

# Town of West Bloomfield



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UPDATE

# COMPREHENSIVE PLAN



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# The Plan

A PATHWAY FOR THE FUTURE

2012 Comprehensive Plan Update

An aerial photograph of a coastline, showing a mix of green trees and sandy areas. A thick, vibrant red ribbon-like graphic curves across the image from the top right towards the bottom left, partially overlapping the text.



## 1.0 Executive Summary

### 1.1 Introduction

Located in the northwest corner of Ontario County, the Town of West Bloomfield is a quiet rural community proud of its scenic beauty and its friendly small town atmosphere with a strong connection to its agricultural history. The town is a place with a high quality of life where people choose to live in a slower paced rural atmosphere which values its peaceful surroundings. The availability of land, affordable taxes and good neighbors make the Town an increasingly desirable location for many people. As the population grows there is an expectation for an increased demand for services.

Amidst the expectation of change, West Bloomfield has recognized the need for managing its land resources and being prepared for possible growth. By updating its Comprehensive Plan, the Town is taking a proactive stance toward balancing the need for appropriate growth while maintaining its attractive rural character.

The Comprehensive Plan represents the collective effort of Town officials at all levels. The Comprehensive Plan Committee, made up of local residents and town representatives and working in cooperation with a sister Zoning Committee, met on a regular basis to discuss and direct the Plan's direction. Numerous other Town officials, community members and stakeholders provided information pertaining to the necessary updates to the plan. This information was supplemented by updated data from numerous agencies, governmental and private, to ensure the accuracy and completeness of the document.

The final component in preparation of the Comprehensive Plan was the input of the West Bloomfield residents. Two public presentations were conducted in which the public was invited to hear about the Plan and offer their comments. These sessions provided the consultant and the Town officials with valuable feedback on the Plan and the future of West Bloomfield.

## 1.2 A Rich History

### Native American Heritage

The Native American culture in what is now West Bloomfield dates back to 50 B.C. The Algonquin Indians dominated the area from the early 5<sup>th</sup> century until the 16<sup>th</sup> century, at which point they were driven out by the Seneca Tribe. The Iroquois Indian Nation, which dates back to approximately 1570 and includes the Seneca Tribe, was the last to inhabit the area.

Although the exact dates that the Senecas inhabited West Bloomfield are not known, much is known about their civilization. They lived in a matrilineal society based on extended families, and relocated their villages every 15 to 20 years due to depletion of resources and waste accumulation. For a time one of their major settlements was located on the western edge of West Bloomfield, on the ridge that runs along the eastern side of Honeoye Creek. The settlement was called Ganundaok, which means “village upon a hill,” and was located where Factory Hollow is today.

The Iroquois Confederacy was the most powerful native government North America had ever seen. They “held the balance of power” between the French and the English until the French and Indian War in 1763. In the war, the allied French and Iroquois were defeated by English land and sea forces. The end of the war marked the beginning of the Iroquois Nation’s decline.

The Revolutionary War directly followed the French and Indian War and wreaked a substantial amount of havoc on the Indian settlements in the area. At least 40 Indian Villages were destroyed, and most of the Senecas and Iroquois left their land. They signed a treaty in 1784 that acknowledged their defeat and relinquished their land. The Indians relocated to reservations in the Niagara region, and most of their land was given away to soldiers as bounties. The rest of the land owned by Indians was purchased by Oliver Phelps and Nathaniel Gorham, two land speculators in the area.

### Early Settlement, Agriculture and Industry

In the early days of settlement, most pioneers purchased large tracts of land located about a mile south and east of the present Town center, making the pattern of settlement much different from that of today. Agriculture was the major occupation, and in addition to farming, people were occupied by carpentry, hunting and surveying.

The land was rich and excellent for plowing and cultivating. Among the crops grown on the land were potatoes, onions, fruits, numerous vegetables and hops. One of the famous farms in the area, Ideal Farm, grew peach, plum, cherry and apple trees, and award-winning hybrid potatoes. The house for Ideal Farm still stands on Route 64. Another farm, Peach Dale, had an immense peach orchard that supplied the area with fresh and dried peaches. The house still stands on Elton Road.

By 1795, construction of a road from Albany to Buffalo over an old Indian trail was in progress. The road developed into a route of transportation for produce, livestock, manufactured and raw materials, mail, and of course, people. To maintain the increasingly trafficked roads, West Bloomfield created its first toll system in 1805. The road brought many more people to the Town, and the increase in size warranted a more formal way of dealing with issues and concerns. Consequently, the first official Town meeting was held in 1833.

Commerce was thriving in the Town, and continued to do so until the late 19<sup>th</sup> century, when a major fire wiped out 17 buildings, including stores, homes, carriage houses and barns. Although the fire certainly was not the sole cause of demise of business in the Town, the fire's occurrence and the overall dying out of commerce are closely related in time.

Industry did not become a thriving presence until the early 1800's, when citizens began taking advantage of the waterpower in the Honeoye Creek. The area in particular in which the majority of industry was located was aptly named Factory Hollow. Among the businesses located in the area were a grist mill, a saw mill, a flour mill, a carding mill, a flax mill, a potash factory, a hat maker, a tile factory, and a carriage factory. Probably the most interesting business to be found in the area was a skunk farm, with over 3,000 skunks.

The Town was successful in industry until Rochester began utilizing Hemlock and Canadice Lakes in 1893. These lakes are headwaters of Honeoye Creek, and the dams created caused a loss of waterpower in Factory Hollow and a decline of industry in the area. Also at that time, the diesel engine was invented, and this new form of power detracted attention from developing an alternative solution that would remedy the decreased water pressure in the Creek. The combination of this factor and the larger cities that were opening factories run by mass-production, turned Factory Hollow into something of a ghost town. Today, the area has been developed as a mobile home park with 42 units.

### The Three Hamlets

The confluence of the three hamlets (West Bloomfield, North Bloomfield, and Ionia) can be traced as far back as the late 18<sup>th</sup> century, when members of all three settlements would come together for Sunday services. West Bloomfield is the larger township that includes North Bloomfield in its northwest corner and Ionia in its northeast corner.

Ionia's development began in 1789 when Samuel Miller purchased 120 acres of land for \$60. Families continued to settle the area, which soon became known as Miller's Corners. The Village was not called Ionia until 1898, when the name was suggested by a local resident whose hometown was Ionia, Michigan. By 1795, Sam Miller and Ebenezer Curtis had built a sawmill on the Honeoye Creek, and the Miller family also built a barn that came to function as a community center.

In 1851, a group of businessmen from eastern New York formed a corporation to build a railroad between Canandaigua and Batavia. The 50 miles of track were completed in 1853, and by the next year the train went all the way to Buffalo. The railroad, called the Peanut Line, proved to be an extremely important asset that marked the beginning of affluence and accelerated farming in the community. The Peanut Line carried produce, lumber, cattle, manufactured goods, mail, and people, and was of great significance to the Town until the widespread use of the automobile came about. At that point, the Peanut Line was not as essential to transportation and shipping, and it finally breathed its last in 1938.



Miller's Corners Cemetery, Ionia

Today the hamlet, surrounded by thriving agricultural land, retains its New England rural roots. Within it survives a quietly vibrant and close knit community.

Like Ionia, North Bloomfield was first settled by a single pioneer who arrived in the late 18<sup>th</sup> century. In return for his service in the Revolutionary War, Marvin Gates had a land grant for 600 acres from the State of New York, and he was the first to settle here. He was followed by his brother David and their two families, and together they built homes, grew gardens, orchards, and vineyards, and began the village cemetery on a parcel of their land.

The Smith family was the next to settle, and they contributed greatly to the development of the area by building a distillery and a grist mill, running the general store and postal service, and supporting the first pioneer clergyman. In fact, the village went by the name of Smithtown for many years.

By the mid 1800's, the settlement was a bustling hamlet, with businesses and mills along the creek. The first Universalist Church was also constructed around this time. Manufacturing of items such as plows, barrels, and other miscellaneous items, an iron forge, and the general store are examples of successful business endeavors in the town. The first school on record was opposite the cemetery and was in use by 1839. After being plagued by fire in 1921, the school relocated to the church across the street.

By the late 19<sup>th</sup> century, North Bloomfield had developed as one of the most important manufacturing centers in the area. North Bloomfield and Factory Hollow combined produced as much as 35,000 gallons of cider per year. The hamlet today, although not of industrial significance, is a peaceful place rich in historical heritage.

## 1.3 The Comprehensive Plan Defined

New York State, under Town Law Section 272-a, provides guidelines for communities to prepare and adopt, by local law or ordinance, a comprehensive plan. A comprehensive plan is defined as:

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

Town Law identifies two important effects of adopting a comprehensive plan:

- All town land use regulations must be in accordance with a comprehensive plan adopted pursuant to town law.
- All plans for capital projects of another governmental agency on land included in the town comprehensive plan ... shall take such plan into consideration.

The Comprehensive Plan will be useful for:

- *Local officials* as they decide how best to utilize financial resources;
- *Zoning and Planning Board members* as they measure the desirability of new developments;
- *Municipal employees* as they enforce development-related codes; and
- *Local residents* as they become aware of the direction their communities will take in the future.

These directives clearly portray the comprehensive plan as the central document on which all land use decisions should be based. The plan therefore sets the stage for the future development of the Town of West Bloomfield.

## 2.0 Our Strategy

The Comprehensive Plan is a vision of the future for the Town of West Bloomfield. It includes policies and projects to implement the Future Land Use Plan and the vision. It is a guide to land development and public decision-making in West Bloomfield within the context of the future vision crafted by the Comprehensive Plan.

The Comprehensive Plan is a lens through which development proposals should be evaluated. Each proposal should answer the question: *Will this development advance the vision of the future as articulated in the Comprehensive Plan?* If the proposal is not consistent with the Plan, the proposal should be revised to accurately reflect the vision of the future. The Plan should also be evaluated on an on-going basis to ensure it meets changing expectations. This introduces flexibility through time to evaluate changes in expectations, attitudes or conditions that can't be anticipated by the Plan.

The Comprehensive Plan should be revisited and updated every five years. These revisions should reflect changes in economic, demographic and other aspects of the community, incorporating changing goals and policies. The five-year review is the time to accommodate changes in philosophy or course.

Policies should be updated and evaluated on an on-going basis. Responsibility for evaluating the proposals presented to the Town lies with the Town Planning Board. The board should ensure the Plan and its policies are reviewed on a regular basis through a defined process and with the support of the Town Board. Any recommended changes should be first presented to the Planning Board for action and then to the Town Board for final approval. The Goals and Policy provide a framework to guide development and change in the Town of West Bloomfield. They set a standard for the Town and its residents to meet and provide a benchmark for evaluating the growth of the Town.

## 2.1 Vision, Goals, Policies and Actions

The Goals and Policies are the result of a multi-faceted approach including a comprehensive public input process, direction from the Comprehensive Plan Committee and the investigative inventory of the entire Town for the comprehensive plan described above. Goals should be: broad, declarative, general, overarching, umbrella statements. On the other hand, Policies are more specific, are designed to implement the Goals and tailored for adoption by the Town and other responsible partners. They should be strategic; directly related to their respective Goals; they serve as the basis for the Policies; and they should be able to guide evaluation of the plan.

# Vision Statement

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The Town of West Bloomfield is a beautiful rural community; a scenic gateway nestled between the Rochester Metropolitan Area and the Finger Lakes tourist region. The town provides its residents a supremely high quality of life and is anchored by three distinct hamlets which serve as vibrant community centers, with mixes of residential growth and business and/or recreational opportunities that serve the Town's residents. The Town seeks to preserve its agricultural landscapes and connect residents with the natural beauty with a multi-modal circulation network that promotes healthy living by accommodating bicycles, pedestrians and hikers, in addition to automobiles.

# Regional Context

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**GOAL 1: Promote an identity for West Bloomfield that captures its uniqueness in the Genesee-Finger Lakes Region.**

Policy 1.1: Undertake a program in West Bloomfield to publicize its features.

Action 1.1.1: The Town of West Bloomfield should lobby for inclusion in promotional literature sponsored by the Genesee-Finger Lakes Region. Such materials could highlight specific features of the community including the scenic drives and vistas, historic structures and community events. The placement of signs and banners would further serve to visually accentuate the Town.

**GOAL 2: Continue to work with County and regional governments to address planning issues.**

Policy 2.1: Maintain ongoing communication with Ontario County to keep apprised of regional planning initiatives.

Action 2.1.1: The Town of West Bloomfield should continue to assign a Planning Board member to serve as liaison with the Ontario County Planning Department. This person would review actions proposed at the County level that could impact the Town, as well as inform County personnel of local actions. This activity could involve the joint sharing of meeting minutes that would inform both the Town and County officials.

Policy 2.2: Maintain ongoing communication with neighboring communities to promote planning on a regional level.

Action 2.2.1: The Town of West Bloomfield should assign a Planning Board member(s) or other official to serve as liaison with neighboring communities (Richmond, Lima, East Bloomfield, Victor, Bristol, Mendon, Honeoye Falls). This would ensure that local decisions are not made “in a vacuum” and would assist in identifying joint planning projects that communities could undertake together. This activity could involve the sharing of meeting minutes among the various communities.

Action 2.2.2: The Town of West Bloomfield should follow a practice of notifying neighboring towns as a courtesy of proposed activity near the municipal borders, and encourage the other towns to do the same. This practice would provide additional input on projects and allow West Bloomfield to consider the wide range of potential impacts a project could create. Consider hiring a communications staff or organizing a volunteer schedule to provide notifications.

Policy 2.3: Utilize the resources of County and regional agencies in local planning decisions

Action 2.3.1: The expertise of the Ontario County Department of Planning and Research, Cornell Cooperative Extension, Soil and Water Conservation Service and other agencies should be used by the Town of West Bloomfield when reviewing local development proposals. This information will enable the Town to make informed decisions that incorporate the impact on soils, traffic impact and natural resources when reviewing site plans, subdivisions and rezoning requests. It will also provide the means to make revisions to zoning maps, as needed.

# Community Character

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## GOAL 1: Maintain the rural character of the Town of West Bloomfield.

Policy 1.1: Review and adjust Town policies so that they protect farmland and enhance agriculture

Action 1.1.1: Consider adding incentive for cluster development practices to preserve agricultural lands. (If green space is included, maintenance is necessary and appropriate provisions need to be included.) This development technique allows buildings to be concentrated on a site, thereby preserving open space. This technique would promote growth that is consistent in appearance with the existing rural atmosphere in West Bloomfield.

## GOAL 2: Promote a sense of community in West Bloomfield.

Policy 2.1: Unify the three hamlet areas of West Bloomfield, Ionia and North Bloomfield.

Action 2.1.1: Develop a theme or slogan for the Town of West Bloomfield that reflects its location, its heritage and its character, such as “Scenic [Historic] West Bloomfield – Gateway to Ontario County”.

Policy 2.2: Create a sense of “place” in West Bloomfield.

Action 2.2.1: Through signage, banners or features such as unique lighting, the Town should strive to identify itself as a special place in the region. Placement of such amenities will create a sense of “place” that residents, visitors and travelers can identify and remember. The features would contribute to a positive impression of the Town and set it apart from the other communities. A Town-wide contest to design a banner could perhaps be held to generate interest among residents.

Action 2.2.2: An informational brochure should be prepared for new and prospective residents of West Bloomfield to inform them of the services, activities and points of interest available.

Policy 2.3: Offer more community events in West Bloomfield that involves residents throughout the Town

Action 2.3.1: Consider conducting other community-wide events similar to Community Day that encourage participation from the three hamlets and feature the highlights of the hamlets. Such events could include craft competitions, historical displays or prizes for the largest fruit/vegetable.

Action 2.3.2: Promote the use of a centrally-located “gathering space” that residents of the entire Town can recognize and easily reach. Such a site could be the Michael J. Prouty Memorial Park in the Town center. Town events and activities could be held at this location.

### **GOAL 3: Protect the significant views in West Bloomfield.**

Policy 3.1: Incorporate viewshed protection measures into West Bloomfield land use regulations to protect spectacular long distance views.

Action 3.1.1: The Town should undertake an inventory to determine significant viewsheds that should be preserved. This should involve an inventory along the Town’s roads to be established by the Town Board or a person or committee that it designates. The information could then be mapped and serve as a resource for Town officials to use when reviewing proposed projects or for planning purposes.

Action 3.1.2: Town officials (Town Board, Planning Board, Zoning Board, Code Enforcement Officer) should take into consideration the impact that a proposed development could have on the significant viewsheds. Developments should then be adjusted accordingly (i.e. site configuration, height, density, etc.) so as not to obstruct the identified views.

# Population

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## GOAL 1: Encourage slow, steady and controlled population growth in West Bloomfield.

Policy 1.1: Attract new businesses and industries that will provide stable, good-paying employment for existing and prospective West Bloomfield residents

Action 1.1.1: The Town of West Bloomfield should pursue new businesses and industries that will increase employment opportunities and strengthen the local economy. Town officials could work with Ontario County officials in economic development initiatives by providing information on the availability of land, the favorable tax rates, and the high quality of life in West Bloomfield.

Policy 1.2: Promote the advantages of the Town as a place to live

Action 1.2.1: Information on the benefits realized by West Bloomfield residents should be compared to other areas and publicized accordingly in regional literature and with area realtors. Such information could include tax rates, good transportation network, scenic environment, an excellent school system and low crime rate.

Policy 1.3: Promote controlled use of home occupations in West Bloomfield.

Action 1.3.1: Home occupations and home professional occupations, as identified in the Town Zoning Code, provide several benefits to the Town if properly controlled. They allow residents to conduct a business without relocating, thereby keeping both the residents and the business in the Town; they foster the development of small-scale businesses that may later grow into larger companies; and they can contribute to the small-town character of the community. The Town should continue to carefully regulate any change to the businesses as they grow.

# Housing

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## GOAL 1: Promote the development of housing for a variety of age groups.

Policy 1.1: Capitalize on the potential of the West Bloomfield community to attract residents from other areas.

Action 1.1.1: Because of the potential to attract people from the Rochester metropolitan area, West Bloomfield should begin to develop housing opportunities that provide alternatives to traditional single-family homes. These could include townhouses, condominiums, garden apartments or “themed” developments with features such as equestrian trails. The development of these homes through clustering would provide flexibility in their design and layout. The Town Zoning Law should incorporate the provisions for these types of development (i.e. smaller lots) as revisions are made.

Policy 1.2: Provide for senior housing opportunities in West Bloomfield.

Action 1.2.1: As the population ages, the Town should consider the development of housing for seniors. West Bloomfield has an aging population. In 1990, 18.5% of residents were age 55 or older. Twenty years later, 31.8% of residents are 55 or older, approximately half of those (15.6%) are 65 years old or more. The Town should encourage a senior housing project, perhaps in conjunction with Ontario County or a non-profit agency, so that seniors desiring to remain in the western part of the County can do so. The likely location for such developments would be in the Town center for easy access to major roads and Town amenities.

## GOAL 2: Protect the attractive, rural character of West Bloomfield when approving new housing developments.

Policy 2.1: Adopt cluster provisions in the Town's Zoning Law.

Action 2.1.1: Include a provision for clustering in the Town Zoning Code. This development technique allows buildings to be concentrated on a site, thereby preserving open space where trails or other recreation feature could be created. This technique would promote growth that is consistent in appearance with the existing rural atmosphere in West Bloomfield.

Policy 2.2: Ensure that existing housing units are safe and adequately maintained.

Action 2.2.1: Efforts should be made to bring all housing units in West Bloomfield up to the current building code. Since many new homes were constructed in the Town during the 1970s, an increased need for rehabilitation and maintenance of the housing stock will be evident soon. The Town should continue strict enforcement of all applicable structural codes to ensure the structural integrity of the buildings.

Action 2.2.2: The Town should continue to seek funding at all governmental levels that can be made available to residents for housing rehabilitation. Such funds could include Small Cities Community Development Block Grants and other monies available for this purpose. Funding information can be obtained from the NYS Division of Housing and Community Renewal (DHCR).

Action 2.2.3: The Town should consider creating laws pertaining to housing maintenance and property maintenance in the existing Town codes in order to ensure the attractiveness of the community. A housing maintenance law would require people owning an existing home in the Town to maintain it according to established thresholds. A property maintenance code would require owners to keep up their property so that it does not create an unsightly appearance. Together, these laws would enable the Town to prevent the deterioration of structures and property that detract from the community character.

Action 2.2.4: As the Town adopts regulations pertaining to property maintenance, it should provide public education to inform residents of the need and value of the regulation. The benefits of such laws – preserving property values, enhancing the character of the community -- should be emphasized. Including a flyer with tax bills would be one way of informing the public.

Action 2.2.5: The Town should allow new manufactured homes, constructed to local, state and national standards. Manufactured homes must be fully serviced and attached to a permanent foundation.

Policy 2.3: Ensure that new housing developments are compatible with agricultural uses

Action 2.3.1: The Town Zoning Law and subdivision regulations should be revised to limit the development of individual homes along road frontage property. Not only does this pattern create numerous curb cuts along the roads and vast unusable areas, it obstructs the attractive open space quality of the Town. Specific revisions could include requiring a new road to serve the homes, creation of an open space zone or requiring a Planned Unit Development (PUD).

## Community Services

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### GOAL 1: Highlight and enhance the significant historic resources in West Bloomfield.

Policy 1.1: Preserve and protect the Town's significant historic resources.

Action 1.1.1: The Town should maintain a comprehensive inventory of all existing and potential sites that have historic significance. The list should be shared with Ontario County officials for inclusion in regional marketing materials.

Action 1.1.2: The Town should determine if any local historic sites should be designated as Town, State and/or national landmarks. Such designation should be aggressively pursued, as it would generate interest in the Town and its history as well as provide protection for the designated sites.

Action 1.1.3: Historic overlay districts should be considered in areas surrounding historic sites in West Bloomfield. The districts would prevent incompatible uses and unsightly development that could compromise the integrity of the sites.

### GOAL 2: Provide new recreational opportunities for West Bloomfield residents.

Policy 2.1: Develop a linked system of open space and trails that connects to the regional system.

Action 2.1.1: West Bloomfield should explore the feasibility of developing new trails in areas in existing rights of way such as the Rochester Water Authority (seven bridges trail) and the old "peanut line" railroad track. The trail system should be linked to the new Michael J. Prouty Memorial Park in the Town center and provide links among the three hamlets. As trail projects move forward, the respective owners of potential trail properties should be contacted to obtain use agreements.

Action 2.1.2: The Town should work with neighboring counties (Ontario, Livingston and Monroe) to develop a regional open space/trail system that could offer a variety of recreational opportunities. Depending on location and land suitability, the trails could be usable in all seasons, accommodating bicycles, pedestrians and rollerbladers in warmer months and cross-country skiing and snowmobiling in winter. Trails could also be equestrian in use. Funding for trail development could be sought from County, regional, state and federal sources.

Action 2.1.3: West Bloomfield should consider adoption of incentive zoning practices that encourage the creation of public parks and open space as a part of new development.

Action 2.1.4: West Bloomfield should establish a parks and open space committee to monitor the ongoing development of new recreational and open space amenities and monitor the status of existing parks and open spaces.

Policy 2.2: Provide new recreational opportunities in the Town of West Bloomfield.

Action 2.2.1: The Town should consider the feasibility of promoting new recreational facilities, such as tennis courts and a golf course, that are not currently represented in the Town. While tennis courts could be located at the Town Park facility, a golf course would be an appropriate use in nearly any section of the community and would be consistent with the rural atmosphere of the Town. Current mining operations could be appropriate areas for redevelopment as a golf course.

Action 2.2.2: The Town should explore the use of a recreation impact fee as a means of acquiring funds for new recreational lands. The procedure would impose a fee on all new developments proposed within the Town; these monies would be deposited into a separate account earmarked exclusively for recreational development.

### GOAL 3: Maintain high quality fire protection and emergency rescue services for West Bloomfield residents.

Policy 3.1: Ensure that the Ionia Fire House and the West Bloomfield Fire Department are adequately staffed.

Action 3.1.1: The fire companies of many rural communities are often faced with an insufficient number of volunteers to adequately serve residents within desired response times. The Town of West Bloomfield should provide continuing assistance to these agencies and help publicize the need for volunteers.

### GOAL 4: Maintain a high quality educational system that meets the needs of West Bloomfield residents.

Policy 4.1: Encourage a school system that is responsive to the educational needs of area residents.

Action 4.1.1: The Bloomfield and Honeoye Falls-Lima School Districts should be encouraged to develop training programs that meet the specific needs of the business community. This will enable area students to develop the skills that will make them more marketable.

Policy 4.2: Take advantage of the Rochester Academy of Science Observatory facility located in Ionia.

Action 4.2.1: The presence of the Rochester Academy of Science Observatory on CR 14 in Ionia is a unique educational resource that the Town could capitalize upon. This facility could be included in area marketing brochures and made available, by reservation, to tourists visiting Canandaigua Lake and other area attractions.

## GOAL 5: Provide sufficient community service buildings to meet resident needs.

Policy 5.1: Build an adequate Town Hall including a Community Meeting Hall.

Action 5.1.1: The Town should continue to pursue the construction of a new Town Hall, providing cost options to town residents regarding the scale and potential uses of the. The building could potentially be a multi-use facility that can accommodate other community activities such as club meetings and presentations.

## GOAL 6: Provide sufficient communication services to meet resident needs

Policy 6.1: The Town will use all reasonable options to ensure that residents are well informed of happenings in their community and can easily access important town documents.

Action 6.1.1: Update the website and assign a person in house to keep it current.

Action 6.1.2: Provide town forms online.

# Economy

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**GOAL 1: Encourage the development of new businesses and services in West Bloomfield that meet the needs of the Town's residents.**

Policy 1.1: Provide incentives to make the Town of West Bloomfield an attractive location for businesses

Action 1.1.1: The Town should consider the expansion of permitted commercial uses by special use permit within the hamlets of West Bloomfield and Ionia.

**GOAL 2: Strengthen existing commercial and industrial businesses in West Bloomfield to increase the tax base and provide employment opportunities.**

Policy 2.1: Keep apprised of the needs and plans of existing businesses and industries.

Action 2.1.1: This plan reaffirms the validity of the Western Ontario County Local Development Corporation. (WOCLDC)

Policy 2.2: Provide for the spatial needs of existing businesses and industries.

Action 2.2.1: The Town should encourage new commercial development in mixed-use zoned land in appropriate areas within and adjacent to the Hamlet of West Bloomfield.

## **GOAL 3: Support the agriculture industry as an important part of the West Bloomfield economy.**

**Policy 3.1:** Take advantage of Ontario County educational programs aimed at increasing awareness of the importance of agriculture

**Action 3.1.1:** The Town of West Bloomfield should utilize the educational opportunities provided through Ontario County that support agriculture. Such opportunities include the county fair and educational events like farm and agri-business tours and new farming technology workshops.

**Policy 3.2:** Market the West Bloomfield agriculture industry

**Action 3.2.1:** The Town should work with Ontario County to promote its existing agricultural products and support the “localvore” movement and locally produced agricultural products. As this information is disseminated, related agricultural businesses may be encouraged to locate there.

**Action 3.2.2:** Support new farming operations and actively encourage new farmers to locate in West Bloomfield.

**Policy 3.3:** Determine appropriate “spin-off” businesses for West Bloomfield

**Action 3.3.1:** The Town should work with Ontario County to identify appropriate businesses that could benefit from a location in the Town. Such businesses could include small scale food processing (i.e. cider, jams, sauces, etc.), tourism (farm vacations, petting zoos, sleigh rides, hay rides, farm museums, bed-and-breakfasts, etc.), and wine-related industries. Once these businesses are identified, the Town could then market itself to local associations that represent these industries, such as the Farm Bureau, grape producers and bed-and-breakfast association.

**Action 3.3.2:** Make a deliberate, systematic effort to make appropriate information to people starting a farm.

## GOAL 4: Tap into the tourism potential of Ontario County and the Genesee-Finger Lakes Region.

Policy 4.1: Ensure that the Town of West Bloomfield participates in the County and regional tourism efforts.

Action 4.1.1: The Town of West Bloomfield should seek ways to actively participate in the tourism efforts being undertaken by Ontario County. The Town should encourage aesthetic enhancement of properties, especially along the 5 & 20 Corridor.

## Goal 5: To ensure that land uses do not impose excessive financial burden upon the town

Policy 5.1: The Town should ensure that all land uses are appropriately assessed to reflect fair value and to also address activities that may cause increased stress upon local infrastructure

Action 5.1.1: Require maintenance fees for use of local roads by extraction related and/or high impact industrial vehicles as part of the special use permit approval process.

Action 5.1.2: Revise the assessment of extraction properties to accurately reflect the value of extracted resources as real property

# Land Use

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## GOAL 1: Adopt Town land use controls that protect farmland and enhance agriculture in West Bloomfield.

Policy 1.1: New development should be concentrated in appropriate areas of West Bloomfield.

Action 1.1.1: The Town should create a land use pattern that fosters sustainable development, preserving the farming industry and landscapes. Residential and commercial development should be concentrated within and around each of the Town's hamlets while more rural lands should be zoned primarily for agricultural uses. Special consideration should be given to a development's impact upon the Town's rural landscape.

## GOAL 2: Provide sufficient regulatory controls in West Bloomfield to ensure that land uses are appropriately located and designed.

Policy 2.1: Allow clustering of residential, commercial and industrial uses in appropriate areas.

Action 2.1.1: Include a provision for clustering in the Town Zoning. This development technique allows buildings to be concentrated on a site, rather than each building occupying a large lot. Since the development is concentrated, less space is taken up by infrastructure, thereby preserving more open space. This technique would promote growth that is consistent in appearance with the existing rural atmosphere in West Bloomfield. It also reduces the cost of installing and maintaining roads and water and sewer infrastructure. Every development should have provisions for both ingress and egress.

Policy 2.2 Encourage development of the hamlets.

Action 2.2.1 Increase Medium Density Housing districts surrounding the hamlets

## GOAL 3: Preserve significant areas of open space throughout West Bloomfield.

Policy 3.1: Develop an open space preservation program in West Bloomfield.

Action 3.1.1: The Town should inventory its open spaces and determine those that are significant. Factors to be considered in this determination include habitat areas, mature forests and wetlands. Once the inventory is complete, the Town should identify specific parcels that should remain undeveloped.

Action 3.1.2: The Town should explore the feasibility of outright purchase, or purchasing the development rights, of specific parcels that could contribute to the future open space needs of the residents.

Action 3.1.3: The Town should seek assistance in open space planning, acquisition and/or management from the various agencies that exist for this purpose, such as the Western New York Land Conservancy, the Nature Conservancy, or the American Farmland Trust.

## GOAL 4: Prevent strip development along major corridors in West Bloomfield.

Policy 4.1: Provide protection against strip development in the Town's land use regulations.

Action 4.1.1: The Town's Zoning Law should be revised to promote the clustering of development in "nodes" or centers designated for higher concentrations in order to prevent unsightly strip development along roads in West Bloomfield. Such areas include the three hamlets (West Bloomfield, Ionia and North Bloomfield) and the easternmost section of the Town on the north side of Routes 5&20.

## GOAL 5: To preserve and protect the natural landscapes and resources of the town as well as the compatibility of land use of neighboring properties

Policy 5.1: The Town will appropriately limit extraction activity in the Town of West Bloomfield

Action 5.1.1: Remove extraction operations as a specially permitted use in the Agriculture District

Action 5.1.2: Establish a Surface Mining/Extraction District

Action 5.1.3: Be more involved in the NYS DEC permitting process to minimize the impacts of mining and extraction operations on neighboring properties

Action 5.1.4: Land use needs to consider delicate environmental areas, erosion, runoff of animal waste, over-fertilization, riparian areas, steep slopes and other conditions which can have a material impact on the environment

# Environment

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## GOAL 1: Protect the significant environmental resources in West Bloomfield.

Policy 1.1: Ensure that former mined lands are restored to NYS DEC Requirements.

Action 1.1.1: The Town of West Bloomfield should convey the land use objectives contained in the Comprehensive Plan to the NYS Department of Environmental Conservation (DEC) so that agency may incorporate local land use policy into mining reclamation plans. In this way, the DEC will help ensure that the former mined lands are restored to the condition that will enable them to be used in the way the Town has intended.

Policy 1.2: The Town should protect its lands from industrial practices with impacts upon the environment that are potentially harmful.

Action 1.2.1: The town will not allow natural gas and/or petroleum exploration, extraction or other high impact industrial activities in order to protect the water, land and air resources as well as the public health, safety and well-being of the community.

## GOAL 2: Ensure that new development is compatible with environmental constraints.

Policy 2.1: Incorporate all available environmental data into land use decisions.

Action 2.1.1: The Town should make use of all environmental data dealing with soils, topography and groundwater resources as it reviews development proposals.

Action 2.1.2: The provisions of the State Environmental Quality Review Act (SEQRA) should be fully utilized by the Town of West Bloomfield in its review of development proposals. Under SEQRA regulations, the Town may request the developer to conduct specific studies it feels are needed to adequately review the project, such as soil suitability or traffic studies.

# Infrastructure

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## GOAL 1: Ensure that the water and sewage disposal needs of West Bloomfield residents are met.

Policy 1.1: Extend municipal water and/or sewer services where the need, environmental conditions and economic feasibility warrant it.

Action 1.1.1: The Town should review the costs and environmental considerations of extending the East Bloomfield sewer line into the eastern portion of the community and southward from Honeoye Falls to the Hamlet of North Bloomfield.

Action 1.1.2: The Town should review the costs and environmental considerations of extending its water line into the western portion of the Town from East Bloomfield.

Policy 1.2: The extension of municipal water/sewer lines should follow the planned growth pattern specified in the Comprehensive Plan.

Action 1.2.1: The Town should consider extending its water and installing sewer lines only in those areas that have been identified in the Comprehensive Plan as suitable growth areas. Such areas include the three hamlets (West Bloomfield, Ionia and North Bloomfield) and the western portion of the Town along Routes 5&20.

## GOAL 2: Permit the development of essential infrastructure in ways that minimizes impacts upon West Bloomfield's natural landscapes.

Policy 2.1: The Town will require that in keeping with the best current technology, every effort should be made to preserve the neighborhood where it is located by requiring design techniques that mitigates the visual impact of the cellular communications towers.

Action 2.1.1: Develop regulations requiring design modifications to the development of cellular communications towers to ensure that they better blend in with the surrounding landscape

Policy 2.2: The Town will permit the development of private wind turbines for local residential or local business use only. The development of commercial wind farms will not be permitted.

Action 2.2.1: Revise the zoning code to allow wind turbines for use by private residents and local businesses only. Prohibit the development of commercial wind farms.

# Transportation

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## GOAL 1: Ensure that parking is adequate in the West Bloomfield Town center.

Policy 1.1: Provide additional public parking in the West Bloomfield Town center.

Action 1.1.1: The Town should work with the State to create space for public parking along Routes 5&20 in the Hamlet of West Bloomfield. Improvements could include bump-outs or consider purchasing a centrally-located parcel in the West Bloomfield Town Center to accommodate public parking. Existing and prospective businesses would benefit from this amenity as the parking needs of their customers and employees are met.

## GOAL 2: Promote additional public transportation opportunities in West Bloomfield.

Policy 2.1: Determine the need for expanded bus service among West Bloomfield residents.

Action 2.1.1: The Town should assess the need for a regularly-scheduled bus service that would serve the community. This could be done by conducting an informal poll or circulating a petition to see how many residents would use such a system. If a new bus route is warranted, the information would then be shared with the Ontario County Transit System.

## GOAL 3: Ensure the safe movement of motorists, pedestrians and bicyclists in West Bloomfield.

Policy 3.1: Provide more facilities for pedestrians in West Bloomfield

Action 3.1.1: The Town should install additional sidewalks in appropriate locations. These include the West Bloomfield Town Center and, specifically, the new Town Park property. The Town should also assess the need for sidewalks in the hamlets of Ionia and North Bloomfield. These facilities would provide a safe means of travel for residents and increase their mobility.

Action 3.1.2: In conjunction with new sidewalks, the Town should explore the installation of additional streetlights in the West Bloomfield Town Center and, as the need arises, in the hamlets of Ionia and North Bloomfield to ensure the safety of pedestrians. New lighting should be designed to point downward in order to reduce glare on adjoining properties.

Policy 3.2: Consider traffic-related impacts along Routes 5&20 when reviewing development proposals.

Action 3.2.1: As development proposals are received, the Town Planning Board should encourage the use of service roads along major roadways in the Town at the site plan review stage. These roads will allow the community to lessen the number of curb cuts along roadways, thereby contributing to a safer, more efficient transportation network for motorists, pedestrians and bicyclists.

Action 3.2.2: When a new commercial or industrial development is proposed adjacent to an existing commercial or industrial site on Routes 5&20, the Town should require that the two parking areas be connected. This arrangement will reduce the number of exits and entrances onto the main road, thereby maintaining the traffic flow and providing for easier movement among sites.

## GOAL 4: Participate in regional transportation planning efforts

Policy 4.1: Work with NYS DOT to ensure road upgrades to regional transportation routes such as Route 5 & 20 meet both local and regional planning goals.

Policy 4.2: Work with area planning, recreation and environmental organizations to develop a regional trail network including West Bloomfield's proposed trails.

## 2.2 Designing the Future

With the Vision, Goals and Policies set forth as the foundation for the future direction of West Bloomfield, the process begins for designing the future character of the Town. This process is composed of three major sections: the Futures Plan, the Route 5 & 20 Corridor Plan and the Future Land Use Plan.

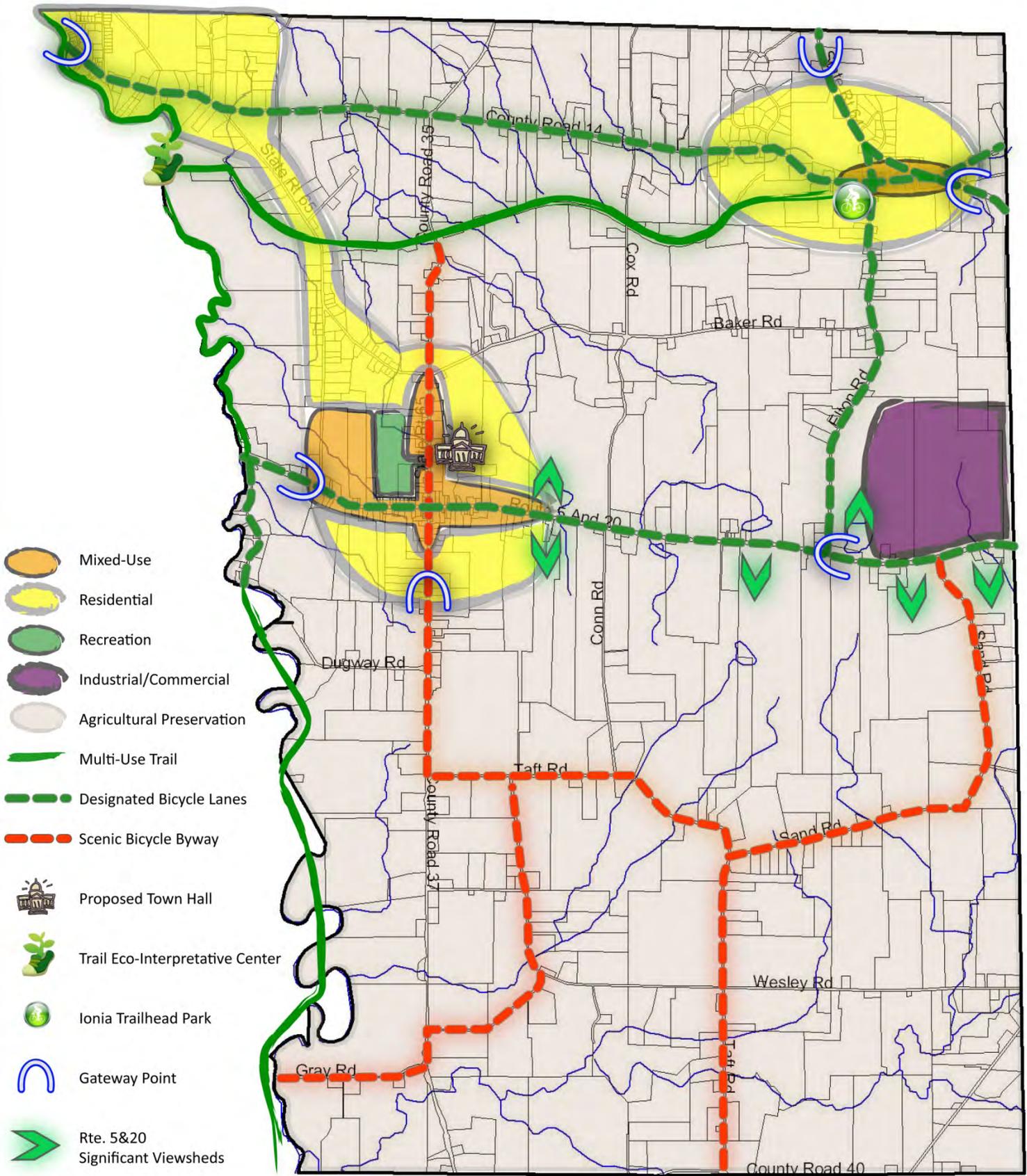
The design of the Town begins with an idea, the Futures Plan. The Futures Plan simply represents an idea for how the Town should be developed. It does not identify specifics, but rather, it is a tool to visually identify opportunities and potentials. The Futures Plan was developed by integrating the results from the public input process with the inventory analysis of existing conditions within the town. This concept then forms the basis upon which the Future Land Use Plan is developed. The Future Land Use Plan combines ideas from the Futures Plan with a consideration of existing land use patterns. It defines how new development and land uses should be organized in the future. The Plan is intended to serve as the basis for future updates of the Town's Zoning Regulations.

## 2.3 Futures Concept

The Futures Plan for the Town of West Bloomfield is a graphic representation of the potential organization of land uses in the Town. This plan has been developed as a result of the inventory of existing conditions, input received from the public and is intended to achieve the Vision and Goals set forth by the plan. The plan follows a set of principles that incorporate agricultural preservation, healthy lifestyles, community development and sustainable economic growth. It identifies areas for new growth and defines a transportation system that not only maintains effective circulation, but also serves as a tremendous quality of life amenity.

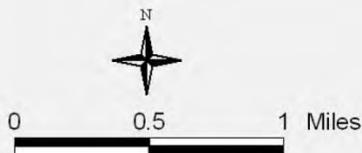
The Town is anchored by three distinct hamlets:

- **West Bloomfield** – The Town Center: a walkable, mixed-use community featuring a new Town Hall, an active and passive recreation park and a small mix of local businesses that serve town residents and provide opportunities for community gathering. West Bloomfield should incorporate new sidewalk infrastructure extending in all directions from the intersection of Routes 5 & 20 and Route 65. The current Michael Prouty Memorial Park to include additional active recreational spaces such as tennis courts and an additional sports field space, as well as an expansion of passive recreation to potentially include shelters, public event space and accommodation for farmers' market or vendor-festival activities.



# Futures Plan

## Town of West Bloomfield 2012 Comprehensive Plan



The character of the hamlet should maintain the small scale development styles along the main thoroughfares. The mixed use district is supported by surrounding residential development that takes advantage of clustering techniques to enable higher densities of housing with maintaining the open-space character of the landscape

- **Ionia** – A residential community centered around a small village node along County Road 14. Ionia is anchored by a new public park space, providing passive recreation and serving as the trailhead for the Town’s interconnected system of bicycle ways and trail routes. This park and trail will integrate the Ionia community with the rest of the Town and provide direct, non-motorized access for hamlet residents to the beautiful landscapes to the south. Commercial and mixed uses along County Road 14 encompass small, service-oriented establishments and home-based businesses. Significant improvements to include sidewalks along County Road 14 as well as bicycle and pedestrians accommodations along State route 64 to mitigate the dangerous traffic conditions that are the result of a major thoroughfare serving heavy industries.
- **North Bloomfield** – The Town’s north-western gateway from neighboring municipalities, North Bloomfield is a significant residential growth node; an extension of the Village of Honeoye Falls and a form of development continuity to the Hamlet of West Bloomfield. North Bloomfield takes advantage of its location along Honeoye Creek with trail development that links into the Town’s overall multi-modal system. Residential development should take advantage of retired farmland and employ clustering techniques to minimize infrastructure expense and preserve open space qualities.

The hamlets are interconnected by a multi-modal trail and bikeway system that takes advantage of existing amenities and forms a non-motorized transportation system that can be used for both recreation as well as travel throughout the town. The most basic element of this system is a system of on-road bicycle lanes that should be developed for Routes 5 and 20, County Road 14, Elton Road and Factory Hollow Road. The southern region of the Town features an extensive Scenic Bicycle Byway, designed to highlight the rolling landscapes of the Finger Lakes Region and provide riders with a marked route, including distance markers. The Byway is designated by signage along the route, with no lane marking designations. The system incorporates a rails-to-trails project along the former peanut line rail right of way, extending from Honeoye Creek in North Bloomfield and terminating at the Trailhead Park in the Hamlet of Ionia. Finally, the network will include a combination of unofficially existing trails and new trails along and proximate to Honeoye Creek and running the vertical length of the town. Below Routes 5 and 20, the trail will take advantage of an existing utility right of way, that crosses the creek several times between the Town of West Bloomfield and the Town of Lima.

Three new development landmarks are planned for the Town, one in each Hamlet area. The first is the construction of a new Town Hall building in the Hamlet of West Bloomfield, along Route 65. This will serve as the civic center of the Town and provide space for indoor community meetings and events. Its proximity to the Town's largest park space will also provide the facility substantial outdoor space for community gatherings. The Town Hall is in a walkable location, close to the intersection of Route 65 and Routes 5 and 20, supporting the pedestrian, mixed-use growth of the Hamlet. In Ionia, a new trailhead park will be constructed in the hamlet center, directly linking the Hamlet to the Town's comprehensive trail system. The park will be the Hamlet's primary public space and offer passive recreation that includes picnic shelters, bicycle facilities and parking for the rail trail. North Bloomfield will be anchored by the establishment of an ecological interpretative center along the Honeoye Creek Trail. This non-staffed center will provide information about indigenous species, environments and agriculture, providing small boardwalk facilities along the creek for ecological viewing. The Center will be accessible year-round and, along with the trail, function as a draw for residents of neighboring villages to come to West Bloomfield to utilize the trail and bicycle network.

On the North side of Routes 5 and 20, adjacent to the eastern border of the town is a growth node designated for new industrial and larger commercial development. This area is consistent with existing use in this area and development here will have minimal impact upon the landscapes of the town, while accommodating for a strengthened commercial and industrial tax base.

The spirit of the Futures Plan is founded in the concept of focused, interconnected growth areas. These areas allow the town to responsibly accommodate development pressures, preventing sprawl-style developments and minimizing impacts to traffic conditions and landscapes elsewhere. The plans for each hamlet incorporate open space, while providing for residential and mixed-use growth. The end result will be an enhanced and healthy quality of life for local residents as well as the accommodation of new growth that strengthens the Town's character and preserves the area's wonderful landscapes.

### **2.3.1 Route 5 & 20 Corridor**

New York State Route 5 & 20 is West Bloomfield's most significant thoroughfare, traversing the Town from the eastern border to the west. It serves as the Town's primary commercial and mixed-use development spine and serves its largest hamlet area. The roadway provides regional connectivity to Canandaigua and the Finger Lakes Region to the East, along with the urban centers of Avon and Lima, as well as Interstate 390, to the West. As a New York State highway, Route 5 & 20 carries more traffic than any other roadway in the Town and, likewise, receives the highest level of maintenance and improvement.

#### **2.3.1.1 Land Use & Character**

Route 5 & 20 serves as West Bloomfield's front door. It is how the majority of travelers, neighbors and visitors experience the town; it gives them an impression of type of town West Bloomfield is and what kinds of amenities that it might have to offer.. This corridor presents the most significant opportunity for the Town to brand itself and showcase the qualities that it chooses. It is essential that the Town give additional attention to its character, surrounding land uses, access improvements and safety.

Moving into the future, the corridor will continue to support the greatest diversity of land uses in the Town, including residential, agricultural, industrial, commercial and community service, with the highest concentration of development occurring in the Hamlet of West Bloomfield. The Hamlet should grow into the center of community life, including the Town's most important public spaces, community and cultural organizations, such as the historical society, residences and local businesses. The town and economic development organizations should encourage the development of small food or retail establishments that provide both economic opportunity and function as centers of public life. Industrial and larger commercial development should occur outside of the hamlet area, but along Route 5 & 20, to minimize traffic and development impacts along less improved roadways.

#### **2.3.1.1.1 Preserve Important Views**

Perhaps the Town's most defining feature is its beautiful, rolling agricultural landscapes and breath-taking viewsheds that can be found throughout West Bloomfield, including along Route 5 & 20. These views epitomize West Bloomfield's rural lifestyle and they provide a positive image of the local quality of life. Beautiful landscapes improve property values and make a community a desirable place to live.

Identified on the Futures Plan are the significant views that can be seen from Route 5 & 20. It is important that these views are valued and preserved to maintain the character of West Bloomfield. New development that blocks these important views will do irreparable harm to the Town's character and the public quality of life. The Town of West Bloomfield should consider the impacts of new development upon important viewsheds, along Route 5 & 20, as defined in the Futures Plan. Site plan review should consider the location, placement, height and scale of new structures in relation to important views. Recommendations should be made to mitigate potential obstructions to the viewshed from Route 5 & 20, including alternative placement, varying building heights and setbacks to ensure that the character and landscapes of the town are preserved.

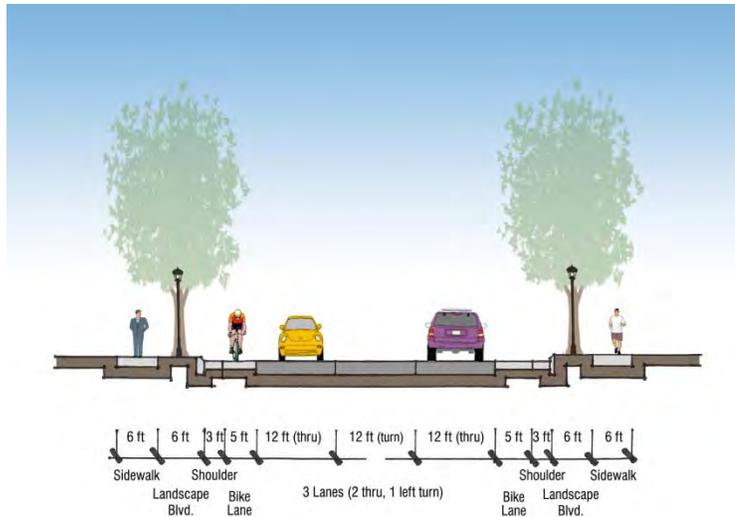
#### **2.3.1.2 Access Standards**

As West Bloomfield's most heavily traveled road, it is essential that Route 5 & 20 maintains safe and accessible accommodations for all types of traffic. Its status as a New York State owned and improved highway, provides an opportunity for West Bloomfield to plan for capital improvements that improve local quality of life.

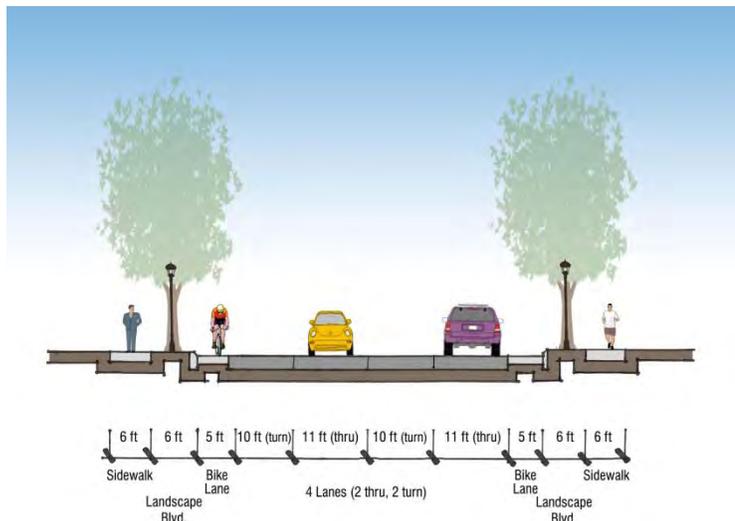
The Futures Plan has defined Route 5 & 20 as the central spine of a multi-modal automobile, bicycle and pedestrian network. The plan envisions bicycle lanes along the length of the road through the town, connecting to trail and road bicycle networks along the way. Sidewalks are planned within the hamlet, providing an area of safe pedestrian access to the mix of residential and commercial uses in West Bloomfield.

Present conditions in the Hamlet of West Bloomfield do not provide for safe pedestrian and bicycle access. The only sidewalks that exist are on the former town hall property and the shoulders provided for bicycle lanes on Route 5 & 20 are squeezed out at the intersection with Route 65 as the travel right of way for automobiles expands from 2 lanes to four. There exists more than enough space in the existing Route 5 & 20 right of way and pavement width to safely provide for the presence of all three modes of transportation.

Figures 2.2 and 2.3 exhibit two alternatives for upgrades to Routes 5 and 20 in the hamlet of West Bloomfield. Each includes five foot wide bicycle lanes, six foot wide sidewalks and a minimum of 11 foot through travel lanes. Additional character-oriented improvements include 6 foot landscaped lanes for tree planting and the installation of new pedestrian-scaled, historic style street lights. Figure 2.2 illustrates a cross section showing three automobile lanes, two 12 foot through lanes, and a 12 foot center turn lane in each direction at the intersection of Route 65. Figure 4 is a cross section alternative that maintains the four-lane condition presently there, with 11 foot through lanes and 10 foot turning lanes. In each case, bicycle lanes are provided to NYS DOT standards.

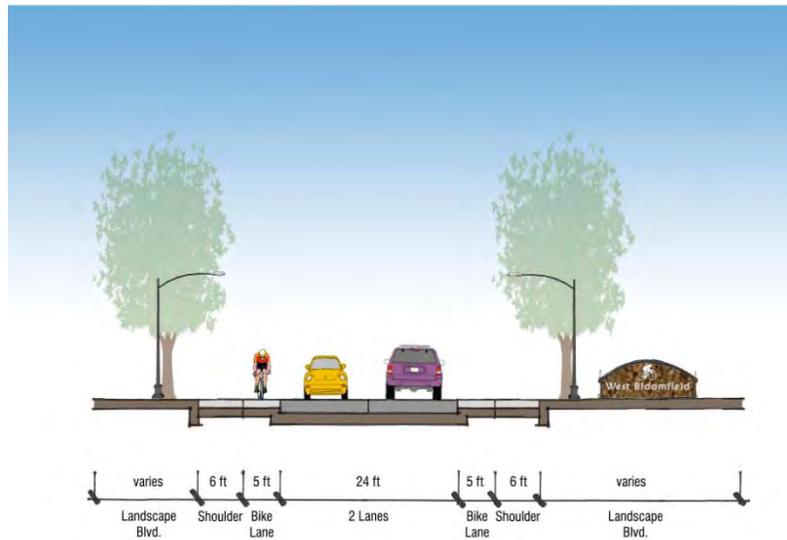


**Figure 2-2 Route 5 & 20 Road Section  
Hamlet of W. Bloomfield: 3-lane Option**



**Figure 2-3 Route 5 & 20 Road Section  
Hamlet of W. Bloomfield: 4-lane Option**

Figure 5 depicts improvements to the roadway, outside the Hamlet area, incorporating two 12 foot auto travel lanes, five foot bicycle lanes, in addition to six foot shoulders on each side. The diagram also illustrates potential gateway signage to be included along Route 5 & 20, incorporating graphics relating to the bicycle network that can be found throughout the Town. These signs should be located according to the Futures Plan and their designs may vary in scale and materials, but should consistently relate to the bicycle and trail network to be developed throughout the Town.



**Figure 2-4 Route 5 & 20 Road Section  
Rural Highway & Gateway Point**

**2.3.1.2.1 Site Access & Parking**

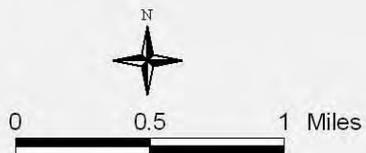
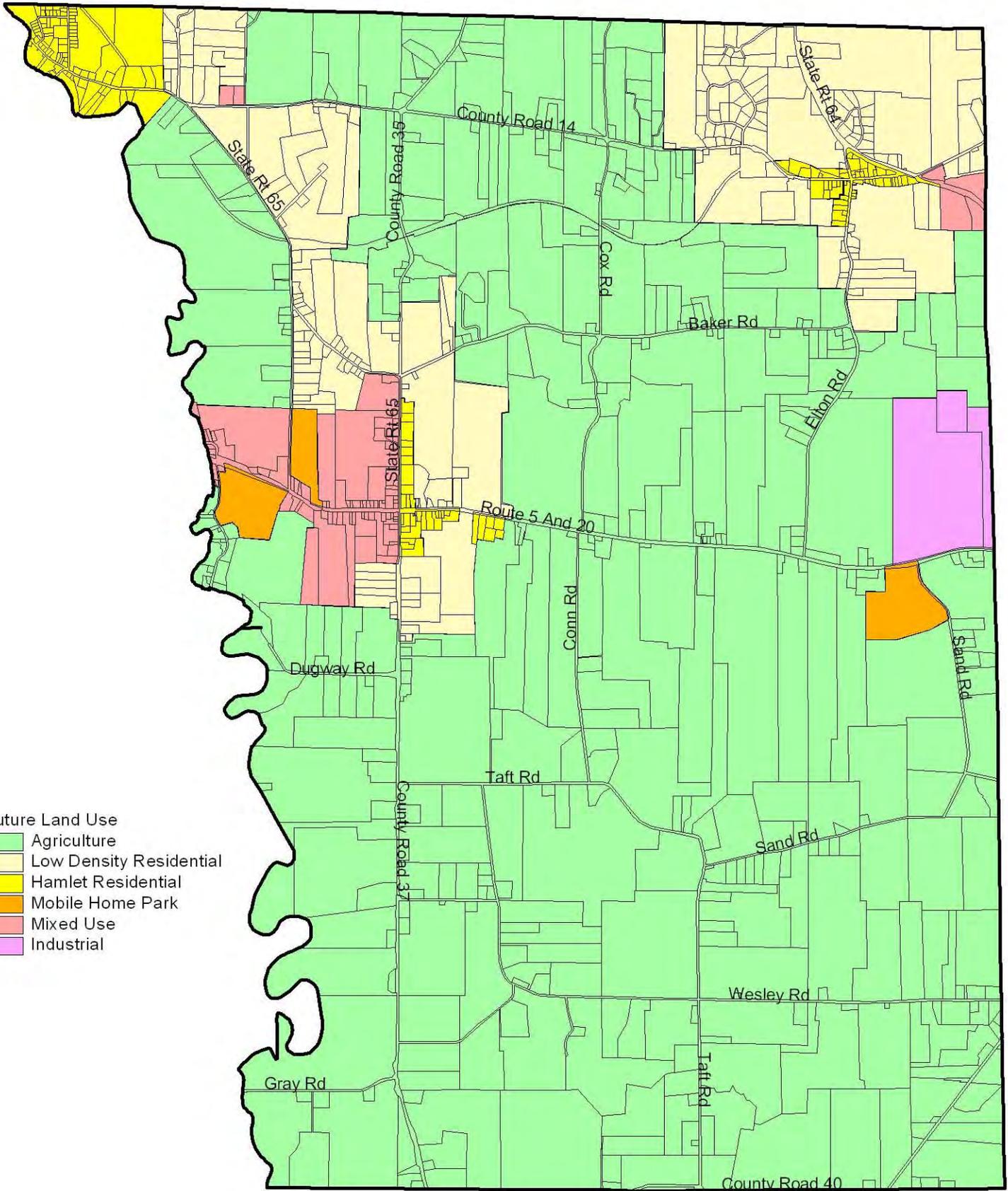
Quality site plan review is essential to maintaining the safety and valuable character of the corridor. Where possible, the development of new parking areas should be screened from public view, ideally by locating parking along the side or rear of structures. Where parking can not be located to the side or rear, landscaping should be used as an attractive screen. The Town should also have a general goal of limiting the number of new access points or curb cuts along the roadway. Along the length of Route 5 & 20, the Town of West Bloomfield should adopt site plan review policy that encourages adjacent developments to utilize shared access, especially within the Hamlet of West Bloomfield, minimizing the number of curb cuts that are required for site access. Doing so will enhance safety by limiting the number of potential conflict points between automobiles, bicycles and pedestrians.

## 2.4 Future Land Use Plan

The Future Land Use Plan serves as the basis for updates to the Town's Zoning Map. The Future Land Use Plan combines ideals from the Futures Plan with a consideration of existing land use patterns, but does not include overlay districts. The Plan focuses on preserving historically developed areas, open space and farmland, while creating economic and residential opportunity. Figure 2.5, on the opposite page, illustrates the Future Land Use Plan.

Agricultural Preservation is the most prevalent district throughout the Town. This district covers nearly all lands outside of the three hamlet areas, the mobile home parks and the industrial lands at the east of town. Nearly all lands south of Route 5 & 20 fall in the Agricultural Preservation district. The hamlet of West Bloomfield will continue to be the primary mixed-use commercial and residential district in the town, while Ionia will offer the potential for more strictly limited commercial growth, compatible with the character of the hamlet. Ionia and West Bloomfield will also consist of low density residential development. North Bloomfield should continue its presence as the Town's most dense residential, with a medium density residential district extending down from Honeoye Falls, along Route 65. Residential development should continue along Route 65 until it reaches the Hamlet of West Bloomfield.

Moving forward, this map will influence the development of the Town's new zoning map. The most significant changes from the existing zoning will not be the districts seen here, but rather, in a new overlay district, which will regulate mining land uses in the Town of West Bloomfield. The Implementation Plan, following, includes action steps to guide the zoning update.



# Future Land Use Plan

## Town of West Bloomfield

### 2012 Comprehensive Plan

## 3.0 Implementation

This chapter discusses the methodology for adopting and implementing the Town of West Bloomfield Comprehensive Plan. The first section describes the process required for the Town to adopt the Plan; the second section contains an Implementation Matrix which portrays each recommended Action included in the Plan, along with its suggested time frame and agency responsible for carrying it out.

### 3.1 Adopting the Comprehensive Plan

New York State regulations regarding the adoption of a comprehensive plan are found in Town Law Section 272-a. Specific steps to be followed for adoption are:

- referral of the draft Comprehensive Plan to the Ontario County Department of Planning in accordance with General Municipal Law Section 239-l and m;
- one public hearing held by the Town Comprehensive Plan Committee, a special board directed by the West Bloomfield Town Board to prepare the proposed Comprehensive Plan. This hearing will satisfy Town Law Section 202-a, 6(b), requiring that the special board (Comprehensive Plan Committee) hold at least one public hearing to assure full opportunity for citizen participation;
- one public hearing held by the Town Board. This hearing will satisfy Town Law Section 202-a-6(a), requiring that the Town Board hold at least one public hearing, following the hearing held by the special board (Comprehensive Plan Committee), prior to the adoption of the proposed Comprehensive Plan;

Town Law Section 272-a-10 provides for periodic review of the comprehensive plan, as follows:

"The Town Board shall provide, as a component of such proposed comprehensive plan, the maximum intervals at which the adopted plan shall be reviewed."

It is recommended that the Town Comprehensive Plan be reviewed every five (5) years to make sure it reflects current conditions and the direction the community wishes to follow.

For amending the Comprehensive Plan, the procedures are the same as those required for initial adoption of the Plan.

## 3.2 Implementation Guidelines

As West Bloomfield seeks to implement the actions necessary to realize its vision of the future as expressed in the Comprehensive Plan Update, the Town should follow a set of guidelines, designed to provide a framework for addressing the recommended actions in the plan, as well as actions that are proposed and implemented in the future:

- Guideline 1** The appropriate boards and commissions should be assigned the responsibility of developing strategies and actions to implement the Comprehensive Plan Update
- Guideline 2** The Comprehensive Plan Update is a binding document and its recommended measures should be adopted and implemented
- Guideline 3** The Town should support thorough environmental review under the State Environmental Quality Review Act in considering new development proposals even when they are consistent with the Comprehensive Plan Update
- Guideline 4** The Town should expedite review and approval of development proposals deemed consistent with the Comprehensive Plan Update, land use and other regulations
- Guideline 5** Revisions, amendments and deletions of Goals and Policies or to the Comprehensive Plan Update itself should be recommended by the Comprehensive Plan Committee and referred to the Town Board for review and possible action

### 3.2.1 Implementation Matrix

As the Town of West Bloomfield adopts this Comprehensive Plan as a guiding document for the future, the most important phase becomes the actual implementation. It is essential to develop strategies to ensure that implementation occurs and the vision developed in the Comprehensive Plan comes to life. The implementation matrix below is a series of action-oriented tactics to bring the plan into reality. The Implementation Strategy is organized in a way that is straightforward, useful and comprehensive as the plan itself. The recommendations are arranged in a matrix according to the investigative fields included in the inventory.

There are more than 80 recommended actions in the matrix intended to guide development in West Bloomfield for the future. For each action, a timeframe and, if available, an estimated cost are given for completing the item. Responsibility is assigned for each recommendation, designating the parties that must carry out the action. It is anticipated that new actions for implementation will be developed during the five-year update to replace those that have been successfully implemented.

**Table 3-1 Implementation Matrix**

Town of West Bloomfield

Action		Responsibility	Estimated Cost	Timeline
<b>General and Overall</b>				
1	Adopt the Comprehensive Plan	<ul style="list-style-type: none"> <li>• Supervisor</li> <li>• Town Board</li> </ul>	N/A	Immediate
2	Establish a committee to direct the plan's implementation, monitor progress and continually identify necessary updates as conditions in the town change	<ul style="list-style-type: none"> <li>• Comprehensive Plan Committee</li> <li>• Town Board</li> </ul>	N/A	Immediate & Ongoing
3	Improve public involvement, awareness and understanding; Develop an electronic list-serve to inform residents of events and meetings	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Town Clerk</li> </ul>	N/A	Immediate & Ongoing
4	Foster a collaborative relationship with community and regional advisory boards, community groups and agencies	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Community Residents</li> </ul>	N/A	Immediate & Ongoing
<b>Regional Context</b>				
5	Lobby for inclusion in promotional literature for the Genesee-Finger Lakes Region, highlighting scenic landscapes, bicycle routes, historic structures and community events	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Historical Society</li> <li>• Parks and Open Space Committee</li> </ul>	N/A	1 - 3 years
6	Continue to assign a planning board member to serve as liaison with the Ontario County Planning Department.	<ul style="list-style-type: none"> <li>• Planning Board</li> </ul>	N/A	Immediate & Ongoing
7	Assign planning board member(s) or other official(s) to serve as a planning liaison with neighboring communities.	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Planning Board</li> </ul>	N/A	Immediate & Ongoing
8	Develop a cooperative system with neighboring municipalities for the notification of proposed activities that have cross-border impacts	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Planning Board</li> </ul>	N/A	1 - 3 years, ongoing

Action		Responsibility	Estimated Cost	Timeline
9	Employ the expertise of regional agencies, including County Planning, Cornell Cooperative Extension and the Soil and water conservation service when reviewing local development proposals.	<ul style="list-style-type: none"> <li>• Planning Board</li> <li>• Ontario County Planning</li> <li>• Cornell Cooperative Extension</li> <li>• NYS DEC</li> <li>• NYS DOT</li> </ul>	N/A	Immediate & Ongoing
Community Character				
10	Work with County Planning to develop incentives for cluster development practices to preserve agricultural lands.	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Planning Board</li> <li>• Ontario County Planning</li> </ul>	N/A	Immediate & Ongoing
11	Develop a theme or slogan for the Town of West Bloomfield that reflects its location, its heritage and character.	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Historical Society</li> <li>• Parks &amp; Open Space Committee</li> </ul>	<ul style="list-style-type: none"> <li>• N/A if developed, locally, by volunteers</li> <li>• Up to \$5,000 - \$10,000 if hiring a marketing consultant for a branding program</li> </ul>	1 - 3 years
12	Develop a cohesive signage and wayfinding system that creates a sense of place for West Bloomfield and informs residents and visitors of the Town's character and amenities	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Parks &amp; Open Space Committee</li> <li>• Finger Lakes Visitors Connections</li> <li>• Finger Lakes Tourism</li> <li>• Historical Society</li> </ul>	\$2,000 - \$10,000	3 - 5 years
13	Prepare informational brochures for distribution to new and prospective residents, informing them of services, activities and points of interest	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Town Clerk</li> <li>• Resident Volunteers</li> </ul>	\$200 - \$1,000	1 - 3 years
14	Identify new community-wide events	<ul style="list-style-type: none"> <li>• Parks &amp; Open Space Committee</li> <li>• Resident Volunteers</li> <li>• Local Business Community</li> </ul>	Varies	Immediate & Ongoing
15	Promote the use of centrally located public spaces to hold town events and gatherings	<ul style="list-style-type: none"> <li>• Parks &amp; Open Space Committee</li> <li>• Town Board</li> </ul>	N/A	Immediate & Ongoing

Action		Responsibility	Estimated Cost	Timeline
16	Inventory significant viewsheds and use this resource to review proposed projects or for planning purposes	<ul style="list-style-type: none"> <li>• Planning Board</li> <li>• Parks &amp; Open Space Committee</li> </ul>	Varies	1 - 3 years
17	Consider the impacts that a proposed development will have upon significant viewsheds and mitigate development accordingly	<ul style="list-style-type: none"> <li>• Planning Board</li> <li>• Parks &amp; Open Space Committee</li> </ul>	N/A	Immediate & Ongoing
<b>Population</b>				
18	Continue to carefully regulate home-businesses to allow them to grow, providing economic opportunity, while also ensuring that they do not have significant negative impacts upon local residents	<ul style="list-style-type: none"> <li>• Code Enforcement Officer</li> <li>• Planning Board</li> </ul>	N/A	Immediate & Ongoing
19	Include provisions in the zoning code for home-based businesses to control the impact to the surrounding neighborhood and to address the growth of home occupations into home-based businesses.	<ul style="list-style-type: none"> <li>• Zoning Committee</li> <li>• Planning Board</li> <li>• Code Enforcement Officer</li> </ul>	N/A	Immediate
<b>Housing</b>				
20	Encourage the development of housing opportunities that provide alternatives to traditional single-family homes and include provisions for these types of homes within the zoning code	<ul style="list-style-type: none"> <li>• Planning Board</li> <li>• Town Board</li> <li>• Ontario County Planning</li> <li>• Ontario County Office for the Aging</li> </ul>	N/A	Immediate & Ongoing
21	Encourage the development of housing for senior citizens in the hamlet areas for easy access to Town amenities	<ul style="list-style-type: none"> <li>• Planning Board</li> <li>• Town Board</li> <li>• Ontario County Planning</li> <li>• Ontario County Office for the Aging</li> </ul>	N/A	Immediate & Ongoing
22	Include a provision for cluster development in the Zoning Code	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Planning Board</li> <li>• Zoning Committee</li> </ul>	N/A	Immediate
23	Enforce the building code to ensure that all housing units in the Town are up to current code	<ul style="list-style-type: none"> <li>• Zoning Board</li> <li>• Code Enforcement Officer</li> </ul>	N/A	Immediate & Ongoing
24	Seek grant funding to be made available to residents for housing rehabilitation	<ul style="list-style-type: none"> <li>• Ontario County Planning</li> <li>• Town Board</li> </ul>	Varies	1 - 3 years

Action		Responsibility	Estimated Cost	Timeline
25	Enforce codes to prevent blight and to ensure that housing and property maintenance standards are met	<ul style="list-style-type: none"> <li>• Zoning Board</li> <li>• Code Enforcement Officer</li> </ul>	N/A	Immediate & Ongoing
26	Ensure that town residents are educated regarding changing building and maintenance codes	<ul style="list-style-type: none"> <li>• Code Enforcement Officer</li> <li>• Town Board</li> </ul>	N/A	Immediate & Ongoing
27	Allow new manufactured homes to be constructed in existing mobile homes parks, to local, state and national building standards	<ul style="list-style-type: none"> <li>• Planning Board</li> <li>• Zoning Board</li> </ul>	N/A	Immediate & Ongoing
28	Update the Zoning Code to discourage the development of individual homes along road frontage property, instead encouraging cluster development and the protection of open space	<ul style="list-style-type: none"> <li>• Zoning Committee</li> <li>• Parks &amp; Open Space Committee</li> </ul>	N/A	Immediate
<b>Community Services</b>				
29	Establish a parks and open space committee to monitor the ongoing development of new recreational and open space amenities and to monitor the condition of existing amenities	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Planning Board</li> <li>• Town Residents</li> </ul>	N/A	1 - 3 years
30	Continue to maintain a comprehensive inventory of all existing and potential sites with historic significance	<ul style="list-style-type: none"> <li>• Historical Society</li> </ul>	<ul style="list-style-type: none"> <li>• Varies</li> <li>• Historic Preservation Plan may cost up to \$20,000</li> </ul>	Immediate & Ongoing
31	Determine if any local historic sites should be designated as local, state or national landmarks	<ul style="list-style-type: none"> <li>• Historical Society</li> <li>• Town Board</li> <li>• Resident Volunteers</li> </ul>	<ul style="list-style-type: none"> <li>• Varies</li> <li>• Historic Preservation Plan may cost up to \$20,000</li> </ul>	3 - 5 years, Ongoing
32	Consider historic overlay districts in areas surrounding historic sites in West Bloomfield	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Planning Board</li> </ul>	N/A	Immediate & Ongoing
33	Explore the feasibility of development new trails in existing rights of way to create a town-wide multimodal and bicycle network	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Parks &amp; Open Space Committee</li> <li>• Ontario County Planning</li> <li>• Ontario County Public Works</li> </ul>	<ul style="list-style-type: none"> <li>• N/A if conducted locally</li> <li>• \$10,000 for a trail feasibility Study</li> </ul>	3 - 5 years

Action		Responsibility	Estimated Cost	Timeline
34	Work with neighboring counties to develop a regional open space and trail system	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Parks &amp; Open Space Committee</li> <li>• Ontario County Planning</li> <li>• Neighboring Municipalities</li> </ul>	N/A	3 - 5 years
35	Procure funding for new trail development	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Parks &amp; Open Space Committee</li> <li>• WOCLDC</li> </ul>	Varies	1 - 3 years
36	Consider the adoption of incentive zoning to facilitate the development of public parks and open space	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Zoning Committee</li> <li>• Planning Board</li> </ul>	N/A	Immediate
37	Consider the feasibility of the development of new recreational facilities not currently present in the town	<ul style="list-style-type: none"> <li>• Parks &amp; Open Space Committee</li> <li>• Town Board</li> </ul>	N/A	3 - 5 years
38	Explore the use of a recreation impact fee as a means of acquiring funds for new recreational lands	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Planning Board</li> <li>• Parks &amp; Open Space Committee</li> </ul>	N/A	Immediate & Ongoing
39	Provide continuing assistance to area volunteer fire companies by publicizing the need for volunteers	<ul style="list-style-type: none"> <li>• Volunteer Webmaster</li> <li>• Resident Volunteers</li> </ul>	N/A	Immediate & Ongoing
40	Work with the Bloomfield School District to encourage program development that enhances marketable job skills for students	<ul style="list-style-type: none"> <li>• WOCLDC</li> <li>• Resident Volunteers</li> <li>• Bloomfield School District</li> </ul>	N/A	1 - 3 years
41	Promote and protect the Rochester Academy of Science Observatory on CR 14 by adopting and enforcing lighting regulations maintaining “dark skies” and ensuring that the facility is included on regional marketing brochures	<ul style="list-style-type: none"> <li>• Rochester Academy of Science</li> <li>• Parks &amp; Open Space Committee</li> <li>• Town Board</li> <li>• Zoning Committee</li> </ul>	Varies	3 - 5 years
42	Continue to pursue the construction of a new Town Hall, providing cost options to town residents regarding the scale and potential uses of the project	<ul style="list-style-type: none"> <li>• Supervisor</li> <li>• Town Board</li> </ul>	\$1,000,000 - \$3,500,000 depending upon scale	Immediate & Ongoing
43	Maintain an updated town of West Bloomfield website	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Volunteer Webmaster</li> </ul>	N/A	Immediate & Ongoing

Action		Responsibility	Estimated Cost	Timeline
44	Provide town forms and applications online	<ul style="list-style-type: none"> <li>• Volunteer Webmaster</li> <li>• Town Departments</li> </ul>	N/A	Immediate & Ongoing
<b>Economy</b>				
45	Create zoning districts which appropriately promote and control commercial and mixed use development in the hamlets of West Bloomfield and Ionia	<ul style="list-style-type: none"> <li>• Comprehensive Plan Committee</li> <li>• Zoning Committee</li> <li>• Town Board</li> </ul>	N/A	Immediate
46	Establish a Hamlet Business Committee comprised of business and resident volunteers to identify and help address business needs in West Bloomfield, as well as to help identify opportunities for new commercial growth.	<ul style="list-style-type: none"> <li>• Supervisor</li> <li>• Town Board</li> </ul>	N/A	1-3 years
47	Proactively identify and pursue new businesses and industries that will increase local employment opportunities and strengthen the local economy	<ul style="list-style-type: none"> <li>• Supervisor</li> <li>• Town Board</li> <li>• Ontario County IDA</li> <li>• Ontario County Development</li> <li>• Hamlet Business Committee</li> </ul>	N/A	Immediate & Ongoing
48	Continue to support the efforts of the Western Ontario County Local Development Corporation. (WOCLDC)	<ul style="list-style-type: none"> <li>• Supervisor</li> <li>• Town Board</li> <li>• Local Business Community</li> </ul>	N/A	Immediate & Ongoing
49	Work with Ontario County to promote the Town's agricultural products and support the "localvore" movement	<ul style="list-style-type: none"> <li>• Ontario County Planning</li> <li>• Local Farming Community</li> <li>• Local Business Community</li> <li>• WOCLDC</li> </ul>	N/A	Immediate & Ongoing
50	Work with local economic development agencies to ensure that existing and prospective businesses in the Town of West Bloomfield are aware local economic development incentives	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Local Business Community</li> <li>• OCIDA</li> <li>• OCEDC</li> <li>• WOCLDC</li> </ul>	N/A	Immediate & Ongoing
51	Utilize the Town website to provide information regarding agricultural development in the town and to direct prospective farmers to regional agricultural and economic development agencies	<ul style="list-style-type: none"> <li>• Volunteer Webmaster</li> <li>• Local Farming Community</li> <li>• OCIDA</li> <li>• OCEDC</li> <li>• WOCLDC</li> </ul>	N/A	Immediate & Ongoing

Action		Responsibility	Estimated Cost	Timeline
52	Partner with Ontario County and regional tourism agencies to promote West Bloomfield's business, environmental and recreational amenities	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Parks &amp; Open Space Committee</li> <li>• Ontario County Planning</li> <li>• Finger Lakes Tourism Alliance</li> <li>• Finger Lakes Connection</li> </ul>	N/A	1 - 3 years, Ongoing
53	Require maintenance fees for use of local roads by mining-related vehicles as part of the special permit approval process	<ul style="list-style-type: none"> <li>• Zoning Committee</li> </ul>	N/A	Immediate
54	Revise the assessment of mining properties to accurately reflect the value of extracted resources as real property	<ul style="list-style-type: none"> <li>• Zoning Committee</li> <li>• Town Assessor</li> </ul>	N/A	Immediate
<b>Land Use</b>				
55	Revise the town's zoning code to foster development in nodes, centered around the three hamlets and the industrial area at the eastern border of the town on Routes 5 and 20, in accordance with the future land use plan	<ul style="list-style-type: none"> <li>• Zoning Committee</li> </ul>	N/A	Immediate
56	Develop a provision for cluster development in the town zoning code, including provisions for ingress and egress	<ul style="list-style-type: none"> <li>• Zoning Committee</li> </ul>	N/A	Immediate
57	Inventory existing open spaces and identify specific parcels of special value that should remain undeveloped	<ul style="list-style-type: none"> <li>• Parks &amp; Open Space Committee</li> </ul>	Varies	3 - 5 years
58	Explore the feasibility of outright purchase, or purchasing the development rights, of specific parcels that could contribute to the future open space needs of the residents	<ul style="list-style-type: none"> <li>• Supervisor</li> <li>• Town Board</li> <li>• Parks &amp; Open Space Committee</li> </ul>	N/A	3 - 5 years
59	Seek assistance in open space planning, acquisition and/or management from the various agencies that exist for this purpose, such as the Western New York Land Conservancy, the Nature Conservancy, or the American Farmland Trust.	<ul style="list-style-type: none"> <li>• Parks &amp; Open Space Committee</li> <li>• Genesee Finger Lakes Regional Planning Council</li> <li>• Finger Lakes Land Trust</li> <li>• Nature Conservancy</li> <li>• Farmland Trust</li> </ul>	N/A	1 - 3 years, ongoing
60	The Town's Zoning Law should be revised to promote the clustering of development in "nodes" or centers designated for higher concentrations in order to prevent unsightly strip development along roads in West Bloomfield.	<ul style="list-style-type: none"> <li>• Zoning Committee</li> <li>• Comprehensive Plan Committee</li> </ul>	N/A	Immediate

Action		Responsibility	Estimated Cost	Timeline
61	Remove extraction operations as a specially permitted use in the Agriculture and Industrial Districts	<ul style="list-style-type: none"> <li>• Zoning Committee</li> <li>• Comprehensive Plan Committee</li> </ul>	N/A	Immediate
62	Create a Mining Overlay district in the Zoning Code to allow for the opportunity for future mining operations	<ul style="list-style-type: none"> <li>• Zoning Committee</li> <li>• Comprehensive Plan Committee</li> </ul>	N/A	Immediate
63	Draft appropriate provisions in the Town's zoning code to protect residential developments from potentially harmful impacts of mining operations.	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Zoning Committee</li> </ul>	N/A	Immediate
64	Draft a provision in the Zoning Code that stipulates that new mining operations are required to be consistent with the future land use plan	<ul style="list-style-type: none"> <li>• Zoning Committee</li> <li>• Comprehensive Plan Committee</li> </ul>	N/A	Immediate
65	Become more actively involved in the NYS DEC permitting process to minimize the impacts of mining operations on neighboring properties	<ul style="list-style-type: none"> <li>• Town Supervisor</li> <li>• Zoning Committee</li> <li>• Comprehensive Plan Committee</li> </ul>	N/A	Immediate
<b>Environment</b>				
66	Convey the land use objectives contained in the Comprehensive Plan to the NYS Department of Environmental Conservation (DEC) so that agency may incorporate local land use policy into mining reclamation plans	<ul style="list-style-type: none"> <li>• Comprehensive Plan Committee</li> <li>• Town Board</li> <li>• NYS DEC</li> </ul>	N/A	Immediate & Ongoing
67	Make use of all environmental data dealing with soils, topography and groundwater resources as it reviews development proposals	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Planning Board</li> <li>• Ontario County Planning</li> <li>• Cornell Cooperative Extension</li> </ul>	N/A	Immediate & Ongoing
68	Follow the provisions of the State Environmental Quality Review Act (SEQRA) in the review of development proposals	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Planning Board</li> <li>• NYS DEC</li> </ul>	Varies	Immediate & Ongoing
69	Study the feasibility of the development of an Eco-Interpretative center along Honeoye Creek	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Parks &amp; Open Space Committee</li> <li>• Finger Lakes Land Trust</li> <li>• Nature Conservancy</li> </ul>	\$10,000 - \$50,000	5 - 10+ years

Action		Responsibility	Estimated Cost	Timeline
70	Revise the zoning code to presently disallow the practice of natural gas and/or petroleum exploration.	<ul style="list-style-type: none"> <li>• Zoning Committee</li> <li>• Planning Board</li> <li>• Town Board</li> </ul>	N/A	Immediate & Ongoing
<b>Infrastructure</b>				
71	Review the costs and environmental considerations of extending the neighboring sewer lines into the town to serve more densely developed areas, especially within the hamlets	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Planning Board</li> <li>• Highway Department</li> <li>• Ontario County Public Works</li> </ul>	Varies	3 - 5 years, Ongoing
72	Study the feasibility of extending water and installing sewer lines only in those areas that have been identified in the future land use plan as suitable growth areas	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Ontario County Public Works</li> <li>• Highway Department</li> <li>• Neighboring Municipalities</li> </ul>	Varies	3 - 5 years, Ongoing
73	Revise the zoning code to require design control of communications towers developed within the Town of West Bloomfield	<ul style="list-style-type: none"> <li>• Zoning Committee</li> <li>• Planning Board</li> <li>• Town Board</li> </ul>	N/A	Immediate & Ongoing
74	Revise the zoning code to permit the development of private wind turbines for local resident and/or local business use only. The development of commercial wind farms will not be permitted	<ul style="list-style-type: none"> <li>• Zoning Committee</li> <li>• Planning Board</li> <li>• Town Board</li> </ul>	N/A	Immediate & Ongoing
75	Develop regulations requiring design modifications to the development of cellular communications towers to ensure that they better blend in with the surrounding landscape	<ul style="list-style-type: none"> <li>• Zoning Committee</li> <li>• Planning Board</li> <li>• Town Board</li> </ul>	N/A	Immediate & Ongoing
<b>Transportation</b>				
76	Work with the state to identify opportunities for public parking along Routes 5 and 20 within the Hamlet of West Bloomfield	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Planning Board</li> <li>• NYS DOT</li> <li>• Highway Department</li> </ul>	Varies	5 - 10+ years
77	Survey town residents regarding the desire for a regularly-scheduled bus service for the community	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• County Area Transit System (CATS)</li> </ul>	\$1,000 - \$2,500 for a mail survey	3 - 5 years

Action		Responsibility	Estimated Cost	Timeline
78	Construct sidewalks in the Hamlet of West Bloomfield according to the futures plan, connecting residents, businesses and public space	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• NYS DOT</li> <li>• Highway Department</li> <li>• Ontario County Public Works</li> </ul>	\$200,000 - \$250,000	5 - 10+ years
79	Explore the installation of additional streetlights in the West Bloomfield Town Center and, as the need arises, in the hamlets of Ionia and North Bloomfield to ensure the safety of pedestrians	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• NYS DOT</li> <li>• Highway Department</li> <li>• Ontario County Public Works</li> </ul>	\$160,000 - \$200,000	5 - 10+ years
80	Encourage new development to utilize service roads along major roadways in the Town to reduce curb cuts	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Planning Board</li> <li>• Zoning Committee</li> </ul>	Varies	Immediate & Ongoing
81	Require adjacent developments with parking to utilize shared access to reduce curb cuts	<ul style="list-style-type: none"> <li>• Planning Board</li> </ul>	N/A	Immediate & Ongoing
82	Reconfigure striping on Routes 5 & 20 to reflect recommendations in the Corridor Plan, providing uninterrupted access for autos and bicycles, as well as pedestrians within the Hamlet of West Bloomfield	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• NYS DOT</li> <li>• Highway Department</li> <li>• Ontario County Public Works</li> </ul>	\$5,000 - \$15,000 (NYS DOT)	5 - 10+ years
83	Develop gateway signage at locations identified on the futures plan to welcome travelers to the community and provide wayfinding amenities	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Resident Volunteers</li> </ul>	\$500 - \$2,000, each, depending upon signage style	3 - 5 years, ongoing
84	Establish a bicycle byway, marked with signage according to the futures plan	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Parks &amp; Open Space Committee</li> <li>• Comprehensive Plan Committee</li> <li>• NYS DOT</li> <li>• Highway Department</li> </ul>	\$1,000 - \$2,500	1 - 3 years
85	Install signage along shared bicycle/automobile roadways according to the futures plan	<ul style="list-style-type: none"> <li>• Town Board</li> <li>• Parks &amp; Open Space Committee</li> <li>• Comprehensive Plan Committee</li> <li>• NYS DOT</li> <li>• Highway Department</li> </ul>	\$1,000 - \$2,500	3 - 5 years

	Action	Responsibility	Estimated Cost	Timeline
86	<p>Develop a rail-trail along the former Peanut Line, according to the Futures Plan</p> <p>Recommendations call for a 10' asphalt multi-use path, however a simple gravel path could significantly reduce costs.</p>	<ul style="list-style-type: none"> <li>• Parks &amp; Open Space Committee</li> <li>• NYS OPRHP</li> </ul>	<p>\$160,000 - \$185,000/mile *not considering potential land acquisition or significant regarding of rail bed</p>	<p>5 - 10 years</p>
87	<p>Establish a trail system along the western border of the town utilizing existing industrial and environmental rights of way</p>	<ul style="list-style-type: none"> <li>• Parks &amp; Open Space Committee</li> <li>• NYS OPRHP</li> </ul>	<p>Varies, \$100,000 - \$250,000/mile</p>	<p>5 - 10+ years</p>

# The People

OUR MOST IMPORTANT RESOURCE

2012 Comprehensive Plan Update



## 4.0 Population, Housing & Development

This chapter examines the population and housing characteristics of the Town of West Bloomfield, information which is useful for determining future land use and community service needs. It is helpful in planning how to manage future growth in West Bloomfield, helping the community learn more about itself and be consistent with local, regional and statewide growth development goals.

Data presented in this chapter has been obtained through a combination of the ESRI Business Analyst, the United States Census, the Town of West Bloomfield and peter j. smith & company, inc. It is a significant update from the 2001 iteration of the Comprehensive Plan, which utilized data largely from 1990 and 2000.

### 4.1 Population Characteristics

The most important aspect of the Town of West Bloomfield is its residents. The people who live and work here are the ones who fuel the economy, support local culture and exude vitality. To understand the composition and condition of the local population, will inform planning decisions and ensure that the people are the most important consideration in any decision.

#### 4.1.1 Recent Growth & Projections

The Town of West Bloomfield has experienced a relatively stable population over the past 20 years. Slight growth of about one half percent occurred between 1990 and 2000. At the time the original comprehensive plan was written in 2001, it was projected that population would continue to increase due to the out-migration of Rochester Metropolitan Area residents. However, since then, the population has experienced a decline of just below three percent through 2010 and projections indicate that the population will decrease at a similar rate through 2015. Table 4.1 illustrates the population change and projections through 2015.

**Table 4-1 Population Change**

Town of West Bloomfield

Category	1990	2000	2010	2015
Total Population	2,536	2,549	2,477	2,441
Total Households	954	1013	1016	1009
Average Family Size	3.05	2.92	2.85	2.42
Total Housing Units	996	1049	1054	1049

Source: ESRI Business Analyst Online, U.S. Bureau of the Census, 2010, peter j. smith &amp; company, inc.

While the population experiences decline, the residential building stock has slowly grown during the same time period. This can be attributed to the nation-wide trend of decreasing family and household sizes; since the number of people under one roof is decreasing, West Bloomfield had needed more housing units for a stable or even declining population.

**Table 4-2 Growth Rates**

Town of West Bloomfield

Annual Growth Rate (2000 - 2010)	Town of West Bloomfield	Town of East Bloomfield	Ontario County	Rochester Metropolitan Area	New York State
Population	-0.3%	0.5%	0.6%	0.1%	0.3%
Households	0.0%	0.8%	0.8%	0.1%	0.3%
Families	-0.1%	0.6%	0.7%	-0.1%	0.2%
Personal Capital Income	2.2%	1.4%	2.2%	2.2%	2.3%

Source: ESRI Business Analyst Online, U.S. Bureau of the Census, 2010, peter j. smith &amp; company, inc.

In comparison to neighboring East Bloomfield, the County, region and state, West Bloomfield's population has experienced less growth than elsewhere. The Town's 2.2% growth in personal capital income reflects positive growth rates also seen in Ontario County, the Rochester region and New York State. It also out paces personal income growth rates in East Bloomfield, which grew 1.4% between 2000 and 2010.

#### 4.1.2 Age

The breakdown of age groups in the Town of West Bloomfield can influence municipal decision-makers who are seeking to plan services and facilities for residents, with special consideration for youth and senior-oriented amenities. The distribution of residents by age is shown on the following table.

**Table 4-3 Population by Age**

Town of West Bloomfield

Age	Town of West Bloomfield	Town of East Bloomfield	Ontario County	Rochester Metropolitan Area	New York State
under 5 years	5.0%	7.1%	5.9%	6.1%	6.5%
5 to 14 years	11.9%	15.1%	12.5%	12.7%	12.7%
15 to 19 years	6.8%	6.7%	7.3%	7.9%	7.1%
25 to 34 years	9.7%	10.4%	10.8%	11.8%	13.2%
35 to 44 years	13.0%	14.5%	12.8%	12.7%	13.5%
45 to 54 years	17.7%	16.2%	16.3%	15.3%	14.8%
55 to 64 years	16.2%	13.0%	13.7%	12.4%	11.8%
65 to 74 years	9.6%	7.9%	7.6%	6.9%	6.9%
75 to 84 years	4.4%	3.3%	4.5%	4.5%	4.5%
85 years +	1.6%	1.3%	2.1%	2.4%	2.2%
18 years +	78.9%	73.4%	77.4%	77.0%	76.8%
21 years +	75.4%	70.0%	72.6%	71.5%	72.2%
Median Age	44.7	39.8	40.9	38.4	37.7

Source: ESRI Business Analyst Online, U.S. Bureau of the Census, 2010, peter j. smith & company, inc.

As represented in the table, above, the median age of West Bloomfield’s population is 44.7 years, significantly older than any of the other subject areas listed. This is an indication that, as the population in West Bloomfield naturally ages, the town is experiencing few new residents moving into the town compared with other municipalities. More than one quarter (25.8%) of the population is between 55 and 75 years old, more than any of the other areas studied, and the Town has the least number of residents under 18 years of age, 21.1%.

### 4.1.3 Education

Levels of educational attainment are indicators of the type of workforce that a municipality has and often influences earning potentials. The breakdown of educational attainment for West Bloomfield residents is represented on the following table.

**Table 4-4 Educational Attainment**

Town of West Bloomfield

Educational Attainment (age 25+)	Town of West Bloomfield	Town of East Bloomfield	Ontario County	Rochester Metropolitan Area	New York State
Total Population 25+	1,790	2,358	72,064	685,907	13,040,940
Less than 9th Grade	1.5%	2.5%	3.2%	3.9%	7.1%
Some High School	6.1%	2.8%	5.0%	7.5%	8.0%
High School Diploma	37.4%	27.4%	31.8%	29.1%	28.9%
Some College	13.2%	18.0%	16.7%	16.6%	15.0%
Associates Degree	16.6%	16.4%	13.7%	11.3%	8.3%
Bachelor's Degree	17.4%	20.6%	17.5%	18.2%	18.6%
Graduate Degree	7.8%	12.3%	12.2%	13.4%	14.0%

Source: ESRI Business Analyst Online, U.S. Bureau of the Census, 2010, peter j. smith & company, inc.

More than 93% of West Bloomfield residents have at least a high school diploma and 41.8% have a college degree. This compares favorably with New York State, as a whole, where just under 41% of residents have a college degree. The town has fewer college educated citizens than Ontario County and the Rochester Metro, however this is likely reflective of the Town maintaining its historic roots in agriculture.

### 4.1.4 Income

Two primary measures of income, median household income and per capita income, are used to assess wealth in a community. Median Household income reflects the distribution of income because it identifies the level at which there are an equal number of households with higher income as there are with lower income. Per capita income, however, refers to the total personal income in a community divided by the total population, an indicator of the actual dollar amount that exists in the community. Following is a breakdown of incomes in West Bloomfield by earnings bracket, median household income and per capita income:

**Table 4-5 Household Income**

Town of West Bloomfield

CATEGORY	Town of West Bloomfield	Town of East Bloomfield	Ontario County	Rochester Metropolitan Area	New York State
Less than \$25,000	13.5%	16.4%	16.8%	18.6%	21.4%
\$25,000 to \$34,999	8.4%	7.8%	9.6%	9.7%	8.8%
\$35,000 to \$49,999	21.6%	13.1%	14.9%	15.2%	13.3%
\$50,000 to \$74,999	26.8%	26.8%	26.8%	22.7%	20.1%
\$75,000 to \$99,999	16.4%	14.8%	15.6%	15.7%	12.6%
\$100,000 to 124,999	9.8%	12.8%	9.0%	7.6%	8.5%
\$125,000 to 149,999	2.1%	4.1%	2.6%	4.5%	5.8%
\$150,000 to \$199,999	1.4%	2.3%	2.5%	3.3%	4.6%
More than \$200,000	0.1%	2.1%	2.2%	2.7%	5.0%
Median Household Income	\$55,495	\$61,827	\$57,783	\$57,650	\$58,128
Per Capita Income	\$25,300	\$26,140	\$26,899	\$27,343	\$29,455

Source: ESRI Business Analyst Online, U.S. Bureau of the Census, 2010, peter j. smith & company, inc.

Income in the Town of West Bloomfield is similar to the surrounding region and New York State, as a whole. Median household income is \$55,495, about \$2,000 less than the surrounding metropolitan area and about \$2,500 less than the state-wide median. The percentage of households in the moderate income ranges between \$50,000 and \$74,999 is larger in West Bloomfield and the State. West Bloomfield also performs well in that it has fewer households in the lower household income categories, with only 21.9% making less than \$35,000, while more than 30% of New York State households make less than \$35,000. The primary factor causing the Town to have a lower median household income than other study areas is the lack of household incomes in the highest brackets. Five percent of New York State households make more than \$200,000, yet less than one tenth of West Bloomfield households make more than \$200,000. Similarly, between 2.1% and 2.7% of households in East Bloomfield, Ontario County and the Rochester Metro make more than \$200,000. Personal income, per capita, in West Bloomfield is also slightly lower than all other study areas.

#### 4.1.5 Poverty Level

The number of people living below the established poverty level is an important indicator of the well-being of the community. The higher the percent of people living below the poverty level, the more likely the community is suffering from lack of employment opportunities, low education levels or a high number of residents with special needs (seniors, single parent families, seasonal workers).

**Table 4-6 Poverty Level**

Town of West Bloomfield

Income to Poverty Ratio	Town of West Bloomfield	Town of East Bloomfield	Ontario County	Rochester Metropolitan Area	New York State
< 0.50	1.9%	0.8%	2.8%	5.7%	6.2%
0.50-0.99	4.4%	3.8%	5.2%	6.6%	7.6%
1.00-1.24	3.8%	1.2%	3.5%	3.6%	4.0%
1.25-1.49	6.0%	2.0%	3.6%	4.2%	4.1%
1.50-1.84	3.1%	3.0%	5.7%	5.6%	5.6%
1.85-1.99	1.7%	4.4%	2.7%	2.5%	2.4%
2.00+	79.1%	84.9%	76.5%	71.8%	70.1%
Households below poverty level	7.6%	5.5%	8.6%	12.0%	13.4%

Source: ESRI Business Analyst Online, U.S. Bureau of the Census, 2010, peter j. smith & company, inc.

The Town of West Bloomfield compares favorably with the surrounding region and the rest of New York State in terms of poverty level. The Town's poverty level, 7.6%, is less than half that of all New York State and a full percentage lower than Ontario County as a Whole. Nearly 80% of residents make more than two times the poverty ratio.

## 4.2 The Housing Stock

### 4.2.1 Housing Costs

Residential conditions and recent trends in housing can be an indicator of the health and quality of life in a local community. It is important that not only is the residential building stock in good condition, but also affordable to the local population. The following chart illustrates the affordability of housing in West Bloomfield, in comparison with surrounding areas and New York State:

**Table 4-7 Housing Affordability**

Housing Costs	Town of West Bloomfield				
	Town of West Bloomfield	Town of East Bloomfield	Ontario County	Rochester Metropolitan Area	New York State
Units with a mortgage (or similar debt)	60.2%	74.6%	67.9%	69.4%	65.3%
Units with a mortgage and additional housing debt (2nd mortgage, home equity loan, etc.)	14.2%	14.6%	18.1%	18.9%	16.3%
Units without a mortgage (or similar debt)	39.8%	25.4%	32.1%	30.6%	34.7%
Median owner costs as a percentage of household income	21.2%	21.0%	20.5%	20.9%	22.7%

Source: ESRI Business Analyst Online, U.S. Bureau of the Census, 2010, peter j. smith & company, inc.

Housing in the Town of West Bloomfield, in comparison to East Bloomfield, the county, region and state, are relatively unencumbered by substantial costs and debt. Nearly 40% of housing units in West Bloomfield, are free of a mortgage or similar debt, a rate nearly 25% higher than the Rochester Metro as a whole. Also, West Bloomfield has the lowest rate of additional housing debt, beyond a first mortgage, of the areas studied. As a result, despite the fact that West Bloomfield has the lowest household income figures of all areas studied, the Town remains relatively similar in housing affordability, as the median housing costs are approximately 21.2% of household income.

**Table 4-8 Housing Values**

Town of West Bloomfield

Housing Value	Town of West Bloomfield	Town of East Bloomfield	Ontario County	Rochester Metropolitan Area	New York State
Total Owner-Occupied Housing Units	912	1,138	35,095	311,476	4,513,350
Less than \$50,000	29.6%	5.7%	8.7%	4.9%	3.6%
\$50,000 - \$99,999	20.8%	6.1%	15.9%	15.7%	8.4%
\$100,000 - 149,999	14.8%	24.5%	25.2%	29.2%	13.9%
\$150,000 - \$199,999	13.9%	39.3%	25.3%	26.3%	13.3%
\$200,000 - \$299,999	13.0%	15.0%	13.7%	15.2%	17.7%
\$300,000 - \$399,999	4.1%	5.8%	5.2%	5.0%	15.1%
\$400,000 +	3.8%	3.6%	6.0%	3.8%	28.2%
Median Housing Value	\$99,286	\$168,077	\$150,474	\$150,415	\$263,263

Source: ESRI Business Analyst Online, U.S. Bureau of the Census, 2010, peter j. smith & company, inc.

Home values in West Bloomfield show market rates that are significantly lower than surrounding areas and New York State. The median home value in the town is just below \$100,000. Ontario County and the entire Rochester Metro have median values of approximately \$150,000 and East Bloomfield is higher at \$168,077. Nearly one third (29.6%) of homes in West Bloomfield are valued at less than \$50,000, a number significantly higher than any other area studied. Conversely, less than 35% of homes in the Town are valued above \$150,000, while all other areas studied have more than 50% of their homes above the \$150,000 mark.

Though West Bloomfield hosts lower housing unit values, rental rates for local units compare relatively well with surrounding areas. The following chart compares rental unit rates in West Bloomfield with other areas studied in this report:

**Table 4-9 Housing Rental Rates**

Town of West Bloomfield

Rental Housing Rates	Town of West Bloomfield	Town of East Bloomfield	Ontario County	Rochester Metropolitan Area	New York State
Total Renter-Occupied Housing Units	142	235	11,563	134,809	3,585,250
Less than \$500	5.6%	6.6%	18.9%	16.3%	14.8%
\$500 to \$599	11.2%	25.5%	14.8%	11.8%	6.6%
\$600 to \$699	40.2%	23.1%	16.7%	15.9%	7.7%
\$700 to \$799	15.9%	9.4%	15.6%	17.7%	8.7%
\$800 to \$899	27.1%	15.6%	9.8%	11.8%	8.4%
\$900+	0.0%	19.8%	24.1%	26.5%	53.8%

Source: ESRI Business Analyst Online, U.S. Bureau of the Census, 2010, peter j. smith & company, inc.

With 142 total units, more than 80% rent for \$600 or more. In East Bloomfield, only 67.9% rent for \$600 or higher, 66.3% in Ontario County and 71.9% of units in the Rochester Metro rent for \$600 or more. While West Bloomfield rental units do not fall in the lower brackets, there also appears to be a rent ceiling that falls at less than \$900, as zero units in the town rent for \$900 or more.

#### 4.2.2 Housing Age & Tenure

The age of housing provides insight into the historic development of a community. It identifies the time periods in which a municipality had a residential housing boom and whether there are issues with aging structures. The following chart provides a profile of the age of residential units in West Bloomfield:

**Table 4-10 Age of Housing – 2010**

Town of West Bloomfield

Housing Age	Town of West Bloomfield	Town of East Bloomfield	Ontario County	Rochester Metropolitan Area	New York State
Less than 5 years	1.1%	2.4%	2.0%	1.3%	1.1%
5 to 10 years	4.4%	5.9%	6.8%	4.3%	3.3%
11 to 20 years	19.8%	5.9%	11.8%	9.1%	6.1%
21 to 30 years	17.4%	11.7%	13.5%	10.4%	7.6%
31 to 40 years	12.5%	20.1%	14.8%	13.5%	10.2%
41 to 50 years	7.7%	14.9%	7.5%	13.0%	12.5%
51 to 60 years	6.5%	5.5%	7.3%	11.6%	15.5%
61 to 70 years	1.8%	3.6%	3.7%	5.4%	9.4%
More than 70 years	28.9%	30.0%	32.6%	31.4%	34.3%
Median Age	37 years	44 years	42 years	40 years	57 years

Source: ESRI Business Analyst Online, U.S. Bureau of the Census, 2010, peter j. smith & company, inc.

West Bloomfield has a relatively young housing stock when compared to surrounding areas. The median age of homes in the Town is 37 years of age, twenty years younger than the median age of all New York State homes and five years younger than the median age of homes in all of Ontario County. Nearly 20% of all homes in the Town were built between 1990 and 2000, with an additional 17.4% constructed in the 1980s. However, there are some much older homes in the town, with 28.9% constructed prior to 1940. Because the Town's housing stock is relatively young, West Bloomfield is fortunate to avoid many of the challenges of dilapidation and vacancy that plagues communities with predominantly older housing. Consequently it is assumed that Town residents are not overburdened with necessary renovation costs.

Residential tenures illustrate how relatively stable that a population of a community is. Longer tenures can indicate that a place is experiencing lower rates of in-migration and are often reflective of low amounts of new construction. The following table identifies the length of time that residents have lived in their home for both owner occupied units as well as for those who rent their home.

**Table 4-11 Tenure of Residents – 2010**

Town of West Bloomfield

Category		Town of West Bloomfield	Town of East Bloomfield	Ontario County	Rochester Metropolitan Area	New York State
Total Housing Units		1,054	1,373	46,663	446,240	8,098,600
Owner Occupied:	Total Units	912	1,138	35,095	311,476	4,513,350
	Less than 5 years	11.3%	10.7%	10.3%	8.7%	6.6%
	6 to 10 years	13.6%	19.7%	18.1%	16.3%	12.2%
	11 to 20 years	32.1%	24.1%	21.6%	19.0%	15.1%
	21 to 30 years	12.6%	13.5%	11.8%	11.4%	8.9%
	31 to 40 years	9.7%	6.8%	7.0%	7.3%	6.4%
	More than 40 years	7.3%	8.1%	6.4%	7.2%	6.6%
Renter Occupied:	Total Units	142	235	11,563	134,809	3,585,250
	Less than 5 years	7.3%	7.4%	12.7%	15.7%	15.6%
	6 to 10 years	4.5%	8.2%	7.7%	9.4%	12.8%
	11 to 20 years	1.1%	0.9%	3.0%	3.6%	8.7%
	21 to 30 years	0.0%	0.0%	1.0%	1.0%	3.2%
	31 to 40 years	0.0%	0.5%	0.2%	0.3%	2.5%
	More than 40 years	0.5%	0.2%	0.3%	0.2%	1.5%
Median Tenure		15 years	13 years	12 years	11 years	12 years

Source: ESRI Business Analyst Online, U.S. Bureau of the Census, 2010, peter j. smith &amp; company, inc.

In comparison to other areas studied, West Bloomfield has a population that is relatively non-transient. The median number of years residents have stayed in their current homes is 15, which is two to four years longer than any other study area considered. Nearly one third of residents have been in their current homes between 11 and 20 years, while approximately 30% more have been in their homes longer than 20 years. Just more than one quarter of homeowners have purchased their homes in the last decade. West Bloomfield has a lower number of rental homes as a percentage of all housing units. Nearly all renters have been in their homes for less than 10 years. More than half of renters have been there less than 5 years.

### 4.3 Recent Development

In the past decade, the majority of development in the Town of West Bloomfield has been residential. The following charts illustrate the amounts and scale of development that has occurred:

**Table 4-12 Property Subdivisions – 2000 to 2010**

Town of West Bloomfield

Year	New Subdivided Lots
2000	6
2001	7
2002	16
2003	14
2004	5
2005	25
2006	3
2007	6
2008	3
2009	1
2010	5
Total	91

Source: Town of West Bloomfield Code Enforcement Officer

Since 2000, 91 properties have been subdivided in the Town of West Bloomfield. The majority of the subdivisions took place in 2005 or earlier (73 subdivided lots). Since that period, far fewer lots have been subdivided.

**Table 4-13 Single Family Home Building Permits – 2000 to 2010**

Town of West Bloomfield

Square footage	Number of Permits			
	R1 district	R2 District	Ag District	Totals
Less than 1200 sqft	1	-	1	2
1,201 to 1,300 sqft	-	-	4	4
1,301 to 1,400 sqft	-	-	5	5
1,401 to 1,500 sqft	-	-	5	5
1,501 to 1,600 sqft	1	-	1	2
1,601 to 1,700 sqft	-	-	3	3
1,701 to 1,800 sqft	1	-	4	5
1,801 to 1,900 sqft	-	-	2	2
1,901 to 2,000 sqft	1	-	2	3
2,001 to 2,100 sqft	2	-	1	3
2,101 to 2,200 sqft	2	-	3	5
2,201 to 2,300 sqft	-	-	-	-
2,301 to 2,400 sqft	-	-	1	1
over 2,400 sqft	1	4	23	28
Total Buildings	9	4	55	68

Source: Town of West Bloomfield Code Enforcement Officer

The above table identifies the quantity and scale of residential building permits that have been issued since 2000. A total of 68 building permits have been issued for single-family homes during the past 10 years. Eighty percent (55) of that development occurred in the Agricultural district, while the remaining 13 permits were issued in residential districts. The scale of residential development spans a wide range of home sizes, from less than 1,200 square feet to more than 2,400 square feet. The highest concentration of home sizes was above 2,400 square feet, accounting for 28 of the building permits.

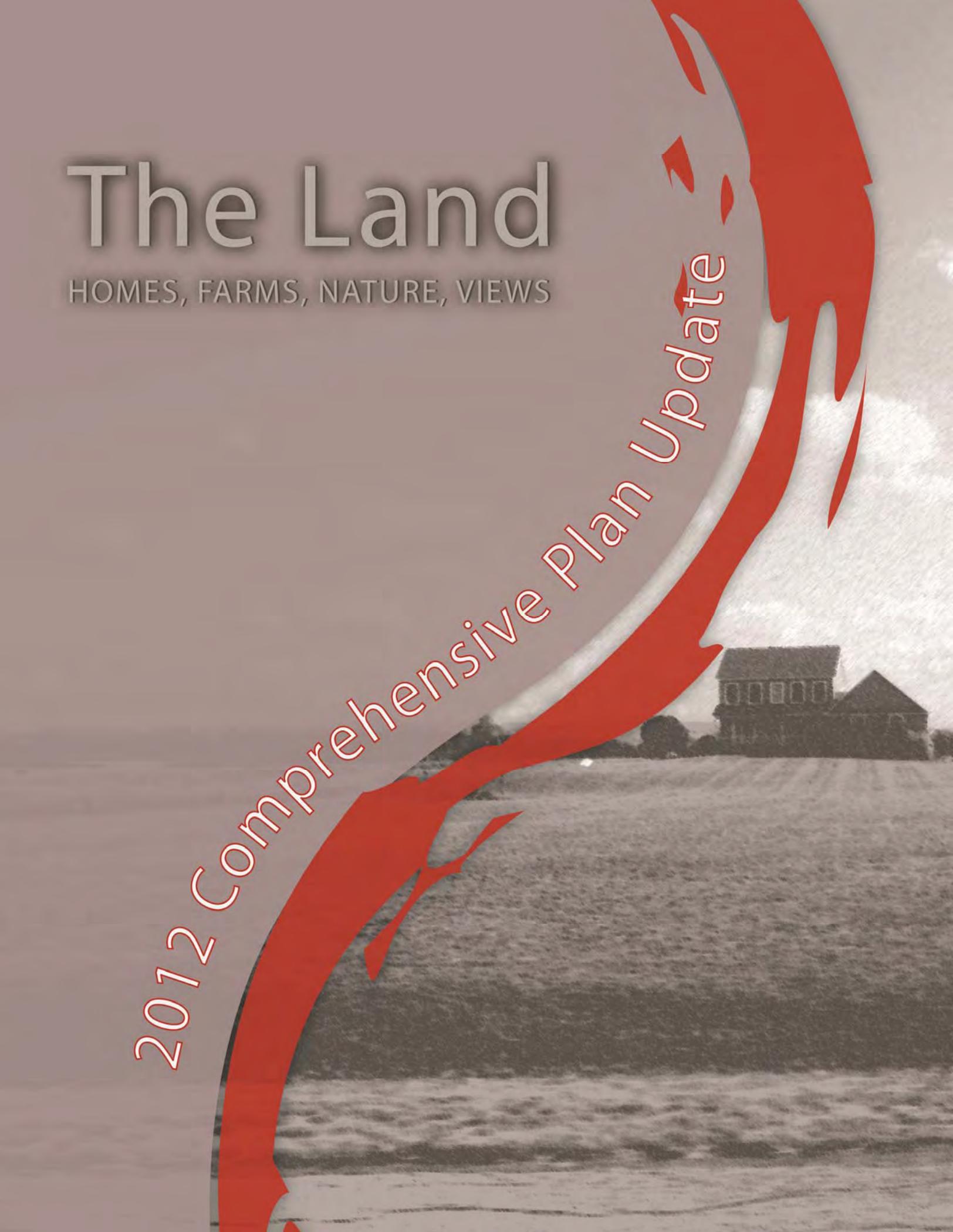
The concentration of large homes and development within the agricultural district is of significance to the Town of West Bloomfield, which is recognized for its agricultural landscapes and rural development patterns. Continuing trends of subdivision and development of former farmlands may impact the established character of the town, perhaps among its most desirable qualities.



# The Land

HOMES, FARMS, NATURE, VIEWS

2012 Comprehensive Plan Update





## 5.0 The Land

The way in which land is used affects the overall appearance of the community, the environmental quality of the land, and the value of real estate. The study of land use therefore is an integral part of a comprehensive plan because it lays the foundation for the future design of the community and how its land can be used by subsequent generations.

The Town of West Bloomfield is a rural community with a rich agricultural heritage that continues to define its character today. West Bloomfield has become a desirable place to live and is experiencing increasing residential building activity in recent years. The Town's planning for future growth must consider the location and density of new uses and the provision of infrastructure necessary to accommodate it. This section examines the characteristics of the existing land use pattern in West Bloomfield.

### 5.1 Existing Land Use

The Town of West Bloomfield encompasses 16,240 acres or approximately 25.37 square miles, making it one of the smallest municipalities in Ontario County. Although the Town has no incorporated villages within its boundaries, there are three hamlet areas that have distinct identities: North Bloomfield, West Bloomfield and Ionia.

In order to obtain an accurate picture of how land in West Bloomfield is currently being used, a map showing the status of each tax parcel was prepared. This information was obtained from the Ontario County real property tax rolls. The data was matched against aerial photographs and adjusted as necessary. The resulting information is shown on the Existing Land Use Map.

An analysis of the amount of land in each type of use was then prepared to quantify the mapped uses. From the resulting percentages of land use, shown on the chart below, decisions can then be made concerning if this land use pattern should be altered to attain Town goals and meet the needs of its residents. A corresponding map is on page 54. The areas do not include public right-of-ways.

**Table 5-1 Existing Land Use - 2010**

Town of West Bloomfield		
Land Use	Acres	Percent
Agriculture	9,633	61.0%

Large Lot Residential	2,027	12.8%
Vacant	1,700	10.8%
Residential	1,605	10.2%
Industrial/Mining	503	3.2%
Commercial	240	1.5%
Community Sevice	42	0.3%
Wild/Preserve	33	0.2%
Recreation	14	0.1%
Public/Service	3	0.0%

Source: Ontario County Planning Department

### 5.1.1 Agricultural

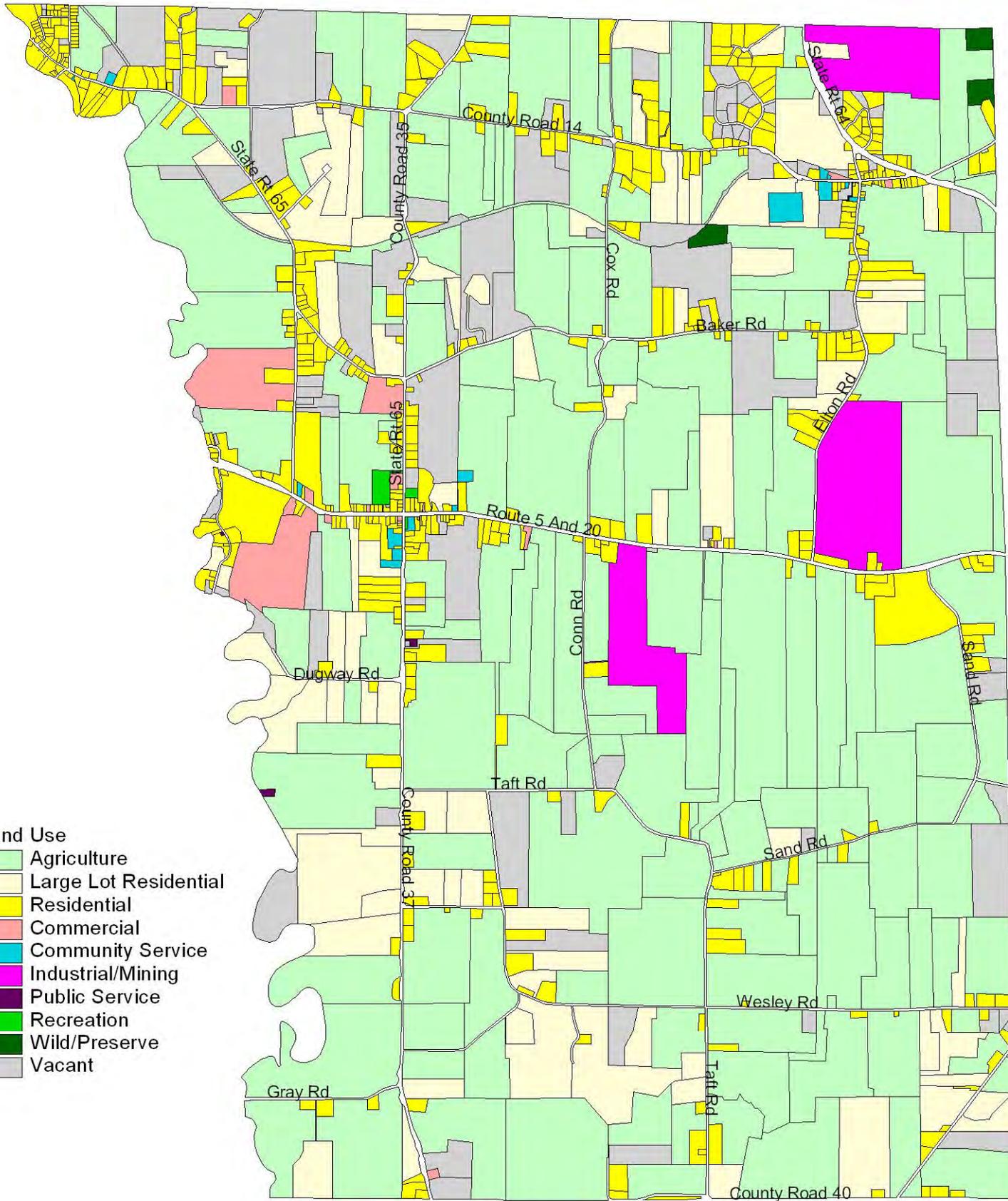
Agricultural lots are parcels where agricultural activity is taking place with or without an associated residence. Agricultural uses make up 61% of the towns areas. These uses are intermixed with residential uses and are widely distributed throughout the Town. Agriculture is an important part of the community and contributed the community's rural character.

### 5.1.2 Large Lot Residential

Large lot residential properties are lots where a residence is located on a lots, larger than 10 acres, where much of the areas is wooded open space. No agricultural activity is taking place on these lots. Large lot residential uses make up 12.8 percent of the Towns area and are scattered throughout the Town. While these parcels take up a significant area, they are only a small fraction of the number of residences. There is also the potential for these lots to be further subdivided.

### 5.1.3 Vacant

Vacant land encompasses all parcels that are not being farmed and have no structures on them. Just over 10% of the land area in West Bloomfield is considered vacant. Some of these parcels were formerly farmed but have been left idle in recent years; many areas have begun to show secondary growth of shrub vegetation. These lands are scattered throughout the Town, but are concentrated in the northwest quadrant. These parcels present opportunities for development as building lots.



- Land Use**
- Agriculture
  - Large Lot Residential
  - Residential
  - Commercial
  - Community Service
  - Industrial/Mining
  - Public Service
  - Recreation
  - Wild/Preserve
  - Vacant



0 0.5 1 Miles

# Existing Land Use

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## **Residential**

Residential uses are parcels where a single residential dwelling is located on a lot smaller than 10 acres or lots with multiple residential structures regardless of size. Residential uses account for 10.2% of the Town's area. Residential lots are generally located on the north side of the town and concentrated near the hamlet areas.

### **5.1.5 Industrial/Mining**

Industrial uses, including special permitted uses, account for 503 acres or 3.2% of the total land area in West Bloomfield. Mining activity constitutes all of the industrial uses. Three large active mining operations are located on Routes 5&20 at Elton Road near the eastern Town border, on State Route 64 in the northeast corner of the Town, and on Conn Road south of Rt. 5 & 20.

### **5.1.6 Commercial**

Commercial Uses make up 1.5% of the Town's area. This figure inflates the amount of commercial activity within the Town. There are several large parcels with commercial uses, but only small areas of these parcels are actually devoted to the commercial use. Existing commercial uses are mostly clustered in and around the Hamlet of West Bloomfield. A few commercial parcels are also located in the hamlet of Ionia. Town officials have expressed the desire to see more commercial activity within the community to meet resident needs.

### **5.1.7 Community Service**

A total of 42 acres or 0.3% of land in the Town of West Bloomfield is classified as community service. These uses include public buildings, cemeteries and educational institutions. In West Bloomfield, cemeteries are located on State Route 65 near Quaker Meeting House Road, CR 37, CR 14 in Ionia, and Routes 5&20. Other community services are the Post Office on Routes 5&20; Fire Hall, Town Hall and the West Bloomfield Congregational Church in the center of the Town; and the Ionia United Methodist Church, Post Office and Fire Hall in Ionia. The Rochester Academy of Science Observatory, on the south side of CR14 in Ionia, is also included in this category.

### **5.1.8 Wild/Wooded Areas**

Wooded areas are not classified as a land use unless they are preserved through state ownership or lease agreement. Only a few parcels are designated under this classification. However, wooded areas are found throughout the Town, mostly interspersed among the agricultural and residential lots. These areas contribute a great deal to the rural, scenic character of the Town. In determining future land uses in West Bloomfield, the Town should determine appropriate wooded areas that should be allowed to remain as such, through zoning or dedication, so this character is not lost.

### **5.1.9 Parks and Recreation**

While the Town of West Bloomfield residents have ample natural areas and recreational sites within close proximity, the amount of acreage devoted exclusively to park and recreational use is not large. Of the total acreage in the Town, 14 acres is in park or recreational use. There are two existing public parks in West Bloomfield. One is located at the southeastern corner of Routes 5&20/Route 65 in the Town "center". This scenic site is a passive recreation park which offers picnic tables for public use. The second park is 9 acres of land near the northwestern corner of the same intersection. The park includes a playground, ball diamond, basketball court and soccer fields. The park's central location makes it accessible to all Town residents. Also included in this category is the American Legion hall on State Route 65.

### **5.1.10 Public Service**

The public service category includes those lands used for public utilities. In West Bloomfield, only 3 acres are devoted to these uses. The two sites are used for water storage and water pumping facilities.

## 5.2 Zoning

The Town of West Bloomfield Zoning Ordinance was adopted in 2005 and has undergone periodic updating. The Ordinance provides for 6 zoning districts and one overlay in the Town:

- Agricultural (AG)
- Low Density Residential (L-1)
- Medium Density Residential (R-2)
- Mobile Home Park (MHP)
- General Mixed Use (MU)
- General Industrial (M-1)
- Conservation Overlay District (C-O)

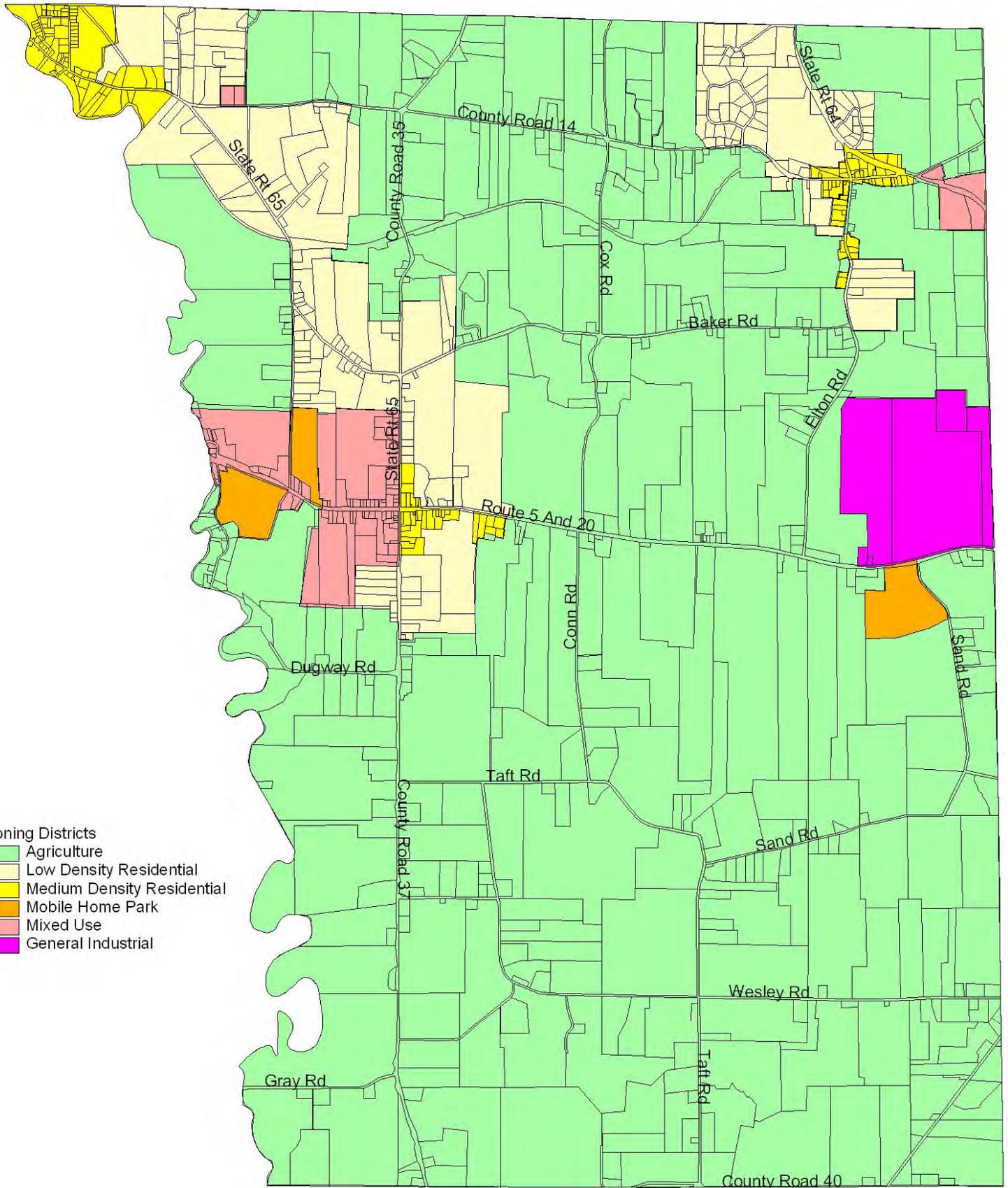
The following page illustrates the existing zoning districts in the Town of West Bloomfield.

More than 80% of the land area is zoned Agricultural. The purpose of the AG District is to preserve existing agricultural lands in the Town and protect the rural character of the area. The permitted uses in this district are consistent with these objectives; however, some special permit uses may conflict with the rural agricultural setting and be better steered to other zones. Large lot residential developments are also possible within this zoning district. Mining is permitted by special use permit in the Agriculture District.

The purpose of the Low Density Residential (R-1) district is The R-1 District is designed to provide for the development of neighborhoods that are occupied primarily by single-family residences and serve as transitional areas between agricultural areas and more dense areas of development. The R-1 zones make up 10% of the Town's area and are located north and south of the Hamlet of West Bloomfield, along State Route 65, and northwest of the Ionia Hamlet. Building lots in the L-R zone must be at least one acre in size.

The Medium Density Residential zone provides for the development of neighborhoods that include a mixture of single-, two- and multi-family housing and complementary services, encouraging higher densities of new development. The R-2 District

The Mobile Home Park district is designed to promote orderly development of the Town and encourage well-designed, appropriately located and affordable alternate housing choices for Town residents. Three individual parcels along Routes 5 and 20 have been developed as mobile home parks.



- Zoning Districts
- Agriculture
  - Low Density Residential
  - Medium Density Residential
  - Mobile Home Park
  - Mixed Use
  - General Industrial



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# Current Zoning

## Town of West Bloomfield 2012 Comprehensive Plan

The purpose of the General Mixed Use zone is to provide locations to accommodate general retail, service, finance, insurance and real estate and related structures and uses. There are two areas zoned for Mixed Use. The largest area is located along Routes 5&20 from the western Town boundary to State Route 65 intersection. Another area for mixed use development is located on the east side of the Hamlet of Ionia along State Route 64. A small area at the corner of County Road 14 and Amman Road is also zoned for General Mixed Use.

The Industrial zone allows the establishment of industrial uses to bolster the Town's economic base and create local job opportunities. Industrial zoned land occupies 407 acres of land and is located north of Routes 5 and 20, east of Elton Road.

The purpose of the Land-Conservation Overlay district is to identify areas of the Town with a high natural resource value which require special development controls. Such areas are defined by topography, drainage, soil permeability, floodplain, wetlands, woodlands or areas affected by major creeks. This district can be used to preserve significant open spaces or areas with important views identified by the Town. While the intent of the Land Conservation Overlay is understandable, it is not necessary to have an overlay district to protect environmental and scenic resources as these resources are not well defined as a district.

## 6.0 Environment

This section focuses on the naturally-occurring conditions that affect and characterize the land in West Bloomfield. The environmental quality of the land -- soils, groundwater, vegetation and topography -- is important to the community for the following impacts it produces, including:

- Farm productivity
- the benefits of beauty, scenic value, natural character
- recreational and viewing opportunities for residents and visitors
- constraints for future development (steep slopes, poor soils)

Information for this section was obtained through the New York State Museum, New York State Department of Environmental Conservation, US Department of Agriculture, the Federal Emergency Management Agency, and the US Geological Service.

### 6.1.1 Geology and Soils

#### Bedrock

The permeability of the underlying bedrock is the major factor in groundwater recharge. The bedrock found in the Town of West Bloomfield falls into three categories. All are part of the Hamilton Group and consist primarily of Shale. The following bedrock types are found in West Bloomfield:

- ♦ Ludlowville Formation (Shale, Limestone, Sandstone) – approximately 58% of the land area in the central part of the Town
- ♦ Skaneateles Formation (Shale, Limestone, Black Shale) – approximately 36% of the land area in the northern part of the Town
- ♦ Moscow Formation (Shale, Sandstone) – approximately 6% of the land area in the southeastern part of the Town

#### Sand & Gravel Mining

Sand and gravel are necessary resources for the construction of roads and concrete structures. The sand and gravel resources in the Town of West Bloomfield have made possible the growth of the mining industry. Mining activity is generally located in the northeastern quadrant of the Town.

While mines can provide essential products, they can also create significant adverse impacts such as noise, dust, heavy truck traffic and visual impacts. Heavy truck traffic has a direct affect on circulation, road conditions and air quality. Sand and gravel operations have also been known to have a detrimental effect on ground water quality.

The NYS Department of Environmental Conservation (DEC) Mining Division regulates quarries in accordance with the Mined Land Reclamation Law (MLRL). Each commercial mine must obtain a mining permit from the DEC and prepare a mining and reclamation plan which the DEC approves. The plans describe how the mining operation will control erosion, blasting, noise and dust; the plan also must stipulate the hours of operation.

The DEC inspects commercial mines once or twice a year or upon receiving a complaint. If a company's blasting exceeds the thresholds established in its DEC permit, the DEC can take enforcement action.

The Town cannot regulate the operation of a mine that is permitted under MLRL. However, the town can control the use of land in the Town through zoning and the use of local roads.

Soils

The type of soil governs the productivity of the land for farming as well as its suitability for development. The soils in Ontario County are considered among the best in the world. The U.S. Department of Agriculture (USDA) uses three categories for defining Important Farmland Soil:

- ◆ Prime farmland: These soils have the quality, growing season and moisture supply to economically produce sustained high yields of crops (food, feed, forage, fiber and oilseed crops).
- ◆ Prime farmland if drained: Potentially prime soil if proper drainage systems are used.
- ◆ Farmland of statewide importance: These soils produce fair to good yields of crops when managed according to sound agricultural practices.

The following table shows the amount of the Important Farmland Soils found in West Bloomfield.

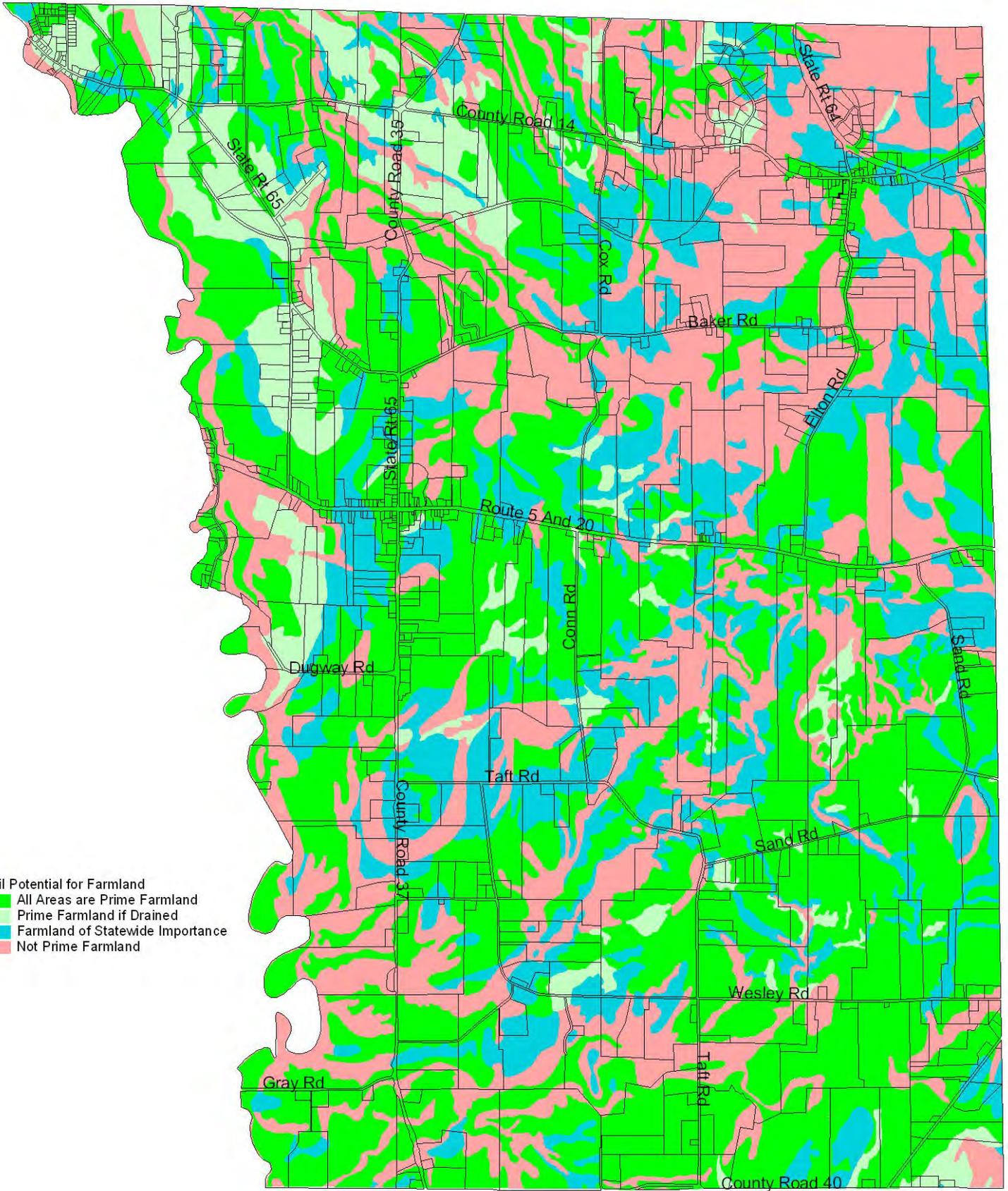
**Table 6-1 Important Farmland Soils**

Town of West Bloomfield

<b>Farmland Potential of Soils</b>	<b>Acres</b>	<b>Percent</b>
All areas are prime farmland	7,077	43.6%
Prime farmland if drained	1,343	8.3%
Farmland of statewide importance	2,984	18.4%
Not prime farmland	4,815	29.7%

Source: US Department of Agriculture- NRCS

In the Town of West Bloomfield, it is estimated that at least 70% of the total land area contains prime farmland or farmland of Statewide importance. In general, the land that is least conducive to productive farming lies in the northeast part of the Town. The following page contains a map illustrating prime farmland soils.



Soil Potential for Farmland

- All Areas are Prime Farmland
- Prime Farmland if Drained
- Farmland of Statewide Importance
- Not Prime Farmland



0 0.5 1 Miles

# Farming Soils

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The predominant soils in the Town include the Arkport, Palmyra, Dunkirk and Schoharie series. These soils have the following characteristics, described in the order of suitability for septic systems:

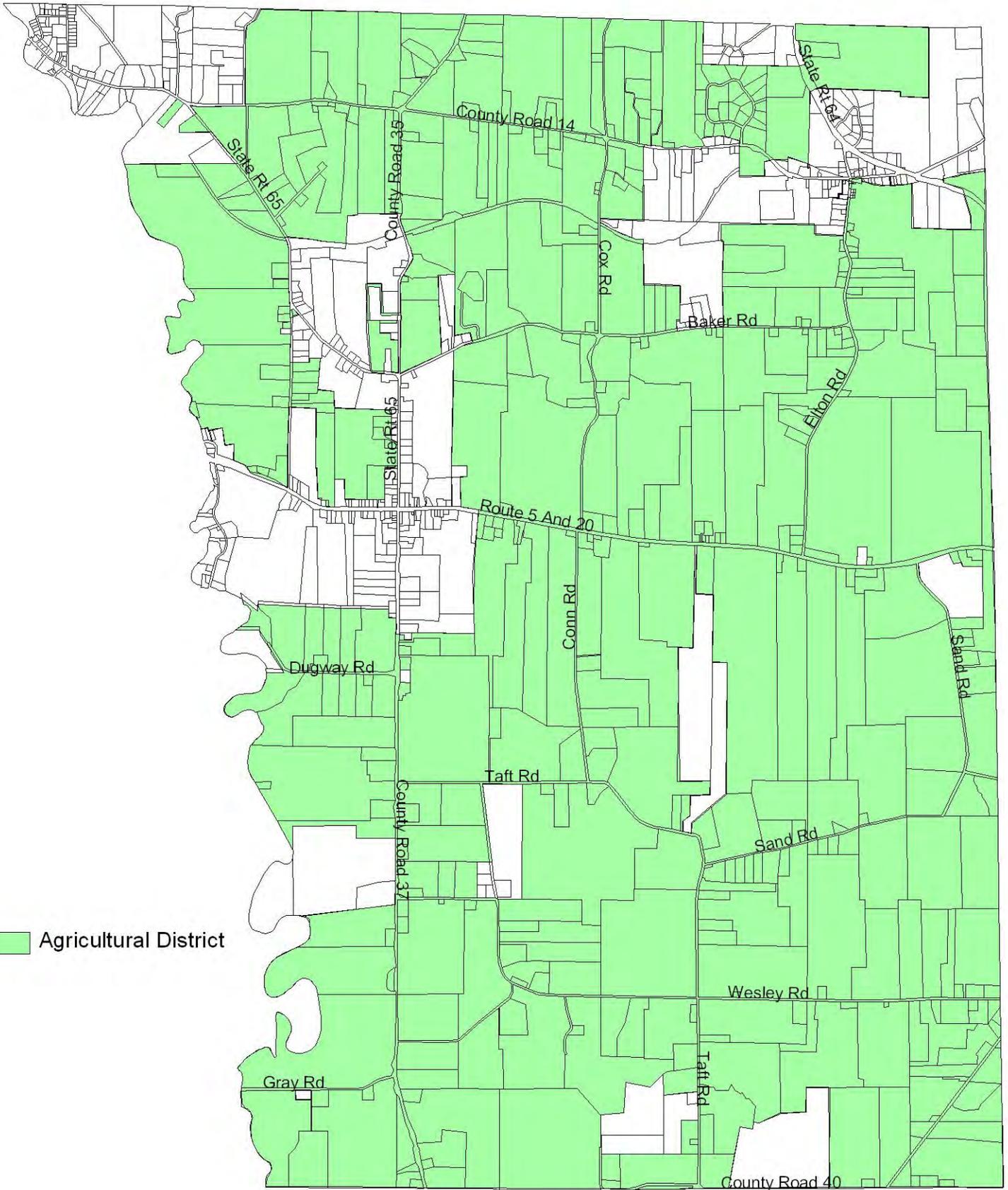
- ♦ Arkport: deep, well-drained soils formed in sandy lake deposits; low in fertility and erodible in moderately sloping areas; respond extremely well to fertilization and can be productive if properly managed
- ♦ Palmyra: deep, well-drained and gravelly formed in glacial outwash; in nearly level areas these soils can supply enough water to plants for about 2 weeks after a rain
- ♦ Dunkirk: deep, well-drained, stone-free soils formed in silty lake deposits; moderate capacity to hold lime and other bases; fairly good permeability down to 24" depth
- ♦ Schoharie: deep, nearly level to steep, well-drained or moderately well-drained soils formed in clay and silt laid down in glacial lakes; high clay content; high capacity to absorb nutrients and lime in cultivated fields; erosion is generally a severe hazard; a problem soil for sewage disposal systems – fill needed to reach the 24-inch vertical separation distance required by the Health Department

The Ontario County Soil and Water Conservation District reports that West Bloomfield does not experience any unusual soil conditions that are not found elsewhere in the County. Some towns in the County including West Bloomfield require that all new septic systems must be designed by an engineer. Most problems with sewage disposal systems arise from the poor design prior to this requirement or from the system's age.

These top soils have been classified by the Ontario County Soil Conservation Service as prime and unique soils for farming. Yet, there are limitations in the use of these soils that should be considered for future development. These limitations include varying problems related to building foundations, private septic systems, wells and driveways.

### **6.1.2 Agricultural District**

The New York State Agricultural Districts Law was enacted in 1971 to provide incentives to property owners to maintain land in farming through reductions in land assessment. Further, development activities within an agricultural district such as the extension of infrastructure are restricted to reduce the attractiveness of farmlands for other uses. The Agricultural district is shown on the following page.



 Agricultural District



0 0.5 1 Miles

# Agricultural District

## Town of West Bloomfield

### 2012 Comprehensive Plan

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Approximately 79% of West Bloomfield is contained in Ontario County Agricultural District #1, attesting to the predominance of prime farm soils in the Town. New York State law requires that agricultural districts be reviewed every eight years, allowing properties to be added or removed. District #1 was last certified in 2006 and therefore will be reviewed again in 2014.

In addition to West Bloomfield, District #1 includes the Towns of Bristol, Canandaigua, East Bloomfield, Richmond and Victor. The total size of the district is 63,864 acres.

A profile of the entire district provides information characteristic of the area. Specific information on District #1 is shown on the following table.

**Table 6-2 Sales by Farm Product**

Ontario County Agricultural District #1

Product	2007 Sales (\$,000's)	Percent of Total
Dairy Products	89,226	58%
Vegetables	19,050	12%
Grains & Dry Beans	23,515	15%
Cattle & Calves	10,398	7%
Nursery & Greenhouse	2,947	2%
Other Products	8,711	6%

Source: Cornell Cooperative Extension of Ontario County

More than ¾ (77%) of the active farmland in West Bloomfield is comprised of field crops, with 7% devoted to dairy operations and 9% devoted to other livestock. In the last 10 years, the District 1 lost about 6% of farmland to Residential and Commercial Development.

Overall, the presence of the Agricultural District has contributed to the strong viability of the agricultural industry in the area. District farmers reportedly feel less vulnerable to urban-rural conflicts with the presence of the Agricultural District, which has influenced the continuing capital investments made in area farms. In addition, the stability of the production sector provided by the District has contributed to the investment in agricultural support businesses.

### 6.1.3 Topography

Topography impacts the use of land by affecting its accessibility, wetness and erodibility. In general, lands that have a slope of 15% or greater are considered steep, and their suitability may be limited for most uses.

In Ontario County, the majority of the land area (65%) is considered level and/or gently sloping, another 20% is sloping but not steep, and the remaining 15% is steep. In West Bloomfield, less than 2% of the town is considered steep. The steep areas generally follow the creek paths north of Routes 5&20 as well as Honeoye Creek. Smaller steep areas are located in the southern part of town along Gates and Dark Hollow Creeks.

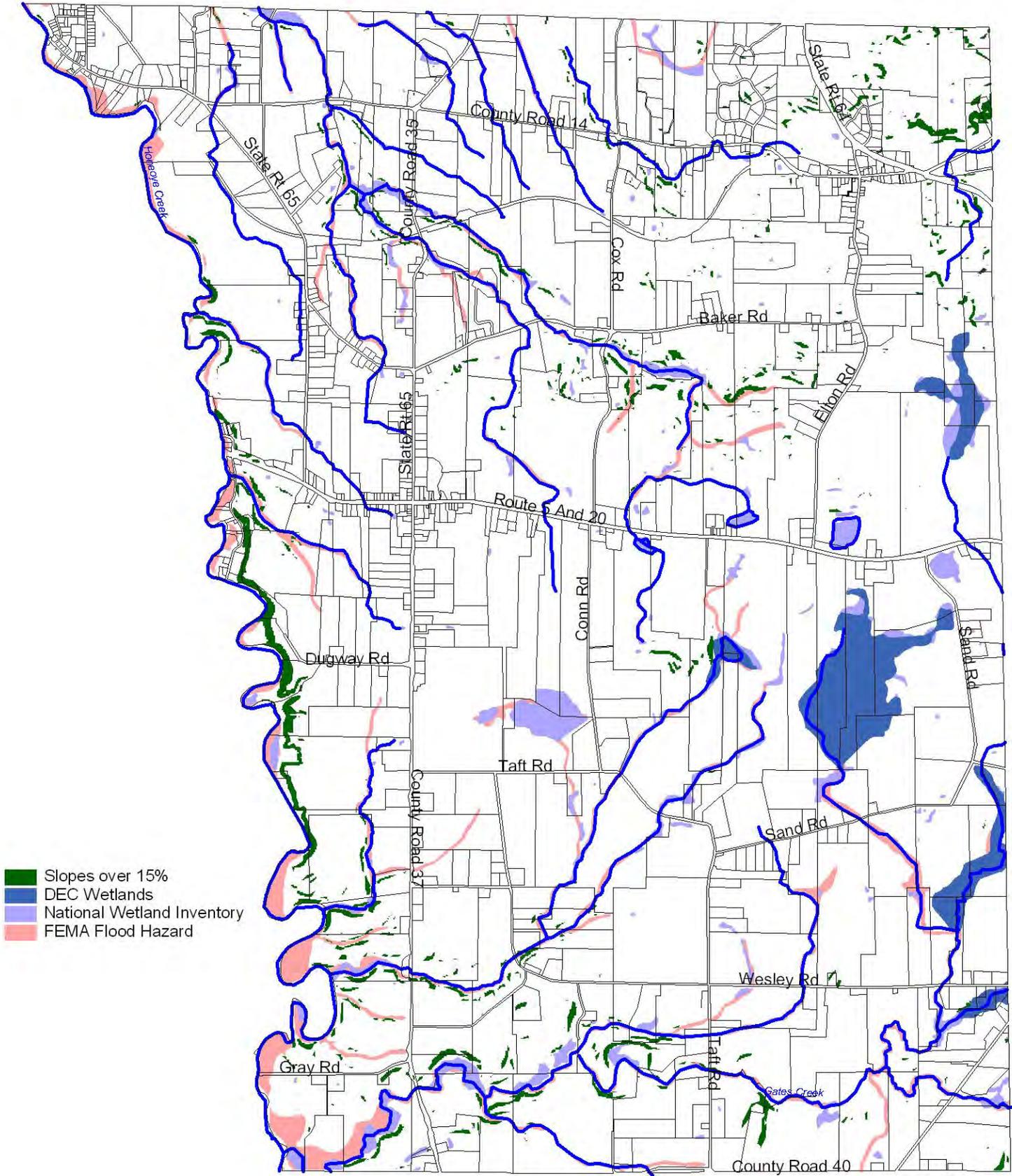
Areas with steep slopes are shown on the Environmental Conditions Map on the following page.

### 6.1.4 Groundwater

#### Streams and Watersheds

Surface water resources are assigned classifications by the State Department of Environmental Conservation due to their direct link to the health and sustenance of the population and plant and animal life. The fresh surface water classifications range from A (highest) to D (lowest), with a sub-classification (T) denoting those streams that are capable of supporting trout and (TS) indicating trout-spawning streams. The streams classified from A to C(T) are "protected", meaning a DEC permit is needed to disturb the bed or banks of the stream. The classifications are further described as follows:

- **Class A** - The best usages of Class A waters are a source of water supply for drinking, culinary or food processing purposes, primary and secondary recreation and fishing. The waters shall be suitable for fish propagation and survival.
- **Class B** - The best usages of Class B waters are primary and secondary contact, recreation and fishing. These waters shall be suitable for fish propagation and survival.
- **Class C** - The best usage of Class C waters is fishing. These waters shall be suitable for fish propagation and survival and primary and secondary contact recreation, although, other factors may limit the use for these purposes.



- Slopes over 15%
- DEC Wetlands
- National Wetland Inventory
- FEMA Flood Hazard



0 0.5 1 Miles

# Environmental Conditions

## Town of West Bloomfield 2012 Comprehensive Plan

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- Irondequoit Creek Watershed Collaborative – The Town of West Bloomfield is not an official participant in this program, although approximately ¼ of the Town is included in this watershed. The program, administered by the Monroe County Board of Health, has prepared a report entitled *Recommendations for Stormwater Management*, which requires a Stormwater Management Plan if either of the following thresholds are met:

- 15,000 square feet of additional pavement and rooftop
- 6,000 square feet of additional parking area

This information, required from developers by local planning boards prior to approval, may be helpful to West Bloomfield in assessing the environmental impacts of new projects within the watershed.

### Floodplains

Information on flood zone boundaries is documented and mapped by the National Flood Insurance Program as part of the Federal Emergency Management Agency (FEMA). Flood zone mapping is available on Flood Insurance Rate Maps (FIRM), which designate areas that would require special flood insurance if built upon. Flood maps for the Town of West Bloomfield were prepared in 1996. They show the locations of flood zones within the Town. The most pronounced flood areas are along Honeoye Creek, where the floodplain width ranges up to 600 feet from the creek. In the past, West Bloomfield has experienced some flooding from erosion of the creek banks which produced landslides. The City of Rochester has done piping along this creek to minimize flooding and erosion, and the results have been successful. Other flood zones seem to follow the banks of the streams, but do not cover any large areas

### Wetlands

Wetland areas are inventoried and mapped by both federal and New York State agencies. The NYS Department of Environmental Conservation (DEC) maps only those wetlands that are 12.4 acres or more in size, whereas the U.S. Fish and Wildlife Service maps all wetland areas regardless of size.

In 1976, a State-wide inventory was begun by the NYS Department of Environmental Conservation to identify and map all wetlands greater than 6.25 acres in size. According to this information, a total of 7 wetlands of this size were identified in West Bloomfield, and their location is shown on the Environmental Conditions Map. The location of wetlands plays a part in determining potential development areas, since a 100-foot buffer must be maintained around these areas.

The federal wetlands cover areas as small as one acre. In West Bloomfield, these are located adjacent to Bebee Creek and Dark Hollow Creek and their tributaries, as well as along an unnamed stream in the northwestern part of town. Although no required buffer area needs to be maintained, a permit from the U.S. Army Corps of Engineers is required for any development adjacent to these wetlands.

#### **6.1.5 Wooded Areas**

Areas with mature trees offer immeasurable benefits to the community. They support natural ecological systems, give shade and natural places for recreation and hiking, provide scenic beauty, and produce a natural buffer for development.

In West Bloomfield, wooded properties are interspersed among farmlands and residential areas, contributing to the pastoral character of the community. Accordingly, wooded lots with important value to the community should be identified and preserved so that this character is maintained. For sites under pressure for development, the assistance of a conservation agency could be utilized to purchase or transfer development rights, or for outright property purchase, to ensure their preservation for future generations.

#### **6.1.6 Wind Resources**

Wind Energy is becoming a popular source of clean renewable energy. No natural resources are required for wind energy and there are no emissions. Wind energy can be a valuable resource for individuals who need energy to operate farms. Commercial wind energy towers can also be a secondary source of income for farmers.

Generating enough energy to be commercially viable requires extremely large structures, between 200 and 300 feet in height. These structures can be seen from miles away. Wind energy towers also create a constant source of noise. The low frequency vibration can have an effect on some people.

Average annual wind speed maps were created for the united states. The average annual wind speed for the majority of West Bloomfield is between 6.0 and 6.5 meters per second. The south west corner of West Bloomfield has an average annual wind speed between 5.5 and 6.0 meters per second. In order for an area to be viable for commercial generation of wind energy, the average annual wind speed needs to be above 6.5 meters per second. It is unlikely that West Bloomfield will be an attractive location for commercial wind energy producers.



# The Community

THE BACKBONE OF THE TOWN

2012 Comprehensive Plan Update





## 7.0 Community Resources

### 7.1 Community Facilities and Services

The amount and type of facilities and services available to residents are important indicators of the overall quality of life in a community. Factors such as education, emergency services and cultural enrichment greatly influence the attractiveness of the community as a place to live.

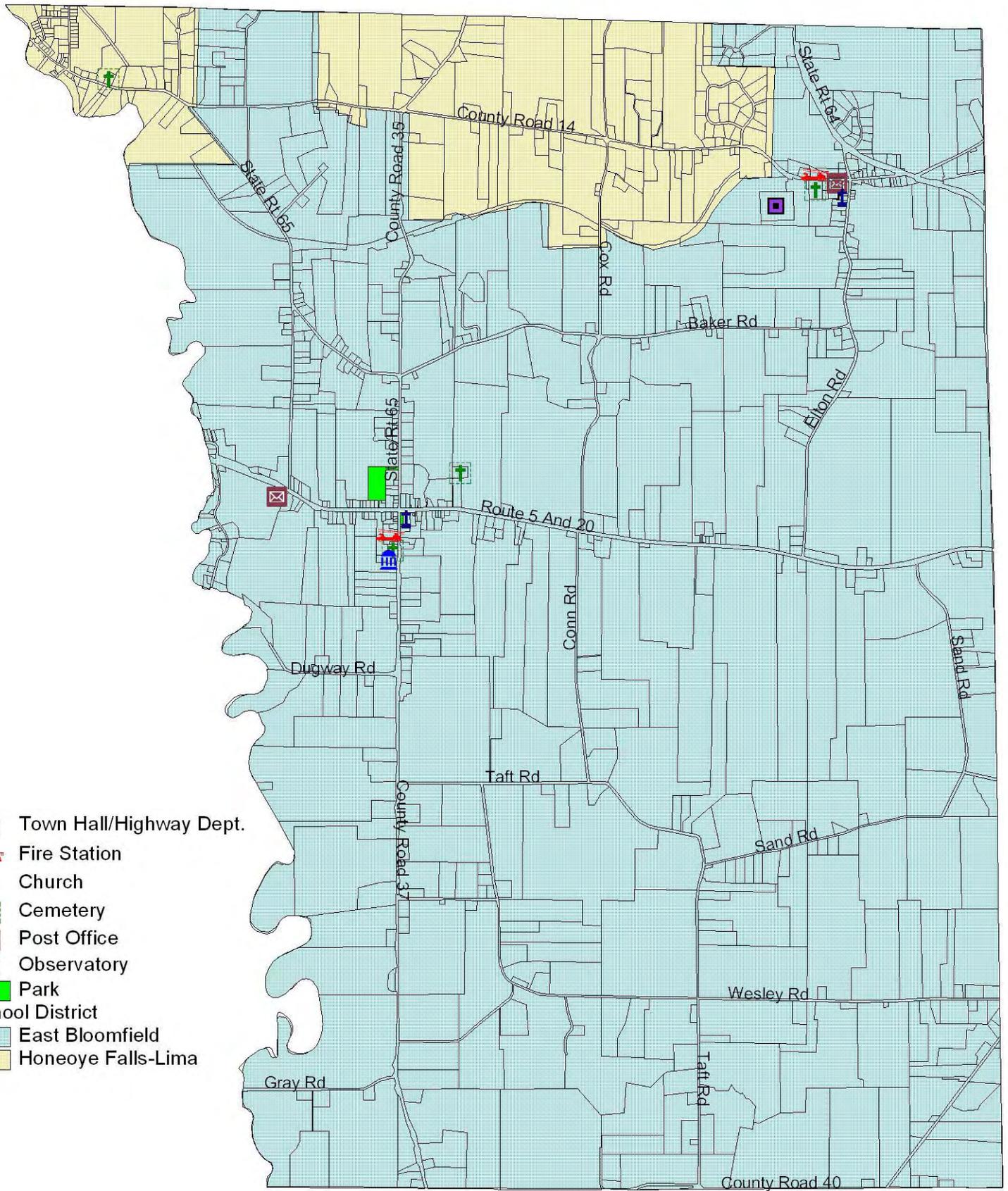
The Town of West Bloomfield has several amenities that have made it a safe, desirable location for residents. This chapter focuses on the school system, library and information services, emergency services, and cultural and social services.

Community facilities and services are depicted on the map on the following page.

#### 7.1.1 Schools

Most West Bloomfield students attend the Bloomfield Central Schools. A few homes on the south central Town border attend Honeoye Schools, while some in the northwest section attend Honeoye Falls-Lima Central Schools.

The Bloomfield school buildings are located in the Village of East Bloomfield. The District has an enrollment of roughly 1,110 students, with 450 attending Bloomfield Elementary and 560 enrolled in the combined middle and high schools. The most recent major construction project occurred in 2000 which included a new performing arts center, gym, art, music, and science rooms, cafeteria and track. Improvements since that time have focused upon general maintenance. The district buildings are considered to be in generally good condition. The school is in preliminary discussions for a new building construction project; however the scope, timeframe and cost have yet to be determined.



-  Town Hall/Highway Dept.
-  Fire Station
-  Church
-  Cemetery
-  Post Office
-  Observatory
-  Park
-  School District
-  East Bloomfield
-  Honeoye Falls-Lima



0 0.5 1 Miles

# Community Resources

Town of West Bloomfield  
2011 Comprehensive Plan

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The Bloomfield Central School district was ranked in 2011 at 289 among the best schools, nationwide. The District boasts several features that make it a high-quality resource:

- Bloomfield is one of 43 districts participating in the Wayne-Finger Lakes BOCES computer program entitled “Lake Net”. This program offers Internet and e-mail services to the district, enabling staff and pupils to access the most up-to-date technology.
- Bloomfield is part of the RAITN (Rochester Area Interaction Teaching Network), which connects the school system to other schools in the greater Rochester area. This network enables the Bloomfield schools to participate in “long-distance learning” by receiving classes from other schools or sending out their own classes. Through this system, students can take unique courses that the District does not offer on a regular basis, such as sign language or Russian.
- Bloomfield offers an internationally-recognized Baccalaureate program in all grade levels and offer several advanced placement programs in the high school
- Bloomfield offers high school students the Gemini Program, which is a partnership with Finger Lakes Community College where students are able to take college courses.

## 7.1.2 Library and Information Services

### Library Services

Located in the Village of East Bloomfield, the **Bloomfield Public Library** is chartered to serve the Town of East Bloomfield but also serves West Bloomfield residents since the Town does not have its own facility. The Library was chartered in 1968, and its current building was constructed in 1988. In addition to providing an important educational benefit, the Library is also a source of cultural and social activities.

The Library maintains a total of 18,000 holdings which include books, tapes and videos. The facility is open 36 hours per week throughout the year and is closed on Sundays.

The Bloomfield Library offers internet service, public access and an automated circulation system. The Library building also serves as a public meeting place for various groups, boards and organizations throughout the community. The library has recently begun offering its OWWL2Go program in which users can download books to electronic readers from the system's website.

The Bloomfield Public Library is part of the Pioneer Library System which includes Wayne, Ontario, Livingston and Wyoming Counties. Funding for the Library comes primarily from the Town of East Bloomfield, with additional support from the Town of West Bloomfield, Village of Bloomfield, Ontario County and New York State.

**Allen's Hill Library**, located on CR 40 in the neighboring Town of Richmond, is also used by West Bloomfield residents and financially supported through its budget. This library, also in the Pioneer Library System, is open 15 hours per week and closed on Mondays.

### **7.1.3 Emergency Services**

#### Police

Police services in the Town of West Bloomfield are provided through the Ontario County Sheriff's Department, which patrols the Town on a regular basis. The nearest substation is located in Canandaigua, approximately 10 minutes away.

The Sheriff's Department has in place several procedures that have enabled it to provide maximum benefit to the community including:

- an "enhanced emergency dispatch system", or E911. This allows the Sheriff's dispatchers to obtain the location and phone number of anyone calling the dispatch center.
- the "closest car concept" linked to State Troopers, which enables the Sheriffs to dispatch whichever car is closest to the scene – State or County.
- an emergency medical dispatch system whereby officers can advise callers until an ambulance arrives.

The Sheriff's Department also has numerous public service programs that are provided

to specific age groups, including:

- D.A.R.E. – Drug Abuse Resistance Education for school age children
- Project Lifesaver – a program for residents with dementia and other mental disabilities. Participants wear a tracking wristband which emits a signal that local law enforcement can track when a person is reported missing
- S.T.O.P.P.E.D. – Sheriffs Telling Our Parents and Promoting Educated Drivers. This program allows parents to register any vehicle that may be driven by youths. The Sheriffs will notify parents of any stop, the number of passengers and any tickets that may have been issued.

There are no problems specific to the West Bloomfield community in terms of law enforcement. The low crime rate contributes to the favorable quality-of-life that residents of West Bloomfield enjoy.

### Fire

The **West Bloomfield Fire Department** (WBFD) was founded in 1951. It is a volunteer organization. Members undergo basic training in fire fighting which includes the 13-session State Basic Fire Course. Other state and local courses are offered to provide training in specific areas of fire fighting.

The Town of West Bloomfield is the primary area served by the Fire Department. Under the mutual aid agreements typically in force for fire departments, the WBFD often assists nearby towns at large fires or emergencies, and receives assistance as needed. The WBFD responds to four calls per month on average.

The Fire Hall is located just south of Town Hall on CR 37, where 5 active truck units, each with a specific purpose, are maintained: First-line Engine, Second-line Engine, Grass Truck, Tanker and Rescue Truck. E911 calls from the public are sent to the dispatching center in Canandaigua, which in turn transmits the information to the WBFD by radio.

The **Ionia Fire House** is located on CR 14 in the hamlet of Ionia. This facility generally serves the hamlet but is also called on to provide emergency aid throughout all of West Bloomfield as well as neighboring towns. The hamlet of North Bloomfield is served by the Honeoye Falls Fire Department under a contract with that organization.

#### Ambulance

Ambulance and emergency medical service in the Town of West Bloomfield is provided by Finger Lakes Ambulance. Based out of West Bloomfield, Finger Lakes Ambulance was founded in 1955 and serves a twenty mile radius from its base. The company utilizes a fleet of late model, well maintained ambulances to respond to your medical emergency. Each unit is a mobile emergency department, carrying a full complement of medical supplies and state-of-the-art equipment. This service replaced the West Bloomfield Ambulance Corp.

#### **7.1.4 Cultural and Social Services**

Several services are available to meet the social needs of West Bloomfield residents of all ages through a variety of organizations. These include:

Senior Citizens Group - meets the third Monday of each month; activities often include luncheon at area restaurants

Ionia Women's Club – open to women residing in the Ionia area; meets the third Wednesday of each month

The Never Alone Club – activities for youth every Saturday night including pool, basketball, foosball, music and pizza; located at the corner of Main and Michigan in East Bloomfield

Churches – area churches include West Bloomfield Congregational Church and Ionia United Methodist Church

Scouts – groups include Brownie Troop #96, Girl Scout Troop #623 and Junior Girl Scout Troop #418; Cub Scout Pack #56 and Boy Scout Troop #56

West Bloomfield Community Day – held in May, the event included music, food, raffles, business displays and crafts for all community residents

North Bloomfield Community Club – this organization maintains the North Bloomfield Community Chapel which hosts many functions including harvest dinners, seasonal parties and weddings

Ionia Fall Festival – held in September, the event has run for 15 years and features a tractor parade of more than 100 tractors, hay rides, music, vendors, games and a Chicken bar-b-que

In addition to the formalized clubs and activities listed above, the community practices the philosophy of “neighbor helping neighbor” which provides an immeasurable social benefit to life in West Bloomfield.

### **7.1.5 Recreation**

A variety of recreational opportunities are available to residents, both within the Town and in neighboring areas. This section profiles the various facilities and programs.

#### **Recreation Facilities**

##### **Corner Park**

The central public park space in West Bloomfield is located at the southwest corner of Routes 5&20 and CR 37, across the street from Town Hall. This site is integral to the adjacent West Bloomfield Congregational Church property, and the two properties complement one another. This site is a passive recreational park rather than a high-activity park, with picnic tables arranged in a well-maintained treed area for public use. The park functions as an attractive and welcoming “Village green” public space in the center of town and thereby characterizes the overall quality of West Bloomfield.

##### **Michael J. Prouty Memorial Park**

This is West Bloomfield’s only active recreation park. The park includes a playground, ball diamond, basketball court, soccer fields and walking trail. The central, high profile location of the park is easily accessible to all Town residents, allowing many to enjoy recreational opportunities without traveling beyond Town borders. Use of sports fields can be limited due to overlapping geometries, allowing only one to be played at a time.

### Bloomfield School Buildings

The vast majority of West Bloomfield students attend the Bloomfield Central Schools which are located in East Bloomfield. The two school buildings – Elementary School (Maple Avenue) and High School (Oakmount Avenue) – host organized sports and have recreational facilities available to students and the general public, thereby contributing to the recreational opportunities of the West Bloomfield population. Currently, the Elementary School has baseball, soccer and softball fields on the property. The High School property contains a track as well as soccer and softball fields.

### Boughton Park

Although not located within the Town of West Bloomfield, residents of the Town have access to this beautiful regional park located in East Bloomfield. West Bloomfield has made an investment in purchasing the park along with Victor and East Bloomfield.

This 330-acre municipal park was purchased after the property was put up for sale by the Village of Fairport, which had previously used the site for its reservoir. The park is maintained entirely through local funding from the three towns. State funding, which would entail greater development of the site and opening it for general admission, has been refused. Instead, the towns have chosen to conserve the park in its natural condition. Admission is available only to residents and taxpayers of the three towns, who may obtain free permits from their respective Town Clerks.

Boughton Park offers a beautiful natural setting that is characterized by mature woods and two large ponds. No motorized vehicles or power boats are allowed. There are walking trails throughout the property, as well as trails for horseback riding. Other amenities for park users include parking areas, docks, a boat launch, canoe storage racks, pay phones and portable rest rooms.

### Other Recreational Sites

The American Legion site on Route 65 in West Bloomfield offers several recreational activities including horseshoes, a playground and an exercise program. Independent groups often lease space from the Legion for their activities.

Other areas in West Bloomfield provide more informal recreational opportunities. The abandoned “Peanut Line” railroad track is often used for hiking. The Creek site may also be used for canoeing.

### Potential Recreational Opportunities

The potential for recreational trails exists in West Bloomfield because of the many open space lands and the natural beauty of the area. Such locations include the Rochester Water Authority right of way (Seven Bridges Trail) as well as abandoned easements along rail lines that cross the Town. A variety of uses could be explored including cross-country skiing, snowmobiles, ATVs, equestrian, etc. The addition of recreational trails in West Bloomfield would spur the economy of the Town and create a destination in this part of Ontario County.

### Recreational Programs

Most of the recreational programs available to West Bloomfield residents are administered through the Bloomfield Central School system. A 6-week summer program held at the school for grades K-6 includes arts and crafts activities, outdoor games and optional swimming (past locations include Sandy Bottom, Deep Run and Kershaw Park). Weekly field trips are also conducted. Specialized activities such as basketball programs are available for older children. In recent years, the summer program has averaged 150-200 children per year.

Other recreational programs are privately sponsored but use the East Bloomfield Town Hall for registration. These include junior baseball (held at the American Legion field), Vince Lombardi football and soccer (held on Bloomfield School property). The Bristol Town Park is used for the soccer program during the summer months.

### **7.1.6 Other Municipal Services**

#### Refuse Removal

Refuse removal and recycling in the Town of West Bloomfield is provided through private contractors. There are approximately 3-4 companies in the vicinity that provide this service.

#### Animal Control

The Ontario County Humane Society in Canandaigua handles animal control problems in the Town of West Bloomfield. This primarily involves pick-up of stray dogs, but also includes animal cruelty cases and suspected incidence of rabies in any animal. The animal shelter for Ontario County is also located at the Canandaigua site.

### **7.1.7 Historic Resources**

The history of West Bloomfield can be observed as one travels through the Town. The style of many structures identifies them as dating from another era; the look of the Town gives the impression of a rich agrarian heritage.

#### West Bloomfield Historical Society

West Bloomfield has organized its historic preservation efforts through the West Bloomfield Historical Society located on Routes 5&20 in the heart of the Town. The building occupied by the Society was built in 1834 as a Congregational church. In 1866 the building was sold to the trustees of St. Joseph's Roman Catholic Society, who used it until 1991 when it was sold to the Historical Society. The building has been substantially upgraded with painting, new wiring, water service, Plexiglas protection for the stained glass windows and installation of display cases.

### Historic Sites

The Town of West Bloomfield has two properties that have been listed on the National Register of Historic Places. These include 9010 Route 5 and 20, the John Dickson Home as well as 9018 Route 5 and 20, Ontario and Livingston Mutual Insurance. The town also contains many additional buildings that have local historic significance

The Town Historian has compiled a list of local historic properties, which are described below. While the buildings listed here do not, for the most part, meet the requirements of the National Registry of Historic Places, they are of historical significance to the Town of West Bloomfield. Some of them have been “remodeled” or in other ways modified, and 20<sup>th</sup> century materials have been used in the changes and alterations, but the basic exterior character and appearance remains close to the original configuration. Their presence enhances the perception of the Town as a historic community and contributes to its appeal for tourists.

- 1. Former Town Hall.** This building was originally the Christian church located on County Road 37. It was moved to the present location in 1848 and used as Town Hall from 1871 through January 2009. The Town has since sold the building.
- 2. Congregational Church.** Built in 1876. The Society started as early as 1796.
- 3. Corrigan-Ainsworth House.** Main section of the house was built in 1820. From 1846 to 1871, Stephen Ainsworth operated a nursery business on this farm.
- 4. White-Peck House.** Once known as “Birch Lodge,” the building was given in 1876 by Stephen Ainsworth as a gift to his daughter Isabella Peck.
- 5. The Old Union Hall,** 9030 Routes 5 & 20. Ca. 1841. Legend has it that this building may have served as the Town Grange Hall. For many years it was used as a place for the annual Town Meeting. Over the years, it has housed many businesses that have contributed to the economy of the area.
- 6. Ontario-Livingston Mutual Insurance Co.** Built in 1841, this building is an excellent example of cobblestone architecture.
- 7. Prouty-Ayers Home.** Circa 1894.
- 8. Hamelee Residence.** A tavern once stood here. The present residence is part of the hotel remodeled.
- 9. Hyland Residence.** Built in the middle 1830s, this is a fine example of a Federal home.

- 10. Handy House**, 9142 Routes 5 & 20. Early records show that this house was sold to Elisha Fitch by Joel and Polly Handy on December 1, 1813. It is believed the house was built ca. 1795 which would make it the oldest residence in Town still standing and serving as a home. The original board and batten siding still wraps the building, and other original materials can be found inside.
- 11. Millard-Webb Home**. Circa early 1800's. This home was in the Webb family four generations.
- 12. Cuthbertson Home**. "Uncle Jimmy Brooks"; circa early 1800's. Once the site of a famous posting tavern.
- 13. Ball-Wilcox Home**. Site of Alvin Wilcox pottery.
- 14. Moore-Johnson Home**. Old tavern once stood here.
- 15. Fort Hill**. Site of Indian (Seneca) village in 1600's.
- 16. Hinman-Hanigan Home**. One of the earliest pioneer homesteads of the industrial period of Factory Hollow Road. Formerly a carriage factory and blacksmith shop until the arrival of the automobile shortly after the turn of the century. Once a stage coach terminal.
- 17. Smith House**. This house was built prior to 1850. It is the site of the Webb & Johnson tile factory.
- 18. West Bloomfield Station**. The Peanut Branch in 1874 got its nickname from its first cargo.
- 19. VandeMar-Daniel Gates**. 1963 NY Route 65, North Bloomfield. Daniel Gates arrived here in 1790.
- 20. Buckman-Marvin Gates**. In 1794 Daniel was joined by his brother, Marvin. The two brothers began building homesteads about 1½ miles apart on NYS 65 in 1794. During the four years these homes were under construction, it is said that during the winters, the Indians would slip into the houses and sleep on the floors to keep warm.
- 21. North Bloomfield Chapel**. Built sometime during 1895-1897 on land once owned by Marvin Gates.
- 22. North Bloomfield School**. Built in 1829 and originally used as a "meeting house" by the First Universalist Society of Lima.
- 23. Old Mills**. Many water powered mills and shops along Honeoye Creek with its six dams.
- 24. Rumsey Farm**. This farm has been in the Rumsey family since 1919.
- 25. Lansings**. In the 1930's a tea room well known for its good food.
- 26. Nugents**. Susanna, wife of Samuel Miller, buried here.

27. **VanderVen Depot.** County Road 14 near 4 corners, Ionia. The depot was the focal point of commerce in and out of the West Bloomfield area from 1853 to 1939. It was a stop on the “Peanut Line,” originally formed as the Canandaigua and Niagara Falls Railroad. The line was subsequently leased to the New York Central RR.
28. **Samuel Miller’s Barn,** 4 corners, Ionia. This old barn served as a barn, church, school, town meeting place, and headquarters for training area soldiers. Brigham Young attended and preached at this church.
29. **Stockums.** Samuel Miller homestead built in 1840.
30. **Dunne.** Built by Silas Miller in 1869. The Dunnes are responsible for restoring the house as close to the original as possible.
31. **Ionia United Methodist Church.** Built in 1840, remodeled in 1888 as you see it today.
32. **Madafferi.** Cobblestone school house built in 1845 while the wood school house was built in 1903 which is now remodeled into a two-family dwelling.
33. **Twardokus.** “Peach Dale” Farm. Benjamin Wager produced the Wager peach here.
34. **Travis-Welton.** At one time an Inn known as “Lanes’ End Inn.” When Charles Shackelton owned it, he had his blacksmith shop in the barn.
35. **Schlenker.** Built in 1808 - Pottery factory in the front yard in 1835.
36. **Shafer-Perigrene Gardner Property.** First settler in West Bloomfield in spring of 1789.
37. **Heath.** This property was also part of the Gardner property.
38. **Kimball-Hotchkiss.** Home of Lucinda Gardner Hotchkiss, first white child born in West Bloomfield.
39. **Schlenker-Conn.** Circa 1830.
40. **Lay-Muck-Tamarack Swamp.** At one time owned by L.J. Demartinis who extensively tilled the rich soil. The muck soil was good for growing potatoes.
41. **Morey-Anderson.** Circa 1830. One of the most completely stenciled homes in Western New York.
42. **Oliver Scott Buffalo Farm.** Site of Seneca Indian Village and burial grounds in the 1600’s.
43. **Captain Robert Taft Homestead,** 3106 Taft Road. Captain Taft purchased 15½ square miles of land which included the entire half of the township and part of Lima and East Bloomfield. He built a brick home on Taft Road in 1801. Between 1836 and 1841, Robert’s son Chapin added a cobblestone portion and a large kitchen.
44. **Otis Thompson Homestead.** 3226 Wesley Road. Built in 1808 by Otis Thompson,

pioneer farmer and school teacher.

45. **Cook-Pierpont.** Cobblestone section built in 1841. A wooden wing was added at about the same time, terminating in several woodsheds.
46. **Kimball.** Solomon Kimball settled in 1813.
47. **Pioneer Cemetery.** County Road 37 south of the Town Hall. The first cemetery in the township, Pioneer was established in 1798 and is the final resting place of almost all of the pioneer families. Property owned and cared for by West Bloomfield Church Society.
48. **Watrous Peck Homestead,** 8814 Wesley Road. Ca. 1803. This was the homestead of pioneer settler and farmer, Wats Peck.
49. **Shepard's Pond (also referred to as Shackleton's Pond),** Routes 5 & 20 and Elton Road. The women of the Town set aside one day each week as wash day. On this day they took all their laundry to Shepard's soft-water pond. Once they gathered at the pond, fires were built under large iron kettles to heat water for washing. The women would bring picnic lunches and try to make as much of a social occasion of it as they could.
50. **School No.5,** County Road 37 and Hewitt Road. One-room school that stands on the farm of Mr. Ray Grundman who has added a shed to the structure and is using it for storage. All of the other one-room schools have either burned or have been demolished.

#### NORTH SIDE OF ROUTES 5&20<sup>1</sup>

51. 8044 built pre 1850. Nathaniel Eggleston Tavern
52. 8226 built ca. 1870. Now owned by Elam Sand & Gravel.
53. 38374 built ca. 1875. Lovely home. Porch featured in "The Victorian Era" in 1977.
54. 8424 built 1808. Was a salt box, roof raised 1922. Pottery factory on property 1835.
55. 8492 built in 1946 for Leslie and Beulah Duger who still live there.
56. 8520 built ca. 1940 was Maplehurst Inn for many years.
57. 8526 built pre 1850. Early Baker family lived there.
58. 8586 built pre 1850. A early home of Southgate's.
59. 8632 built ca. 1800's. On this site was a early home. Moved to Genesee Country Museum.
60. 8658 built ca. 1877. A early 1808 house sits just west of this lovely home.
61. 8708 built pre 1850. A early Parmele home.

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<sup>1</sup> \* Information on Sites 51 through 311 provided by Sandra Schlenker.



- 62.** 8750 built in 1950. The motel was built before the house. (the house was built in 1954)
- 63.** 8788 built pre 1850. Originally a toll gate house and once stood across the road.
- 64.** 8800 built pre 1850. Main Huff farm.
- 65.** 8872 built pre 1850. Charles Dallas raised many white leghorn chickens here.
- 66.** 8936 built 1901. On site previous was a stage coach Inn. Burned in 1889. Beautiful home.
- 67.** 8956 built early 1800's. Brick. Silas Brown home. He donated land to Rural Cemetery.
- 68.** Rural Cemetery, according to Court House records Rural Cemetery started in 1849.
- 69.** 8966 built 1831. Built by the Congregational Church. Bought by Catholic Church in 1866; St. Joseph's. The Historical Society acquired the building in 1991.
- 70.** 8978 built pre 1850. Recently this home was extensively remodeled.
- 71.** 9000 built ca. 1830. Was a tenant house for Riorden family farm west of house.
- 72.** 9010 built ca. 1830. Early Parmele; Riorden and John Dickson (Congressman 1831) home.
- 73.** 9019 built ca. 1841 or earlier. Brick store. Many owners.
- 74.** 9018 built ca. 1840. Cobblestone. Ontario and Livingston Mutual Insurance Office in 1840.
- 75.** 9020 built pre 1850. Large wooden home.
- 76.** 9024 built ca. 1830. Called "The Cottage" on 1904 map.
- 77.** 9030 built ca. 1840. "Union Hall". Early Tailor's shop; Mill; Implement dealer; Smithy.
- 78.** 9034 built 1876. Built by Stephen Ainsworth for his daughter, Isabelle Peck.
- 79.** 9040 built 1820. Home of Stephen Ainsworth, nurseryman. House drawing on 1859 map.
- 80.** 9054 built 1832. George Ayers home, local post master and maker of milk shakes.
- 81.** 9070 built pre 1850. Early home of the Hall family. We have detail writings of house 1850.
- 82.** 9080 built 1910. Home built by Matthew Bancroft, local carpenter.
- 83.** 9098 built early 1800's. Early Hall home.
- 84.** 9104 built early 1940's. This is the site of the William Hinman Blacksmith Shop.
- 85.** 9118 built pre 1850. In the 1950's post office here. Was a six unit motel in back; 1940's.
- 86.** 9126 built 1830. Home of David Millard, minister; traveler to the Holy Land.
- 87.** 9130 built ca. 1850. Structure has two layers of sun-dried brick in main walls.

- 88. 9142 built 1793. Board and Batten siding, tree stumps support the main section.
- 89. 9154 built ca. 1880. In Webb family for over a century. Hand hewn beam; some stencils.
- 90. 9168 built ca. 1904. Porch built in 1912.
- 91. 9164 built after 1904. A early Peck home.
- 92. 9216 built ca. 1948. Built by Floyd and Goldie Hirsch.

#### SOUTH SIDE OF ROUTES 5&20

- 93. 8007 built 1949. At one time there was a gas station on this site that burned.
- 94. 8065 built pre 1850. In 1800 Josiah Eggleston had a shoe maker shop here.
- 95. 8241 built 1932. Previous home on site (a Inn) built Ca. 1810, burned 1932.
- 96. 8315 built pre 1850. The Jesse Shepard home for over 70 years.
- 97. 8361 built 1817. We have the contract of Augustus Hotchkiss building home for \$70.00.
- 98. 8431 built ca. 1930's. Was a restaurant and a gas station "Red Wing Inn".
- 99. 8447 built pre 1850. Has a unusual copula running height of the house.
- 100. 8527 built pre 1850. Old school house in back yard, moved there from nearby.
- 101. 8701 built ca. 1800. Home of first settler Peregrine Gardner.
- 102. 8719 built pre 1850. In the Heath family since 1883.
- 103. 8733 built ca. 1800. Augustus Hotchkiss bought in 1810. One of the older homes.
- 104. 8751 built pre 1850. Part of this house came from another house across the road.
- 105. 8797 built 1904. Farm of Henry Courneen, mail carrier for 35 years.
- 106. 8837 built 1924. Previous house on this site burned in 1921.
- 107. 8857 built 1841. Town clerk office in this house for many years.
- 108. 8883 built 1926. Prefabricated gas station shipped from Iowa. Cost \$400.00.
- 109. 8883 built ca. 1800. Home of early settler Ebenezer Curtis.
- 110. 8923 built 1880 by Porter F. Leech, store owner in town. We have original specifics.
- 111. 8953 built ca. 1891. Has original cobblestone smoke house. Had cabins; "Shady Rest".
- 112. 8967 built pre 1859. Original home of Jasper C. Peck, dealer in wool.
- 113. 8979 built pre 1859. Owned Charles Webb in 1859.
- 114. 8985 built early 1800's. Also owned by Charles Webb.

- 115.** 9007 built ca. 1830. Home of Otis Thompson in 1950's.
- 116.** 9013 built 1921. The old "Veranda" restaurant. Later was "West Bloomfield Inn".
- 117.** 9021 built 1832. Originally a doctor's office, moved to this site in 1894; milk shake shop.
- 118.** 9023 built ca. 1874. Once next to Catholic Church; Select School for girls; moved 1913.
- 119.** 9027 built 1835. The barn, in 1919, was the store of the Sterling Tea Company.
- 120.** 9035 built 1846. Congregational Church is on the site of church built in 1804.
- 121.** 9053 built 1823. Was a Christian Church. Moved in 1848. Now our Town Hall.
- 122.** 9061 built 1877. Neal Murphy was a former owner who also owned brick store.
- 123.** 9067 built 1810. Old hotel. Dances held here. Home of the Hewitt's for many years.
- 124.** 9073 built between 1840/60. A tin shop. Wm. Hinman, blacksmith, owned one time.
- 125.** 9081 built pre 1850. Mildred and Ike Duffy owners in the 1940's.
- 126.** 9095 built per 1850. Garage may be an old ice house which was filled from "Trout Pond".
- 127.** 9099 built early 1800's. Brick house.
- 128.** 9107 built pre 1850. Wagon shop owned by Reuben Pierce, 1800.
- 129.** 9111 built ca. 1830. Old "Johnson Tavern". Lg. brick house; extensive stenciling.
- 130.** 9119 built 1858. Home of Dr. Mark Welch. 1917 cyclone blew barn to pieces.
- 131.** 9127 built pre 1850. Ira Clemons old home (1870's to 1904)
- 132.** 9137 built 1860. This beautiful home was a Pilsbury home, who were early settlers.
- 133.** 9147 built 1853. Another Pilsbury home.
- 134.** 9151 built 1928. Town built this home for Jimmy Brooks. Site of old Posting Tavern.
- 135.** 9159 built ca. 1830/40. Ray and Hattie Rose bought this home in 1958.
- 136.** 9179 built early 1800's. Site of Alvin Wilcox pottery factory 1840's and 50's.
- 137.** 9193 built pre 1867. Hopkins farm; 1870's to 1918.
- 138.** 9213 built 1967 but sits on the site of an old stage coach Inn.
- 139.** 9225 built 1940's. "Palmer's Tavern". Was the "Ravine". Site of Adam Flint's tannery.
- 140.** Part way down the hill on left was "Fort Hill". It was the site of the Seneca Indian village. Many artifacts found here. The Indian name was Gan-un-da-ok, meaning "village upon a hill".

EAST SIDE COUNTY ROAD 37

- 141.** 2533 built ca. 1940's. Originally was a bee house called the "Honey House".
- 142.** 2540 built ca. 1800. Built of planks and hewn beams. Stairs have carved on them 1852.
- 143.** 2553 built pre 1879. Built of planks and hewn beams. May have originally been a barn.
- 144.** 2593 built pre 1850. Under the porch is a cemetery stone. This is a brick home.
- 145.** 2785 built pre 1850. In 1850 T.R. Peck lived here.
- 146.** 2967 built pre 1850. This was a rental farm for many years. Later was a summer home.
- 147.** 3047 built pre 1850. Hand hewed timbers in the house. In Rose family since 1919.
- 148.** 3387 built ca. 1877. This farm has been in the Grundman family since 1938.
- 149.** 3509 built pre 1850. Farm owned by Rawlins family from 1882 to 1950.

WEST SIDE COUNTY ROAD 37

- 150.** 2516 built pre 1850. This home has been remodeled on the outside.
- 151.** 2520 built pre 1850. This or a building nearby was the law office of Mr. Dickson.
- 152.** 2524 built pre 1850. Home of the Moores for many years.
- 153.** 2550 built pre 1874. In the Duffy family since 1962. Pioneer Cemetery oldest stone is 1795 William Warner.
- 154.** 2656 built pre 1850. Home of the Walter Ash family in 1950 to 1914 or longer.
- 155.** 2668 built pre 1850. Another Ash home at one time.
- 156.** 2684 built 1857. Original home partially burned in the 1930's. Ash home 1857 to 1945.
- 157.** 2843 built pre 1850. In the 1850 Sam Millington family lived here.
- 158.** 2878 built pre 1850. We have memories of Effie Cottrell living here in 1880's.

SOUTH SIDE ALLENS HILL ROAD

- 159.** 8647 built ca. 1860's. Was a Fisher tenant house.

NORTH SIDE ALLENS HILL ROAD

- 160.** 8694 built. ca. 1860's. In 1874 J. Lancer lived here.

EAST SIDE COUNTY ROAD #40

- 161.** 3449 built ca. 1805 Marion Salsey was a horse dealer in the 1940's and 1950's.

WEST SIDE COUNTY ROAD #40

- 162.** 3466 built pre. 1859. The house was school house #4 and still being used after 1912.
- 163.** 3496 built pre 1850. This lovely home was the old Paull homestead in 1858.
- 164.** 8324 built after 1859. Home of Morrow's in 1874.

EAST SIDE CONN ROAD

- 165.** 2775 built between 1874 & 1904. This is two houses joined. Only two owners.

WEST SIDE CONN ROAD

- 166.** 2540 built 1941. By Harry Schoff. Parts of the house from a house on East Av., Roc.
- 167.** 2876 built 1941. Original house 1907. DeMartinis's owned, produce grower on muck.
- 168.** 2890 built ca. 1818. Brick from farm clay. A Taft homestead for over 100 years. Stencils.

SOUTH SIDE DUGWAY

- 169.** 9117 built ca. 1841. Beautiful cobblestone. Shutters found in attic. Addition in 1970's.
- 170.** 9277 built ca. 1937. Original building was a hunting cabin. This is at the dead end.

#### NORTH SIDE DUGWAY

- 171.** 9148 original house built ca.1818. Burned in 1965. New house built on site in 1965.

#### WEST SIDE OLMSTEAD

- 172.** 2206 built pre 1850. Nothing known of this house yet.
- 173.** 2278 built pre. 1850. A early Parmele homestead, later the Marbles' owned (1874)
- 174.** 2402 built early 1800's. In the Olmstead family for over 100 years.

#### EAST SIDE SAND ROAD

- 175.** 2667 built ca. 1873. Melvin Hathaway here in 1915. A trapper. Mr. Murray in 1874.
- 176.** 2935 built pre. 1850. This home was on a four corners, now two roads abandoned.

#### WEST SIDE SAND ROAD

- 177.** 2926 built pre 1850. A M. Smith lived here in 1950. In 1919 it had 104 acres.
- 178.** 2964 original house pre 1850. Burned in 1979. New house built 1981.

#### SOUTH SIDE SEYMOUR ROAD

- 179.** 8987 built pre. 1850. On the 1850 map R. Peck owns this house.

#### NORTH SIDE SEYMOUR ROAD

- 180.** 8978 built pre 1850. Folklore says; this house was on the "Underground Rail Road".

SOUTH SIDE TAFT ROAD

- 181.** 8602 built ca. 1816. Old Taft Homestead for 130 years. Built by Augustus Hotchkiss.
- 182.** 3105 built ca. 1858. Probably built by a Taft as Bezaleel Taft lived here in 1859.
- 183.** 3363 original house built pre 1850. Torn down, new house built.
- 184.** 3905 built pre 1850. The look of Greek Revival. Owners thought site of Indian village.

NORTH SIDE TAFT ROAD

- 185.** 8979 built 1906. House built for Dominick Burns. Auction of farm in 1912.
- 186.** 8735 built pre 1850. Home of Hiram Taft. It was land of Robert Taft early settler.
- 187.** 8675 built pre 1850. Farm site of Indian village. Excavated in 1960's.
- 188.** 3106 built, brick side 1801; cobblestone side ca. 1841. One of oldest houses in town.
- 189.** 3158 built pre 1850. Home of E.F. Leach from before 1850 to 1904.
- 190.** 3328 built pre 1850. Old Daniel Gates home. Gates Creek named for him. (now Beebe)
- 191.** 3392 built pre 1850. A old Bancroft home. He was a contractor in 1914.

SOUTH SIDE WESLEY ROAD

- 192.** 8213 built after 1918. Porch was added to the house in 1997.
- 193.** 8353 built pre 1850. A salt box house. Probably quite original inside.
- 194.** 3226 built 1808. Adams style house. Very original to this day. Three owners.

NORTH SIDE WESLEY ROAD

- 195.** 8254 built pre 1850. Many outbuildings. Natural gas burned here for years, 24 hrs a day.
- 196.** 8298 built 1874. Has been in the Coddling family since before 1859.
- 197.** 8518 built pre 1850. This is not a school house. Was the home of Orcutt's many years.
- 198.** 8814 built 1803. Very early home. Has been restored to it's beauty by present owners.

- 199.** 3215 built 1822. Was built by Jesse Taft. Then John Seymour. Has had five owners.
- 200.** 3115 built pre 1859. A J.P. Thompson owned in 1859. Later Will Seymour.

#### EAST SIDE FACTORY HOLLOW

- 201.** 1875 built pre 1850. Originally a Peck home.
- 202.** 1909 built pre 1852. Was told that building was a chicken house from East Bloomfield.
- 203.** 1985 built pre 1850. This once two storied house has been remodeled. Was skunk ranch.

#### WEST SIDE FACTORY HOLLOW

- 204.** 1888 built pre 1852 In 1852 J. Decker lived here.
- 205.** 1894 built 1948. Nothing else known on this house.
- 206.** 2002 built pre 1850. One of the early homes of Factory Hollow.
- 207.** 2014 built pre 1850. Records date to 1838. Once a stage coach terminal and store.
- 208.** 2036 built pre 1850. Was occupied by early settler Ira Babb.
- 209.** 2062 built pre 1874. Was a candy store in the 1929's.
- 210.** 2064 built pre 1871. Hand hewn logs & square nails. Site of tile factory of Geo. Webb.

#### SOUTH SIDE GRAY ROAD

- 211.** 9117 built pre 1850. A Seymour place. Fell into disrepair, remodeled. Had a gas well.
- 212.** 9223 built ca. 1874. Had a fire now house all remodeled.
- 213.** 9289 built pre 1850. On a barn is date of 1879. Old Seymour homestead. Large house.

WEST SIDE ELTON ROAD

- 214.** 1908 built pre 1850. Small building on property was "Blue Bird Inn", old lawyer office.
- 215.** 1924 built 1878. Seward French lawyers office on this property then moved to #1908.
- 216.** 2112 built 1869. This was a Miller homestead until 1911. Beautiful large home.
- 217.** 2120 first church built 1840; second 1888. Ionia Methodist Church.
- 218.** 2126 built about 1873. The Howes family lived there from 1921 to 1992.
- 219.** 2130 built ca. 1869. At one time pianos and organs were sold here.
- 220.** 2134 site of cobblestone school built 1840 fell down 1903, present school/house 1903.
- 221.** 2140 built pre 1850. Had croquet grounds and cider mill in back yard at one time.
- 222.** 2144 built ca. 1859. Bill Washburn fixed cars and trucks in the barn in the 1950's.
- 223.** 2152 built ca. 1811. Log cabin on site first. House built shortly after. Bennetts 1875-1963
- 224.** 2174 built 1895 by Webb Hewitt. The Strong's have lived here since 1969.
- 225.** 2180 built ca. 1874. Was a two story house, extensive remodeling in 1960's.

EAST SIDE ELTON ROAD

- 226.** 1925 built ca. 1867. Owned by Lay family ca. 1888 to 1967. Large cistern in barn.
- 227.** 1931 built ca. 1840. Miller family lived here; George Claflin Postmaster owner also.
- 228.** 2103 built ca. 1840; was Miller wool house, moved to this location ca. 1870.
- 229.** 2111 built 1876 by William A. Emmons, carpenter and joiner. Beldings added on 1963.
- 230.** 2115 built 1875. Back of this house burned in 1953, remodeled.
- 231.** 2149 ca. 1850; back of this farmed once owned by Nataniel Rochester; Schlenkers 1943.
- 232.** 2183 ca. 1823; Lockwoods owned from 1928 to 1951.
- 233.** 2243 built pre. 1850. Cross homestead from 1949 to 1989.

#### WEST SIDE ROUTE 64

- 234.** 1824 log house built 1802; house built ca. 1876. Heech farm famous for potatoes.
- 235.** 1838 pre 1850. Carlton Wood and Freelove had 14 children born here. Now a horse farm.
- 236.** 2018 built 1850, was log cabin located on this site. Silas Miller owned in 1853.

#### NORTH SIDE STRONG ROAD

- 237.** 2047 built pre 1850. John LaFevre worked the land in 1874 with oxen.
- 238.** 1970 built pre 1850. A post and beam house. In Bennett family from 1914 to 1965.

#### SOUTH SIDE STRONG ROAD

- 239.** 2038 in 1911 Harry Sanders started Locust Lawn. A fire closed it in 1993.
- 240.** 2042 pre 1850. The Crandall's owned in 1850.

#### NORTH SIDE COUNTY ROAD #14

- 241.** 1989 built ca. 1834. Owned by a doctor one time, apothecary jars found in cupboard.
- 242.** 1969 built ca. 1892. Was a Society Hall & Grange. Remodeled to home in 1953.
- 243.** 1963 built pre 1859. Charles Lamb ran a Hotel in times of drummers & horses. (1880's)
- 244.** 1959 built 1866. Owned by Claflin family from 1866 to 1978! Only three owners.
- 245.** 1955 built ca. 1839; a parsonage in 1842. Apartment made in 1955.
- 246.** 1949 built ca. 1882. Was Michael Cavanaugh, the blacksmith, house in 1874 to 1935. Remodeled as a coffee shop in 1998.
- 247.** 1943 pre 1874. Was cobblers shop, 1877 enlarged; grocery store, apt. over store.
- 248.** 8280 built 1840. Silas Miller built this beautiful house. Brightmans had ice cream stand.
- 249.** 8310 built 1853. Railroad station, train stopped in 1939. Then "Oliver Plant"; Bills Shop.

- 250.** 8356 built 1823. In Wood family from 1824 to 1913. Remodeled in 1973 by Stones.
- 251.** 8482 built pre 1850. Carl Miller here in 1880. Nugent family 1908 to 1989.
- 252.** 8520 first house built 1826 by William Baker; burned 1938; new house 1946.
- 253.** 8574 built ca. 1840. A large cobblestone house. Tea Room one time ran by Nugent girls.
- 254.** 8612 built pre 1850. Henry Sage owned in 1859.
- 255.** 8658 built pre 1850. Daniel Sage lived in 1867.
- 256.** 8734 built pre 1850. S. Miller here in 1859. Parrish family since 1882.
- 257.** 8786 built pre 1850. Norman Parrish bought in 1914. Still in Parrish family.
- 258.** 8812 built pre 1850. The Sackett homestead.
- 259.** 8930 built pre 1850. In 1816 was the only corn that escaped the frost (frost every month)
- 260.** 9038 built pre 1850. Owned by G.M. Gates in 1859.

#### SOUTH SIDE COUNTY ROAD #14

- 261.** 1992 built 1895 by Burton Sage. In 1926 Schweickhard's built a apartment upstairs.
- 262.** 1984 1812 site of log school house. House built in 1876 by Oscar Bailey.
- 263.** 1972 in 1874 Oscar Bailey built a carriage and wagon shop in business 51 years.
- 264.** 1968 built pre 1840. Grocery store in back part of house in 1883. Hatch's since 1946.
- 265.** 1964 built 1878 for Hannah Jenkins. Goods from 1946 to 1980 when Parrish's bought.
- 266.** 1960 built pre 1859. J.D. Fleagles owned in 1859. Robert Turvery in 1913.
- 267.** 1956 in 1876 this was Joe Brown's shoe shop. Turvery blacksmith shop in 1916.
- 268.** 1950 built ca. 1853. In 1930 Harold and Blanche Conklin bought; owned until 1998.
- 269.** 8281 built ca. 1903. Was a meat market; remodeled in 1906; Bennett family since 1931.
- 270.** 8303 built ca. 1880 by Ed Ransford. Raised the roof in 1903. 1946 barn burned.
- 271.** 8309 built in 1879 by Patrick O'Leary. Don Parrish home since 1949.
- 272.** 8313 built in 1879 for Newton Dibble. Dubbles owned until 1921.
- 273.** Millers Corners Cemetery, deeded over in 1842. Vault built by Charles Longyear in 1914.

- 274.** 8349 built 1878 by Fred Huntley. In the Parrish family from 1888 to 1999.
- 275.** 8375 original house built ca. 1795; burned 1940; Barn moved and made into a house.
- 276.** 8407 built pre. 1850. Evan's owned since prior to 1878.
- 277.** 8523 Barns built pre 1900. House in 1983.
- 278.** 8559 built in 1947 by Don and Wilma O'Brien.
- 279.** 8611 built ca. 1831. Nugents lived here at one time.
- 280.** 8633 built pre 1859. William Sage, basket maker, lived here.
- 281.** 8685 built pre 1850. Hat Sage lived here early on.
- 282.** 8875 built pre 1874. Sackett's owned in 1942.
- 283.** 8941 built pre 1850. Edwards family owned from 1874 to 1932.

#### NORTH SIDE OF BAKER ROAD

- 284.** 8432 1800 log cabin. One room after 1800. Baker homestead. 1957 Kennels.
- 285.** 8496 built pre 1850. John Wood lived here in 1850.
- 286.** 8526 built in 1941 by Harry Niles.
- 287.** 8536 built in 1935 by Harry Niles. Alberts own now, they remodeled in 1965.
- 288.** 8742 built pre 1852. Was Murphy farm from pre 1852 to 1943.
- 289.** 8830 built pre 1850. Bakers bought about 1919, sold in 1970 to a doctor; summer home.

#### SOUTH SIDE OF BAKER ROAD

- 290.** 8377 built ca. 1812 by Robert Simpson, plow maker. Almost fallen down.
- 291.** 8557 built pre. 1850. George Strapp bought in 1943. Now Ed Strapp's.
- 292.** 8775 built pre 1850. This cute little home has extensive gardens. From many countries.

#### EAST SIDE OF ROUTE 65

- 293.** 2156 built pre 1850.
- 294.** 2080 built pre 1833. This is the Parmele homestead owned by them pre 1850 to 1918.
- 295.** 2070 built pre 1850. This barn it being made into a house 1998.

- 296.** 1978 built 1799 by Daniel Gates. Indians would sleep in this house when being built.
- 297.** 1926 built 1799 by Marvin Gates, Daniel's brother. Has changed little over the years.
- 298.** 1924 built 1897. North Bloomfield Chapel. Original pulpit, carved oak chairs.
- 299.** 1918 built pre 1850. Was a tavern run by Robert Huntington. Had a large fireplace.

#### WEST SIDE OF ROUTE 65

- 300.** 2475 built 1926. Union Free School until 1968. Now the Lima Legion.
- 301.** 2395 site of the "Fish Pond Farm", where Stephen Ainsworth hatched trout in the 1860's.
- 302.** 2333 built pre 1850. Some say this old house is haunted.
- 303.** 2177 built ca. 1859. Afton Kilmer had a vegetable stand here for many years. Remodeled.
- 304.** 2163 built ca. 1820. This house has had only two or three owner. Mr. McInery 70 years.
- 305.** 2133 built 1852. West Bloomfield Railroad Station. Depot torn down in 1952.
- 306.** 2101 built pre 1850. Horse owners Red Williams family here from 1941 to 1992.
- 307.** 2067 built pre 1850. This is a large older home owned for many years by the Bakers.

#### NORTH BLOOMFIELD CEMETERY

- 308.** 1913 This store was built in 1868 after tearing down a 68 year old home. Oldest store.
- 309.** 1891 built ca. 1874. Owned by Edward Bond, miller of North Bloomfield.
- 310.** 1881 built 1906. Brothers built this home and #1877 at the same time.
- 311.** 1877 built 1906. Brothers built this home and #1881 at the same time.

## 8.0 Infrastructure

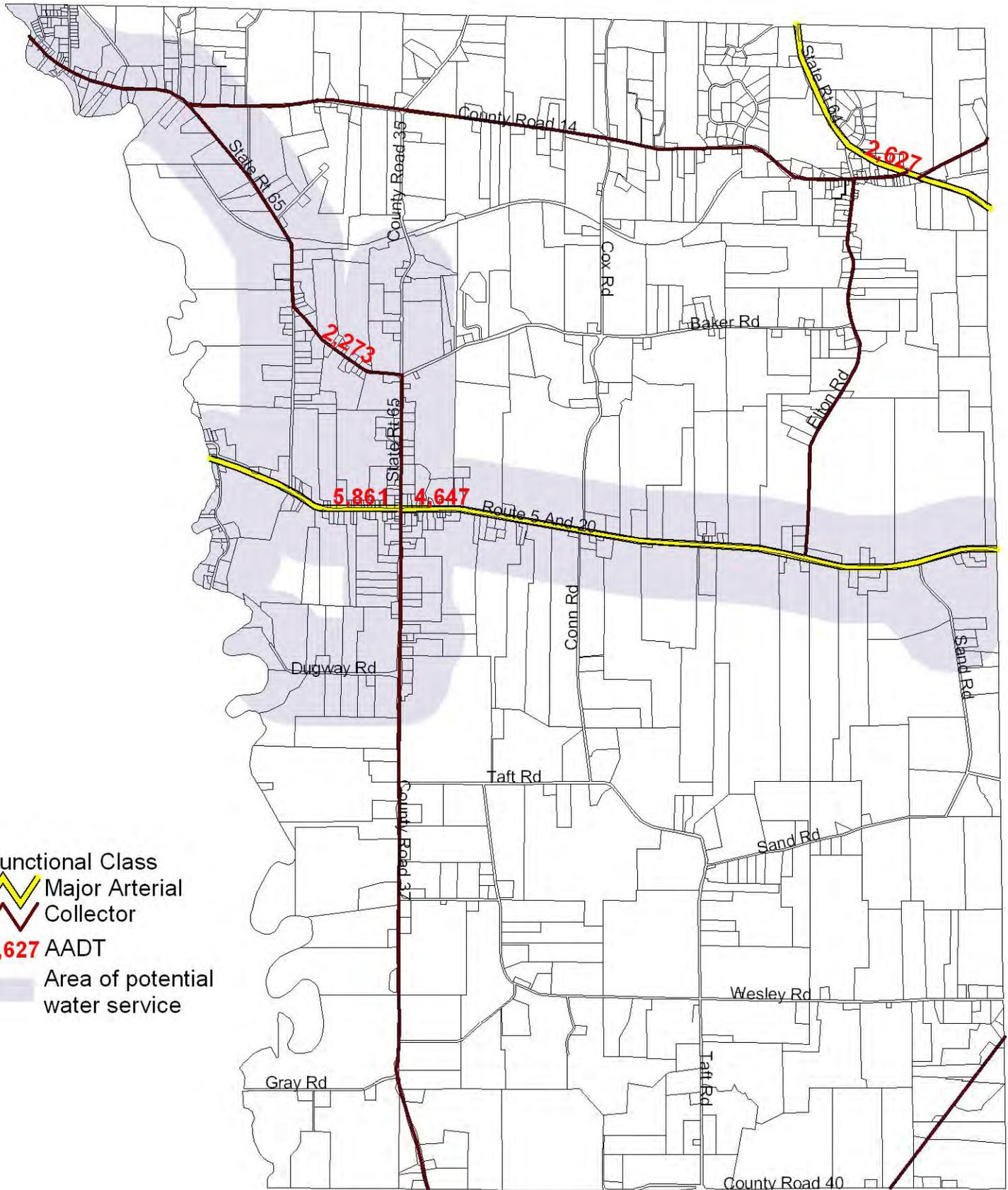
This section presents a discussion of the support infrastructure available to West Bloomfield residents including water, sewage disposal and utilities.

A map illustrating infrastructure and transportation is located on the following page.

### 8.1.1 Water

Several areas of the Town of West Bloomfield, predominantly concentrated in the west and northwest portions of the town are serviced by municipal water. Due to security reasons, for further information about the local water system, including the location of water mains and storage facilities, please contact the Town Highway Superintendant.

The extension of new water lines will strongly influence the pattern of development in the Town and therefore must be carefully considered. Public water lines will make adjacent lands more attractive to developers of larger and denser subdivisions. Future development should be encouraged in the three hamlet areas of West Bloomfield, North Bloomfield and Ionia to build on existing densities. This growth should be balanced by preserving open spaces for agriculture and very low-intensity uses to maintain the desirable character of the Town.



- Functional Class
-  Major Arterial
  -  Collector
  - 2,627** AADT
  -  Area of potential water service

# Infrastructure

## Town of West Bloomfield 2012 Comprehensive Plan

### **8.1.2 Wastewater Treatment**

There are no municipal wastewater treatment facilities in West Bloomfield. All such services are provided on-site, either by a private sewage disposal system or individual septic tank or cesspool.

The private sewage disposal systems serve residents of the mobile home parks in West Bloomfield.

The adjoining Town of East Bloomfield has a public sewer system. West Bloomfield has in the past considered an “exchange” of services whereby it would receive East Bloomfield sewer services and extend the West Bloomfield water line to serve its eastern neighbor. The benefit to West Bloomfield would be further development of the existing industrial area that includes Elam Sand and Gravel.

As with municipal water, public sewers create an incentive for denser residential, commercial and industrial developments, and their installation should be carefully considered by the Town.

### **8.1.3 Utilities**

The provision of public utilities affects the quality of life residents enjoy. In today’s communities, residents expect the basic services that make their lives easier, such as natural gas, electricity, telephone and cable. Ideally, these services should be provided without major obstruction. There are no major issues associated with the provision of public utilities in West Bloomfield.

Cable television service is provided in the town by Time Warner Cable. However, many residents use satellite options for television services. Phone service is provided by Frontier Communications. Internet service is provided by both Time Warner and Frontier.

Natural gas service in the Town of West Bloomfield is provided by National Fuel. The company's lines follow the entire length of Routes 5&20 and NYS Route 65. Currently there are no problems with this service, and the lines would not be extended unless warranted by increased residential densities or a large industrial project.

A Tennessee Gas pipeline runs west-to-east in the southern part of Town. In addition, two oil pipelines belonging to the Mobil and Buckeye Oil Companies run west-to-east roughly midway between Routes 5&20 and the north Town border. None of these national lines are accessed locally, and they do not impact the Town except that rights-of-way must be maintained along their length.

Electricity is provided by National Grid (Avon district) throughout the Town. Currently, the utility has no major changes planned for West Bloomfield other than service upgrades on individual properties. Requests have been received for electric lines along rural roads such as Sand Road, yet, with just a few homes to be served, this service is usually cost prohibitive until more properties can be included.

National Grid also installs and maintains street lights in the Town. At the request of a Town official for new street lights, a company representative will assess the site conditions and make recommendations. The Town Board will then approve the new lighting by resolution.

### **Communications Towers**

The Code of the Town of West Bloomfield includes regulations for communications towers which govern their location, placement and size, as well as required lighting and fencing. Current regulations limit such towers to the Industrial Districts of the town, and they must not exceed 200 feet above finished grade level. Applicants must submit a special use permit application for approval of a tower by the Town Planning Board.

The Town of West Bloomfield is required by federal regulations to allow the development of communications towers within its borders. However, the town does have the right to impose stricter regulations regarding the location and design of the tower's to ensure that detrimental impacts to the local landscape is mitigated. The town is considering the adoption of such regulations into its updated zoning code.

## 9.0 Transportation

The transportation network in West Bloomfield determines how easily people and goods move into, out of and within the community. The Comprehensive Plan considers the location and condition of the existing network and identifies where improvement is needed. The Plan also looks at the larger regional context of the transportation infrastructure, as West Bloomfield's system connects with neighboring municipalities.

This section examines the transportation system that includes roads, bicycle, pedestrian, public transit, rail and air.

### 9.1.1 Roads

The road system in West Bloomfield includes State, county and local roads that combine to produce an overall efficient network for vehicles to travel, and there are very few transportation problem areas in the Town. The functional classification of the roads includes arterials (Routes 5&20, Route 64), collector roads (Route 65, CR 14, CR 37, Baker Road, Elton Road), and local roads (the remainder).

#### State Roads

Three New York State highways serve the Town of West Bloomfield: Routes 5&20, Route 64 and Route 65.

**NYS Routes 5&20** provides the main access through West Bloomfield as it runs in an east-west direction for just over four miles through the entire Town. This road connects West Bloomfield and all of Ontario County with the Finger Lakes Region to the east and Interstate 390 to the west. Traffic counts for Routes 5&20 at the intersection of Route 65, last recorded in 2008, indicated a total of 5,861 vehicles traveling this road per day. This figure is a 15% increase from the 5,100 vehicles per day measured in 1995.

The right-of-way for Routes 5&20 is 99 feet in width which includes 12-foot lanes and 8-foot shoulders. Although there are no designated bike lanes, the shoulder width would provide adequate space for such a designation.

The Town has recognized the importance of developing a Routes 5 and 20 Corridor Access Plan that reflects similar efforts in neighboring towns. The plan will be incorporated as a piece of the Comprehensive Plan, focusing upon the importance of land use along this thoroughfare, multimodal access as well as the overall look and feel of the built environment. The access plan will ensure that as the Town changes into the future, its primary east/west thoroughfare provides safe and accessible transportation and the adjacent land uses are in keeping with the character that the town desires.

**NYS Route 64** crosses the northeastern corner of West Bloomfield in the hamlet of Ionia. This road provides a direct connection from Monroe County to Routes 5&20, then continues south and ends in the Town of South Bristol. The most recent traffic count, taken in 2008, indicated 2,697 daily vehicles on Route 64 at the intersection of County Road 14. This is a decrease of 2% in traffic volume from 2,750 vehicles measured in 1996, continuing a trend since at least 1990. Route 64 has a 50-foot right-of-way width.

**NYS Route 65** connects the hamlets of North Bloomfield and West Bloomfield. This road begins at Routes 5&20 and proceeds north before ending in Monroe County. It provides a direct link to Honeoye Falls and many Rochester suburbs. Traffic counts from 2008 show the roadway experiences 2,273 daily vehicles, up 20% from 1999. Route 65 has a 50-foot right-of-way width.

#### Improvement Projects

State roadways in West Bloomfield are in good condition. The New York State Department of Transportation recently resurfaced Route 64 through the town. The project, with a total budget of more than \$750,000 and covering 28.9 lane miles in Ontario and Monroe Counties, included an approximately 1.5 mile stretch through northeast West Bloomfield.

New York State is currently in the process of replacing the twin bridges on Routes 5 and 20, with a single bridge that meets present-day structural and geometric standards. Budgeted at \$2,500,000, the project began construction in the spring of 2011 and is slated for completion by winter 2012/2013. Construction accommodations were made, shifting all traffic to the north bridge, while the south bridge is removed and the new, single span is constructed in its place. Once traffic is shifted back to the new bridge, the north bridge will be removed. The project is entirely funded by New York State.

In the 2001 Comprehensive Plan, Town of West Bloomfield identified the need for a turning lane at the intersection of Routes 5&20 and Route 65 to reduce the potential for accidents. Since then, center turning lanes have been added to Route 5 and 20 at Route 65, fulfilling a recommendation of the plan.

### Ontario County Roads

Four Ontario County roads serve the Town of West Bloomfield: CR 14, CR 35, CR 37 and CR 40. The standard width of County roads is 34 feet of paving, including 5-foot shoulders on both sides. The County right-of-way width is 66 feet which includes 5 feet of paved shoulders (considered a minimum width for bike lanes).

CR 14 serves the northern part of the Town, connecting State Route 65 in North Bloomfield with State Route 64 in Ionia.

CR 35 is part of the major north-south road in West Bloomfield. This road links Monroe County with Ontario County.

CR 37 begins at Routes 5&20 and runs south to the Livingston County line. This road is part of the continuous north-south route through West Bloomfield that includes State Route 65 and CR 35



A very short section of CR 40 crosses the southeastern corner of West Bloomfield as it runs between the Towns of Richmond and East Bloomfield.

### Town Roads

All local roads in the Town of West Bloomfield are paved; with the exception of Aman Road from Route 65 to County Road 14, which is a seasonal road.

Town roads are normally 20 feet in width with a 3-foot shoulder on each side. Right-of-way width is normally 66 feet, but a few roads measure 48 feet in width. The Town has not installed storm drains along local roads.

The majority of funding for road improvements comes from the Town budget; however, the Town will receive \$51,719.54 in State CHIPS funds for the 2011-2012 fiscal year.

### Issues

According to the town's highway superintendant, several roads throughout the Town are in need of improvements. Following is a list of prevalent roadway issues

- County Road 37 – There is issues with flooding and drainage, requiring the construction of culverts to control stormwater. This project has so far been completed from the Richmond town line to Routes 5 and 20.
- Town-owned roads – Generally, they are not maintained to a standard set for county and state roads throughout the town
- Cox Road – Experiencing a higher level of deterioration due to the presence of a large dairy farmer who frequently uses the road with heavy trucks and equipment
- Strong Road – The proposed mine on Strong Road threatens the future condition of the road. Physical road conditions and financial responsibilities for its improvement should be considered if the mine is to open.
- Signage and gateway elements should be improved throughout the town to help brand the Town as a gateway community and inform travelers on the town's major thoroughfares.

### **9.1.2 Sidewalks and Bike Paths**

With the exception of the area surrounding the former Town Hall property, West Bloomfield has not installed sidewalks or bike paths along its streets. The 2001 Comprehensive Plan placed an emphasis upon the creation of pedestrian and bicycle accommodations in the town. Routes 5 and 20 were identified as a priority for new bicycle lanes, given its status as the primary east/west bicycle route, as well as its present width dimensions, which features eight-foot wide shoulders. Sidewalks were identified as priorities for expansion in the West Bloomfield hamlet, as well as new sidewalk networks in North Bloomfield and Ionia. These recommendations have not yet been implemented

In 2011, the State of New York has passed its first *Complete Streets* legislation, which requires all state, county, and local transportation agencies to consider pedestrian and bicycle design principles on all projects which receive both federal and state funding. For all affected roadways, construction and resurfacing projects must consider accommodations for pedestrians and bicycles, and make reasonable efforts to incorporate them into the final design. Route 5 and 20's status as a New York State Highway should make the roadway a priority for new bicycle and potentially pedestrian accommodations the next time it is due to be resurfaced. Likewise should be a consideration for any major route traversing the town.

### **9.1.3 Public Transit**

For public transportation, residents of West Bloomfield use dial-a-ride bus service through the County Area Transit System (CATS). This service includes pick-up and transportation anywhere within Ontario County. The service is available Monday through Friday, from 7 a.m. to 7 p.m. and costs \$5.00 per person each way. Reservations must be made scheduled twenty-four hours in advance and between the hours of 9:00 a.m. and 3:00 p.m. West Bloomfield does not have scheduled bus service serving the town.

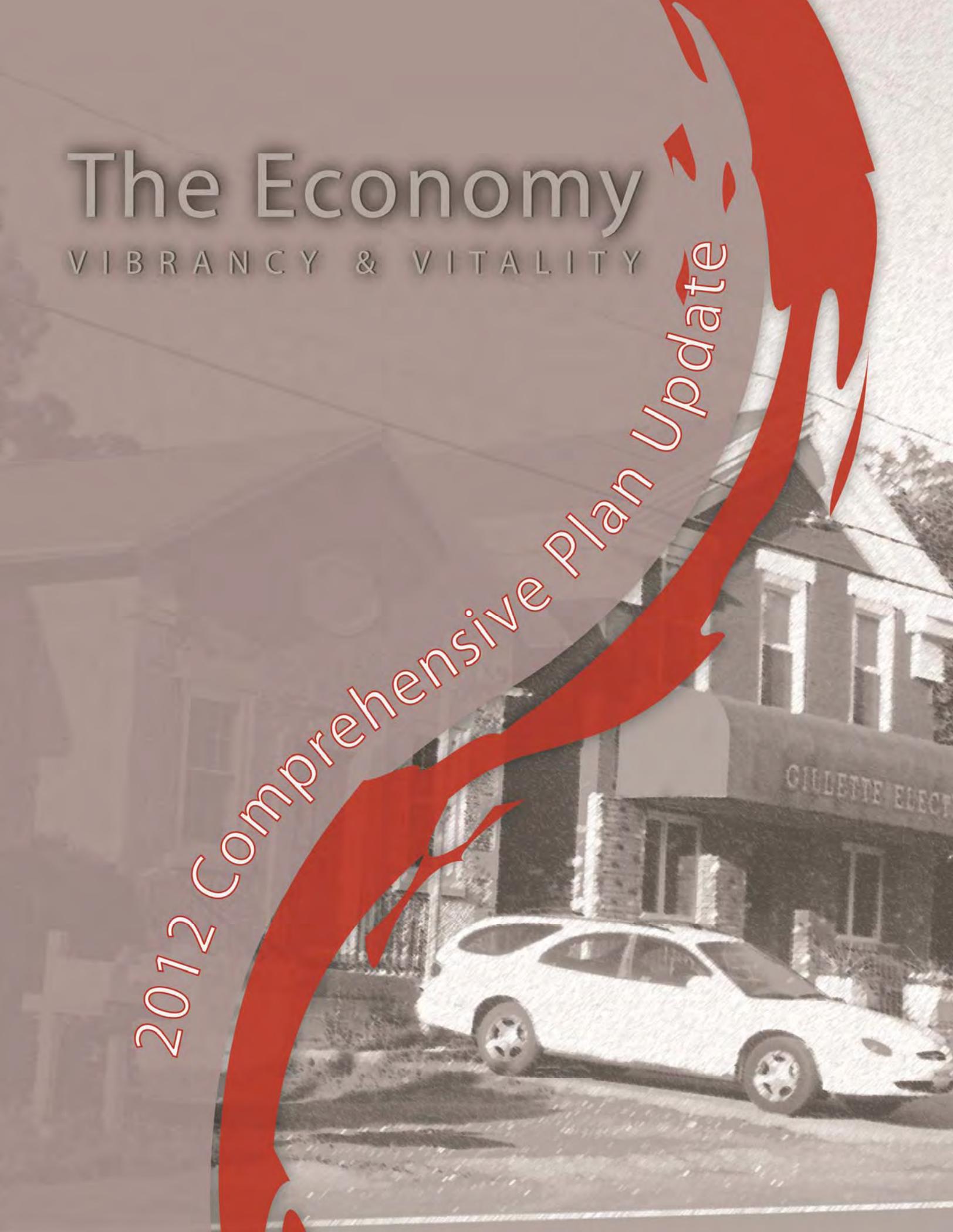
#### **9.1.4 Rail and Air**

There is no passenger rail service available to West Bloomfield residents. For air transportation, the airports typically used by residents are the Rochester and Buffalo-Niagara International Airports, and occasionally the Toronto Airport. A smaller airport in Canandaigua provides charter flight service; the facility is open 24 hours per day and maintains a 3200-foot paved air strip.

# The Economy

VIBRANCY & VITALITY

2012 Comprehensive Plan Update





## 10.0 Economic Vitality

As with all communities, the economy of the Town of West Bloomfield is highly dependent on economic forces in effect outside its border. The economic trends experienced at the national, state and county levels in many ways control the health of the West Bloomfield economy. Issues such as tax rates, utility rates and land values are influenced by factors outside the control of the local government. However, the community can affect the local business climate through zoning, tax incentives and land availability. The Comprehensive Plan provides guidance to the Town in these areas.

This section looks at the economy of West Bloomfield in the context of the greater Ontario County economy, then focuses on trends and activities within the Town itself.

### 10.1 Regional Economic Development & Trends

This section describes recent efforts undertaken in Ontario County, and within the western Ontario County region. Economic development in Ontario County is spearheaded by a collection of organizations with various points of focus. Among those organizations include:

- Genesee Finger Lakes Regional Planning Council (GFLRPC)
- Ontario County Development, comprised of:
  - Ontario County Industrial Development Agency
  - Ontario County Economic Development Corporation
  - Ontario County Local Development Corporation
- Western Ontario Local Community Development Corporation (WOLCDC)

The Town of West Bloomfield does not presently have an economic planning or development department.

#### 10.1.1 Genesee Finger Lakes Regional Planning Council

Genesee Finger Lakes Regional Planning Council (GFLRPC) is the regional planning agency for the eight-county region surrounding the Rochester Metropolitan Area, including Ontario County. The organization participates in regional economic development, strategic planning, grant development, surveys, water resources planning and data technology resources.

Every two years, the GFLRPC creates the Comprehensive Economic Development Strategy (CEDS), with mid-term updates for each strategy. This document evaluates present conditions of the region, identifies major economic development initiatives and programs that are available and sets forth the economic development goals and priorities for the region. Following are some of the findings from the report that are relevant to Ontario County and the Town of West Bloomfield:

- Between 1980 and 2010, Ontario was the fastest growing county in the region, increasing by more than 21% in population
- Mining experienced the fastest growth rate of jobs in the region over the past 10 years, increasing by nearly 70%.
- Agriculture employment grew by more than 11% since 2000
- Ontario County features 865 farms over nearly 200,000 acres
- Industries with significant clusters in Ontario County, relative to the rest of the region, include agribusiness, chemicals, computer and electronics manufacturing, and fabricated metal product manufacturing

The report identified several major initiatives to pursue for Ontario County. Perhaps most relevant to West Bloomfield is its emphasis on continued agricultural growth. It stresses the importance of keeping agriculture viable by improving relationships with local government, introducing new crop, product and income-generating opportunities, cultivating sustainable practices and development of the agricultural workforce. The Cornell Agricultural and Food Technology Park in Geneva features more than 70 acres of incubator and high technology space. An emphasis is placed upon agricultural-related industry growth that can support the surrounding region's farming operations. The CEDS has listed the following goals for 2011:

- Assist in the Retention and Expansion of Industries in the District
- Assist in the Attraction of Industries and Firms to the District
- Strengthen Agriculture and Agri-business
- Promote Entrepreneurship and Innovation and Encourage Small Business Development
- Assist in Improving the Skills of the District's Workforce
- Assist in Improving Infrastructure of the District
- Enhance Tourism and Marketing Efforts within the District
- Support the Development of Targeted Regional Clusters; including Advanced Manufacturing and Alternative Energy within the District

- Strengthen Regional Coordination and Collaboration
- Educate Leadership and the Community regarding Economic Development and Sustainable Development Practices

### **10.1.2 Ontario County Development**

Ontario County Development is the umbrella organization that includes the Ontario County Industrial Development Agency (OCIDA), the Ontario County Economic Development Corporation (ONEDC) and the Ontario County Local Development Corporation. The mission of this office is:

The Ontario County Office of Economic Development (OED), Ontario County Industrial Development Agency (OCIDA), Ontario County Economic Development Corporation (OCEDC) and the Ontario County Local Development Corporation (OCLDC) help companies, not-for-profits and entrepreneurs create wealth and grow while retaining and growing jobs in Ontario County.

Together we seek to accomplish our common mission by:

- Supporting entrepreneurship and innovation in all sectors of the economy by providing a world-class environment for technology-led development
- Providing technical assistance, incentives and other forms of direct support to enable all companies to succeed in the global economy
- Working with a variety of public and private organizations to ensure that Ontario County's workforce has world-class technical skills
- Actively participating in efforts that maintain and improve the County's quality of life so that it can continue to attract and retain world-class talent and enterprises
- Continually monitoring the County's business climate to ensure that it remains a premium location for technology-led development.

To help achieve the organization's mission of economic development, Ontario County Development offers a series of programs for area and prospective businesses:

### Financing

A low interest, revolving loan program is offered to fill gap financing for capital improvement projects such as building acquisition, building expansion or equipment purchase, and to help leverage private bank financing. Ontario County Development also offers taxable and tax-exempt industrial revenue bonds for long term financing options.

### Incentives

OCIDA offers a standard 10-year payment-in-lieu-of-tax (PILOT) that allows for five years of abated property taxes, followed by 20% increases for the following five years.

### Workforce Development

Ontario County Development works with Finger Lakes Works Ontario County to provide workforce training benefits, including a 50% reimbursement of wages up to \$5,000 for occupational training. Finger Lakes Works also provides information on the area's labor market and offers free job postings and skill assessments.

According to their 2009 Economic Development Scorecard, Ontario County leveraged \$1.036 million in County investment into nearly \$12 million in new private investment, creating 84 new jobs and retaining 373 others during that year.

### **10.1.3 Western Ontario Local Community Development Corporation**

Formed in 1999, the Western Ontario Local Community Development Corporation (WOLCDC) serves the Towns of West Bloomfield, East Bloomfield and Bristol to promote economic development. Led by a board of governors, the WOLCDC is a 501(c)3 organization funded through grants as well as municipal appropriations from the Towns and Village it serves. The mission of the WOLCDC is as follows:

The Western Ontario Local Community Development Corporation exists to promote economic development within Western Ontario County.

The WOLCDC endeavors to create and maintain a positive, supportive environment for businesses to locate, develop and grow within the Towns of Bristol, East Bloomfield, and West Bloomfield.

The WOLCDC identifies a numbers of services that it provides for economic development efforts in the area. These include:

- **Serves a central point of contact** by assisting local employers achieve success by linking them to all available resources.
- **Attracts new business** to Western Ontario County through targeted advertising, publicity, market research, and by working closely with business prospects.
- **Assists expanding or relocating companies** to Western Ontario County that wish to tap into financial resources, tax incentives, and other resources
- **Helps start-up firms** in Western Ontario County to grow by facilitating training and business development seminars and by arranging for business counseling.
- **Works to retain existing local employers** by offering information, guidance, and connections to business-related resources.
- **Provides seed capital** to micro-enterprise companies looking to establish or expand a business in Western Ontario County.

In the past, WOLCDC has prepared a profile of the three communities, summarizing the opportunities and the needs of each. For the West Bloomfield community, the positive attributes listed include:

- Open spaces and scenery
- The availability of land
- Some industry
- Upscale housing
- An active historical society
- Public recreation
- Availability of public water

Specific needs include:

- more retail, restaurant and professional services
- more light industry
- a well-defined plan for the future

The Comprehensive Plan addresses these needs and provides recommendations for the Town to follow in order to develop an identity and build upon its strengths.

#### **10.1.4 Visitor Industry**

The Finger Lakes are home to the fourth largest tourism economy, state-wide, including the largest north of the Hudson Valley. In 2009, nearly \$2.5 billion dollars were spent by tourists in the region. Ontario County, is one of the most significant benefactors of tourism in the Finger Lakes. Of the 14 counties in the Region, in 2009 Ontario experienced the third highest level of visitor-related spending, totaling more than \$160 million, with a contribution of more than \$10 million to area tax coffers. Of the total spending, \$30 million is spent on lodging, \$62 million on food and beverage, \$14 million second homes and another \$8.7 million is spent on recreation-related activities. Tourism directly and indirectly supports 8.5% of all employment in Ontario County. It is noted that the tourism industry was down approximately 7% from 2008 to 2009; more recent figures are not yet available.

Locally, tourism has not played a prominent role in the West Bloomfield economy, as the town does not feature major destination attractions. However, some growth may be realized in the growing outdoor-recreation industry that would take advantage of the town's beautiful natural landscapes. The town could look at developing trail and bicycle amenities to attract recreational visitors, who could have the spin-off impacts of supporting local restaurant or retail establishments. The Desired Haven Bed and Breakfast on Dugway road is the town's only local accommodations, specializing in retreat-style visits. It offers in house massage therapy services, tour packages, special event coordination and on-site workshops for its guests. Desired Haven promotes the area's spectacular views and "19 acres of trails" for hiking and bicycling.



## 10.2 Local Economy

### 10.2.1 Labor Force

This section presents a picture of the West Bloomfield population by type of employment and the total employed. The following table illustrates the present labor force conditions.

**Table 10-1 Unemployment**

Town of West Bloomfield

Category	Town of West Bloomfield	Town of East Bloomfield	Ontario County	Rochester Metropolitan Area	New York State
Total Labor Force (Age 16+)	1368	1865	55590	531394	9606284
Total Employed (Age 16+)	94.7%	93.4%	93.3%	91.7%	90.3%
Unemployment Rate	5.3%	6.5%	6.7%	8.3%	9.7%

Source: ESRI Business Analyst Online, U.S. Bureau of the Census, 2010, peter j. smith & company, inc.

With nearly 95% of all residents in the labor force, higher than that of any other study area, West Bloomfield experiences the lowest rate of unemployment, 5.3%. This is up 1.5% from twenty years previous, in 1990, however it still indicates that West Bloomfield offers a healthy level of opportunities and/or access to employment.

The following tables lists the number of residents by occupational category, shows a breakdown of employment by type of occupation, identifying the type of work in which West Bloomfield residents are employed.

**Table 10-2 Employment by Occupation**

Town of West Bloomfield

Category	Town of West Bloomfield	Town of East Bloomfield	Ontario County	Rochester Metropolitan Area	New York State
Farmer	10.3%	11.0%	9.6%	9.3%	9.0%
Business/Finance	3.6%	4.1%	3.9%	4.2%	4.7%
Computer/Math	1.5%	2.0%	1.7%	2.9%	2.1%
Architect/Engineer	2.1%	1.5%	1.9%	2.7%	1.3%
Life/Soc Sciences	1.0%	2.0%	1.1%	1.3%	1.0%

Category	Town of West Bloomfield	Town of East Bloomfield	Ontario County	Rochester Metropolitan Area	New York State
Social Services	0.3%	1.6%	1.7%	2.1%	2.1%
Legal	0.3%	0.3%	0.8%	1.0%	1.8%
Education/Library	7.3%	8.4%	9.1%	9.3%	8.7%
Entertainment/Sports	1.2%	2.3%	1.5%	2.0%	3.0%
Health Practice	2.9%	6.0%	7.5%	6.5%	6.2%
Healthcare Supp	0.5%	1.2%	2.8%	3.0%	3.7%
Protective Services	0.9%	1.8%	1.7%	1.8%	3.1%
Food Prep	6.1%	5.6%	6.1%	5.6%	5.1%
Bldg Maintenance	8.6%	4.8%	3.8%	3.0%	3.9%
Personal Care	5.1%	4.0%	3.7%	3.8%	3.6%
Sales	8.2%	10.4%	11.1%	10.8%	11.0%
Office/Admin	16.8%	9.4%	11.6%	12.5%	13.3%
Fish/Forestry	1.4%	1.2%	0.4%	0.2%	0.2%
Construction/Extraction	4.3%	5.7%	5.1%	3.6%	4.2%
Inst/Repair	2.2%	4.5%	3.4%	3.1%	2.9%
Production	7.8%	8.2%	6.8%	6.7%	4.1%
Transportation/Moving	7.4%	4.1%	4.8%	4.7%	5.0%

Source: ESRI Business Analyst Online, U.S. Bureau of the Census, 2010, peter j. smith & company, inc.

The most significant occupational sector in West Bloomfield are office and administration positions, employing more than 16% of residents, more than any other study area. More than 10% of residents are farmers, 8.6% are employed in building maintenance, 8.2% of residents have sales jobs and more than 7% are in the education sector.

**Table 10-3 Employment by Industry**

Town of West Bloomfield

Category	Town of West Bloomfield	Town of East Bloomfield	Ontario County	Rochester Metropolitan Area	New York State
Agriculture	4.2%	4.8%	1.6%	0.8%	0.5%
Mining	0.2%	0.1%	0.0%	0.0%	0.0%
Construction	8.0%	8.2%	6.4%	4.5%	4.9%

Category	Town of West Bloomfield	Town of East Bloomfield	Ontario County	Rochester Metropolitan Area	New York State
Manufacturing	15.0%	11.8%	12.1%	13.8%	6.3%
Wholesale Trade	4.0%	3.3%	2.6%	3.0%	3.1%
Retail Trade	10.7%	10.6%	12.4%	11.4%	10.2%
Transportation	5.9%	2.0%	2.4%	2.7%	4.6%
Utilities	1.0%	0.3%	0.8%	0.7%	0.6%
Information	1.6%	2.5%	1.8%	2.3%	3.2%
Finance/Insurance	2.8%	2.2%	2.4%	2.8%	5.7%
Real Estate	1.4%	1.3%	1.6%	1.6%	2.4%
Prof/Tech	5.0%	5.9%	4.9%	6.5%	7.2%
Management	0.0%	0.0%	0.1%	0.0%	0.1%
Admin/Waste	3.6%	4.8%	2.5%	3.2%	3.4%
Education Services	12.5%	11.7%	15.1%	15.6%	13.3%
Health Care	11.3%	12.3%	17.2%	16.5%	17.0%
Arts/Entertainment	2.2%	2.8%	1.8%	1.4%	2.0%
Accommodations/Food	3.8%	6.1%	6.5%	5.9%	5.8%
Other Services	4.3%	5.0%	4.6%	4.5%	5.1%
Public Admin	2.4%	4.3%	3.1%	2.8%	4.6%

Source: ESRI Business Analyst Online, U.S. Bureau of the Census, 2010, peter j. smith & company, inc.

The primary employment industries for the Town of West Bloomfield in 2010 include manufacturing (15%), Education (12.5%), health care (11.3%) and retail (10.7%). These industries were also among the primary employers in East Bloomfield, the county, region and state, however their relative importance varied. Both West and East Bloomfield have significantly greater concentrations of residents in the agriculture industry, 4.2% and 4.8%, respectively, than the County (1.6%), region (0.8%) and state (0.5%). Nearly six percent of West Bloomfield residents are employed in the Transportation industry, more than double residents in areas surrounding the Town, and 1.3% more than the statewide rate.

### 10.2.2 Local Business Profiles

The following is an overview of some of the more significant businesses in the Town of West Bloomfield. This is not intended to serve as a complete inventory of local businesses, but rather provides insight into the type of firms that operate in the Town.

### Elam Sand and Gravel

In operation since 1892, Elam Sand and Gravel maintains two locations in the Town of West Bloomfield. The main office located in the eastern part of the town on Routes 5&20 serves as the headquarters for the company; the other site is on Conn Road (opened on an as-needed basis).

Elam employs a total 35 people at the West Bloomfield sites. Because the company is headquartered in West Bloomfield, the percent of office/administrative employees is roughly 50%, with the remaining 50% employed as excavators/drivers. The company recruits employees from all over the region; an estimated 10% of the workers come from West Bloomfield. Elam serves an area within an approximate 50-mile radius, and it relies solely on truck transportation for moving excavated material.



Elam Sand and Gravel is considering a potential new mining operation, on Strong Road, adjacent to an existing operation in the Village of Ionia. Because Elam does not own the existing mine, the new site would need to gain access onto Strong Road instead of Route 64.

### Mendon Enterprise

Mendon Enterprise has been in the trucking business serving the greater Western New York region for 25 years but has been located in West Bloomfield for just over a decade. The company owns over 100 acres on Olmstead Road and built a building to house its 10 employees. Most of the land area remains as farmland and is leased.

In addition to its two company officers, Mendon Enterprise employs six drivers and two office workers. Since the company specializes in moving construction equipment, its

employees must have skill in operating the equipment being moved. None of the current workers come from West Bloomfield.

Mendon has experienced industry growth and has plans to continue its presence in West Bloomfield into the future.

### Cycle Enterprises

In business since 1972, Cycle Enterprises sells new motorcycles, ATVs and snowmobiles, and provides parts and service for these vehicles. The business is located on Route 65 in West Bloomfield and employs 10 people. Cycle Enterprises serves a wide area which includes several surrounding counties, and reports that business is growing.

### Huff Farm

Huff Farm is the last remaining dairy farm in West Bloomfield, with a milking herd of roughly 500. The farm also produces corn, hay and soybeans which are sold to area commercial dealers for human consumption and for animal feed. The main farm property is located on both the north and south sides of Routes 5&20 near Cox Road; the Huff family also owns several other non-contiguous parcels throughout West Bloomfield for total farm size of more than 2,500 acres. Smaller farms in the Town that the owners no longer wish to keep active have been bought by the Huffs, thereby keeping the land in agriculture. The Huff family rents an additional 2,000 acres.

The farm has been in the Huff family since the 1950s, although the property was also farmed prior to that time. Farm operations have expanded in recent years, bringing the total number of employees to approximately 14. Employees are usually found through placement of want-ads or word-of-mouth, and most come from the Finger Lakes Region.

### **10.2.3 Agriculture**

Farming in Ontario County is a complex and important industry which functions as a backbone of the local economy. According to the New York Agricultural Statistics Service, cash receipts from all agriculture totaled \$125 million in 2007 for all of Ontario County. The county features 865 individual farms and nearly 200,000 acres of farmland. Farms in the county produce a wide variety of traditional agricultural products, and several farms are also processing their products into consumer-ready specialty items (wine, jams, etc.) and making various craft items.

The prevalence of farming has also led to an increased number of tourist-related and recreational opportunities throughout the County such as camping, hay rides, U-pick, farm vacations, sleigh rides, tours, etc. These activities provide ways to increase productivity of the vast agricultural acreage.

The American Farmland Trust has evaluated the “cost” of development in terms of municipal services required. For every \$1.00 spent in taxes in New York State, residential lands require \$1.15 worth of public services (schools, fire protection, infrastructure, etc.), while farmlands require \$0.36 worth of the same services [Ontario County Agricultural Enhancement Plan (draft), April 2000]. In other words, “residential development requires more expenditures than agricultural land and places a greater burden on taxpayers, ultimately costing communities more.” This comparison provides a powerful incentive for maintaining land in agriculture.

The following table illustrates the prominence of various types of agriculture in Ontario County for the most recent year statistically available, 2008:

**Table 10-4 Acres of Cropland in Ontario County**

Crop	2008	1998
Hay	23,600	23,800
Corn	48,900	52,900
Soybeans	22,100	N/A
Oats	3,200	5,100
Wheat	8,700	14,800
Total Acres of Farmland	196,800	203,500

Source: New York Agriculture Statistics Services, 2010

Illustrated in the above table, Ontario County has lost just more than 3% of its total harvested croplands during the decade from 1998 to 2008. All crops experienced decline in production to varying extents, with the most significant decrease found in the harvesting of Wheat, which dropped by more than 41%. A similar examination of livestock statistics provides some insight into the trends that are occurring in local agriculture:

**Table 10-5 Number of Livestock in Ontario County**

Livestock	2008	1998
All Cattle and Calves	49,400	32,000
Milk Cows	21,700	15,500
Beef Cows	3,400	1,500
Hogs	N/A	3,000
Sheep	1,207	1,700

Source: New York Agriculture Statistics Services, 2010

Unlike harvest crops, livestock experienced significant growth between 1998 and 2008, especially in regards to cattle. The number of cattle and calves in Ontario County increased by more than 50% during the time period, including an addition of more than 6,000 milk cows and more than doubling the number of beef cows. It is clear that there is an overall trend in the County’s agriculture of shifting from harvest croplands to beef and dairy livestock farms.

Compared to the other area towns, West Bloomfield is losing its farmland at a much slower rate. Between 1992 and 1999, the Town lost just 5% of its total agricultural acreage; it was only one of two towns losing less than 10% during this time. West Bloomfield therefore continues to have the highest percentage (50%) of agricultural parcels of the area towns.

### Development Pressures

Trends in rural communities such as West Bloomfield show that development pressures often exist to transform agricultural lands into residential or commercial subdivisions. The current Ontario County Agriculture Enhancement Plan offers strategies for controlling development and preserving farmland. Some strategies that can be taken at the Town level include:

- Increase awareness for the importance of agriculture and the contribution it makes to the Town character and the Town economy.
- Make land use decisions that do not sacrifice prime farmland.
- Require adequate buffers on all proposed uses adjacent to active farms to minimize conflicts.
- Consider the cumulative impact that each new development, both small and large, will have on the overall pattern in the Town.
- Carefully consider the extension of public water and public sewer lines that make agricultural land more desirable for other types of development.
- Explore and publicize alternative opportunities available to farmers to expand their farm operations with specialty items or tourist-related or recreational activities.

### Consolidated Agricultural District 1

In 1971, New York became the first state to create a comprehensive agricultural district program. The NYS Agricultural Districts Law supports agriculture through several provisions:

- Agricultural assessments for land in active agricultural production;
- Limits on the taxation of farmland for certain municipal improvements;
- Limits on public utility taxes to the ½ acre of farm which is devoted to housing
- Requirement that state agency policies support farming;
- State review of local ordinances which affect agriculture;
- Limitations on the exercise of eminent domain and other public acquisitions;
- Limits on public investment for non-farm development;
- Agricultural impact statement requirements for public projects;
- Right-to-farm protection for sound agricultural practices;
- Disclosure notices to real estate purchasers in agricultural areas; and
- Right to recover legal fees where farmer wins nuisance lawsuit.

An agricultural district is created by the County Legislature upon petition by interested landowners. The owners must collectively own at least 500 acres (or 10%) of the land proposed for the district. Agricultural Districts are reviewed every eight years.

The Town of West Bloomfield is part of Ontario County Consolidated District 1, which also includes Bristol, Canandaigua, East Bloomfield, Richmond and Victor. The size of the district is 63,864 acres, with 44,700 acres in farms.



# Public Input

A COMMUNITY-DRIVEN PLAN

2012 Comprehensive Plan Update





## 11.0 Community Input

### 11.1 Introduction

The purpose of the public input program for the Comprehensive Plan is to build support and understanding for the plan and to incorporate the visions of the community's stakeholders in the plan and the planning process.

In accordance with *New York State Town Law, Section 272 a. Town Comprehensive Plan*, the Town of West Bloomfield's comprehensive plan considers the public's voice in the planning process.

For the Town of West Bloomfield Comprehensive Plan, a public input program was designed to ensure residents and stakeholders were given multiple opportunities to participate in the planning process. The following elements were incorporated:

- Interactive Public Workshops – The interactive public workshops are designed to allow the public to give their individual input as well as to collaborate with other residents and participants. Two rounds of public workshops were planned:
  - Round One – The first workshop focused on the identification of local issues. It featured individual and group input, gave participants the opportunity to give their personal opinions about issues in the town as well as a collaborative group exercise in which participants located the issue areas on maps of the town. The purpose of the session was to educate and inform the public about the plan and process as well as to gather opinions and feedback. The mapping contributed by the groups is used directly in the creation of the Future Land Use Plan.

- Round Two – The second workshop focused more heavily upon the impending zoning code update, and also provided an overview upon the draft vision, goals, policy and futures plan. The session featured a presentation by project consultants regarding the Comprehensive Plan recommendations as well as the updates to the zoning code. An open forum was then held where attendees were able to make open comments and ask questions. Attendees were also asked to fill out an evaluation packet which allowed them to comment on the proposed zoning code update and proposed zoning map. Following the meeting, the draft Comprehensive Plan was available on the Town’s website and residents were invited to submit additional comments during a two week period via email.
  
- Online Community Survey – An online community survey was made available to town residents to gain community feedback about a range of community issues. The survey is not statistically significant, but was developed with the purpose of providing additional input opportunities, especially for residents who were unable to attend the public workshops.

The Public Input Element includes synopses of the workshops and survey. A number of interviews were held throughout the planning process with elected and appointed officials, citizens, state and local leaders and others.

## 11.1 Public Workshop Round One

The first public workshop was held September 27 in the basement of the West Bloomfield Congregational Church. This session was attended by 87 participants, approximately 90% of which were Town of West Bloomfield residents. It is also noted that a high percentage of residents (approximately two thirds of those in attendance) were from near the Hamlet of Ionia. The workshop featured background information about the Plan and Plan process as well as an interactive portion. The interactive portion of the program encouraged both individual input as well as group consensus building. The purpose of the meetings was to educate the public about the plan and the importance of the Plan and to identify issues that should be addressed through the planning process. By using both individual and group input techniques, the workshop sought to encourage collaboration and cooperation in problem identification and solutions.

Participants were given workbooks and seated at tables in groups. Each table had a large map of the town. The workbooks asked for individual feedback in the issue areas of land use, circulation, economy and community services. Each section asked the participant to individually rate each of four or five statements identifying the level to which they strongly agreed, agreed, neither agreed nor disagreed, disagreed or strongly disagreed with the statement. Then, working as a group and using the maps, participants identify areas where issues are prevalent – for example, where sidewalks are needed, areas for open space preservation, etc. At the end of the session, groups of participants identify the top three issues from among all of the items identified and discussed over the course of the evening and present these findings to the assembled group.

The tabulated outcome of these workshops as well as the views expressed during these and public input opportunities help to lay the basis of the goals and objectives for the plan which express the vision of the future for the Town of West Bloomfield. These sessions also help alert the consulting team to issues of special concern about which they may not have been aware.

#### **11.1.1 Circulation**

Participants were given four statements regarding the conditions and opportunities of the local circulation and transportation system. Overwhelmingly, participants were concerned that volumes and safety of traffic in the town was a concern, as more than 75% agreed with this sentiment, with less than 10% disagreeing. Pedestrian safety is also a concern as more than 52% agree that there is a need for sidewalks in certain areas of West Bloomfield. There is also general agreement that bicycle lanes should be implemented as 54% agreed, though another 31.1% gave no opinion. Finally, there was luke-warm interest in a comprehensive trail system, as nearly half of all participants gave no opinion on this issue. The full results for the circulation survey are as follows:

Circulation	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
I am concerned with the <b>volume of traffic and traffic safety</b> in the Town.	52.5%	24.6%	13.1%	9.8%	0.0%
Pedestrian safety is an issue in West Bloomfield and there is a need for <b>sidewalks</b> in some areas of the Town of West Bloomfield.	9.8%	42.6%	24.6%	14.8%	8.2%
There is a need for <b>official bike lanes</b> in West Bloomfield.	14.8%	39.3%	31.1%	9.8%	4.9%
A <b>comprehensive trail system</b> for recreational and transportation purposes is needed in the Town.	11.5%	23.0%	47.5%	8.2%	9.8%

Source: peter j. smith & company, inc.

### 11.1.2 Land Use

Some of the strongest opinions of the session were given regarding the five land use-related statements. The largest consensus seems to be formed around the importance of the town’s beautiful views and natural landscapes. More than 96% agreed (86.9% strongly agree) that the town should preserve unique views, natural landscapes, features and areas to protect open space and encourage public access. Not one person in attendance disagreed with this. Results were a little more mixed regarding housing. Thirty eight percent felt that the town needs more single and multi family housing, while 25% disagree.

Regarding new mixed use development, there was a nearly even split among residents who did or did not agree that there should be more of this style development. An overwhelming 98.3% of participants feel that extraction and mining operations are a concern, with only 1.7% disagreeing. This was the only statement where every single participant had an opinion on the issue. Finally, nearly all participants agreed that the town should actively pursue preservation of farming and agricultural lands. The full results are as follows:

Land Use	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
The Town should <b>preserve unique views, natural landscapes, features and areas</b> to protect open space and encourage public access.	86.9%	9.8%	3.3%	0.0%	0.0%
West Bloomfield needs to develop <b>more affordable housing including single- and multi-family.</b>	6.7%	31.7%	36.7%	16.7%	8.3%
<b>Mixed-use developments</b> with both commercial and residential components should be encouraged in West Bloomfield.	5.2%	25.9%	34.5%	25.9%	8.6%
<b>Extraction</b> operations are a concern in the Town of West Bloomfield.	89.7%	8.6%	0.0%	1.7%	0.0%
West Bloomfield needs to actively preserve <b>Farming and Agricultural Lands</b> in the Town.	48.3%	36.7%	11.7%	1.7%	1.7%

Source: peter j. smith & company, inc.

### 11.1.3 Economy

Generally, most participants expressed that they would like to see some new economic opportunities in the town. More than 60% agreed that the town should identify land for new commercial/office development. Less support was expressed for industrial development, as only 44% felt that this was a good idea. More than 57% of participants agreed that the town should have more service oriented businesses. The strongest opinion was given regarding hydro-fracking as 86.5% of the participants disagreed that the town should pursue it as a new opportunity.

<b>Economy</b>	<b>Strongly Agree</b>	<b>Agree</b>	<b>Neither Agree nor Disagree</b>	<b>Disagree</b>	<b>Strongly Disagree</b>
West Bloomfield needs to identify land that could be redeveloped for <b>commercial/office development</b> such as offices and high tech businesses.	15.0%	46.7%	16.7%	13.3%	8.3%
West Bloomfield needs to identify land that could be redeveloped for <b>industrial development</b> such as manufacturing and light industrial.	13.6%	30.5%	20.3%	23.7%	11.9%
West Bloomfield needs to find areas to <b>accommodate new service-oriented businesses</b> such as retail, restaurants, accommodations and gas stations for residents and visitors.	8.5%	49.2%	27.1%	8.5%	6.8%
The <b>Hydro-Fracking of Marcellus and Utica Shale</b> is an opportunity that the Town should investigate to create new economic opportunities.	1.7%	3.4%	8.5%	6.8%	79.7%

Source: peter j. smith & company, inc.

### 11.1.4 Infrastructure & Community Services

There appears to be substantial support for a new town hall in West Bloomfield, as almost 80% of all attendees felt that it should be developed. Just more than 50% would like to see new parks and recreation, though it should be noted that only 15.5% disagreed. Opinion was fairly split regarding whether new infrastructure should be developed to spur new development. Just less than 30% felt that wind turbines should be developed to provide new revenues for property owners and green energy. Finally, almost 90% of participants expressed that they would like to see cellular communications towers more heavily regulated to control design and ensure that they fit in with the surrounding landscape.

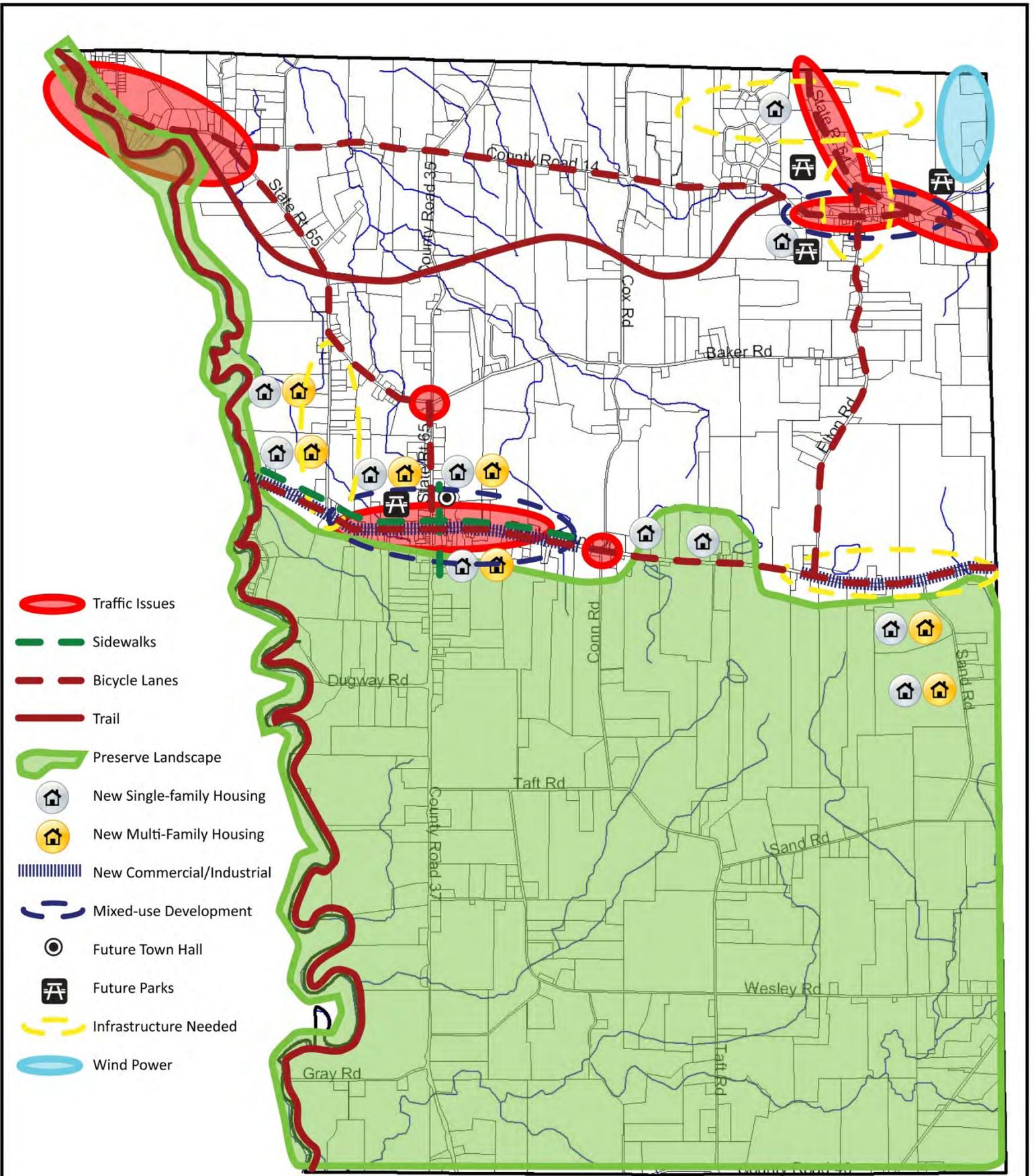
<b>Infrastructure &amp; Community Services</b>	<b>Strongly Agree</b>	<b>Agree</b>	<b>Neither Agree nor Disagree</b>	<b>Disagree</b>	<b>Strongly Disagree</b>
West Bloomfield should develop a new <b>Town Hall/Community Center</b> accessible to all residents.	40.7%	39.0%	10.2%	5.1%	5.1%
The Town should acquire land now for <b>future parks and recreation.</b>	20.7%	31.0%	32.8%	10.3%	5.2%
West Bloomfield should develop new <b>water and sewer infrastructure</b> as a means to spur new residential and commercial development.	13.6%	20.3%	27.1%	25.4%	13.6%
The development of <b>wind turbines &amp; wind power Generation</b> should be allowed in the Town of West Bloomfield to provide new revenues to property owners and develop green energy.	8.6%	20.7%	25.9%	22.4%	22.4%
The design of <b>cellular towers</b> should be more heavily regulated in the Town of West Bloomfield as a means to integrate them more fully into the landscape.	44.1%	44.1%	8.5%	1.7%	1.7%

Source: peter j. smith & company, inc.

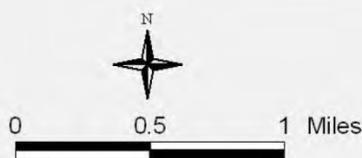
### 11.1.5 Interactive Mapping Exercise

Following each set of questions, participants were asked to work collectively with their groups to complete a series of illustrative tasks on their maps. Groups were encouraged to hold a discussion about each task and then graphical represent their decision on the map. Represented in the Public Input map on the following page, following are themes that emerged from the maps:

- Preservation of natural landscapes south of Routes 5 & 20
- Turn the former peanut rail line into a rails to trails project
- Focus mixed use and commercial development around the Hamlet of West Bloomfield
- Bicycle accommodations need to be provided on major routes
- Any new business, commercial or industrial development should be along Routes 5 & 20
- The major intersections are the sites of the primary traffic problems in the town
- New Parkland should be developed adjacent to the hamlets



-  Traffic Issues
-  Sidewalks
-  Bicycle Lanes
-  Trail
-  Preserve Landscape
-  New Single-family Housing
-  New Multi-Family Housing
-  New Commercial/Industrial
-  Mixed-use Development
-  Future Town Hall
-  Future Parks
-  Infrastructure Needed
-  Wind Power



# Public Input

## Town of West Bloomfield

### 2012 Comprehensive Plan

## 11.2 Public Workshop Round Two

The second public workshop was held November 29 in the West Bloomfield Fire Department facilities. Attended by 45 participants, the session featured a presentation from the project consultants; who provided an overview of the results of the first public workshop, outlined major plan recommendations and detailed proposed updates to the Town's zoning code. This was followed by an open forum for attendees to verbally ask questions of the consultants and offer comments on the draft plan and proposed code update. Comment packets were given to all in attendance to provide input and all residents of West Bloomfield were encouraged to view the full draft of the Comprehensive Plan at the Town Website, and submit any additional comments via email.

Within the comment packets, overall support was given for the proposed zoning districts. Eighty percent of attendants supported the proposed zoning, with 45% supporting with a noted exception. Twenty percent stated that they did not support the zoning, however it must be noted that in nearly all cases, they still supported most districts with only small exceptions. The most significant support was given for rural agriculture and low density residential where 100% of residents supported the proposed districts, some with minor exceptions. To a slightly lesser degree, similar support was given for medium density residential, with the exception that it should remain in the Hamlet of Ionia, as well as mobile home parks, with only minor lack of support for maintaining this district. Some opposition was expressed to maintaining the Industrial district along Routes 5 & 20. However, the most significant opposition was expressed for the mixed-use district. Nearly 50% of respondents did not support the location of the district, wholly, while another third expressed that they specifically did not like the proposed mixed-use area in Ionia.

<b>Zoning Map Review</b>		<b>Wholly Support</b>	<b>Support With Exception</b>	<b>Do Not Support</b>
Overall, do you Support the proposed draft revisions to the zoning map?		35.0%	45.0%	20.0%
Rural Agriculture	District	93.3%	6.7%	0.0%
	Location	78.3%	21.7%	0.0%
Low Density Residential	District	96.8%	3.2%	0.0%
	Location	87.0%	13.0%	0.0%
Medium Density Residential	District	96.4%	3.6%	0.0%
	Location	95.5%	0.0%	4.5%
Mobile Home Park	District	83.9%	6.5%	9.7%
	Location	95.5%	4.5%	0.0%
Mixed-Use	District	39.5%	28.9%	31.6%
	Location	23.3%	33.3%	43.3%
Industrial	District	73.3%	13.3%	13.3%
	Location	65.2%	21.7%	13.0%

Source: peter j. smith & company, inc.

In addition to the zoning evaluation packets, comments were submitted to the West Bloomfield Comprehensive Plan email address, [wbfldcompplan2011@gmail.com](mailto:wbfldcompplan2011@gmail.com) concerning both the plan and the zoning code update for a two-week period following the public meeting. Comments submitted included minor changes and corrections to the Draft Comprehensive Plan and some further suggestions regarding the wording of town policy. Updates responding to these comments included revising the Town’s policy on gas extraction and exploration, strengthened policies regarding lighting in the town, supporting the international movement known as dark skies, which mitigates light pollution of developments and roadway lighting, as well as alterations to the implementation matrix. Finally, substantive comments were received directly regarding the proposed zoning changes, expanding the low density residential (R1) district, via email and fax. More than 90% of these respondents were in favor of the proposed changes to the R1 district. In light of this strong support, as well as the support exhibited by input received at the public meeting, the zoning committee voted to continue to support the proposed expansion of the R1 district. Other revisions to the map were made based upon public input, including removing the proposed mixed-use district in Ionia as well as increasing the potential commercial uses that may be allowed by special permit in the medium-density (R2) district.

### 11.3 Online Community Survey

As a means of providing additional opportunity for public input, an online community survey was conducted to evaluate public opinion on some of the most pressing issues facing the Town of West Bloomfield. This survey, completed entirely via the internet, was a non-scientific exercise, allowing participants to answer a series of 10 questions with multiple choice, agree-disagree and open-ended response options. The questions covered similar subject areas to those asked in the first public workshop, however they were simplified to ensure quick responses, ideal for an online survey. To guard multiple answers from a single participant, the survey required name and addresses, which will be kept confidential, and was designed to allow only one response from each computer I.P. address. Due to the non-scientific nature of this survey and the acknowledged potential for surveys to be filled out anonymously, specific data results will not be included, but rather referenced to reflect the general sentiment of the responses.

Twenty-four participants took the online survey, including 21 West Bloomfield residents, two residents of neighboring Honeoye Falls and one resident of the Town of Victor. Overall, answers were mostly consistent as the tabulated results of the first public workshop, when evaluated on a topic by topic basis. More than 90% of participants felt that it is important that the Town of West Bloomfield preserve its natural and agricultural landscapes. As with the public workshop, responses were mixed regarding new development. Less than half agreed that the town should expand its infrastructure system to facilitate new development while nearly a third disagreed. The rest remained neutral on the topic. The development of wind turbines was generally supported by the participants, however, participants were split nearly in half in their support of commercial wind farms. Private turbines for individual businesses and residences received greater support (two thirds and three quarters supporting, respectively).

The online survey continued to exhibit that West Bloomfield residents are in favor of limiting the expansion of mining or extraction operations in the Town. Nearly sixty percent of participants felt that it was important to limit the expansion of mines, while approximately a quarter of participants felt this was not important. More than half felt it was important for the town to control the design of cellular communications towers so that they blend better with the landscape.

In regards to public opinion on the development of hydro-fracking operations, this question was approached differently to allow an option for those less comfortable with making a decision on the issue. Approximately one fifth expressed that fracking should be allowed, to provide new economic opportunities in the town, while two fifths expressed that fracking should be completely disallowed by the Town. The remaining participants stated a desire to wait, not allowing hydro-fracking presently, until the environmental impacts of those operations are fully understood and regulated in New York State.

Finally, participants provided opinions on potential public developments to serve the Town of West Bloomfield. More than 60% expressed that the Town of West Bloomfield should continue to explore the development of a multi-use town hall. However, it is noted that this survey was conducted prior to the recent election in which the project was voted-down. Residents also expressed their opinions on the types of recreational amenities that they would like to see developed in the near future. Those receiving the most support included parks and trails, as well as bicycle lanes, to a lesser extent. Few respondents felt that the development of indoor recreational facilities, such as a gymnasium or pool, was a good idea.