

TOWN OF PERINTON COMPREHENSIVE PLAN

**2021
UPDATE**



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INTRODUCTION



PERINTON: FOCUSED ON THE FUTURE

PERINTON'S 2021 COMPREHENSIVE PLAN UPDATE

The 2021 Comprehensive Plan is the official guide for the Town's planning efforts and decision-making over the next decade. The plan outlines our community vision, defines clear and actionable goals, and recommends specific projects to shape Perinton's future in a way that enhances the physical, social, and economic character of the community for all residents, visitors, and businesses.

The plan is organized as follows:

- **Chapter 1: Existing Conditions.**
Inventories and analyzes existing physical, social, and economic conditions in Perinton that may impact future land use planning and economic growth.
- **Chapter 2: Future Land Use Plan.**
Identifies development, revitalization, and other projects and actions, and outlines a land use strategy to realize the community's vision.
- **Chapter 3: Vision, Policy Areas and Goals.**
Defines Perinton's vision for the future and provides actionable goals to achieve the vision and future land use plan as the community moves through the next decade.

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a vision for the future. It articulates the goals and policies set forth by a community and provides guidance on the means to achieve these goals. A comprehensive plan is the legal basis for a municipality's zoning laws. According to NYS Town Law, a comprehensive plan is defined as:

"...the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive 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 located outside the limits of any incorporated village or city".

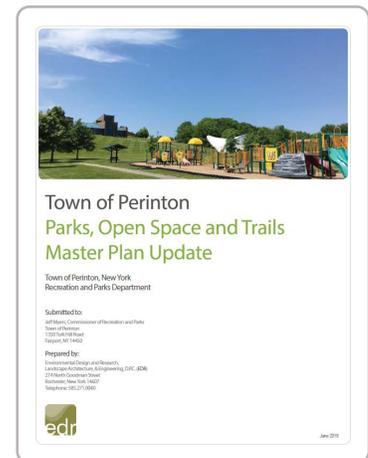
RECENT PLANS + STUDIES

The Town of Perinton has a long history of community and resource planning dating back to its first Comprehensive Plan adopted in 1959. Throughout the past six decades, the Town has completed numerous plans and studies to inform decision-making to the benefit of its residents and businesses. The plans listed below are those completed since the Comprehensive Plan was most recently updated in 2011. The 2021 Comprehensive Plan is a continuum of these planning efforts and uses the findings in these studies to frame and justify its conclusions and recommendations.

PARKS, OPEN SPACE, + TRAILS MASTER PLAN

2019

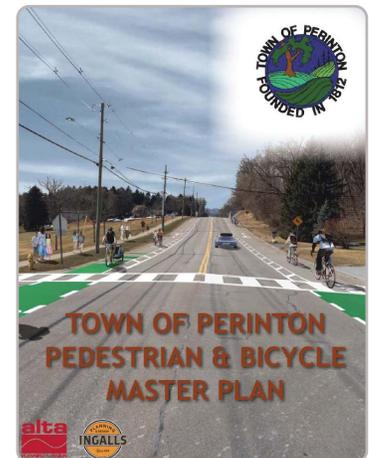
[Perinton's Parks, Open Space, and Trails Master Plan](#) was updated in 2019 by Environmental Design and Research (EDR). The 2019 plan evaluates and assesses Perinton's recreational resources based on five categories: identity, connection, service, environmental stewardship, and funding. Each park is analyzed and assigned recommendations for each category. System-wide recommendations include: adding an interactive parks map to the Town's website; developing a sustainability plan; and updating aging parks infrastructure.



PEDESTRIAN + BICYCLE MASTER PLAN

2016

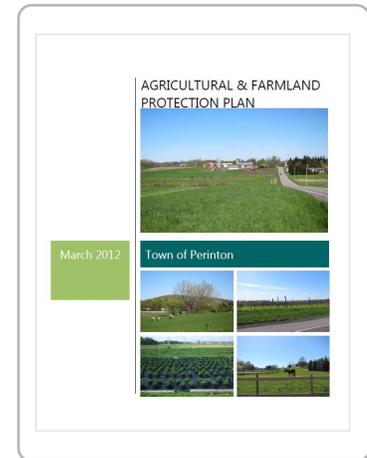
In 2016, Alta and Ingalls Planning and Design collaborated to develop [Perinton's Pedestrian and Bicycle Master Plan](#) with funding from the Genesee Transportation Council. The plan inventoried and analyzed existing pedestrian and bicycle facilities, modeled demand, and studied crash data to identify potential system improvements. The plan's primary recommendations were to: create a network of low-stress, low-traffic corridors for cyclists; enhance pedestrian access by closing gaps in the sidewalk network; and provide multi-modal access to activity generators like the Community Center.



RECENT PLANS + STUDIES

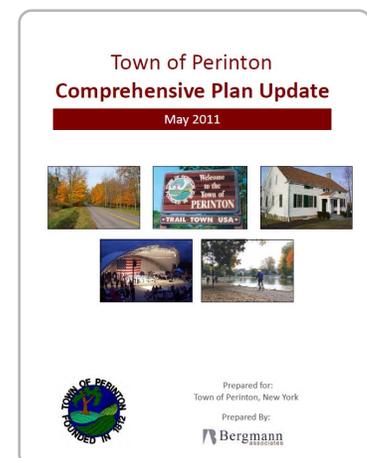
AGRICULTURE + FARMLAND PROTECTION PLAN 2012

With funding from the NYS Department of Agriculture and Markets, Perinton worked with Stuart I. Brown Associates to develop the 2012 [Agriculture and Farmland Protection Plan](#). The plan inventoried existing farmland, assessed development pressure on farmland, and identified strategies to keep active farmland open. Its recommendations include: revising the Town Zoning Law to include the protection of agricultural land in the Open Space Preservation district and to allow agriculture as a permitted use in some residential zones; exploring the creation of a Transfer of Development Rights (TDR) or Smart Growth program; and working with farmers to promote the direct marketing of farm products to the public and local businesses.



COMPREHENSIVE PLAN 2011

The Town's most recent [comprehensive plan](#) was completed in 2011 and prepared by Bergmann. The plan developed 17 goals for the community based on an analysis of current needs and potential opportunities. Selected goals include: promoting compatible development while retaining natural, scenic, and historic resources; providing services, infrastructure, and utilities for all residents of the Town at a reasonable cost; preserving rural areas and supporting the viability of agriculture; and encouraging sustainability and stewardship.



COMMUNITY PARTICIPATION

Community participation is the foundation of a Comprehensive Plan. The Town utilized a number of engagement methods to solicit feedback including Steering Committee meetings, stakeholder interviews, and public visioning workshops. The Town also maintained a project website and active presence on social media. The wealth of information generated through the engagement process directly influenced the Town's future vision, goals, and objectives.

STEERING COMMITTEE

A steering committee for the Comprehensive Plan update was created to guide the planning process. The steering committee met regularly throughout the plan's duration to identify key stakeholders, discuss future land use and planning objectives of the Town, review deliverables produced by the consultant team, and assist with public engagement efforts.

ADVISORY COMMITTEE

An advisory committee for the Comprehensive Plan update was convened and met a total of three times throughout the process. The advisory committee was comprised of technical stakeholders and included those on Town boards and committees, local development organizations, and interested parties.

STAKEHOLDERS

Key stakeholders were identified representing a broad range of backgrounds and interests. A total of eight stakeholder groups were formed and interviewed. These groups consisted of Emergency Services, Environmental Stewardship, Commercial and Residential Development, Fairport Central School District, Village and Town Services, Lifestyle and Youth Activities, Senior Living, Non-Profit and Faith-Based Services, and Transportation and Infrastructure Services. These stakeholders provided valuable and pertinent input related to necessary Town policies and goals within this plan.

COMMUNITY PARTICIPATION

PUBLIC WORKSHOPS

A series of public workshops were held throughout the process to obtain input from community members. Drawing nearly 300 people despite the worldwide Coronavirus pandemic during 2020-2021, these open house-style meetings provided insight regarding the community’s vision, future land use, as well as policies and goals in an open house format. At these workshops, community members spoke directly to Town staff and the project team, and provided their feedback first-hand.



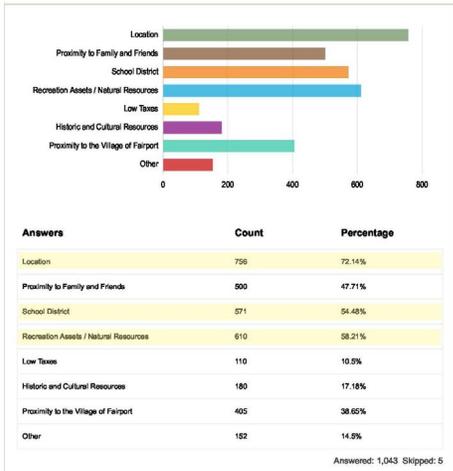
PROJECT WEBPAGE

A project-specific webpage, www.PerintonPlan.com was created for this effort and will remain active throughout the life of the document so that community members may access it at their convenience. This webpage allowed community members to stay up to date on the plan’s process and provide their input. The project webpage hosted deliverables as they were prepared and gave an opportunity for the public to provide input if unable to attend a public workshop.



COMMUNITY SURVEY

An electronic and hard-copy survey was created for residents to provide their input on Perinton’s future. The survey contained a range of multiple choice and ranking questions. More than 1,000 residents responded to the survey. The results tabulated from the survey were used to inform the established community vision and direction for future land use goals.



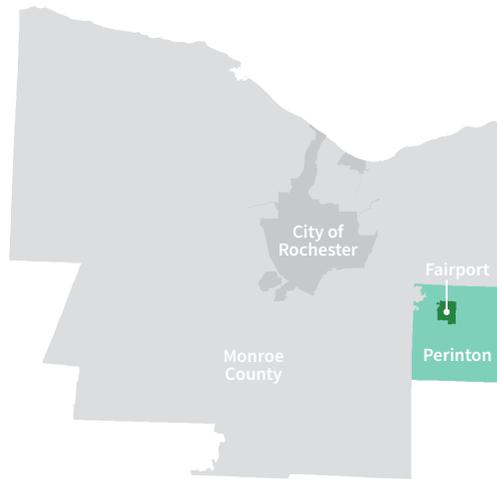
CHAPTER 1

EXISTING CONDITIONS



STUDY AREA

REGIONAL SETTING



Perinton is a predominantly suburban community located in Monroe County southeast of the City of Rochester. The Village of Fairport and the Hamlets of Egypt and Bushnell's Basin are located within the Town boundaries. The Town borders Penfield to the north, Macedon to the east, Victor to the south, and East Rochester and Pittsford to the west. I-490 passes through the southwestern portion of the Town, connecting the NYS Thruway through Perinton to the City of Rochester and beyond.

THIS PLAN'S STUDY AREA

The 2021 Comprehensive Plan inventories and analyzes existing conditions in the Town of Perinton (exclusive of the Village of Fairport, which began its own Comprehensive Plan update during 2020) and provides recommendations to improve quality of life for Perinton's residents.

PERINTON'S HISTORY

Source: Town Historian

The tract of land which became Perinton was purchased in 1788 and, one year later, Glover Perrin – the Town's namesake – and Caleb Walker constructed a cabin on Ayrault Road just west of Moseley Road. Perinton is one of the longest established and intact communities on Monroe County's east side, becoming independent in 1812. In the early 1800s, the Hamlet of Egypt became a central node of commerce and politics in the Town. The development of the Erie Canal in 1821 resulted in growth at Bushnell's Basin and in the Village of Fairport and, by 1853, the construction of the railroad secured the Village as a major activity hub in the Town. To this day, residents in the Village and the Town benefit from the exchange of commerce between the jurisdictions and inter-municipal cooperation.

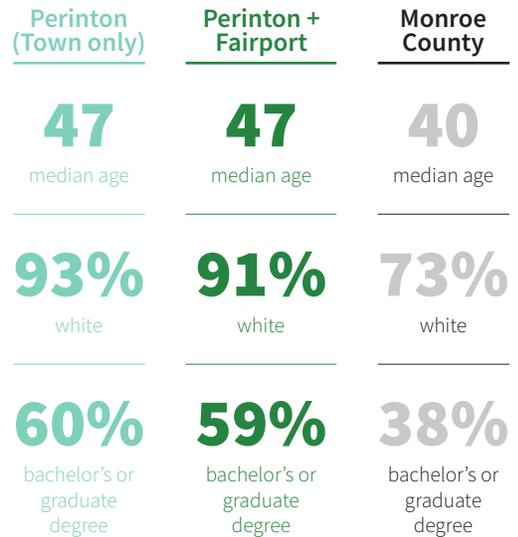
DEMOGRAPHICS

Planning for the future requires a clear understanding of current socio-economic conditions, past trends, and future projections. Demographics show that Perinton is a stable community, with good jobs, high occupancy rates, and a well-educated public. They also reveal that Perinton is aging and that new types of housing construction are necessary to respond to the community’s changing population. These and other insights help inform land use, development, and policy decisions and they act as the basis for the recommendations included later in this plan.

MEDIAN AGE, RACE, ETHNICITY, + EDUCATION

Source: U.S. Census Bureau, Census 2010 Summary File 1, ESRI forecasts for 2021 and 2026

The median age in Perinton (47 years-old) is older than in Monroe County (40 years-old). Perinton residents are also more likely, on average, to be white: 90.1% of residents are white, 3.7% are Asian, 2.6% are black, and an additional 3.4% are of Hispanic origin. By 2026, Perinton is expected to become more diverse: 4% of residents will be Asian, 2.8% will be black, and 4.1% will be of Hispanic origin. Most Perinton residents are also well-educated: 89% graduated from high school, 84% have at least some college education, 60% have at least a bachelor’s degree, and 28% have a graduate or professional degree.

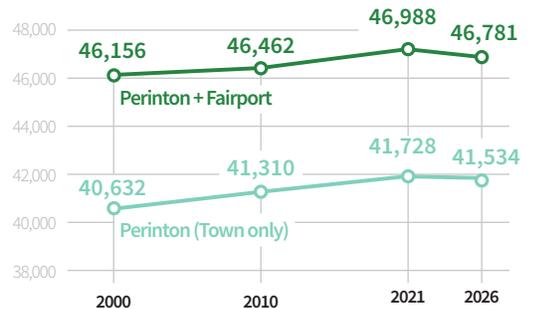


POPULATION TRENDS

Source: U.S. Census Bureau, Census 2010 Summary File 1, ESRI forecasts for 2021 and 2026

As of 2021, Perinton’s population was 41,728, which accounts for about 5.5% of Monroe County’s total population. Since 2000, Perinton’s population has risen steadily at a rate of roughly 0.17% per year. The Village of Fairport, whose population was roughly 5,260 in 2021, experienced similar growth. By 2026, however, Perinton’s population is projected to decline. A 0.46% decrease in population is expected in the Town, which is consistent with projected trends in the County.

Population Trends, 2000 through 2026



DEMOGRAPHICS

AGE TRENDS

Source: U.S. Census Bureau, Census 2010 Summary File 1, ESRI forecasts for 2021 and 2026

Since 2010, Perinton has experienced declines in its youngest age groups, from 0 to 14 years-old. Middle age groups, from 35 to 54, also saw declines. During the same time period, the Town’s oldest age groups – 65 and up – grew at more than double the rate that the youngest age groups declined. These trends are consistent with those in Monroe County, but are more pronounced in Perinton where the youngest age groups are declining and the oldest age groups are growing at faster rates. Overall, these trends suggest that Perinton is an aging community.

Age Group Growth Rates, 2010 through 2026
(Trends are consistent in both the Town and the Village.)

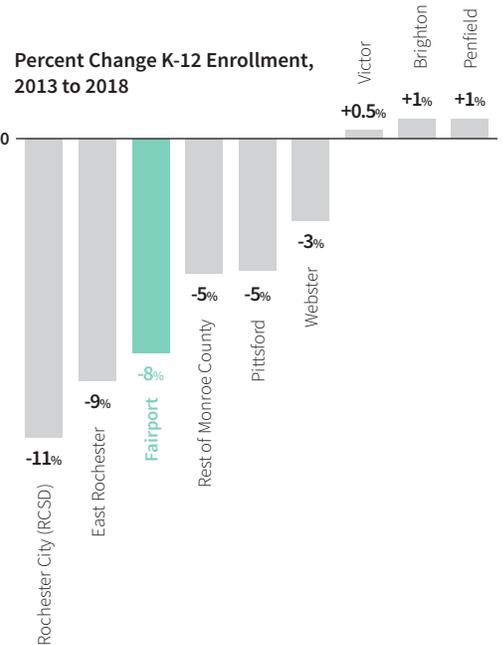
Age	Monroe County 2010-2021	Perinton (Historic) 2010-2021	Perinton (Projected) 2021-2026
0 - 4	-10%	-13%	-3%
5 - 9	-11%	-19%	-2%
10 - 14	-12%	-15%	-10%
15 - 24	-10%	6%	-11%
25 - 34	14%	19%	5%
35 - 44	-8%	-20%	7%
45 - 54	-20%	-23%	-12%
55 - 64	14%	12%	-8%
65 - 74	54%	46%	6%
75 - 84	18%	40%	28%
85+	18%	28%	14%

SCHOOL ENROLLMENT TRENDS

Source: projections from Fairport Central School District

Most students in Perinton attend Fairport Central School District (FCSD), which serves roughly 5,660 students and has 8 schools located in the Town and Village. Portions of the Penfield, Pittsford, East Rochester and Victor Central School Districts also overlap the Town boundary.

From 2013 to 2018, K-12 enrollment in FCSD declined by almost 8%. Other comparable east-side school districts experienced either relative stagnation or declines, though declines in Fairport were among the largest. In the near term, the district expects to see relative stability and even modest growth, with enrollment projected to increase by 25 students from 5,661 in 2020 to 5,686 in 2025.



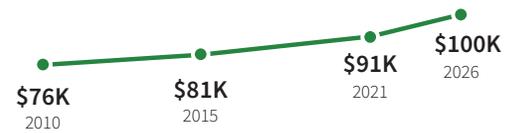
DEMOGRAPHICS

INCOME TRENDS

Source: U.S. Census Bureau, American Community Survey, ESRI forecasts for 2021 and 2026

Since 2010, median household income in Perinton (including the Village of Fairport) has increased by 20% to its present value of \$91,385. From 2021 to 2026, median household income is projected to increase by another 10% to \$100,951, outpacing the rate of inflation and signaling continued economic growth in the Town.

Median Household Income, 2010 through 2026
(Includes both the Town of Perinton and the Village of Fairport. Data shown in 2021 inflation-adjusted dollars.)



EMPLOYMENT TRENDS

Source: U.S. Census Bureau, Census 2010 Summary File 1, ESRI forecasts for 2021 and 2026

A total of 95.7% of Perinton’s working-age population (16-years and older) is employed. Perinton’s 4.3% unemployment rate is half of Monroe County’s 8% rate. The majority (57%) of Perinton’s working-age residents are employed in the Services industry (professional, medical, public service, education jobs), with the next largest shares being employed in the Manufacturing (plant, factory, mill jobs) and Retail Trade (store jobs) industries.

Employment by Industry, 2021
(Trends are consistent in both the Town and the Village.)



COMMUTING PATTERNS

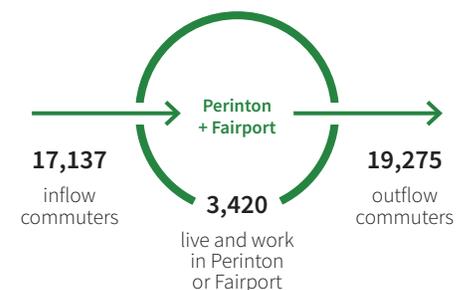
Source: U.S. Census Bureau, OnTheMap Application

In 2017, approximately 17,642 people were employed in the Town of Perinton – which represents an increase of 670 jobs since 2010. Another 2,915 people work in the Village of Fairport. In terms of commuter in-flow and out-flow, the Town of Perinton is fairly balanced: 15,579 people commute in for work, an additional 2,063 both live and work in the town, and 18,194 people commute out of the town for work. This represents a net outflow of 2,615 workers.

Commuting Patterns, 2017



Overall, the jobs for which people commute in to Perinton are similar to the jobs for which people commute out of Perinton.



DEMOGRAPHICS

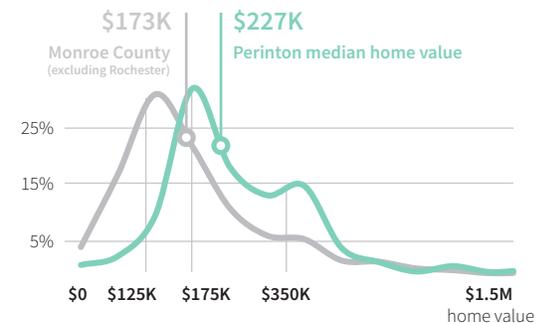
HOME VALUES

Source: U.S. Census Bureau, Census 2010 Summary File 1, ESRI forecasts for 2021

The median home value in Perinton is \$227,861 – higher than that in Monroe County (by 31%), Brighton (by 16%), and Webster (by 12%), but lower than that in and Penfield (by 2%), Pittsford (by 27%) and Victor (by 33%). The largest portion – about 49% – of Perinton’s housing stock ranges in value from \$150,000 to \$250,000. Another 26% of the Town’s housing stock ranges from \$250,000 to \$400,000. Just 14% of Perinton’s housing stock is valued at less than \$150,000, which is considerably lower than in the county (excluding the City of Rochester) where 42% of homes are valued at less than \$150,000; however, this housing stock is comparable with Penfield (16.5%) and Webster (20%). Overall, with fewer lower-cost housing options, the Town may be challenged in remaining viable to young singles, new families, and seniors on a fixed income. The Town does, however, have a wider range of mid- and higher-cost housing options.

Home Values, 2021

(Price distribution is consistent in the Town and Village.)



HOUSING AFFORDABILITY

Source: U.S. Census Bureau, Census 2010 Summary File 1, ESRI forecasts for 2021

Compared to other nearby towns, the ratio of median housing value to median household income in Perinton (2.41) is closest to 1.00, meaning that homes are affordable relative to Perinton residents’ household incomes. On average, homes are priced such that residents earning the Town’s median household income can afford to purchase them. This does not mean, however, that homes in Perinton cost less overall than in nearby towns.

Both median home values and household incomes in the Village of Fairport are slightly lower than those in the Town, though overall housing affordability in Perinton – with Fairport housing units included – is consistent.

Housing Affordability Indices, 2021

	Median Home Value	Median Household Income	Affordability Ratio
Monroe County (excluding City)	\$173,936	\$76,053	2.29
Webster	\$202,610	\$83,999	2.41
Perinton (Town only)	\$227,861	\$94,262	2.41
Brighton	\$195,629	\$80,295	2.44
Perinton + Fairport	\$223,322	\$91,385	2.44
Pittsford	\$313,393	\$121,399	2.58
Penfield	\$231,853	\$87,934	2.63
Victor	\$343,912	\$106,411	3.23

DEMOGRAPHICS

HOUSING TENURE

Source: U.S. Census Bureau, Census 2010 Summary File 1, ESRI forecasts for 2021 and 2026

Of Perinton’s 17,791 housing units, nearly 97% are occupied – signaling high housing demand in the Town. Roughly 76% of units are owner-occupied and 21% are renter-occupied, contributing to both residential stability in the town as well as a strong diversity of housing tenure options. Since 2010, renter occupancy has increased by 3%, owner occupancy has decreased by 2%, and the vacancy rate has decreased by 1%.

According to the American Planning Association, a 95% occupancy rate is ideal and creates a healthy balance between available supply and housing prices. Perinton’s 97% occupancy rate suggests that the Town is capable of absorbing more housing units to help increase its supply and promote affordability.

Housing Tenure, 2021

	Housing Units	Owner Occupied	Renter Occupied	Vacant
Brighton	17,303	49%	43%	8%
Monroe County (excluding City)	231,591	69%	27%	4%
Victor	6,645	71%	21%	8%
Webster	19,074	71%	26%	3%
Perinton + Fairport	20,300	74%	22%	4%
Perinton (Town only)	17,791	76%	21%	3%
Penfield	16,357	76%	20%	4%
Pittsford	10,941	80%	15%	5%

RESIDENTIAL CONSTRUCTION

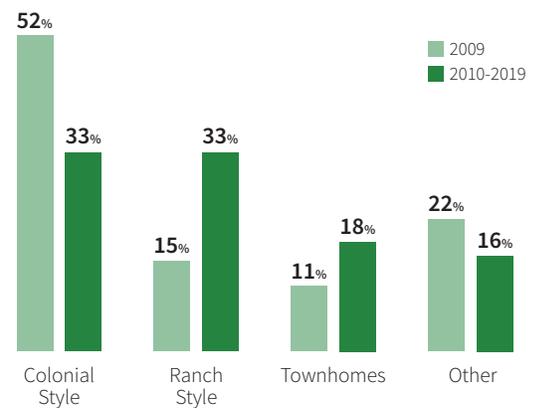
Source: Monroe County Real Property Portal

From 2010 to 2019, 455 new residences have been constructed in Perinton (including the Village of Fairport). Construction during this period shows a distinct trend towards Ranch and Townhouse construction and away – slightly – from Colonial style construction. In 2009, 52% of Perinton’s housing units were Colonial style, 15% were Ranch style, and 11% were Townhomes. In the period from 2010 to 2019, only 33% of newly constructed residences were Colonial Style while 33% were Ranch style and 18% were Townhomes.

This trend away from larger, single-family homes is consistent with changing population demographics and housing demands in the Town. As more residents age-in-place, they will likely seek smaller, single-level Ranch style homes or lower-

Residential Construction Trends

(Includes the Town of Perinton and the Village of Fairport.)



maintenance Townhomes. These smaller, owner and rental options that appeal to older residents also appeal to young professionals, new families, and first-time homebuyers.

DEMOGRAPHICS

MULTI-FAMILY HOUSING SUSTAINABILITY

Source: Town of Perinton
Building Permits Data

Perinton's recent trend away from traditional, single-family housing development is a market response to the need for a greater variety of housing types in the Town. As Perinton began to grow in the 1960s, a boom of single-family home construction took place and extended into the 1980s. The young families who purchased these homes have since turned into empty-nesters, now living in homes that no longer fit their needs. This makes the demand for townhomes, condos, and other multi-family products particularly salient, especially for Perinton's substantial elderly population. Demographics suggest that multi-family housing construction will be sustainable through the next 20 years if current residents decide to remain in Perinton but move to smaller housing units and types.

Overall, the housing market in Perinton is facing a shortage, where high occupancy rates and a limited supply keep housing costs high and act as a barrier to entry for younger families and those on a fixed-income. Introducing multi-family units into the market would help expand and diversify supply by creating new housing type and price range options that can appeal to a broader range of potential residents.

From 2010 to 2019, more than 20% (192 out of 903 units) of newly-constructed units were apartments for seniors aged 55-plus. This trend explains some of the influx of seniors into the community in recent years and also suggests that the housing market in Perinton is moving in the right direction and responding to the needs of the community.

KEY FINDINGS

- Perinton is an aging community: the over-55 population is increasing and the under-14 population is decreasing. These trends will affect demands for municipal service delivery as well as school enrollments in the coming years.
- Perinton's housing stock is diverse in style, tenure options, and price range and can appeal to a broad spectrum of buyers. Ownership options are also particularly affordable in Perinton, compared to surrounding communities.
- Recent residential construction trends in Perinton show increasing construction of Ranch style houses and Townhomes. These options appeal to older residents who are looking to downsize and may also help to retain and attract new families and younger homeowners and renters.
- The Town should continue to diversify its housing stock to ensure that Perinton is a livable community for all.

LAND USE

Current development patterns in Perinton have been formed over the past 60 years by thoughtful land use and comprehensive planning efforts by the Town. Today, Perinton is a largely residential community with large swaths of agricultural land that reflect the Town's agrarian history and significant pockets of parks and open spaces that evidence the importance of recreation to the Town's identity and culture. Suitable sites in Perinton are largely built-out and limited change in the Town's land use in the past decade suggests that new development strategies may be necessary to continue to pursue growth and development in Perinton.

EXISTING LAND USE



Eagle Vale

Residential: Perinton is a largely residential community. Neighborhoods are dispersed throughout the Town and occupy roughly 50% of its land area, or 9,500 acres.



Ellsworth Farm

Agricultural: Agricultural uses including crop land and livestock are the third-largest in Perinton, covering 10% of the land or 2,000 acres. Agricultural land is found mostly in the northeast and southeast corners of the Town.



Property in southeast Perinton

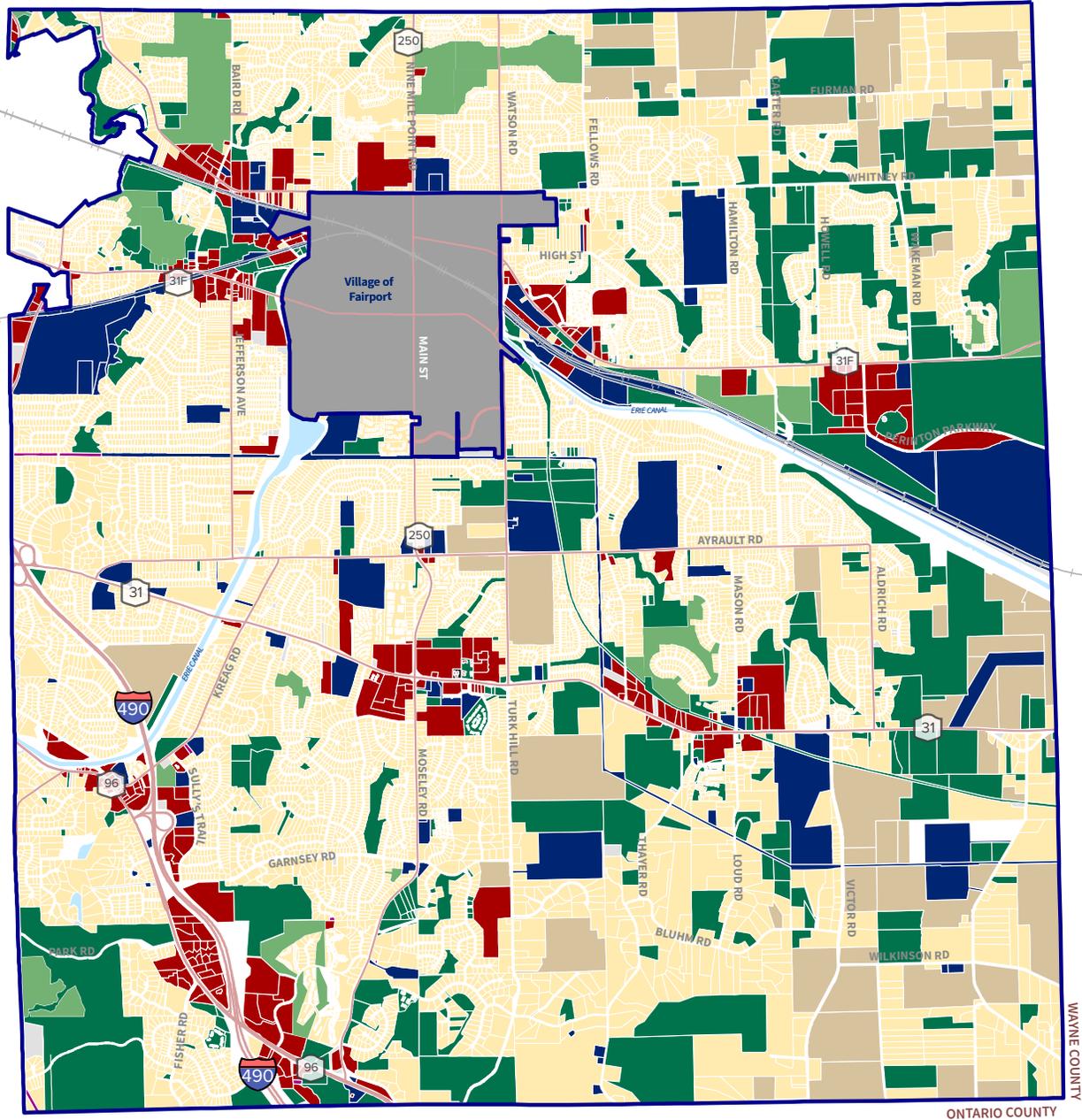
Vacant + Open Space: By land area, vacant land is Perinton's second-largest land use. Vacant parcels, primarily in the northeast and southeast corners, combine to cover 18% of the Town's land use. Most vacant parcels are wooded, undeveloped lots in forested areas or between subdivisions that are not particularly suitable for development. Additionally, a few parcels that are classified as vacant are being farmed. Vacant lands include both open spaces owned by the Town of Perinton and lots owned by private landowners.



Fairport High School

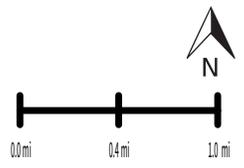
Community + Public Services: Community services like schools, churches, Town-owned properties, group homes, senior living facilities, and public services like utilities and railroads account for 8% of the land area.

LAND USE



LEGEND

- | | |
|---|--|
|  Agricultural |  Commercial + Industrial (Retail, Office, Multi-Family Residential, Light Manufacturing/Assembly) |
|  Residential |  Recreation, Parks + Entertainment |
|  Community + Public Services |  Vacant + Open Space |



LAND USE

EXISTING LAND USE



Recreation + Entertainment + Parks:

Recreation and entertainment parcels, like golf courses and baseball fields, and parks and open spaces account for 7% of the Town's land use, or roughly 1,300 acres.



Commercial + Industrial: Commercial uses (which include retail, office, and multi-family residential) and industrial uses occupy 6% of the Town's land area. Commercial uses are located along Routes 96, 31, and 31F at major intersections. Industrial uses are primarily found along Whitney Road West, O'Connor Road and Perinton Parkway, where High Acres Landfill and Recycling Center (HALRC) is located. Owned and operated by Waste Management, the 1,200-acre HALRC facility straddles the Perinton-Macedon town boundary just south of Route 31F.

LOLLYPOP FARM



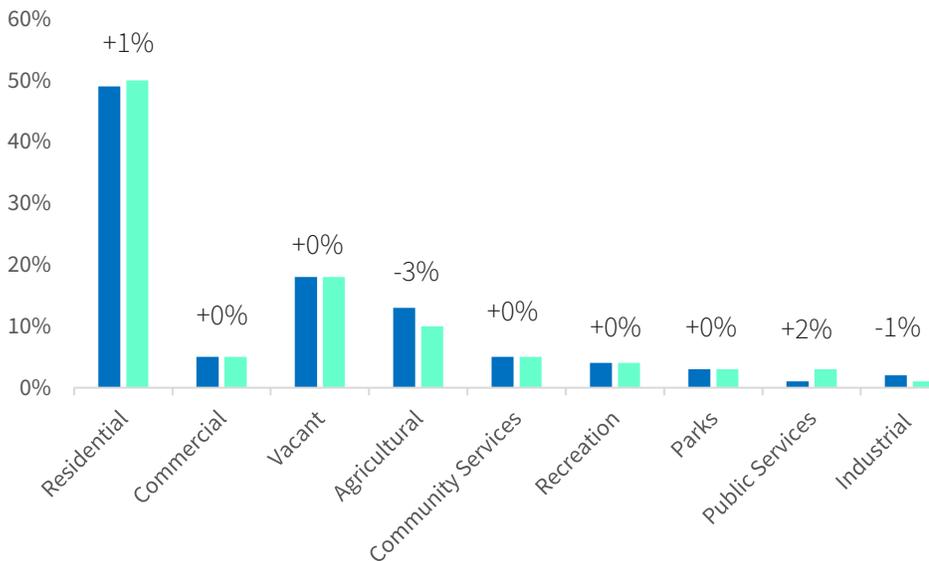
One of the most notable Community and Public Services is Lollypop Farm (the Humane Society of Greater Rochester), which is a private, non-profit charity that has been helping animals since 1873. The 134-acre campus on Victor Road originated from farmland donated to the Humane Society by Hiram Marks in 1964. There are 115 staff members and more than 800 volunteers who care for about 10,000 animals each year, making possible many programs that address issues contributing to the surrender of unwanted animals.

LAND USE

CHANGE IN LAND USE

Since 2008, the distribution of land uses in Perinton has remained consistent, suggesting that the Town is well built-out under its current zoning. Vacant, commercial, community, recreation, and parks uses saw no changes overall. A slight uptick in residential uses suggests some continued build-out, most likely of agricultural land, which has contracted by roughly 400 acres. Public services increased while industrial uses decreased at the same rate. This change can be explained by the reclassification of the High Acres Landfill as a public service, as opposed to industrial as it was classed in the 2011 Comprehensive Plan.

Percent Change in Land Use, 2008 - 2019



KEY FINDINGS

- Perinton is a largely residential community, with considerable amounts of agricultural land and pockets of commercial and recreational uses.
- The Town has a number of vacant parcels throughout the community that may be suitable for open space conservation, agriculture, or potential development.
- Perinton is already well built-out under its current zoning so future development may need to look past traditional models and explore compact or mixed-use schemes.
- Careful consideration should be given to proposals for residential construction adjacent to large industrial district uses, with the development of policies and approaches that help mitigate impacts.

ZONING

Perinton's Zoning Law is important for ensuring appropriately-scaled and sited development in the Town. It permits a range of uses and balances residential, commercial, and industrial development with special districts that preserve open space and agriculture. The Town also has a Mixed-Use District which blends all uses together, and responds to recent demand for compact development and walkability.

RESIDENTIAL DISTRICTS

Residential districts make up the majority of the Town's zoning. Clustering, under NYS Town Law § 278 is permitted in all. The nine residential zoning districts are:

Class AA: Single-family detached dwellings with a two-car garage, with both sewer and water provision. Townhouses, minimum 1,200 SF are permitted.

Class A: Single-family detached dwellings with a two-car garage, with at least water provision. Smaller building sizes allowed than Class AA. Townhouses, minimum 1,200 sf.

Class B: Single-family detached dwellings or two-family detached or semidetached dwellings, with at least water provision. Townhouses, minimum 800 sf.

Class C: Single-family detached dwellings or two-family detached or semidetached dwellings, with at least water provision. Smaller building sizes allowed than Class B. Townhouses, minimum 800 sf.

Apartments: One-, two-, or three-bedroom apartments in four- to twelve-dwelling apartment buildings, no more than three stories.

Townhouses: Townhouses, minimum 800 sf, at a density of no more than eight units per acre.

Townhouses are permitted in the Class AA, A, B, and C districts on lots greater than 40 developable acres, but cannot exceed 10% of the developable area.

WHAT IS ZONING?

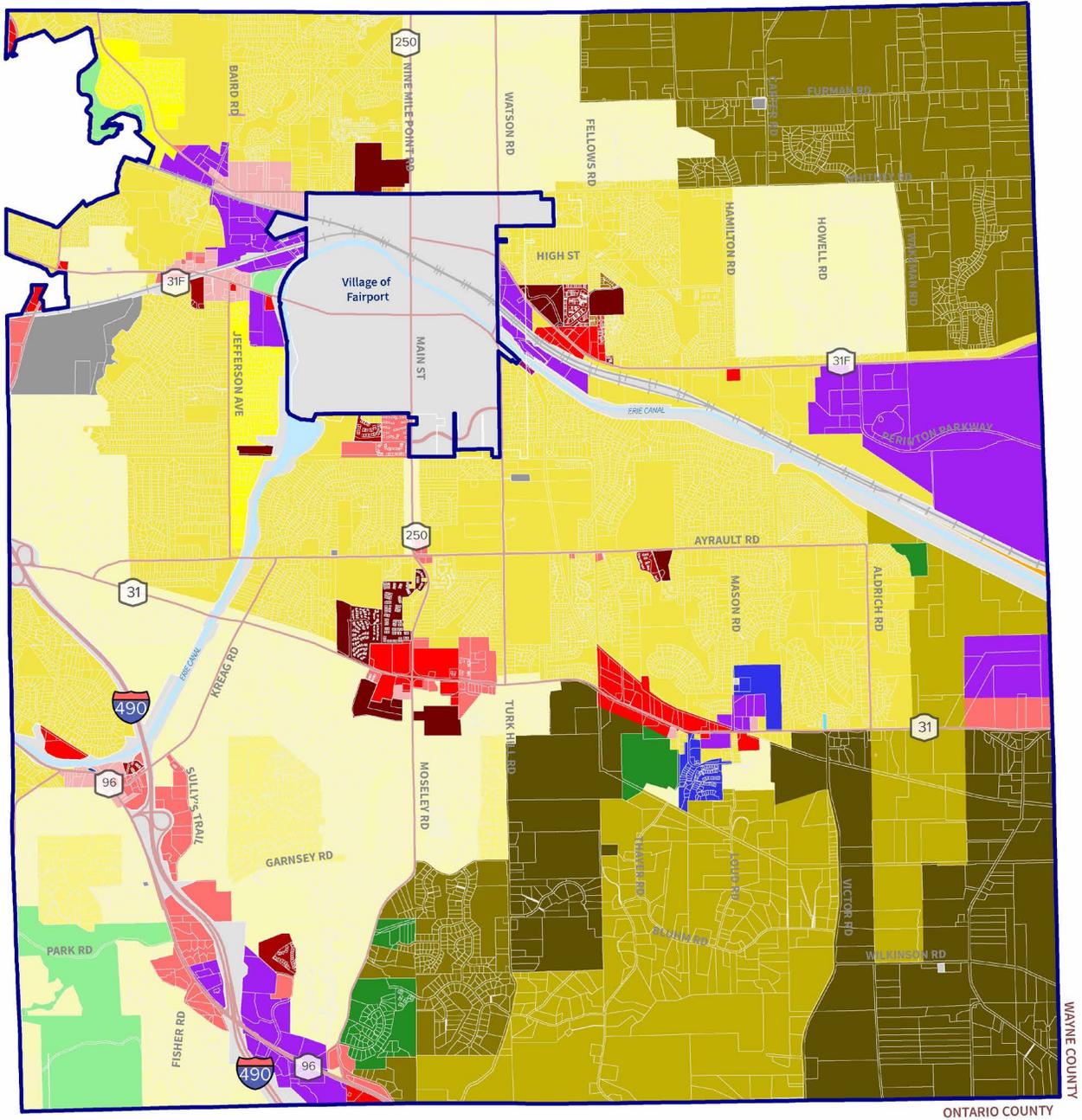
Zoning is the regulatory tool by which municipalities control the physical development of land and the uses appropriate for each property. Typical zones include residential, commercial, industrial, and recreational. Aside from regulating land use, zoning can also be utilized to regulate buildings and streetscapes.

Residential Transition 1-2-5: Single-family detached dwellings on large (1+ acre) lots with both sewer and water provision needed to meet one-acre lot minimum.

Residential Transition RT-2.5: Single-family detached dwellings on large (2+ acre) lots with water provision needed to meet two-acre lot minimum.

Residential Sensitive District: Single-family detached dwellings with a two-car garage on at least 5-acre lots. Low density development intended to preserve environmental values.

ZONING



LEGEND					
	Cemeteries		Residential AA		Residential Transition 1.2.5
	Open Space Preservation		Residential B		Residential Transition Rt-2.5
	Parks		Residential C		Townhouses
	Residential A		Residential Sensitive		Apartments
			Commercial		Mixed Use
			Restricted Business		Industrial
			Planned Development District		Village, State, Railroad Land



ZONING

COMMERCIAL + INDUSTRIAL DISTRICTS

There are four districts within the Town that are intended for commercial, business and light industrial type uses. These include:

- Restricted Business;
- Commercial;
- Industrial; and
- Mixed-Use.

The **Restricted Business, Commercial, and Industrial Districts** are required to have a minimum parcel size of 60,000 sf and a minimum building setback of 85 feet from the roadway. The Restricted Business and Industrial Districts allow for a range of uses related to businesses, such as professional offices, banks, hotels and mini-warehouses. The Commercial District allows uses permitted in the Restricted Business District as well as retail-type businesses, including personal services establishments, restaurants, drive-through facilities, outside dining, as well as a number of uses allowed by special permit. These districts are located

in concentrated nodes and along major transportation routes within the Town, including the intersection of Route 31 and Route 250, Route 31F, and near Interstate 490 and Route 96 / Route 250.

The Town also has a **Mixed-Use District** which allows for a combination of commercial, office, civic and residential uses. The Mixed-Use District was created to respect the historic development scale and patterns of Perinton's hamlets, and to discourage strip commercial. These Districts help transition between commercial or industrial uses and residential uses, and are intended to create lively, pedestrian-friendly public realms that are accessible to residences and employment centers. The Mixed-Use District exists in pockets throughout the Town at the intersection of Route 96 and Kreg Road in Bushnell's Basin, at the intersection of Routes 31 and 250, and at the intersections of Baird Road at Whitney and Fairport Roads.



The Perinton Hills Plaza
on Route 31 in the
Commercial District.

ZONING

PLANNED DEVELOPMENT DISTRICT

The Planned Development District (PDD) permits the development of land for specialized purposes where deemed suitable. Permitted uses within the PDD include residential use, accessory commercial, service and other non-residential uses, and public buildings and grounds. There are currently two tracts of land zoned PDD near the intersection of Mason Road and Route 31 and one in process on Nine Mile Point Road.

OPEN SPACE PRESERVATION

The Open Space Preservation (OSP) district is located in two areas of the Town; to the west of Route 31 and Thayer Road and on Moseley Road near the Crescent Trailhead. The purpose of this district is to preserve and enhance open space within the Town. Land in the Town may be rezoned to OSP with approval from the Town Board (if deemed appropriate) to allow adjustments to density and area requirements.

PUBLIC BUILDINGS AND GROUNDS

Public Buildings and Grounds is a special use allowing large assembly or other particular uses that primarily serve the wellness, faith, health, educational or recreational needs of the public. The use is permissible in all zoning districts with a Special Use Permit from the Town Board.

KEY FINDINGS

- The Town's residential zoning districts allow for a variety of housing types. The Town should encourage diversified residential development that appeals to and attracts a broader range of potential residents.
- The Town has limited land zoned for commercial use even though there is a high demand for commercial space and low vacancy rates. Despite this fact, there are still vacant retail spaces within the Town.
- Mixed-use communities are desired and in demand. The Town should explore policies and zoning updates to allow for a greater mix of uses and densities in commercial areas of the Town.
- The Zoning Law should be considered a living document and be regularly reviewed to ensure compatibility with the Town's vision.

TRANSPORTATION

Perinton’s transportation network is robust and multi-modal, including vehicular, pedestrian, bicycle, public transit, and alternative transit options (Historic Erie Canal). Convenient access to I-490 and the NYS Thruway connects Perinton to the City of Rochester and beyond, and manageable traffic makes commuting efficient. Perinton is working to make walking and biking more than recreational options by expanding the trail, sidewalk, and bike path network and by linking them to activity generators in the Town.

STREET NETWORK +TRAFFIC COUNTS

The primary **north-south** routes in Perinton are NYS Route 250, Watson/Turk Hill Road, and NYS Route 96 (Pittsford-Victor Road). Route 250 and Watson/Turk Hill connect Perinton north to Penfield and south to Victor. Collectively, they carry upwards of 30,000 AADT. Route 96 cuts through the southwest corner of Perinton to link Pittsford to Victor. It is heavily developed with office, commercial, and retail uses and sees between 12,000 and 32,000 AADT. Route 96 is also a primary link to the Eastview Mall complex and the NYS Thruway (I-90) interchange in Victor.

East-west connectivity is provided by NYS Route 31F (Fairport Road), Whitney Road (CR 17), NYS Route 31 (Pittsford-Palmyra Road), Ayrault Road (CR 21), and Garnsey Road (CR 23). Routes 31F and 31 are the most heavily traveled, with each seeing upwards of 20,000 AADT. Route 31F is a primary connector west to the I-490 interchange in Pittsford while Route 31 sees inflow traffic east from Wayne County.

WHAT IS AADT?

Annual Average Daily Traffic (AADT) measures how busy a roadway is and can be read as “vehicles per day, on average.”

I-490 – a major connector north to the City of Rochester and south to the NYS Thruway – is accessible at three interchanges in Perinton: two exits at Route 96 and one at Route 31. Perinton’s proximity to the NYS Thruway – which is located just south of the Town in neighboring Victor – enhances Perinton’s connectivity to surrounding regions. It also sometimes results in periods of traffic congestion on Route 96 and I-490 as motorists travel from the Thruway to the City of Rochester and other destinations.

TRANSPORTATION

PEDESTRIAN + BICYCLE FACILITIES

Perinton has one of the most comprehensive trail systems in Western New York, with over 50-miles of **off-road trails**. Multi-use facilities such as the Rochester Syracuse + Eastern Trolley Trail (RS+E), also called the Perinton Hikeway-Bikeway, and the Erie Canal Heritage Trail complement **on-road bike facilities** on NYS Bike Route 5 (which primarily follows Route 31 through Perinton). These trails are supported by an extensive **sidewalk network** that is maintained by the Town year-round and provides additional pedestrian options.

The Town continues to work to enhance multi-modal connectivity. Perinton's suburban character, where commercial and office destinations are separated from residential neighborhoods, can sometimes be challenging for alternative transportation. By expanding and linking bike lanes, trails, and other transit networks together, the Town is working to promote the viability of alternative transportation and to curb the number of trips by car.

PEDESTRIAN + BICYCLE MASTER PLAN (2016)

The Pedestrian + Bicycle Master Plan recommends: filling gaps in the Town's sidewalk network; adding traffic calming measures on selected streets including Route 31, Route 96, Ayrault, and Whitney Roads; installing high-visibility crosswalks and push buttons at important intersections; improving on-road bicycle markings for shoulder and shared facilities; creating dedicated bike lanes in certain stretches along Routes 31 and 250; and expanding the Town's multi-use trail network.



Cyclists on
NYS Bike Route 5.

TRANSPORTATION

PUBLIC TRANSPORTATION

The Rochester Genesee Regional Transportation Authority provides **bus service** to Perinton. Route 81 connects downtown Rochester to the Country Club Plaza, just west of Perinton. Route 84 links downtown to Eastview Mall via I-490 and Route 96. Two **park-and-ride lots** are located along Route 84: one near the Wegmans Plaza and one at Bushnell's Basin on Route 96. Route 102 provides access from downtown to Newark and Lyons via I-490 and Route 31 with stops at the Perinton and Bushnell's Basin park-and-ride lots.

In 2020, RTS launched its **Reimagine RTS** program, which simplifies its system, rennumbers and realigns routes, and adjusts service times to provide faster, more direct service with shorter wait times and increased frequency. The former Route 81 was replaced by Route 50 Fairport/Penfield with service every two hours, every day. Route 102 became Route 91 Newark/Lyons Commuter and provides commuter service during morning and peak periods. Route 84 was altered to become Route 95 Eastview Commuter, providing commuter service. At other times, customers can use the RTS On Demand service to hail a ride within the Pittsford/Eastview On Demand Zone which extends from St. John Fisher College to Eastview Mall.

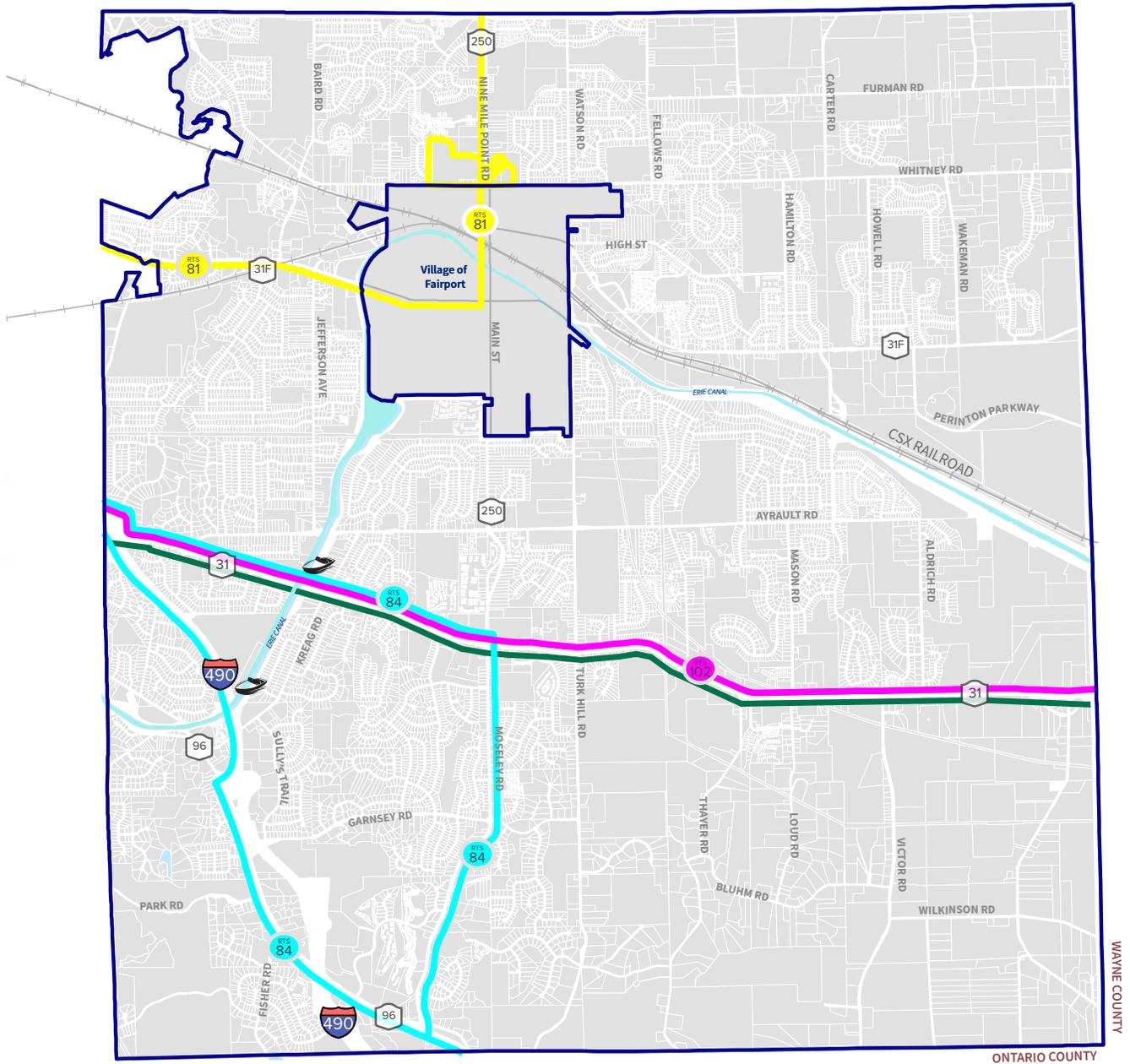
WATER TRANSPORTATION

Perinton provides facilities for both motorized and non-motorized watercraft to access the Town's seven-mile stretch of the Erie Canal. Boat launches are located off Ayrault Road and at Kreag Road Park. Overnight docking facilities can be found at Bushnell's Basin and Perinton Park.

KEY FINDINGS

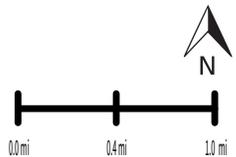
- Vehicular traffic in Perinton is average overall, with some corridors like Route 96 and I-490 seeing higher traffic volumes between activity nodes like Eastview Mall and the City of Rochester.
- Perinton is relatively car-dependent because of its suburban nature. Many errands require a car. As such, it is important for alternative transit options like bike routes, bus routes, and trails to connect to each other and to local destinations to ensure multi-modal accessibility.
- Perinton's off-road trail and bike networks are substantial, though on-road bike facilities would benefit from improved markings and signage and from potential expansion. Traffic calming and sidewalk network expansion could also improve walkability.

PUBLIC TRANSPORTATION ROUTES



LEGEND

 RTS Route 81	 RTS Route 102
 RTS Route 84	 NYS Bike Route 5



UTILITIES

Access to basic utilities like water, sewer, and electric is provided throughout much of Perinton. These services help maintain a high quality of life, benefit public health, and promote a clean public realm. The Town encourages development where such public infrastructure already exists, and limits infrastructure expansion into ecologically-sensitive and agricultural areas to preserve their undeveloped character and environmental resources.



Fairport Electric headquarters

PUBLIC INFRASTRUCTURE

Fairport Electric – a Village-owned, non-profit overseen by the Fairport Municipal Commission – provides **electric service** to the eastern two-thirds of the Town. Its electricity comes from green hydropower generated by Niagara Falls and other renewable energy sources, and it operates under a price agreement with the New York Power Authority that allows it to provide services at more affordable rates than other private utilities. The rest of the Town is served by Rochester Gas & Electric, which is also the largest provider of natural gas to Town properties.

Public **water lines** are available to the majority of properties in the Town via the Monroe County Water Authority. Some homes also use private wells.

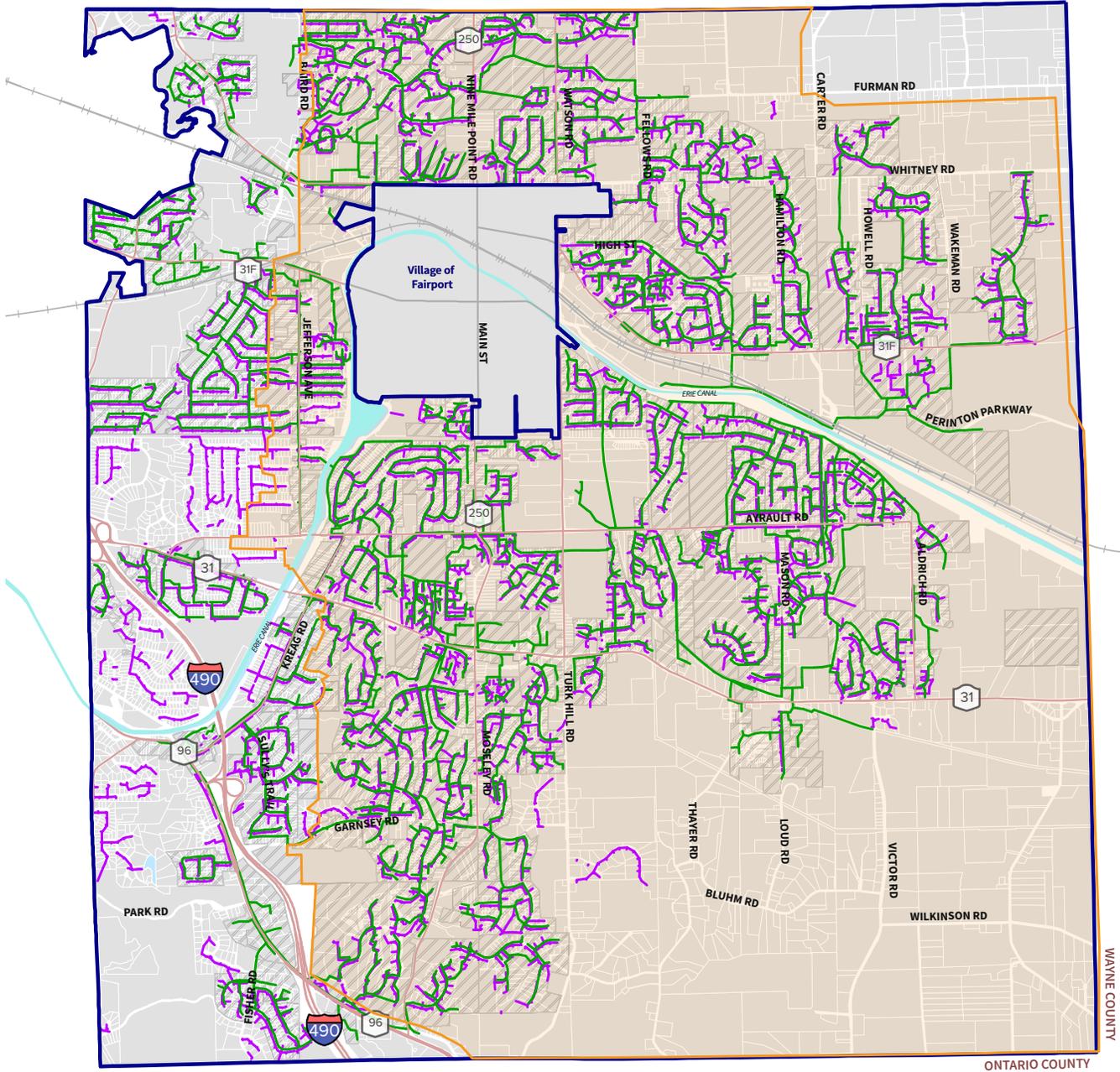
The Town operates approximately 184 miles of public sanitary sewer mains that serve approximately 18,000 residential and commercial properties within the Perinton Consolidated Sewer District, which collects and transports sanitary sewage to the Frank E. Van Lare Wastewater Treatment Facility in Irondequoit. Properties not connected to the public sanitary sewer system are served by private septic systems. The Town also features more than 100 Town-owned stormwater management facilities and manages roughly 200 miles of public **storm sewers**, which collect rainwater and convey it to Irondequoit Creek and the Erie Canal. The storm sewer system is also supported by over 50 Town-operated stormwater management facilities and ponds.

Road and property maintenance, including highway maintenance, lawn debris and leaf collection, and snow and ice control, are provided by the Town Highway Department on Town-owned roadways and lands. The Town also plows and salts county- and state-owned highways, with the exception of I-490.

OTHER UTILITIES

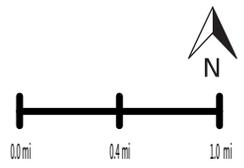
A variety of private service providers offer gas, garbage disposal, broadband Internet, cable TV and mobile/wireless/landline phone services.

UTILITIES



LEGEND

- Sanitary Mains
- Stormwater Mains
- Sanitary Sewer District
- Fairport Electric Service Area



EMERGENCY SERVICES

Perinton is serviced by numerous fire departments, law enforcement agencies, and emergency medical response teams whose volunteers ensure public safety, prevent property damage, and provide peace of mind for community members. Their services help keep Perinton safe and contribute to high quality of life and overall liveability.

EMERGENCY SERVICES

Perinton is serviced by five **fire departments** – Fairport, Bushnell’s Basin, Egypt, East Rochester, and Penfield. It has three fire stations at the intersections of Route 96 and Kreag Road, Route 250 and Garnsey Road, and Route 31 and Mason Road as well as two stations in the Village of Fairport. Fire stations are well-dispersed throughout the Town to ensure swift response times to all residents. During recent times, the volunteer-based fire departments have faced recruitment challenges, suggesting that the current model may not have long-term sustainability.

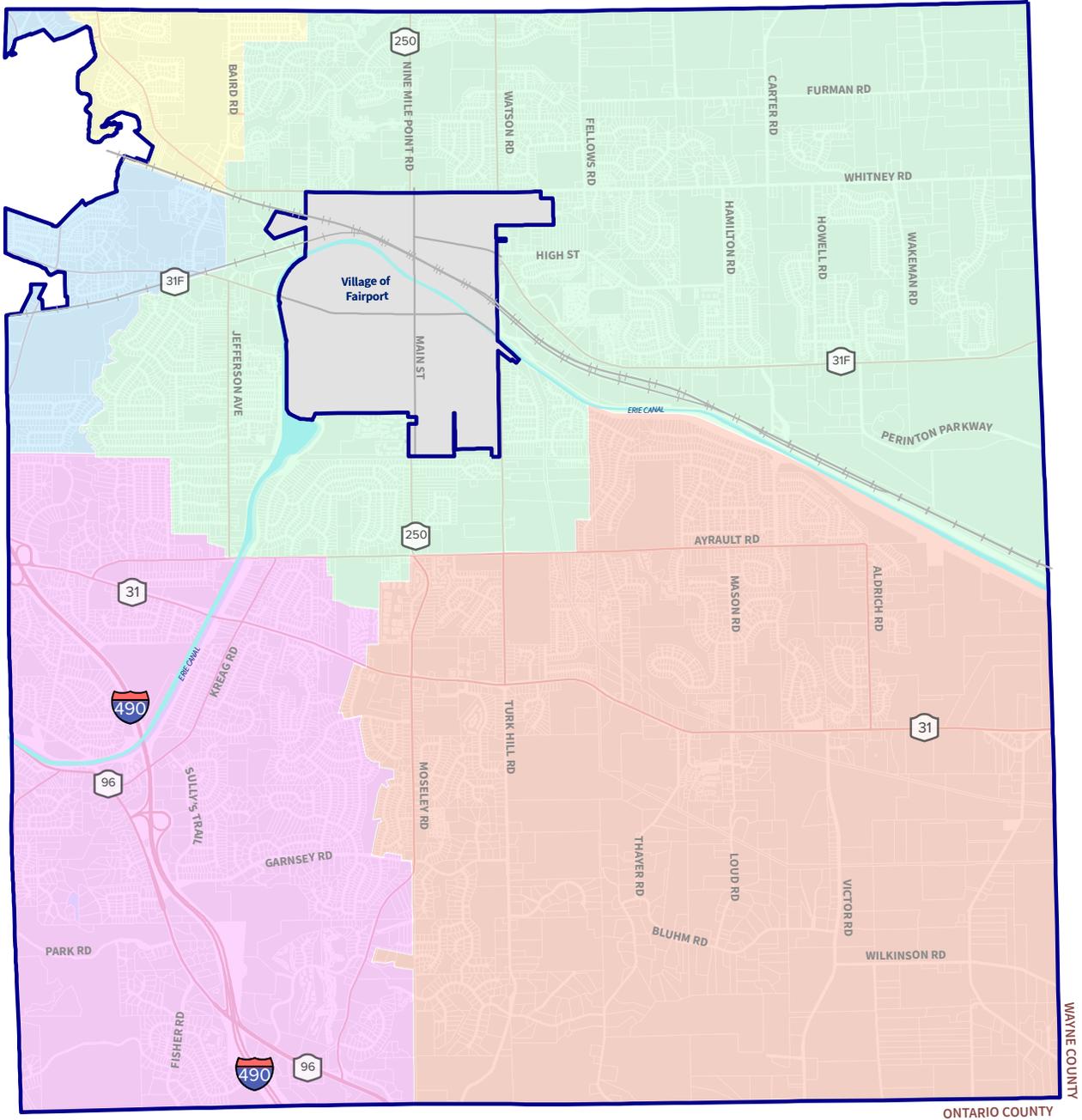
Law enforcement services are provided within the Town by the Monroe County Sheriff’s Department, whose Zone A Substation is located just outside the town boundary on Panorama Trail. A minimum of three sheriff deputies are assigned to patrol Perinton 24/7. The nearby Villages of Fairport, East Rochester, and the Town of Macedon also have their own police departments.

Emergency medical response, including advanced life support and paramedic-level response, are provided in Perinton by Perinton Ambulance. The corps features five state-of-the-art ambulances, two quick response vehicles, and an incident response & support trailer. In 2019, Perinton Ambulance responded to 5,000 requests for service. Its headquarters are located on Turk Hill Road next to the Perinton Community Center.



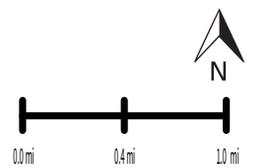
The Perinton Ambulance headquarters on Turk Hill.

FIRE DEPARTMENT RESPONSE



LEGEND

- Bushnell's Basin Fire Association
- East Rochester Fire Department
- Egypt Fire Association
- Fairport Fire Department
- Penfield Fire Company



PARKS + OPEN SPACE

The Town of Perinton provides an exceptional breadth and quantity of recreational amenities. In total, the Town boasts approximately 1,200 acres of parks and open space, which includes seven Town-owned parks, two boat launches, an arboretum, a 67,000 square-foot indoor recreation and community center. The Town also offers over 50 miles of trails through three main trailways that interconnect and provide access to almost every park in the Town. These parkspaces help to maintain the Town's high quality of life and improve health and well-being in the community. They also work to attract visitors and residents, increase nearby property values, and foster residents' sense of community ownership, stewardship, and pride.

PARKS

Perinton's **Town-owned parks** – Beechwoods, Center, Fellows Road, Howell Road, Kreag Road, Perinton, and Spring Lake Parks as well as the White Brook Nature Area – provide more than 400 acres of parkland and facilities for a variety of active recreation including soccer, basketball, volleyball, tennis, softball/baseball, hiking/walking, playgrounds, and boat launches. Some parks also have picnic shelters or gazebos for gatherings as well as public restrooms.

The Town also operates Egypt, Potter and Perinton Parks through lease agreements with the Humane Society at Lollypop Farm, the Village of Fairport, and the State of New York respectively.

In addition to formal parks, the Town actively conserves **open space** through its Purchase of Development Rights (PDR) and Conservation Easement programs. To date, the Town has permanently protected over 2,000 acres of land, about 800 acres of which is reserved as publicly-accessible open spaces. These open spaces are rich in ecological diversity and range from mature remnant forests to young successional woodlands to wetlands.

AMOUNT OF PARKLAND



According to the National Recreation and Park Association standard of 10 acres of parkspace for every 1,000 residents, Perinton should provide at least 420 acres of parkspace to support its residents. The Town currently provides over 1,200 acres of parkspace, almost triple the suggested amount.

PARKS + OPEN SPACE

ACCESS TO PARKS

Much of the Town of Perinton is located within a 10-minute walk (0.5 miles or less) from a park, open space, or trail. Studies show that residents who live closer to parks are more likely to exercise more frequently, making proximity to parks particularly important for community health and wellbeing. Access to parks is most lacking in the southeastern quadrant of the Town, though this area is also well-forested and comparatively less developed than much of the rest of the Town.

PASSIVE VS. ACTIVE RECREATION

Perinton has roughly 250 acres of formal park space; about 53 acres or 20% is devoted to active recreation like sports fields and playgrounds. The remaining 200 acres allow for passive recreation like walking and nature observation. Another 800 acres of dedicated open space adds to the amount of passive space already provided in the Town's parks.

It is important for available recreation options to match the needs of the Town's

THE 10-MINUTE WALK

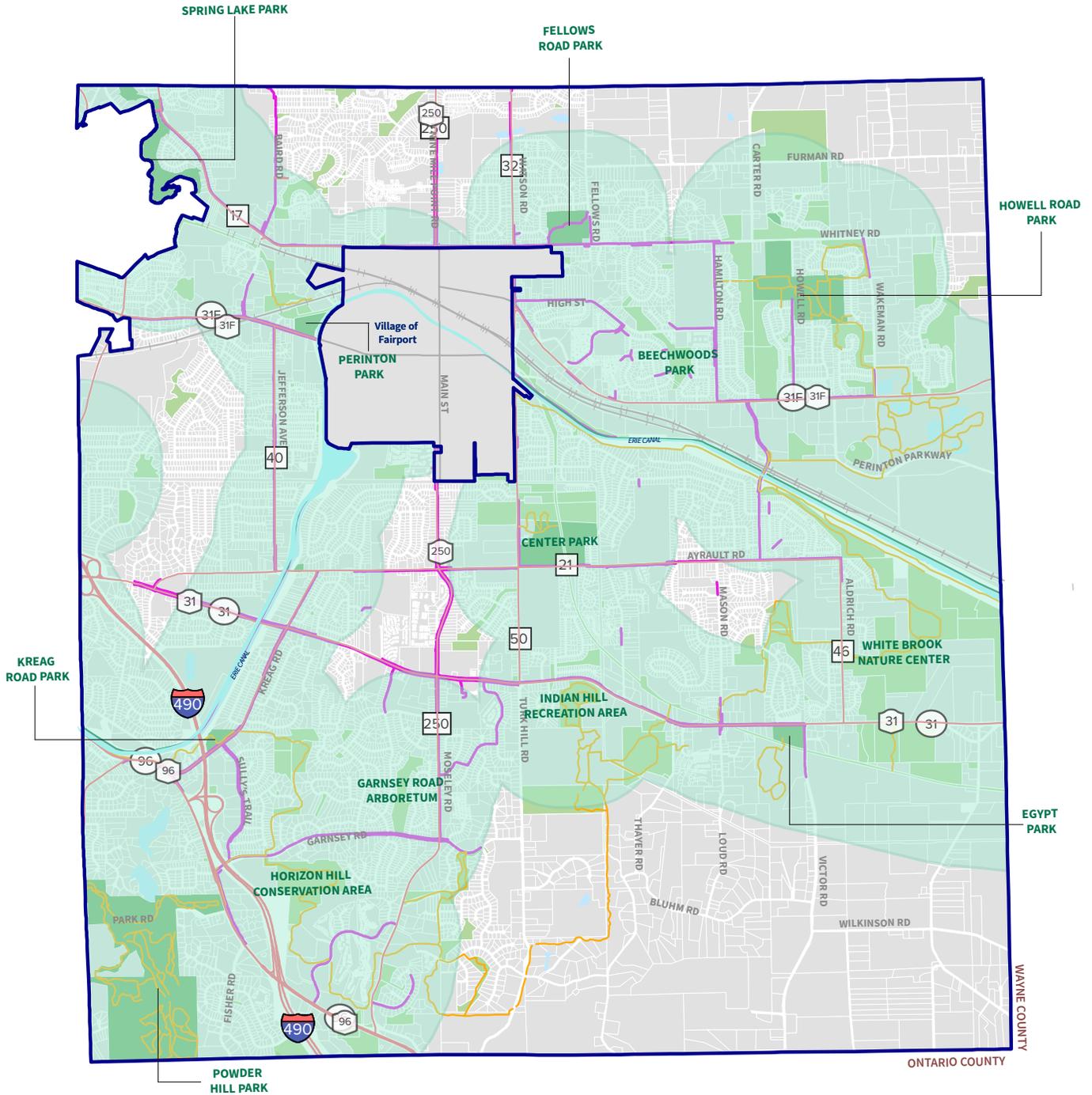
A 10-minute (0.5-mile) walk is the generally accepted threshold for nearby proximity to a park or open space and is used by the National Recreation and Park Association and the Trust for Public Land to determine access to parks.

residents. Passive recreation options cater well to the Town's older population, but active recreation helps keep kids and teens engaged and is important for youth and adult sports leagues. Based on current National Recreation and Park Association standards, which recommend a roughly 1:1 balance between passive and active space provision, the Town could serve to provide more active spaces. More baseball fields for older children have been identified as a primary need.

The soccer fields and playground at Center Park West.



PARKS + OPEN SPACE



LEGEND

 Parks	 Erie Canalway Trail
 Open Space	 RS&E Trail
 1/2 Mile Buffer	 Crescent Trail
	 Sidewalks

0.0mi 0.4mi 1.0mi

PARKS + OPEN SPACE

TRAILS

Perinton has an especially strong trail network and has earned the nationally-recognized distinction of “Trail Town USA” from the American Hiking Society. The Town’s three main trailways provide over 50 miles of footpaths.

The **Crescent Trail** is the longest of the three, with roughly 35 miles of natural hiking trails that are actively maintained by volunteers from the Crescent Trail Hiking Association (CTHA), with assistance from the Town.

Approximately nine miles of the State-owned **Erie Canal Heritage Trail** also run through Perinton on the north bank of the canal. This segment helps to make Perinton a regional recreation destination and connects the town into the larger **Empire State Trail** which extends from Buffalo to Albany to New York City.

The Town owns and maintains the RS+E Trail, also known as the **Perinton Hikeway-Bikeway Trail** which follows the former route of the Rochester Syracuse and Eastern Electric Railway. The trail connects Egypt Park, Center Park, and the James E. Smith Community Center, and

RECREATIONAL TOURISM

Perinton’s recreational resources are among its strongest assets. The town’s scenic and historic stretch of the Erie Canal and its robust trail system serve to attract residents and draw visitors to the area. In fact, over 200,000 users travel on Perinton’s section of the Erie Canal Heritage Trail each year, according to a study by Parks and Trails New York.

ties into the Erie Canal Heritage trail via a pedestrian bridge at Cobb’s Lane, just bordering the Village of Fairport.

An exiting road network of on-road bike routes link these off-road trails and other parks and open spaces together, thereby increasing connections and improving accessibility to the Town’s recreational offerings. Future network connections are described in the Perinton Pedestrian and Bicycle Master Plan.



The Erie Canal Heritage Trail along the Canal at Perinton Park.

PARKS + OPEN SPACE

RECREATIONAL PROGRAMMING

The Town of Perinton offers a variety of recreational programs through the Department of Recreation and Parks, including camps, sports leagues, art and fitness classes among others. Many of these programs are hosted at the Perinton Community Center, which features an indoor pool, aquatics play center, track, fitness center, and meeting and activity rooms. The Community Center also has an outdoor amphitheater – Center Stage – which provides a venue for concerts, movies, and other cultural events.

TEEN PROGRAMMING

The Perinton Recreation and Parks Department provides a wide variety of teen programs and events at the Lion’s Den Teen Center at Potter Park, including after school care, activity nights, and organized outings. The Teen Center also operates the “Caring Perin-teens” Program which matches teens with community service and volunteering opportunities in area parks and community facilities.

SENIOR PROGRAMMING

The Town also provides recreational and social senior citizen programs through the Senior Office at the Community Center. These programs include recreational activities like card games and bingo, arts and crafts, and exercise as well as other services like lunch, counseling, and transportation programs.

KEY FINDINGS

- The Town provides many amenities, such as an indoor community and aquatics center, a large outdoor amphitheater, and an arboretum, that distinguish Perinton among neighboring communities as a unique provider of recreational opportunities.
- Opportunities exist to provide more bike facilities and amenities, and are further defined in the Pedestrian and Bicycle Master Plan.
- The Town’s parks and open spaces are a major asset and should be supported by increased marketing to promote recreational tourism.
- The Town’s commitment to the preservation of open space and scenic views is evidenced by its active Purchase of Development Rights (PDR) and Conservation Easement programs, and it would serve to benefit from increased promotion of these programs.

HISTORIC RESOURCES

Perinton's historic legacy and resources are important to the Town's identity, heritage, and character. Preserving and enhancing historic districts and landmarks serves to celebrate Perinton's past, protect the historic integrity of the Town's hamlets, foster civic pride, and promote cultural tourism.

HISTORIC DISTRICTS



The **Baird Road Historic District** extends along Baird Road from Thomas Creek to the historic School House. This district was created to protect the undeveloped character of the corridor and to preserve a group of early 20th century homes.



The **South Perinton Church and Cemetery Historic District** is located at the corner of Wilkinson and Pannell Roads in the southeast corner of the town. It includes the South Perinton United Methodist Church, an active congregation since 1837, that was an important center of religious, educational, and social life in this part of the Town throughout the 1800s.



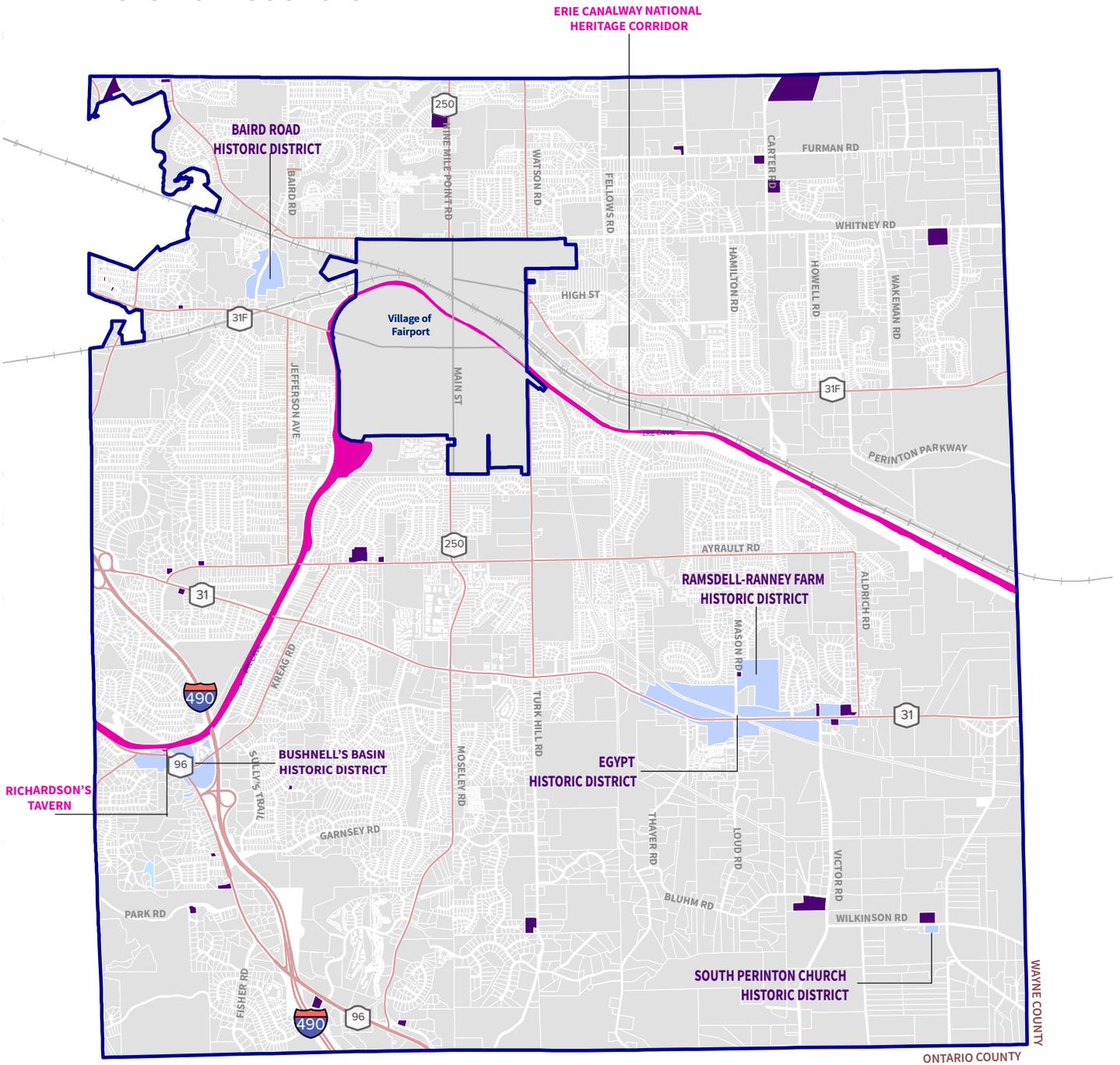
The **Bushnell's Basin Historic District** extends south of Route 96 to the I-490 interchange and recognizes the historic importance of this area as the former terminus of the Erie Canal. This district includes Richardson's Canal House, which historically served as a hotel and tavern, and is presently the only National Register Historic Place in Perinton.

The **Ramsdell-Ranney Farm Historic District** is located within the Hamlet of Egypt Historic District. It encompasses the Ramsdell-Ranney Farm property which contains the oldest frame residence in Perinton, dating back to 1806.



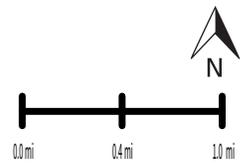
The **Hamlet of Egypt Historic District** follows Route 31 from Hogan Road to Victor Road, and recognizes this area as the earliest settlement in the Town of Perinton. Development in this area is required to follow design guidelines in order to preserve and protect the district's historic character.

HISTORIC RESOURCES



LEGEND

-  Erie Canalway National Heritage Corridor
-  Perinton Designated Historic Landmark
-  Perinton Designated Historic District



HISTORIC RESOURCES

HISTORIC LANDMARKS

There are 28 **locally-designated historic landmarks** in the Town, including 5 cemeteries, many historic homes, and other commercial and agricultural properties that are still in use today.

The only **National Register Historic Place** in Perinton is Richardson's Canal House, located at 1474 Marsh Road in the Bushnell's Basin Historic District.

The Erie Canal is recognized as a **National Heritage Corridor** for its contributions to advancements in transportation and shipping, the development of Upstate New York and the Midwest, and as a symbol of American ingenuity. Perinton's and Fairport's growth are a direct result of the construction of the Canal and its impact on industry.



Hart's Woods, near Moseley and Hulburt Roads, is also recognized by the National Park Service as a **National Natural Landmark** for being an outstanding example of biological and geological features. The woods date back more than 250 years and are considered a rare tract of beech, maple, and oak climax forest.



Richardson's Canal House – a National Register Historic Place in the Bushnell's Basin Historic District.

HISTORIC RESOURCES

HISTORIC PRESERVATION



In 1987, the Town of Perinton adopted a **Historic Preservation Ordinance** to codify standards and regulations for historic preservation. This ordinance established the **Perinton Historic Architecture Commission** which is a five-member board responsible for reviewing and approving applications for Town-designated historic landmarks and for making recommendations to local boards regarding site design and architectural character.

The **Town Historian** and the non-profit **Perinton Historical Society** also work to research, archive, and educate residents about Perinton's History. The Historical Society operates a museum in the Village of Fairport, offers educational programming, and has developed several walking and bike tours of Perinton's and Fairport's historic landmarks.

KEY FINDINGS

- Perinton's rich history is celebrated by numerous Historic Landmarks and Historic Districts throughout the Town.
- The Town is committed to preserving and protecting its historic assets through regulations established by the Historic Preservation Ordinance and the Historic Architecture Commission and through educational programming provided by the Town Historian and the Perinton Historical Society.
- Perinton should continue to promote context-sensitive development and encourage the adaptive reuse of historic structures in order to preserve the Town's historic integrity.
- The Town may be able to provide additional incentives to help preserve current and prospective historic landmarks and properties.

NATURAL + AGRICULTURAL RESOURCES

Perinton's natural character, including its streams, wetlands, topography, and soils, impacts its environs and affects biodiversity, flooding, and agricultural suitability among other things. Preserving and protecting wetlands, agrarian fields, and other natural resources is important to the health of the environment, the viability of Perinton's farming industry, and the natural beauty of the Town.

FLOODZONES + WETLANDS



Properties along Thomas and Irondequoit Creeks, White Brook, and in the White Brook Nature Area are located within Federal Emergency Management Agency (FEMA) **floodzones**. These properties have a 1% annual chance of flooding and, as such, may require flood insurance.

LIMITED DEVELOPMENT DISTRICT

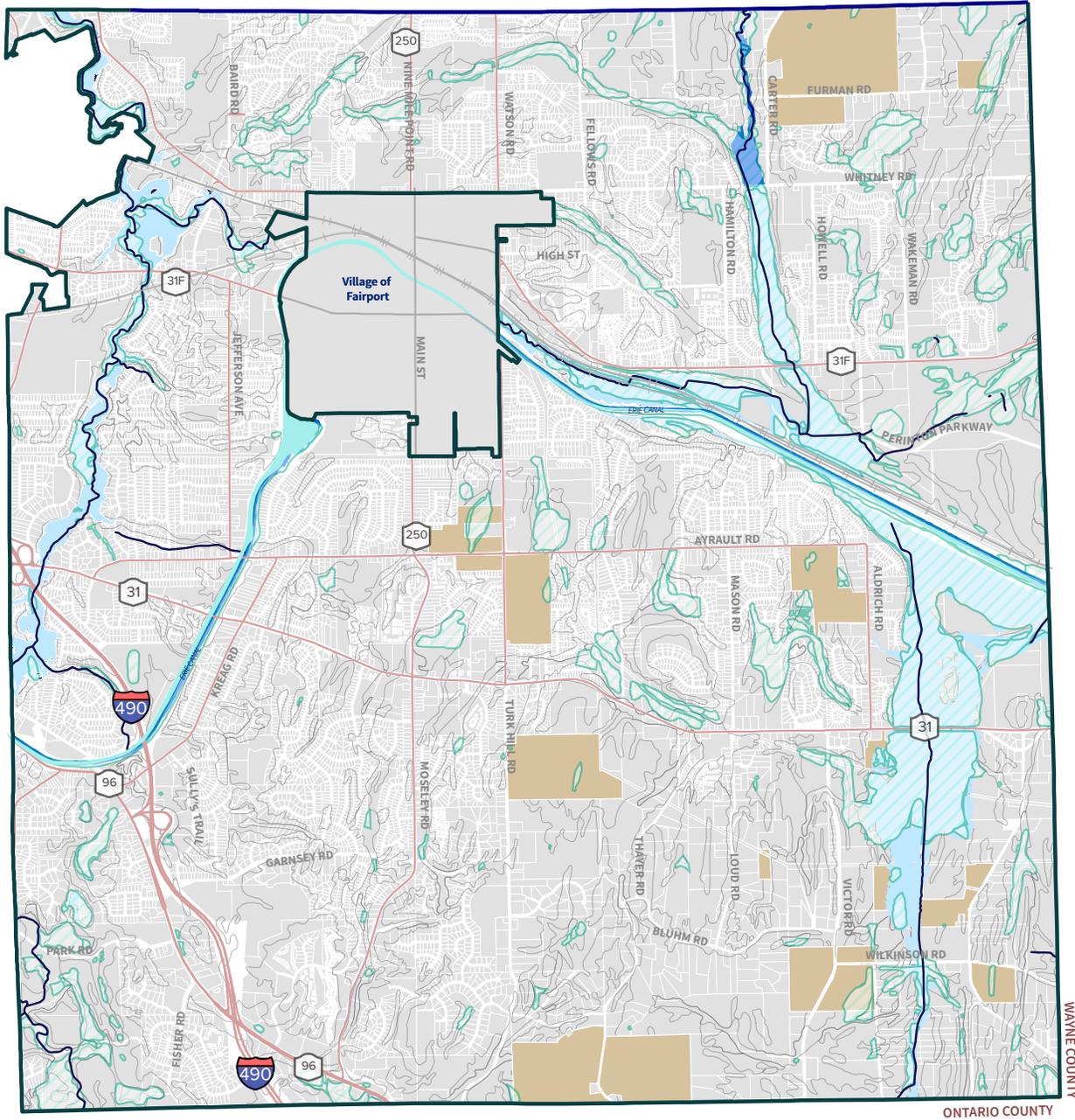
The Limited Development District (LDD) is a zoning overlay district created to preserve water, air quality, and fish and wildlife habitats and prevent the loss of natural resources by protecting the environment from over-development. The boundaries of the district are based on soil, topographic, vegetation, and hydrological characteristics. Specific limits are imposed on development within the district, as determined by the Town's Conservation Board, to ensure that it is of the appropriate intensity and character. Appropriate uses include agricultural, open space, and recreational amenities.

Wetlands identified for protection by the U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) and the NYS Department of Environmental Conservation (NYS DEC) are located throughout the Town, primarily along Thomas Creek, White Brook, and their environs. Another area of particularly hydrologically important wetlands is located at Powder Mills Park in the southwest corner of the Town.

PERINTON'S NATURAL HISTORY

Perinton's topography is largely a result of glacial retreat during the last Ice Age. The Town's undulating hills – including Turk and Baker Hills – were formed by glacial deposits, while streams cut valleys and lowlands. The low, flat topography of these areas makes them susceptible to flooding by Thomas Creek and White Brook.

NATURAL + AGRICULTURAL RESOURCES

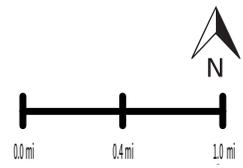


WAYNE COUNTY

ONTARIO COUNTY

LEGEND

 NWI & NYS DEC Wetland	 FEMA Floodzone AE
 Eastern Agricultural District #6	 FEMA Floodzone A
 Streams	 Limited Development District (LDD)



NATURAL + AGRICULTURAL RESOURCES

AGRICULTURE

Over 2,500 acres of land in Perinton is classified as agriculture, livestock, field crops, or another related use. Agricultural uses are most prevalent in the northeastern and southeastern portions of the Town, while two of the largest agricultural properties are located in the center of town along Turk Hill Road. Farms in Perinton produce both animal products and crops like calves, beef cattle, sheep, corn, soybeans, and wheat. Several nurseries, greenhouses, a vineyard, and equine operations are also located in Perinton.

More than 1,000 acres of land in the Town of Perinton are located in state-recognized Agricultural Districts. To be considered an Agricultural District, at least 50% of land within the district must be used for active agriculture. The Town works with Monroe County to create Agricultural Districts, and also features its own Conservation/Farming Easement Program, which helps preserve existing agricultural uses, protects against development, and promotes active farming.

AGRICULTURAL + FARMLAND PROTECTION PLAN (2012)

The Agricultural + Farmland Protection Plan made several recommendations to preserve existing farmland in Perinton. These include: identifying additional parcels that may be suitable for the State's PDR program; revising the Town's zoning regulations to further support agricultural operations; supporting the direct marketing of local farm products to the public; and educating farm and landowners about tax relief and other programs for keeping land in agriculture.

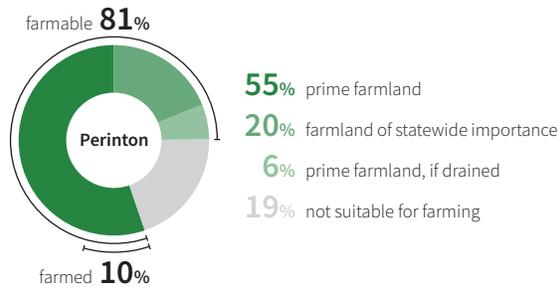


The Ellsworth Farm
on Ayrault Road.

NATURAL + AGRICULTURAL

AGRICULTURAL SUITABILITY OF SOILS

More than 55% (925 acres) of the Town is considered prime farmland – meaning that soils have a favorable temperature, moisture content, and suitable slopes as well as a desirable growing season for high-yield crops. Another 100 acres (6%) could be prime farmland if drained and an additional 300 acres (20%) are considered adequate farmland. In total, 81% of the Town’s land is farmable, though only 10% of land is actively farmed at present.



CONSERVATION EASEMENT FOR AGRICULTURAL PURPOSES

The Town of Perinton operates a Conservation Easement for Agricultural Purposes program in which property owners can receive a tax abatement on the parcel under easement if they agree to actively farm the parcel for a term of at least five years. The program is intended to promote agricultural production, preserve agricultural lands, and provide an appropriate check on development in the Town. A similar Conservation Easement for Open Space program also exists. In either program, if the easement is broken, the property owner is required to pay back up to five years of tax benefits they received as well as a penalty. These penalty monies are placed in a reserve fund for the acquisition of open space. To date, more than 6,000 acres of land have been retained as agricultural or open space through the easement program.

KEY FINDINGS

- Some properties in Perinton are at risk of flooding due to the low-lying nature of areas surrounding Thomas Creek and White Brook.
- Several ecologically-sensitive wetlands exist in Perinton and are protected from development by state regulations and local code regulations (LDD Law).
- A large amount of Perinton’s land area is used for agricultural purposes and even more is suitable for agriculture.
- Land management and development policies should continue to support the viability of farming in Perinton, and mitigate loss of farmland to development.
- The Town should continue to promote its Conservation Easement for Agricultural Purposes program to protect farmland and farming in Perinton.

CHAPTER 2

FUTURE LAND USE PLAN



OVERVIEW OF LAND USE PLANNING

WHAT IS A FUTURE LAND USE PLAN?

A future land use plan (FLUP) encompasses the community's vision for growth, protection, preservation and development. It identifies appropriate development for various areas of the Town in accordance with the established vision and goals of this Comprehensive Plan.

The FLUP differs from the zoning law. Zoning law dictates where certain land uses can be located on a parcel-by-parcel basis, as compared to Perinton's FLUP, which is intended to reflect a general vision and provides the framework for future policies and regulatory updates. As it is forward looking, the FLUP does not restate existing land uses or conform to the current zoning law.

The purpose of the Future Land Use Plan is to provide guidance for potential changes to the zoning law, if necessary, to achieve the Town's goals associated with development, preservation, and community character goals.

Perinton's Future Land Use Plan, as described on the next page, shows an optimal vision for how land within the Town is recommended to be used in the next 10 to 15 years. However, it is expected that much of the Town's land use pattern will remain the same as Perinton is fairly built-out, with a well-established community character.



Perinton Square Mall
on Route 31.

PERINTON'S FUTURE LAND USE PLAN

OVERVIEW

Perinton's Future Land Use Plan identifies "character areas" – or land use categories – each with distinct land use patterns and scales and characters of development. These character areas are described in brief at right and are explained in further detail with representative imagery on the following pages.

Desired future land use is generally consistent with the existing character seen in the Town today. In these areas, the future land use plan promotes the preservation and strengthening of that existing character. In other areas, where modest changes are recommended, the future land use plan acts as a guide for revising zoning regulations and implementing complementary placemaking strategies.

Since the character areas are established to guide future regulatory changes as appropriate over the next ten years, they do not conform to parcel lines or rights-of-way. When a prospective land use lies on the border of two different character areas, Town planners should consider land use design elements to transition between the two areas.

In addition to the land use character areas, a Erie Canal Scenic and Cultural Conservation Corridor has been proposed. This area is intended to encourage added consideration regarding development and vegetation clearing to protect natural and historic resources in proximity to the Erie Canal through the Town.

Suburban Residential

Primarily single-family homes on small lots in traditional neighborhoods.

Low Density Residential and Agriculture

Single-family homes on large lots in more rural settings, in addition to farmland, parks and open spaces, other agricultural uses, and care of animals.

Medium Density Residential

Apartment communities, townhomes, and other multi-family residential developments.

Mixed-Use Area

A mix of retail spaces, offices, higher-density residential units, pocket parks, and other uses concentrated in a relatively small area to promote walkability.

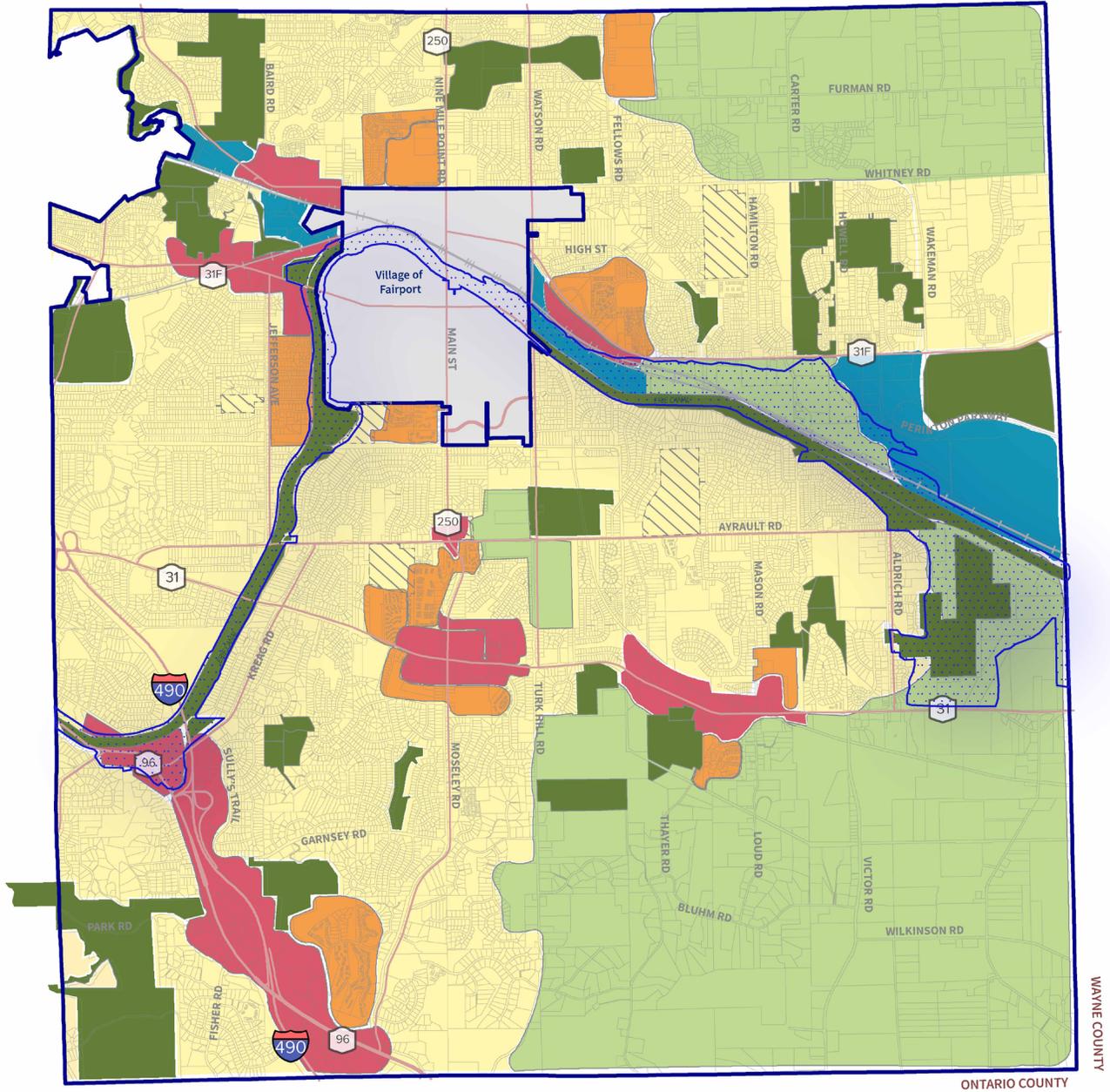
Light Industrial

Small-scale factories, research labs, offices, and other facilities with appropriate buffering and noise and odor standards.

Erie Canal Scenic and Cultural Conservation Corridor

Protection of the existing natural and historic resources to conserve the cultural integrity and scenic views provided by the Erie Canal.

FUTURE LAND USE PLAN



CHARACTER AREAS

- Suburban Residential
- Low Density Residential + Agriculture
- Medium Density Residential

- Mixed-Use Area
- Light Industrial
- Erie Canal Scenic + Cultural Conservation Corridor

REFERENCE LAYERS

- Parks + Public/Private Open Space
- Fairport Central School District

CHARACTER AREAS

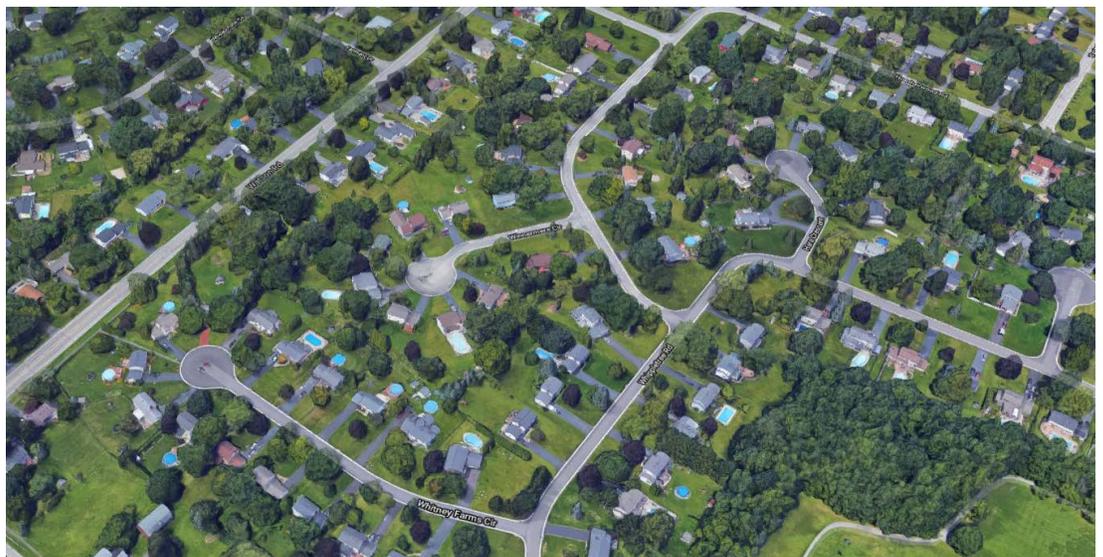
SUBURBAN RESIDENTIAL

Perinton is one of the early second ring suburb towns of the Greater Rochester region. Early residential subdivisions such as Forest Hills and the Jefferson Avenue corridor established the Town's growing popularity as a great place to live with access to services and employment centers within a "15-minute drive". Over time, suburban residential development accelerated, quickly becoming the dominant land use and character area in the Town.

The Suburban Residential Character Area is the largest land use in Perinton. Much of this area is well established and includes single-family detached dwelling units. Future development should consist of infill development or small-scale subdivisions. Therefore, development and redevelopment should be done in a manner consistent with or complementary to the scale and character of the existing surrounding residential neighborhoods. Residential uses encouraged within this district include

single-family and two-family dwellings; however, depending on the design, small-scale multi-family units may be appropriate. Special consideration for the provision of housing to meet the needs of first-time home buyers and seniors looking to downsize should be given by the Town.

Mixing of land uses such as the allowance of conversions of residential properties to small offices, retail uses, restaurants and other higher intensity uses should be avoided. The provision of small pocket parks and open spaces within existing residential neighborhoods or future developments is considered appropriate and desirable. Additionally, enhancing access to safe and accessible pedestrian and bicycle facilities in these areas is consistent with the character of Perinton and is intended to contribute to a high quality of life for residents. Consideration should also be given to improvements to enhance connectivity to parks, trails and areas of commerce and employment.



The suburban neighborhoods around Turk Hill Road.

CHARACTER AREAS

SUBURBAN RESIDENTIAL



Single-family home on Hanford Way.



The Vineyard Hill neighborhood off Garnsey Road.



The Hickory Ridge neighborhood off Route 31.



The Forest Hills neighborhood off Fairport Road.



Single-family homes off Ayrault near Fairport High School.



The Eagle Vale neighborhood off Route 250.

CHARACTER AREAS

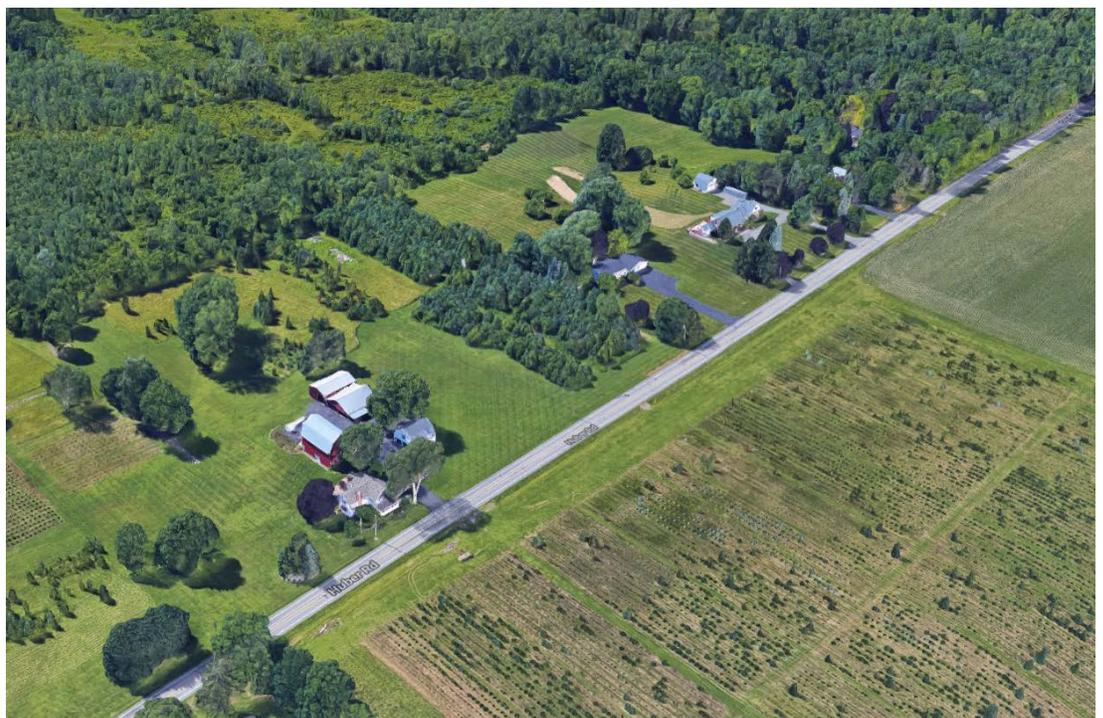
LOW DENSITY RESIDENTIAL + AGRICULTURE

The Town of Perinton's unique, glacially sculpted landscape results in areas where the conservation of open landscapes should be an essential consideration for future development. The Low Density Residential and Agriculture Character Area is primarily found in the southeast and northeast quadrants of the Town. This area is intended to maintain a predominantly rural residential and agricultural in character. The Town should encourage and support agricultural enterprises with large lot residential uses allowed when developed in a manner that is sensitive to the rural character, natural features, and existing farmlands.

Development that negatively impacts active agricultural parcels or natural resources should be avoided. Appropriate

land uses within this character area include farming operations; parks; outdoor recreation facilities; farm support businesses; care for animals; and large-lot residential. Creative residential development utilizing cluster development strategies may be appropriate and are encouraged in this character area.

Renewable energy generation, such as solar farms, are growing in popularity throughout New York. While the Town supports small scale solar development for on-site residential and agricultural electricity needs, it does not envision large scale solar farms designed to provide power for off-site uses in this area; however, the incorporation of renewable energy installations in future developments is encouraged.



Large-lot, single-family homes and an agricultural plot on Huber Road.

CHARACTER AREAS

LOW DENSITY RESIDENTIAL + AGRICULTURE



Furman Heights.



Ryan Road.



Bluhm Road.



Chase Farms Market on Pannell Road.



Natural area along Wilkinson Road.



The Diehl Equine Training and Rehabilitation Center at Lollypop Farm

CHARACTER AREAS

MEDIUM DENSITY RESIDENTIAL

Over the past twenty years, the Town of Perinton has experienced an increase demand for multi-family and higher density residential development. This was driven by several market forces including the increasing cost of land, a growing need for affordable family and senior housing options, the impacts of the Great Recession (2007 - 2009) on access to mortgages and consumer desire for lower maintenance living. The scale and character of this development style lends itself well to bordering commercial areas, enhancing opportunities for non-motorized access to services, commerce, and employment. Future development should consist of well-designed, walkable apartment communities, patio homes and townhomes within close proximity to services. The provision of on-site parks, open spaces, recreational resources is encouraged.



Creekstone in Egypt.



Stonebrook Townhomes and Cottages in Egypt.



The Glen at Perinton Hills features extensive sidewalks to accommodate pedestrians in Perinton's key commercial area along Route 31.

CHARACTER AREAS

LIGHT INDUSTRIAL

Industrial uses often come with a negative connotation, conjuring images of smoke stacks, water pollution, noise and blighted properties. However, modern industrial uses may include uses such as research labs and clean manufacturing facilities. Industrial uses play an important part in the stability of Perinton's employment base and typically require less services as compared to taxes required.

Existing industrial land uses in the Town are concentrated along the Erie Canal and 31F corridor. Proper buffering, with enhanced landscaping, between industrial development and surrounding land uses should be addressed and incorporated into future development plans. Ensuring performance standards are codified to define acceptable noise, odors, vibration, hours of operation and general design standards will further result in improved compatibility. This character area envisions product assembly, repair, fabrication, enclosed storage, offices, research and development facilities, and agricultural support businesses as appropriate uses.



Bosch in Perinton Industrial Park.



Self-storage on O'Connor Road.



Nifty Bar on Whitney Road West.

CHARACTER AREAS

MIXED-USE

Mixed-use districts can be highly variable in both land use and scale. The Village of Fairport and Town of Perinton reflects a traditional, mixed use town center incorporating residential, commercial, industrial and open space at a scale defined around the pedestrian user. The mixed-use area at the intersection of State Routes 250 and 31 is less dense and more auto-dominated in scale and use. Both types of mixed-use are important to the Town, allowing for development that meets the needs of residents as well as the region.

The Town seeks to integrate compatible and complementary uses, focusing on scale and design to establish the desired sense of place and purpose. Mixed-use

development is designated in areas where infrastructure and utilities are present to allow for higher density and more intensive land uses. These locations are considered prime opportunities for infill and conversion development while encouraging a balanced approach to safe multi-modal accessibility. Common land uses may include commercial retail, hospitality, residential, office and other employment centers. This designation is meant to encourage creative development proposals that embrace good design, quality materials and flexibility while maintaining the character of the Town. As shown on the Future Land Use Plan, these areas already have some mixing of uses or are bounded by areas of with higher intensity uses.



Whitney Town Center
mixed-use development
on Whitney Road.

CHARACTER AREAS

MIXED-USE



The Glen mixed-use development at Perinton Hills Plaza.



Cottage-style retail in Bushnell's Basin.



Mixed-use character appropriate for Bushnell's Basin or Hamlet of Egypt.



Sterling on Main in the Village of Fairport.



West Avenue in the Village of Fairport.



Park Point mixed-use student housing and commercial space at RIT.

CHARACTER AREAS

ERIE CANAL SCENIC AND CULTURAL CONSERVATION CORRIDOR

The Erie Canal was a key contributor to the Town's establishment as a transportation and industrial hub in the 1800s. Today, this feature has transformed into a cultural resource of the Town, supporting a wide range of recreational activities and tourism opportunities, contributing to the integrity and health of wildlife and natural systems, and providing unmatched scenic viewing locations. The maintenance and safe guarding of this resource is seen as a critical element of the Town's future and sustainability.

Town officials and residents identified the need to protect the integrity of the Erie Canal as a primary resource; therefore, the Town seeks to establish an **Erie Canal Scenic and Cultural Conservation Corridor (ECSCCC)** as an overlay component of the Future Land Use Plan. This overlay acts as the basis for future actions and policies to protect this critical resource. The overlay generally extends a distance of 200 feet from both sides of the Canal to protect key natural and cultural resources, including mature trees and vegetation, historic landmarks, New York State wetlands, endangered and threatened species, recreational park spaces, public access points, trails, and scenic views along the Erie Canal. All private and public actions in the ECSCCC should receive a higher level of review and public engagement due to the critical importance of this area to the community.

ERIE CANAL RESOURCES WITHIN THE ECSCCC

Historic + Cultural Resources

- Bushnell's Basin Historic District
- Richardson's Tavern

Natural Resources

- Existing Mature Trees + Vegetation
- Water Quality
- Wetlands
- Flood Zones
- Endangered and Threatened Species

Recreational Resources

- Kreag Road Park
- Perinton Park
- Erie Canalway Trail
- Crescent Trail
- Ayrault Road Boat Launch
- Bushnell's Basin Boat Docks

Scenic Views

- Major Roadways and Bridges
- Parks and Open Spaces
- Trails

*A detailed description of resources within the Erie Canal Scenic and Cultural Conservation Corridor is provided in the Appendix.

CHARACTER AREAS

ERIE CANAL SCENIC AND CULTURAL CONSERVATION CORRIDOR



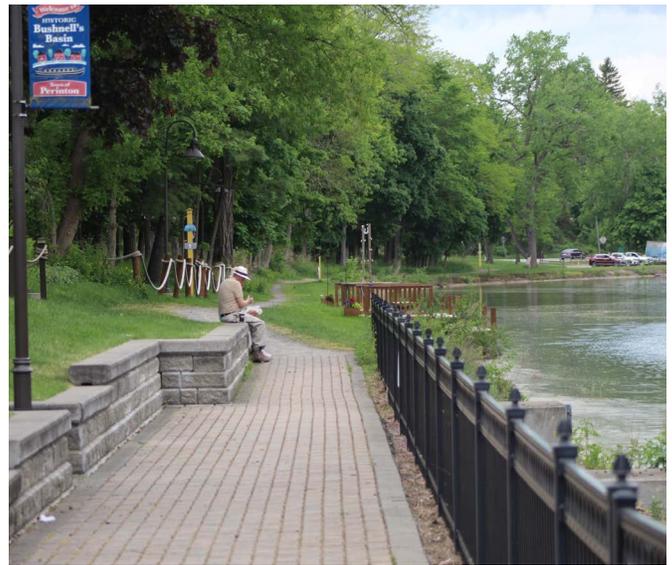
View of Erie Canal from Perinton Park.



Erie Canal Boat Docks at Ayrault Road.



Public Docking Facilities at Bushnell's Basin.



Erie Canal Views at Bushnell's Basin.

CHARACTER AREAS

ERIE CANAL SCENIC AND CULTURAL CONSERVATION CORRIDOR RECOMMENDATIONS

Since the Erie Canal is a recreational, economic, and cultural resource in the Town, Perinton should explore opportunities to protect and conserve its viability. The recommendations proposed for the Erie Canal Scenic and Cultural Conservation Corridor (ECSCCC) are intended to assist the Town in implementing procedures to preserve and enhance the integrity of the Erie Canal, including:

1. Existing trees and vegetation along the Erie Canal should be maintained and left in place, to the greatest extent practicable. All activities within the Erie Canal embankment should consult the New York State Canal Corporation Earthen Embankment Integrity Program (EEIP) for guidance on vegetation planting and removal.
2. The Town should consider implementing a tree inventory requirement and/or a visual impact assessment as part of future development applications in the ECSCCC.
3. The Town should consider implementing Clearing Guidelines in the ECSCCC to inform selective clearing and replacement strategies for vegetation.
4. The Town should ensure all work that involves earth disturbance in proximity to the Erie Canal does not significantly impact potential erosion of the existing embankment. The Town should continue to enforce the NYS DEC State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges for actions within the ECSCCC.
5. The Town should maintain partnerships with entities and organizations, such as the Village of Fairport and New York Canal Corporation to regularly communicate on maintenance and development activities in proximity to the Canal.
6. The Town should explore the adoption of the ECSCCC as an Overlay District in the Town Code. This overlay should include the extent of the ECSCCC as shown in the Future Land Use Plan. The purpose of the overlay would be to maintain the health and integrity of the Erie Canal, including scenic views, vegetation, wildlife habitats, historic and cultural resources, and natural features.
7. The Town and Village of Fairport should consider applying to complete a New York State Local Waterfront Revitalization Program (LWRP) for the lands adjacent to the Erie Canal. The LWRP provides municipalities funding to develop land and water use plans, as well as regulatory policies to protect critical waterbodies, enhance recreational opportunities and activity nodes, and support tourism and economic development.
8. The Town should consider establishing a committee to organize community-based activities related to the health and integrity of the Erie Canal. Volunteer activities could include environmental clean-ups, and historic research and advocacy of the Erie Canal, among others.

NYS EARTHEN EMBANKMENT INTEGRITY PROGRAM (EEIP)

The NYS EEIP describes the methods the Canal Corporation will use to manage and maintain earthen embankments along the Erie Canal system through the state. As part of the program, a guide book will be developed to set forth protocols for safety, inspection, maintenance and rationale for potential tree removal. The Guidebook will also include opportunities to consider alternatives to tree clearing in areas used for recreation, parks, municipal, residential and commercial areas.

CHARACTER AREAS

RECOMMENDED PLANT SPECIES IN THE ERIE CANAL SCENIC AND CULTURAL CONSERVATION CORRIDOR

It is the Town of Perinton's goal to protect and maintain the existing scenic and historic character that exists along the Erie Canal and within the ECSCCC. While the planting of woody trees and shrubs within the Erie Canal embankment is not permitted by the NYS Canal Corporation, the ECSCCC also encompasses portions of public and private lands in proximity to the Canal. The following list of plants is a sampling of appropriate trees and shrubs on public and private lands (not owned by the NYS Canal Corporation) along the Erie Canal to complement the existing vegetation and protect scenic views. Selection of trees and shrubs are not limited to this list; however, all plant material shall be native / non-invasive species.

Trees

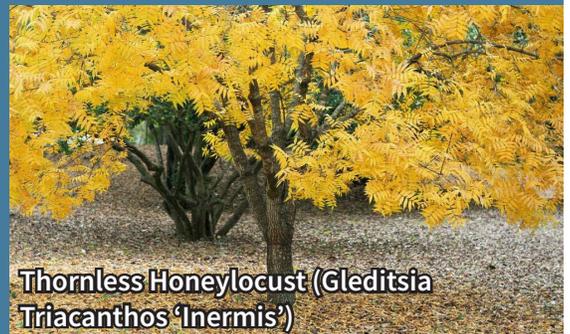
- Red Maple (*Acer Rubrum*)
- River Birch (*Betula Nigra*)
- Thornless Honeylocust (*Gleditsia Triacanthos* 'Inermis')
- White Oak (*Quercus Alba*)
- Eastern White Pine (*Pinus Strobu*)

Ornamental Trees

- Eastern Redbud (*Cercis Canadensis*)
- Flowering Dogwood (*Cornus Florida*)

Shrubs

- Gray Dogwood (*Cornus Racemosa*)
- Red Dogwood (*Cornus Sericea*)
- Witch Hazel (*Hamamelis Virginiana*)
- Staghorn Sumac (*Rhus Typhina* 'Tiger Eyes')



CHAPTER 3

VISION, POLICIES, + GOALS



A VISION FOR OUR FUTURE

OVERVIEW

The Town of Perinton is proud to be recognized for the community's livability and natural beauty. We strive to be a model community, providing exceptional housing options, employment, entertainment and recreational resources. Our vision statement, which informs and provides the framework for our policies and goals, is intended to guide the Town's decision making through 2031.

“

VISION STATEMENT

The Town of Perinton is a close-knit, inclusive community which celebrates and preserves its **rich historic and agricultural heritage** through innovative preservation, sustainability and land use practices. We envision a **diverse resident population** with access to a variety of housing options, a **connected parks and open space network**, and unique natural and scenic resources such as the Erie Canal. Our community is a desirable place to live and work because of our support and attraction of businesses, which contribute to a **strong local economy and job opportunities**, as well as our **excellent public services**.

”

The Town of Perinton's vision statement is comprised of seven key themes which serve as the overarching principles which guide this Comprehensive Plan over the next 10 years.

A VISION FOR OUR FUTURE

The policies and goals in this plan are organized around seven overarching themes, as defined below:

POLICY AREA	PERINTON STRIVES TO...
Land Use + Community Character	Diversify housing options to retain and attract residents, while maintaining open spaces and agricultural practice, which define the Town's character.
Transportation + Circulation	Provide an efficient multi-modal transportation system to existing uses, as well as support future development.
Quality of Life + Healthy Living	Promote healthy living opportunities for residents.
Environmental Sustainability	Emphasize sustainability in Town operations and land use decisions.
Historic + Cultural Preservation	Celebrate unique historic and cultural resources.
Economic Development	Support appropriate commercial development and business expansion.
Services + Partnerships	Foster inter-municipal and community partnerships, and deliver valued services to residents and visitors.

The Comprehensive Plan provides a framework for decision makers, community leaders and residents. It is designed to evolve with the Town's needs over time as goals are realized or priorities change.



POLICY AREA 1

LAND USE + COMMUNITY CHARACTER

POLICY STATEMENT: The Town of Perinton maintains land use patterns preserving the residential nature of the community, retaining open landscapes, protecting environmental systems, and allowing commercial and employment centers to thrive.

OVERVIEW

Development patterns in the Town of Perinton have been formed in an intentional and thoughtful manner. Much of the Town is dedicated to residential development intermixed with open space, agricultural uses, and natural and recreational resources, such as the Erie Canal which runs through the Town and Village of Fairport.

As development pressures increase over the next 10 years, it is the Town's objective to balance development with conservation to ensure protection of the existing community character. The Town also desires to provide opportunities for a greater mixing of uses, such as commercial and residential spaces, which will support the development of a range of housing options within the Town. These options are anticipated to attract a diverse population of newcomers, as well as retain residents looking to downsize.



Hamilton Road,
Town of Perinton

POLICY AREA 1

LAND USE + COMMUNITY CHARACTER

GOAL 1 Protect the long-term viability of residential areas in the Town.

ACTIONS

1. Promote infill development of single-, two- and multi-family residential homes in character and scale within existing neighborhoods, where feasible through zoning code updates.

GOAL 2 Encourage the development of a range of housing types enhancing access and choice to support a diverse and inclusive population.

ACTIONS

1. Review and implement zoning changes to allow for a mix of housing types, models and densities.
2. Explore and evaluate the need for incentive zoning within the Town code.
3. Support the expansion of housing options and developments for seniors.
4. Collaborate with the Village of Fairport Office of Community and Economic Development and Rochester Housing Authority, Perinton churches, housing and other community organizations to identify affordable and inclusive housing opportunities in the Town.
5. Promote the installation of amenities and retention of open spaces within new housing developments to support individuals, families and children.

ENCOURAGING MIXED-USE DEVELOPMENT WITHIN THE TOWN

The Town of Perinton's land use pattern is mature and well established. Market forces continue to drive demand for residential and supportive commercial uses. Accommodating future development will require greater focus on design since the majority of growth will likely be in the form of infill development and redevelopment. There is a distinct opportunity to create more compact, walkable mixed-use areas, similar to a village-style aesthetic. This is intended to decrease reliance on the automobile, increase accessibility for all users, and enhance residential livability in the Town.

Through public engagement, it was apparent Perinton residents would like to see more diverse housing options at smaller scale and a range of price points. Ensuring land use regulations allow for, and facilitate, these types of housing products should be prioritized moving forward.

POLICY AREA 1

LAND USE + COMMUNITY CHARACTER

GOAL 3

Ensure future development on environmentally sensitive lands, active agriculture lands, and locations with limited available utilities is context sensitive.

ACTIONS

1. Proactively implement the recommendations in the [Agriculture and Farmland Protection Plan](#).
2. Implement zoning amendments to encourage new and infill development in previously developed areas with the goal of reducing sprawl and providing efficient services.
3. Explore the incorporation of incentive zoning in the Town code to encourage the retention of rural land in residential areas.
4. Monitor and assess the capacity and condition of the Town's existing sanitary sewer and road network to support development.
5. Evaluate the creation of an Erie Canal Development Overlay District with tailored design standards to allow for appropriate multi-lot, multi-family development and non-residential uses along the Canal.

GOAL 4

Encourage development in mixed-use areas to improve walkable access to services and commerce.

ACTIONS

1. Review and implement zoning amendments to encourage a greater mix of uses, such as commercial and residential development, in areas depicted in the Future Land Use Plan.
2. Market available underutilized buildings and sites for redevelopment, such as office parks along the I-490 and Route 96 corridor and Perinton Square Mall on Route 250.
3. Create design guidelines to promote adaptive re-use of buildings and infill development in the Town's hamlets, such as Bushnell's Basin and Hamlet of Egypt.

POLICY AREA 2

TRANSPORTATION + CIRCULATION

POLICY STATEMENT: The Town of Perinton provides a safe, multi-modal transportation network to serve residents, visitors and local businesses, connect a variety of users to the Town’s hamlets, commercial areas and recreational resources, and support the Town’s future land use goals.

The Town of Perinton strives to provide a network of safe and accessible transportation options to enhance connectivity, improve multi-modal connections, and manage traffic. While the existing transportation system primarily relies on car transport, there are opportunities to further incorporate and accommodate multi-modal users as an alternative means of travel. The Town is committed to achieving these goals to ensure all residents have access to basic needs, such as public services, food, recreation, and employment opportunities, regardless of car ownership.

Ensuring the street network accommodates all users will require collaboration between multiple entities, creative solutions and a variety of funding mechanisms.

Public transportation is also generally reliable and accessible; however, there are opportunities to expand the system, increase transportation choices, and promote usage and ridership, especially to regional destinations.



Bicyclists and pedestrians can use the Erie Canalway Trail to travel from Bushnell’s Basin to the Village of Fairport

POLICY AREA 2

TRANSPORTATION + CIRCULATION

GOAL 1 Provide an efficient transportation system to support future development.

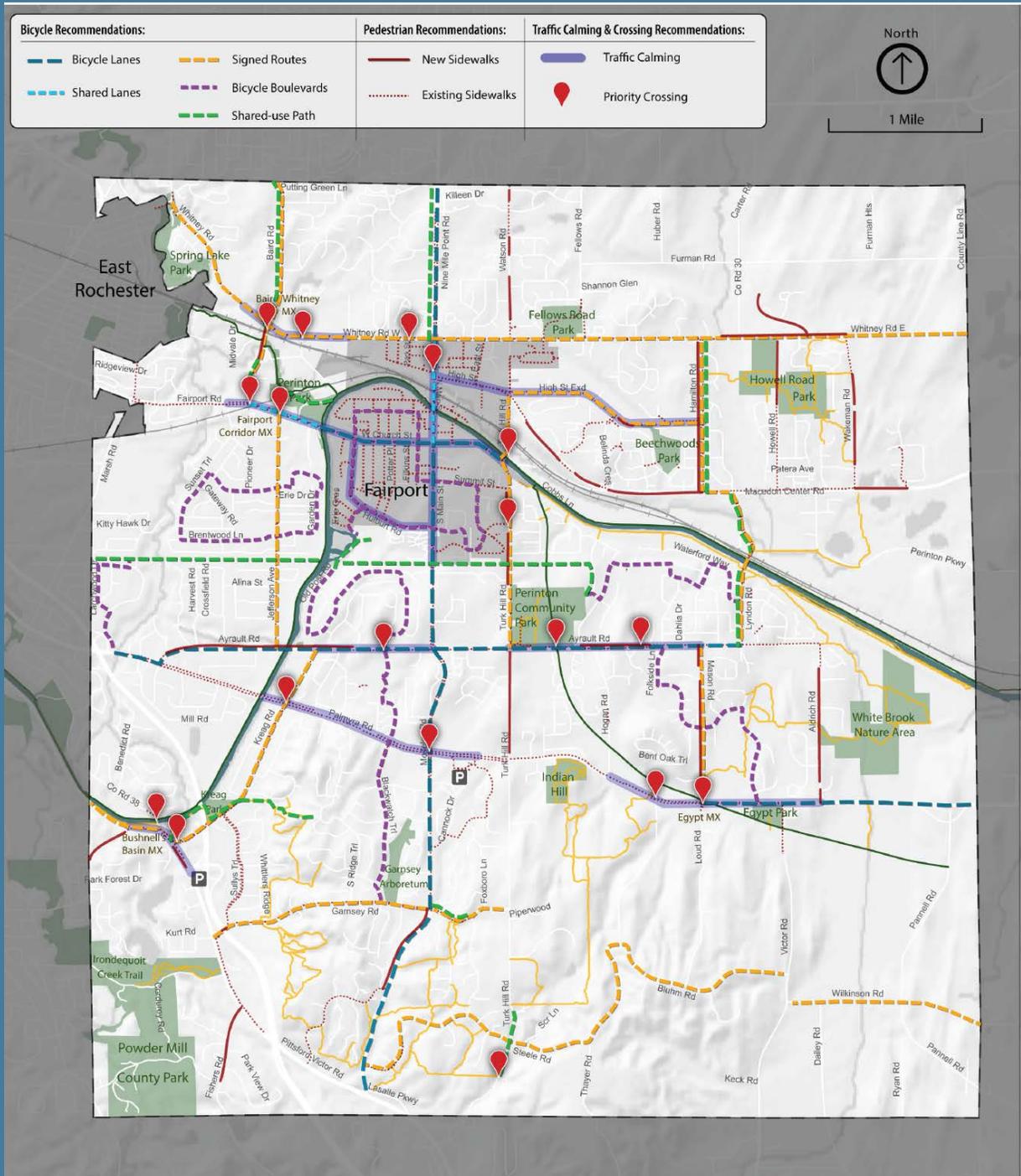
- ACTIONS**
1. Monitor traffic volumes on all major roadways to identify mitigation strategies, as volumes change.
 2. Collaborate with agencies, including the Genesee Transportation Council, Monroe County, New York State Department of Transportation, and neighboring municipalities to seek operational efficiencies and funding from state, federal and other sources.
 3. Consider requiring a traffic impact analysis as part of the site plan approval process for large-scale developments.
 4. Assess the need to require internal pedestrian and bicycle facilities as part of future, large-scale developments.

GOAL 2 Expand pedestrian and bicycle facilities on local, county and state roads, where appropriate.

- ACTIONS**
1. Implement the recommendations related to sidewalks and bicycle facilities within the Town's [Parks, Open Space and Trails Master Plan](#).
 2. Implement the recommendations in the Town of Perinton [Pedestrian and Bicycle Plan](#).
 3. Collaborate with the New York State Department of Transportation and Monroe County to ensure safe and feasible pedestrian and bicycle accommodations are installed on Town and County Roads, as appropriate.
 4. Evaluate and seek funding for new pedestrian connections and bicycle facilities as new development occurs.
 5. Implement high visible crosswalks and shortened pedestrian crossings in high traffic areas.
 6. Evaluate signal optimization on heavier volume roadways to reduce travel times, mitigate carbon emissions and enhance pedestrian safety.

SUPPORTING MULTI-MODAL TRANSPORTATION

The Town of Perinton completed a comprehensive Pedestrian and Bicycle Plan outlining specific recommendations for enhancing pedestrian and bicycle access and connectivity throughout the Town. The Town will continue to proactively implement the recommended infrastructure and work collaboratively with New York Department of Transportation and Monroe County to realize these intended improvements. Steps towards these investments combined with land use objectives, such as the creation of higher density, mixed-use developments will contribute to a more walkable and accessible Town.



POLICY AREA 2

TRANSPORTATION + CIRCULATION

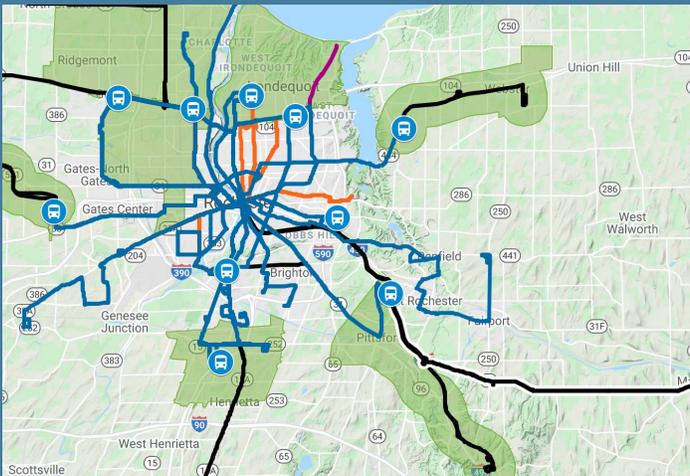
GOAL 3

Improve access to transit options throughout the Town, with an emphasis near mixed-use and higher density areas.

ACTIONS

1. Consider a transit stop or safe walking access to a transit stop as a requirement for all future mixed-use developments.
2. Support RTS Monroe with the implementation of the Reimagine RTS initiative.
3. Collaborate with RTS Monroe to identify where additional bus stops and routes could be supported or are in demand (such as the Town Community Center, Route 250/31 intersection and the Village of Fairport).

REIMAGINE RTS



Within the Town of Perinton and Village of Fairport, the 102 Newark/Lyons route is now the 91 and the 82 Penfield route is now the 50 Fairport/Penfield route.

Reimagine RTS is an initiative led by RTS Monroe to redesign the public transportation system in Monroe County. The purpose of the initiative is to provide users more transportation choices and create a modern, more reliant transit system. The new public transit system will include:

- A fixed route network that is easier to understand and more frequent;
- Community mobility zones in less densely populated areas that provide improved access and flexibility;
- Paratransit service that ensures the completion of all current trips taken in the RTS system;
- Connection hubs that provide a safe place to connect between various modes of transportation; and
- A new RTS mobile app that allows mobile fare payment.

POLICY AREA 3

QUALITY OF LIFE + HEALTHY LIVING

POLICY STATEMENT: The Town of Perinton provides healthy living opportunities to its residents, regardless of age or ability, through its unique interconnected park network and access to healthcare services. The Town prioritizes recreational programming and amenities to enhance resident quality of life and create spaces for visitors to enjoy.

Access to open space and recreational resources is at the core of how Perinton provides residents a high quality of life. Quaint residential neighborhoods and proximity to recreational resources are a primary reason residents and visitors are attracted to the Town.

Perinton prioritizes accessibility for all residents, regardless of their age, ability or socio-economic status. Through programming and services Perinton is able to provide a healthy and safe environment for all members of the community.



Perinton supports residents through programming services, health services, and recreational assets.



POLICY AREA 3

QUALITY OF LIFE + HEALTHY LIVING

GOAL 1

Continue to provide exceptional parks, recreation and open space resources to meet the needs of a diverse and inclusive community.

ACTIONS

1. Implement the recommendations in the [Town of Perinton Parks, Open Space and Trails Master Plan](#).
2. Implement the recommendations in the [Town of Perinton Pedestrian and Bicycle Plan](#).
3. Monitor resident needs and desires as it relates to the Town's park and trail system through periodic surveys.
4. Annually assess all park and trail facilities to identify the need for new locations, upgrades or improvements.
5. Proactively participate in regional parks and recreation planning activities and projects, when appropriate.

PERINTON'S PARKS AND TRAIL MASTER PLAN



The Perinton Parks, Open Space and Trails Master Plan provides an in depth inventory and recommended strategies to enhance the recreational system in the Town. Recommendations relate to enhancing connections between the existing facilities and actively promoting available assets to residents and visitors. The recommendations in this plan should be actively implemented to realize the vision for the overall parks and trail system.

▶ The Plan provides an enhancement strategy for all parks within the Town. Center Park is shown here.

POLICY AREA 3

QUALITY OF LIFE + HEALTHY LIVING

GOAL 2

Enhance the Town park facilities and install user amenities to serve all residents and attract visitors.

ACTIONS

1. Ensure all park facilities are inclusive and comply with accessibility guidelines to meet the needs of all users.
2. Identify and install user amenities in Town-owned parks and trails, such as benches, bike racks, trash receptacles, water stations, and lighting.
3. Work collaboratively with local stakeholders to evaluate the need for a multi-purpose, indoor sporting facility in the Town.
4. Evaluate options for the development of new Town sport and recreation facilities for resident and visitor use.

INDOOR SPORTING FACILITIES



Through the public engagement process, Town residents indicated a need for an indoor sporting facility. The Town is interested in working with local stakeholders to explore options and funding opportunities for the development of a year-round indoor sporting facility within Town limits. This facility would provide a multitude of courts and turf for youth and leverage visitor attraction.

The Tri County Sports Complex in the Town of Walworth is an example of the type of facility that can be developed in Perinton. This complex offers youth and adults courts and turf fields for training, leagues and rentals. Visitors from throughout the region utilize this facility due to its exceptional facilities.

POLICY AREA 3

QUALITY OF LIFE + HEALTHY LIVING

GOAL 3

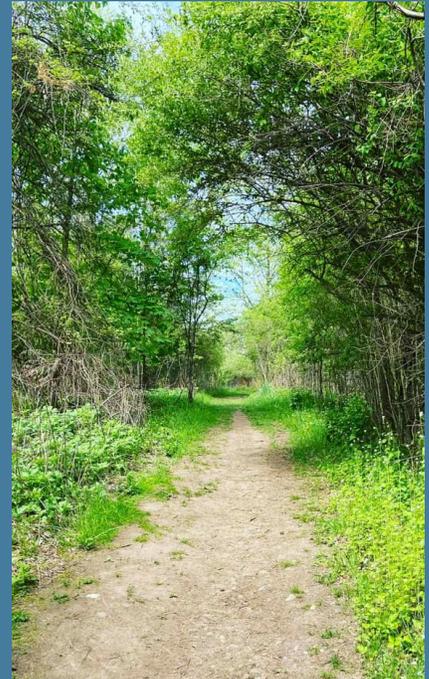
Provide safe connections between park and recreational spaces in the Town through the development of a network of trails, corridors and paths.

ACTIONS

1. Implement the recommendations in the [Town of Perinton Parks, Open Space and Trails Master Plan](#).
2. Implement the recommendations in the [Pedestrian and Bicycle Master Plan](#).
3. Maintain the existing Town trail and sidewalk system and upgrade where necessary.
4. Identify and prioritize opportunities for completing trail linkages and extensions throughout the Town.
5. Acquire new easements or properties to extend existing trails, where appropriate.
6. Collaborate with local and regional organizations, such as the Crescent Trail Hiking Association, Genesee Regional Off-Road Cyclists, and Reconnect Rochester, to extend and enhance the trail and bicycle network for pedestrians and bicyclists and provide connections to parks and residential neighborhoods.
7. Collaborate with the NYS Canal Corporation and Village of Fairport to maintain and enhance the Erie Canalway Trail.

CRESCENT TRAIL HIKING ASSOCIATION

The Crescent Trail Hiking Association is a non-profit organization dedicated to planning, developing and maintaining trail footpaths throughout the Town. There are over 37 miles of trails, with trail markers and signage to guide users on their journey. Perinton has a solid working relationship with the Association and intends to maintain collaboration to ensure access to these trails are safe for all users.



POLICY AREA 3

QUALITY OF LIFE + HEALTHY LIVING

GOAL 4 Enhance marketing and promotion of the Town's recreational assets.

- ACTIONS**
1. Utilize the Town-wide brand (including a consistent color scheme, fonts and logo) on signage, pamphlets, guides and online materials.
 2. Create marketing and branding materials to promote the Town's assets to residents and visitors and share information, as stated in the Parks, Open Space and Trails Master Plan.
 3. Implement a signage and wayfinding system within the Town, inclusive of interpretive signage, kiosks and directional signage, to direct users to key destinations.
 4. Install unique placemaking elements throughout the Town, including trails, sidewalks, and parks, to reinforce and promote the Town's brand and enhance the sense of place.

SIGNAGE + WAYFINDING

The Town has an identifiable logo and brand with a defined color scheme. This brand is utilized on signage and promotional materials on a regular basis. The Town intends to continue use of the logo and colors to ensure residents and visitors easily recognize Town-owned facilities and amenities, when encountered.



POLICY AREA 3

QUALITY OF LIFE + HEALTHY LIVING

GOAL 5 Continue to provide high-quality and inclusive programming for all residents.

- ACTIONS**
1. Regularly evaluate and improve programs to ensure there are offerings for all age groups.
 2. Work with the Fairport Central School District to enhance existing and create new programs for Perinton's youth and teen residents.
 3. Promote community volunteer opportunities through branding and marketing materials on the Town's webpage and in Town facilities.
 4. Continue to provide quality senior services and programs to residents, such as the 55 Plus Program.

EXPANDING TEEN PROGRAMMING

The Town offers a breadth of programs for all ages. Programming for teens should be enhanced to respond to evolving trends, such as video game design and development courses. A program specific to this would align teen interests and skill level and provide a social environment for after school activities. This program should be coordinated with the Fairport Central School district to determine specific curriculum and program needs.

GOAL 6 Enhance recreational access to the Erie Canal for all residents and visitors.

- ACTIONS**
1. Inventory existing Town-owned land to identify future locations for pocket parks in proximity to the Erie Canal.
 2. Actively pursue the development of a community gathering and event space for public events along the Erie Canal, which can accommodate food trucks and vendors.
 3. Encourage the installation of small craft boat launches, such as kayaks and canoes, at regular intervals along the Erie Canal to create a unique experience for users.
 4. Evaluate locations for the installation of boat docks and public storage facilities along the Erie Canal to encourage tourism and visitation.

ACTIVITY NODES ALONG THE ERIE CANAL

The Erie Canal is a prominent feature within the Town of Perinton and Village of Fairport, drawing visitors from across the region, state and country. There are several location along the Erie Canal where recreation amenities, such as kayak launches and boat docks exist, however, there are opportunities to expand tourism and visitation of the Erie Canal through the creation of activity nodes. Nodes, such as pocket parks and small-craft boat amenities, at key intervals along the Erie Canal can support a full experience for visitors of the Erie Canal throughout the Town.

Food trucks events are becoming increasingly popular as a casual way to bring people together. A food truck is essentially a mobile restaurant. They are a great option for outdoor events since they provide a convenient and quick food option for guests. Creating pocket parks and spaces for food trucks to gather is a priority for the Town.



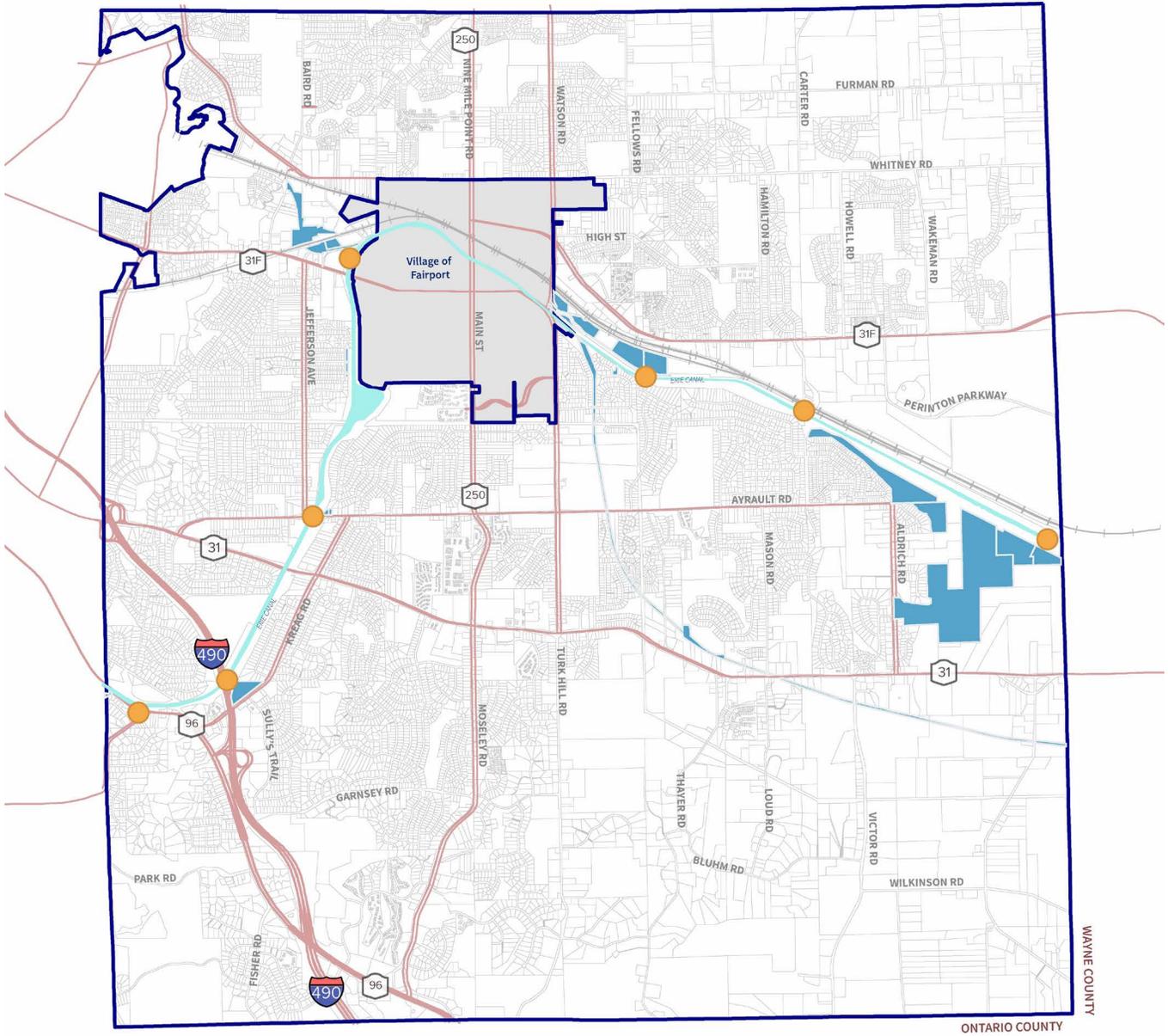
Enhancing boating amenities and providing docks for visitors will aid in tourism within the Town of Perinton. Perinton is committed to exploring opportunities where docks can be installed along the Canal.



Kayaking and canoeing is a popular recreational activity in the Erie Canal. Enhancing access for users to the Canal will likely result in increased visitors and recreation-related spending in the area.



POTENTIAL / ENHANCED ERIE CANAL ACTIVITY NODES



LEGEND

 POTENTIAL / ENHANCED CANAL NODE

 TOWN OWNED LAND
(WITHIN 500 FT OF ERIE CANAL)



POLICY AREA 4

ENVIRONMENTAL SUSTAINABILITY

POLICY STATEMENT: The Town of Perinton maximizes environmental protection efforts through sustainable programs and practices to reduce detrimental impacts on the Town’s natural resources and open spaces.

The Town of Perinton is recognized for its abundant open spaces and agricultural practices. Since most of the land within the Town is built-out, there will undoubtedly be development pressures on open land; therefore, policies to protect open space and natural resources is a priority moving into 2030.

Sustainability, as it relates to the environment and energy consumption,

is also of paramount importance to the Town. A large portion of the Town’s energy is derived from renewable sources such as hydropower. The Town will continue to invest and support advances in renewable energy technology and options over the next ten years. A strategic approach to sustainability is required to ensure the Town and its resident’s future needs are met.



Preservation of agriculture, support of alternative energy sources, and development of community gardens are of importance to the Perinton community.

POLICY AREA 4

ENVIRONMENTAL SUSTAINABILITY

GOAL 1 Protect the Town’s abundant open spaces, including natural areas and farmlands.

- ACTIONS**
1. Utilize the [Town’s Agricultural and Farmland Protection Plan](#) as an open space preservation and protection guide.
 2. Ensure land use regulations are consistent with the Town’s open space preservation and environmental protection objectives.
 3. Continue to expand the Town’s open space protection efforts, including conservation easement programs, land use regulations and development rights purchases and programs.
 4. Partner with land trusts, conservation organizations and property owners to identify tracts of land to be preserved.
 5. Identify and conserve wildlife habitat and migration corridors within the Town.
 6. Proactively engage and maintain relationships with private open space landowners to understand changing needs.

GOAL 2 Support the Town’s farming and agricultural industry.

- ACTIONS**
1. Implement the recommendations in the [Town Agricultural and Farmland Protection Plan](#).
 2. Support a viable farming industry in the Town through a formal buy-local program.
 3. Maintain relationships with existing farmers to understand their needs and priorities.
 4. Evaluate and create Town policies to support the growth of agriculture and farming practices and businesses.
 5. Collaborate with NYS Department of Agriculture and Markets for support, when needed.
 6. Pursue land acquisition to support and protect farming practices, where appropriate.
 7. Evaluate existing zoning regulations to better differentiate between various types of agriculture operations permitted in the Town.
 8. Evaluate the allowance of cannabis cultivation, production and retail establishments within the Town.

POLICY AREA 4

ENVIRONMENTAL SUSTAINABILITY

GOAL 3 Protect the Town’s natural resources and promote sustainability efforts.

- ACTIONS**
1. Enhance promotion of the Town’s environmental programs, such as the Conservation and Agricultural Easement Programs.
 2. Continue to review the Town’s zoning code and site plan review process to ensure regulations consider best practice standards to reduce stormwater runoff and erosion control.
 3. Create marketing materials and community campaigns focused on environmental sustainability to raise resident awareness of on-going programs.
 4. Coordinate with New York State Canal Corporation and private property owners to maintain riparian buffers along the Erie Canal, and local creeks and streams to support erosion control and wildlife habitat.
 5. Maintain the integrity of waterbodies, critical environmental areas, wetlands and steep slopes in the Town.
 6. Expand investments to implement green infrastructure projects in the Town.

GOAL 4 Embrace the development of local renewable energy sources and alternative energy systems within the Town.

- ACTIONS**
1. Evaluate and implement zoning code changes to allow for the installation of small-scale renewable energy facilities and systems, such as solar arrays or panels for individual residential and agricultural electricity needs.
 2. Consider modifying zoning code regulations to achieve energy efficient development through performance standards.
 3. Fund and promote educational activities on the use of solar energy and renewable resources.
 4. Seek funding opportunities to support the installation of renewable energy and high efficiency systems for Town facilities.
 5. Amend the zoning code to support the installation of electric vehicle charging stations within the Town, as appropriate.

GREEN INFRASTRUCTURE PRACTICES

The Town of Perinton recognizes the importance of water resources and stormwater infrastructure. The Town views green infrastructure as a necessary practice to aid in mitigating impacts on existing infrastructure. These practices can be incorporated at various scales and designs. Potential green infrastructure practices to be proactively implemented in the Town include:



BIOSWALES

Bioswales are vegetated open trenches to store and infiltrate stormwater. The vegetation planted in the bioswale reduces the water velocity and are best suited along roadsides or within parking lots.



GREEN ISLANDS

Green parking islands utilize native plantings throughout parking lots to collect rainwater, reduce the surface area of pavement and aid in enhancing an area's sense of place.



PERMEABLE PAVEMENTS

Permeable pavement, such as pervious concrete and porous asphalt, infiltrate rainwater to mitigate strain on stormwater systems.

POLICY AREA 4

ENVIRONMENTAL SUSTAINABILITY

GOAL 5 Expand environmentally sustainable park and open space maintenance techniques.

- ACTIONS**
1. Evaluate and implement sustainable maintenance techniques, including turf care practices, bio-degradable pest control methods, and field use zones.
 2. Ensure native vegetation on Town-owned land is maintained and protected.
 3. Explore local and state land management practices to reduce invasive plant species in the Town.
 4. Support the implementation of green infrastructure practices on Town-owned land.
 5. Evaluate the need to purchase and utilize electrical maintenance equipment on Town-owned land.
 6. Work with the Fairport Central School District to implement environmental and nature education programming and community gardening initiatives.
 7. Continue to establish and maintain stewardship partnerships (local higher education, regulatory agencies, etc.) that help the Town obtain greater knowledge of and ways to address environmental challenges.

GOAL 6 Mitigate odors from the High Acres Landfill.

- ACTIONS**
1. Continue to implement the High Acres Landfill Host Community Agreement and Special Use Permit initiatives, including improvements to the general operation and maintenance of the landfill; enhanced monitoring and reporting; continued and improved information sharing; creation of a new Odor Verification Program utilizing ASTM Standards to evaluate the intensity of odors; upgraded Odor Notification Program; Odor Event Accountability; new restrictions on rail operations; and additional restrictions on waste in accordance with the Waste Characterization Study.
 2. Revisit and address matters regarding the landfill with each subsequent renewal of the Special Use Permit and Host Community Agreement.

NATIVE PLANTINGS



Native vegetation and wildflower plantings are known to enhance visual appeal, but they also provide habitat and are good for pollinators and birds. Wildflower plantings are easy to maintain and cost efficient since they require less mowing in the summer months. Typical wildflower plantings include Black-eyed Susan, Aster and Coneflower. These types of native plantings can be used as buffering on Town-owned lands, along roadways, and along the Erie Canal.

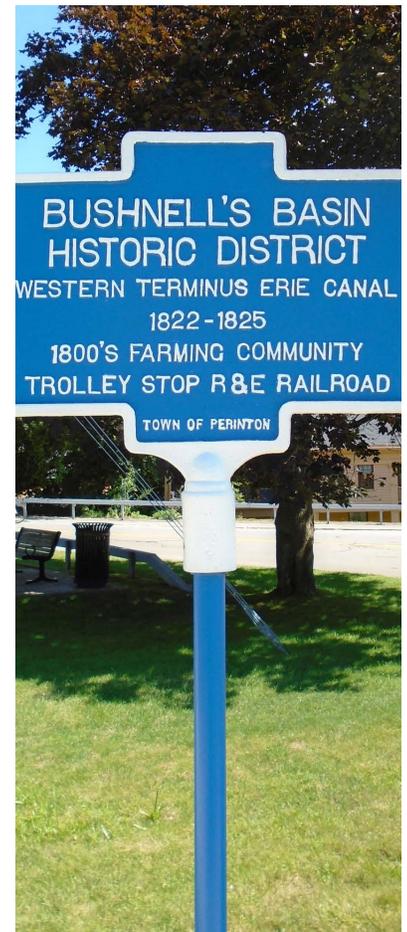
POLICY AREA 5

HISTORIC + CULTURAL PRESERVATION

POLICY STATEMENT: The Town values its unique historic and cultural character reflected through its architecture and landscapes. The Town is committed to celebrating and promoting these features through protection, preservation and conservation efforts.

Perinton's rich history is showcased through our historic features, buildings, districts, and of course - the Erie Canal. The Town seeks to conserve these resources and the built environment to enhance the area's identity and celebrate our heritage- especially within the Hamlet of Egypt and Bushnell's Basin.

Increasing awareness of these assets can promote tourism opportunities, resulting in the attraction of visitors to the Town, resulting in economic development opportunities. We will improve existing programs and seek additional funding streams to fulfill these objectives.



A number of buildings and sites are locally and nationally designated historic resources in the Town - including single family homes and districts.

POLICY AREA 5

HISTORIC + CULTURAL PRESERVATION

GOAL 1 Increase resident and visitor awareness of the Town’s historic landmarks and sites.

- ACTIONS**
1. Utilize the Historic Architecture Commission to create interpretive signage, historical markers with QR codes, and light pole banners in historic districts, such as the Hamlet of Egypt and Bushnell’s Basin.
 2. Collaborate with organizations, such as the Fairport Central School District and Perinton Historical Society, to evaluate and identify additional programming and events to promote historic sites and landmarks.
 3. Participate and support the efforts of local and regional organizations, such as CANAL NY, Erie Canal National Heritage Corridor, NYS Canal Corporation, and Parks and Trails New York.

GOAL 2 Proactively promote and protect the Erie Canal’s historic significance and aesthetic value to the community.

- ACTIONS**
1. Develop standards and criteria to establish a Erie Canal Scenic and Cultural Overlay District to help protect the viewshed along the canal.
 2. Seek funding to develop interpretive areas along the Erie Canal to provide spaces for visitors to enjoy.
 3. Install interpretive signage along the Erie Canal to describe its history and uniqueness.
 4. Consider applying for the New York State Department of State Local Waterfront Revitalization Program (LWRP) to develop a specific land and water use plan along the Canal.

GOAL 3 Promote the area’s cultural history through agri-tourism and heritage tourism efforts.

- ACTIONS**
1. Consider the development of a heritage and agri-tourism program.
 2. Work with local community and non-profit organizations to develop marketing materials that promote unique attractions and experiences, such as wine tours at Casa Larga Vineyards and tours at various farms throughout the Town.
 3. Work collaboratively with farm operators to develop agri-tourism business plans.

POLICY AREA 5

HISTORIC + CULTURAL PRESERVATION

GOAL 4 Conserve the Town’s distinctive historic buildings, landmarks and districts.

- ACTIONS**
1. Continue to support the work of Town’s Historic Architecture Commission and Conservation Board.
 2. Maintain a consistent and updated inventory of historic properties, buildings and sites within the Town.
 3. Collaborate with organizations, such as the Perinton Historical Society and Historic Architecture Commission, to identify new historic properties, buildings and sites eligible for designation at the local, state or national levels (including the site of a Frederick Douglass speech in the Hamlet of Egypt around 1850).
 4. Conduct training of Town staff on New York State and Federal historic tax credit programs.

TOURISM OPPORTUNITIES IN PERINTON

Tourism is vital to the local and state economy and offers a unique experience for travelers and visitors. Heritage and agri-tourism are branches of tourism that can be weaved in to the overall economic development strategy in the Town. Specifically, it will allow Perinton to differentiate itself from other areas of the region to promote and celebrate cultural resources, such as the Erie Canal, past and present farm operations, and the local wine industry.



Powers Farm Market is a farm operation also serving as a tourism destination generating local spending and visitation. The farm offers a variety of activities, such as hayrides, petting zoo and Halloween teepees. The farm is also known for its annual Baa Fest, a local festival for visitors featuring the sheep on site.

POLICY AREA 5

HISTORIC + CULTURAL PRESERVATION

GOAL 5

Encourage compatible infill development and adaptive reuse of historic structures in the Town to retain existing character, celebrate our history and support business development.

ACTIONS

1. Create marketing materials to promote New York State tax credit programs for building rehabilitation in historic areas.
2. Develop historic design standards to encourage adaptive reuse and new context-sensitive development to complement existing historic architectural features in the Town's hamlet centers.
3. Explore incentives for private entities for adaptive reuse of existing structures and buildings in historic districts to support a mix of commercial and residential uses.
4. Consider updating and reevaluating subarea plans for Bushnell's Basin and Hamlet of Egypt to encourage development.

BENEFITS OF BECOMING A CERTIFIED LOCAL GOVERNMENT (CLG)



The Egypt Canning Co. was formerly located at the intersection of Loud Road and Route 31 in the Hamlet of Egypt. This company began in 1904 and eventually grew to become incorporated into Comstock Foods.

Local governments are encouraged to apply to become a Certified Local Government (CLG) through the National Park Service. This program is administered by the State Historic Preservation Office (SHPO) and provides support to municipalities to strengthen local historic preservation efforts. Benefits of becoming a CLG include funding incentives, technical assistance and training opportunities. A CLG maintains responsibilities for enhance preservation opportunities. Some of these responsibilities include:

- Maintaining a historic preservation committee;
- Surveying local historic properties;
- Enforcing state or local preservation laws; and
- Promoting public participation in preservation efforts.

HISTORIC DESIGN STANDARDS

The Town of Perinton has several historic districts and areas reflecting significant periods in time through a stock of buildings and landmarks. Many of these buildings and structures are officially designated as either local, state or national historic places and contain unique architectural elements and features. Within such areas as the Hamlet of Egypt or Bushnell's Basin, there are historic buildings intermixed with vacant and/or underutilized properties. There is a desire within the Town to ensure future development within these districts is compatible with prominent historic buildings. Therefore, the development of historic design standards is recommended.

These design standards would serve as an educational resource for property owners, developers and residents on the options available to conserve existing historic property and build infill development compatible with surroundings. Specifically, the design standards could include the following elements:

- Summary of historic preservation benefits;
- Description of Perinton's historic properties, including buildings types and architectural styles;
- Strategies for historic building modifications, including material types and colors, building features, building additions.
- Building standards for infill development, including building materials and features, and site design; and
- Public realm standards, including landscaping, lighting and sidewalks; and
- Funding matrices, including local, state and federal sources.



RESIDENTIAL VERNACULAR - GABLE ROOF COTTAGE.

IDENTIFIABLE FEATURES

- | | | |
|---|------------------------------------|---|
| A GABLE ROOF | B GABLE DORMER | C CHIMNEY |
| D CORNER BOARD | E 6/1 DOUBLE HUNG WINDOW | F VERANDA ACROSS FRONT FACADE AND WARPED |
| G OFF-CENTER, MULTI-PANELED FRONT DOOR | H COLUMNS | I TWO STORY BAY WINDOWS |
| J WINDOW CENTERED IN GABLE | K GABLE CLOSED BY DETAILING | |

Design standards typically identify prominent and unique features of various building types. The identifiable features of a historic residential structure are called out, as shown at left, to educate users.

POLICY AREA 6

ECONOMIC DEVELOPMENT

POLICY STATEMENT: The Town is committed to supporting community and economic development through the implementation of physical improvements, as well as marketing and promotion of the Town’s assets to retain and attract businesses.

Much of the Town’s commercial activity is focused in its hamlet centers and along key corridors, such as Route 250, Route 96 and the I-490 area. There is significant opportunity for continued business growth in the Town. Perinton is committed to supporting and attracting new business to the Town through capital investment projects. As portrayed in the Future Land Use Plan, we envision single-use office and commercial spaces to permit a mix of uses, including multi-unit residential and commercial infill

development, resulting in viable site re-uses and the attraction of a range of business types, such as high technology, research and development, clean industry and logistics companies.

Re-envisioning these areas and attracting businesses is intended to diversify job opportunities and economic development initiatives.



The Town of Perinton is home to a variety of businesses, ranging from wineries to technology manufacturing.

POLICY AREA 6

ECONOMIC DEVELOPMENT

GOAL 1 Support the existing business community in the Town.

- ACTIONS**
1. Coordinate with all applicable local chambers of commerce and business organizations to maintain working relationships and identify business owner needs.
 2. Seek funding for, or consider the establishment of, a small business grant fund or micro loan opportunities.
 3. Support the expansion and development of broadband networks for businesses that utilize advanced technology.

GOAL 2 Support the recruitment of a mix of business types to the Town, such as high-tech, research and development, clean industry, waterfront-enhanced and logistics companies.

- ACTIONS**
1. Ensure pertinent information is readily available and accessible to the development community.
 2. Collaborate with organizations, such as local industrial development agencies and business associations, to attract new business opportunities to Perinton.
 3. Encourage small business development in hamlet centers complementing the existing historic scale, such as eateries, microbreweries, boutique hotels, and retail establishments.
 4. Hold bi-annual developer forums to speak with developers and commercial brokers about opportunities and challenges in Perinton.
 5. Support and participate in regional economic development planning efforts.
 6. Continue to explore public-private partnerships to advance economic development opportunities.

POLICY AREA 6

ECONOMIC DEVELOPMENT

GOAL 3 Develop clear and flexible regulations to advance business development.

- ACTIONS**
1. Evaluate ways to streamline site plan application and approval procedures in the Town zoning code.
 2. Consider the development of a form- and/or performance-based code to implement the Future Land Use Plan.
 3. Support open communication between the business community and Town officials and leaders through the creation of a strategic communication plan.

GOAL 4 Implement public infrastructure projects to support the business community and enhance the Town's sense of place.

- ACTIONS**
1. Evaluate and seek funding for necessary upgrades and repairs to the Town's transportation, water, and sewer networks to enhance service to private entities.
 2. Install pedestrian and bicycle amenities, such as benches, bike racks, trash receptacles on Town roadways and within park spaces.
 3. Ensure adequate lighting and landscaped buffers on Town property.
 4. Create a Town-wide public art program to celebrate the local art community and enhance public spaces.

POLICY AREA 7

PARTNERSHIPS + SERVICES

POLICY STATEMENT: Perinton provides community and infrastructure services to fulfill resident needs and allow for appropriate development. The Town encourages collaboration with local and regional partners to maintain positive and impactful relationships.

The Town of Perinton collaborates with a variety of organizations, governments and agencies on a continuous basis to support the evolving needs of residents. The Town is committed to working with internal and external organizations to identify shared service opportunities intended to reduce costs and increase efficiencies, support community development efforts, and enhance overall quality of life.

The Town also strives to ensure infrastructure - such as water, sewer, stormwater, electric, gas, and communication - functions to its highest potential. We will continue to identify opportunities to invest in public infrastructure and seek funding opportunities to complete upgrades where necessary.



POLICY AREA 7

PARTNERSHIPS + SERVICES

GOAL 1 Continue to deliver high-quality Town-provided services to residents.

- ACTIONS**
1. Maintain collaboration with the Village of Fairport to implement shared services, such as road improvements and maintenance, animal control, salt use facilities, and utility installation and repair.
 2. Maintain relationships with neighboring municipalities to consider mutual personnel and equipment needs during emergency weather events and/or the road improvement and maintenance season.
 3. Continue to provide assistance for operation and maintenance of Potter Park (Village-owned).
 4. Maintain a strong partnership with the Fairport Public Library to host community events.
 5. Maintain a strong partnership with the Fairport Central School District to host various student programming and events.
 6. Continue to provide for sustained cooperation between all Town boards and committees.

GOAL 2 Identify opportunities to improve all community services within the Town.

- ACTIONS**
1. Support volunteer recruitment efforts of the area's fire protection and ambulance services.
 2. Facilitate conversations with all fire protection services and law enforcement agencies to maximize efficiencies that benefit all Town stakeholders.
 3. Collaborate with neighboring municipalities to explore expanded shared service opportunities.
 4. Explore potential activity nodes and recreational access opportunities along the Erie Canal with neighboring municipalities.

POLICY AREA 7

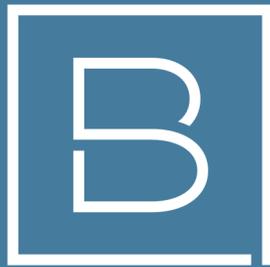
PARTNERSHIPS + SERVICES

GOAL 3 Maintain and strengthen relationships with local, state, and regional organizations and entities.

- ACTIONS**
1. Continue to work with all neighboring municipalities to identify opportunities for joint programming and economic development initiatives.
 2. Maintain active involvement with municipal/professional associations, such as the Association of Towns, the Monroe County Stormwater Coalition, the Finger Lakes Building Officials Association, and the Monroe County Town Highway Superintendents Association.
 3. Pursue and enhance relationships with non-governmental organizations (NGOs), such as local and regional non-profit economic and community development-oriented agencies.

GOAL 4 Explore and strengthen partnership opportunities with private entities.

- ACTIONS**
1. Collaborate with private entities to successfully implement the [Parks, Open Space and Trails Master Plan](#).
 2. Work with private entities to inventory and actively market available commercial and industrial properties/buildings within the Town.
 3. Continue to pursue relationships with private developers to understand primary needs and navigate complex development and redevelopment projects in the Town.
 4. Maintain open communication with private entities to implement community service-oriented projects.
 5. Partner with local developers and/or the Fairport Central School District to explore the feasibility of an indoor sporting facility in the Town to host local and regional competitions and events.



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Perinton's Erie Canal History

The Erie Canal played a critical role in the development and settlement of the Town of Perinton. Construction of the Erie Canal progressed westward from eastern New York, creating a way for farmers to export their products. This commerce route resulted in a booming canal town and port leading to industrial development in the Village of Fairport and Town of Perinton. The rise of Fairport and wealth generated during its growth and prosperity radiated outward to benefit those living outside the Village. Fairport became a central marketplace for goods grown and produced within the Town, and the Canal and railroad provided a broad reach to large markets such as New York City and Buffalo. Over time, the Erie Canal has evolved from its purpose as an economic and industrial driver to a recreational and scenic experience contributing to a high quality of life for residents and tourism opportunities for visitors.

Historic and Cultural Resources

Perinton boasts a number of historic and cultural resources associated with the Erie Canal. The contribution of each of the resources described below contribute to the Town's identity, heritage, and community character.

New York State Erie Canal Barge Historic District

The Erie Canal Barge Historic District expands 450 miles across New York State and includes the four branches of the state's canal system. The district covers the extent of the Erie Canal within the Town of Perinton, which is approximately seven miles in length. The district also recognizes the Erie Canal as a nationally significant, historic transportation icon that contributed to New York State's rise as a leader in industry and commerce. The Erie Canal, including the stretch located within the Town of Perinton and Village of Fairport, is considered a protected historic resource by the State Office of Historic Preservation.

Bushnell Basin's Historic District

The Bushnell's Basin Historic District extends south of Route 96 to the I-490 interchange. This area is the former terminus of the Erie Canal in Perinton and has a rich history as a former warehouse district. It also is home to Richardson's Tavern (described in greater detail below).

Richardson's Tavern

The only National Register Historic Place in Perinton is Richardson's Tavern, located at 1474 Marsh Road in the Bushnell's Basin Historic District. This building was listed on the State and National Registers of Historic Places in 1980. The tavern is a two-and-a-half story rectangular structure incorporating features of Federal and Greek Revival architecture. According to the tavern's historic nomination document, the building is the last remaining Erie Canal inn in New York State still situated on the Canal waters.

The Oxbow

The Oxbow, located between Fairport Road and Ayrault Road on the Erie Canal, came into existence in the early expansions of the man-made waterway, most likely in the 1850s. When the Canal was first constructed, the four-foot deep ditch took many twists and turns to avoid changes in elevation and obstacles along the way. During projects to widen and deepen the Canal, it was often straightened, and in Perinton, this resulted in the Oxbow, which today is a remnant of the original 1825 Canal.

Over the next five decades, the Oxbow became home to a small number of boathouses and cottages. The area also became a popular spot for local businesses and organizations to have picnics and baseball games. Early in the 20th century more cottages were built, and the trend accelerated with the Barge Canal construction project. By 1918, the Oxbow was a full-fledged vacation spot for people from Perinton, East Rochester, Penfield and beyond. Many of the simple cottages were constructed from the lumber of dismantled railroad box cars. Evidence of this can be seen in early photographs in which the cottage's vertical boards display stenciling from their former life on the rails. Cottages dotted the shore of the Oxbow in 1915. The small lake created by the straightening of the Canal was filled in by decades of canal dredging. With the Great Depression came a dramatic change at the Oxbow, as rustic vacation cottages became year-round homes, on land leased from New York State.

Natural Resources

Water Quality

The Federal Clean Water Act requires that states periodically assess and report on the quality of waters in their state. In New York State a database known as the Waterbody Inventory/Priority Waterbodies List (WI/PWL) is used to compile water quality assessment information and is maintained by the NYS DEC. This statewide inventory of all waterbodies includes evaluations of the degree to which specific water uses in a waterbody are supported (use support) and the most current overall assessment of the water quality (waterbody assessment). New York waterbodies are assigned a "best use" classification, as follows:

- Class AA and A - water used for drinking water
- Class B - water safe for public swimming and contact recreation activities
- Class C - water safe for fishing and non-contact activities
- Class D - water does not support any of the uses listed above (this classification is rarely used)

The extent of the Erie Canal through the Town of Perinton are classified as Class B waters.

Wetlands

There are NYS DEC protected wetlands located in proximity to the Erie Canal extending from State Street in the Village of Fairport to the eastern Town of Perinton municipal line. These wetlands include approximately 200 acres of Class 2 wetlands and about 190 acres of Class 1 wetlands. Class 1 wetlands are the most valuable wetlands designated by the DEC and are subject to the most stringent regulations.

Flood Zones

Flooding is a common natural hazard across the United States and can pose a significant threat to people and property. Flood Insurance Maps are produced by the Federal Emergency Management Agency (FEMA), which identify flood prone areas throughout the United States. The full extent of the Erie Canal in the Town is classified as Flood Zone A. The canal edges define the approximate flooding boundaries during a one-percent annual chance flood event. No detailed studies have been performed to determine base flood elevations along the Erie Canal.

Endangered and Threatened Species

According to New York State, Endangered and Threatened Species are defined as follows:

- Endangered species are any native species in immediate danger of extirpation or extinction in New York or any species federally listed as endangered.
- Threatened species are defined as native species that may become endangered in the foreseeable future in New York or are federally listed as threatened.

Notable NYS-listed threatened animal species in the vicinity of the Town's Erie Canal corridor include the pied-billed grebe and sedge wren. The pied-billed grebe is a small waterbird in New York State. It breeds in freshwater to brackish seasonal and permanent ponds and requires dense stands of deep-water vegetation for nesting and cover. The sedge wren is a rare and local bird found in wet fields and marshes. The biggest threat to sedge wren populations is the loss of breeding habitat due to the draining of wetlands; therefore, protection of local wetlands and habitats are critical to their well-being.

Mussel Screening Streams

The NYS DEC screens streams throughout the state for imperial mussels. These screens provide information on vulnerable species and trigger consultation and potential permitting with the NYS DEC if there are plans to disturb the bed or banks of the waterbody. The Erie Canal is identified as a screening stream for imperial mussels and proposed disturbance to the area around the Canal requires coordination with the DEC prior to initiation.

Recreational Resources

Parks and Open Spaces

The alignment of the Erie Canal corridor in the Town of Perinton places it in close proximity to several parks and open spaces, which provide scenic views, public access points, and recreational opportunities for residents and visitors. Key parks include Kreag Road Park and Perinton Park.

Kreag Road Park

Kreag Road Park is a 9-acre park adjacent to the Erie Canal in the western portion of the Town. This Park provides a number of recreational facilities for users, including tennis courts, pickleball courts, softball fields, a picnic shelter, and a playground. This Park also provides access to the Erie Canal via boating docks and access to trails that run along and in areas adjacent to the Canal.

Perinton Park

Perinton Park is a 15-acre park located off Fairport Road and Church Street, with entrances from O'Connor Road, in the northwest quadrant of the Town. It provides residents and visitors recreational opportunities, including basketball, beach volleyball, tennis, playgrounds, and passive picnic areas. This Park provides access to the Erie Canal via boating docks and trailhead facilities to the Erie Canalway Trail along the water.

Water Transportation / Public Access Points

Perinton provides facilities for both motorized and non-motorized watercraft to access the Town's seven-mile stretch of the Erie Canal. Boat launches are located off Ayrault Road and at Kreag Road Park. Overnight docking facilities can be found at Bushnell's Basin and Perinton Park.

Bushnell's Basin, which is located off Pittsford-Victor Road, is a one-acre public boat dock area on the Erie Canal. Amenities at this location include fishing spots, camping facilities, restroom and showering facilities, overnight docks, and access to the multi-use trail network.

Trails

Approximately nine miles of the State-owned Erie Canal Heritage Trail run along the north bank of the Canal through the Town. This segment helps to make Perinton a regional recreation destination and connects the Town into the larger Empire State Trail, which extends from Buffalo to Albany to New York City. Additionally, the Crescent Trail provides over 35 miles of natural hiking trails through the Town that are actively maintained by volunteers from the Crescent Trail Hiking Association (CTHA). This trail system runs adjacent to the Erie Canal in the western portion of the Town and provides scenic views of the landscape and water.

Key Erie Canal Nodes

During the comprehensive planning process in 2020, community members expressed their desire to protect and expand the recreational opportunities provided by the Erie Canal. Several 'nodes' were identified along the Canal as locations to strengthen tourism and visitation of this resource. Nodes included amenities, such as pocket parks, small craft boat launches, and general public access points at various intervals along the Canal.

Scenic Views and Vegetation

Man-made and natural landscapes provide the community with special views that enhance quality of life and livability. Special views and vistas can be enjoyed from roadways, waterways and unique spaces enhancing the recreational experience for those driving, walking, cycling or boating along resources, such as the Erie Canal. For this reason, scenic views of the Erie Canal should be identified and protected. The entire length of the Erie Canal can be regarded as a public scenic viewshed due to the Erie Canalway Trail that runs along the north side of the Canal. Additional public viewshed locations along the Erie Canal within the Town include major roadways traveling along the waterbody, bridge crossings over the Canal, and park spaces. Private viewsheds also exist in the rear of privately-owned homes that back up to the Canal.

The scenic quality of the Erie Canal viewshed has evolved over time and is now known for its extensive tree and vegetation growth along the embankment. The existing mature vegetation along the Canal significantly contributes to the aesthetic and environmental quality of the area.

Key Takeaways

The importance of the Erie Canal to the Town of Perinton cannot be overstated. The Erie Canal's presence and influence has changed over time, beginning as a key contributor in the Town's establishment as a transportation and industrial hub. Today, residents in the Village and the Town not only benefit from the Erie Canal in terms of its historic legacy, but this central feature has transformed into a cultural resource of the Town. The Erie Canal supports a wide range of recreational activities, provides tourism opportunities, contributes to the integrity and health of wildlife and natural systems, and provides unmatched scenic viewing locations for all. The conservation and protection of the Erie Canal and its adjacent lands is critical to the Town's future and sustainability. Preservation measures, including potential regulatory mechanisms and organizational partnerships, should be explored and implemented to maintain the integrity of the Canal and preserve its value for future generations. In order to accomplish this, the Town will need to address a wide range of impacts and activities along the Canal; including but not limited to:

- Ensuring all activities within the Erie Canal Scenic and Conservation Corridor receive a higher level of review and public engagement opportunities due to the critical importance of this area to Perinton's community character. Activities within the corridor shall not harm the natural environment, introduce excessive noise levels, or emit noxious fumes.
- Prohibiting inappropriate development that is out of scale or out of character with surrounding land uses and the Canal's historic context.
- Limiting the removal of vegetation and the placement of inappropriate landscaping treatments along the Canal.

There are also several policy and regulatory tools for the Town to consider, such as the completion of a local Erie Canal Corridor Plan, a New York State Local Waterfront Revitalization Program, or the adoption of a Scenic and Cultural Conservation District. These options would provide the ability to perform a higher level of review and engage in a greater public dialogue before selected activities could occur. Perinton shall balance individual and private sector interests with the community's goal of preserving the role of the Canal.