal importance is the need to actively reach out to community members to ensure they are aware of the purpose of the Town's efforts and actively participate in the process. At a minimum, the following was undertaken as part of the process:

4. One (1) visioning session was conducted. This session involved an interactive SWOT analysis that incorporated the public's perceptions of the Town's strengths, weaknesses, opportunities and threats. The information gathered here was utilized for the creation of the Plan's vision statement, as well as a tool for recognizing goals for the Town.
5. One (1) Zoning related session was conducted to explore concepts and standards for zoning issues and concerns within the Town. The public meeting involved a review of the zoning audit performed by the consultant, and offered an opportunity for citizens to voice their opinions and concerns on issues relating to the Town's zoning.
6. One (1) public meeting focused on sustainability issues. The consultant informed the public of the sustainable elements of the plan and zoning updates, and their input was solicited in order to retain transparency between the steering committee and the public.

Public meetings were held in the Town Hall, unless otherwise advertised, and each meeting was

announced with a legal notice, flyers, and other approved outreach techniques.

COMPREHENSIVE PLAN IMPLEMENTATION

The Goals identified in the Town of Mount Morris Comprehensive Plan are the result of significant deliberation by the Town's appointed Steering Committee. They are based on a careful review of the input provided by residents and property owners in the Town, organizations, and persons with a vested interest in Mount Morris, the observation and experience of the Town's consultant, and the adopted Vision Statement. These goals are broad statements that reflect the ideal future of the Town. The Town and its departments should work together to ensure that future decisions, actions, and projects are consistent with these overarching goals.

The Implementation Measures, which follow each goal, are a series of action steps or strategies that the Town should implement to achieve each goal in the Comprehensive Plan. The implementation measures are prioritized to provide the Town with direction regarding the desired timeframe to undertake each action. The Town acknowledges, however, that it is difficult to forecast future changes and opportunities, and that it will be necessary from time to time to revisit, add, remove, revise, or reorder its Implementation Measures based on current conditions.

CHAPTER 2: SETTING THE SCENE

In this chapter...

- History
- Mount Morris Today
- Demographics
- Previous Planning Efforts

HISTORY

The Town of Mount Morris as well as the Village derives its name from Robert Morris, one of the Founding Fathers of the United States, the financier of the American Revolutionary War, and a land speculator. In 1791, Morris purchased land on which the Town and Village of Mount Morris are currently located. However, it was not Morris, but a man named Ebenezer Allan who actually began to settle this tract of land. One of the earliest settlers of Mount Morris, William A. Mills was a prosperous grain farmer, and was dedicated to the development of this region. He helped establish both the Town of Mount Morris, as well as Livingston County as a whole. He also organized the Livingston County State Militia, helped petition the State Legislature for authority to construct a dam across the Genesee River, lobbied the State Legislature for the construction of the Genesee Valley Canal, which connected Mount Morris with Rochester and the Erie Canal, and he supported the construction of a race from the Genesee River to the Village of Mount Morris to provide water power for local industry. Mills served as the Justice of the Peace and Town Supervisor for 20 years.

The community developed slowly with agriculture and agricultural related industry predominating. Because of the distance from more populous areas and because of a lack of transportation system, the community existed for many years principally as a self-sufficient community that was based in subsistence farming. With the construction of the Genesee Valley Canal in 1840 and later the Genesee Valley Railroad in 1882, which was situated in the Canal's towpath after the Canal closed. The community was transformed into a commercial and manufacturing center at this time. By the late 19th century, the principal industry within the Town and Village of Mount Morris included a lumber company, a farm equipment manufacturing company, a canning company, a salt company, and several flour mills and broom factories.

The community continued to prosper until the mid-20th century, based principally on the agribusiness that has always been important to the community and on various industries that were established during the late 1800s. However, with the decline of the profitability of agriculture, and with the construction of the NYS thruway so far removed from the Village, the community and region stagnated.

MOUNT MORRIS TODAY

The Town of Mount Morris, similar to Livingston County as a whole, is largely rural in character. It is located in an area of New York State that is abundant in farmland, high quality soils, and robust agricultural production. The Town's 2010 Census population was 1,479 residents, not including the 2,836 residents who live in the Village of Mount Morris, which is located in the north end of the Town. The Town of Mount Morris is situated between Interstate 390 to the east, and the Genesee River/Letchworth State Park to the west. Rochester is located approximately 40 miles to the north.

Mount Morris consists of mostly flat lands and gentle rolling hills that have historically supported many farms. Agriculture and agricultural type businesses have always been the primary economic driver of the community.

Agriculture remains an important part of the Town's economy today, with large swaths of agricultural and forested lands interspersed with small pockets of housing development. According to the USDA Natural Resources Conservation Service, Mount Morris and the Finger Lakes Region have some of the best agricultural soils in the state of New York.

Most of the Town's development has occurred in the northern portion of the Town, within the Village of Mount Morris and the area directly adjacent to the Village, on nearly all sides. New York State Route 408 stretches from the northeast through the Town, exiting at the southwestern border of the Town. Water lines are primarily located within the Village, though they do extend beyond the Village boundaries between the Village line along State Route 408, and just south and west of the Village.

Today, while Mount Morris continues to face stagnation, it has continued to take steps in an effort to be more prosperous, moving into the future with the focus on tourism, solar energy, and continued strength in the agricultural sector.



DEMOGRAPHICS

This section gives an overview of data from the U.S. Census Decennial Census from 2000 and 2010, as well as data from the U.S. Census American Communities Survey (ACS) five-year estimates in 2017. These facts, figures, and commentary are intended to give insight into the past conditions and trends of the population’s demographic information and help guide this comprehensive plan in matters of education, race, housing, etc.

Note: Charts that do not include comparison data of the Village or County are figures for the Town only, unless otherwise indicated.

Town of Mount Morris Demographic Quick Facts

- The median age of the Town is 43.5 years.
- 36.7% of the population is over the age of 44.
- 28.7% of the population is under the age of 20.
- The Town’s individual poverty rate including the village is at 22%.
- 77% of Town residents 18 and older are high school graduates.
- 8% of residents have a bachelor’s degree or higher.
- Of the 500 households, 26.2% live alone.
- 14.2% of all households have children under the age of 18.
- 13.4% of households include a member of age 65 or older.

Population Characteristics:

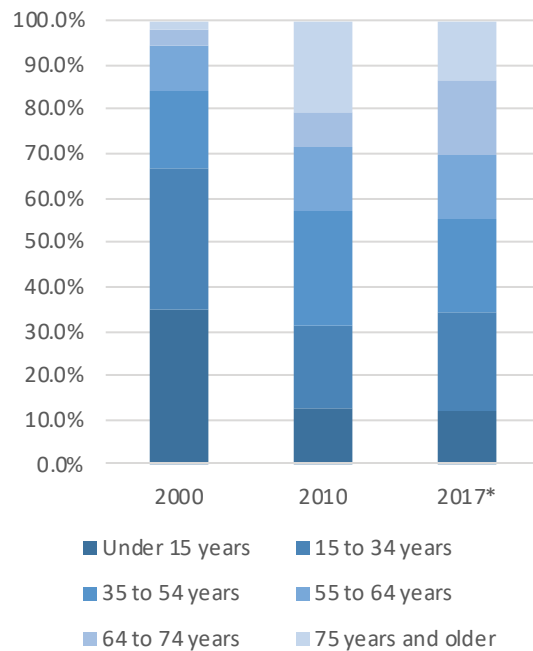
According to the 2010 Census, the Town of Mount Morris had a population of 1,479. In 2017, the American Community Survey estimated a town population of 1,829. A comparison of the Census figures for the Town and Village of Mount Morris displayed in the Population Trends table below shows an increase in population for the Town in 2010 and an estimated increase in 2017. Meanwhile the village experienced population loss between 2000 and 2010 with an estimated further decrease in population in 2017. Meanwhile, Livingston County has remained relatively stable over this same time period with a slight growth of 1.6% between 2000 and 2010 with an estimated decrease of the same 1.6% in 2017.

Population Trends 1980-2017									
Area	1980	1990	percent change	2000	percent change	2010	percent change	2017*	percent change
Town of Mount Morris	1,439	1531	6.4%	1,301	-17.7%	1,479	12.0%	1,829	19.1%
Village of Mount Morris	3,039	3102	2.1%	3,266	5.0%	2,986	-9.4%	2,511	-18.9%
Town and Village of Mount Morris	4,478	4633	3.5%	4,567	-1.4%	4,465	-2.3%	4,340	-2.9%
Livingston County	57,006	62372	9.4%	64,328	3.0%	65,393	1.6%	64,373	-1.6%

Data Source: U.S. Census Decennial Census.

*2017 data estimates are from the U.S. Census American Communities Survey 5-year estimates (2012–2017).

Age Distribution of Population



Data Source: U.S. Census Decennial Census.

*2017 data estimates are from the U.S. Census American Communities Survey 5-year estimates (2012-2017).

EDUCATION CHARACTERISTICS:

The Town of Mount Morris had an estimated high school graduation percentage of 82.1% in 2010 and 2017. Livingston County, by comparison, had high school graduation rates of 88.7% and 89.1% in 2010 and 2017, respectively. This difference in percentages is not vast, but it is valuable to note that the Town of Mount Morris is below the county average.

Educational Attainment Trends 1990-2017

Education Level	1990	2000	% change	2010*	% change	2017*	% change
Less than high school graduate	358	287	-24.7%	159	-80.4%	489	67.5%
High school graduate (incl. equivalency)	380	397	4.3%	343	-15.8%	450	23.8%
Some college credit, less than 1 year	98	153	35.9%	135	-13.4%	308	56.2%
Associate degree	81	45	-80.0%	75	39.8%	124	39.7%
Bachelor's degree	62	49	-26.5%	78	37.0%	62	-25.4%
Graduate or Professional Degree	43	34	-26.5%	33	-4.4%	60	45.7%
Total	1022	965	-5.9%	822	-17.4%	1493	45.0%

Data Source: U.S. Census Decennial Census.

*2010 & 2017 data estimates are from the U.S. Census American Communities Survey 5-year estimates (2012-2017).

HOUSING CHARACTERISTICS:

As shown below in the Housing Tenure Trends table below, overall occupied housing units are increasing at a steady rate. According to the 2017 estimate, the number of renter-occupied housing units decreased by over half between 2010 and 2017. As the population has experienced growth, the number of persons per household is also increasing from 2.73 persons per household in 2000 to an estimated 3.37 persons per household in 2017. The number of housing units is also increasing, while there is a decrease in vacant housing units estimated by the ACS.

Housing Tenure Trends 2000-2017					
Unit Type	2000	2010	percent change	2017*	percent change
Total Housing Units	513	562	8.7%	573	1.9%
Owner-occupied housing units	398	421	5.5%	508	17.1%
Renter-occupied housing units	78	79	1.3%	34	-132.4%

Data Source: U.S. Census Decennial Census.

*2017 data estimates are from the U.S. Census American Communities Survey 5-year estimates (2012-2017).

RACE AND GENDER CHARACTERISTICS:

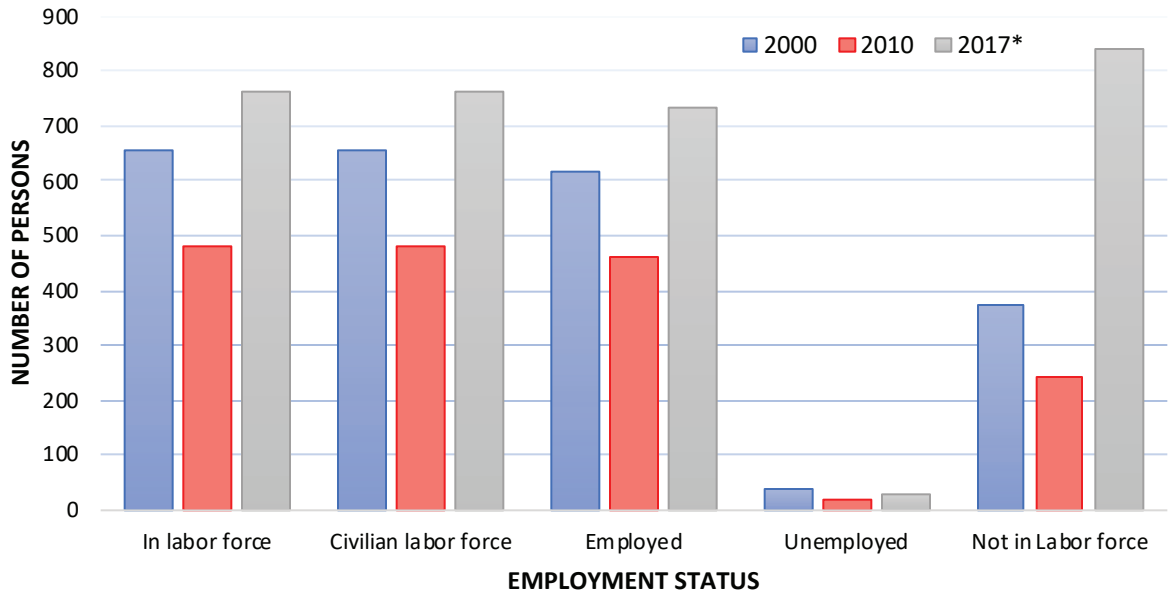
The Town of Mount Morris is 89.8% white, with a Black or African American population of 7.6% and 2.7% being another race or combination of races. It is important to note that 18.6% of the population is characterized as Hispanic or Latino and their race with 16.3%, over 400 of those individuals being of Puerto Rican decent.

The gender makeup of the Town is almost equal as there are only 97 more females than males in the town.

WORKFORCE AND INCOME CHARACTERISTICS:

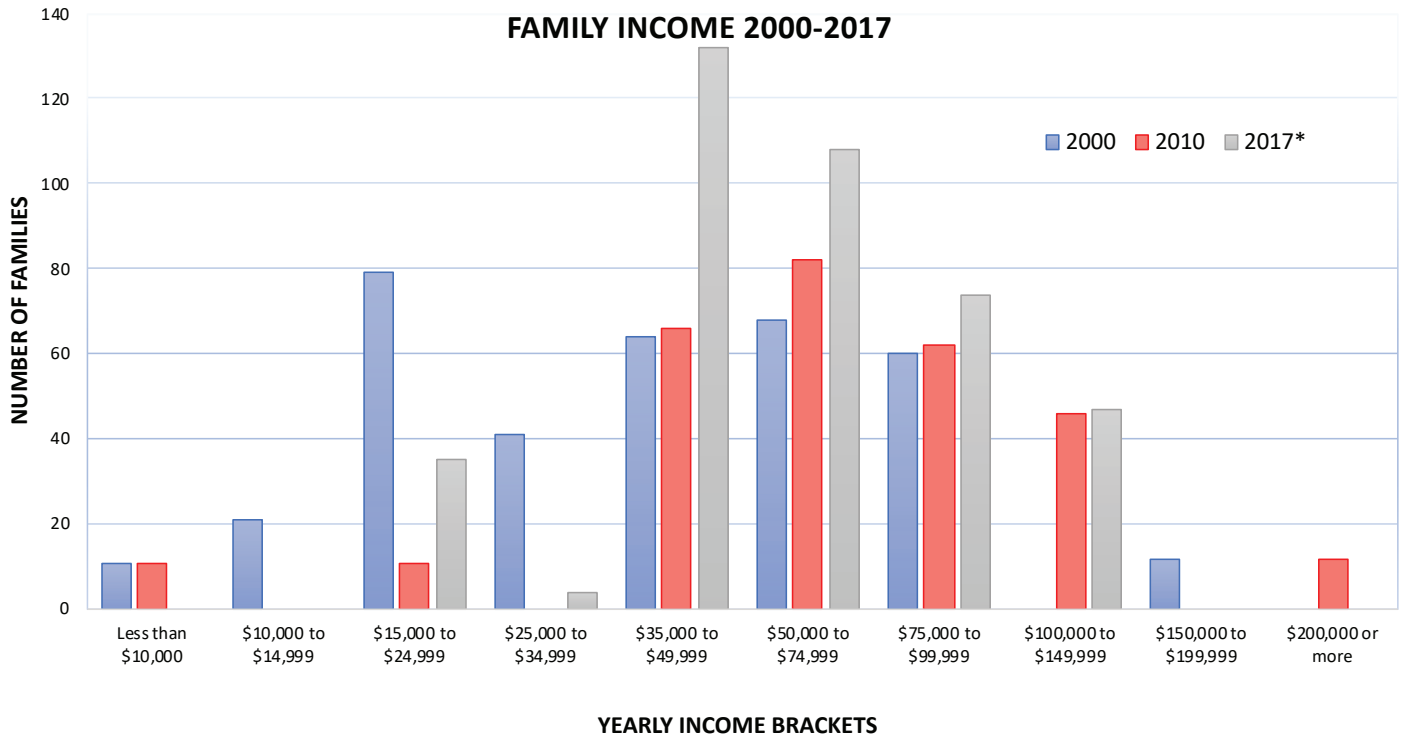
As of the 2000 Census, 63.7% of the town was employed, 36.3% were not in the workforce, and 3.8% were unemployed. The 2017 ACS estimates indicate a drop in employment to 47.5%, an increase in the percentage of those not in the labor force at 52.5%, and a lower unemployment rate of 1.7%. The following pages contain charts that characterize some of the current data on workforce and income.

EMPLOYMENT STATUS



Data Source: U.S. Census Decennial Census.

*2017 data estimates are from the U.S. Census American Communities Survey 5-year estimates (2012-2017).



Data Source: U.S. Census Decennial Census.

*2017 data estimates are from the U.S. Census American Communities Survey 5-year estimates (2012-2017).

Median Income Trends 2000-2017*

Town and Village	2000	2010*	percent change	2017*	percent change
Median household income (dollars)	\$32,813	\$48,333	32.1%	\$46,524	-3.9%
Median family income (dollars)	\$38,015	\$55,380	31.4%	\$51,604	-7.3%

Data Source: U.S. Census Decennial Census.

*2010 & 2017 data estimates are from the U.S. Census American Communities Survey 5-year estimates (2012-2017).

PREVIOUS PLANNING INITIATIVES

The Town of Mount Morris and Livingston County have undertaken several planning initiatives over the years. It is important to reference previous plans when developing new ones to ensure that goals set by the Town are being met and to understand any changes the region has undergone since the studies last occurred. These plans are summarized below:

TOWN AND VILLAGE OF MOUNT MORRIS COMPREHENSIVE PLAN (1997)

The Town and Village of Mount Morris approved a joint Comprehensive Plan in 1997. This comprehensive Plan document contained the following items:

1. A review of the 1971 joint Town and Village Comprehensive Plan and its recommendations
2. A review of existing laws, ordinances, and regulations, and other plans that control or otherwise impact the two municipalities and influence the way they develop
3. A review of existing conditions, an evaluation of past trends, and a projection of future trends and needs
4. A statement of the Town and Village's goals and objectives derived from issues and concerns identified by both citizens and the Comprehensive Planning Committee
5. A new land use plan that presents the vision of the community's desired development patterns over the next twenty years
6. Recommended action steps for the Town and Village to carry out in order to achieve the enumerated goals and objectives

Typically Comprehensive Plans are updated every ten years. The Town and Village of Mount Morris' Comprehensive Plan was last updated in 1997, and the goals and action steps within the plan reflect its age. The Village and Town, have changed, and while that change has not been dramatic, its age does demand an update that includes everything from housing, recreation, economic development, as well as infrastructure improvements.

MOUNT MORRIS - STATE ROUTE 408 LAND USE AND ACCESS MANAGEMENT PLAN (2002)

Mount Morris – Geneseo Road (NYS Route 408) is the primary transportation corridor serving the Town of Mount Morris. With direct and convenient access to I-390 and points beyond, this corridor is largely undeveloped. Most of the land along this corridor is used for agribusiness or is under agricultural protection. The installation of new water and sewer lines along the corridor is expected to increase development pressures.

The Town of Mount Morris recognizes that planned orderly land development that is coordinated with road improvements would result in less traffic congestion, safer operation and a more efficient use of limited infrastructure resources. The Town of Mount Morris has developed a Land Use and Access Management Plan (LUAMP) to facilitate the planned economic development of the Town along Route 408 while preserving and enhancing the efficient and safe movement of traffic. Existing businesses,

landowners and the traveling public has been involved in the development of the plan to assure a realistic and achievable set of recommended actions. Directing new development into efficient access configurations will be the focus in undeveloped parcels. Pedestrian and bicycle accommodations and aesthetic enhancements will also be considered. This plan contains recommendations for appropriate modifications to existing land use plans along the corridor.

These recommendations include: land use density and type adjustments; frontage requirements; set back requirements; shared and joint access requirements; driveway spacing standards; corner clearance standards; improved site circulation; and subdivision regulations that support the development of local roads. The plan also contains recommended transportation improvements such as the creation of a system of interconnected access roads and an extension of the Genesee Valley Greenway Trail. Funding sources for these recommended improvements have been identified. A conceptual development plan for the area, delineating recommendations for improved access to existing and future businesses has been developed and is included in this report.

Objectives of this plan include:

- A. Control access without limiting potential for development
- B. Discourage strip roadside development
- C. Encourage interior lot development
- D. Reduce the potential for accidents
- E. Support or modify, if necessary, current development protection zoning code requirements.

This plan as it stands is out of date and does not fully represent changes that have occurred since this plan was passed. It would be beneficial for the Town and Village to look into this plan and update it appropriately with the Agricultural Protection Plan in place, as well as any changes in zoning that this Comprehensive Plan may require or recommend.

FINGER LAKES REGION STRATEGIC PLAN (2011)

This strategic plan involves the following goals that represent a shift in the economic viability of the Finger Lakes Region. These goals include: Growth of Jobs, increased regional wealth, driving private investment, and reduction of poverty. These goals are represented through three vehicles that are expected to aid in the achievement of these goals. These vehicles are: Agriculture and food production, next generation manufacturing, and technology and optics, photonics and imagery. The foundation of these goals include Tourism and Arts, sustainability, infrastructure and transportation, and Global NY.

While this plan is a regional plan, it contains important information involving the identified sectors on a county level. Agriculture and tourism are the top two industries in the Town of Mount Morris. Projects that are identified in this plan provide a brief look at what the potential projects that Town can undertake while also providing data that will back up these industries moving forward.

FINGER LAKES REGION SUSTAINABILITY PLAN (2012)

This plan was funded by the NYSERDA Cleaner Greener Communities program. It was designed to identify a focused set of Regional Guiding Principles and strategies for the region. This guidance represents a framework for decision making for evaluating future policies, projects, and proposals. It allows the community to see these items through a “lens” of sustainability that reflects the needs and requirements of the Finger Lakes area. Evaluations were done on items such as energy, transportation, land use and livable communities, waste/material management, water management, economic

development, climate change adaptation, GHG emissions, and agriculture and forestry.

This plan will be particularly important in the updating of the Comprehensive Plan for Mount Morris in that it provides a framework for goals that the Town can realistically aim for in terms of sustainability. The Sustainability plan provides workable goals and ideas to incorporate into the Comprehensive Plan, and will be an ideal tool for the completion of the project.

MOUNT MORRIS AGRICULTURAL AND FARMLAND PROTECTION PLAN (2019)

Through public participation, mailed surveys, GIS Analysis, as well as review of both the Town's Zoning Ordinance and Comprehensive Plan, this Agricultural and Farmland Protection Plan has identified a number of primary recommendations that will push the initiatives and importance of farming in Mount Morris forward. These issues include

1. Programs and support for small and new farmers
2. Zoning and Comprehensive Plan updates to focus on the Town's agricultural focus.
3. Maintain agricultural character of Mount Morris.
4. Leverage tourism of Letchworth State Park and agri-tourism interests.
5. Improvement of road infrastructure within the Town.

With these issues, the plan instigates a list of primary recommendations on how to achieve those goals. This plan is further explored in the Agriculture chapter of this plan.

MT. MORRIS – LEICESTER ROUTE 36 CORRIDOR STUDY- (2020)-

The NYS Route 36 corridor between Mt. Morris and Leicester is a key regional multi-modal transportation corridor that serves a range of needs including both local and tourism traffic, good movement, and access to residential, commercial, civic/institutional, and agricultural properties. Local officials identified a need for a strategy to guide future investments in transportation infrastructure and private development along the corridor, as well as to address critical safety and access management concerns in this area. Specifically, this plan is intended to:

1. Identify vehicular traffic safety and calming measures along the corridor;
2. Identify pedestrian and bicyclist safety improvements, especially within the villages of Mt. Morris and Leicester;
3. Identify infrastructure enhancements that help create a sense of place that respects and promotes the history of the communities for local residents and visitors alike;
4. Identify potential transportation infrastructure improvements, such as intersection enhancements and access management strategies, along with associated land use policies, that encourage business growth based on locally defined community development objectives and livability goals; and
5. Identify multi-use trail improvements and strategic links to leverage active transportation (pedestrian and bicycle) connectivity for the communities.

This project was developed in response to several ongoing issues and trends that local officials identified along the NYS Route 36 corridor, including public safety concerns, land use and economic development opportunities, and the need for improvements to pedestrian and bicyclist circulation

The project's study area includes the Villages of Mt. Morris and Leicester, as well as portions of the Towns of Mt. Morris and Leicester along NYS Route 36. The estimated completion date of this study is the end of 2020.

GENESEE VALLEY GREENWAY ACTION PLAN (2020)-

The Genesee Valley Action Plan kicked-off in October 2019. The Genesee Valley Greenway State Park, the New York State Office of Parks Recreation and Historic Preservation, and Alta Planning + Design are conducting this study, using stakeholder interviews and public input to develop an action plan that will increase the number of users, improve access and increase the Greenway's contribution to the regional economy.

After the early stage of the project, recommendations will be made, analyzing the proposed projects, estimating costs and creating a prioritization framework to help quantify which projects are the highest priority. Some items that will be looked at include:

- Projects that provide increased access
- Projects to improve user experience
- Projects that mitigate or close existing gaps on the Genesee Valley Greenway
- Projects that improve outreach and public relations
- Projects that improve the economic impact of the trail
- Projects that improve interconnectivity between the Genesee Valley Greenway and other existing or proposed trails

After the initial prioritization, the plan will be returned to the public to seek input and further comment. The final action plan and priority project report will be finalized in the late summer / early fall of 2020.

LIVINGSTON COUNTY WAYFINDING STUDY (2020)-

The primary project objective of the Livingston County Wayfinding study is to develop a Master Plan to improve the pedestrian, tourist, and visitor experience navigating to and within the nine downtown districts in Livingston County. The project will inventory local sites and assets to be included in the wayfinding Master Plan and identify signage types, locations, treatments and prioritized phases of installation. The Master Plan will create a unified, consistent impression across Livingston County's nine downtown districts to effectively and safely connect the travelling public to local assets. While this study primarily centers on the nine downtown districts in the County, it will also include wayfinding to locations outside of the Villages, and provide branding and connection between Towns and Villages within Livingston County.

CHAPTER 3: INVENTORY AND ANALYSIS

In this chapter...

- Natural Resources
- Parks and Open Space
- Agriculture
- Housing
- Education
- Infrastructure and Telecommunications
- Transportation
- Land Use and Zoning
- Economic Development

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I. NATURAL RESOURCES

As part of the Comprehensive Planning process, communities should make decisions that consider the preservation, maintenance, and responsible uses of natural resources. The Town of Mount Morris has historically placed a high value on its rural appearance and natural resources. Below is a review of the important natural resources within the Town.

LAND RESOURCES

The Town of Mount Morris is made up of 50.2 square miles of land area, with .11 square miles of surface water. Over 4,300 acres of land in the Town is within Letchworth State Park.

Slope and Topography

Slope and topography describe the shape and relief of the land. Topography describes the elevation and changes in elevation, while slope is a measurement of the percentage of change in elevation over a particular distance. Maps depicting steep slopes and elevation can be found at the end of this section. The Town is in the southwestern corner of Livingston County, where there is very minimal elevation change. The Town is located immediately to the east of the Genesee River gorge. Most of the land in the Town is unforested and is level or gently sloping. The Town does have some limited areas which are steeply sloped (greater than 25 degrees) and forested. These steep, forested areas run along Buck Run Creek in the north-central portion of the Town, along Keshequa Creek and its tributaries in the southeast portion of the Town, and along the Genesee River. Additionally, steep slopes can be found in the southeastern portion of the Town in the vicinity of the Nunda reservoir.

Soils

Soil characteristics affect a variety of human activities, from land use patterns, to transportation routes, to the installation of necessary community infrastructure, as well as agriculture. There is great diversity in the soils of Mount Morris. The origin of these soils was derived from glaciation, which have removed and redeposited soils in uneven patterns throughout the region. Soils in the Town tend to be of moderate-to-low permeability with the exception of the northeastern portion of the town where the soils have a relatively higher permeability. Soil permeability and topography directly affect soil wetness and drainage. The Town, with its level to gently sloping topography and relatively low permeability soils has, for the most part, poor drainage.

Land in the Town outside of the Village of Mount Morris is predominately used for agricultural purposes. The Town of Mount Morris falls within Livingston County's Agricultural District #3. This district is identified in Map 5. Further detail into the Town's agricultural district, and agricultural resources is located in section III.

Critical Environmental Areas (CEAs)

Under the New York State Environmental Quality Review Act (SEQRA), local agencies may designate specific geographic areas within their boundaries as Critical Environmental Areas (CEAs). To be designated as a CEA, an area must have an exceptional or unique character with respect to one or more of the following: a benefit or threat to human health; a natural setting, e.g., fish and wildlife habitat, forest and vegetation, open space and areas of important aesthetic or scenic quality; agricultural, social, cultural, historic, archaeological, recreational, or educational values; or an inherent ecological, geological, or hydrological sensitivity to change that may be adversely affected by any change. The

designation of a CEA provides some regulatory protection for a site and functions as an indicator for developers, local officials, and other governmental agencies that the site is of significant environmental value. The designation of UNA's or CEA's can be a valuable tool to a community that is concerned about preserving sensitive environmental areas.

Currently the Town of Mount Morris has not designated any sites within the Town as a CEA. They can, however, be important tools to assist the community in ensuring that its most important and sensitive environmental assets are preserved.

Rare Plants and Animals - The New York State Heritage Program is a partnership between the NYS Department of Environmental Conservation (DEC) and the Nature Conservancy. The purpose of the program is to facilitate conservation of rare animals, rare plants, and natural ecosystems, thereby maintaining the biodiversity of New York State.

Information regarding the presence of rare or endangered plants and animals in a particular municipality can be accessed via a State maintained website. The web address is <http://www.dec.ny.gov/natureexplorer/app/>. There is a disclaimer on the website that notes that rare and endangered species located in certain areas are subject to change.

WATER RESOURCES

ENDANGERED OR THREATENED MAMMALS

NAME	SUBGROUP	DISTRIBUTION STATUS	YEAR LAST DOCUMENTED
Eastern Small-footed Myotis	Bats	Historically Confirmed	1977
Northern Long-eared Bat	Bats	Recently Confirmed	1982

ENDANGERED OR THREATENED FLOWERING PLANTS

NAME	SUBGROUP	DISTRIBUTION STATUS	YEAR LAST DOCUMENTED
Basilbalm	Other Flowering Plants	Possible but not Confirmed	1923
Butterwort	Other Flowering Plants	Recently Confirmed	2011
Coopers Milkvetch	Other Flowering Plants	Recently Confirmed	2003
Green Gentian	Other Flowering Plants	Recently Confirmed	2014
James' Sedge	Sedges	Recently Confirmed	2013
Twinleaf	Other Flowering Plants	Recently Confirmed	2013
Woodland Agrimony	Other Flowering Plants	Recently Confirmed	1992

Water resources are critical to the public health, environmental, and economic well-being of a community. Economic and environmental activities dependent on the integrity of local water bodies and water supplies include tourism, recreation, education, agriculture, industry, and real estate.

Definitions:

Groundwater - Groundwater is any water that is located under the surface of the ground including underground streams and aquifers. The water table is how deep you would have to dig to reach soil that is saturated with water.

Surface Water - Water Bodies - Surface water is any water that is exposed to the atmosphere.

The New York State Department of Environmental Conservation's (NYSDEC) classification of the primary streams is based on water quality standards and is used to regulate discharges into surface water. Under the NYSDEC system, surface water discharges must be treated so as not to degrade the water quality of a receiving body below the standards set for that body of water. However, the classification given to a particular body of water does not necessarily indicate its actual water quality condition, which may be higher or lower than the standard. The original classification of surface waters by the New York State Health Department classified waters according to their "highest and best use" rather than by their actual condition. This classification program is now administered by NYSDEC, which updates it at periodic intervals.

The NYSDEC classification system is as follows: Class A and AA - suitable for public drinking water and use in food processing; Class B - suitable for swimming and other water related recreation where bodily contact is involved; Class C - suitable for fishing and recreational boating; Class D - poorest quality used only for agricultural irrigation or most industrial processes. Additional classification letters (T) or (TS) may be assigned to Class A, B or C waters to indicate that there is sufficient dissolved oxygen to support trout (T) or trout spawning (TS).

All surface waters classified AA, A, B and C(T) or C(TS) are protected by State law. A "stream bed or bank disturbance" permit is required before the course, channel, or bed of a protected stream may be changed by dock or dam building, placing a culvert, or by dredging or filling operations. This stream protection permit program is administered by NYSDEC; in addition, all projects or actions which will physically alter a protected stream are subject to the provisions of the State Environmental Quality Review Act (SEQRA).

Many of the streams in the Town are protected by the permit procedure of NYSDEC as well as protected from water discharges that would degrade the water quality of the receiving body. While Class D waters are not protected through the State permit procedure, these streams can be important since pollutants or discharges into these streams can eventually flow into higher classification streams and water bodies; therefore the Town should be protective of the water quality of even these streams to avoid problems elsewhere in the watershed. Furthermore, even intermittent streams can become significant water carriers during spring runoff or heavy rainfall periods; these intermittent streams need to be protected both from pollution and from unplanned alteration in their stream-beds which can negatively impact downstream areas during heavy rainfall or runoff periods.

Surface Water: Wetlands

Wetlands are a type of surface water. More specifically, wetlands are areas that contain soils that are saturated by ground water or surface water and support wetland plants. Wetlands provide a multitude of ecological, economic, and social benefits. They provide habitat for fish, wildlife, and a variety of plants. Wetlands absorb, store, and slow down the movement of rain and snow-melt,

minimizing flooding and erosion, and stabilizing water flow. Wetlands recharge ground water and act as a filter that cleanses surface runoff containing man made contaminants. Wetlands recycle nutrients, which then contribute to the food chain and local biodiversity. Wetlands also provide areas for recreation, wildlife viewing, and educational opportunities for humans and are critical to the health of other ecosystems.

National Wetland Inventory

The National Wetland Inventory (NWI) program was established in the 1970's to inventory the nation's wetlands and report on their status. The program produces wetlands maps, which are periodically updated, as well as evaluating and reporting on changes in wetland status in response to natural processes and to human development. NWI designated wetlands do not carry restrictions as a result of such designation except to the extent they may be regulated by the U.S. Army Corps of Engineers which is determined on a case-by-case basis.

Freshwater Wetlands Act

DEC regulated wetlands are governed by the Freshwater Wetlands Act (FWA), Article 24, of the Environmental Conservation Law. Wetlands greater than 12.4 acres, or smaller wetlands that are considered of unusual local importance, are regulated under the FWA. Additionally, around every wetland is an "adjacent area" of 100 feet that is also protected to provide a buffer for the wetland. The main provisions of the FWA seek to regulate those uses that would have an adverse impact on wetlands, such as filling or draining. A permit is required when conducting certain activities within DEC regulated wetlands.

Flood Zones

Flood hazard areas are typically defined as the 100-year floodplain: the area where each year there is a 1 in 100 (1%) chance that the land will be flooded. This criterion was established in 1968 through the enactment of the National Flood Insurance Act, which instituted the National Flood Insurance Program to reduce flood damages, promote wiser use of floodplains, and ensure that property owners have access to affordable flood insurance. The Flood Disaster Protection Act of 1973 made it mandatory for a community to regulate new floodplain development in order to remain eligible for the subsidized insurance rates. Flood hazard areas also includes "floodways". According to FEMA, a "Regulatory Floodway" means "the channel of a river or other watercourse and the adjacent land areas that must be reserved (from obstructions such as development) in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height." Development in floodways must be regulated by local jurisdictions to ensure that there are no increases in upstream flood elevations. Development within the Town is prohibited in floodways except where the developer can demonstrate that the proposed development would not impede the flow of floodwaters.

Areas in the Town subject to flooding include a 100-year flood plain in the northeastern portion of the Town east of the Village, and generally encompasses the area east and north of Route 36. This flood plain extends to the eastern portion of the Village. Floodplains are identified in Map 1 below.

COMMUNITY FORESTRY

Trees and vegetative cover in developed areas benefit communities in many ways. Trees help to manage stormwater, clean the water and air, improve ground water recharge, and provide a home for wildlife. People tend to prefer to visit, shop, and spend time on streets where trees are present. Because the Town is quite expansive, it would be impractical to complete a tree inventory, however

there are several roads in the Town that connect with Village roads, that would benefit from the planting of trees. Tree planting programs are available through the Department of Environmental Conservation's Urban and Community Forestry Grant program.

INVASIVE SPECIES

Invasive species, or non-native species whose introduction causes economic or environmental harm, are a growing problem across the globe. Currently, the most urgent issue with invasive species for municipalities in Central New York is the Emerald Ash Borer (EAB). The EAB is an invasive Asian beetle that infests and kills North American ash species (*Fraxinus* sp.) including green, white, black, and blue ash. It usually kills a tree within two to four years of infestation. The EAB spread recently from Midwestern states and has been found in western New York, the Hudson Valley, and across the Canadian border, as of 2011. It is thought the borer will reach Central New York soon, if it has not already. In many communities, Ash trees were planted as street trees for many decades, creating a potentially costly situation if they all need to be removed.

Other invasive species of concern for the Town of Mount Morris include Gypsy-weed, Crown Vetch, Hemlock Woolly Adelgid, Garlic Mustard, Giant Hogweed, and the Japanese Knotwood, among others.

SUSTAINING OUR NATURAL RESOURCES

Growth is both inevitable and often desirable for a healthy community. The way a community manages its growth directly impacts not only the built environment but also all natural resources within the local jurisdiction and beyond. How growth in the Town of Mount Morris might affect land use patterns, open space, and agriculture is discussed in their respective sections in this plan. However, buildings and energy usage have a significant impact on our natural resources, and are discussed here. Utilization of green building techniques, alternative energy sources, and interior home improvements that promote energy efficiency and conservation will make the Town a better place to live.

Green Building

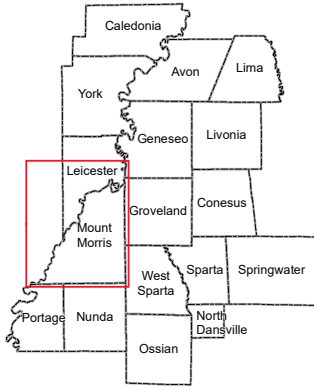
The goals of building more sustainable buildings and making existing buildings 'green', are to reduce the overall impact of the built environment on human health and the natural environment. This can include efficiently using energy, water, and other resources; protecting occupant health; and reducing waste, pollution, and environmental degradation. Currently, buildings contribute to over 39% of all carbon dioxide emissions. Most of these emissions come from the combustion of new buildings and homes. This could include promoting Leadership in Energy and Environmental Design (LEED) standards, and using renewable energy sources and new energy saving technologies.

Alternative Energy

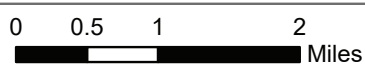
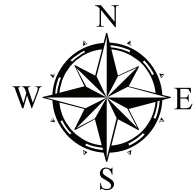
After reducing energy usage, the next step will be to use alternative energy sources. This includes solar, photovoltaic, solar thermal, geothermal, wind, biomass energy, or methane digesters for farms. Whichever method is most appropriate will depend on the building's location and the site's environmental factors. The Town intends on including regulations for alternative energy sources in their impending zoning updates.

Town of Mount Morris MAP 1 Environmental Resources

Livingston County



- State Highway
- County Highway
- Town Road
- Village Road
- Park Road
- Private Road
- Seasonal Road
- Railroads
- Hydrography
- Town Boundary
- Village Boundary
- State Land
- NYSDEC Wetlands
- Potential Federal Wetlands
- 100 Year Floodplain
- 500 Year Floodplain



Sources:

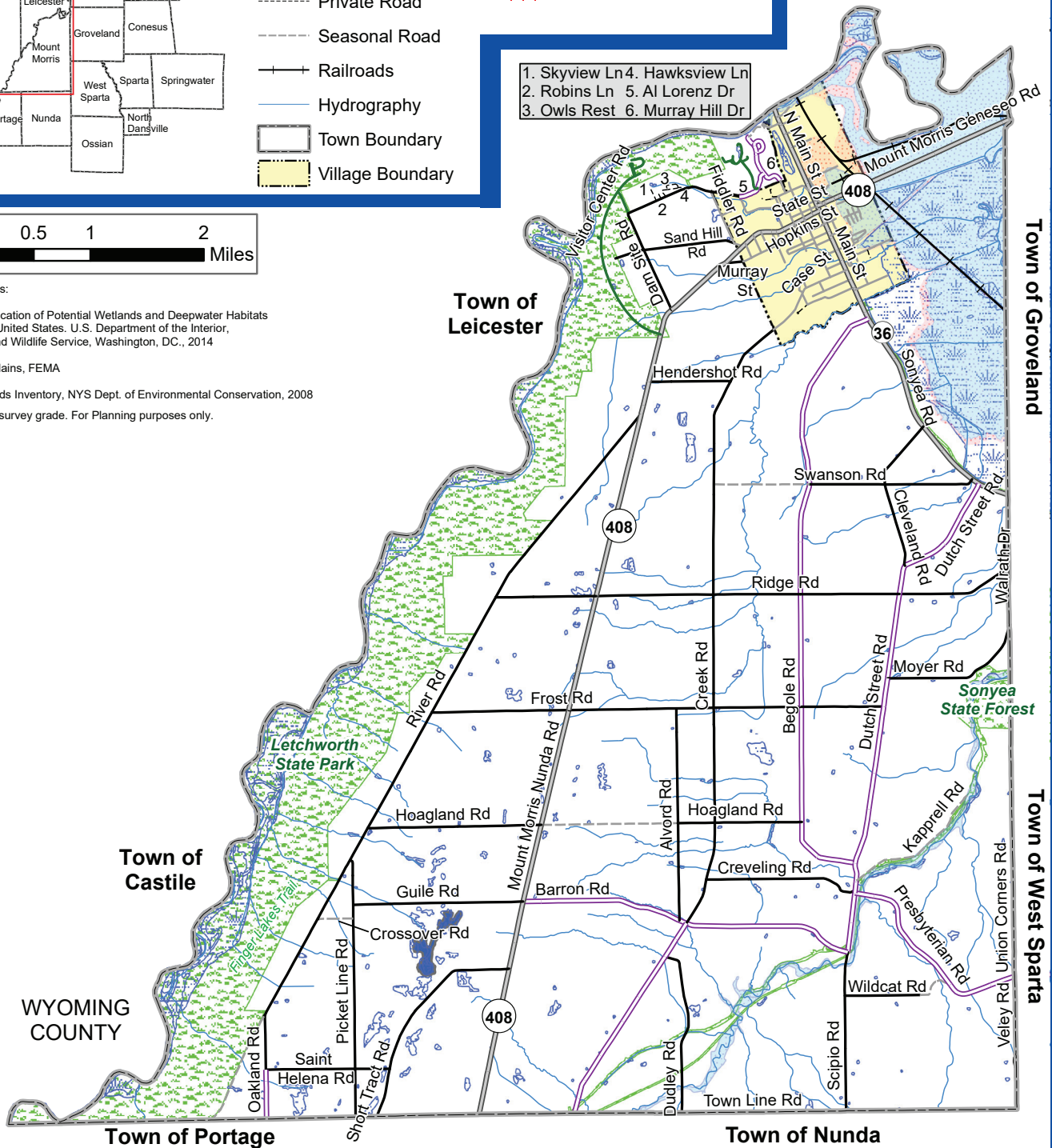
Classification of Potential Wetlands and Deepwater Habitats of the United States. U.S. Department of the Interior, Fish and Wildlife Service, Washington, DC., 2014

Floodplains, FEMA

Wetlands Inventory, NYS Dept. of Environmental Conservation, 2008

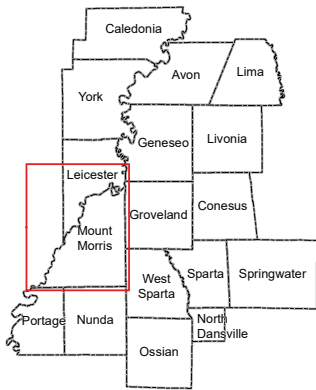
**Not survey grade. For Planning purposes only.

1. Skyview Ln
2. Robins Ln
3. Owls Rest
4. Hawkview Ln
5. Al Lorenz Dr
6. Murray Hill Dr

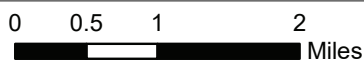
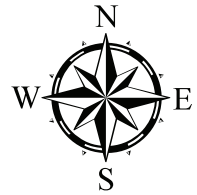


Town of Mount Morris MAP 2 Steep Slope Topography

Livingston County



- State Highway
- County Highway
- Town Road
- Village Road
- Park Road
- Private Road
- Seasonal Road
- Railroads
- Town Boundary
- Village Boundary
- State Land

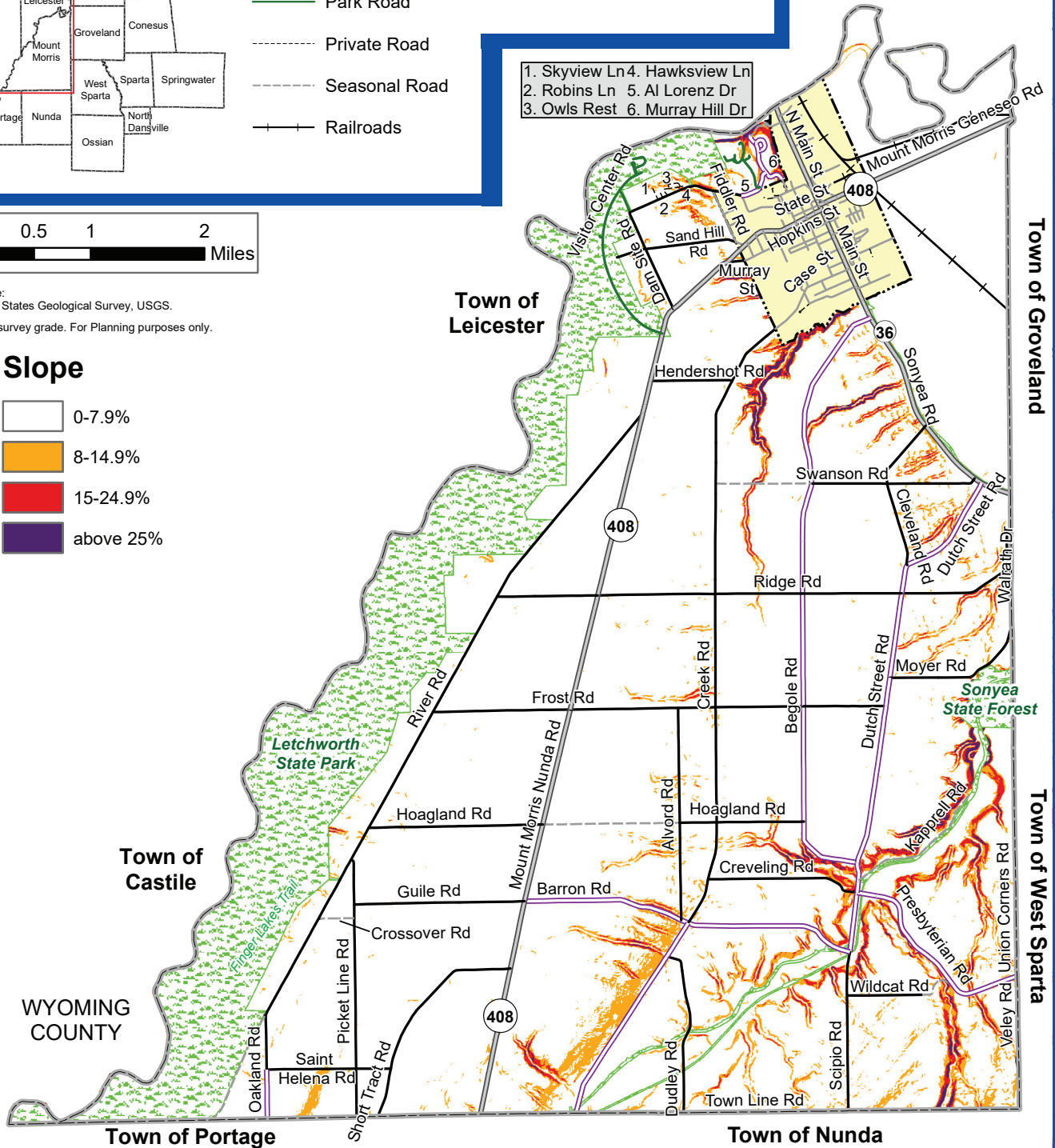


Source:
United States Geological Survey, USGS.
**Not survey grade. For Planning purposes only.

Slope

- 0-7.9%
- 8-14.9%
- 15-24.9%
- above 25%

1. Skyview Ln
2. Robins Ln
3. Owls Rest
4. Hawksview Ln
5. Al Lorenz Dr
6. Murray Hill Dr



Town of Mount Morris

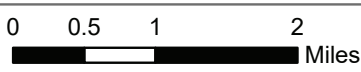
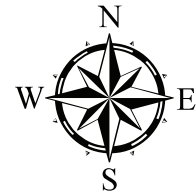
MAP 3

Elevation

Livingston County



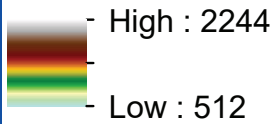
- State Highway
- County Highway
- Town Road
- Village Road
- Park Road
- Private Road
- Seasonal Road
- Railroads
- Town Boundary
- Village Boundary
- State Land



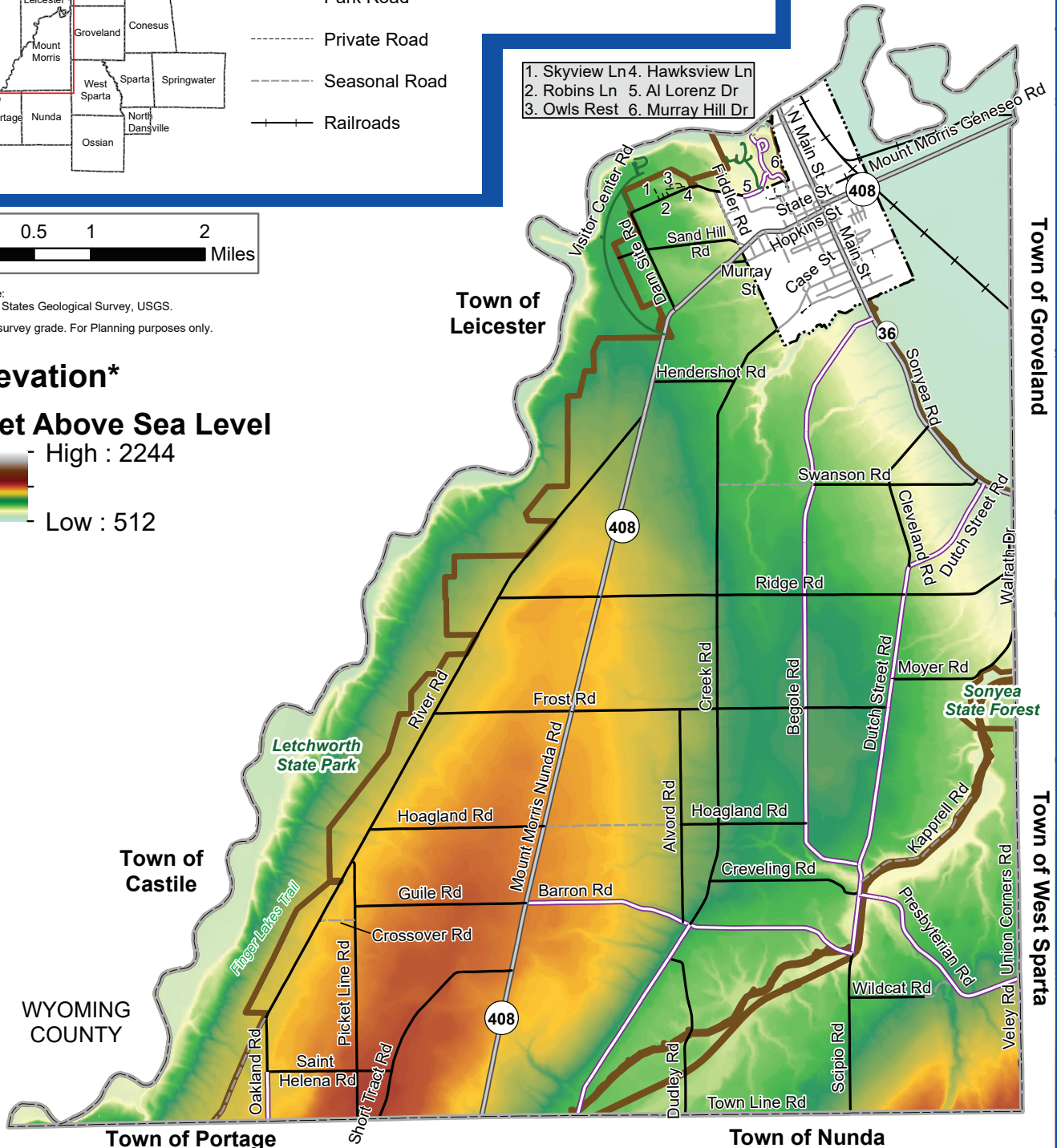
Source:
United States Geological Survey, USGS.
**Not survey grade. For Planning purposes only.

Elevation*

Feet Above Sea Level



1. Skyview Ln
2. Robins Ln
3. Owls Rest
4. Hawksview Ln
5. Al Lorenz Dr
6. Murray Hill Dr



GOALS AND IMPLEMENTATION MEASURES

1. GOAL: Future development and redevelopment with the Town will not cause degradation of water resources.

IMPLEMENTATION MEASURES:

A. Ensure that DEC regulations regarding stormwater pollution prevention plans are strictly followed for all new developments and that they are properly implemented and managed. Regularly review and revise, as needed, all local regulations dealing with stormwater runoff and retention to maximize protection of surface and groundwater resources.

B. Encourage use of alternative and emerging technologies for existing and new developments, such as pervious paving materials or other green technologies that minimize, redirect, or treat runoff from the parking lots and driveways. Utilize the SEQRA process to minimize impacts from development proposals adjacent to, or with the potential to impact wetlands

2. GOAL: Minimize flood risk and impacts of flooding

IMPLEMENTATION MEASURES:

A. Discourage new development in the 100-year flood plain. Where such development does occur, ensure that site plan regulations and processes are sufficient to determine that new development will not exacerbate flooding concerns and that projects are designed to minimize risks to safety and property.

B. In the event of a major flood that severely damages properties in the floodway, work to relocate/rebuild structure outside of the floodway.

C. Require new developments to manage stormwater runoff on-site to the greatest extent practicable, as required by the DEC, and encourage the capture and reuse of rainwater.

3. GOAL: Support and promote the use of sustainable technologies and green building practices in the Town

IMPLEMENTATION MEASURES:

A. Encourage energy conservation and efficiencies and promote the use of alternative/clean energy sources in homes and businesses such as wind, solar, geo-thermal, and co-generation. Encourage new construction to be built to LEED, or similar standards.

B. Lead by example by undertaking energy audits on all Town-owned buildings, and by utilizing alternative energy sources, such as geothermal, wind, solar, and co-generation on all Town-owned building renovation or new construction projects to promote use of green technologies.

C. Publicize the availability of free or low cost energy audits to homeowners and businesses via Town venues and seek grant funds to assist private property owners to make properties more energy efficient and environmentally sustainability.

D. Support the renovation, reuse, or redevelopment of existing buildings as a more environmentally sustainable alternative than new construction due to the embodied energy on existing buildings.

4. GOAL: Ensure that future development and redevelopment within the Town complements and enhances the natural environment while not hindering or impeding desired development.

IMPLEMENTATION MEASURES:

A. Inventory and identify sensitive environmental areas in the Town and designate Critical Environmental Areas where appropriate.

B. Review and amend land use regulations to protect and enhance the natural resources of the community while ensuring that new or enhanced regulations are not overly cumbersome or limiting to new development.

C. Strictly comply with SEQRA for projects that require such review to ensure protection of natural resources.

5. GOAL: Increase and improve the Community forests around areas of development, specifically roads leading into the Village of Mount Morris, to maintain the small town character.

IMPLEMENTATION MEASURES:

A. Establish a tree planting program to fill in areas near the Village lacking trees, and to ensure a diverse public forest.

B. Inventory Ash trees on Town property and in the public rights-of-way. Monitor progress of the Emerald ash borer NYS and the health of Ash trees in the community and take proactive action to protect Ash trees of significant value.

C. Remain aware of new and emerging threats to the community forest and implement actions to address their impacts.

II. PARKS AND OPEN SPACE

The Town of Mount Morris is characterized by open spaces through its abundance of agriculture and farmland within the Town, coupled with its winding Western border defined by the Genesee River in Letchworth State Park. “Open Space” is defined as land that has not been exhaustively developed for residential, commercial, industrial, or institutional purposes. Open Space can take the form of multiple uses such as parks, forests, farmland, or vacant land and can be privately or publicly owned. In the Town of Mount Morris, most of the land area is open space, with a vast majority of the acreage used for agricultural or farming purposes. For this reason, it is important for the town to ensure that they plan for the future of these lands.

Open space is a priority for Mount Morris. The town has a history of agricultural and farming which add to the rural character. Mount Morris is dedicated to the protection of open space to prevent scattered development and encourage growth to occur in and around the Village.

EXISTING OPEN SPACE

Tuscarora Park

Tuscarora is the only Town park, located on Main St. in the hamlet of Tuscarora. The three-acre park has been in the Town since 1975 and is owned and maintained by the Town. In 2010 the Town was awarded an EPA grant for park improvements and remains the only municipal park outside the Village. As the primary recreational location for the residents of Tuscarora, the Town should continue to maintain and invest in this park.

Al Lorenz Park

Al Lorenz Park is a Livingston County park just North of the village and consists of 80 acres with pavilions, gazebos, picnic tables, grills, fireplaces, bathrooms and recreational courts. Additionally, the park contains walking trails that include connections to the Genesee Valley Greenway, various picturesque bridges, and a pond. This County park serves the Village and Town of Mount Morris as well as visitors from elsewhere in the County and region.

Genesee Valley Greenway

This greenway is a 90-mile multi-use trail that runs from the City of Rochester and South into Cuba, NY. Miles 33-37 and 40-45 are within the Town of Mount Morris traveling through the Village into the neighboring Hamlet of Sonyea and through the Hamlet of Tuscarora. This greenway provides Town residents with a recreational trail to explore miles of the Genesee Valley by foot or on bicycle. The greenway also encourages visitors from adjacent towns to visit the Town and Village as they enjoy the natural beauty of the trail.

Finger Lakes Trail

Within Letchworth State Park, the Finger Lakes trail spurs north from the primary trail through the State Park to the Mount Morris dam. This trail network spans 580 miles. The “Letchworth Trail” gives State Park visitors the ability to connect to the Finger Lakes Trail and the miles of hiking it provides. The summer provides bicycle access to a section of a branch trail to the Finger Lakes Trail. Most of the Finger Lakes Trail is closed to bicycles, but this section is not the main trail, and is open on the Town of Mount Morris side of the Genesee River.

The trail starts at the Hogsback Overlook parking lot, on the road leading to the Mount Morris Dam. The trail starts out paralleling the magnificent lower gorge of the Genessee River with some spectacular views. The trail travels inland often to cross some tributaries, but after a few miles, it follows very close to one of the steepest and deepest part of the lower gorge, with some short side trails to overlooks. This trail is 22 miles long.

Sonyea State Forest

On the East side of the Town, Sonyea State Forest is partially within the Town, although primarily located in the adjacent towns of Groveland and West Sparta. This forest is comprised of 922 acres with limited development and allows for camping, hiking, fishing, hunting, and observing wildlife.



Image 1: Letworth State Park
Source: Villageofperry.com

Letchworth State Park

Letchworth State Park is the primary open space and recreation resource for Mount Morris. Winning the USA TODAY Readers' Choice Award for Best State Park in the United States in 2015, and Best Attraction in New York State in 2017, the park is a huge draw for local, regional, and national tourism. With over 66 miles of trails, the "Grand Canyon of the East" as the park is often called, gives local residents and visitors alike many options to hike, swim, camp, hunt, raft, or even ride a hot air balloon for a birds-eye view of the beautiful gorges. With over 800,000 visitors to the park in 2017 and similar numbers each consecutive year, Mount Morris can capitalize on this resource by encouraging visitors to engage in other activities within the Town.

The State park features many recreational amenities such as camping, fishing, hunting, playgrounds,

and trails for multiple uses. Additionally, Letchworth Park will be adding The Autism Nature Trail (The ANT). It is a first-of-its-kind, interactive experience in nature, designed specifically for those with autism spectrum disorder (ASD) and other developmental disabilities.

The ANT will become a new attraction at Letchworth State Park. It is a one-mile looped main trail with eight stations at various intervals, offering a range of experiences from quiet engagement to active exploration and adventure. Specialized elements like cuddle swings, gliders, and “alone zones” also are apart of the Trail experience, each created to provide an inclusive environment for individuals of different needs and abilities. As discussed later in the agriculture section, farmers markets, fruit stands, or similar-type activities could provide another stop along the way to or from the popular state park.

OPEN SPACE NEEDS

While Letchworth State park provides Town residents and visitors alike with outdoor amenities including camping, the development of more public or private camping access is a priority for residents and visitors alike. A feasibility study for the success and market for public and/or private camping facilities should be considered to investigate this need further.

WHY PROTECT OPEN SPACE?

Open space is an important contributing feature to the rural character of the Town of Mount Morris and the quality of life of its residents. Protecting open space preserves scenic views and agricultural land, which contribute to that character. This protection also preserves important wildlife habitats, water quality and quantity, and important water bodies such as wetlands and streams. It also provides opportunities for new trail development, passive recreation, and environmental education. Livingston County has expressed their support for protecting open space throughout the county through the Purchase of Development Rights (PDR) program implemented by the Genesee Valley Conservancy. Due to the historical uses of Town land for agriculture and environmental uses, this is an opportune time to work toward permanently preserving open space to protect scenic views, agricultural land, and existing ecological systems.

Potential Threats

As highlighted in the Agricultural and Farmland Protection Plan for the Town, a primary potential threat to open space is conversion pressure. The Agricultural Plan states that “conversion” can occur when agricultural land is used for another purpose such as residential, commercial, or industrial. The most vulnerable open space or agricultural spaces that would be at risk are those closest to existing development. In the Town of Mount Morris, this would indicate that open space and agricultural lands near the village are most vulnerable to conversion.

In addition to conversion pressure, the Agricultural Plan discusses other threats and challenges to Agricultural land, of which several would also apply to other types of open space within the town. To learn more, please read the Threats and Challenges to Agricultural Preservation section beginning on page 32 of the Agricultural Plan.

TOOLS FOR PROTECTING OPEN SPACE

Implementation of Agricultural and Farmland Protection Plan

The 2019 Agriculture and Farmland Protection Plan adopted by the Town of Mount Morris outlined a

number of strategies and goals for protection of open space within the Town. Implementation of this plan will play a key role in ensuring the future of open space for the town and allowing agriculture and farms to continue to represent the character of Mount Morris and preserve the beautiful landscape for residents and visitors alike.

Open Space Plan

The Town can also develop an Open Space plan which would comprehensively plan for preserving scenic views, natural corridors, and provide a more detailed focus on parks and recreation within the Town. This plan could work in tandem with the Agricultural and Farmland Protection Plan to ensure that the open space goals are achieved.

Land Trusts

Currently, the Genesee Valley Conservancy operates within Livingston County with a mission to “conserve important natural resources and strengthen connections between people and the land in the Genesee River watershed”. Land Trusts or Conservancies are typically established by private or non-profit organizations who work to conserve land by acquiring land or conservation easements for land. They typically acquire land either by donation or purchase then keep it in its natural state. This is an important tool that can be used to preserve scenic views, unique ecological features, and contiguous stretches of land.

Purchase of Development Rights (PDR)

A PDR consists of a private party (typically an organization) purchasing the development potential of a property, thereby guaranteeing the preservation of valuable farmland or lateral open space. This allows the landowner to continue to farm the land, and own all other rights to the property, except the right to develop it. In Livingston County, the PDR program is described as a competitive program that reimburses farmers up to 87.5% of the value of the development rights on their land through the acquisition of an agricultural conservation easement. The county has completed 12 of these easements to date, protecting a combined 7,412 acres through the program. However, this has all occurred outside the Town of Mount Morris. The Town should work with the Genesee Valley



Traditional subdivision
38 units, 3+ acre lots
No open space



Cluster plan
54 units, 1+ acre lots
52% open space
(but fragmented)
line of houses blocks views



CSD
46 units, 26 1 acre lots
16 unit “village”
4 units on three farms
68% open space

Conservancy and encourage landowners to apply for the PDR program to preserve their farmland and protect the important open space which is invaluable to the Town.

Zoning Ordinance and Subdivision Regulations

There are a variety of zoning tools that can be used to preserve open space. The Land Use and Zoning chapter discuss the current zoning code as well as suggestions for improvements to be made, and the Agricultural and Farmland Protection Plan does a full zoning audit – with specific recommendations as to how the Town can modify their zoning to clearly protect these lands in the Town. The Zoning law is scheduled to be updated in 2020, after approval of this plan, and that would be the most appropriate time to address needed changes in regards to open space protection.

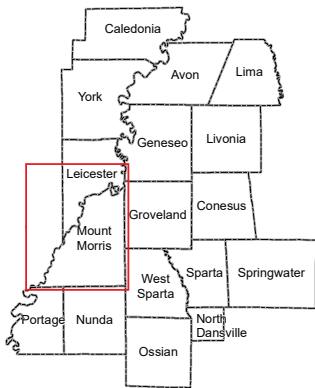
Conservation Subdivision Design (CSD)

Conservation development, also known as conservation design or CSD, is a controlled growth land use development that adheres to the principle of allowing limited sustainable development while protecting the area's natural environmental features in perpetuity, including preserving open space landscape and vista, protecting farmland or natural habitats for wildlife, and maintaining the character of rural communities.

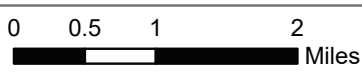
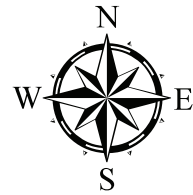
Conservation Subdivision Design can be used to help protect agricultural lands and open space. With conservation subdivisions there is careful attention paid to site design. Homes and lots are designed to maximize visual and physical access to the open space, with homes clustered together on smaller lots (but with an average overall density no greater than with conventional subdivision design). An easement or other mechanism protects the remaining open space or agricultural land in perpetuity. Unique, scenic, or significant natural features are identified and the site is designed to preserve large contiguous blocks of land. Below are examples of Non-Conservation Subdivision and a Conservation Subdivision.

Town of Mount Morris MAP 2 Recreational Resources

Livingston County

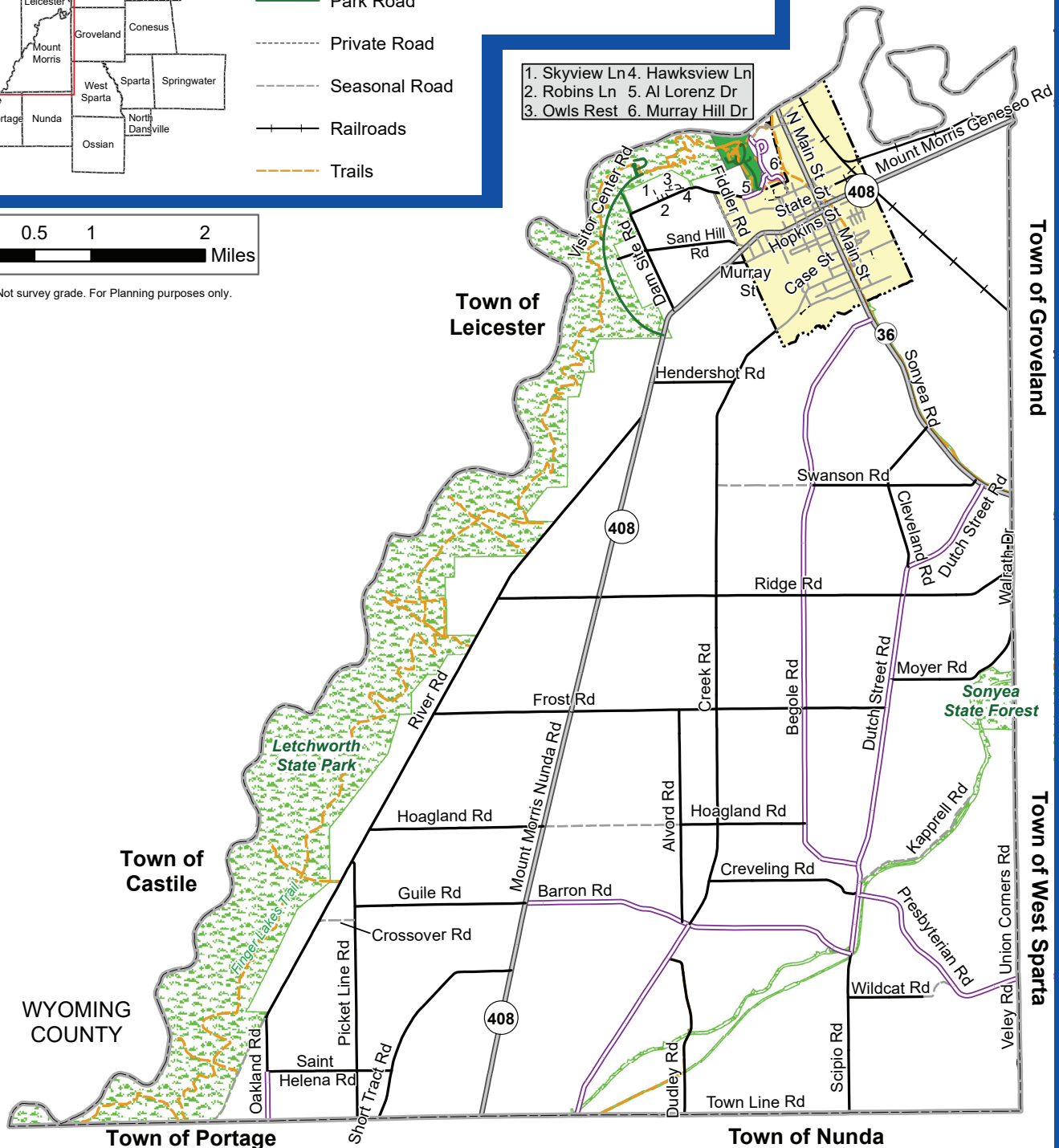


- State Highway
- County Highway
- Town Road
- Village Road
- Park Road
- Private Road
- Seasonal Road
- Railroads
- Trails
- Town Boundary
- Village Boundary
- Al Lorenz Park
- State Land



**Not survey grade. For Planning purposes only.

1. Skyview Ln
2. Robins Ln
3. Owls Rest
4. Hawkview Ln
5. Al Lorenz Dr
6. Murray Hill Dr



GOALS AND IMPLEMENTATION MEASURES

6. GOAL: Preserve Mount Morris' rural character and open space while allowing for controlled residential and commercial growth.

Implementation Measures

- A. Develop an Open Space Plan that identifies specific areas the Town wishes to preserve.
- B. Work with farm owners, Livingston County, the American Farmland Trust, and the New York Agricultural and Farmland Trust to include the Town of Mount Morris farms in the County's Purchase of Development Rights program and to determine the feasibility of developing a Modified Purchase of Development Rights program.
- C. Promote residential and commercial development in and around the Hamlet areas and the Village to preserve open space in the rest of the Town.

7. GOAL: Re-examine and re-write Mount Morris' Zoning Ordinance and Subdivision Regulations to include elements designed to preserve and protect open space in the Town.

Implementation Measures

- A. Include Steep Slope Zoning Guidelines in the Town's Zoning Ordinance. Guidelines should apply to all zoning districts and should require site plan review for all development on slopes averaging 15% or higher.
- B. Utilize Conservation Subdivision Design to protect steep slopes, scenic views, farmland, wetlands, floodplains, and other unique or significant natural features.
- C. Provide adequate training for Planning and Zoning Board members to successfully implement new zoning and subdivision regulations.

8. GOAL: Provide facilities that are safe, clean, well maintained, and handicapped accessible.

Implementation measures

- A. Identify all safety, cleanliness, and general maintenance concerns for all Town recreation facilities and institute corrective actions as needs arise. Issues of concern include playground equipment condition and types, dangerous or failing structures, un-mowed areas, deteriorating swimming area, handicapped accessibility, poor lighting, litter, graffiti, etc.
- B. Establish long-term maintenance plans for all Town-owned facilities including a review of responsibilities and budgets.
- C. Undertake a program of park renovations and upgrades to address deficiencies in Town parks. Seek outside grant funding as needed.

9. GOAL: Remain current with meeting the needs of the public and provide facilities and programs to meet those needs.

Implementation measures

- A. Coordinate with the Village to conduct periodic needs assessments on recreation facilities and public desires and regularly evaluate programs and participation levels to anticipate and meet changing needs and trends.
- B. Continue to build upon improvements and facilities at Town parks and develop new facilities at other parks as needed.
- C. Work with the Village of Mount Morris to provide new and/or enhanced recreational and social programs for adults and seniors.
- D. Work with local biking organizations, Livingston County, and other interested parties to establish bicycle routes and trails, and to provide amenities and services to cyclists.
- E. Investigate acquiring property/access for public use, camping, and boat launching.
- F. Develop a greenway and/or trails to connect major recreational and business nodes in the community, including Town parks, the hamlets, or an agri-trail of agritourism
- G. Increase recreational opportunities for winter recreation.

III. AGRICULTURE

CONTEXT

In 2019, the Town of Mount Morris adopted the Agricultural and Farmland Protection Plan. The purpose of this plan is to preserve and protect agriculture as a strong and viable industry within the Town. The plan was enacted to minimize or eliminate the potential for fertile farmland to be converted and developed, so that the Town of Mount Morris can continue to sustain and grow its agricultural practices. This chapter will reference and build upon the 2019 Agricultural and Farmland Protection Plan’s findings and goals to ensure that the Town’s plans are consistent, creating a cooperative set of plans for the future of agriculture in Mount Morris.

As the Agricultural plan states, the Town is known primarily as a farming community. Agriculture dominates the visible landscape, as large crop fields and grazing pastures are on display throughout the Town. This is shown in Chart 1 through the 21,040 acres of property within the Town that are used for Agricultural purposes – over half of the Town’s land area. Throughout the town there are fertile soils that are designated by the State as “prime” and those of “Statewide Importance”. These definitions can be found on page 18 of the Agricultural plan, with a map locating these soil types available on page 24.

Agriculture Sales Trends: Livingston County			
Sales Type	2012	2017	Percent Change
Sales per operation	\$282,615	\$277,904	-1.7%
Crop Totals	\$80,742,000	\$55,238,000	-46.2%
Animal Totals	\$106,067,000	\$128,457,000	17.4%
Acres Operated	194,945	189,488	-2.9%
Sales Per Acre	\$958	\$969	1.2%
Total Sales	\$186,808,000	\$183,695,000	-1.7%

AGRICULTURE AND THE LOCAL AND REGIONAL ECONOMY

Agriculture plays a vital role in the local and regional economy. The National Agricultural Census of 2017 documented 661 farm operations within Livingston County, totaling an estimated 189,488 acres. As in previous years, this is a decrease in total acreage farmed by 5,457 since the 2012 data was reported. The total sales of commodities were \$183,695,000, just under a 2% decrease from 2012’s \$186,808,000, but still a 33.8% increase over the total sales ten years earlier in 2007. When comparing sales by crops totals vs. animal totals, the data reveals that in 2012 crop totals were \$80,742,000 vs. 2017’s \$55,238,000. 2012’s Animal totals were \$106,067,000 vs. 2017’s \$128,457,000. This explains that the losses seen in total sales from 2012 to 2017 can be attributed to less sales in crops, even with a large increase in sales for animal sales and products. Another data point that is important to discuss is that of sales per acre. Despite the fact that Livingston county had fewer overall acres used in farm operations in 2017, the sales per acre used were 1.2% higher than in 2012. This data argues that production and efficiency in the industry increased. While all of this data is captured at the county level, it still gives insight into the region that Mount Morris’s agricultural production is a part of and can show overall trends that the Town may also be experiencing.

Agricultural Land Uses		
Type	Number of Parcels	Acres
Cattle (Beef, Calves, Hogs)	5	482
Dairy	2	436
Field Crops	117	11039
Vacant Land	71	4,090
Hay	2	70
Horse	1	118
Rural Residence	111	4,578
Sheep	2	227
Total	311	21,040

While farm sales themselves are a large contributor to the local economy, the network of 'agribusiness' that supports these farming and livestock operations also add to the economic stability of the region. Support services such as trucking, equipment sales, mills, veterinarians, mechanics, and more are all reliant on a healthy agricultural community.

POTENTIAL FOR ECONOMIC GROWTH IN AGRICULTURE

A primary section of the Agricultural Plan discusses potential growth areas for agriculture within the Town of Mount Morris. In the last few decades, social trends through the internet and media have given rise to new trends in food and agricultural consumption as well as entertainment. These trends give farm operators options to produce additional products or services that could diversify and expand their income sources. The Agricultural plan mentions examples such as corn mazes, hay wagon rides, fruit festivals, or seasonal events like harvests. This diversification can offer supplemental income to their traditional sources while encouraging local residents to spend in their community and potentially attracting visitors for popular events. Mount Morris could benefit from studying these trends and strategies with the goal of encouraging a more circular local agricultural economy. Below are brief descriptions of opportunities and trends identified by the Agricultural Plan. For an in-depth look please reference this section on page 30 of the plan.

Local Food Movement

This is a growing trend among many age groups where consumers are more conscientious about where their food is coming from and are therefore led to buy local through farmers markets, co-ops, CSA's, and other sources.

Organic Food Movement: Today's consumer is aware of the dangers associated with processed foods and is therefore seeking healthy alternatives in their local community. Organic food labels can be used by farmers who use acceptable practices to meet this standard and allow local buyers to source their products from stores, markets, or farm shares.

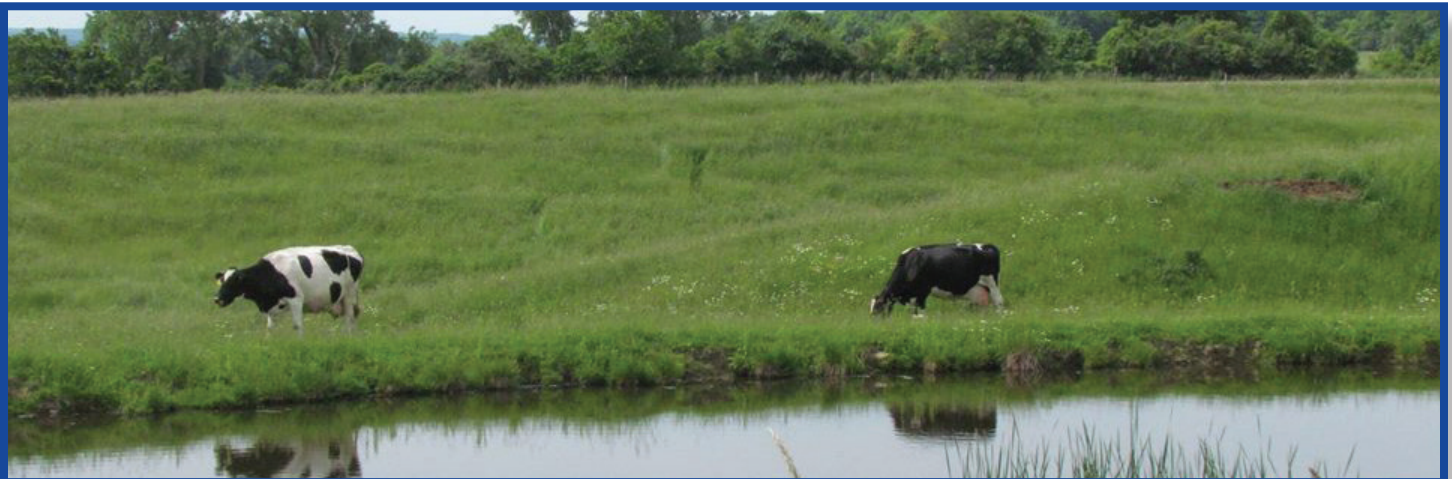
Agri-tourism/ Agri-business/ Agri-tainment: Agri-tourism is another trend in farming that provides consumers with the opportunity to engage with the agricultural process through activities such as 'u-pick' produce, wine trails, beer trails, or farm to table events hosted by a farmer.

Commodity Agriculture: Using this style of producing and selling will allow producers to lock in prices of commodities to ensure that they have control over the volatility of pricing within a market.

CHALLENGES TO AGRICULTURAL PRESERVATION

While farming has been a consistent part of Mount Morris' history, it is important to discuss the potential factors that could lead to a reduction in active or productive farmland. The Agricultural Plan performs a deep dive into several different threats and challenges which could change the Town's landscape. These are listed below. To read the descriptions of how these could have a specific impact on Mount Morris, read the section beginning on page 32 of that plan.

- **Conversion Pressure**
- **Land Availability**
- **Infrastructure**
- **Climate Change**
- **Broadband Availability**
- **Local Regulatory Environment**
- **Farmland Ownership**
- **New and Beginning Farmers**
- **Public Awareness/Understanding of Agriculture**
- **External Influences**



Images 2 & 3: Farmland in Mount Morris
Source: Johnna Schrier

ZONING AND AGRICULTURE

As discussed in the zoning chapter of this comprehensive plan, the Town of Mount Morris has a zoning code that is not currently adequate to protect agricultural lands. The Agricultural and Farmland Protection Plan states that the current zoning law is negligent in its lack of guidance for agricultural practice and needs to define the term 'farm' in a clearer manner. Furthermore, the designation of the Business (B-1) district is in conflict with the gateway overlay, as it is located in an area with some prime soils which would better serve the agricultural community. As mentioned elsewhere in this plan, it is recommended that the zoning code be updated and amended as necessary to reflect the current and future needs/goals of the Town, while achieving the goals of the Agricultural and Farmland Protection Plan. For a more in depth look at the Town's zoning ordinance in relationship to agriculture, see the zoning audit beginning on page 39 of the Agricultural Plan.

PLANNING AND ZONING TOOLS

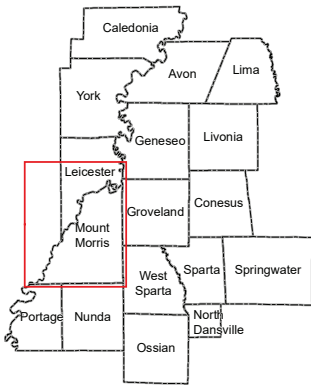
In addition to adopting and implementing the Protection Plan, and this updated Comprehensive Plan, there are other planning tools that the Town of Mount Morris can utilize to ensure the preservation and protection of agricultural lands and strengthen existing operations. These tools are explored within the Agricultural Plan beginning on page 46. Below is a list of those tools for reference.

- **Comprehensive Plan**
- **Zoning**
- **Subdivision Regulations**
- **Agricultural Advisory Committee**
- **Purchase of Development Rights (PDR)**
- **Transfer of Development Rights (TDR)**
- **Private Conservation Easements**
- **Right to Farm Law**
- **Urban Growth Boundary (UGB)**
- **Conservation Subdivision**
- **Tax Relief Programs**
- **Governmental Resources**

Town of Mount Morris

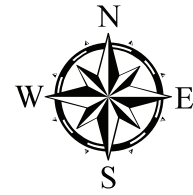
MAP 3 Agricultural District #3: 2020

Livingston County

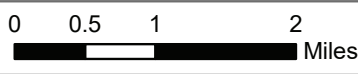


- State Highway
- County Highway
- Town Road
- Village Road
- Park Road
- Private Road
- Seasonal Road
- Railroads

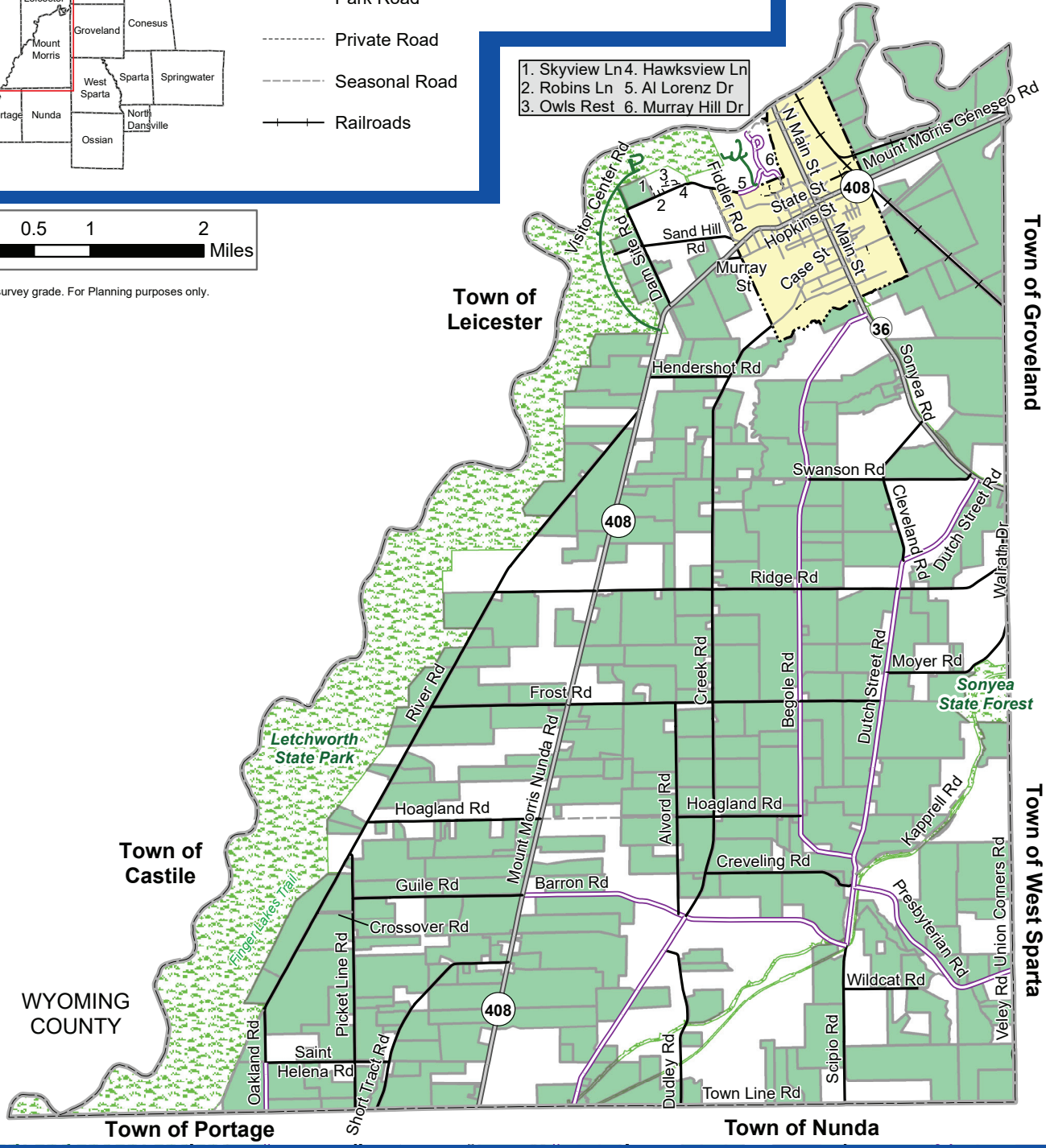
- Town Boundary
- Village Boundary
- Land in Agricultural District #3
- State Land



1. Skyview Ln
2. Robins Ln
3. Owls Rest
4. Hawkview Ln
5. Al Lorenz Dr
6. Murray Hill Dr



**Not survey grade. For Planning purposes only.

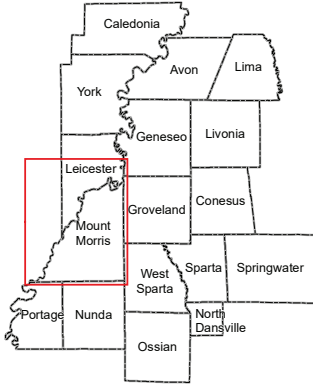


Town of Mount Morris

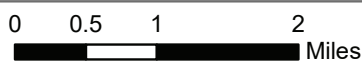
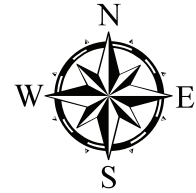
MAP 4

Prime Farmland & Farmland of Statewide Importance

Livingston County



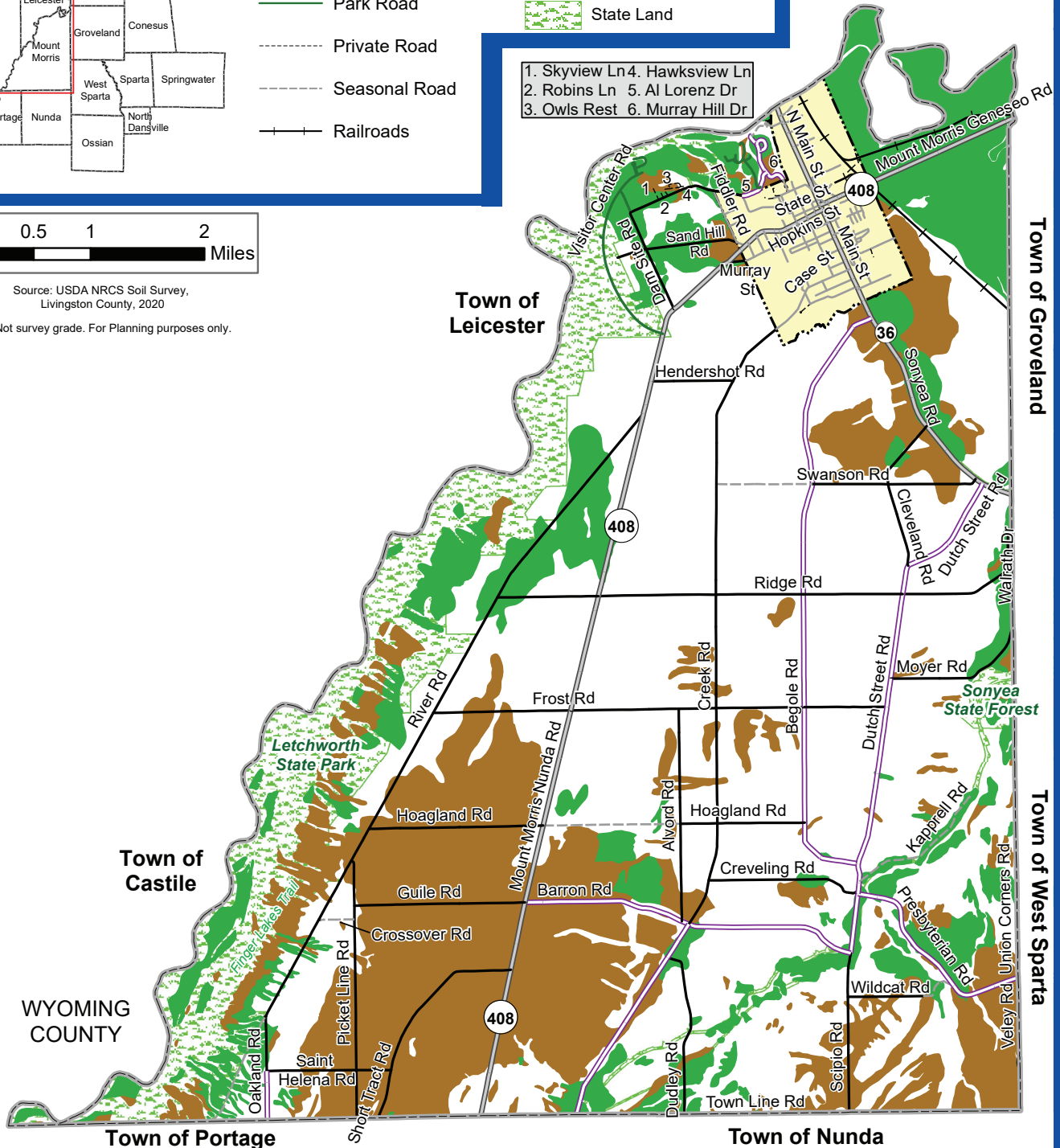
- State Highway
- County Highway
- Town Road
- Village Road
- Park Road
- Private Road
- Seasonal Road
- Railroads
- Town Boundary
- Village Boundary
- Prime Farmland
- Farmland of Statewide Importance
- State Land



Source: USDA NRCS Soil Survey, Livingston County, 2020

**Not survey grade. For Planning purposes only.

1. Skyview Ln
2. Robins Ln
3. Owls Rest
4. Hawkview Ln
5. Al Lorenz Dr
6. Murray Hill Dr



GOALS AND IMPLEMENTATION MEASURES

The following goals and implementation techniques are shared with the Agricultural and Farmland Protection Plan. The comprehensive plan recognizes the goals of this plan as directed and approved by the Town of Mount Morris and are therefore repeated here as these plans work together to achieve the goals below.

10. GOAL: Ensure land use laws and local ordinances support agricultural economic opportunities

Implementation Measures:

- A. Revise and rename current Low Density Residential (LR) zoning district to Agriculture Zone (AG) to demonstrate agriculture's important role in the Town, and that it is considered the highest and best use of these lands.
- B. Resolve the discrepancy of agriculture use in the Eastern Gateway Overlay District and Business zones along NYS Route 408. This area is prime agricultural land, as well as in a floodplain. The Town needs to revise zoning to address inconsistencies and ensure preservation of the prime farmland of this area.
- C. Revise the zoning ordinance to include more robust language, and an updated definition of agricultural practices, as well as definitions for specific farm and agricultural uses.
- D. Revise and Update the Town's Comprehensive Plan to include the recommendations and principles of the Agricultural and Farmland Protection Plan.
- E. Revise Commercial Solar Installation law to exclude prime farmland, floodplain, and wetlands.
- F. Revise and update Zoning Ordinance to include conservation subdivisions, in order to reduce fragmentation of farmland, and encourage sustainable planning efforts.

11. GOAL: Educate the non-farm public about agriculture

Implementation Measures:

- A. Expand, improve, and add new farm related events such as a farm-neighbor dinner or Farm Trail, to encourage interest in local agricultural efforts, as well as promote a healthy diet.
- B. Work with local schools to integrate agricultural topics into primary and secondary schools' educational material.

12. GOAL: Protect high quality agricultural land at risk of conversion

Implementation Measures:

- A. Encourage growth in and around the Village of Mount Morris. Discourage growth outside the Village in areas of prime farmland, floodplains, or wetlands.
- B. Promote purchase, lease, transfer, and acquisition of development rights and conservation easements, as well as encouraging property owners to enroll in Livingston County's Agricultural District program.

C. Revise and update the Right to Farm Law to reflect the importance of Agriculture in the Town by strengthening the language and including the committee approved definition of agricultural practice.

13. GOAL: Ensure local infrastructure is supportive of agriculture

Implementation Measures:

A. Work with Soil and Water Conservation District to strengthen regulations and require buffers between drainage ditches and farm fields, and work with farmers to ensure that valuable soil is not eroding into roadside ditches and culverts.

B. Improve Town-owned and maintained infrastructure including local roads, bridges, and drainage culverts that benefit local farm operations and provide safe and efficient access to prime farmlands.

C. Research and invest in expanding the broadband access to areas of the Town that currently are unable to access quality internet services.

14. GOAL: Enhance local agricultural economy and support agricultural economic development initiatives

Implementation Measures:

A. Expand and promote the Mount Morris Farmer's Market. Make it a destination place with thematic events, branding, as well as outdoor cooking demonstrations, etc. Advertising as to encourage visitors from outside of the Town, as well as visitors from Letchworth State Park.

B. Develop a unified wayfinding system, perhaps at the county or regional level to provide directions to farm stands and on-farm produce.

15. GOAL: Encourage communication and cooperation between farmers and local government

Implementation Measures:

A. Create a Town Agriculture Committee with the responsibility of advising the Town Board on matters pertaining to agriculture and to steer implementation of Agriculture Plan strategies and recommendations.

B. Work closely with Cornell Cooperative Extension and Soil and Water Conservation District to deal with various agricultural concerns, including but not limited to erosion control, farm management, and sound farming practices.

IV. HOUSING

The housing supply in a municipality can be a telling factor of the health of a community as a whole. In the town of Mount Morris, the housing tells a story of American history, agricultural development, and small-town living. The following sections will discuss the current housing stock in some detail and explore the related challenges and opportunities within the Town of Mount Morris.

EXISTING CONDITIONS

The existing housing supply within the Town of Mount Morris is made up of predominantly older, single-family homes. This farming community has a scattering of homes spread across the Town’s 48.65 square acres, with a population density of approximately 37 persons per square mile, compared to the county’s 103.5. According to the U.S. Census American Communities Survey (ACS) 5-year estimates (2012-2017), of the Town’s 573 units, 508 (~88%) are owner-occupied, and 78 (~5%) are renter-occupied. Approximately 76.1% of all units are one-unit detached structures, 22% of units are mobile homes, and 1.9% of units are attached. The ACS also states that 53.3% of housing structures were constructed prior to 1940. According to the Livingston County Housing Needs Assessment & Market Analysis, the median age of housing is 71 years, with over 50% of homes 100 years old or older. Table 6.1 shows a slight growth in overall housing units from 2000 to 2017, which could be the result of new construction, or the subdivision of existing single-family homes to multi-unit structures. The housing tenure in the Town is predominantly owner-occupied with less than 6% of units being renter-occupied according to the 2017 ACS. This trend is indicating that some residents of the Town may be transitioning into homeowners rather than renters. One interesting development is the gradual growth in persons/household. Generally, recent trends in household occupancy have shown smaller ratios of persons/household due to increase in life-expectancy, rising divorce rates, and older marriage age. Table 6.2 contains data that gives some explanation to this growing ratio as the percentage of married-couple families has been increasing over time, and the overall trend of those living alone is decreasing in percentage.

Chart 6.1 indicates the high volume of high-aged housing stock within the town. According to the Livingston County Housing Needs Assessment & Market Analysis, the median age of housing is 71 years, with over 50% of homes 100 years in age or older. The report also explains how having an older housing stock can present issues for a community as aged homes are “typically less energy efficient and require more maintenance”. This places a burden on those with lower income, as they are less likely to have means for repair or rehabilitation of a home.

Table 6.1

Housing Tenure Trends 2000-2017					
Unit Type	2000	2010	Percent change	2017*	Percent change
Total Housing Units	513	562	8.7%	573	1.9%
Owner-occupied housing units	398	421	5.5%	508	17.1%
Renter-occupied housing units	78	79	1.3%	34	-132.4%
Vacant housing units	37	62	40.3%	31	-100.0%
Persons/Household	2.54	2.63	3.6%	3.19	17.6%

Data Source: U.S. Census Decennial Census. *2017 data estimates are from the U.S. Census American Communities Survey 5-year estimates (2012-2017).

HOUSING MARKET AND AFFORDABILITY

Given that housing within the Town of Mount Morris is predominately owner-occupied, Table 6.3 below is an indicator of the affordability for residents in regard to their housing cost/burden ratio. According to HUD, those who spend more than 30% of their income on housing are cost burdened. While affordability is becoming a large issue in many places around the United States, the data from the ACS estimates show that few homeowners with a mortgage are cost burdened at 11.2% in 2010 and 11.8% in 2017. For homeowners without a mortgage, the 2010 estimate is higher at 30.2% in 2010, and lower in 2017 at 5.3%. Overall, owning a home is either stable or becoming more affordable, according to these estimates. However, it is important to note that a survey completed for a county-wide study states that more residents within the county have reported high mortgage payments as an issue with almost 10% *more* residents feeling cost-burdened by their home payment than the U.S. Census data predicts. While there are many reasons this could be the case, it is important to note that the figures shown here might not be wholly representative of the Town’s cost-burdened population, and that the 30% rule might not be the best measure of that burden.

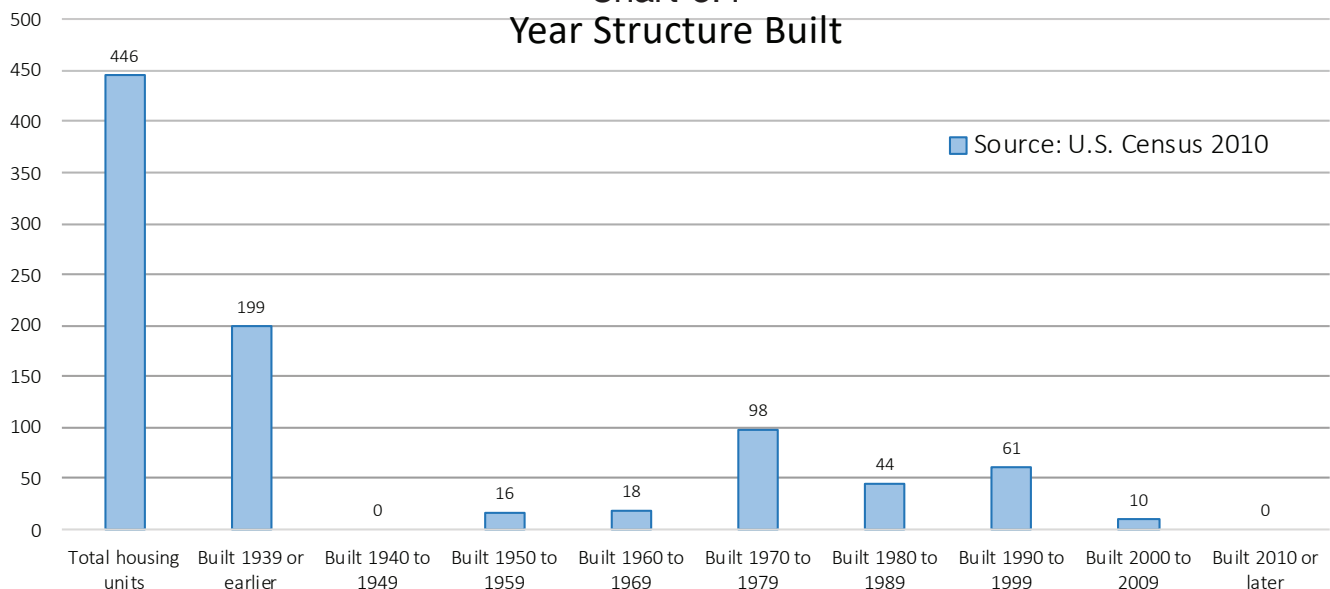
Table 6.2

Households by Type			
Household Type	2000	2010*	2017*
Total Households	476	500	542
Family Households	70.8%	69.2%	73.8%
with own children under 18 years	36.8%	22.8%	34.7%
Married-couple family	54.4%	55.4%	60.0%
with own children under 18 years	27.1%	15.4%	29.3%
Female householder, no husband present	7.4%	8.2%	7.6%
with own children under 18 years	4.0%	4.4%	X
Male householder, no wife present	X	5.6%	6.3%
with own children under 18 years	X	3.0%	X
Non-family households	29.2%	30.8%	26.2%
Householder Living Alone	22.5%	26.2%	14.8%

Data Source: U.S. Census Decennial Census.

*2017 data estimates are from the U.S. Census American Communities Survey 5-year estimates

Chart 6.1
Year Structure Built



The median home value for the Town is approximately \$70,000, with over 50% of homes valued between \$50,000 and \$99,000. The entire range of homes and values can be found in Chart 2. The for-sale real estate market in the Town is limited, with less than 10 properties/homes for sale in December of 2019 (More real estate might be listed in warmer months). Prices range from \$50,000 to \$180,000 for these homes. An approximate median sales price based on the few homes for sale is \$120,000. With a median family income of \$51,604, a family earning this income can afford the median purchase price of a home, given that all of the estimates in Table 4 are true. However, with limited data during the off-peak buying season, this information should be used as a framework that can be updated to represent the market. Also, because the vacancy rate is low, it could prove difficult to purchase a home due to the fact that several homes were higher priced, and those that were a lot cheaper appear to need rehabilitation before they would be adequately safe and healthy to reside in.

Table 6.3

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Percentage Bracket	2010*	2017*	Percentage Bracket	2010*	2017*
Housing units <i>with</i> a mortgage**	196	281	Housing unit <i>without</i> a mortgage	106	227
Less than 20.0 percent	51.0%	48.8%	Less than 10.0 percent	41.5%	26.9%
20.0 to 24.9 percent	12.2%	8.2%	10.0 to 14.9 percent	28.3%	15.0%
25.0 to 29.9 percent	25.5%	31.3%	15.0 to 19.9 percent	0.0%	18.9%
30.0 to 34.9 percent	6.6%	5.0%	20.0 to 24.9 percent	0.0%	28.6%
35.0 percent or more	4.6%	6.8%	25.0 to 29.9 percent	0.0%	5.3%
			30.0 to 34.9 percent	21.7%	5.3%
			35.0 percent or more	8.5%	0.0%

Data Source: U.S. Census Decennial Census.
 *2017 data estimates are from the U.S. Census American Communities Survey 5-year estimates (2012-2017).
 ** (excluding units here SMOCAPI cannot be computed)

Table 6.4

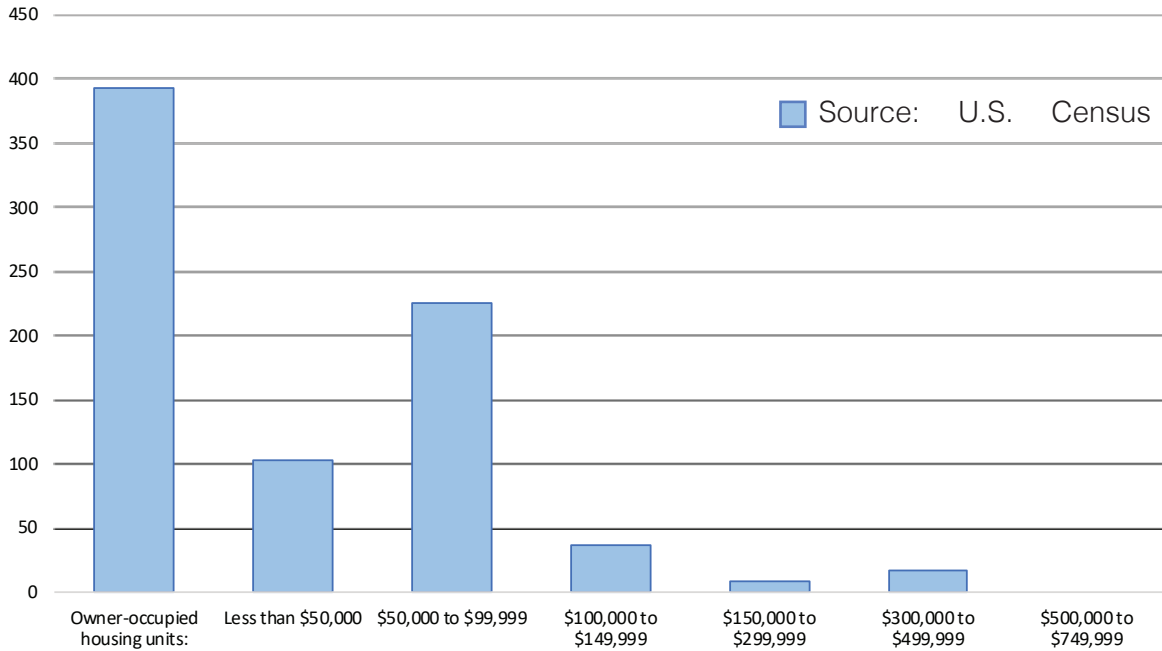
Home-Buying Affordability		
Purchase Price	\$120,000	
Down Payment	\$24,000	
Mortgage	\$96,000	
	Monthly	Annual
Principal and Interest	\$465	\$5,580
Taxes	\$200	\$2,400
Insurance	\$80	\$960
TOTAL	\$745	\$8,940
	Monthly	Annual
Median Household Income	\$4,300	\$51,604
30% (HUD)	\$1,290	\$15,481
28% (banks)	\$1,204	\$14,449

*30 year fixed mortgage @ 4.125%

HOUSING FOR THE AGING POPULATION

The Livingston County Housing Needs Assessment & Market Analysis also reported that the county as a whole is in need of more accessible and affordable housing for the aging population. One difficulty of the housing stock being primarily of older construction is a lack of accessibility in design and an excess of square footage as many of these older farmhouses are two-story, multi-bedroom homes. As previously mentioned, older homes are less likely to be energy efficient and could result in very high energy costs or a lack of adequate heat during the freezing winter months. Typically, the construction of new, smaller, single family homes is attractive in this type of

Chart 6.2
Housing Value



demographic market as elderly residents look to downsize. If the Town were interested in encouraging this type of development, considerations should be given to the accessibility of services and retail. For this reason, elderly housing should be located close to or within the village.

SUSTAINABILITY IN HOUSING

As discussed previously, the Town's housing stock is mostly older homes, which tend to be less energy efficient. Today, there is a wide range of energy options for a homeowner that are far more efficient and ecologically friendly. Many new homes are heated using radiant floor heating, high-efficiency natural gas or wood burning boilers, geo-thermal, heat pumps, and more. Fuel-oil is a traditional heating technique that many homeowners continue to use because their home is already equipped with this heat source. This type of heating is expensive, less sustainable, and uses fossil fuels.

The Town of Mount Morris is committed to protection of the environment and will need to stay informed of alternative methods that can be implemented to not only achieve higher sustainability, but encourage homeowners to invest in these energy sources so that they are able to benefit from the numerous advantages that alternative energy provides. Aside from the heating source in homes, replacing or adding insulation, replacing old single-pane windows, and ensuring the envelope of the home is well sealed are ways to modify existing homes so that they are able to reduce energy costs and provide a healthier living-environment.

SHORT-TERM RENTALS

As short-term rentals gain popularity around the country, it is important for communities to evaluate the presence of these rentals within and around the community and the potential effects that may result from this type of rental. Specific points to consider are collection of room and sales tax; traffic, parking, and noise impacts; compliance with health and safety standards; and maintaining code compliance.

According to airdna.com, a resource for tracking short-term online-based rental platforms, there are currently eight active short-term rental properties. Of these eight, at least five are within the village boundaries. While this is not a high volume of rentals, the trend of using services like airbnb does not show any signs of slowing down.

In order to respond to this trend, the Town should consider regulatory options to ensure the proper checks and balances on this form of renting. This can take many shapes and forms, depending on the desired outcome and the issues that surface as a result of short-term rentals. Examples of regulatory methods include changing the zoning to include conditional use in single-family zones, and as a permitted use in other zones; allowing short-term rentals conditional that the owners of the home reside on the premises during a visitor's stay; and other forms of conditional use or permitting. The town should be aware of the potential positive and negative outcomes of short-term rentals and respond according to the community's needs and desires.

PARTNERING OPPORTUNITIES

With an aging population and housing stock, partnering with County-wide organizations can ensure that housing needs are improved in the years to come. Below is a list of just a few organizations that are working to create a better standard of living for the residents of Livingston County.

- **The Housing and Homelessness Task Force (HHTF)**

- o Livingston County, as part of a regional Continuum of Care, has created this task force to bring together representatives from 23 different agencies who aim to provide safe and healthy housing as well as prevent homelessness by working with those who might need housing rehabilitation or assistance with funding.

- **Chances & Changes**

- o This organization serves victims of domestic violence through programming, emergency shelter, and long-term transitional housing to support affected persons. Operating within the Village of Mount Morris, this organization is within reach of those in the Town that are in need of these services.

- **Arbor Housing and Development**

- o This entity operates to ensure housing solutions for those most in need. Their webpage states that "by developing, rehabilitating and managing quality residential sites, we empower people to live within their means in communities of their choice."

- **Livingston County Land Bank**

- o The mission of the Livingston County Land Bank Corporation is to "support community development and the local economy by facilitating the return of vacant, abandoned, underutilized, and tax-delinquent properties to productive use." The land bank works to ensure responsible low and moderate-income residents are able to gain housing through the programming.

GOALS AND IMPLEMENTATION MEASURES

16. GOAL: Maintain and rehabilitate existing housing stock to ensure the community's welfare, increase sustainability, and retain community members in compliance with the New York State Property Maintenance Code.

Implementation measures:

- A. Seek financing sources to renovate the housing stock through rehabilitation programs, such as state or federal funds. Give priority to low- and moderate-income homeowners.
- B. Partner with local and regional agencies such as HHTF, Arbor Housing and Development, and the Livingston County Land Bank to ensure vacant homes or properties can be used to achieve the goal.
- C. Continue to support comprehensive housing code enforcement efforts in the Town to maintain owner-occupied and income property units in compliance with the NYS Property Maintenance Code.

17. GOAL: Ensure that there are affordable and accessible housing units available to all income, age, and disability segments of the population within the Town.

Implementation measures:

- A. Promote home ownership through programs that provide assistance to first time home buyers, particularly for young families.
- B. Work with qualified developers who share a common vision with the Town in developing new housing units to meet growing needs that are in keeping with the character of the Town.
- C. Work with local, State, and federal housing agencies and organizations regarding the housing needs of special needs populations, including but not limited to, handicap accessibility, visitability (the ability of the mobility impaired to access all homes and buildings), the needs of the elderly and frail elderly, etc., and assisting with advocacy efforts when needed.

18. GOAL: Promote energy efficiency for new or existing housing units such as green build standards, Leadership in Energy and Environmental Design (LEED) standards, alternative energy sources, and/or new energy saving technologies. Energy saving or alternative energy appliances, technology, materials, or other apparatus shall be of such a nature that it will not interfere with any neighboring properties and/or will not negatively impact the Town of Mount Morris' environment, quality of life and/or aesthetics.

Implementation measures:

- A. Support the development of housing that conserves energy, including such measures as green build components.
- B. Remain cognizant of emerging energy conservation and renewable energy trends. While the Town will promote these measures, it may be necessary to prohibit structures, appliances, and/or equipment that are harmful to adjacent properties, to the Town environment or aesthetics, or are determined to be unsafe.

C. Partner with knowledgeable organizations to both educate Town residents and assist with implementing sustainable housing practices such as, but not limited to, reducing energy costs, harnessing wind, rain, and geothermal energy, alternative construction methods, recycling, composting, and pollution reduction.

19. GOAL: Encourage the continued development of home businesses.

Implementation measures:

A. The Town's zoning regulations for home businesses need to be revisited from time-to-time to keep pace with emerging trends and technologies that would allow for a greater variety of home businesses.

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V. EDUCATION

The Town of Mount Morris is served by two school districts: Mount Morris CSD and Keshequa CSD. Mount Morris Central School District serves the majority of the town as it encompasses the village and all of its residents. There are two schools located in the Town of Mount Morris: Genesee Valley BOCES and Mount Morris Central School, which are both located in the Village.

MOUNT MORRIS SCHOOL DISTRICT

The Mount Morris School District is one of the largest employers within the Town, employing 55 teachers, and 68 other staff for a total of 123 employees. The school serves 570 students from the Town and Village, from Kindergarten through 12th grade. According to the 2017 American Communities Survey (ACS) estimates, the percentage of residents that have attained a high school degree or higher is 82.1%. This figure includes both the Town and Village of Mount Morris. This is in comparison to the County's rate of 89.1% and the State's rate of 86.1%. While all of these graduation rates are within 6% of each other, it is important for the Town to continue to strive for excellence within its school district.



Image 4: Mount Morris Central School
Source: Mount Morris Central School Facebook

POST SECONDARY EDUCATION

There are no post-secondary educational facilities within Mount Morris. However, the Town is located just 6 miles from SUNY Geneseo. Other colleges and universities in the region include Houghton College, Alfred University, and Rochester schools such as the University of Rochester, Rochester Institute of Technology, Roberts Wesleyan College, Nazareth College, St. John Fisher College, and Monroe Community College. Rochester is approximately 40 miles from the Town, making it a relatively close option for further studies. This proximity to several options for post-secondary education allows

the Town of Mount Morris' residents access to many different choices of higher-education, while remaining close to home.

CORNELL COOPERATIVE EXTENSION

The Cornell Cooperative Extension operates within Livingston County with the following mission: "to enable people to improve their lives and communities through partnerships that put experience and research knowledge to work." The cooperative extension offers many online resources in the fields of agriculture, environment, food and nutrition, gardening, and more. They also host seminars on various subjects and produce a monthly publication. The Cornell Cooperative Extension can be a useful resource for town residents to grow in their knowledge as new research is completed by Cornell University, and to encourage shared knowledge throughout the county through seminars and classes directed by the input of those who call Livingston County home.

ARC OF LIVINGSTON WYOMING

The vision statement of Arc is: "We empower and support people of all ages with intellectual and developmental disabilities to be independent, productive and dignified members of our community." The vision for Arc is to enable people with varied abilities to live fulfilled lives in their communities. This mission is achieved through developmental and educational assistance. These services are provided in Livingston and Wyoming counties, including the Town of Mount Morris.

GOALS AND IMPLEMENTATION MEASURES

20. GOAL: Partner with the School District in cultivating a stronger bridge between education and the Town.

Implementation Measures

- A. Establish a yearly meeting with entities such as the Chamber of Commerce, Town Government, Board of Realtors, other organizations, and the public at-large where an update of the School District's success can be showcased. Encourage attendees to spread the positive aspects of the District as they go about their daily business.
- B. Develop print, social, and other media that highlight the Town's assets in education.
- C. Work with the School District to provide an opportunity for successful District graduates to speak about their career highlights and/or life experiences.

21. GOAL: Encourage persons associated with the school district such as faculty, staff, students, and parents, to engage with the Town's local businesses.

Implementation Measures

- D. Work with the Livingston County Chamber of Commerce and the Mount Morris School District to provide a welcome packet for new district employees.
- E. Network with Town businesses and the Chamber of Commerce on the benefits of advertising in media related to school events.

22. GOAL: Continue to provide hands-on work experience for students including internships, community service, or part-time/summer jobs.

Implementation Measures

- A. Facilitate the development of programs at the school so that students can work for pay or meet community service requirements in Town and Village businesses, government, or not-for-profit organizations.
- B. Continue to work to develop programs so that job training in the schools match the skill sets needed by area businesses.

23. GOAL: Foster a relationship between the school district and nearby post-secondary educational institutions. Showcase the nearness to several higher education institutions.

Implementation Measure

- A. Develop promotional materials that highlight the Town's location with respect to higher education campuses.
- B. Promote and encourage higher education opportunities by creating trips to visit nearby institutions for campus tours and info sessions.

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VI. INFRASTRUCTURE AND TELECOMMUNICATION

WATER SUPPLY

Currently, there is no public water available in the Town of Mount Morris other than a single water district located adjacent to the Village along Route 408 and the Sand Hill area. This district services approximately 328 residential and commercial properties. Water for the Town district is supplied by the Village of Mount Morris. However, nearby communities are served by the Livingston County Water and Sewer Authority which could be a source of water in the future. Although the water supplied to the districts is safe and healthy, the Village's system has occasionally experienced issues with odor and appearance system wide.

Other than the few households served by public water, the rest of the Town's households are reliant on individual wells or privately operated water systems. In addition, many of the Town's businesses and industries are located outside of the public water districts. Private wells are largely unregulated, and can be contaminated from a number of sources, including underground salt deposits, agricultural contamination, and contamination from on-site septic systems. A smaller lot size with both a septic system and a well must have soils that are permeable enough for septic effluent to percolate away from the drain field, but fine grained enough to filter out pathogenic bacteria and viruses before they reach water feeding a well. Property owners using their own well have no requirement to test their water regularly (public water and other private sources must do this). This means homeowners may go for years with contaminated water and not know it. Outside of high-density residential areas, the smallest residential building lot is three acres, which should be large enough to accommodate a septic system and a well with suitable separations. High density residential areas allow less than half an acre lot. All high-density zoned areas should have public water access, and likely public sewer access since a half-acre lot leaves little land to construct a proper septic system.

One area of concern is the hamlet of Tuscarora in the southeastern area of the Town. The area has had issues with arsenic contamination of well water. This would be a priority area for extending public water in order to properly ensure safe, potable water for the residents.

Recently, the Town has hired an engineering firm to provide services that include a preliminary engineering report to serve as a map, plan, and report for a water district creation that if fully built out, would provide town wide water services. Upon completion of this engineering report, the engineering firm will recommend potential funding and grant opportunities that will allow for the project to move forward.

WASTEWATER

There is no public sewer system in the Town of Mount Morris, although some areas of the Town adjacent to the Village are connected to the Village's system. As a result, nearly all homes and businesses rely on private septic systems for sanitary sewage disposal. Such systems are not inspected on a regular basis, and failed systems have the potential to go undetected. The lack of public sewers can also be a limiting factor in commercial and industrial development.

ROADWAYS

There are 90.3 miles of New York State, County, and Town roads in the community. Nearly all of these are two lane roadways with no storm sewers. A large percentage are the responsibility of the Town to maintain. The Town is also responsible for plowing some County and/or NYS highways in the Town. Roadways are in varying condition, with a number in need of repaving or more extensive reconstruction. Many Town roads are narrow with ditches for drainage. Many of these roads have not been built to a standard that can support the large farm equipment that use them, resulting in damage. Concerns have also been noted that some farms are plowing too close to roadway drainage ditches, causing damage that the Town must repair. Maintenance of Town roads is a priority, as is working with the local agricultural community to limit damage to roads from oversized equipment.

FIRE PROTECTION

The Mount Morris Fire Department provides fire protection for Town and Village residents. The department is an all-volunteer, private, nonprofit entity with no independent authority to assume debt or collect taxes. Both the Town and Village provide funding for the department.

The Fire Department operates out of one station located on Main Street in the Village of Mount Morris. It consists of three fire companies: Living Stream Hose Company founded in 1852, the Active Hose Company founded in 1873, and the Seymour Chemical Company founded in 1914. The fleet consists of 2 Tanker trucks, 1 Rescue Truck, 1 Grass Truck, 1 Mini-Pumper and 1 6X 6 ATV. Even with good response times, without public water and its associated fire hydrants, residents face higher fire insurance rates. However, this does not seem to be a significant concern in the community.

As a volunteer organization, the financial capacity to purchase expensive equipment, including apparatus and personal gear, is limited. It is important to ensure that the Fire Department is adequately equipped to be able to continue to service the community and provide protection to their members.

FUEL SOURCES

Mount Morris residents use a variety of sources to heat their homes. The 2018 American Community Survey (U.S. Census Bureau) estimates that 33.3% of households use fuel oil or kerosene, 27.8% use bottled, tank or LP gas, 12.8% use wood, 7.6% use utility gas, 2.6% use electricity, 2.6% use coal, and the remaining 13% use some other fuel. The survey estimates that no households use solar energy, and the survey does not ask about wind or geothermal energy, but some of the 13% who use “other fuel” sources could be using these.

Fuel oil, the most common heating type in the Town, is considered a “dirtier” heating type, along with wood and coal. While LP gas is cleaner, it is also one of the more expensive fuel types available. The Town should strive for cleaner, more affordable alternatives, such as expansion of utility gas, and alternative sources such as solar, wind, and geothermal.

TELECOMMUNICATION

The majority of Mount Morris has access to broadband internet. However, there are a few sections of Town where such services are limited. The Town should encourage development of a robust fiber optic network to ensure a higher level of broadband service is available town-wide.

The majority of the Town also has access to cable television, or has the option to install a satellite

for television. Cellular coverage is available throughout the Town from several providers, although pockets of weak or no coverage exist.

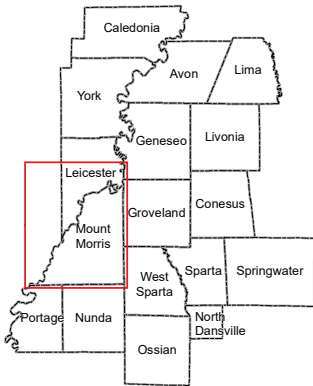
LARGE SCALE SOLAR PROJECTS

The Town of Mount Morris has been open and inviting to solar related projects for several years. Currently, the Town is working with EDF renewables with a large scale Solar project that is called Morris Ridge Solar Energy Center. This large-scale solar project is proposed up to 177 MW Solar photovoltaic facility that may include up to 83 MW of energy storage. The Facility will safely generate enough clean, renewable electricity to power 38,000 households. The Facility will be tapping into the 230 kilovolt transition line which connects the existing South Perry and Meyers substations in the Towns of Castile and North Dansville, respectively. The facility will be sited on approximately 1000 acres of leased private and mostly cleared land, and will consist of hundreds of thousands of solar panels. These projects are expecting to begin construction in Spring of 2022.

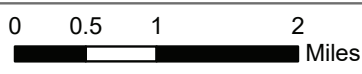
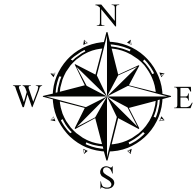
If this solar project is successful, there has been interest in locating additional Solar projects within the Town. In addition, the Village has been participating in an Agrivoltaic Study that will be an economic analysis of solar grazing of sheep and pollinating, including the understanding of the economic risks and opportunities borne by the project developer, solar grazer, and apiarist. This project will allow opportunities to promote sheep/bee products that will contribute to the local economy.

Town of Mount Morris MAP 5 Hydrography & Water Lines

Livingston County

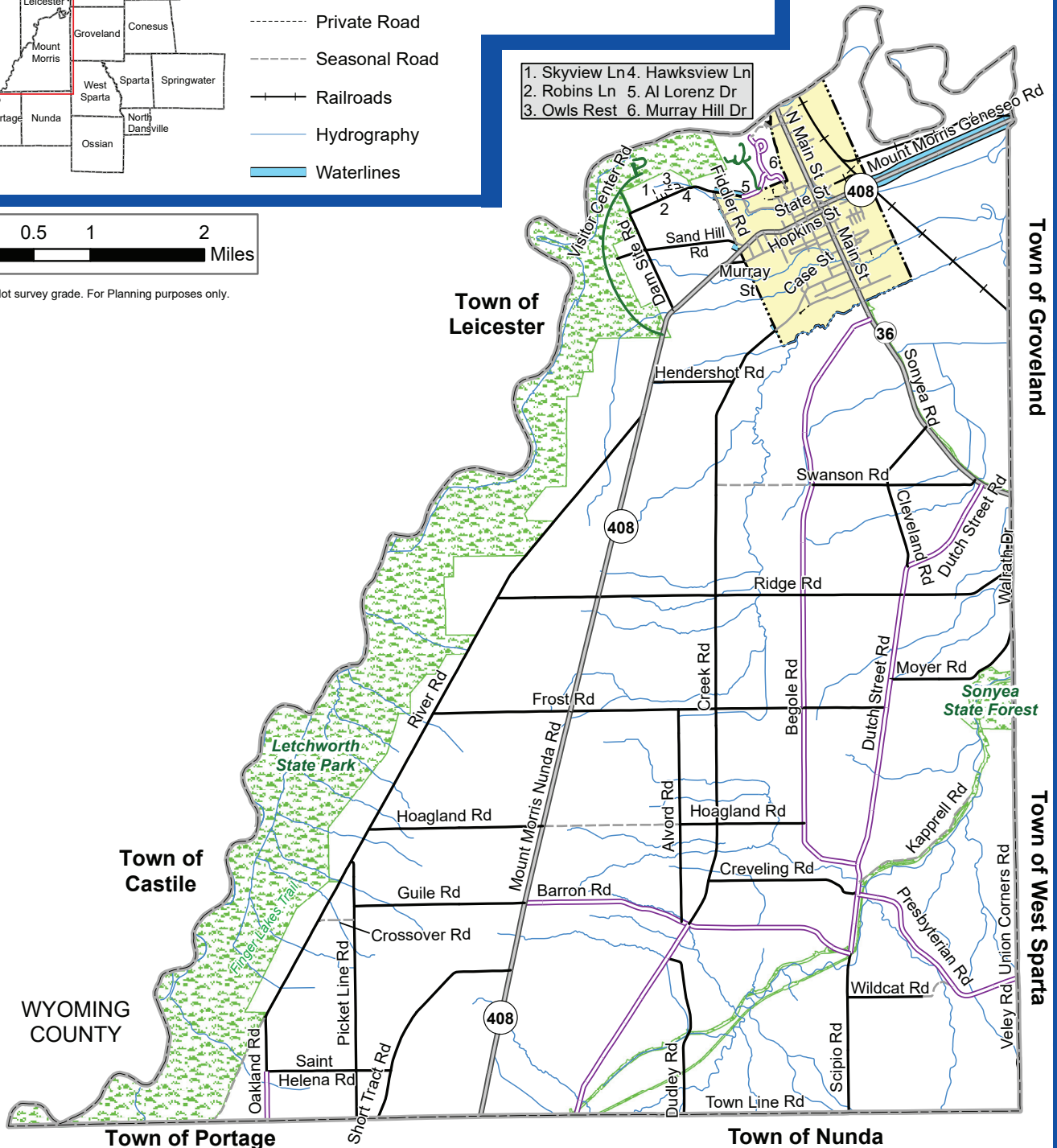


- State Highway
- County Highway
- Town Road
- Village Road
- Park Road
- Private Road
- Seasonal Road
- Railroads
- Hydrography
- Waterlines
- Town Boundary
- Village Boundary
- State Land



**Not survey grade. For Planning purposes only.

1. Skyview Ln
2. Robins Ln
3. Owls Rest
4. Hawksview Ln
5. Al Lorenz Dr
6. Murray Hill Dr



GOALS AND IMPLEMENTATION MEASURES

24. GOAL: Ensure all residents and businesses in the Town of Mount Morris have access to clean, affordable, and sufficient drinking water.

Implementation Measures

- A. Implement a program that encourages everyone to regularly check the quality of their well water.
- B. Keep apprised of the water situation in the hamlet of Tuscarora and support residents' efforts to acquire clean and safe water as needed.

25. GOAL: Continue to provide well-maintained roads throughout the Town of Mount Morris.

Implementation measures

- A. Conduct a thorough inventory and assessment of Town roads, and develop and adopt a Road Preservation Ordinance, Road Use Agreements, and/or a Driveway Ordinance to help protect roads that may be heavily used by trucks and farm equipment.

26. GOAL: Ensure that all residents and businesses have access to broadband internet and a television provider.

Implementation measures

- A. Work with providers to fill in any gaps in coverage within the Town
- B. Work with providers to extend fiber optic coverage (television and internet service) into and throughout the Town.

27. GOAL: Continue to provide quality fire protection services for the Town of Mount Morris.

Implementation measures

- A. Support the Mount Morris Fire Department in their efforts to acquire needed apparatus, other fire equipment, and training.

VII. TRANSPORTATION

INTRODUCTION

Any assessment of the transportation system within the Town of Mount Morris must be considered from two perspectives. The first perspective identifies the types of transportation, who uses the systems, and who has jurisdiction over each type. The second considers and evaluates the condition of each component.

The NYS Department of Transportation classifies highways and roadways into four major functional categories and updates these classifications when needed. These categories are interstate highways, arterial highways, collector roads and streets, and local roads and streets. Arterial highways are further subdivided into two subcategories, principal arterial highways and minor arterial highways. Principal arterial highways connect major traffic generators within a region and have high traffic volumes. Minor arterial highways also connect major traffic generators in a region, but have lower traffic volumes.

Collector streets and roads are also subdivided into two categories, major collectors and minor collectors. Collector streets and roads have moderate volumes of traffic. Local streets and roads serve to provide access to individual properties abutting them and generally have low traffic volumes.

No interstate highways traverse the Town of Mount Morris. The Genesee Expressway (I-390) connecting the City of Rochester to the north with the Cities of Corning and Elmira in the southern tier, however, does traverse the Town of Groveland, and lies just east of the Town of Mount Morris.

Mount Morris contains no principal arterial highways, but does contain two minor arterial highways. Routes 36 and 408 serve as shortcuts between the NYS Thruway exit in Batavia and the I-390 interchange in Mount Morris. It also carries tourists into Letchworth State Park. Consequently, these routes carry relatively high volumes of traffic for a rural community. Begole Road, Barron Road, Presbyterian Road, Dutch Street, and Short Tract Road are all classified as minor collector roads within the Town.

The New York State Department of Transportation maintains Annual Average Daily Traffic (AADT) counts and notes that 8,171 vehicles travel west from exit 7 on Interstate 390 and on Rt. 408 into the Village of Mount Morris. From the Village, the AADT counts show that 5,543 vehicles travel south on Rt. 36, and 3,369 vehicles travel south west, continuing on Rt. 408. Other roads that show AADT traffic counts include Begole Rd. with 283 vehicles, and Dutch Street with 297 daily vehicles.

Overall, the Town's roadway network meets the demands of the community.

SIDEWALKS

The concept of Complete Streets recognizes the needs of pedestrians when designing roadways, including pedestrians with special needs. Sidewalks are an integral part of the Complete Streets concept. However, the Town of Mount Morris consists of rural roads that are not conducive to sidewalks in most cases. For the most part, destinations are too far apart to make sidewalks an affordable option for the Town. Some areas of the Town, such as the mixed-use area along Route 36 just south of the Village might benefit from sidewalks, as it would make the businesses that locate on this stretch walkable and pedestrian friendly.

BICYCLE TRAILS/PATHS

At the present time, there are no designated bicycle routes in the Town, and no bicycle lanes. However, the larger roads such as Route 36 and Route 408 are wide enough to provide enough shoulder space to include bicycle lanes. In addition, some of the smaller roads that are closer to the Village would benefit from the installation of sharrows, and 'share the road' signage to indicate that it is a multi-modal route, and to use care.

While on-road bicycle trails are not available in Mount Morris, the Town does provide several options for bicycling trails. The Town has sections of the Finger Lakes Trail in the western area of the Town, the Genesee Valley Greenway extends from the Village boundary, parallel to Sonyea Road for a little over two miles. The Greenway provides recreational space for bicyclists and pedestrians and allows for exercise outside of the Village limits.



Image 5: Example of a sharrow
Source: exeternh.gov

PUBLIC TRANSPORTATION

Airports/Airstrips

The closest major airport to the Town of Mount Morris is the Greater Rochester International Airport that is located approximately 40 miles away. There are also two smaller private airstrips in the Town, the Tuscarora Plateau Airport, and Scott's Sky Ranch Airport.

Bus System

The only public transportation system available in the Town of Mount Morris is provided through the RTS (Regional Transit System) Livingston. This bus

system allows riders to travel to different areas of Livingston County. However, the bus stop is located in the Village, and it does not have any stops within the Town.

Railroad

While the Town does have a rail line that runs through the Village and the northeastern corner of the Town, this rail line does not provide passenger/commuter rail service. Additionally, there is a spur line that runs to American Salt to the east of the Town, and that, too, is for freight use only.

OTHER FORMS OF TRANSPORTATION

In this time of increasing gas prices and environmental sustainability, the trend for many communities has been toward using alternative forms of transportation. The four examples below are popular forms of transportation, and infrastructure that allow for multiple forms of travel for daily needs.

- A. Ride-Sharing
- B. Complete Streets
- C. Electric Vehicle Charging Stations
- D. Taxi Services

GOALS AND IMPLEMENTATION MEASURES

28. GOAL: Enhance and encourage pedestrian and bicycle routes that promote connectivity and good health while reducing reliance on vehicles.

IMPLEMENTATION MEASURES:

A. Work with the DOT on the reconstruction project related to main roads from the Town into the Village to incorporate bicycle and pedestrian amenities. This includes crosswalks, signage, signals, bike lanes, all under the Complete Streets legislation. Ensure all amenities are handicapped accessible.

B. Identify gaps within the Town's existing sidewalk system that could serve as key links to destinations in and around the Town and Village.

C. Work with the County, bicycle enthusiasts, and clubs to develop an inventory of roadways in the Town that are suitable for bicycle lanes. Provide signed and marked bicycle lanes. Provide amenities such as bicycle racks.

D. Include requirements, as part of the Site Plan Review, for all new projects to incorporate pedestrian and bicycle routes and facilities as part of any development, as may be appropriate.

E. Develop maps for public distribution to increase public awareness of designated sidewalks, trails, and bicycle routes. Include details of the health and environmental benefits of using non-motorized forms of transportation.

29. GOAL: Improve, develop, and promote the use of public transportation.

IMPLEMENTATION MEASURES:

A. Support an evaluation of the regional transportation network to examine the potential benefits and efficiencies that could be realized by changing the regional bus service to involve more of the Town.

B. Pursue a capital improvements program that increases opportunities for pedestrian and bicycle usage and safety.

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VIII. Land Use and Zoning

LAND USE SUMMARY

As shown on Map 6, much of the active land in the Town of Mount Morris is devoted to agricultural uses. Because agriculture is such an important economic asset to the Town, Mount Morris adopted its first ever Agricultural and Farmland Protection Plan in 2019. The plan highlights the need to foster agricultural development, protect current agricultural assets in the Town, and is an important tool for the Town Board, Planning Board, and Zoning Board that should be referenced any time new development is proposed within the borders of Mount Morris.

Although there are no significant concentrated areas of development in the Town of Mount Morris, there are some minor, but noticeable, concentrations of developed land along Routes 408 and 36. Next to agricultural lands which are largely undeveloped, these uses are primarily residential and commercial in nature. This is also some of the most scenic and valuable land in the Town. Heading into the Village of Mount Morris from the East and the South, these are the primary travel routes in the Town and are most likely to be targeted for future development.

According to the Town's 2019 Agricultural and Farmland Protection Plan, 200 of the 814 parcels in the Town of Mount Morris are designated as agricultural or vacant. Because the agricultural parcels tend to be relatively large, the 200 parcels translate to just over 16,000 acres of agricultural land or approximately 54% of the total land area in the Town. As conceded by the town's Agricultural Plan, that percentage is undoubtedly low as it does not include land that is classified as "rural residential" and actively farmed. Based on Real Property Data from 2015 and information provided by the Agricultural Plan Steering Committee, the Town concluded that roughly 67% of the land in the Town is utilized for some form of agriculture. The enormous agricultural presence in Town is further evidenced by the 15,468 acres of land that are in the County designated Agricultural District #3 which was created under the Agriculture & Markets Law, Article 25-AA.

Agriculture remains the largest share of land use within the Town of Mount Morris, and since 2008, has slightly increase by just under 100 acres. During this same time period, the Town's undeveloped land acreage has remained at 4,367 acres, or 15% of the Town's total land area. About 9%, or 2,521 acres, of the land area in the Town is considered vacant but not undeveloped.

Currently the majority of the non-agricultural, developed lands in the Town are residential uses, shown on Map 6, which are comprised mostly of single-family detached homes. There has been some moderate residential growth in the Town over the last ten years. From 2008 to 2019, developed residential lands increased from 5,639 acres to 6,294 acres, or 21% of the total land area in the Town. It is important to note that some residential parcels may be part of an existing farm operation, but are classified as residential because of the existing occupied residential unit on site.

The remaining 1% of land area in the Town, about 380 acres, consists of commercial (38 acres), government (18 acres), healthcare and community services (162 acres), industrial (23 acres), recreation (78 acres), and transportation uses (56 acres). It is important to note that although it is a small percentage of land use town-wide, recreational land use acreage has decrease by 50% in the last 10 years. This is due to the removal of one 75-acre parcel. This could be due to it being removed from the recreational category and placed in a different category, as land use category definitions do change on occasion.

ZONING DISTRICT SUMMARY

The Town of Mount Morris zoning currently identifies 7 zoning districts town-wide to promote and permit different agricultural, residential, business, and industrial uses. The existing districts include the LR (Low-Density Residential District); HR (High-Density Residential District); B (Business District); B-1 (Business District); B-2 (Business District); the Residential, Commercial, Professional Office District (RCPO); and the I (Industrial District). The chart below lists all of the zoning districts and identifies the size of each by the approximate mapped acreage. The current zoning map is also included as Map 7.

It should be noted that the residential districts are differentiated and characterized in the “Intent” statements based on the soil’s capacity to accommodate on-site septic systems. The Town has classified areas as Low-Density where soil conditions cannot adequately support onsite septic and High-Density where onsite septic is acceptable. The Intent statements for the three Business Districts, B, B-1, and B-2, are identical and the associated uses are nearly identical. The existing intent statements associated with all 7 zoning districts are listed below along with a general description of each district.

LR: Low-Density Residential District

Current Intent Statement: The intent of creating Low-Density Residential Districts is to ensure that those unsewered areas of the Town which have been identified on the soils map as having a poor permeability factor for on-site sewage disposal shall generally not be developed to a density exceeding the capacity of the soil to handle it.

The Low-Density Residential District (LR) encompasses the vast majority of the Town of Mount Morris, more than 80% of the land area, and is likely the reason that the Town has retained its mostly rural and scenic character. The LR District primarily promotes and allows single family residential uses and agricultural uses. As mentioned previously, upwards of 60% of the Town is inhabited by active agricultural uses.

At first glance, and by its name alone, the Low-Density Residential District appears to promote residential uses as the primary use of land within its borders. However, a closer inspection of the zoning language, soil permeability data, and existing conditions within the district suggests that the primary use of land in this district is and should be agricultural. To reinforce the preference of agricultural uses as the highest and best uses in the Low-Density Residential District, it is recommended that the zoning district be renamed as the Agricultural- Residential District. By including the term “agricultural” in the name of the district, it will be clear at first glance that the preferred uses will be of an agricultural nature, while still recognizing the need for single-family homes.

HR: High-Density Residential District

Current Intent Statement: The intent of creating High-Density Residential Districts is to identify those areas of the Town which have been identified on the soils map as having a good permeability factor for on-site sewage disposal or are provided with public sewers.

As indicated in the current intent statement, the High-Density Residential District (HR) is primarily located in areas of the Town that have soil sufficient to support onsite septic systems or areas where public sewers are provided. The HR zone covers small areas west of the Village of Mount Morris in the northern portion of the Town, a small strip of properties along Walrath Drive in the eastern region of the Town, and a small strip of parcels on Main Street in the hamlet of Tuscarora.

The Town of Mount Morris utilizes cumulative zoning in its residential zoning districts. This means that

all uses allowed in the less intense Low-Density District are also allowed in the High-Density District. Additionally, the HR district also permits multi-family dwellings with a density of up to eight units per acre. This could be construed to allow a total of 8 units in a single structure, or in multiple structures on one lot, in the High-Density Residential district so long as the lot is a minimum of one acre. The HR district also reduces the minimum lot size for residential structures to 20,000 square feet (roughly half an acre). A 20,000 square foot, or half acre lot, could legally accommodate up to 4 residential living units. This is a relatively high residential density for the Town of Mount Morris.

As mentioned in other sections of the Comprehensive Plan and in the community survey which was conducted as part of this plan, the residents of the Town of Mount Morris place a high value on the rural characteristics of the community. The name of the High-Density Residential district suggests that the Town prefers high-density development, when in fact, residents prefer the rural character of the community. Renaming the High-Density Residential District as the Residential District will eliminate some of the implication that high density development is desired or encouraged in the community. The newly rebranded Residential District should still provide for some higher density residential uses than those permitted in the Agricultural- Residential District, but in a controlled manner that protects the rural characteristics of the Town and reduces the likelihood of conflicting adjacent uses.

B: Business District

Current Intent Statement: The intent of creating B Business Districts is to provide the public with convenient retail, wholesale and service trade facilities while simultaneously stimulating more job opportunities and broadening the tax base.

The Business District (B) is listed and described in the zoning with the same allowable uses as the B-1 and B-2 Business Districts, however, the Business District (B) is not designated on the official Town of Mount Morris Zoning Map. The Business District (B) should be removed from the Zoning in favor of the existing B-1 Business District which is designated on the map along Route 408 to the east of the Village.

B-1: Business District

Current Intent Statement: The intent of creating the B-1 Business District is to provide the public with convenient retail, wholesale and service trade facilities while simultaneously stimulating more job opportunities and broadening the tax base.

As mentioned above, the Business District (B-1) is currently designated on the official zoning map along Route 408 to the east of the Village. That stretch is one of the main gateways that leads through the Town and into the Village of Mount Morris. According to the new zoning map adopted by the Town in 2019, that same stretch of land along Route 408 is also zoned Industrial (I). Because of the location of the B-1 district along the eastern gateway, with proximity to the highway, and desired uses in the existing B-1 Business District, it is recommended that the B-1 District be rebranded as a Business-Industrial District to promote various business uses and light industry. This will also eliminate the potential confusion that is caused by the current use of two zoning districts for the same designated land area. The section of the B-1 district that was originally located along Route 36 between the Village of Mount Morris and Town of Groveland was replaced in 2019 by a Low-Density Residential District and should remain as such or potentially be replaced by the RCPO District that is located to the South of Route 36. This will allow for a natural transition of land uses along Route 36 from the Village of Mount Morris to the rural areas of the Town. This amendment would leave the Route 408 corridor as the only business and light industry district in the Town and allows for easy access to the district from I-390, the Genesee Expressway.

B-2: Business District

Current Intent Statement: The intent of creating the B-2 Business District is to provide the public with convenient retail, wholesale and service trade facilities while simultaneously stimulating more job opportunities and broadening the tax base. The B-2 District shall encompass the east side of Sonyea Road (New York State Route 36) from the Town line traveling northwest 1,091 feet.

As the intent statement indicates, the B-2 District was originally located on one lot to the east of Sonyea Road (New York State Route 36) at the town line. The B-2 district is not designated on the new zoning map that was adopted by the Town in 2019. Because the B-2 District is not designated on the new map and allows for the same uses as the B-1 District and the Bulk regulations are the same, it is recommended that the B-2 District be removed from the zoning. The Town of Mount Morris should consider replacing the B-2 District with the Industrial District (I) that is described in the text of the current zoning. It should be noted that the Industrial District has no formal designation on the official zoning map for the Town of Mount Morris at this time. Placing the Industrial District in this location will provide easy access to I-390 for truck traffic and will reduce unnecessary industrial traffic through the Village of Mount Morris.

Residential, Commercial, Professional Office District (RCPO)

There is no Intent statement identified in the existing zoning for the RCPO district. Intent statements are critical to well formulated and user-friendly zoning regulations. The intent statement provides the first impression of a zoning district for residents and developers and should provide context and a sense of purpose to each individual zoning district. The reader should have a basic understanding of the purpose of a zoning district based upon the intent statement alone.

The R.C.P.O, or Residential, Commercial, Professional Office district, was originally represented by a small parcel at the corner of Begole Road and Sonyea Road, and permitted both single family, and two family homes. It does not allow for agricultural uses. The minimum lot size for single family homes in this district is 14,500 sq. ft., with a minimum lot width of 75 ft. The Maximum allowed Building Coverage is 25%. The following uses are permitted with a special use permit: limited retail, restaurants, motels, and professional offices. In 2019 the R.C.P.O district was expanded along Sonyea Road, leading from the Town line into the Village as a transitional district from rural agricultural land uses to the more densely developed Village. Additionally, the Town should consider replacing the existing Low-Density Residential District along the North side of Sonyea Road with the RCPO District, as indicated above.

I: Industrial District

Current Intent Statement: The intent of creating an Industrial District is to identify and set aside areas of the Town which are most appropriate for industrial-related uses and will result in a minimum of disturbance or conflict with nonindustrial uses and will stimulate more job opportunities and broaden the tax base.

The Industrial District currently has no designation on the official zoning map with the exception of the land area that is also designated as B-1 along Route 408, to the Northeast of the Village. As recommended above, the Town should consider rebranding and zoning that area of 408 as the Business-Industrial district. Town officials and representatives from the public have indicated that the Industrial District was not intended as a floating district but that it was originally planned for land on the eastern border of the town where Sonyea Road crosses from the Town of Mount Morris into the Town of Groveland.

Route 408 Eastern Gateway Overlay District

Current Intent Statement: The intent of this article is to establish the Route 408 Eastern Gateway District in order to preserve the public health, safety and welfare by preserving the agricultural value of farmland, ensure traffic safety, controlling highway access, maintain the visual character of the surrounding community and minimize potential adverse impacts of future development within the area of the Town of Mount Morris and east of the Village of Mount Morris commonly known as the "Flats."

To promote the preservation of farmland and the rural visual appeal along Route 408, the Town created the Route 408 Eastern Gateway Overlay District. The overlay district adds agricultural uses to the existing Business District along Route 408 to achieve the goal of preserving prime farmland in the Town. The overlay still accommodates business uses such as agricultural related businesses, low-intensity office, retail sales, restaurants and food sales, retail food, general commercial, and light industrial. However, to promote the preservation of the prime farmland and rural visual appeal, the overlay district adds buffering requirements and vehicular access requirements such as internal access roads to connect businesses and properties instead of the use of multiple direct driveways to and from the highway. To further ensure that the non-agricultural uses in the overlay district are sensitive to the protection of the prime farmland and visual appeal of the corridor, the Town should consider requiring site plan review for all non-agricultural uses in the overlay district.

Planned Unit Development (PUD)

The Town of Mount Morris currently has provisions in its zoning to allow for a Planned Unit Development (PUD). A PUD allows for the development of a single large tract of land, typically larger than 50 acres, for residential, limited commercial, and light industrial uses in close proximity. Planned Unit Developments essentially allow for greater flexibility of land use than the underlying zoning would typically allow. As is the case in Mount Morris, PUD's also typically allow for a greater density of residential units than the underlying zoning would permit. The Mount Morris PUD provisions permit up to 8 residential units per gross acre within the PUD with a minimum of 20% of the land required as open space. Although this appears as an attempt to preserve open space and permit flexibility for various land uses, in practice, a development with 8 residential units per gross acre and only 20% of land reserved for open space could quickly eliminate the rural character that is valued so greatly in the Town of Mount Morris. A PUD can also be very difficult to administer at the local level from the design stage through to implementation. With the limited public water and sewer infrastructure that is available in the Town for the foreseeable future, the Town may find that it is also unlikely that the existing land and utilities in the Town could support a PUD.

As an alternative to the PUD, the Town should consider the adoption of Conservation Subdivision regulations. The Conservation Subdivision is similar to a PUD in that it allows for the development of one large parcel into many smaller parcels, however, it is typically limited to residential uses only. The benefit to the developer or owner of the large parcel is that the Conservation Subdivision allows for the subdivision of the large lot into a greater number of residential lots at a higher density than would be permitted by the underlying zoning. The benefit to the community is that the conservation subdivision requires anywhere from 40% to 60% of the overall development to be retained as open space in perpetuity. The reserved open space can be jointly owned by the owners of the newly subdivided lots in the development or it can be donated to the Town. The open space can take the shape of nature trails, wooded natural land, or even passive recreational park space. The goal of a conservation subdivision would be to allow for flexibility of development of large tracts of land while at the same time preserving the rural character of the community.

ZONING ENFORCEMENT

The Town of Mount Morris's Zoning Enforcement Officer (ZEO) is responsible for administering and enforcing all provisions of the Town's zoning laws. These responsibilities include issuing zoning applications and permits; providing technical assistance to property owners and the Planning Board; investigating violations and working towards voluntary compliance; and making recommendations to the Town Board for issues of non-compliance. The Town of Mount Morris's zoning office is staffed by one part-time person. The zoning board and planning board oversee the ZEO.

The ZEO also reviews plans and specifications under the Uniform Fire Prevention and Building Code; assists with site plan review; provides technical assistance to applicants; issues building permits; performs site inspections; works with the Town on noncompliance issues; and performs mandated fire inspections, including those for multi-family housing and places of assembly.

Property maintenance is a primary concern to most communities. Unfortunately, as is typical in any community, there are owners that allow their properties/buildings to decay or properties that gain a poor reputation because of the behavior of the inhabitants. These properties can result in slumming and blighting conditions. They also tend to devalue surrounding properties. Citizens are reliant on Code Enforcement, the Town Board, and/or the Police Department to deal with these property owners.

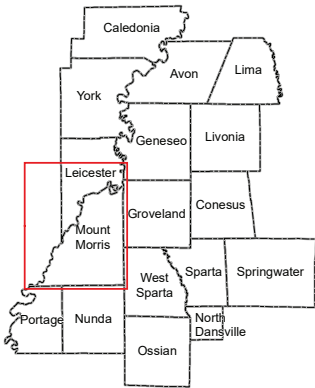
As the ZEO is charged with administering and enforcing the Town's zoning laws, it is important that the zoning be presented in a clear and concise manner so that the health, safety, and welfare of residents can be efficiently protected and promoted through the responsible use of land. The Town's zoning laws have been amended and added to numerous times over the years. This has created some inconsistencies in the zoning and has made it difficult for the ZEO to maintain a comprehensive zoning text. The Town recently contracted with a vendor who consolidated all of the Town's zoning laws and also converted them into a digital format. This has allowed the ZEO to conduct his duties in a much more efficient manner. To continue this trend, the Town should review its current zoning to ensure that no inconsistencies exist within the many additions and amendments to the zoning.

Town of Mount Morris

MAP 6

General Land Use

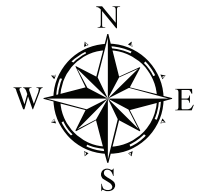
Livingston County



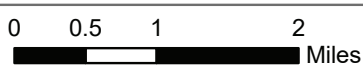
- State Highway
- County Highway
- Town Road
- Village Road
- Park Road
- Private Road
- - - Seasonal Road
- + + + Railroads
- Town Boundary
- Village Boundary
- ▨ State Land

General Land Use

- Agricultural
- Residential
- Commercial
- Public Resources
- Quasi Public Resources
- Industrial
- Vacant / Undeveloped

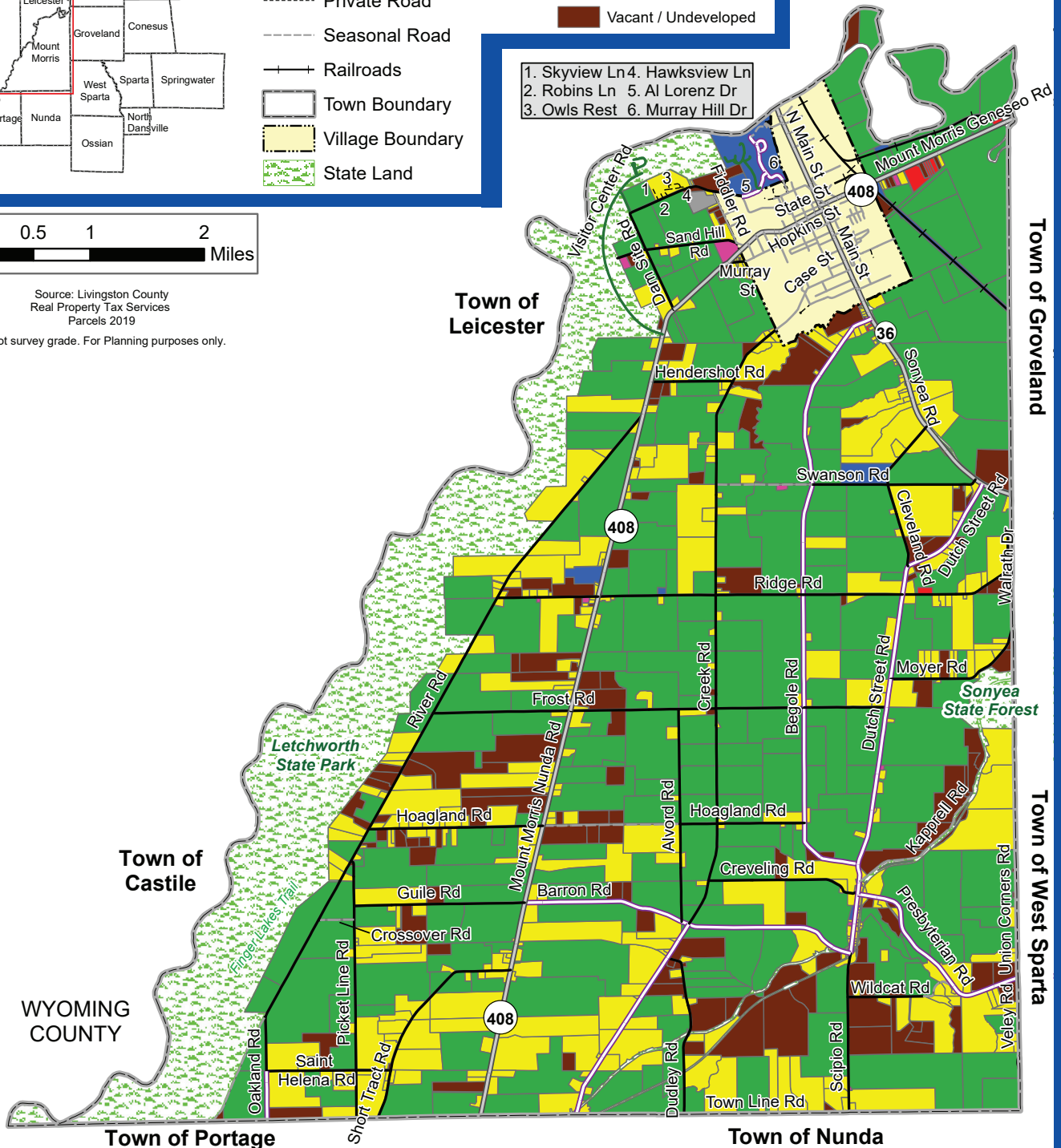


1. Skyview Ln
2. Robins Ln
3. Owls Rest
4. Hawksview Ln
5. Al Lorenz Dr
6. Murray Hill Dr



Source: Livingston County
Real Property Tax Services
Parcels 2019

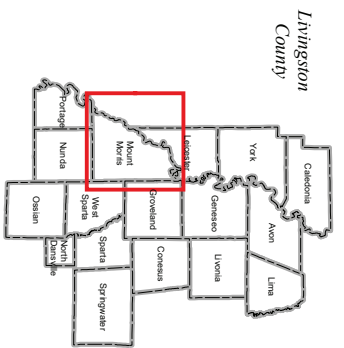
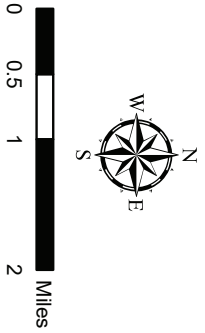
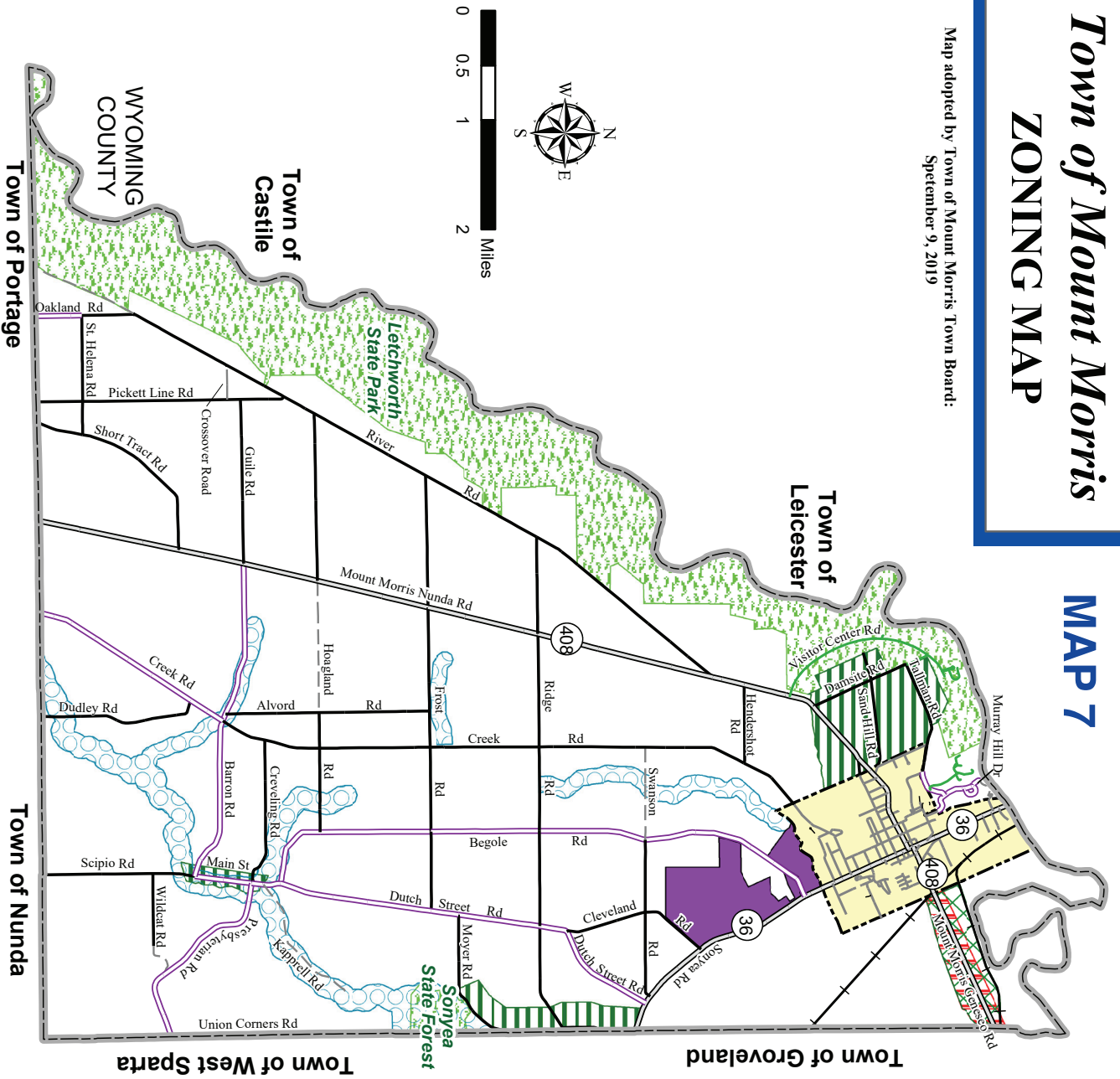
**Not survey grade. For Planning purposes only.



Town of Mount Morris ZONING MAP

MAP 7

Map adopted by Town of Mount Morris Town Board:
September 9, 2019



Legend

- State Highway
 - County Highway
 - Town Road
 - Village Road
 - Park Road
 - Seasonal Road
 - Private Road
 - Railroad
 - Village Boundary
 - Town Boundary
 - State Land
- ### Zoning
- Business (B-1) & Industrial (I)
 - Business (B-2)
 - High Density Residential (HR)
 - Low Density Residential (LR)
 - Land Conservation (LC)
 - Eastern Gateway Overlay District
 - Residential, Commercial, Professional Office (R.C.P.O)

GOALS AND IMPLEMENTATION MEASURES

30. GOAL: Ensure that zoning in the Town of Mount Morris is written in a manner that is easily understood by residents and developers, not only to clearly restrict or control uses, but to promote new development that achieves the goals of the Town and its residents.

IMPLEMENTATION MEASURES:

A. The Town should appoint an Advisory Committee with at-large members and qualified professionals to initiate comprehensive review and revision of the zoning

B. The Town should explore the zoning map to ensure that the correct uses are allowed in the appropriate areas of the town.

C. The Town should complete a comprehensive review of the existing zoning and update the zoning to read in a clear and concise manner while removing inconsistencies and redundancies that have been created by numerous amendments and additions.

D. The Town should review the “Intent” statements in the beginning sections of each zoning district and reformulate the intent statements to provide a clear first impression, provide context, and a clear sense of purpose to each individual zoning district.

E. The Town should consider renaming the residential districts in the town to better reflect the goals and uses which are promoted in each district. Specifically, the Low-Density Residential District (LDR) could be rebranded as the Agricultural-Residential District to make clear the goal of preserving agriculture in those areas of the Town.

F. The Industrial zoning district has no designation on the official Town zoning map outside of the land that is also designated as B-1 along Route 408. The Town should consider designating land as Industrial on the eastern border of the Town along Sonyea road or should remove the Industrial District from the zoning.

G. The zoning identifies three Business Districts (B, B-1, and B-2). The three districts contain the same use and bulk regulations and only the B-1 District is identified on the zoning map. The town should consider removing the B and B-2 districts from the zoning and rebranding the B-1 District as a Business-Industrial District.

31. GOAL: Enhance and preserve the visual and aesthetic integrity and environmental characteristics of the Town, especially along the major gateways leading through the Town to the Village along Routes 408 and 36.

IMPLEMENTATION MEASURES:

A. The Town should consider replacing the Low-Density Residential District along the Northeast side of Route 36 with the Residential, Commercial, Professional Office District to create a natural transition of uses along the gateway corridor leading to the Village from the South.

B. Review the regulations for the Route 408 Eastern Gateway Overlay District to ensure that it adequately protects agricultural uses and the rural visual appeal of the corridor leading to the Village from the East.

Consider requiring site plan review for all non-agricultural uses in the overlay district.

C. Develop signage to direct traffic entering the Village from Routes 408 and 36 to commercial centers and other points of interest within the Village.

D. The Town should conduct a comprehensive review of its Site Plan Review regulations to ensure that adequate controls are in place to shape new development in the Town in a manner that is complimentary to the rural, agricultural, and environmental values of the Town of Mount Morris.

E. The Town should review the Land Conservation regulations and applicable maps to ensure that the regulations can effectively be administered by the Zoning Enforcement Officer.

F. The Town should review its Planned Unit Development regulations to determine if a PUD is feasible in the Town and a PUD helps the Town to achieve its real development goals. The Town should consider replacing the PUD regulations with Conservation Subdivision regulations.

IX. ECONOMIC DEVELOPMENT

CURRENT BUSINESS CLIMATE

Livingston County's primary industries include agriculture, food processing, and manufacturing. Education and government are other major employers including local municipalities, Livingston County, the State University of New York at Geneseo, the Groveland Correctional Facility, and a regional office of the NYS Department of Environmental Conservation in the Town of Avon. Many of these large employers are located in and around the Village of Geneseo, only 10 minutes north of Mount Morris. In the Mount Morris area, the largest employers include Hilltop Industries, an assembling and packaging company for the developmentally disabled in the Village of Mount Morris, Groveland Correctional Facility in nearby Groveland, the Livingston County Departments of Social Services and Health in the Village of Mount Morris, and American Rock Salt in the Town of Groveland. Much of the Town outside of the Village is rural with little in the way of commercial or industrial development, and many residents are likely finding work outside of the Town. Other than notable exceptions, the majority of businesses within the Town are small, locally owned establishments.

As shown in the chart below, the Town has experienced economic decline in the past decade. While the overall population has dropped by 3.2%, the total civilian labor force has declined by 12.4%. In 2010, 45.7% of the population was in the workforce. This dropped to 41.3% in 2018. These numbers include the Village of Mount Morris. They do not reflect the 2019 closure of the Livingston Correctional Facility in the fall of 2019 that resulted in over 300 lost jobs.

The only industry segments to gain employment are Administrative and Waste Management, Retail, Information, and Health Care. This mirrors statewide and national trends. While certain declines, such as Agriculture, Mining, and Wholesale Trade may be tied to statistical anomalies, the data as a whole show economic stagnation and decline. The decline is typical of Upstate New York communities over this time period.

Change in Job Sectors			
Sector	2010	2018	% Change
Total Population	4,502	4,322	-4.0%
Total Civilian Employed Population (16 and above)	2,044	1,789	-12.5%
Agriculture	131	16	-87.8%
Mining	42	8	-81.0%
Construction	207	125	-39.6%
Manufacturing	282	209	-25.9%
Wholesale Trade	67	9	-86.6%
Retail Trade	194	308	58.8%
Transportation, Warehousing, Utilities	33	50	51.5%

Information	13	22	69.2%
Finance, Insurance, Real Estate	8	8	0.0%
Professional, Scientific, and Technical	52	34	-34.6%
Administrative and Waste Management	51	132	158.8%
Educational Services	307	262	-14.7%
Health Care and Social Assistance	294	258	-12.2%
Arts and Entertainment	133	13	-90.2%
Accommodation and Food Service	98	114	16.3%
Public Administration	203	200	-1.5%
Other Services	27	21	-22.2%

Data Source: U.S. Census Decennial Census.

*2017 data estimates are from the U.S. Census American Communities Survey 5-year estimates (2012–2017).

SOCIOECONOMIC STATUS

The decline in employment is reflected in socioeconomic statistics. Median household income has dropped 3.9% and poverty has increased from 20.5% in 2010 to 22% in 2017. A very high percentage of residents have household incomes under 80% of the County median and are considered low-to-moderate in income. The lower incomes of residents place a greater burden on the local social services network and highlights the need for economic development actions. Additional data in the Demographics section in chapter two further documents the economic stagnation.

OPPORTUNITIES

Despite this stagnation, the Town has a number of opportunities to leverage economic growth. It is located immediately off of I-390, with two exits servicing the community. It is also adjacent to Letchworth State Park, which, combined with agri-tourism, provides the potential for a robust tourism-based economy. The planned development of the Morris Ridge solar farm may also provide economic benefits, although the number of jobs may be limited.

Supporting small businesses should be a primary focus of the Town’s economic development efforts. Efforts to expand existing and attract new businesses should focus on business in or near the Village, or on businesses that support and strengthen existing business segments, such as agriculture or tourism. Micro-enterprise Assistance Programs can be an excellent tool for assisting lower income residents in starting their own business. The Town should coordinate economic development efforts with local, County and regional agencies, such as Mount Morris Partners for Progress, Livingston County Economic Development Agency, Livingston County Chamber of Commerce, and the Genesee/ Finger Lakes Regional Planning Board.

The Town of Mount Morris has also been involved with the initiatives undertaken by the Letchworth Gateway Villages program. This program understands the importance of having Letchworth State Park at the Town’s doorstep, and was initiated in order to work with community, business, municipal and county stakeholders to achieve the following goals:

- Increase visibility for the region's unique attractions and businesses through a robust online and digital media presence.
- Foster a shared identity that encourages collaboration and strengthens regional assets across municipal boundaries.
- Develop a regional strategy specifically geared to cultivating new tourism-related economic opportunities in Letchworth's gateway communities.

The Town should review its Zoning Ordinance, districts, and permitting regulations to be sure they are consistent with economic development goals and that there are no impediments to establishing new businesses or expanding existing businesses. It is important to ensure that there are sufficiently zoned areas to support business growth while protecting community assets. This should include regulations regarding home businesses, which are becoming more prevalent. See Section 8, Land Use and Zoning for additional information regarding potential business-friendly zoning changes.

GOALS AND IMPLEMENTATION MEASURES

32. GOAL: Retain and expand existing businesses in the Town of Mount Morris.

Implementation Measures

- A. Promote and encourage the retention and expansion of businesses that provide goods and services needed by Town residents and that are consistent with the Town's character.
- B. Work with the Livingston County Office of Economic Development and other agencies to assist in retaining and expanding job opportunities in the Town. Assure that businesses are aware of County programs and that they are easily accessible to Town businesses.
- C. Provide public water and broadband service to the hamlet areas where feasible.
- D. Reduce the cost of doing business in the Town by controlling the costs such as property taxes and Town services.
- E. Work with the Livingston County Chamber of Commerce to implement an ongoing communication program with businesses in the Town to assist in problem solving, joint marketing, shared business support, and other areas.
- F. Encourage home-based businesses to expand into buildings in the denser areas of the Town, including formerly residential homes.

33. GOAL: Increase the number and variety of businesses in the Town, especially in the Hamlet areas and Village.

Implementation measures:

- A. Work with the New York State Office of Community Renewal for funding to aid in attracting small startup businesses.
- B. Encourage development of small niche businesses, particularly in residential buildings near the denser areas of the Town.
- C. Work cooperatively with developers to attract a grocery store, restaurants, and other retailers and services in the Hamlet area that will serve the needs of Town residents.

34. GOAL: Increase the economic impact of existing Town assets.

Implementation measures:

- A. Capitalize on the numerous travelers on nearby transportation routes to increase the customer base for new and existing businesses.
- B. Encourage the development of one or more bed-and-breakfasts or other overnight accommodations in the Town, especially near the Village.
- C. Work with area farmers, including equine related farms and dairy farms, to develop an agri-tourism industry in the Town.

D. Work with local bicycle organizations, to develop a biking map and bike-friendly amenities in the Town.

E. Continue partnership and support of the Letchworth Gateway Villages Program in their goal of cultivating tourism economic opportunities through collaboration and digital media presence

35. GOAL: Ensure land use and zoning policies support economic development in the Town.

Implementation Measures:

A. Streamline the approval process for establishing a new business or making changes to an existing business.

B. Review the zoning ordinance and reduce impediments to economic development.

X. ENVIRONMENTAL SUSTAINABILITY

SUSTAINABILITY

Sustainability links together the issues of the built environment, economy, and social equity. Sustainable actions are those that support, maintain, conserve and enhance the environmental, economic, and social systems on which we depend. Attaining sustainability may require considerable changes from the Town's past and present actions, as well as an essential commitment to conserving finite resources.

Sustainability is defined as the use, development, and protection of all resources in a manner that does not deplete them, while enabling residents to meet their needs and maintain a fulfilling quality of life. Sustainability also requires that these needs are met without compromising or foregoing the ability of future generations to do the same.

Key Sustainability Topics include but are not limited to the following:

- Energy Conservation & Renewable Energy
- Environmental and Water Conservation
- Waste Reduction & Reuse
- Food Production & Nutrition
- Community Health and Safety
- Mobility and Connectivity
- Housing Diversity
- Urban Forestry

ENERGY CONSERVATION AND RENEWABLE ENERGY

Energy comes in various forms. Wind or solar energy, as well as geothermal energy are all renewable energy sources. Fossil fuels, extracted from the earth, are a non-renewable energy source that is heavily relied upon in our communities. As energy demand continues to rise, it is important to consider a source of energy that will not only be renewable, but will also encourage a cleaner environment. Renewable sources do not cause air pollution, and as their name suggests, will never deplete. This Plan encourages energy conservation and renewable energy in the following ways:

- Encourage usage of roof-mounted solar panels, wind power, as well as geothermal energy
- Educate and encourage energy savings, through power bills/water bill inserts
- Require "Solar Ready" properties for new construction
- Consider solar, geothermal, small scale wind power, and installation of Electrical Vehicle Charging Stations for municipal buildings
- Amend Zoning to include Electrical Vehicle Charging Stations

ENVIRONMENTAL AND WATER CONSERVATION

The natural environment is inherently sustainable. A community's ecological components are also necessary in the sustainability of the community. Water is an essential element that if monitored well, can maintain a healthy, safe community. Water conservation, erosion control, as well as protection of ecosystems for plant and animal life are all important aspects of sustainability. This Plan encourages environmental and water conservation in the following ways:

- Educate on water conservation/Lead by example and publish water bill pamphlet
- Use rain barrels for gray water distribution, educate on safety of these systems.
- Educate users of the greenway and State Park about invasive species.
- Stormwater Reduction to help reduce flooding in any problem areas in the Village caused by issues in the Town.
- Pervious Pavement or pavers, where appropriate, will allow water to permeate the ground, and reduce runoff.

WASTE REDUCTION AND REUSE

According to the Environmental Protection Agency, over 75% of waste is recyclable, but only 30% is actually recycled. Sustainable waste management procedures, such as recycling programs, energy recovery, reuse, and trash minimization are important for the future of the environment. Recycling saves energy for companies, so that they aren't required to produce something from raw natural resources, and it also reduces the amount of trash that enters a landfill. In addition to these practices, reuse of household goods, furniture, construction materials, etc. Can be a great way to reduce the amount of waste entering a landfill and allows for a more localized and circular economy. Many communities have non-profit retail stores that accept donated materials and use profits for programs such as job skills development, and sustainable education initiatives. One example of this type within the Village of Mount Morris is Finders Keepers.

- Educate the public on the importance of recycling.
- Educate the public on composting.
- Encourage reuse of goods and materials that still have useful lifespans.

FOOD PRODUCTION AND NUTRITION

Food is as important to our health and wellbeing as air or water. The Town of Mount Morris has an abundance of soils that encourage farming on a large scale. By providing healthy food, the Town will be able to encourage healthy eating habits, as well as knowledge of the importance of eating healthy. Steps to achieve this are as follows:

- Farmer's Market should be established, or perhaps shared with neighboring communities.
- Community Gardens should be considered where larger scale agriculture is not possible.
- Local Grocery store-The Town currently has no grocery store other than what is located in the Village, it would benefit the community to have healthy foods available.

COMMUNITY HEALTH AND SAFETY

The object of sustainability is to maintain a safe and healthy environment for all members of the community for many generations. It is important to provide citizens with the latest information in the best and safest way to maintain their sustainable nature. By providing this education, and constantly looking to new ways of becoming a more sustainable community, the Town will pass on the importance of sustainability to future generations. Steps to achieve this are as follows:

- Educate children and adults on bicycle safety.
- Follow guidelines to become a Climate Smart community.

MOBILITY AND CONNECTIVITY

Connectivity and mobility are two key aspects of Smart Growth, and sustainable communities. It is important that the Town maintain a connected network of roadway infrastructure, to provide the opportunity for multi-modal transportation, and alternative transportation. Complete Streets, Bike routes, and a robust sidewalk network will allow citizens to engage in walking, bicycling, as well as other alternative forms of transportation throughout the Town. Steps to achieve this are as follows:

- Create Rural friendly Complete Streets concepts in different areas of the Town to encourage multi-modal transportation.
- Create bicycle routes/infrastructure (Bike racks).
- Maintain a repair list and/or inventory of roads and create a plan to maintain, and regulate road conditions throughout the Town.

HOUSING DIVERSITY

It is important to encourage the use of sustainable measures when possible. Any type of development should take into consideration sustainable measures such as the following.

- LEED- ND should be encouraged if the opportunity for development arises. LEED-ND stands for Leadership in Energy and Environmental Design- Neighborhood Development. It requires the following items: Smart Locations, Design with Nature, Connected Neighborhoods, Public Transit, Efficient use of land, Diverse and Convenient Neighborhoods, Walkable streets, Reduced parking and transportation demand, Bicycle friendly design, Mixed uses and community spaces, Green buildings, Reuse of old buildings, and energy efficiency.
- Conservation Subdivisions should be used when the opportunity arises, conserving land and increasing density to reduce the amount of land that is developed upon.

URBAN FORESTRY

Urban forests provide enormous environmental benefits. Among these benefits is the improvement of air and water quality, as well as slowing storm water runoff. The usage of trees can also drastically change the community landscape from one of concrete and buildings, to a place that is pleasing to the eye, and encourages citizens to enjoy the many attractions that the Town has to offer.

- Encourage tree management programs and tree plantings
- Apply for grants that will provide trees to the Town.

- Ensure that tree regulations are written into the Zoning Ordinance.

Each of the topics mentioned in the Sustainability chapter are addressed throughout this Comprehensive Plan. Sustainability will allow our community to continue to move in a positive direction, while also allowing the Town of Mount Morris to continue to grow and develop in a well ordered, sustainable way.

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CHAPTER 4: ADOPTION AND MAINTENANCE

In this chapter...

- Formal Adoption
- Periodic Review and Filing
- Effect of Adoption

FORMAL ADOPTION

The Town Board appointed a special board, namely the Comprehensive Plan Steering Committee, to prepare the proposed Comprehensive Plan. By State statute, it is necessary for the Steering Committee to hold at least one public hearing, and by resolution, recommend the proposed Comprehensive Plan to the Town Board for adoption.

Prior to the Town Board formally adopting the Comprehensive Plan, the Plan must be submitted to the Livingston County Planning Board for review and recommendation as required by State Law. Within 90 days of the Steering Committee's recommendation, the Town Board must hold a second public hearing.

A Town comprehensive plan is subject to the provisions of the State Environmental Quality Review Act (SEQRA), and the adoption of a comprehensive plan is classified as a Type I action. Therefore, prior to adoption, the Town of Mount Morris needs to satisfy the requirements for a Type I action under SEQRA.

PERIODIC REVIEW AND FILING

As time passes, community conditions, values, and attitudes may change. If the Comprehensive Plan does not continue to reflect the values of the Town, the plan should be revisited, changed, and amended according to the community's desire. Revisiting the plan on a periodic basis for amendment considerations, rather than ignoring the Plan, will keep the Town's Comprehensive Plan up to date. Therefore, the Town Board of Trustees will review the Comprehensive Plan every five years, which will be the maximum interval for a review process.

After adoption, this Plan must be filed in the Town Clerk's Office, and a copy must also be filed with the Livingston County Planning Department.

EFFECT OF ADOPTION

Should the Town of Mount Morris decide to adopt any type of land use regulation, the regulation needs to be in accordance with this Comprehensive Plan. In addition, all plans for capital projects of another governmental agency on land included in the Town of Mount Morris Comprehensive Plan should take this plan into consideration.

CHAPTER 5: ACTION PLAN MATRIX

ACTION PLAN MATRIX


INTRODUCTION








Following is a summary of the Goals and Implementation Measures found in *Chapter 3 Inventory and Analysis*. They are compiled in an Action Plan Matrix as a quick reference for the reader.


As the Town of Mount Morris moves forward with the implementation of its Comprehensive Plan, it recognizes that time, money, and opportunity are important factors in determining which actions are given the highest priority.

Each Goal includes a series of Implementation Measures that have been prioritized. If an Implementation Measure, or project, is categorized as *Short Term*, it is the Town's desire to undertake this project within 0 to five years from the date of the adoption of its Comprehensive Plan. Similarly, an Implementation Measure that is deemed *Long Term* is to be undertaken within 0 to 15 years, and *Ongoing* is to be undertaken on an ongoing basis. It is recognized that some of the projects included herein will have a definitive beginning and end, while some projects will have a longer duration, or may always be a Town priority, such as street maintenance, for example. The timeframe imposed for the Implementation Measures is under ideal circumstances.

If an unforeseen opportunity presents itself to the Town, or circumstances otherwise change, Mount Morris acknowledges that a reordering of priorities may be necessary. The Town will remain flexible in its approach to moving forward with implementing its Comprehensive Plan. As the Town gains success in achieving its goals, or if new actions need to be added, it will become necessary for the Town to periodically update the Goals and Implementation Measures of its Comprehensive Plan.



All Goals in the Action Matrix that are marked by a leaf icon () are considered to be a 'green' measure that is implemented to further the standards and needs of the Cleaner, Greener Community principles that are required for this Plan.

GOAL	
Adopt Comprehensive Plan	
I. NATURAL RESOURCES	
GOAL 1	
Future development and redevelopment with the Town will not cause degradation of water resources.	
Implementation Measures	Urgency
A. Ensure that DEC regulations regarding stormwater pollution prevention plans are strictly followed for all new developments and that they are properly implemented and managed. Regularly review and revise, as needed, all local regulations dealing with stormwater runoff and retention to maximize protection of surface and groundwater resources.	Ongoing 
B. Encourage use of alternative and emerging technologies for existing and new developments, such as pervious paving materials or other green technologies that minimize, redirect, or treat runoff from the parking lots and driveways. Utilize the SEQRA process to minimize impacts from development proposals adjacent to, or with the potential to impact wetlands.	Ongoing 
GOAL 2	
Minimize flood risk and impacts of flooding	
Implementation Measures	Urgency
A. Discourage new development in the 100-year flood plain. Where such development does occur, ensure that site plan regulations and processes are sufficient to determine that new development will not exacerbate flooding concerns and that projects are designed to minimize risks to safety and property.	Long Term 
B. In the event of a major flood that severely damages properties in the floodway, work to relocate/rebuild structure outside of the floodway.	Long Term
C. Require new developments to manage stormwater runoff on-site to the greatest extent practicable, as required by the DEC, and encourage the capture and reuse of rainwater.	Long Term 
GOAL 3	
Support and promote the use of sustainable technologies and green building practices in the Town.	
Implementation Measures	Urgency
A. Encourage energy conservation and efficiencies and promote the use of alternative/clean energy sources in homes and businesses such as wind, solar, geo-thermal, and co-generation. Encourage new construction to be built to LEED, or similar standards.	Ongoing 
B. Lead by example by undertaking energy audits on all Town-owned buildings, and by utilizing alternative energy sources, such as geothermal, wind, solar, and co-generation on all Town-owned building renovation or new construction projects to promote use of green technologies.	Short Term 
C. Publicize the availability of free or low cost energy audits to homeowners and businesses via Town venues and seek grant funds to assist private property owners to make properties more energy efficient and environmentally sustainability.	Short Term 

D. Support the renovation, reuse, or redevelopment of existing buildings as a more environmentally sustainable alternative than new construction due to the embodied energy on existing buildings.	Ongoing	
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GOAL 4

Ensure that future development and redevelopment within the Town complements and enhances the natural environment while not hindering or impeding desired development.

Implementation Measures	Urgency	
A. Inventory and identify sensitive environmental areas in the Town and designate Critical Environmental Areas where appropriate.	Short Term	
B. Review and amend land use regulations to protect and enhance the natural resources of the community while ensuring that new or enhanced regulations are not overly cumbersome or limiting to new development.	Short Term	
C. Strictly comply with SEQRA for projects that require such review to ensure protection of natural resources.	Ongoing	

GOAL 5

Increase and improve the Community forests around areas of development, specifically roads leading into the Village of Mount Morris, to maintain the small town character.

Implementation Measures	Urgency	
A. Establish a tree planting program to fill in areas near the Village lacking trees, and to ensure a diverse public forest.	Long Term	
B. Inventory Ash trees on Town property and in the public rights-of-way. Monitor progress of the Emerald ash borer NYS and the health of Ash trees in the community and take proactive action to protect Ash trees of significant value.	Short Term	
C. Remain aware of new and emerging threats to the community forest and implement actions to address their impacts.	Ongoing	

II. PARKS AND OPEN SPACE



GOAL 6

Preserve Mount Morris' rural character and open space while allowing for controlled residential and commercial growth.

Implementation Measures	Urgency
A. Develop an Open Space Plan that identifies specific areas the Town wishes to preserve. Work with farm owners, Livingston County, the American Farmland Trust, and the New York Agricultural and Farmland Trust to include the Town of Mount Morris farms in the County's Purchase of Development Rights program and to determine the feasibility of developing a Modified Purchase of Development Rights program.	Long Term
B. Promote residential and commercial development in and around the Hamlet areas and the Village to preserve open space in the rest of the Town.	Ongoing

GOAL 7

Re-examine and re-write Mount Morris' Zoning Ordinance and Subdivision Regulations to include elements designed to preserve and protect open space in the Town.

Implementation Measures	Urgency
A. Include Steep Slope Zoning Guidelines in the Town's Zoning Ordinance. Guidelines should apply to all zoning districts and should require site plan review for all development on slopes averaging 15% or higher.	Short Term 
B. Utilize Conservation Subdivision Design to protect steep slopes, scenic views, farmland, wetlands, floodplains, and other unique or significant natural features.	Long Term 
C. Provide adequate training for Planning and Zoning Board members to successfully implement new zoning and subdivision regulations.	Ongoing

GOAL 8

Provide facilities that are safe, clean, well maintained, and handicapped accessible.

Implementation Measures	Urgency
A. Identify all safety, cleanliness, and general maintenance concerns for all Town recreation facilities and institute corrective actions as needs arise. Issues of concern include playground equipment condition and types, dangerous or failing structures, un-mowed areas, deteriorating swimming area, handicapped accessibility, poor lighting, litter, graffiti, etc.	Ongoing
B. Establish long-term maintenance plans for all Town-owned facilities including a review of responsibilities and budgets.	Short Term
C. Undertake a program of park renovations and upgrades to address deficiencies in Town Parks. Seek outside grant funding as needed.	Long Term

GOAL 9

Remain current with meeting the needs of the public and provide facilities and programs to meet those needs.



Implementation Measures	Urgency
A. Coordinate with the Village to conduct periodic needs assessments on recreation facilities and public desires and regularly evaluate programs and participation levels to anticipate and meet changing needs and trends.	Long Term
B. Continue to build upon improvements and facilities at Town parks and develop new facilities at other parks as needed.	Ongoing
C. Work with the Village of Mount Morris to provide new and/or enhanced recreational and social programs for adults and seniors.	Short Term
D. Work with local biking organizations, Livingston County, and other interested parties to establish bicycle routes and trails, and to provide amenities and services to cyclists.	Short Term
E. Investigate acquiring property/access for public use, camping, and boat launching.	Short Term
F. Develop a greenway and/or trails to connect major recreational and business nodes in the community, including Town parks, the hamlets, or an agri-trail of agritourism	Long Term
E. Increase recreational opportunities for winter recreation.	Short Term



III. AGRICULTURE

GOAL 10

Ensure land use laws and local ordinances support agricultural economic opportunities

Implementation Measures	Urgency
A. Revise and rename current Low Density Residential (LR) zoning district to Agriculture Zone (AG) to demonstrate agriculture's important role in the Town, and that it is considered the highest and best use of these lands.	Short Term
B. Resolve the discrepancy of agriculture use in the Eastern Gateway Overlay District and Business zones along NYS Route 408. This area is prime agricultural land, as well as in a floodplain. The Town needs to revise zoning to address inconsistencies and ensure preservation of the prime farmland of this area.	Short Term
C. Revise the zoning ordinance to include more robust language, and an updated definition of agricultural practices, as well as definitions for specific farm and agricultural uses. Revise and Update the Town's Comprehensive Plan to include the recommendations and principles of the Agricultural and Farmland Protection Plan.	Short Term
D. Revise Commercial Solar Installation law to exclude prime farmland, floodplain, and wetlands.	Short Term 
E. Revise and update Zoning Ordinance to include conservation subdivisions, in order to reduce fragmentation of farmland, and encourage sustainable planning efforts.	Short Term 


GOAL 11

Educate the non-farm public about agriculture

Implementation Measures	Urgency
A. Expand, improve, and add new farm related events such as a farm-neighbor dinner or Farm Trail, to encourage interest in local agricultural efforts, as well as promote a healthy diet.	Long Term
B. Work with local schools to integrate agricultural topics into primary and secondary schools' educational material.	Long Term

GOAL 12

Protect high quality agricultural land at risk of conversion

Implementation Measures	Urgency
A. Encourage growth in and around the Village of Mount Morris. Discourage growth outside the Village in areas of prime farmland, floodplains, or wetlands.	Ongoing
B. Promote purchase, lease, transfer, and acquisition of development rights and conservation easements, as well as encouraging property owners to enroll in Livingston County's Agricultural District program.	Long Term 
C. Revise and update the Right to Farm Law to reflect the importance of Agriculture in the Town by strengthening the language and including the committee approved definition of agricultural practice.	Short Term

GOAL 13

Ensure local infrastructure is supportive of agriculture

Implementation Measures	Urgency
A. Work with Soil and Water Conservation District to strengthen regulations and require buffers between drainage ditches and farm fields, and work with farmers to ensure that valuable soil is not eroding into roadside ditches and culverts.	Short Term
B. Improve Town-owned and maintained infrastructure including local roads, bridges, and drainage culverts that benefit local farm operations and provide safe and efficient access to prime farmlands.	Long Term
C. Research and invest in expanding the broadband access to areas of the Town that currently are unable to access quality internet services.	Short Term

GOAL 14

Enhance local agricultural economy and support agricultural economic development initiatives

Implementation Measures	Urgency
A. Expand and promote the Mount Morris Farmer's Market. Make it a destination place with thematic events, branding, as well as outdoor cooking demonstrations, etc. Advertising as to encourage visitors from outside of the Town, as well as visitors from Letchworth State Park.	Short Term
B. Develop a unified wayfinding system, perhaps at the county or regional level to provide directions to farm stands and on-farm produce.	Short Term

GOAL 15

Encourage communication and cooperation between farmers and local government

Implementation Measures	Urgency
A. Create a Town Agriculture Committee with the responsibility of advising the Town Board on matters pertaining to agriculture and to steer implementation of Agriculture Plan strategies and recommendations.	Long Term
B. Work closely with Cornell Cooperative Extension and Soil and Water Conservation District to deal with various agricultural concerns, including but not limited to erosion control, farm management, and sound farming practices.	Long Term

IV. HOUSING

GOAL 16

Maintain and rehabilitate existing housing stock to ensure the community's welfare, increase sustainability, and retain community members in compliance with the New York State Property Maintenance Code.

Implementation Measures	Urgency
A. Seek financing sources to renovate the housing stock through rehabilitation programs, such as state or federal funds. Give priority to low- and moderate-income homeowners.	Ongoing
B. Partner with local and regional agencies such as HHTF, Arbor Housing and Development, and the Livingston County Land Bank to ensure vacant homes or properties can be used to achieve the goal.	Long Term
C. Continue to support comprehensive housing code enforcement efforts in the Town to maintain owner-occupied and income property units in compliance with the NYS Property Maintenance Code.	Ongoing



GOAL 17


Ensure that there are affordable and accessible housing units available to all income, age, and disability segments of the population within the Town.

Implementation Measures	Urgency
A. Promote home ownership through programs that provide assistance to first time home buyers, particularly for young families.	Long Term
B. Work with qualified developers who share a common vision with the Town in developing new housing units to meet growing needs that are in keeping with the character of the Town.	Short Term
C. Work with local, State, and federal housing agencies and organizations regarding the housing needs of special needs populations, including but not limited to, handicap accessibility, visitability (the ability of the mobility impaired to access all homes and buildings), the needs of the elderly and frail elderly, etc., and assisting with advocacy efforts when needed.	Ongoing

GOAL 18

Promote energy efficiency for new or existing housing units such as green build standards, Leadership in Energy and Environmental Design (LEED) standards, alternative energy sources, and/or new energy saving technologies. Energy saving or alternative energy appliances, technology, materials, or other apparatus shall be of such a nature that it will not interfere with any neighboring properties and/or will not negatively impact the Town of Mount Morris' environment, quality of life and/or aesthetics.

Implementation Measures	Urgency
A. Support the development of housing that conserves energy, including such measures as green build components.	Ongoing 
B. Remain cognizant of emerging energy conservation and renewable energy trends. While the Town will promote these measures, it may be necessary to prohibit structures, appliances, and/or equipment that are harmful to adjacent properties, to the Town environment or aesthetics, or are determined to be unsafe.	Ongoing 

C. Partner with knowledgeable organizations to both educate Town residents and assist with implementing sustainable housing practices such as, but not limited to, reducing energy costs, harnessing wind, rain, and geothermal energy, alternative construction methods, recycling, composting, and pollution reduction.	Long Term 
GOAL 19	
Encourage the continued development of home businesses.	
Implementation Measures	Urgency
A. The Town’s zoning regulations for home businesses need to be revisited from time-to-time to keep pace with emerging trends and technologies that would allow for a greater variety of home businesses.	Long Term

VII. EDUCATIONAL RESOURCES

GOAL 20

Partner with the School District in cultivating a stronger bridge between education and the Town.

Implementation Measures	Urgency
A. Establish a yearly meeting with entities such as the Chamber of Commerce, Town Government, Board of Realtors, other organizations, and the public at-large where an update of the School District's success can be showcased. Encourage attendees to spread the positive aspects of the District as they go about their daily business.	Long Term
B. Develop print, social, and other media that highlight the Town's assets in education.	Short Term
C. Work with the School District to provide an opportunity for successful District graduates to speak about their career highlights and/or life experiences.	Long Term

GOAL 21

Encourage persons associated with the school district such as faculty, staff, students, and parents, to engage with the Town's local businesses.

Implementation Measures	Urgency
A. Work with the Livingston County Chamber of Commerce and the Mount Morris School District to provide a welcome packet for new district employees	Short Term
B. Network with Town businesses and the Chamber of Commerce on the benefits of advertising in media related to school events.	Short Term

GOAL 22

Continue to provide hands-on work experience for students including internships, community service, or part-time/summer jobs.

Implementation Measures	Urgency
A. Facilitate the development of programs at the school so that students can work for pay or meet community service requirements in Town and Village businesses, government, or not-or-profit organizations.	Short Term
B. Continue to work to develop programs so that job training in the schools match the skill sets needed by area businesses.	Ongoing

GOAL 23


Foster a relationship between the school district and nearby post-secondary educational institutions. Showcase the nearness to several higher education institutions.

Implementation Measures	Urgency
A. Develop promotional materials that highlight the Town's location with respect to higher education campuses.	Short Term
B. Promote and encourage higher education opportunities by creating trips to visit nearby institutions for campus tours and info sessions.	Long Term

VI. INFRASTRUCTURE AND TELECOMMUNICATION

GOAL 24

Ensure all residents and businesses in the Town of Mount Morris have access to clean, affordable, and sufficient drinking water.

Implementation Measures	Urgency
A. Implement a program that encourages everyone to regularly check the quality of their well water.	Long Term 
B. Keep apprised of the water situation in the hamlet of Tuscarora and support residents' efforts to acquire clean and safe water as needed.	Ongoing

GOAL 25

Continue to provide well-maintained roads throughout the Town of Mount Morris.

Implementation Measures	Urgency
A. Conduct a thorough inventory and assessment of Town roads, and develop and adopt a Road Preservation Ordinance, Road Use Agreements, and/or a Driveway Ordinance to help protect roads that may be heavily used by trucks and farm equipment.	Long Term

GOAL 26

Ensure that all residents and businesses have access to broadband internet and a television provider.

Implementation Measures	Urgency
A. Work with providers to fill in any gaps in coverage within the Town	Short Term
B. Work with providers to extend fiber optic coverage (television and internet service) into and throughout the Town.	Long Term

GOAL 27






Continue to provide quality fire protection services for the Town of Mount Morris.

Implementation Measures	Urgency
A. Support the Mount Morris Fire Department in their efforts to acquire needed apparatus, other fire equipment, and training.	Ongoing

VII. TRANSPORTATION


GOAL 28

Enhance and encourage pedestrian and bicycle routes that promote connectivity and good health while reducing reliance on vehicles.

Implementation Measures	Urgency
A. Work with the DOT on the reconstruction project related to main roads from the Town into the Village to incorporate bicycle and pedestrian amenities. This includes crosswalks, signage, signals, bike lanes, all under the Complete Streets legislation. Ensure all amenities are handicapped accessible.	Long Term 
B. Identify gaps within the Town's existing sidewalk system that could serve as key links to destinations in and around the Town and Village.	Short Term 
C. Work with the County, bicycle enthusiasts, and clubs to develop an inventory of roadways in the Town that are suitable for bicycle lanes. Provide signed and marked bicycle lanes. Provide amenities such as bicycle racks.	Short Term 
D. Include requirements, as part of the Site Plan Review, for all new projects to incorporate pedestrian and bicycle routes and facilities as part of any development, as may be appropriate.	Long Term 
E. Develop maps for public distribution to increase public awareness of designated sidewalks, trails, and bicycle routes. Include details of the health and environmental benefits of using non-motorized forms of transportation.	Short Term 

GOAL 29

Improve, develop, and promote the use of public transportation.

Implementation Measures	Urgency
A. Support an evaluation of the regional transportation network to examine the potential benefits and efficiencies that could be realized by changing the regional bus service to involve more of the Town.	Long Term
B. Pursue a capital improvements program that increases opportunities for pedestrian and bicycle usage and safety.	Long Term 

VIII. LAND USE AND ZONING

GOAL 30

Ensure that zoning in the Town of Mount Morris is written in a manner that is easily understood by residents and developers, not only to clearly restrict or control uses, but to promote new development that achieves the goals of the Town and its residents.


Implementation Measures	Urgency
A. The Town should appoint an Advisory Committee with at-large members and qualified professionals to initiate comprehensive review and revision of the zoning	Short Term
B. The Town should explore the zoning map to ensure that the correct uses are allowed in the appropriate areas of	Short Term
C. The Town should complete a comprehensive review of the existing zoning and update the zoning to read in a clear and concise manner while removing inconsistencies and redundancies that have been created by numerous amendments and additions.	Short Term
D. The Town should review the “Intent” statements in the beginning sections of each zoning district and reformulate the intent statements to provide a clear first impression, provide context, and a clear sense of purpose to each individual zoning district.	Short Term
E. The Town should consider renaming the residential districts in the town to better reflect the goals and uses which are promoted in each district. Specifically, the Low-Density Residential District (LDR) could be rebranded as the Agricultural-Residential District to make clear the goal of preserving agriculture in those areas of the Town.	Short Term
F. The Industrial zoning district has no designation on the official Town zoning map outside of the land that is also designated as B-1 along Route 408. The Town should consider designating land as Industrial on the eastern border of the Town along Sonyea road or should remove the Industrial District from the zoning..	Short Term
G. The zoning identifies three Business Districts (B, B-1, and B-2). The three districts contain the same use and bulk regulations and only the B-1 District is identified on the zoning map. The town should consider removing the B and B-2 districts from the zoning and rebranding the B-1 District as a Business- Industrial District.	Short Term

GOAL 31

Enhance and preserve the visual and aesthetic integrity and environmental characteristics of the Town, especially along the major gateways leading through the Town to the Village along Routes 408 and 36.

Implementation Measures	Urgency
A. The Town should consider replacing the Low-Density Residential District along the Northeast side of Route 36 with the Residential, Commercial, Professional Office District to create a natural transition of uses along the gateway corridor leading to the Village from the South.	Short Term
B. Review the regulations for the Route 408 Eastern Gateway Overlay District to ensure that it adequately protects agricultural uses and the rural visual appeal of the corridor leading to the Village from the East. Consider requiring site plan review for all non-agricultural uses in the overlay district.	Short Term
C. Develop signage to direct traffic entering the Village from Routes 408 and 36 to commercial centers and other points of interest within the Village.	Short Term
D. The Town should conduct a comprehensive review of its Site Plan Review regulations to ensure that adequate controls are in place to shape new development in the Town in a manner that is complimentary to the rural, agricultural, and environmental values of the Town of Mount Morris.	Long Term



E. The Town should review the Land Conservation regulations and applicable maps to ensure that the regulations can effectively be administered by the Zoning Enforcement Officer.	Long Term 
F. The Town should review its Planned Unit Development regulations to determine if a PUD is feasible in the Town and a PUD helps the Town to achieve its real development goals. The Town should consider replacing the PUD regulations with Conservation Subdivision regulations.	Short Term

IX. ECONOMIC DEVELOPMENT

GOAL 32

Retain and expand existing businesses in the Town of Mount Morris.

Implementation Measures	Urgency
A. Promote and encourage the retention and expansion of businesses that provide goods and services needed by Town residents and that are consistent with the Town's character.	Long Term
B. Work with the Livingston County Office of Economic Development and other agencies to assist in retaining and expanding job opportunities in the Town. Assure that businesses are aware of County programs and that they are easily accessible to Town businesses.	Ongoing
C. Provide public water and broadband service to the hamlet areas where feasible.	Long Term
D. Reduce the cost of doing business in the Town by controlling the costs such as property taxes and Town services.	Long Term
E. Work with the Livingston County Chamber of Commerce to implement an ongoing communication program with	Ongoing
F. Encourage home-based businesses to expand into buildings in the denser areas of the Town, including formerly residential homes.	Long Term

GOAL 33


Increase the number and variety of businesses in the Town, especially in the Hamlet areas and Village.

Implementation Measures	Urgency
A. Work with the New York State Office of Community Renewal for funding to aid in attracting small startup businesses.	Long Term
B. Encourage development of small niche businesses, particularly in residential buildings near the denser areas of the Town.	Long Term
C. Work cooperatively with developers to attract a grocery store, restaurants, and other retailers and services in the Hamlet area that will serve the needs of Town residents.	Long Term

GOAL 34

Increase the economic impact of existing Town assets.

Implementation Measures	Urgency
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A. Capitalize on the numerous travelers on nearby transportation routes to increase the customer base for new and existing businesses.	Short Term
B. Encourage the development of one or more bed-and-breakfasts or other overnight accommodations in the Town, especially near the Village.	Short Term
C. Work with area farmers, including equine related farms and dairy farms, to develop an agri-tourism industry in the Town.	Short Term
D. Work with local bicycle organizations, to develop a biking map and bike-friendly amenities in the Town.	Long Term 
E. Continue partnership and support of the Letchworth Gateway Villages Program in their goal of cultivating tourism economic opportunities through collaboration and digital media presence	Ongoing

GOAL 35

Ensure land use and zoning policies support economic development in the Town.

Implementation Measures	Urgency
A. Streamline the approval process for establishing a new business or making changes to an existing business.	Short Term
B. Review the zoning ordinance and reduce impediments to economic development.	Short Term

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APPENDIX

COMMUNITY SURVEY RESULTS

TOWN OF MOUNT MORRIS COMPREHENSIVE PLAN COMMUNITY SURVEY

WHAT IS THIS, AND WHY SHOULD YOU COMPLETE IT?

The Town of Mount Morris is starting the process of updating their Comprehensive Plan. A Comprehensive Plan is a document that describes the history, current state, and future vision of a community. It will guide future growth and development, while promoting a healthy, safe place for Town residents.

WHO SHOULD COMPLETE THE SURVEY?

The Comprehensive Plan should reflect the ideas and opinions of the community's residents. Every Town resident and/or property owner is invited to complete this survey. Owners of rental property are encouraged to share the survey with their tenants, as we'd appreciate their input as well.

CONFIDENTIALITY

Your survey responses will be kept confidential. When your survey is received, this first page will be separated from the rest of the survey.

WHEN SHOULD YOU SUBMIT THE SURVEY?

Please submit your survey by **March 23, 2018**. Estimated time to complete the survey is 15 minutes. Additionally, there will be a public meeting at 7:00pm, Tuesday, March 20th at the Mount Morris Town Hall. Surveys may be dropped off at that time, as well.

HOW AND WHERE SHOULD YOU SUBMIT THE SURVEY?

Please use the enclosed stamped envelope to mail your completed survey. Completed surveys may also be dropped off at the Town Hall drop box or mailed to: Thomas Development Consultants, 34 Tompkins Street, Cortland NY 13045. If you need additional copies of the survey so that each member of your household may participate, feel free to photocopy. Or you may download and print it from the Town's website at: <http://www.mountmorrisny.org>. You may also pick up additional copies at the Mount Morris Town Hall at 103 Main Street, Mount Morris NY 14510.

QUESTIONS?

If you have questions on how to complete or submit the survey, please email colleen@thomadevelopment.com or call Colleen Nelson at 607-753-1433.

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To receive future information on the Comprehensive Plan and Zoning Update, please complete the following information:

Your Name (Optional):

Address (Optional):

Email (Optional):

I am a: Resident of the Town Non-resident Property Owner

1. Current employment status:
- Full-time (44)
 - Part-time (11)
 - Self-employed (6)
 - Unemployed and looking for work (0)
 - Unable to work (0)
 - Full-time home maker (0)
 - Retired (62)
2. Where do you work/attend school?
- Town of Mount Morris (9)
 - Village of Mount Morris (8)
 - City of Rochester (8)
 - Elsewhere in Livingston County (24)
 - Outside Livingston County (16)
 - Not applicable (63)
3. What mode of transportation do you most often use to get to work/school?
- Walk (0)
 - Personal vehicle (58)
 - Carpool/rideshare (0)
 - Bus (0)
 - Bicycle (0)
 - N/A (Work at home/not employed/retired) (63)
 - Other (2) company vehicle
4. # of people live in your household? 2.1 Avg.
5. Your age bracket:
- Under 18 (0)
 - 18-25 (0)
 - 25-44 (9)
 - 45-64 (58)
 - 65 or older (57)
 - Did not answer (1)
6. How long have you lived in Mount Morris?
- less than one year (0)
 - 1-10 years (16)
 - 11-20 years (26)
 - 21-30 years (18)
 - 30+ years (60)
 - Did not answer (2)
7. Do you rent or own your home/land?
- Own home, live in Mount Morris (118)
 - Rent home, live in Mount Morris (0)
 - Own property in Mt. Morris, live elsewhere (4)
 - Rent property in Mt. Morris, live elsewhere (1)
8. If you own land, how many acres?
- < 1 (9)
 - 1-4 (32)
 - 5-49 (51) Did not answer (2)
 - 50-99 (18)
 - 99+ (2)
9. What do you consider the condition of your home to be in?
- Above average (33)
 - Average (84)
 - Below average (6)
 - Poor (0)
10. Do you have any problems with your private drinking water (well)?
- No problems (85)
 - Quality (30)
 - Quantity (30)
 - Other (11)
11. What type of structure is your home?
- Single family (121)
 - House/building with 2 units (2)
 - House/building with 3-4 units (0)
 - House/building with 5 or more units (0)
12. Household income (optional)
- Under \$25,000 (8)
 - \$25,000-\$50,000 (30)
 - \$50,000-\$75,000 (25)
 - \$75,000-\$100,000 (21)
 - Over \$100,000 (10)
 - Did not answer (28)
13. Do you participate in outdoor recreation? (Check all that apply)
- Hunting (64)
 - Fishing (46)
 - Hiking (58)
 - Jogging/Walking (69)
 - Biking (25)
 - Other (28)
14. Do you drive a hybrid vehicle?
- Yes (1)
 - No (121)
 - Did not answer (1)
15. Do you utilize any alternative energy sources?
- Yes (6)
 - No (115)
 - Solar (3)
 - Geothermal (2)
 - Wind (0)
 - Did not answer (2)
16. Would you be interested in utilizing alternative energy sources?
- Yes (70)
 - No (47)
 - Did not answer (6)
17. Should the Town consider zoning/land use laws that promote energy conservation and sustainable development?
- Yes (82)
 - No (33)
 - Did not answer (8)

Please turn page over for additional questions<>>

18. What are the most important characteristics of the Town of Mount Morris? (Select your top FIVE)

- | | |
|---|---|
| <input type="checkbox"/> Small town atmosphere (90) | <input type="checkbox"/> Environmental features/Beauty (77) |
| <input type="checkbox"/> Sense of community (37) | <input type="checkbox"/> Feels safe and secure (55) |
| <input type="checkbox"/> Proximity to colleges (8) | <input type="checkbox"/> Access to highways/major cities (89) |
| <input type="checkbox"/> Quality housing is affordable (19) | <input type="checkbox"/> Employment opportunities (9) |
| <input type="checkbox"/> Recreation opportunities (44) | <input type="checkbox"/> Access to public facilities (9) |
| <input type="checkbox"/> Access to essential services (25) | <input type="checkbox"/> Low cost of living (22) |
| <input type="checkbox"/> Good school system (23) | <input type="checkbox"/> Access to activities (15) |
| <input type="checkbox"/> Availability of shopping (15) | <input type="checkbox"/> Law and code enforcement (18) |
| <input type="checkbox"/> Other (6) | |

19. How important to you are the following services in the Town?

	Very Important	No Opinion	Not Important
Police Protection	<input type="checkbox"/> (87)	<input type="checkbox"/> (20)	<input type="checkbox"/> (16)
Fire Protection	<input type="checkbox"/> (112)	<input type="checkbox"/> (8)	<input type="checkbox"/> (3)
Ambulance Protection	<input type="checkbox"/> (109)	<input type="checkbox"/> (12)	<input type="checkbox"/> (2)
Trash Collection/disposal/recycling	<input type="checkbox"/> (59)	<input type="checkbox"/> (41)	<input type="checkbox"/> (23)
Health and Social Services	<input type="checkbox"/> (50)	<input type="checkbox"/> (50)	<input type="checkbox"/> (23)
Recreation/Parks/Playgrounds	<input type="checkbox"/> (62)	<input type="checkbox"/> (42)	<input type="checkbox"/> (19)
Street/Road/Sidewalk Improvement	<input type="checkbox"/> (75)	<input type="checkbox"/> (38)	<input type="checkbox"/> (10)
Public Works Services	<input type="checkbox"/> (59)	<input type="checkbox"/> (49)	<input type="checkbox"/> (15)
Snow Removal	<input type="checkbox"/> (96)	<input type="checkbox"/> (20)	<input type="checkbox"/> (7)
Zoning/Code Enforcement	<input type="checkbox"/> (56)	<input type="checkbox"/> (49)	<input type="checkbox"/> (18)
Water Services	<input type="checkbox"/> (46)	<input type="checkbox"/> (48)	<input type="checkbox"/> (29)
Sewer Services	<input type="checkbox"/> (28)	<input type="checkbox"/> (57)	<input type="checkbox"/> (38)
Senior/Elder Services	<input type="checkbox"/> (48)	<input type="checkbox"/> (53)	<input type="checkbox"/> (22)
Youth Programming	<input type="checkbox"/> (37)	<input type="checkbox"/> (61)	<input type="checkbox"/> (25)
Cultural Events and Programming	<input type="checkbox"/> (25)	<input type="checkbox"/> (66)	<input type="checkbox"/> (32)
Broadband/Internet Services	<input type="checkbox"/> (72)	<input type="checkbox"/> (35)	<input type="checkbox"/> (16)
Other (please specify)	<input type="checkbox"/> (3)	<input type="checkbox"/>	<input type="checkbox"/> (2)

20. What issues/initiatives would you like to see the Town focus on in the future? (Choose 2)

- | | |
|--|---|
| <input type="checkbox"/> Bicycle trails/Routes (11) | <input type="checkbox"/> Energy Conservation/Sustainability (39) |
| <input type="checkbox"/> Agri-Tourism (13) | <input type="checkbox"/> Programs to renovate existing homes (40) |
| <input type="checkbox"/> Business Signage (2) | <input type="checkbox"/> Water/Sewer Infrastructure (36) |
| <input type="checkbox"/> Stormwater runoff/flooding (24) | <input type="checkbox"/> Manufacturing (13) |
| <input type="checkbox"/> Tourism (28) | <input type="checkbox"/> Home business (7) |
| <input type="checkbox"/> Floodplain Management (9) | <input type="checkbox"/> Conservation Easements (16) |
| <input type="checkbox"/> Commercial Solar Installations (23) | <input type="checkbox"/> Other (15) |

21. What types of growth do you believe the Town of Mount Morris should encourage?

- | | |
|---|---|
| <input type="checkbox"/> I do not favor growth (12) | <input type="checkbox"/> Light Industry (55) |
| <input type="checkbox"/> Residential (39) | <input type="checkbox"/> Commercial/Retail (48) |
| <input type="checkbox"/> Tourism (38) | <input type="checkbox"/> Agriculture (58) |
| <input type="checkbox"/> Other (2) | |

123 Responses / 426 Mailed Surveys = 28.9% Response

22. Would you encourage or discourage the following land uses in the Town of Mount Morris?

Land Use	Encourage	Discourage	No Change	No Opinion
Residential Development: Single Family Homes	<input type="checkbox"/> (76)	<input type="checkbox"/> (9)	<input type="checkbox"/> (19)	<input type="checkbox"/> (19)
Residential Development: Multiple Unit Dwellings	<input type="checkbox"/> (14)	<input type="checkbox"/> (58)	<input type="checkbox"/> (30)	<input type="checkbox"/> (21)
Townhouses/Condominiums	<input type="checkbox"/> (23)	<input type="checkbox"/> (52)	<input type="checkbox"/> (24)	<input type="checkbox"/> (24)
Mobile Home Parks	<input type="checkbox"/> (2)	<input type="checkbox"/> (81)	<input type="checkbox"/> (20)	<input type="checkbox"/> (20)
"Green" Building Construction	<input type="checkbox"/> (61)	<input type="checkbox"/> (11)	<input type="checkbox"/> (14)	<input type="checkbox"/> (37)
Affordable Housing	<input type="checkbox"/> (58)	<input type="checkbox"/> (23)	<input type="checkbox"/> (23)	<input type="checkbox"/> (19)
Senior/Assisted Living	<input type="checkbox"/> (76)	<input type="checkbox"/> (9)	<input type="checkbox"/> (16)	<input type="checkbox"/> (22)
Organic Agriculture	<input type="checkbox"/> (63)	<input type="checkbox"/> (8)	<input type="checkbox"/> (19)	<input type="checkbox"/> (33)
Conservation Subdivisions	<input type="checkbox"/> (28)	<input type="checkbox"/> (20)	<input type="checkbox"/> (18)	<input type="checkbox"/> (57)
Small Business/Home Business	<input type="checkbox"/> (90)	<input type="checkbox"/> (2)	<input type="checkbox"/> (12)	<input type="checkbox"/> (19)
Conventional Agriculture	<input type="checkbox"/> (70)	<input type="checkbox"/> (8)	<input type="checkbox"/> (13)	<input type="checkbox"/> (32)
Recreational Water Access	<input type="checkbox"/> (52)	<input type="checkbox"/> (7)	<input type="checkbox"/> (19)	<input type="checkbox"/> (45)
Public Green Space	<input type="checkbox"/> (58)	<input type="checkbox"/> (8)	<input type="checkbox"/> (22)	<input type="checkbox"/> (35)
Town Park for Recreation	<input type="checkbox"/> (58)	<input type="checkbox"/> (7)	<input type="checkbox"/> (23)	<input type="checkbox"/> (35)
Commercial Recreation	<input type="checkbox"/> (37)	<input type="checkbox"/> (21)	<input type="checkbox"/> (18)	<input type="checkbox"/> (47)
Bike paths/lanes	<input type="checkbox"/> (47)	<input type="checkbox"/> (12)	<input type="checkbox"/> (21)	<input type="checkbox"/> (43)
Protection of Natural Areas/Open Space	<input type="checkbox"/> (85)	<input type="checkbox"/> (3)	<input type="checkbox"/> (13)	<input type="checkbox"/> (22)
Protection of air, soil, and water quality	<input type="checkbox"/> (96)	<input type="checkbox"/> (3)	<input type="checkbox"/> (7)	<input type="checkbox"/> (17)
Large-scale solar installation	<input type="checkbox"/> (48)	<input type="checkbox"/> (30)	<input type="checkbox"/> (7)	<input type="checkbox"/> (38)
Wind farm	<input type="checkbox"/> (50)	<input type="checkbox"/> (34)	<input type="checkbox"/> (13)	<input type="checkbox"/> (26)
Other (please specify)	<input type="checkbox"/> (3)	<input type="checkbox"/> (2)	<input type="checkbox"/> (3)	<input type="checkbox"/>

23. What do you like most about the Town of Mount Morris?

See attached

24. What is your biggest concern about the future of the Town of Mount Morris?

See attached

25. What would you change in the Town of Mount Morris?

See attached

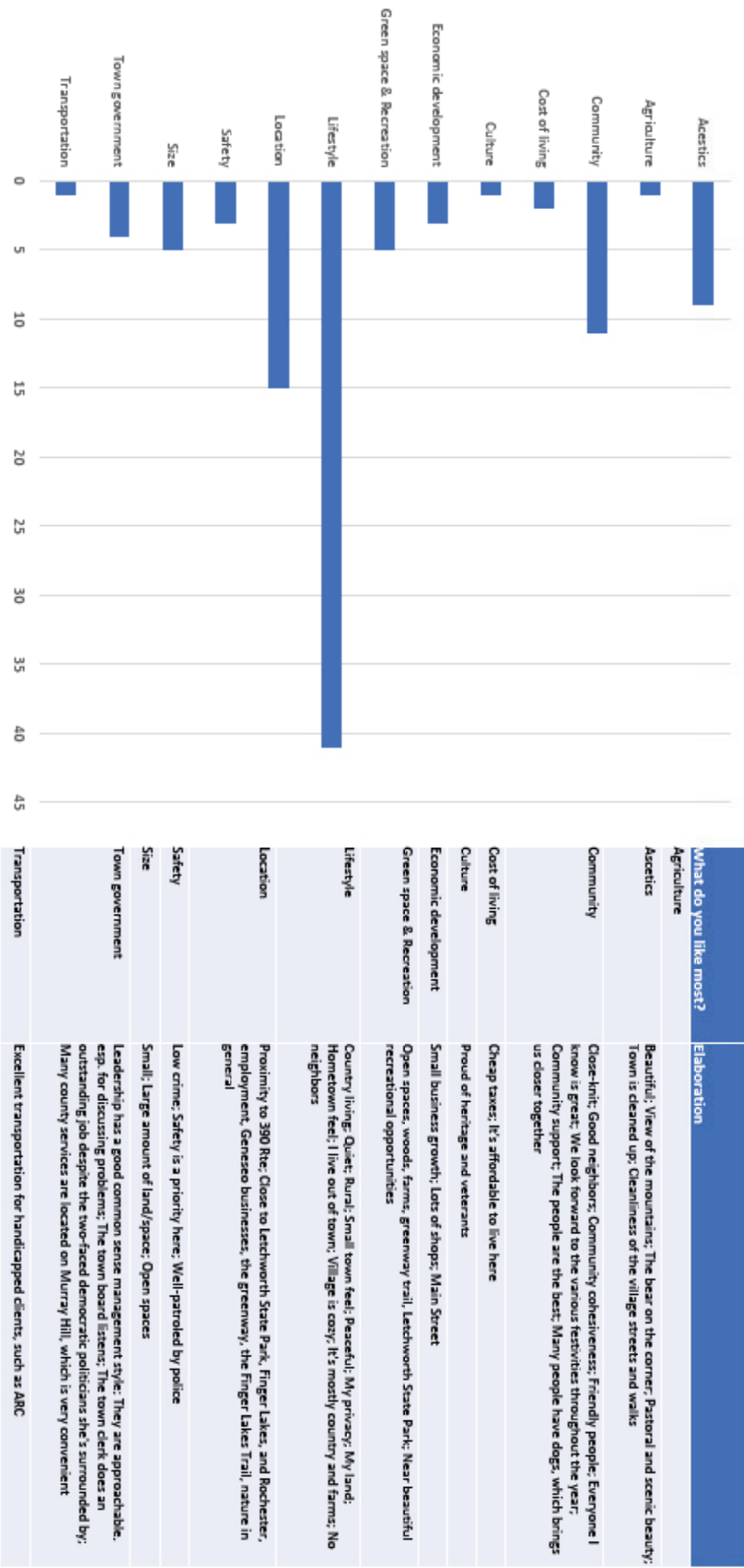
Feel free to write additional comments on the back. You may attach additional paper, if you would like. Thank you for completing this survey!

Mount Morris Comprehensive Plan Community Survey

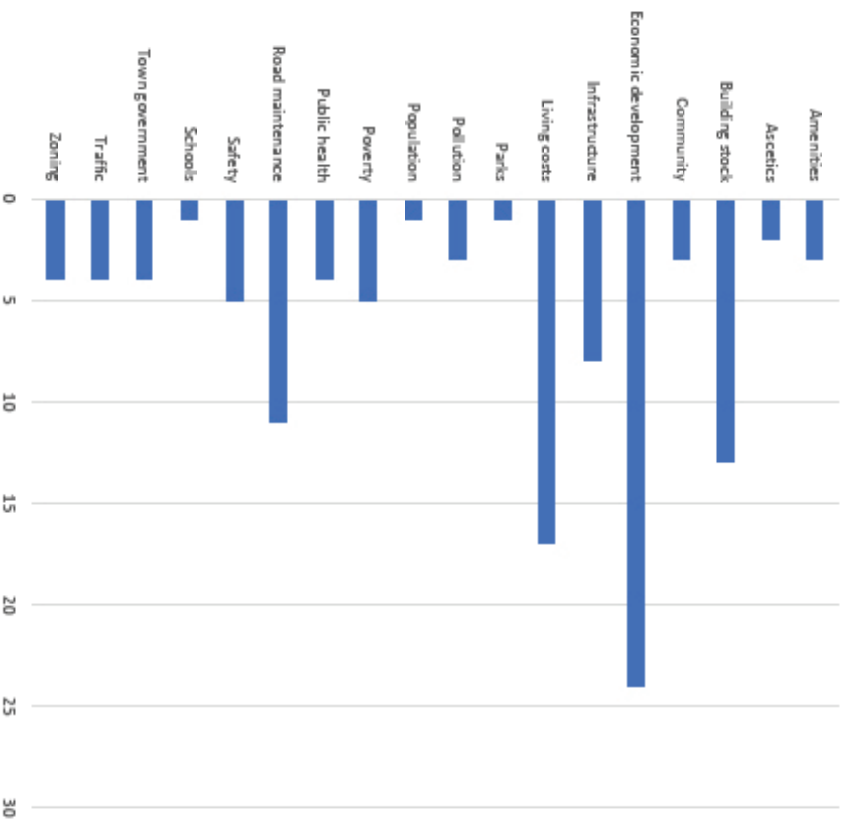
Questions 23-25



What do you like most about the Town of Mount Morris?



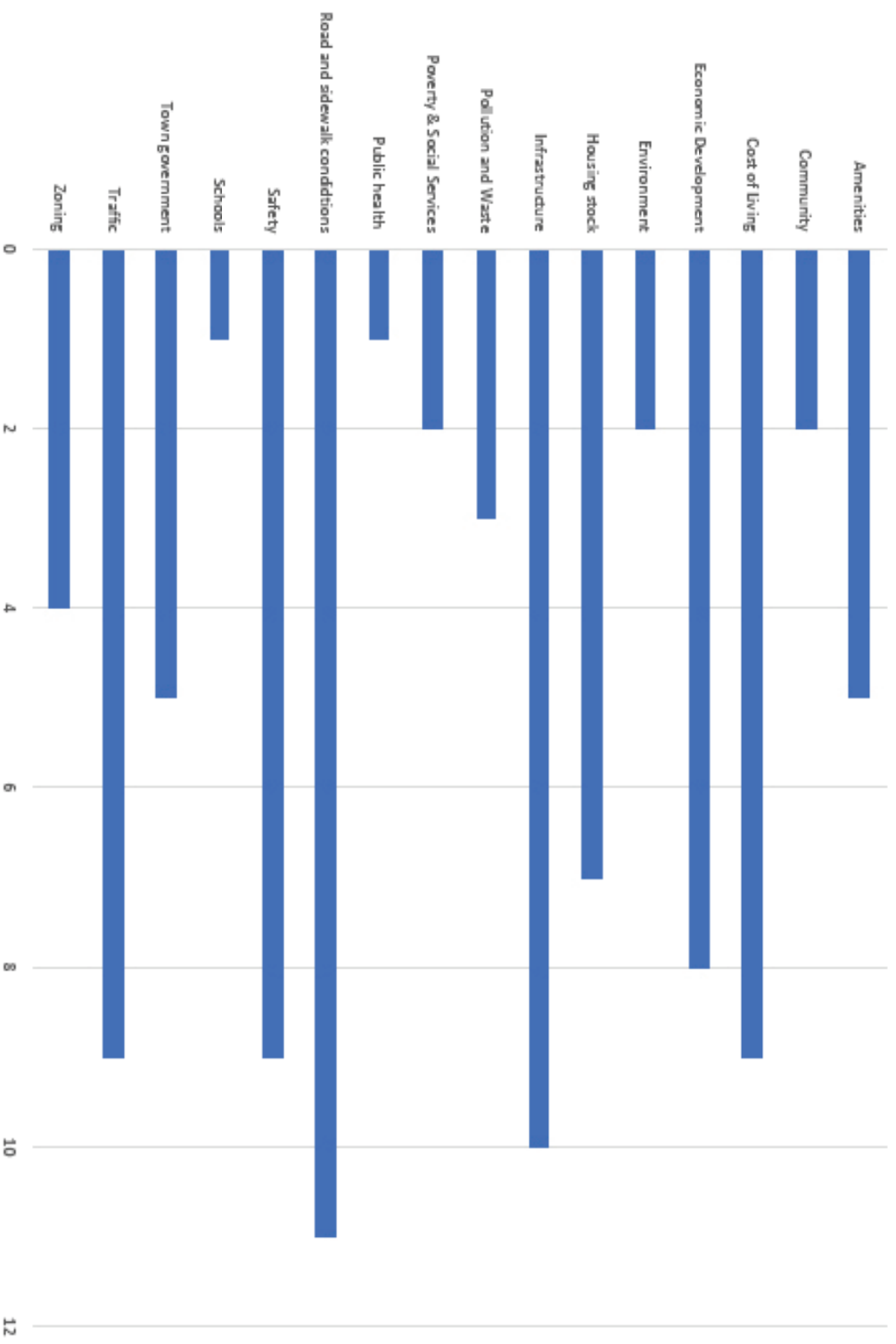
What is your biggest concern about the future of the Town of Mount Morris?



Biggest Concern	Elaboration
Amenities	Would like a diner-type restaurant in town that serves breakfast and more retail stores; Not enough shopping variety (too many antique shops
Aspetics	Having the beautiful scenery ruined; That an over-zealous "junk law" will be enacted, wich as was discussed a few years ago
Building stock	Lack of new construction , especially in housing; Most land is controlled by a small number of people who don't want to break up their property; Would be nice if people stayed here for the school district; There's over-development; Too many properties that are tax exempt; No 55 and older and senior housing units; Less low-income housing; Extend water and sewer lines for new home construction; Too many slum lords; Subdividing land for housing; Bringing in more low-income housing; Allowing homes to be divided and bringing down what had once been a nice street or part of town; If homes are divided, landlords need to vet the occupants better; Too much building; Over-commercialization
Community	City people moving in, which will change the feeling of the place; Lack of forward-thinking/resistance to change; Our teens and twenty-somethings need something to do to inspire them and get them jobs
Economic development	Not enough jobs and not attractive to young people; People holding jobs who aren't qualified; Having big corporations, like Wild Mills and large solar installations come in run the town; Lack of tax base; More transient residents; Concerned about sustaining growth, esp. commercial and main street businesses, because there are a lot of empty businesses (whether they're closing, leaving, or stagnating); The downtown looks great, but the rest of the town is slipping; There's no tax base - families who work and contribute aren't moving here; Lack of industry; Need more taxable businesses; Concerned about growth; Main street is dying
Infrastructure	No public water available for town or Tuscarora, which is inhibiting growth; Lack of encouragement and use of alternative energy services; Aging fire department building; Lack of fire hydrants in Tuscarora; Water runoff and local flooding; esp. because of soil eroding form the Genesee Creek
Living costs	Taxes are too high and are climbing, esp. property taxes, which are pushing people out; Concerned about future tax increases; Taxes are regressive and punitive; Too many non-profits pay no tax; Developers like Greg O'Connell are given multi-year tax reductions, which increases taxes for remaining residents

Biggest Concern	Elaboration
Parks	Please clean up the park on the hill and add a playground
Pollution	Fracking, esp. by O'Connell (don't let fracking companies come here at all); Commercial agriculture is ruining water quality, soil, and roadways
Population	Overpopulation
Poverty	That Mount Morris is currently/is becoming a 'welfare town', esp. prison welfare; Too many free government programs here; Prison expansion has changed population of the town and not in a good way; Welfare and those on it
Public health	Proliferation of drug use; Horse crap up and down the road, which is never cleaned up by owners
Road maintenance	Roads are beyond repair, esp. Ridge Road, River Road, Frost Road, and outside the Village; Some of us drive nice cars that we're afraid to take out of the garage. because the roads are so bad; The road maintenance people don't fill pot holes enough; How does the town plan to fund rural reconstruction?; Why does the town supervisor plow my road in a pickup truck?; Why can't town highway department dig a ditch that will actually drain water down the hill?; Saw mills on former agricultural lands bring tractor trailers on roads that weren't designed for heavy vehicles; There are so many pot holes on every road it doesn't look like many were fixed in 2017
Safety	Crime and rise of it due to what types of people are coming in; Fire district; Mount Morris Police Department is more interested in taking care of their friends than the safety of the community
Schools	Local school rating is a C-, which doesn't attract people to the area
Town government	Too much government control; The debt the town is in; Our town officials need to get along and not argue; Consolidation/sharing with village would be disastrous
Traffic	Too much traffic from over-development; Through traffic on Short Tract Road, which has caused people to move away and does not benefit the town, or the residents; Speed limit should be reduced to 35mph; Increased traffic problems
Zoning	Zone enforcement is not done legally - it depends on who you are, and it is not enforced; Poor zoning regulation; Farm areas turning into industrial facilities; Encroachment on farms

What would you change in the Town of Mount Morris?



What would you change in the Town of Mount Morris?

What would you change?	Elaboration
Amenities	Quality food shopping store; Affordable and a wider choice of restaurants; Would like a clothing store/fashion boutique
Community	Something for kids to do; Parenting classes; Put festivities back on Main Street
Cost of Living	Lower taxes, esp. property taxes and school taxes; There aren't enough businesses contributing to the tax base; Taxes are way too high; No property tax breaks for businesses or developers
Economic Development	Ban wind and solar farms, because I don't want to see them; More tourism; Try to bring small industry and businesses to the town; More private-paying jobs; Businesses need rents and breaks from building owners; Screen family's previous residences before they move into the area; Encourage small businesses more; Upgrade store fronts
Environment	Desecration of woods and hedgerows; Don't allow any more hedgerows to be taken out, because they provide wind breaks to keep snow off roads and habitat for wildlife, especially pollinators like mason bees and solitary bees;
Housing stock	Encourage development of taxable property wherever possible; Highlight the good things in Mount Morris, like the location, reasonable prices, great town and village highway departments, and solid town leadership; Too many low-income multifamily homes who don't help our tax base; Too many slum rentals; Clean up eye-sore properties; Not enough affordable home options for the elderly; Reduce low-income housing
Infrastructure	Better internet; Provide public water for the town - new water lines have been installed for the prison but not for the town citizens who have poor water quality and quantities; Storm water runoff between my home and the neighbors- the water backs up into our yard and floods everything. The ditch on the other side of the road needs to be cleaned/dug out (not just the spot closest to the road), so it isn't backing up; Utilize the new water line to the prison for domestic use, because all my neighbors and I have water issues; Expand water for growth; More use of alternative energy sources; Should contract out our cemetery care, because it would save a large amount of taxpayer money; Bring public water to Tuscarora; Update community center

What would you change in the Town of Mount Morris?

What would you change?	Elaboration
Pollution and Waste	Ask Mr. Wilcox not to spread manure on top of soil, but to plow it under as DEC/USDA recommends; The tow-behind trailer code should be expanded to include RVs, pickup campers, and tents as camp sites. Even though the Dept. of Health requires all waste to be contained, it has been my experience that this is not always done and can be hard to monitor and enforce. There is a 100 ft min. distance from a well (depending on soil conditions) for a proper septic system. A camp site set up for weekends does not have that and I have experienced that even when made aware of the requirements, it is whatever is the easiest and most convenient method used to dump everything on the ground. This area happens to be clay and during wet conditions, there is standing water everywhere. Everything dumped on the ground spreads on the ground in a greater distance. A minimum distance should be established from a neighboring well or pond to avoid contamination. The camp site that has set up next to my property is under 100 ft from my well and residence.
Poverty & Social Services	Get people off welfare; Reduce or eliminate entitlement programs run by the town or county
Public health	Tougher laws concerning drugs and dealers
Road and sidewalk conditions	Hire people who know how to build and maintain our roads; Roads need to be repaired constantly, esp. right outside of town, back roads, dirt roads; Straighten out the main intersection in town; Use taxpayer money to fix the roads
Safety	Local police being replaced by the county; Combine village and town fire services (no duplication of services); Eliminate village police force; Control influx of incoming criminal element; Mount Morris P.D. is too overbearing and has proven that they can't be impartial; Sheriff patrols and substations; Use money from M.M.P.D. budget and lawsuits to fund the fire department; Our police department has negatively affected our reputation/embarrassed us twice in the last 22 years. We deserve better; We want our new fire department; Improve water access for fire protection; A new fire house is needed;
Schools	School should merge with another
Town government	Make town as important as the village; Fairness for all paying residents, not just a select few; Make town/county government more efficient so that town/city government can be reduced; Get more people to volunteer for specific jobs for the town; Reduce town budget; Share services with the Village; Different people working for the residents, not just the money they make from us; Elect the highway department superintendent by voting, not appointing
Traffic	Try to redirect heavy trucks to use 390, which can handle it; Too many police officers on the road to pull people over speeding just a few miles over the speed limit, which makes for an unwelcoming experience; Re-route heavy truck traffic off Main Street, because it makes it impossible to enjoy the businesses there; Commercial truck bypass; New entrance to library from parking lot; Improve parking lot at grocery/5 Star near McDonalds
Zoning	The code enforcement officer does not do his job; There needs to be a change of town board members, except for DiPasquale and Provo; Smaller building sites from 3 acres to 1; More retail zoning areas; Keep a close eye on zoning ordinances; Oppressive regulation/code enforcement

Additional Comments

Additional Comments	Elaborations
Community development	A large percentage of our town is at or near retirement, so the possibility of an active senior center would add to the positive direction of the town, bring people closer together, and keep them active in town activities
Infrastructure	Drinking water quality has declined and is undrinkable in the Summer
Zoning	Address 'shot gun lots' and establish a formula for road frontage to depth; Address subdivisions and requirement of infrastructure (i.e. roads, water, and septic); Increase minimum lot size in agricultural areas; Designate a higher density district near the village

Town of Mount Morris Comprehensive Plan

Adopted: _____ 2021