

Village of Caledonia Comprehensive Plan



DRAFT: September 2015





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INTRODUCTION



INTRODUCTION

PURPOSE

The purpose of the **Village of Caledonia Comprehensive Plan** is to guide local officials and community members in making decisions that will affect the future of the Village. Future Village actions that will be based on the policies and recommendations in the Plan include revisions to zoning and other local laws and regulations, capital budgeting, and providing services to the community. The Comprehensive Plan addresses the full spectrum of issues facing the Village and balances competing needs and interests in the community.

LEGAL BASIS

The Comprehensive Plan has been prepared pursuant to NYS Village Law §7-722, which specifies that the Village Board is responsible for preparing and adopting a Comprehensive Plan. As the law also permits the Village Board to delegate this responsibility to an ad hoc committee established for the express purpose of preparing Comprehensive Plans, the Village appointed a Comprehensive Plan Committee (CPC) to guide the preparation of the Comprehensive Plan.

The Comprehensive Plan is a policy document that does not, in itself, have the force of law. However, the Plan will influence changes in Village laws and regulations as well as funding decisions and other Village actions during the next 10 to 15 years. In particular, local zoning regulations must be consistent with the Comprehensive Plan.

PROCESS OF PREPARING THE PLAN

The Village of Caledonia Comprehensive Plan represents the culmination of a planning process that began in May 2014. The Comprehensive Plan Committee (CPC) met periodically to coordinate the preparation of the Plan.

Members of the CPC included representatives from the Village Board and Planning Board, as well as general citizens. The following Village officials and community representatives served on the Comprehensive Plan Committee:

- Debbie Davis, Mayor
- Kristin Murphy, Village Planning Board
- Tom Perkins, Village Code Enforcement Officer
- Ann Marie Grattan, Village Clerk
- Pat Garrick
- Steve Bosco
- Richard Phelps -Allen Bailey Tag
- Ruth Coyle
- Steve McIlwaine
- Mark Rothrock

The Committee assembled several focus groups to discuss issues, identify opportunities, and suggest initiatives to be included in the Comprehensive Plan. The focus group topics included:

- Infrastructure
- Land Use and Business Development
- Downtown
- Parks and Recreation

The Village retained LaBella Associates, a planning consulting firm based in Rochester, New York, to facilitate the planning process and prepare the plan document.

Public participation included a Residents Survey (distributed in May 2014); a public informational meeting; a CPC public hearing (_____); and a Village Board public hearing (____, 2015).

PLAN ORGANIZATION

A **Future Land Use Map** presents the Village policy regarding land use and will be used as a guide in revising the Village's zoning map. This map is included at the end of Chapter One—Land Use.

The Chapters of the Comprehensive Plan address the major issues identified by the community:

- Land Use
- Housing and Residential Neighborhoods
- Economic Development and Downtown Revitalization
- Transportation
- Water, Wastewater and Private Utilities
- Natural Resources and Environmental Quality
- Parks, Recreation and Culture
- Community Facilities and Services
- History and Historic Resources.

In each Chapter, the Plan presents:

- Goals
- Existing Conditions
- Issues and Opportunities
- Recommendations.

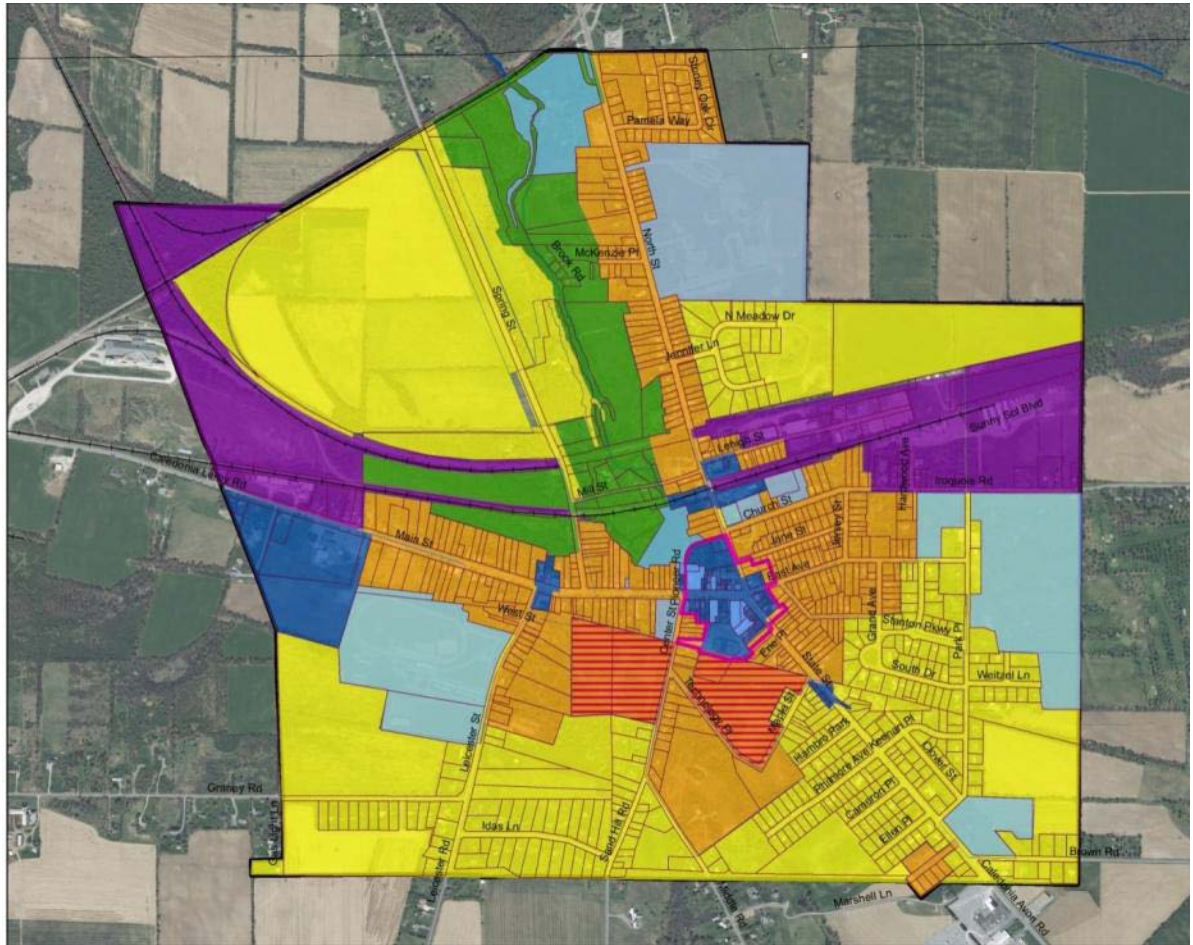
As appropriate, the chapters include information that supports and/or provides the context for the recommendations in the Plan. These include:

- **Relevant Plans, Programs and Regulations** include summaries of plans prepared by the Village or other government agencies and descriptions of State or County government programs or regulations.
- **Tools and Techniques** include best practices and sources of funding

- **Residents Survey Highlights** present the relevant findings from the survey of Caledonia residents conducted in Fall 2013. The final report from the Residents Survey is available at the Village Hall and is included as an appendix to the Comprehensive Plan.

The **Implementation Strategy** summarizes the recommended actions by topic, with a proposed time frame, responsible agency, cost estimate, and potential funding sources. A summary of the recommended actions by time frame provides a year-by-year guide to implementing the Plan.

LAND USE



LAND USE

GOALS

- ❖ Maintain a harmonious balance of residential neighborhoods, commercial districts, industrial development and natural resource conservation.

EXISTING CONDITIONS

The Village consists of approximately 1,272 acres of land area. The table below indicates the number of acres currently devoted to each land use in the municipality. The Land Use by Tax Parcel Map depicts the current land use classification for each tax parcel, based on real property tax data obtained from Livingston County.

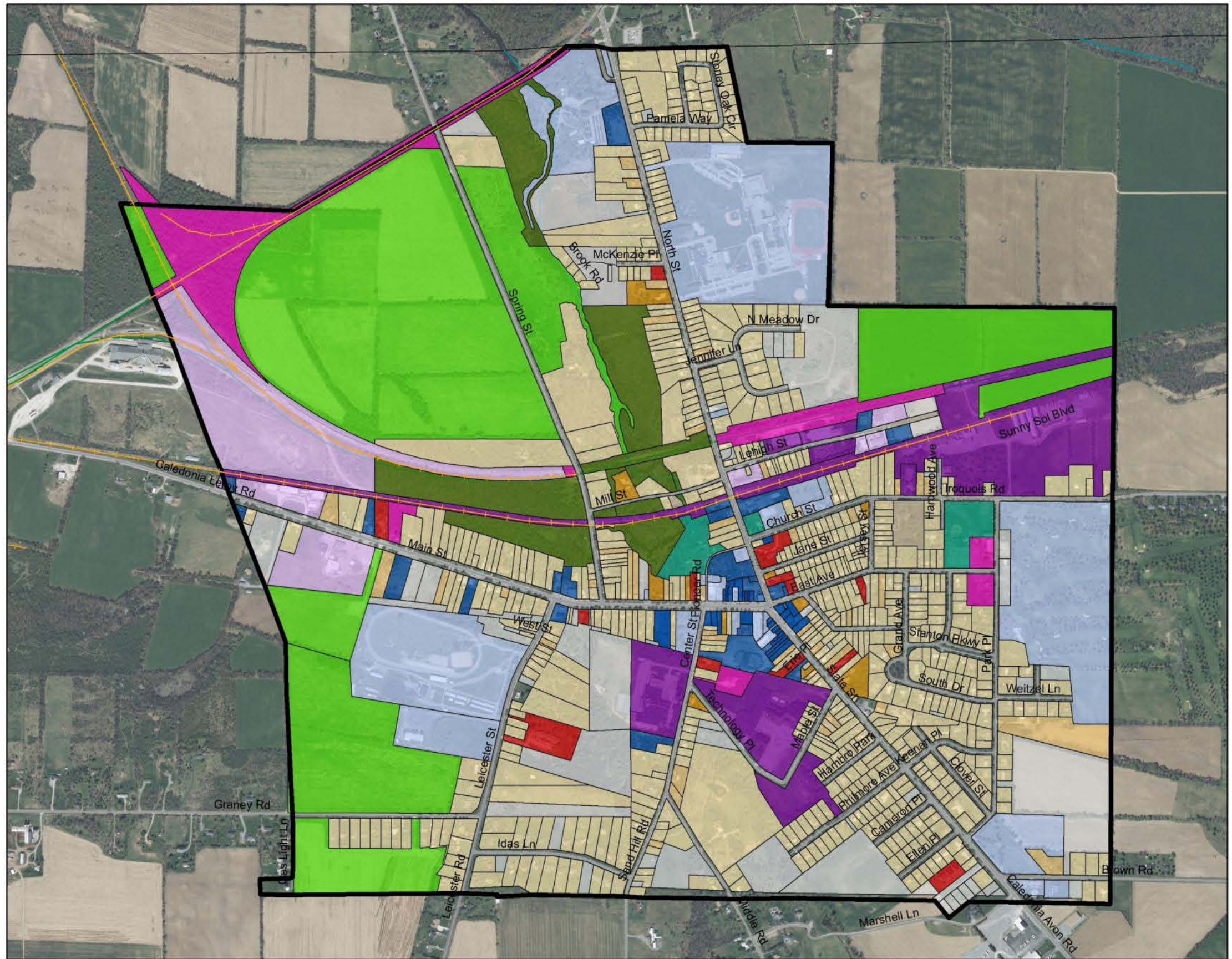
Table 1: Existing Land Use by Parcel, 2014

Land Use	Acres	Percentage
Residential	389.5	31.2%
Agricultural	273.7	21.9%
Commercial	26.3	2.1%
Industrial, Warehouse	149.2	12.0%
Utilities/ Transportation	44.9	3.6%
Public/ Community Service	101.4	8.1%
Recreation/Entertainment	85.1	6.8%
Conservation	60.4	4.8%
Vacant	117.5	9.4%
Total	1,248.0	100.0%

Source: Livingston County Real Property Tax Service and LaBella Associates

The categories of land use are residential, agricultural, vacant, industrial, utilities and transportation, recreation/entertainment, conservation, government and community service, and commercial. A more detail description of each category is provided below.

Land Use by Tax Parcel



Assessment Classification

- Agricultural
- Single Family Residential
- 2-Family Residential
- 3-Family Residential
- Multiple Residences
- Multi-Family Residential
- Commercial
- Warehouse/ Storage
- Manufacturing
- Government/ Community Service
- Utilities/ Transportation
- Public Park
- Conservation
- Vacant



SOURCE: Real Property Tax parcel boundaries and data provided by the Livingston County Planning Department, July 2014



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RESIDENTIAL

In the Village of Caledonia, residential is the most prevalent land use occupying 390 acres, or 31.2% of the Village's land area. Most (91%) of the residential parcels are single-family dwellings. The housing stock consists of a combination of housing styles that include older traditional homes, newer suburban type homes, multifamily residences and some mobile homes.

AGRICULTURE

Agriculture is the second largest land use accounting for 21.9% (274 acres) of land in the Village. Agricultural lands are located along Spring Street in the northwest section of the Village, along Graney Road in the southwest and off Park Place and Brown Road in the southeast.

COMMERCIAL

Commercial uses account for 2.1% (26.3 acres) of the land area in the Village. Commercial properties are generally located in the Village Center and along the main thoroughfares (Main Street, State Street, North Street and East Street). The Village's downtown business district includes several retail stores, restaurants, offices and services. The commercial plaza at Main and State Streets includes a bank, grocery store and other businesses.

INDUSTRIAL

Industrial and storage facilities are located near the center and northeast section of the Village and account for 12.0% (149 acres) of the Village land area. Large industrial properties include:

- Specialized Printing Forms, Inc.
- Jones Chemical Inc.
- Allen-Bailey Tag & Label, Inc
- Applied Energy Solutions

In addition, several industrial businesses are located along Lehigh Street, including Gregson Clark, JKK Properties, and All-County Gutter.

Vacant industrially zoned land with rail access is located at the western edge of the Village adjoining the Commodities Resource Corporation facility in the Town of Caledonia.

UTILITIES AND TRANSPORTATION

Land classified as Utilities and Transportation include the Department of Public Works facilities on Park Place, railroad rights-of-way, and the cellular tower off Pioneer Road and the water tower on Main Street. These parcels comprise 44.9 acres or 3.6% of the Village's land area.

GOVERNMENT AND COMMUNITY SERVICE

A total of 101 acres or 8.1% of the land area in the Village is devoted to government and community service uses, including government administration, health, education, religion and public safety. The following facilities are classified as Government and Community Services:

- Caledonia Village Hall, Police Station and Department of Public Works (Park Place)
- Caledonia Town Hall
- Caledonia Fire Hall
- Caledonia Library (Main Street)
- Caledonia-Mumford Central School
- Big Springs Museum
- Caledonia Fish Hatchery (NYS Department of Conservation)
- Two cemeteries (Town Cemetery on Church Street, St. Columbas on State Street)
- 4 Churches (First Presbyterian on Main Street, United Presbyterian Stone on Church Street, St. Andrews Episcopal Church on North Street, St. Columba Roman Catholic Church on North Street, and Church of God on Main Street). (NOTE: Churches located in leased facilities that are classified as commercial in the Land Use map.)

RECREATION/ENTERTAINMENT

Residents of the Village of Caledonia have access to several public and private recreational sites. The 85 acres of land designated as recreation and entertainment uses include:

- Tennent Park — Pioneer Street
- Ed Mathews Nature Trail
- Washburn Park — East Avenue and Park Place
- Hamilton Park — North Street and Church Street
- MacKay Wildlife Preserve— Spring Street
- Caledonia Country Club and Golf Course — Park Place
- Caledonia Fairgrounds —Leicester Street
- Cal-Bowl -- Main and State Streets

CONSERVATION

Conservation parcels include land owned by New York State, the Village of Caledonia and the Garbutt Rod & Gun Club. These lands are located in the northern and western sections of the Village and account for 4.8% (60 acres) of the Village's total land area.

VACANT

Land with no buildings, other than farmland, is classified as vacant. Vacant lands occupy a total of 118 acres or 21.9% of the Village's land area. These parcels are interspersed throughout Village and some parcels may have potential as development sites, open space buffers or recreational uses.

RELEVANT PLANS, PROGRAMS AND REGULATIONS

Zoning regulations and code enforcement are the major local regulations that affect land use in the Village. Programs and regulations administered for specific types of land uses are addressed in the following sections.

ZONING REGULATIONS

The Village of Caledonia Zoning Ordinance provides for 10 districts:

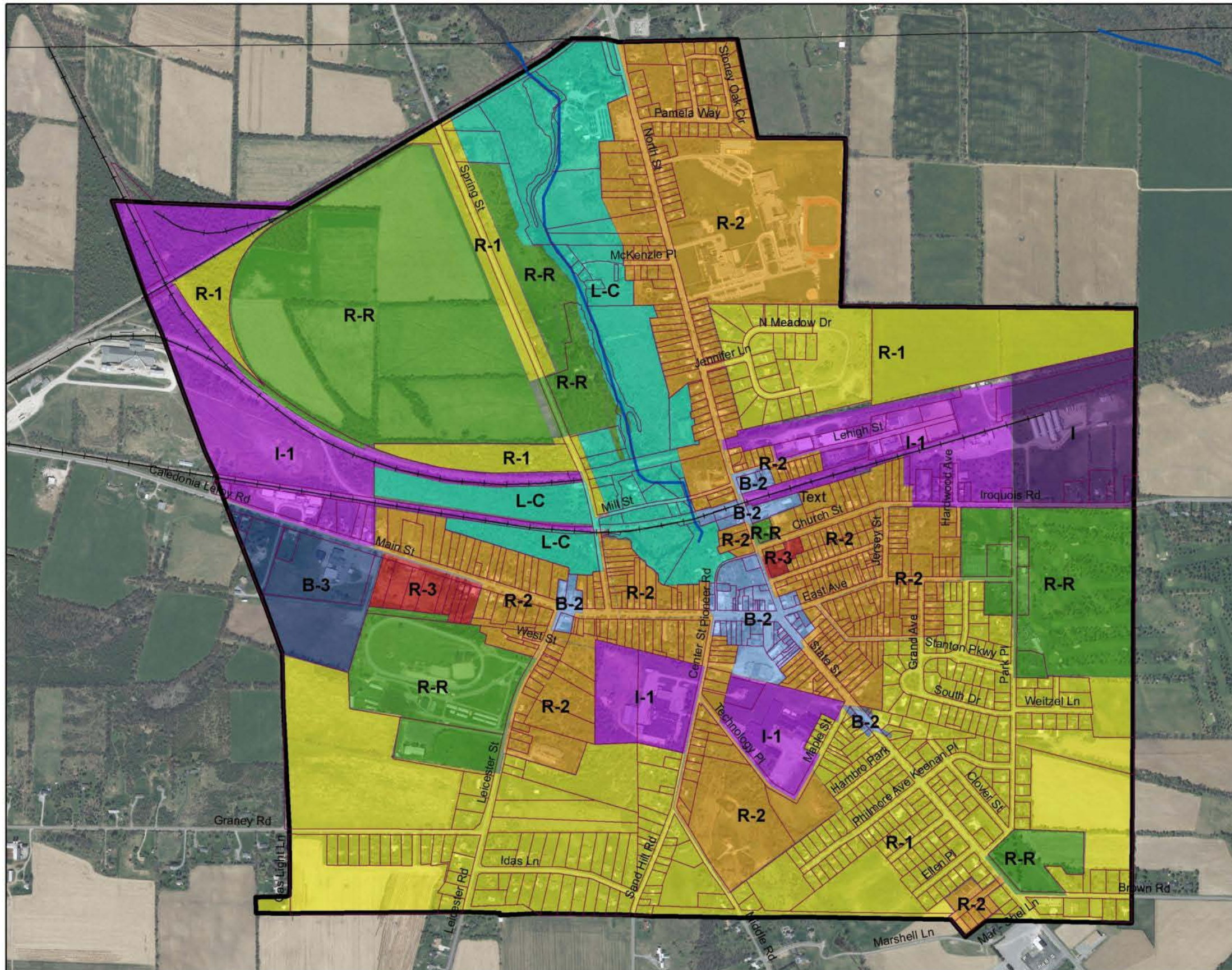
- R-R Rural Residence
- R-1 Residence
- R-2 Residence
- R-3 Residence
- B-2 General Business
- B-3 Highway Business
- Light Industrial
- I Industrial
- L-C Land Conservation
- P-D Planned Development

Within each district the zoning regulations specify permitted uses; conditional uses; and area, yard and height regulations for principal and accessory buildings. The ordinance also includes signage regulations as well special and supplementary regulations.

Map 2: Zoning Districts depicts zoning districts within the Village of Caledonia.

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Zoning Districts



- Zoning Districts**
- R-R Rural Residence
 - R-1 Residence
 - R-2 Residence
 - R-3 Residence
 - B-2 General Business
 - B-3 Highway Business
 - I-1 Light Industrial
 - I Industrial
 - L-C Land Conservation
- Parcels (2014)



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R-R RURAL RESIDENCE

Sites zoned Rural Residential are located in the eastern portion of the Village off Park Place, on North Street and Leicester Street. Permitted uses include single family dwellings and their accessory buildings and home occupations that meet special provisions. The following conditional uses are permitted subject to site development plan review, planning board approval and applicable special provisions: air landing fields, religious and public uses, clubhouses, fairgrounds, riding stables or academies, small animal hospitals, retreats and satellite antennas.

The minimum area per dwelling unit is 40,000 square feet with a minimum lot width of 200 feet. Minimum setbacks are 60 feet in front, 50 feet in rear and a total of 60 feet on the side with no side being less than 20 feet.

R-1 RESIDENCE

Permitted uses within the R-1 Residential District are the same as those allowed in Rural Residential. Churches, parish house and home day care are permitted conditionally subject to Planning Board approval and Site Development Plan Review.

The minimum area per dwelling unit in the R-1 district is 15,000 square feet with minimum lot width of 100 feet. Minimum setbacks are 50 feet in front, 25 feet in rear and a total of 24 feet on the 'side with no side being less than 8 feet. Maximum building height is 2.5 stories or 30 feet. R-1 Residential Districts -are located in the southern portion of the Village and in the northwest section off Spring Street.

R-2 RESIDENCE

R-2 Residential Districts are located throughout the Village including the northeastern section near North Street and the central area near Main, Leicester and Center Streets. Permitted uses and conditional uses are the same as those for R-1 Residence District.

For a single family dwelling the minimum land area is 11,000 square feet with minimum lot width of 75 feet. Front and rear setbacks are the same as the R-1 Residence District and side yards cannot be less than 20 feet total with no side being less than 8 feet. Semidetached dwellings must have a side yard of at least 12 feet. The maximum building height is three stories or 35 feet.

R-3 RESIDENCE

The R-3 Residential District is located on Main Street. Permitted uses are the same as those allowed in R-1 and R-2 Residential districts with the addition of two family and multifamily dwellings. Conditional uses are the same as in the R-1 Residential District. Front and rear setbacks are the same as the R-1 Residential District and minimum lot 'areas and side yards per dwelling are as follows:

LAND USE

- Single-family dwelling - 7,500 square feet with a minimum width of 60 feet; two side yards totaling at least 16 feet and no side yard less than eight feet
- Two-family or pair of detached dwellings - 9,000 square feet with minimum width of 75 feet; two-family dwelling must have two side yards totaling at least 16 feet with no side yard less than eight feet and semi-detached dwellings must have a side yard of at least eight feet
- Dwellings with three or four units - 3,000 square feet with minimum width of the greater of 85 feet or distance necessary to provide required side yards; two side yards totaling at least 20 feet plus four additional feet for each unit over three contained in the building, no side shall must be less than eight feet
- Dwellings with more than four units-2,600 square feet with minimum width of the greater of 85 feet or distance necessary to provide required side yards; side yard requirements are same as for three and four unit dwellings

GENERAL BUSINESS

The B-2 General Business Districts are primarily for general retail and related structures and are located in the center of the Village off of Main, North and State Streets. The following are permitted subject to Planning Board approval and Site Development Plan Review: all uses permitted in R-1 and R-2 Residential Districts; places of amusement or assembly; offices, restaurants and hotels; retail businesses or services; commercial and home day care; drive-in business other than drive-in theater; public garage or motor vehicle service station; gym or fitness center; motor vehicle sales and recreational vehicles; and accessory uses and buildings associated with permitted uses.

Residential and accessory buildings must comply with area and yard requirements of R-1 Residence Districts and nonresidential and accessory buildings must comply with area, yard and height requirements established by the Planning board under site plan review. Buildings or structures must be less than 50 feet high.

HIGHWAY BUSINESS

The B-3 Highway Business District accommodates business uses that are mainly oriented to highway traffic and is located on Main Street. Subject to Planning Board approval and Site Development Plan Review the following uses are permitted *in* this district: uses permitted in B-2 General Business District, except dwellings, churches and schools; animal hospitals/clinics or kennel provided it is located at least 100 feet from any residence district; commercial greenhouses, plant nurseries, and farm equipment sale, rental or service provided heating plant and non-stationary openings are at least 50 feet from any residence district; mobile home or vehicle sales; freight or trucking terminal; rental mini storage; lumberyard and motel.

Minimum land are per establishment in this district is 50,000 square feet with a minimum width of 200 feet and minimum setbacks are 80 feet in front, 50 feet in rear and 36 feet on the side for a building or 15 feet for an automobile parking space. Buildings and structures cannot exceed 50 feet.

I-1 LIGHT INDUSTRIAL

The I-1 Light Industrial District is primarily for heavy commercial and light industrial uses that do not present a fire hazard or emit smoke, glare, noise, odor or dust or create any type of nuisance. Subject to Planning Board approval and Site Development Plan Review the following uses are permitted: bakery, bottling works, building material yard, cabinetmaking, carpenter's shop, clothing manufacture, commercial warehouse, electrical welding in an enclosed structure, food canning/packing, ice plant, milk distribution plant, manufacture of optical goods, paper box manufacture, printing, publication or engraving, storage warehouse, trucking terminal, wholesale trade, industrial offices, electronic manufacture, assembling and/or research.

Front yards must be at least 80 feet with no structures other than a fence, wall or sign that is 20 square feet or smaller and parking space for 10 or less vehicles. For establishments abutting residential districts, the minimum setbacks are 100 feet in front, 50 feet in rear and 50 feet on the side adjacent to residential district. Buildings and structures cannot be more than 50 feet.

I INDUSTRIAL

The I Industrial District is primarily for general and heavy industrial use and development. This district is located in the eastern section of the Village on Iroquois Road. Subject to Planning Board approval and Site Development Plan Review, I Industrial Districts have the same permitted uses and area, yard and height regulations as the I-1 Light Industrial District.

L-C LAND CONSERVATION

L-C Land Conservation Districts are areas with special or unusual characteristics, such as topography, drainage, or natural conditions, whose ecological purpose would be compromised by the development of building and structure and on which the processes of nature may result in considerable damage to erected buildings and structures. The area between Spring and North Streets are in this district. Subject to Planning Board approval and Site Development Plan Review permitted uses in this district include: parks, playgrounds, athletic fields, game preserves and fish hatchery and their accessory buildings.

P-D PLANNED DEVELOPMENT

P-D Planned Development Districts permit diverse uses to be brought together in a unified plan that uses flexible land use standards and-design criteria. The Village Board determines which land and building uses are allowed subject to the limitations and procedures established in the Zoning Code. A minimum of 10 acres is required for a P-D Planned Development District.

ISSUES AND OPPORTUNITIES

The general land use characteristics of the Village of Caledonia are summarized below:

- Residential is the most prevalent land use accounting for 22.7% of the total land, area.
- Industrial land uses are in close proximity to residential uses. If these industries expand or change, steps should be considered to mitigate possible industrial impacts such as traffic, noise and odor.
- Most of the commercial uses are concentrated in the Village Center.

RESIDENCES IN PROXIMITY TO INDUSTRIAL USES

In some parts of the Village, residences are in close proximity to industrial uses. While this proximity makes it possible for workers to live close to their jobs, impacts from industrial operations have the potential to disrupt residential quality of life. Potential impacts include truck traffic, frequent trains, noise or visual impacts. Industries in the Village mostly operate within buildings and have little impact on neighboring properties. Continued enforcement of performance standards through zoning will help to avoid conflicts between residences and industrial uses.



Figure 1 Industrial buildings and houses along Lehigh Street

RESIDENCES IN CONSERVATION AREAS

Some parts of the Village are highly susceptible to flooding from Spring Creek. Owners of houses located within the flood zone may find it difficult to obtain mortgages or to sell properties. As a result, structures may deteriorate due to lack of investment.



Figure 2 Houses along Mill Street (Land Conservation zone)

POTENTIAL CHANGES IN USE OF LARGE PROPERTIES

As industries evolve, some industrial properties may no longer be viable for continued industrial use. Village land use regulations may offer flexibility so that alternative uses may be proposed for former industrial sites. For example, a mix of residential and commercial or institutional use may be appropriate if properly designed. In addition, consideration must be given to the potential for environmental contamination in these areas.

A potential example is the land north of Technology Place and west of Maple Street. Most of this area (except for the 6 residential lots on the west side of Maple Street) is currently zoned for industrial use. As the entire space is not currently in use for industrial purposes, a mix of uses may be appropriate. Village zoning would need to be modified to allow a mix of uses in this area.



Figure 3: Land north of Technology Place and west of Maple Street.

Another example is the industrially zoned land west of Center Street. Vacant land to the rear of the facility and underutilized interior space may be suitable for other business or residential use.



Figure 4 Industrial land west of Center Street

The Caledonia Fairgrounds property has been used as a fairground for more than 100 years. Although the Caledonia Fair society does not plan to change its use, the Village should be prepared to consider a variety of alternative uses, including housing, if and when the property is no longer used for its currently purpose. Future uses will need to comply with deed restrictions that require the land to be transferred to a not-for-profit organization.



Figure 5: Caledonia Fairgrounds

OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

Proposals for apartments or other new residential development may be appropriate in many areas of the Village that are currently zoned for business or industrial use. One potential site is located along North Street just south of the railroad tracks.



Figure 6 Land along North Ave. south of railroad

FUTURE LAND USE PLAN

The Future Land Use Plan is designed to guide Village land use policies, zoning regulations, infrastructure development and the review of development proposals. The Future Land Use Plan delineates appropriate areas for residential, mixed use, commercial, industrial, conservation, and public use based on the community's vision and analysis of opportunities and constraints.

RESIDENTIAL

The Future Land Use Plan designates the majority of the Village for residential use. Residential areas include most of the land north of the railroad and south of Main Street and Iroquois Road. The Plan recommends maintaining the current mix of low density single-family and scattered multi-family residences in developed areas. Agricultural uses are expected to continue in the northwestern part of the Village while farming remains economically viable.

Areas designated Residential 1 include those area currently zoned RR and R-1 Residential. Areas designated Residential 2 include lands currently zoned R-2 residential.

Areas designated Residential 3/ Mixed Use coincide with current R-3 zoning and are intended to accommodate multi-family dwellings as well as potential reuse of former residential structures to commercial use. These types of uses currently exist in these areas of the Village. Appropriate design guidelines will help retain the historic character and pedestrian scale of the Village.

No additional lands are envisioned for apartments unless they are reviewed by the Planning Board and Village Board and determined to be consistent with the goals of this Comprehensive Plan.

RESIDENTIAL OPPORTUNITY AREAS

Areas designated "Residential Opportunity Areas" are currently vacant or agricultural land but may be suitable for a variety of residential development types. Senior housing, townhouses, patio homes and multi-family dwellings may be appropriate in these areas to meet the changing needs of the community. Updated land use regulations and design guidelines will protect the character of existing neighborhoods and ensure that future development is designed in a way that is compatible with the Village's character and scale. New development will need to meet all requirements for wastewater disposal.

PUBLIC AND COMMUNITY SERVICES

Public and community services support the quality of life in residential neighborhoods and contribute to the Village's appeal as a place to live and work. These include areas utilized for parks, recreation, schools, library, museum, religious institutions, cemeteries, public safety and government administration.

The largest areas designated for public and community services are the Caledonia-Mumford School campus, the Caledonia Fairgrounds and the Caledonia Country Club (a public golf course) and the

Caledonia Fish Hatchery. Others include the Caledonia police station, Fire Hall and Village offices, Big Springs Museum, and several churches.

COMMERCIAL

Land designated Commercial coincide with current B-2 and B-3 zoning. Those locations along major transportation routes would support larger commercial uses that attract customers from both the Village and surrounding communities, as well as light industrial development. Residential uses can be accommodated in proximity to commercial uses with appropriate design and management practices.

CENTRAL BUSINESS DISTRICT

The Central Business District, located in the historic commercial center of the Village at the intersection of Routes 5 and 36, is a traditional pedestrian-oriented business area with one and two-story buildings. Most of the first-floor storefronts are occupied by retail and food establishments or offices with residential uses on the upper floors.

The Future Land Use Plan encourages continued retail, service and mixed use in the Central Business District while allowing residential, office, commercial and community services throughout this area. The ground floors of structures in this area are most appropriate for retail specialty shop and dining establishments while residential and office uses will be promoted for above the ground floor. Design guidelines will assist in maintaining the historic quality of the area. Maintained sidewalks and crosswalks and crossing signals will ensure that the area remains pedestrian friendly. The existing character of the CBD will be protected and enhanced as future development occurs.

Drawing on the existing core of antiques, furniture and gifts establishments, complementary businesses will be added to solidify the central business district as a destination and pedestrian focal point.

INDUSTRIAL

The Future Land Use Plan designates land along Lehigh Street, Church Street and Iroquois Road for continued Industrial use. This designation accommodates general as well as heavy industrial uses. Access to rail and highway transportation support the suitability of this area for industrial use. Appropriate design and performance standards will minimize impacts on nearby residences.

Although most of the area designated for industrial use is developed, there are some areas at the western edge of the Village adjacent to Commodity Resources, along Technology Place and near the end of Lehigh Street that could accommodate additional development.

INDUSTRIAL/ TRANSITIONAL

The Industrial/ Transitional designation is intended to accommodate continued industrial use as well as the reuse of industrial buildings and sites for residential, commercial, recreational or other uses.

LAND USE

While the encourages viable industrial uses to continue in these areas, portions of these areas are either underutilized or in transition.

Existing buildings in these areas may be re-purposed for uses other than their previous or current industrial use. Vacant land in these areas may be developed for office, residential, community service or other uses compatible with the neighboring residences. Some areas may require environmental remediation prior to reuse.

CONSERVATION

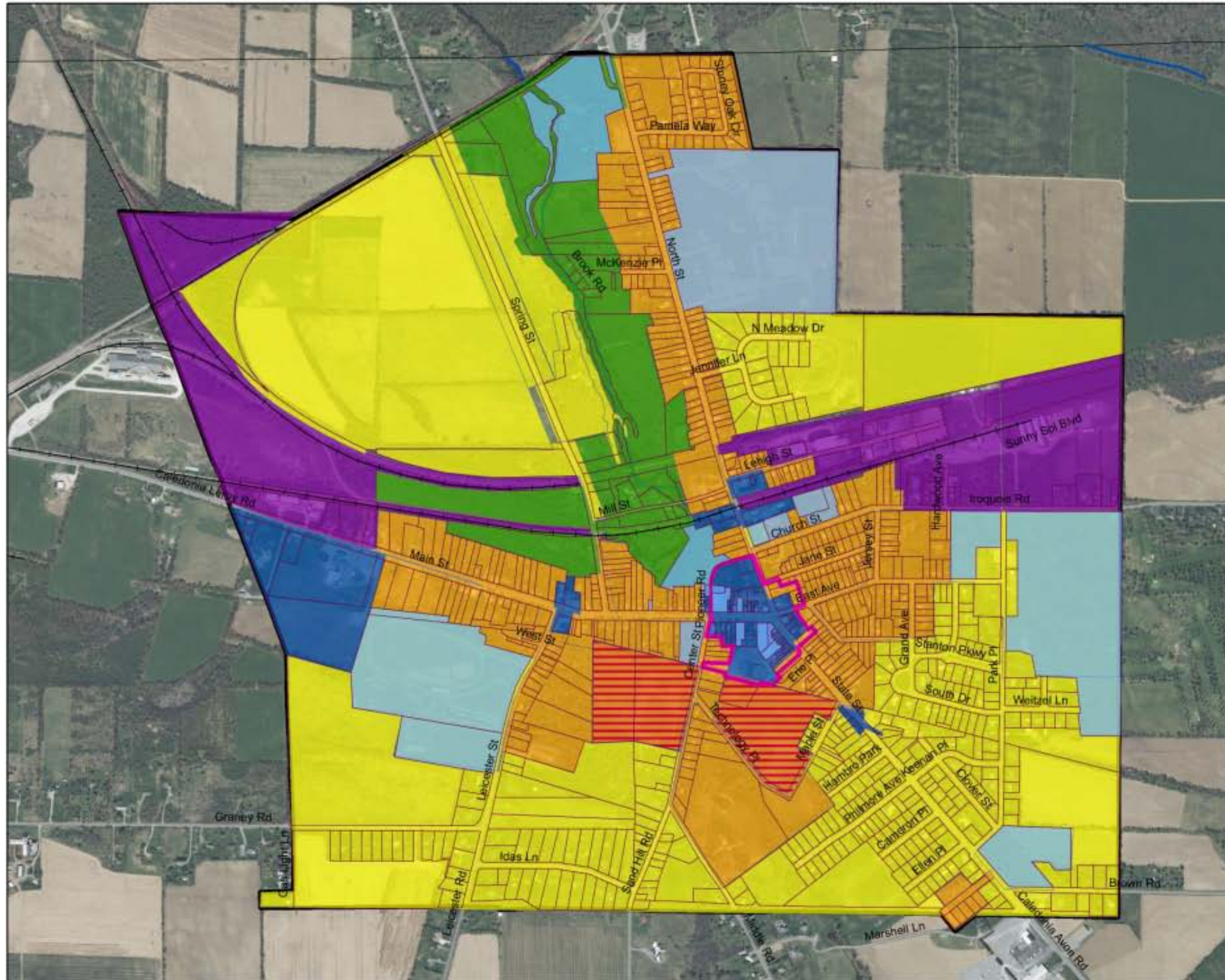
The Future Land Use Plan recognizes that certain areas of the Village are most suited for conservation of natural resources. These areas are located along Spring Creek and are susceptible to periodic flooding. The natural areas within the Village contribute to its character and provide recreational opportunities.

Future Land Use

DRAFT: April 2015

Land Use Categories

-  Commercial
-  Industrial
-  Conservation
-  Residential
-  Mixed Residential
-  Public/ Community Service
-  Downtown Business District
-  Industrial/Transitional



0 500 1,000 2,000 Feet



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RECOMMENDATIONS

1. Revise zoning regulations to:
 - a. Improve regulation of signs
 - b. Limit conversions of single family to 2-3 family dwellings and establish appropriate regulations for accessory apartments
 - c. Establish appropriate standards for the use of front yards for storage, car parking and gardening
 - d. Remove provisions that are addressed in building code
2. Revise zoning to accommodate a variety of housing types in appropriate areas, including townhouses and apartments. Incorporate design standards or guidelines to minimize impacts on neighboring properties.
3. Revise zoning for business and industrial areas to accommodate a variety of uses, including residential and mixed use. Incorporate design standards or guidelines.

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HOUSING AND RESIDENTIAL NEIGHBORHOODS



HOUSING & RESIDENTIAL NEIGHBORHOODS

GOAL

- ❖ ***Maintain and create residential neighborhoods that provide a high quality of life for current and future Village residents.***

EXISTING CONDITIONS

POPULATION CHARACTERISTICS

Some key statistics relating to the Village's population include:

- The population in 2010 was 2,201.
- Seven people live in a group home for adults. All other residents live in households.
- 31.8% of the 603 households included children under age 18.

Table 2: Household and Family Type

TYPE OF HOUSEHOLD		VILLAGE OF CALEDONIA	
		#	%
Married Couple	With Children under age 18	179	19.6%
	Without Child(ren) under Age 18	255	27.9%
Single Parent	Male with Child(ren) under age 18	30	3.3%
	Female with Child(ren) under age 18	82	9.0%
	Other Family	57	6.2%
	TOTAL FAMILY HOUSEHOLDS	603	65.9%
Single Person Household	Under age 65	142	15.5%
	Age 65 or older	111	12.1%
	Unrelated Individuals	59	6.4%
	TOTAL NON-FAMILY HOUSEHOLDS	312	34.1%
	TOTAL HOUSEHOLDS	915	

SOURCE: 2010 Census

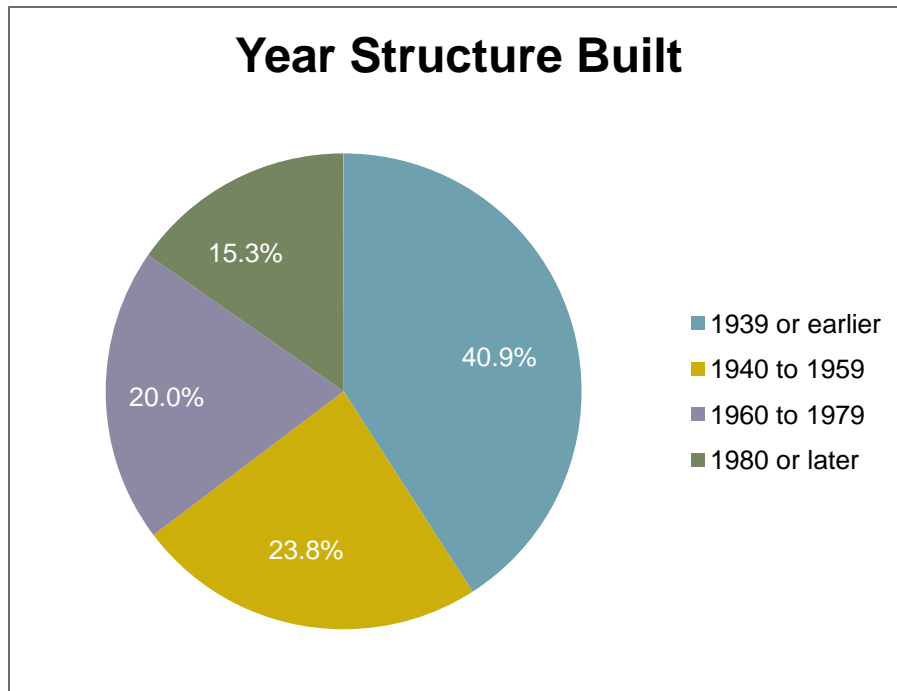
HOUSING CHARACTERISTICS

Key housing characteristics include:

- 1,020 housing units in Village (per Census; 948 from parcel data)
 - 94.2% occupied; 5.8% vacant
 - 69.4% owner-occupied; 30.6% renter-occupied

AGE OF HOUSING

A total of 41% of housing units are in buildings constructed before 1939. Only 15% are in buildings constructed in 1980 or later.



TYPE OF HOUSING

A total of 71.1% of housing units in the Village are single-family dwellings, and the remainder are two- (9.1%), three- (3.5%), and multi-family (16.4%) dwellings (Source: 2014 parcel data). Other key figures include:

- 66.2% of households are owner-occupied; 33.8% are renter-occupied
- The median value of owner-occupied housing is \$111,200. The median rent is \$1,301.
- Nearly one-half (48.6%) of Village residents moved into their current residence during the past 12 years. About one-third (33.5%) have lived in the same residence for 23 or more years

Table 3: Housing Type

STRUCTURE TYPE	PARCELS	UNITS	
	#	#	%
Single family	674	674	71.1%
2-family	43	86	9.1%
3-family	11	33	3.5%
Apartments (4+ units)	13	155	16.4%
TOTAL	741	948	100.0%

Larger apartment complexes include 351 Leicester Street (48 units), 3294 State Street (50 units). Approximately 11 additional parcels have structures with 4 or more housing units.

More than one-half of the householders in the Village have been living in the same residence for at least 10 years.

Table 4: Year Householder Moved into Unit

YEAR HOUSEHOLDER MOVED INTO UNIT		
Moved in 2010 or later	42	4.4%
Moved in 2000 to 2009	425	44.2%
Moved in 1990 to 1999	172	17.9%
Moved in 1980 to 1989	165	17.2%
Moved in 1970 to 1979	68	7.1%
Moved in 1969 or earlier	89	9.3%
Occupied housing units - Total	961	100.0%

SOURCE: American Community Survey 2008-2012, DP04

EXISTING PLANS, PROGRAMS AND REGULATIONS

ZONING REGULATIONS

Most (73%) of the Village is zoned for residential uses. The R-1, R-2 and RR zoning districts permit single family dwellings on lot sizes ranging from 11,000 sq. ft. in the R-2 zone to 40,000 sq. ft. in the RR zone.

The R-3 zone allows 2-family, 3-family and multi-family dwellings as well as single-family dwellings. The Village's two R-3 zones are located along Main Street west of downtown and along North Street.

The R-3 zone on North Street encompasses a 5-unit apartment building at 261 North Street. The R-3 zone on the south side of Main Street includes 9 parcels: 3 single-family dwellings, 3 two-family dwellings, two businesses, and vacant land. None of the other multi-family dwellings in the Village are within an R-3 zone.

In the B-2 General Business District, apartments on the second floor are permitted as a conditional use.

Conversion of a dwelling into two to four dwelling units is subject to design requirements specified in Sec. 215-80.



Figure 7 R-3 zoning along south side of Main Street

BUILDING CODE

Building construction standards are governed by the Codes of New York State, which include fire prevention, building and energy codes and property maintenance standards. The Village Code Enforcement Officer is responsible for administering and enforcing the building, fire prevention and property maintenance provisions in the Code.

LIVINGSTON HOME REHABILITATION PROGRAM V

The Genesee Valley Rural Preservation Council administers the LIVINGSTON HOME REHABILITATION PROGRAM V, which provides grants to income-eligible owners of single family homes throughout Livingston County to pay for necessary repairs to the home. Eligible homeowners must have household incomes below specified limits, based on household size.

The grant will fund up to 60% of the repair costs, including inspections and related fees, up to \$25,000. Grants are secured by an interest-free mortgage. If the homeowner moves out within five years of the repairs, the grant must be repaid.

Eligible types of repairs include:

- Repair or replacement of major housing systems
- Essential energy related repairs or improvements
- Adaptations to allow use by persons who are disabled or handicapped
- Lead hazard reduction
- Other repairs necessary to meet Housing Quality Standards
- Cosmetic repairs are not eligible
- GVRPC staff will assist homeowners with:
 - Securing the required matching funds
 - Bidding and the selection of your contractor
 - Inspections of the completed repair work

At the completion of construction, the homes must meet minimum housing quality standards for health, safety and basic structural integrity. (Contact: <http://www.gvrpc.com/LCHRP.htm>)

TAX INCENTIVES FOR REHABILITATION

New York State allows municipalities to offer tax exemptions to encourage renovation and rehabilitation. The exemption, authorized by Section 421-F of NYS Real Property Law, allows municipalities to exempt from property taxes the increased property value resulting from capital improvements to residential buildings. The exemption applies for eight years following the increased assessment based on 100 % of the increase in assessed valuation in year one, 87.5% in year two, and so on, down to 12.5% in year eight. The exemption is limited to maximum of \$80k of increased value. The property owner must apply for this exemption each year by submitting a completed form to the Assessor.

Municipalities may also allow property tax exemptions authorized by NYS Real Property Law Section 444-a (Historic Property) and Section 485-a (Conversion From Non-Residential to Mixed Use).

ISSUES AND OPPORTUNITIES

LACK OF SEWERS LIMITS DEVELOPMENT POTENTIAL

The lack of sewers in the Village limits the potential for new residential development. Currently, all single family dwellings utilize on-site septic systems for the disposal of wastewater. All of the soil types within the Village are considered “Very Limited” for wastewater disposal according to the US Soil Survey. (See Map 4: Soil Suitability for Septic Systems.)

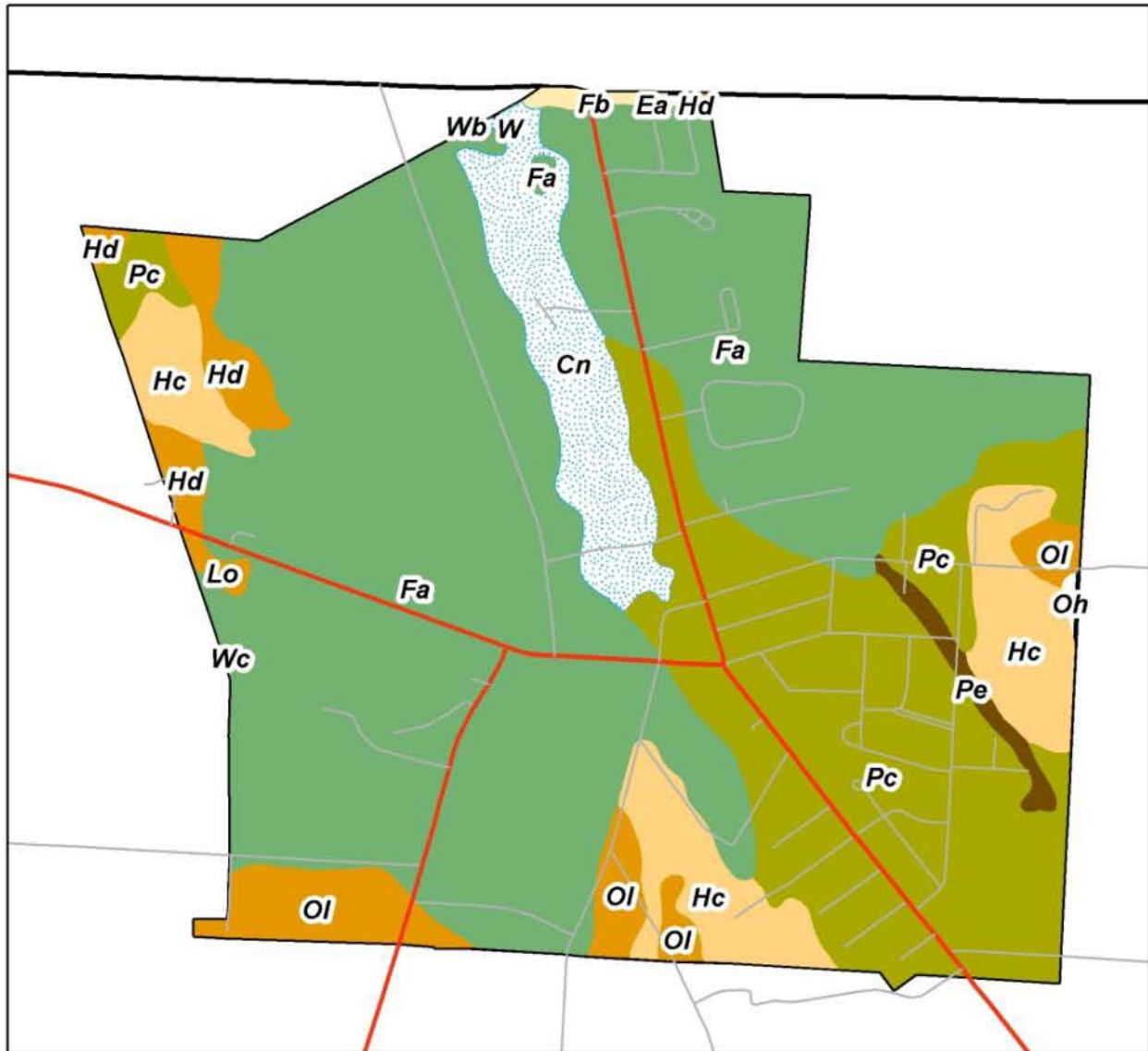
Approximately 56% of the Village’s land area has Farmington loam soils that are shallow to bedrock. The soils above the bedrock are porous enough to allow wastewater to filter away from the surface but not deep enough to provide adequate treatment of bacteria. The underlying karst bedrock is characterized by cracks that allow groundwater to be conveyed horizontally for a long distance. As a result, contaminants that seep into the ground in one location may end up in groundwater a mile or more away. The quality of groundwater and surface water such as Spring Brook may be affected by septic systems even when there is no evidence of septic system failure at the surface above the system.

The small lot sizes and soil conditions of most Village parcels in the Village do not meet current standards for on-site wastewater disposal. When property owners, need to replace their systems, they often require waivers to these regulations. As the entity authorized to issue permits for on-site wastewater disposal in accordance with NYS regulations, Livingston County Environmental Health typically grants waivers for replacement systems, but does not have the same flexibility to do so for new systems. As a result, new residential development in the Village would likely require expensive alternative systems that cost up to \$20,000 each.

The larger apartment buildings have installed package systems for the treatment of wastewater.

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Soil Suitability for Septic Systems



SOURCE: USDA Soil Survey

Soil Limitations for Septic Systems

By Soil Type

- Depth to bedrock (1.0)
- Seepage, bottom layer (1.0)
- Depth to bedrock (1.0); slow water (0.5)
- Seepage, bottom layer (1.0); slow water (0.73)
- Depth to saturated (1.0); Slow water (1.0)
- Seepage, bottom layer (1.0); slope (1.0)
- Seepage, bottom layer; Depth to saturated zone; Ponding; Subsidence (all 1.0)

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LIMITED LAND AVAILABLE FOR NEW RESIDENTIAL DEVELOPMENT

There are few areas in the Village suitable for new residential development. Most of the open land at the outer edges of the Village is currently used for agricultural production.

A local developer has expressed interest in constructing a new residential development on land west of Park Place in the southeastern portion of the Village that is currently used for agricultural production. (See aerial photo to right.)



Figure 8 Land east of Park Place in southwest corner of Village

The North Meadow Drive subdivision has room to expand along a planned loop road. This single-family home development incorporates larger lots than elsewhere in the Village.



Figure 9 Meadow Drive subdivision and undeveloped land to the east

MARKET CONDITIONS LIMIT OPTIONS FOR DEVELOPERS

Local developers who participated in stakeholder meetings noted that the housing market limits the types of housing that can be developed in Caledonia. They reported that the cost to develop new housing cannot be recovered through housing sales because the market would not support high enough prices. One participant suggested that patio homes would need to sell for \$250,000 to provide sufficient return on investment to developers. Another noted that existing vacant lots suitable for single family homes have been slow to sell in the Village. Some stakeholders reported that the higher Village tax rate (compared to Town outside Village) affects the economics of new development. Without public sewers, developers of higher density housing need to include wastewater disposal systems that add to the cost of development.

Some factors that constrain the development of new homes include:

- Competition from new projects in suburban communities as well as in the nearby Villages of Avon and LeRoy
- Low price point for Village homes (current Villagewide median home price is \$111,200.)

The market for new rental housing is also difficult, as rents would need to be low enough to attract tenants. Currently, the median rent in the Village is \$1,301.

RECOMMENDATIONS

1. Maintain zoning that accommodates a variety of housing types.
2. Revise zoning regulations for underutilized industrial land to allow appropriate residential and/or mixed uses.
3. Encourage neighborhood representatives to organize community events.
4. Continue to maintain infrastructure and services to support a high quality of life in residential neighborhoods.

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ECONOMIC DEVELOPMENT & DOWNTOWN REVITALIZATION



ECONOMIC DEVELOPMENT & DOWNTOWN REVITALIZATION

GOALS

- Continue the Revitalization of Downtown Caledonia through Building Renovation, Preservation and Streetscape Projects
- Improve Access to and Develop Vacant Industrial Properties
- Redevelop Existing Underutilized Industrial Sites
- Market Vacant Sites

EXISTING CONDITIONS

DEMOGRAPHIC, ECONOMIC AND MARKET CONDITIONS

Demographic and economic conditions in Caledonia and Livingston County have generally been stable over the last 20 years. There have been no major shifts in either direction regarding population and employment changes.

As shown in Table 1 population in the Caledonia area has remained relatively stable over the last two decades. Between 1990 and 2000 the Village grew slightly from 2,262 people to 2,327 people. In the next decade from 2000 to 2010 the Village lost more than five percent of its population. The Village's population growth patterns mirror the Rochester MSA's which also increased between 1990 and 2000 and declined the next decade.

However, the overall the "market area" for Caledonia is northern Livingston County and nearby areas in Monroe and Genesee County. Livingston County, which is representative of the Caledonia area, has experienced steady population growth since 1990, growing by almost 2,000 people between 1990 and 2000 and another 1,065 between 2000 and 2010.

Table 5. Caledonia Area Population, 1990-2010

Area	1990	2000	2010	Change 1990- 2000		Change 2000- 2010	
				Number	Percent	Number	Percent
Village of Caledonia	2,262	2,327	2,201	65	2.9%	(126)	-5.4%
Livingston County	62,372	64,328	65,393	1,956	3.1%	1,065	1.7%
Rochester MSA	1,002,410	1,098,201	1,054,323	95,791	9.6%	(43,878)	-4.0%
New York State	17,990,455	18,976,457	19,378,102	986,002	5.5%	401,645	2.1%

Source: U.S. Bureau of the Census

Employment in Livingston County has also been generally stable. Employment levels of major industries has declined overall, but the construction, accommodation/food and health care industries

continue to grow. The biggest loss in employment during the period came from government which is by far the largest employer in the County.

Table 6. Livingston County Establishment Employment, Major Industries, 2003-2013

Industry	Year		Change		Percent Share	
	2003	2013	Number	Percent	2003	2013
Retail Trade	2637	2549	-88	-3.3%	16.4%	16.0%
Construction	723	920	197	27.2%	4.5%	5.8%
Accommodation & Food Services	1785	2047	262	14.7%	11.1%	12.9%
Manufacturing	2045	1976	-69	-3.4%	12.7%	12.4%
Government	7178	6498	-680	-9.5%	44.5%	40.9%
Health Care and Social Assistance	1760	1916	156	8.9%	10.9%	12.0%
Total	16128	15906	-222	-1.4%	100.0%	100.0%

Source: NYS Department of Labor

Figure 9, which shows the distribution of the number of firms in the 14423 (Caledonia) zip code, also is a picture of stability. While there has been a minor shift in the distribution of industries in the area between 2002 and 2012, the only moderately significant change is the decline in the number of professional, scientific and technical service firms from 16 percent to 10 percent.

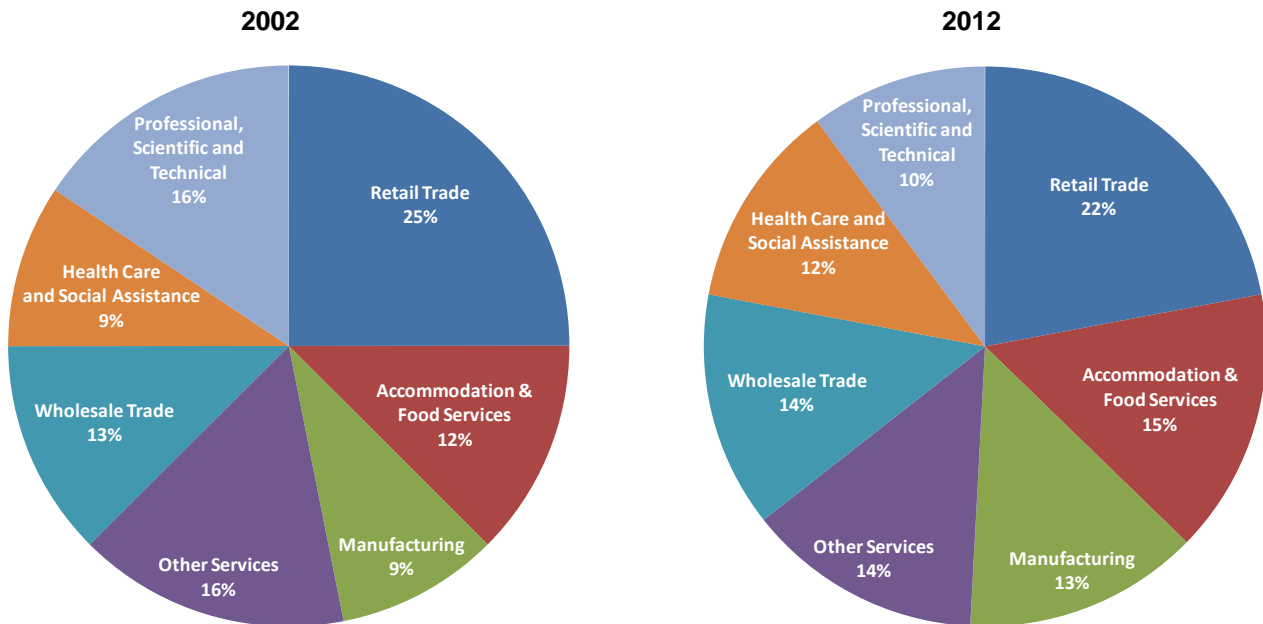


Figure 10. Distribution of Firms by Industry, Zip Code 14423, 2002 and 2012

Source: U.S. Bureau of the Census, County Business Patterns

Future employment opportunities in the County will likely be dependent on overall regional employment trends. Based on projections from the New York State Department of Labor for the

Finger Lakes region, job opportunities in health care and professional jobs will increase significantly between 2010 and 2020 as shown in Figure 10. As in most upstate communities, manufacturing continues to decline as well as government employment.

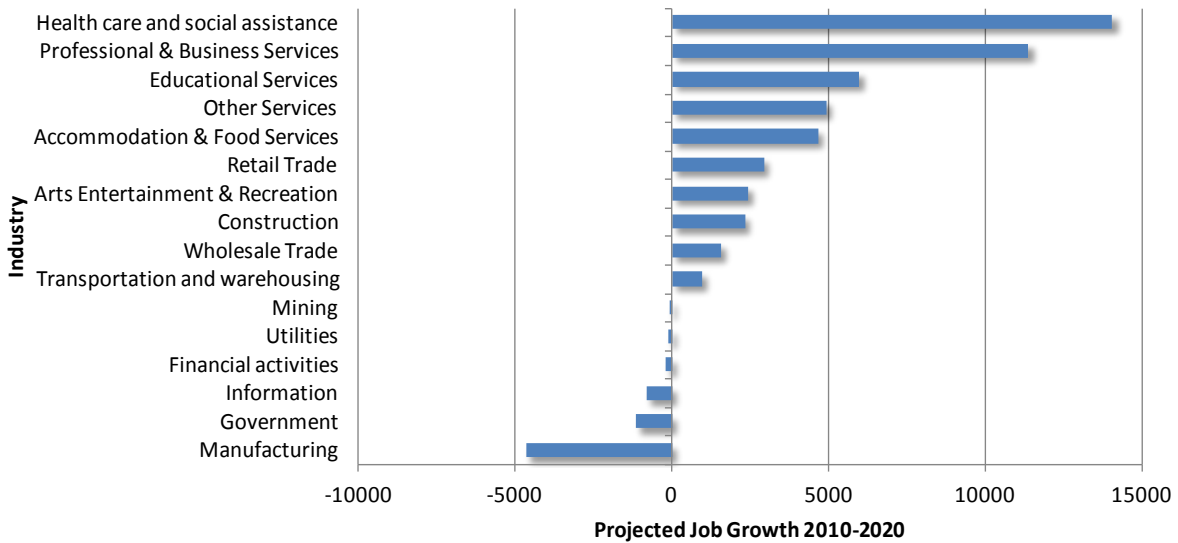


Figure 11. Projected Employment Changes, Finger Lakes Region, 2010-2020

Source: NYS Department of Labor

One way to evaluate what type of service, retail or professional industries to attract to the Village is to assess the industry or business establishment “mix” in Caledonia compared to other communities of similar size, character and location (rural) within Upstate New York. The current business mix of Caledonia (Figure 11), when compared to the business mix of other similar communities, indicates that it may have unmet demand for professional jobs, health care services, accommodation and food services.

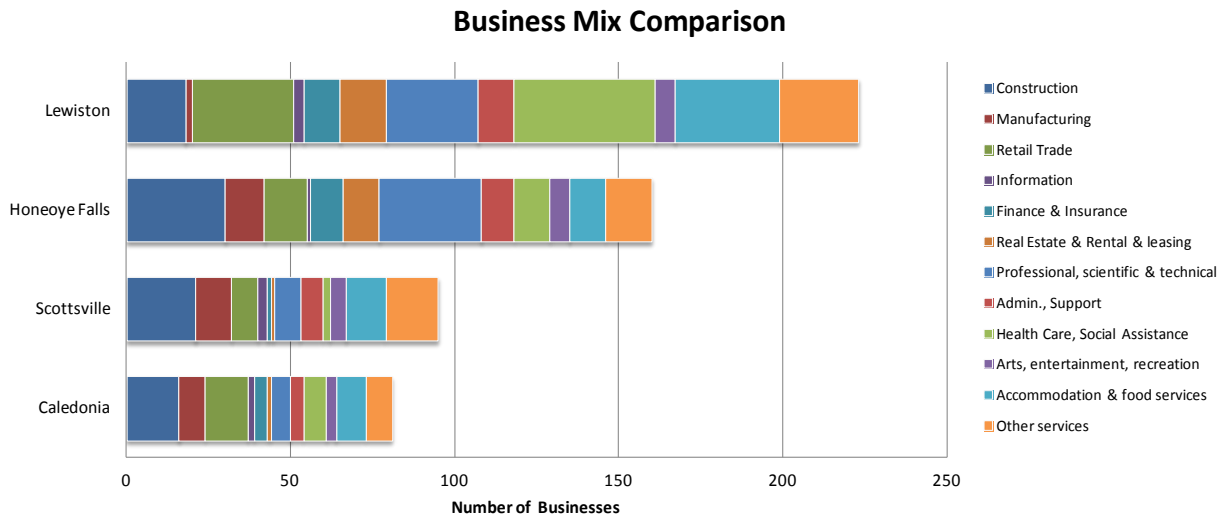


Figure 12. Zip Code Business Mix Comparison, 2012
 Source: U.S. Bureau of the Census

Opportunities for retail development in an area are measured by the difference between the consumer expenditures on retail goods by residents in a community and the supply of retail goods in the community. If consumer expenditures by residents exceed what is supplied in the community, an “opportunity gap” exists for additional retail and vice versa.

Based on a Retail Opportunity gap analysis as shown in Figure 12, there is an opportunity gap in every retail sector in Caledonia with the exception of miscellaneous store retailers and Foodservice/Drinking Places. As the majority of the retail sites in Caledonia are within the historic downtown area, some of the retail categories that may be appropriate to recruit in terms of use and site requirements are small food/beverage stores, small general merchandise stores and clothing stores.

Village of Caledonia Retail Expenditure Opportunity Gaps

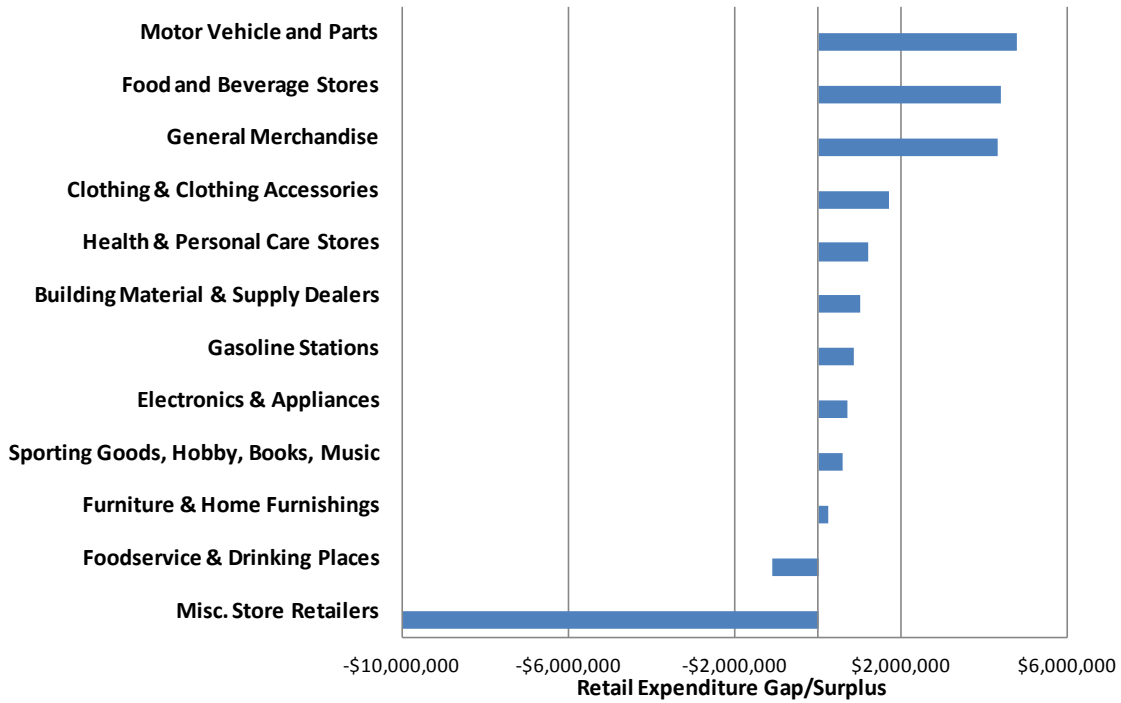


Figure 13. Retail Opportunity Gap Analysis

Source: Nielsen Media

EXISTING PLANS, PROGRAMS AND REGULATIONS

2003 STRATEGIC PLAN

In 2003 the Village completed a Strategic Plan with the assistance of Peter J. Smith & Company. The main recommendations from the plan regarding economic development included:

- Participate in the County's Tourism efforts including permitting and encouraging the establishment of bed and breakfast facilities as well as small scale tourist related businesses in the Village;
- Provide an attractive business climate to encourage investment including improving gateways into the Village and the development of a Downtown beautification and streetscape program; and
- Maintaining communications with businesses by holding periodic business roundtables, participating with the Livingston County Chamber of Commerce and providing technical assistance to businesses.

ZONING AND LAND USE

Currently the zoning and land use in downtown mirror each other. The Village Zoning code permits a mix of uses in downtown as well as community services and the current land use distribution is generally the same. Downtown is dominated by commercial uses but does include multi-story mixed use structures and community services such as the Village Hall, churches and the library.

Outside the Downtown area there are two areas that permit manufacturing businesses. One cluster of manufacturing zoning is along Lehigh Street and the railroad tracks west of Route 36. There is also another manufacturing zone off of Center Street and along Technology Place south of the Downtown district.

Although the majority of both areas are developed, there are still some potential lots along Technology Place and near the end of Lehigh that could permit additional development.

COMPREHENSIVE PLAN SURVEY: ECONOMIC AND DOWNTOWN DEVELOPMENT

As part of the Comprehensive Plan, a community survey was conducted to determine the priorities of residents in the community for a variety of issues. Some of the findings of the survey relevant to economic development include:

- Overall Downtown improvements were important but the following garnered the most support:
 - Filling in empty storefronts;
 - Increasing the variety in the types of businesses;
 - Preserving historic architecture; and
 - Improving historic facades
- 57 percent of respondents thought the Downtown Business District has the most potential to attract visitors and tourists to the Village.

- Most respondents thought business retention and recruitment were very high priorities for the Village; and
- Most respondents thought retaining and recruiting businesses was the Village's greatest challenge

TOOLS AND TECHNIQUES

REAL PROPERTY TAX INCENTIVES

Municipalities may provide property tax exemptions as incentives to encourage business development. Section 485-b of the NYS Real Property Tax Law provides municipalities with the authority to provide such an incentive. Business construction, expansion or renovations that equal or exceed \$10,000 are eligible for the exemption. Fifty percent of the increased assessed value of the property resulting from the construction or improvement is exempted during the first year following the project's completion. The exemption is phased out during the following nine years by 5% each year. The exemption applies to village, town, county and school district property taxes. The Village and Town both participate in the 485-b program.

LIVINGSTON COUNTY ECONOMIC DEVELOPMENT ASSISTANCE

The Livingston County Development office offers a variety of funding and financing options to assist businesses including:

- Loans to new or expanding microenterprises for any justifiable business purpose including, but not limited to startup costs, working capital, expansion costs, and fixed assets including furniture, fixtures and equipment.
- Tax Exemptions for qualifying businesses that make significant capital investments and create and retain jobs:
 - State and local sales tax exemptions
 - Mortgage recording tax exemptions
 - Real property tax abatements (PILOT program)
- Tax Exempt Bonds for economic and community development projects:
 - Tax exempt industrial revenue bonds
 - Civic facilities bonds
 - Taxable bonds

LIVINGSTON COUNTY DOWNTOWN PARTNERSHIP

The Livingston County IDA has developed a unique and innovative program to help downtowns in Livingston County with technical assistance and grants. The Downtown Partnership provides the following services according to their website and brochure:

- Downtown revitalization and community development
- Preservation and enhancement of downtown buildings
- Integrated marketing of the existing businesses and community
- Entrepreneurship development and recruitment of new businesses

Currently the Downtown Partnership is working with the Village on a New York Main Street Technical Assistance grant. The grant will provide funding to hire a consultant to develop a feasibility study for renovating up to eight buildings downtown. Assistance will be in the form of renderings and associated cost estimates so the Village is prepared to apply for a New York Main Street grant to renovate the buildings.

ISSUES AND OPPORTUNITIES

DOWNTOWN WORKSHOP

On September 16, 2014 a Downtown Workshop was held at the Village Hall followed by a Downtown Walk with workshop participants. The first part of the session was a Visual Preference Survey. Participants rated 17 images on a scale on a scale of 1 (highly unacceptable) to 10 (highly acceptable). They were asked to base their ratings on whether they liked the image and whether it was acceptable for the Village of Caledonia. The highest and lowest rated images from the survey are shown in Figures 13 and 14.



Figure 14. Highest Rated Image - Visual Preference Survey



Figure 15. Lowest Rated Image - Visual Preference Survey

Other issues identified by Downtown Workshop participants during the walk included:

- Maintenance of the sidewalks;
- Need to improve and manage stormwater drainage at Caledonia Commons and surrounding commercial area;
- Trees on north side of Main Street blocking signs – may need trimming or new type of trees;
- Upgrading the Caledonia Commons sign to be more appropriate in terms of scale and design with the small town character of the downtown area;
- Implementing suggestions of InSite Architecture to narrow Main Street with a larger planting strip on the south side, bump outs at appropriate corners and expanding the landscaped area near the monument;
- Downtown building design standards are needed; and
- Preservation of key historic buildings is important to maintain the character and integrity of the downtown.

BUSINESS DEVELOPMENT WORKSHOP

On July 29, 2014 a Business Development Workshop was held in conjunction with a Land Use Workshop. Participants included business representatives, representatives from the Livingston County Economic Development Corporation and landowners. Some of the key information and issues raised at the meeting included:

- The Livingston County IDA has multiple financing and technical assistance programs to assist businesses;
- The IDA is currently conducting an inventory of sites and buildings in the County;
- The railroad is an asset – Jones Chemical utilizes it;
- Consider using empty spaces for incubator space especially at Specialized property which as built for 250 employees (137,000 sq. ft of space) but only needs 40,000 sq. ft.;
- Consider expanding Lehigh to Jones Chemical;
- Put available space on Village and IDA websites

ADDITIONAL ISSUES AND OPPORTUNITIES

Several other issues and opportunities have been identified during the Comprehensive Planning process:

- Incompatible Zoning: Currently drive in businesses and motor vehicle sales are allowed uses in the Downtown Business District. These uses, in both character, site layout and size requirements are not compatible with the historic downtown and more appropriate for business areas outside the downtown.
- No Design Guidelines: Downtown Caledonia’s “brand” is its historic character. However, new buildings and rehabilitation of existing buildings are not subject to any design guidelines with the exception of those selected for the New York Main Street program.
- Sign Guidelines: In connection with the lack of Design Guidelines, the current sign ordinance allows signs of up to 60 square feet downtown. A 60 sq. ft. sign would take up the majority of

a storefront downtown and be significantly out of proportion with the scale of downtown overall.

- **Parking Requirements:** If a new building were constructed downtown, or an existing building needed to expand, the project would need to comply with the prescribed Village parking requirements. However, downtown has a large public parking lot and on street parking and there is no provision in the ordinance to take this into consideration to reduce the required number of parking spaces.

RECOMMENDATIONS

Based on the existing conditions, tools and techniques available and current issues and opportunities the following economic development actions are recommended:

DOWNTOWN REVITALIZATION

1. **Implement a building renovation program** following completion of the New York Main Street Technical Assistance feasibility assessment and continue the program into the future with New York Main Street funding and other funding sources
2. **Enhance the aesthetics and safety of Downtown by implementing traffic calming measures** recommended by InSite architecture including expanding the planting strip on the south side of Main Street, installing corner bump outs, and landscaping the unused striped areas around the monument (and other areas). Also consider expanding the sidewalk and install landscaping on the east side of State Street by reducing the on-street parking width.
3. **Codify the Design Guidelines developed by the Livingston Downtown Partnership** by tailoring them for Caledonia and adopting them as part of the Zoning Ordinance.
4. **Consider adopting a Historic Preservation Ordinance** that applies to the Downtown area to preserve the numerous significant historic downtown structures.
5. **Consider establishing a Downtown Special Assessment District or Business Improvement District** to provide funding for developing a downtown sanitary sewer system and as a source for matching any grants obtained for streetscape improvements.
6. **Obtain funding for stormwater improvements** around Caledonia Commons and other sections of downtown. A first step would be to apply for funding to perform a preliminary engineering study to assess the situation and develop cost estimates that can be used in an application for funding.
7. **Establish a list of vacant downtown space** that can be shared with the Livingston County Development Office and the Downtown Partnership to attract businesses to the Downtown and be put on the Village's website.

ECONOMIC DEVELOPMENT

8. **Establish an Incubator Program** for underutilized and vacant spaces including the Specialized/Ennis label building on Center Street.
9. **Make the vacant site on Technology Place “Shovel Ready”** by performing due diligence research and actions including an environmental assessment, an assessment of infrastructure capacity and developing potential development concepts for the site.
10. **Establish a list of vacant industrial and commercial space** that can be shared with the Livingston County Development Office and the Downtown Partnership to attract businesses to the Downtown and be put on the Village’s website.

TRANSPORTATION



Transportation and related facilities include the streets and public parking facilities within the Village and related stormwater drainage facilities, bridges, street lighting, street trees, sidewalks, trails and rail for freight. This section describes the existing facilities, assesses issues and opportunities, and recommends projects and programs to advance the goals of the Village.

GOALS

- ❖ ***Maintain and upgrade transportation infrastructure as resources are available***
- ❖ ***support private investment and collaborations to maintain and improve transportation infrastructure***
- ❖ ***Promote and advance sustainable approaches to infrastructure design and maintenance***

EXISTING CONDITIONS

STREETS

There are approximately 12 miles of roadway in the Village of Caledonia. Approximately 9 miles are Village owned and the remaining are New York State Highways. New York State maintains NYS Route 36 (North Street and Leicester Street) and NYS Route 5 (Main Street and State Street.) The Village is responsible for maintaining the remaining roadways. (See Map 5: Streets by Jurisdiction.)

In addition to carrying vehicular traffic around and through the Village, the streets system includes accommodations for bicycles and pedestrians, which are addressed in the following section.

DRAINAGE

Land within the Village drains to Spring Creek, which flows northerly from the center of the Village. Because of the permeable soils throughout the Village, stormwater generally infiltrates fairly rapidly into the soil. As a result, many of the roadways have been designed without curbing and the Village does not have a stormwater drainage system. Some properties utilize dry wells to manage stormwater. During a severe rain event in July 2014, several streets in the Village flooded, including Pamela Way, Leicester Street, Graney Road and Stoney Oak Circle, requiring the DPW to pump water from buildings in these areas.

Curbing has been installed along North Street (NYS Route 36), but not along State Street or Main Street (NYS Route 5).

PARKING

The Village maintains a public parking lot located south of Main Street and west of the traffic circle, adjoining Caledonia Commons. On-street angled parking is located along Main and State Streets.



Figure 16 Village parking lot at Caledonia Commons – view from north, 2010 (Source: Pictometry)

STREET LIGHTING

The Village maintains street lights along Village streets as well as at the parking lot at Caledonia Commons. The entire Village is a lighting district; all Village taxpayers contribute toward the maintenance and scheduled replacements of lighting fixtures.

The Village recently replaced its outdoor lighting with LED fixtures. The new fixtures are metered.

STREET TREES

Street trees contribute to the quality of life in Village neighborhoods. The Village plants approximately 10 trees annually along Village streets. Trees are maintained by the Village Department of Public Works. During 2014, the Village created a Tree Board to oversee policies and procedures relating to trees in public rights of way. (See also Parks and Recreation section.)

SIDEWALKS

Sidewalks are located along the main highways and many of the residential streets in the Village. Map 6: Sidewalks and Trails depicts the location of sidewalks and striped crosswalks within the Village. Many intersections have striped crosswalks to improve safety for pedestrians.

The Village is responsible for the maintenance of all sidewalks within the Village, including those along State highways.

BICYCLE INFRASTRUCTURE

Bicyclists utilize the shoulders of existing roads. There are no designated bicycle lanes along any of the streets in the Village.

TRAILS

Existing trails in the Village are located within and between Tennent Park and the NYS fishing access area west of Center Street. (See Map 6: Sidewalks and Trails. See also Parks and Recreation chapter.)

RAIL

Three sets of rail tracks [the Rochester and Ohio, Genesee and Wyoming and the former Penn Central lines] traverse the Village of Caledonia. The tracks of the former Penn Central Railroad is operated by Jones Chemical for its private use. Jones Chemicals owns a portion of the railroad right-of-way and uses rail for shipments/ deliveries approximately once per week.

The section of the former Lehigh Valley line that crossed North Street within the Village, has been dismantled. However, sections of the tracks that lie outside the Village's boundaries may still be in use.

RELEVANT PLANS, PROGRAMS AND REGULATIONS

STREET MAINTENANCE AND IMPROVEMENT FRAMEWORK

The Village Department of Public Works is responsible for maintenance of those streets that are not New York State highways. Periodic maintenance includes repaving. The Village DPW's schedule for street resurfacing aims to repave each street in the Village every eight years.

During 2014, the Village completed repaving of Grand Avenue and South Drive. All streets in this quadrant have been repaved within the past eight years. Resurfacing projects scheduled for the next 2-3 years include Stoney Oak Circle, Hardwood Avenue, Philmore Avenue, Brown Road, Technology Drive, and Lehigh Street.

More extensive street improvements, such as the complete reconstruction of roads and drainage systems, are scheduled when funding is available. The replacement of water lines, when needed, is typically included in the road reconstruction projects. The Village relies on its reserve fund and State funding as well as bonding to undertake larger projects. (See Funding information on this page.)

The DPW coordinates with the Town of Caledonia Highway Department to share equipment and personnel. This informal arrangement serves both entities well as resources can be devoted to needs as they arise.

SOURCES OF FUNDING

Funding for street improvement and maintenance comes from Village taxpayers and is supplemented by funding through New York State's Consolidated Local Street and Highway Improvement Program (CHIPS.) The Village's budget generally allocates Village funds for street, sidewalk and drainage maintenance and improvement projects, including patching and crack filling roads, improving

drainage, and repairing sidewalks. For larger capital improvement projects, the Village has established a reserve fund.

Federal funding for major capital projects is allocated by New York State and the regional Genesee Transportation Council (GTC), based in Rochester and serving the nine-county Genesee-Finger Lakes region through the Transportation Improvement Program (TIP) process. The TIP identifies the timing and funding of all highway, bridge, transit, intelligent transportation system, bicycle, and pedestrian transportation projects scheduled for implementation in the region during the next five years using federal transportation funds. See: <http://www.gtcmpo.org/Docs/TIP.htm>

Grant funding for improvements to transportation infrastructure may be available for projects that meet economic development or other significant community, regional or statewide priorities.

FREIGHT/ GOODS MOVEMENT IN THE GENESEE FINGER LAKES REGION

A 2012 study on Freight/ Goods Movement in the Genesee Finger Lakes Region, prepared for the Genesee Transportation Council recommended actions to:

- Promote use of rail shipping
- Improve efficiency of rail car interchanges
- Improve resilience of freight system to reduce impacts of incidents
- Monitor congestion and delays
- Mitigate impacts from noise and emissions

Complete Streets

A Complete Street is a roadway planned and designed to consider the safe, convenient access and mobility of all roadway users of all ages and abilities. This includes pedestrians, bicyclists, public transportation riders, and motorists; it includes children, the elderly, and persons with disabilities.

New York State law requires all State-funded road improvements to incorporate “Complete Streets” design. Complete Street roadway design features include sidewalks, lane striping, bicycle lanes, paved shoulders suitable for use by bicyclists, signage, crosswalks, pedestrian control signals, bus pull-outs, curb cuts, raised crosswalks, ramps and traffic calming measures.

The law applies to projects that are undertaken by NYSDOT, or to local projects that receive both federal and state funding and are subject to NYSDOT oversight. Projects that are 100% locally funded are not subject to the law, but local agencies can choose to adopt Complete Streets practices.

SOURCE:

<https://www.dot.ny.gov/programs/completestreets>

FEASIBILITY STUDY FOR THE FORMER LEHIGH VALLEY RAILROAD MULTI-USE TRAIL

A study completed in 2008 for the Genesee Transportation Council examined the feasibility of establishing a trail along the former right-of-way between the Village of Caledonia and the Genesee River. Within the Village, a portion of the right-of-way is owned by Jones Chemical. A bridge over NYS Rte. 36 has been removed. Between NYS Rte. 36 and Spring Street, the right-of-way is privately owned, overgrown with trees and shrubs, and not easily accessible. From Spring Street west, the alignment is used for rail freight.

The study examined various alternative alignments, including the original Lehigh Valley alignment, the former Peanut line, and a route along Iroquois Road. Because of security concerns, Jones Chemicals would not permit trail access along the portion of the original Lehigh Valley RR owned by the company. Use of the former Peanut line was determined to be infeasible because of conflicts with gravel mining east of the Village. A shared road alternative utilizing Iroquois Road within the Village was not supported by the public and was determined to be infeasible.

ISSUES AND OPPORTUNITIES

STREETS

Several streets in the Village are in need of improvement beyond scheduled maintenance. The cost of improvements exceeds the Village's ability to reasonably budget for these projects. Additional funding from State and Federal sources is needed. For example, the cost of a complete reconstruction of Church Street is estimated at \$230,000. The Village has set aside funds in a reserve fund and plans to undertake this project during 2017.

Improvements underway during 2015 include road resurfacing and an upgraded drainage system and watermain along Jane Street.

The Village has identified the following street projects as priority needs:

- Iroquois and Church Streets: Complete reconstruction, including curbs, drainage and water lines
- Mill Street: Reconstruct roadway; Replace two culverts and water main. The Village Engineer is currently evaluating alternative designs. The project is especially challenging as the runoff drains into a stream suitable for trout. (Scheduled for 2015)
- Spring Street: Replace culvert and reconstruct road
- Lehigh Street: Complete road reconstruction, including watermain replacement and new curbing

STORMWATER DRAINAGE

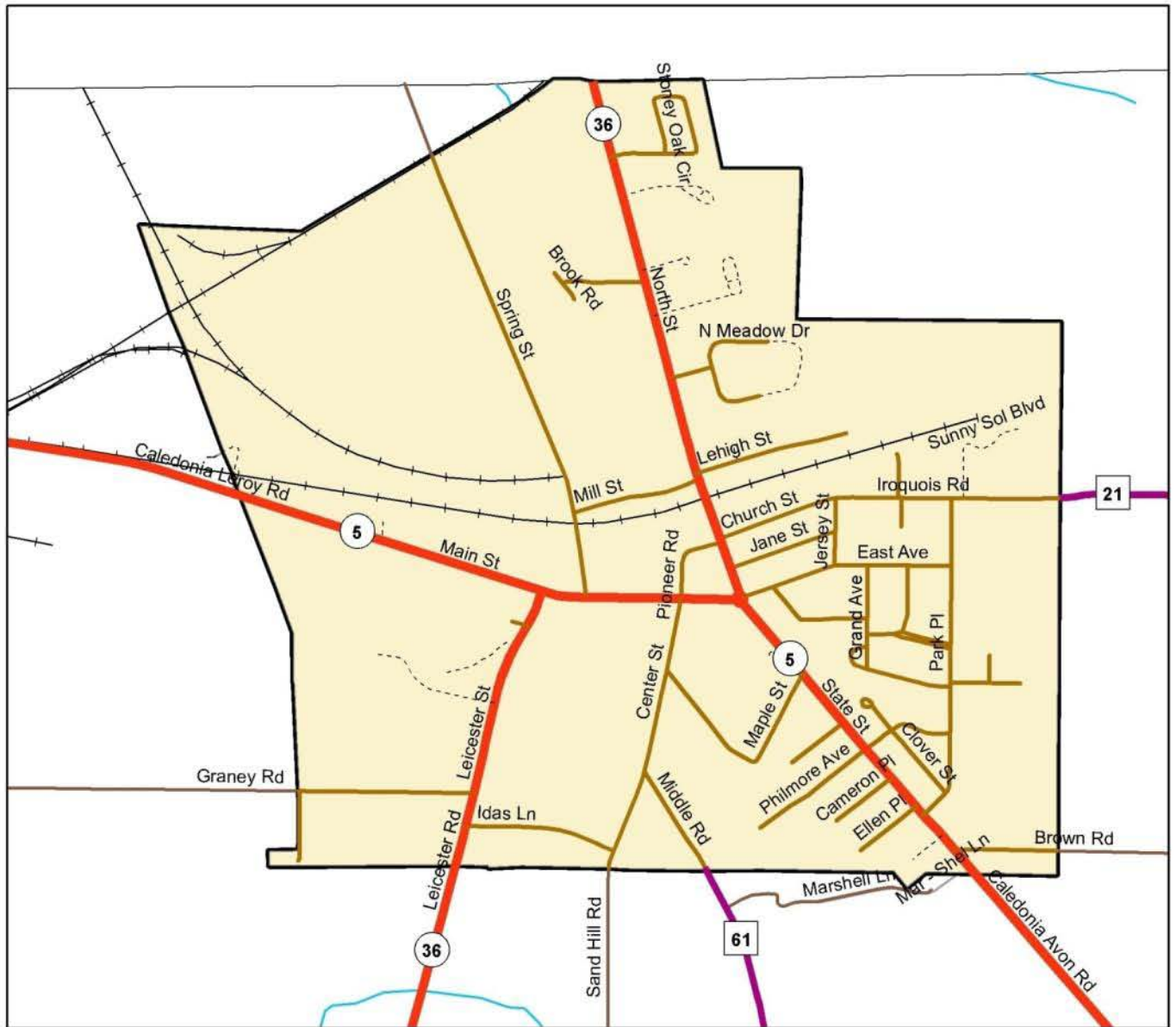
As there are no central storm sewer systems in the Village, drainage is managed through a system of swales. In general, the permeable soils in the Village promote rapid absorption of stormwater. However, there are areas where inadequate drainage results in pooling that affects roads and properties.

The Department of Public Works has identified drainage issues along both sides of Main Street (NYS Route 36) as well as along State Street (NYS Route 5.) The NYS Department of Transportation is responsible for maintaining these highways. North Street drains into Spring Creek. A former chloride pond, no longer needed to manage parking lot drainage, could be reconfigured for the management of drainage from State Street.

Participants in focus group meetings held during the preparation of the Comprehensive Plan identified drainage issues at particular locations. Some ponding has been reported at a 4-acre parcel along the north side of NYS Route 5 (NY Bean) due to drainage from the roadway. If the land located between existing buildings may be needed for future expansion of the business, it will no longer be available for stormwater retention or detention ponds that may be proposed. Drainage problems have also been noted downtown near the grocery store and bowling alley. The grocery store uses dry wells to manage drainage, but changes in land cover in the area have increased runoff. Village staff have met with property owners to define the issues and identify ways to address them.

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Streets by Jurisdiction



SOURCE: Road data provided by the Livingston County Planning Department, 2012

Streets by Jurisdiction

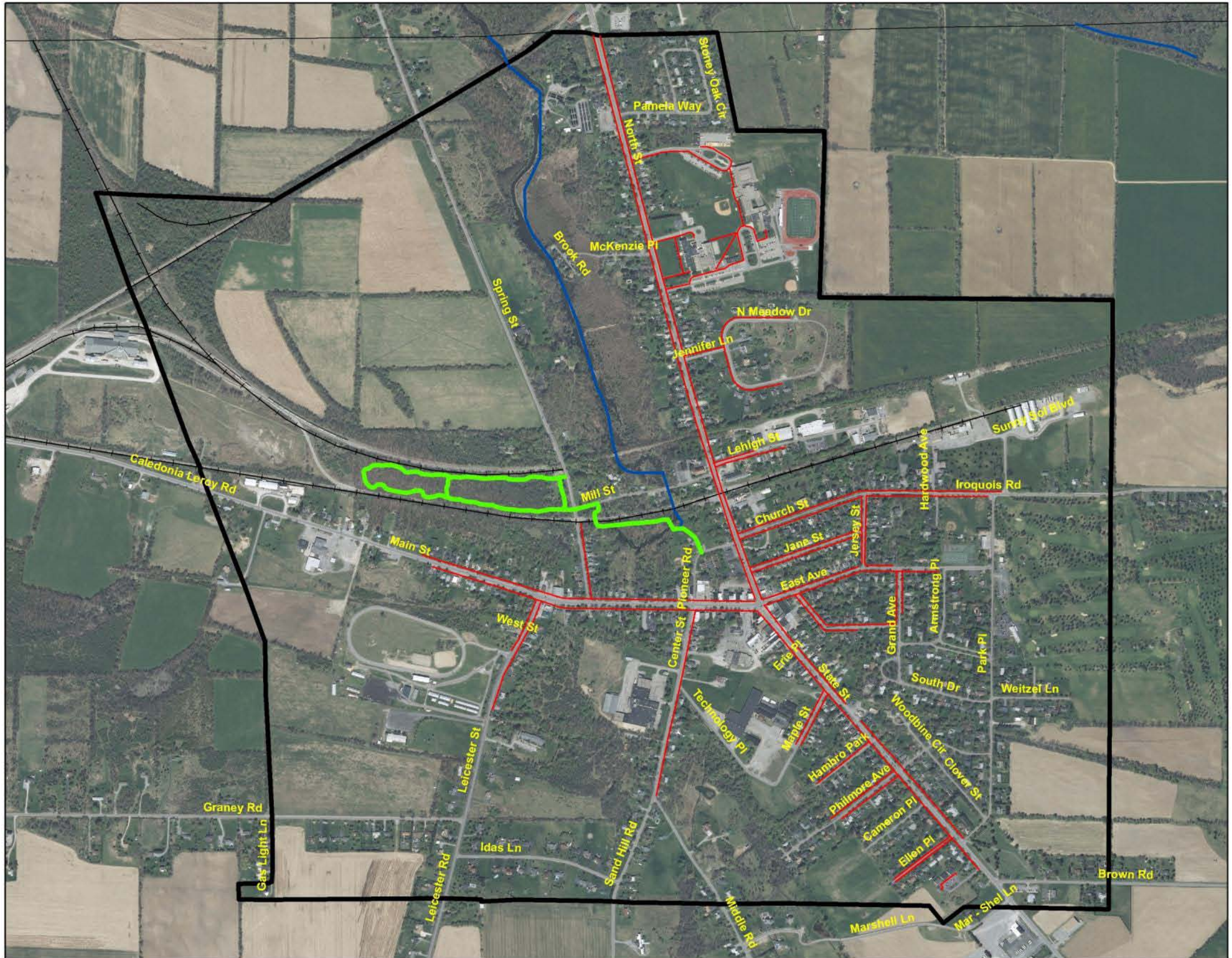
- State Highway
- County Highway
- Village Road
- Town Road
- Private Road/ Driveway

0 500 1,000 2,000 Feet



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Sidewalks and Trails



- Sidewalks
- Trails
- Village Boundary

0 500 1,000 2,000 Feet



DRAFT: April 2015



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“Green infrastructure” approaches can help municipalities manage stormwater while protecting the water quality of streams that receive runoff. These approaches include bioswales or grassed swales, rain gardens, and wetlands. These practices can be scaled to small or large sites or integrated into the road design. Permeable pavement can be used in parking lots to allow stormwater to be stored temporarily in a reservoir underneath the pavement before infiltrating into the soil.

See: <http://www.nrdc.org/water/files/afterthestorm.pdf>)

PARKING

Along State and Main Street (NYS Route 5) and Main Street (NYS Route 36) in the downtown area, public parking is configured diagonally. According to Village DPW staff, representatives from the NYS Department of Transportation have expressed reservations about the safety of angle parking compared to parallel parking.

STREET LIGHTING

The Village-maintained parking lot at Caledonia Commons needs resurfacing as well as upgraded wiring for the lights. To reduce the cost of electricity, the luminaires should be replaced by LED fixtures. This should be done when the fixtures reach the end of their useful life, or when the cost savings resulting from the switch to LEDs is greater than the cost of replacement. Financial incentives may be available through the NYS Energy Research & Development Authority (NYSERDA).

PEDESTRIAN AND BICYCLE INFRASTRUCTURE

The Village has a large number of families with children and growing numbers of seniors. The installation and maintenance of bike lanes, sidewalks and crosswalks would provide residents with safe pathways for travel or exercise.

The presence of properly maintained sidewalks, crosswalks and bike paths contribute to good pedestrian circulation within a community. While the Village does have some sidewalks and crosswalks, they are not present throughout the entire Village and even when they are present they are not always properly maintained.

Green Infrastructure

In developed areas, much of the land is covered by buildings, pavement, and other impermeable surfaces that prevent rain and snowmelt from soaking into the ground. Instead, this water runs off, often flowing directly to streams, rivers, and other water bodies. It can carry pollutants such as oil, chemicals, and lawn fertilizers. In addition, the quantity and speed of flow can cause erosion, flooding, and damage to aquatic habitat, property, and infrastructure.

Green infrastructure includes a range of approaches for managing stormwater near where it falls. Most green infrastructure uses the natural processes of soils and vegetation to capture, slow down, and filter runoff, often allowing it to recharge ground water, but some practices collect and store rain water for future use. Some techniques, including using permeable pavements, bioswales, rain gardens, vegetated or “green” roofs, rain barrels, and cisterns, work at the site scale and can fit into individual development, redevelopment, or retrofit projects. Larger-scale management strategies, including preserving or restoring flood plains, open space, wetlands, and forests, can be used at the watershed level.

In contrast to green infrastructure, stormwater in cities has historically been managed by expansive and capital-intensive underground storm sewer systems. This “gray infrastructure” has the single purpose to collect and carry runoff from city streets, parking lots, and other impervious surfaces as quickly as possible. Many communities are now looking to combine gray and green infrastructure approaches to manage stormwater to achieve multiple community goals. The most appropriate techniques in a given location will depend on goals, budget, and other context-specific factors, but green infrastructure can be designed to work in nearly all areas.

SOURCE: Enhancing Sustainable Communities with Green Infrastructure., p. 2-3

<http://www.epa.gov/smartgrowth/pdf/gi-guidebook/gi-guidebook.pdf>

For information about specific green infrastructure practices, including downspout disconnection, rainwater harvesting, rain gardens, planter boxes, bioswales, permeable pavement, green streets, green parking and green roofs, see:

http://water.epa.gov/infrastructure/greeninfrastructure/gi_what.cfm

RAIL

The rail infrastructure within the Village benefits existing businesses and is a valuable asset for economic development in Livingston County and the region. There may be opportunities for the use of land at the western boundary of the Village to use the rail line that serves the existing Commodity Resources facility [burned].

RESIDENTS SURVEY RESULTS

Respondents to the Residents Survey expressed support for repairing/ improving Village streets, sidewalks, and drainage systems. Based on a scale of 1 to 5 with 5 being “very important,” the highest level of support was shown for street repair/ improvement (3.92), stormwater drainage (3.59) and sidewalk repair/ improvement (3.56.) “Install sewer system” was also important, with a rating of 3.12. Improving accommodations for bicycles rated 2.7 (closer to “not important.”) The average rating for re-opening Mill Street was 3.39 (between “important” and “very important.”

Some of the written comments suggested accommodations for wheelchairs, strollers and skateboards as well as bicycles, and expressed concern about the potential cost of installing sewers.

RECOMMENDATIONS

1. Continue to maintain those streets and associated drainage facilities that are within the jurisdiction of the Village. Continue scheduled street resurfacing.
2. Continue to collaborate with Town of Caledonia Highway Department to share staff and equipment as needed.
3. Obtain funds for and complete improvements for priority streets projects, including:
 - a. Jane Street: upgrade drainage system and resurface road
 - b. Hardwood Ave: Resurfacing
 - c. Philmore Avenue: drainage and resurfacing
 - d. Brown Road: True and level then resurface
 - e. Technology Drive: True and level then resurface
 - f. Lehigh Street: Upgrade drainage system and resurface
4. Implement green infrastructure to manage stormwater along streets and parking lots. Encourage landowners to install rain gardens and other green infrastructure practices to reduce runoff onto roads and neighboring properties
5. Conduct a tree inventory and establish a formal tree replacement policy.
6. Replace parking lot lighting at Caledonia Commons with LED fixtures.
7. Adopt a “complete streets” policy to ensure that streets are designed for all users (vehicles, bicycles, pedestrians, etc.)

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WATER, WASTEWATER AND PRIVATE UTILITIES



This section provides information, analysis and recommendations for the delivery of public water, the current and potential options for the disposal of wastewater and the provision of electricity, natural gas, cable and telephone service by private utilities.

GOALS

- ❖ ***Meet the needs of Village residents and businesses for cost effective and efficient delivery of needed public and private utilities.***

EXISTING CONDITIONS

WATER

The Village of Caledonia water system serves 2,201 residents through 905 service connections. In addition to serving residents and businesses within the Village, the system serves the Town of Caledonia District # 1 (PWS ID# 2530004) and the Caledonia Manufactured Home Park. The Village purchases water from the Monroe County Water Authority (MCWA) through a metered connection.

The MCWA draws its water from Lake Ontario and uses a treatment process that consists of: coagulation, filtration, and disinfection. Coagulants are added to clump together suspended particles, enhancing their removal during filtration. Chlorine is used to disinfect the water and to provide the residual disinfectant that ensures the sanitary quality of the water as it travels from each plant to your home. Chlorine is added for disinfection and fluoride to help prevent tooth decay.

In 2013, the Village purchased a total of 80,890,000 gallons of water. That is a monthly average of 6,740,000 gallons and a daily average of 222,000 gallons. The amount of metered water was 68,437,000 gallons. This leaves an unaccounted for total of 12,453,000 gallons. The unaccounted for water consists of flushing, operation & maintenance, leaks, fire fighting, and mostly poor operating meters.

In 2013, water customers were charged a \$25.00 base rate and \$5.00 per 1,000 gallon usage rate. The annual average water charge per user was \$408.00.

The Village closed its wells after EPA testing showed that its groundwater source was influenced by surface water. Faced with a choice of installing a filtration system or using a different source, the Village upgraded the existing emergency connection at its water tower to connect to the Monroe County Water Authority (MCWA) system. The tower is still used for fire pressure and storage. The Village's water treatment plant was de-commissioned. However, the office building is still used.

Village personnel maintain the water system infrastructure, including a telemetry system, PRV valves and towers. Maintenance activities include: leak location, valve and hydrant exercising, hydrant flushing, and curbstop repair. The Water Department has installed radio read meters to improve monitoring of water consumption and help with leak detection and customer inquiries.

Recent improvements to the water system include replacing the State Street water main Village with 3000 linear feet of 12" main and 100 service connections. The LCSWA paid to extend the system to serve Dollar General in the Town outside the Village with an 8" main with meter vault.

WASTEWATER

There is no public sewer system in the Village of Caledonia. Village homeowners and businesses rely completely on on-lot septic and package treatment systems for the disposal of wastewater. In general septic tanks should be pumped out once a year to expand the life of leach line or dry wells.

PRIVATE UTILITIES

Natural gas, electricity, telephone, cable services, as well as the collection and disposal or processing of waste and recyclables, are provided by private companies.

Rochester Gas & Electric provides natural gas service and National Grid distributes electricity to customers within the Village of Caledonia. While customers can choose to purchase natural gas or electricity from one of the competing Energy Services Companies (ESCOs), the energy is transmitted by the regulated utility. According to NYSERDA, there are a total of 76 solar photovoltaic installations in Livingston County.

Telephone service to Village of Caledonia residents is provided by Frontier Communications. Frontier also offers high speed DSL internet service.

Time Warner Cable provides cable service within the Village, including television, digital video recorder, and high-speed Internet services.

According to the NYSERDA's Power Clerk Reports website, there is one solar PV installation in the Village of Caledonia that received an incentive from NYSERDA. It was installed in 2013 at a residence and has the capacity to generate 6.1 kW DC.

ISSUES AND OPPORTUNITIES

WATER

Village DPW staff split their time between Water system maintenance and maintenance of streets, sidewalks and other Village infrastructure. Water revenues help to support staffing. With multiple responsibilities and funding sources, staff has flexibility to respond to street or water issues as needed.

The Village should consider undertaking a study to examine the costs and benefits of contracting with the MCWA or the LCSWA for maintenance of the water system within the Village. Considerations of the study will include:

- Impact on staffing, including capacity, availability and flexibility of staff to respond to streets issues if water system maintenance is no longer part of their duties. How much staffing would be needed to maintain Village streets if water system maintenance is no longer part of the DPW's duties? Consider level of staffing that would be needed to support non-water system maintenance duties and Village costs to maintain sufficient staff.
- Impact on water rates and Village taxes. Consider potential reduction in Village budget with reduced staffing as well as cost of water.
- Consider potential differences in quality/ responsiveness of service if maintenance responsibilities are transferred from Village to MCWA or LCSWA.

SEWER

The lack of sewers in the Village limits growth potential and opportunities for business development. However, the cost of sewers would require significant financial outlay from property owners. Although grant funding is rare, low interest loans are available to reduce costs somewhat. The most recent estimate from Chatfield Engineers would require annual cost per household of \$500/ year over 30 years for debt service, plus approximately \$200/ year for operation and maintenance.

The presence of the fish hatchery and fishing opportunities along Spring Creek may help the Village to obtain funding for a wastewater treatment plant. Outflow from a wastewater treatment plant would likely flow into Dugan Creek, located east of the Village, which flows directly into the Genesee River.

The Village has investigated the possibility of installing a municipal sewer system on several occasions. In 1996, the Feasibility Study for a Public Sanitary Sewer System for the Village of Caledonia, prepared by Corneles Engineering, P.C., found that a public sewer system would cost approximately \$9,750,000 with additional annual operating and maintenance costs totaling about \$222,000. The cost of the system exceeded the Village's financial capability.

A subsequent study completed in 2001 by Chatfield Engineers estimated the cost for a Village wide sanitary sewage collection and treatment system at \$10,516,506. Based on available financing at that time, the estimated cost per equivalent dwelling unit was \$505.17 per year for 30 years.

A public informational meeting was held to discuss the feasibility of a sanitary sewer system on September 19, 2001. Based on input received at this meeting, the Village Board determined that a sewage system was not feasible within the foreseeable future.

PRIVATE UTILITIES

As technology evolves, solar energy will provide an economical way to diversify electricity sources and reduce costs.

RECOMMENDATIONS

WATER

1. Evaluate the costs and benefits, including potential impacts on the quality of service to customers, of transferring responsibility for the maintenance of the water system from the Village to the Monroe County Water Authority.

SEWER

2. Evaluate the feasibility of constructing a wastewater treatment plant for the Village. Identify sources of funding to reduce costs to Village residents and businesses.

PRIVATE UTILITIES

3. Leverage franchise authority for cable TV and internet service to address service issues that may arise within the Village
4. Encourage the installation of solar energy in municipal facilities when it is cost-effective to do so. Provide information to Village residents, businesses and institutions about renewable energy alternatives

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NATURAL RESOURCES AND ENVIRONMENTAL QUALITY



Natural resources include streams, wetlands, wildlife habitat. A viable natural ecosystem contributes to the well being of Village residents, businesses and institutions.

GOAL

- ❖ ***Maintain the quality of the natural environment.***

EXISTING CONDITIONS

WATERSHEDS, STREAMS AND FISH HABITAT

Lower Oatka Creek originates within the Village of Caledonia, at the site of an Irondequoit settlement known as “Big Springs.” The stream is part of the Oatka Creek watershed, which drains into the Genesee River. (Recreational opportunities associated with the Village’s waterways are addressed in the Parks, Recreation and Culture section.)

The Caledonia Fish Hatchery, located at 16 North Street, is one of 12 hatcheries operated by the New York State Department of Environmental Conservation (DEC). Established in 1864 by Seth Green, it is the oldest hatchery in the Western Hemisphere. At this location, Seth Green developed the method for artificially propagating fish that are still used today. The Caledonia Hatchery produces approximately 170,000 pounds of fish annually, including chinook salmon and all of the two-year-old brown trout used in DEC's stocking program for 13-15 inch trout.

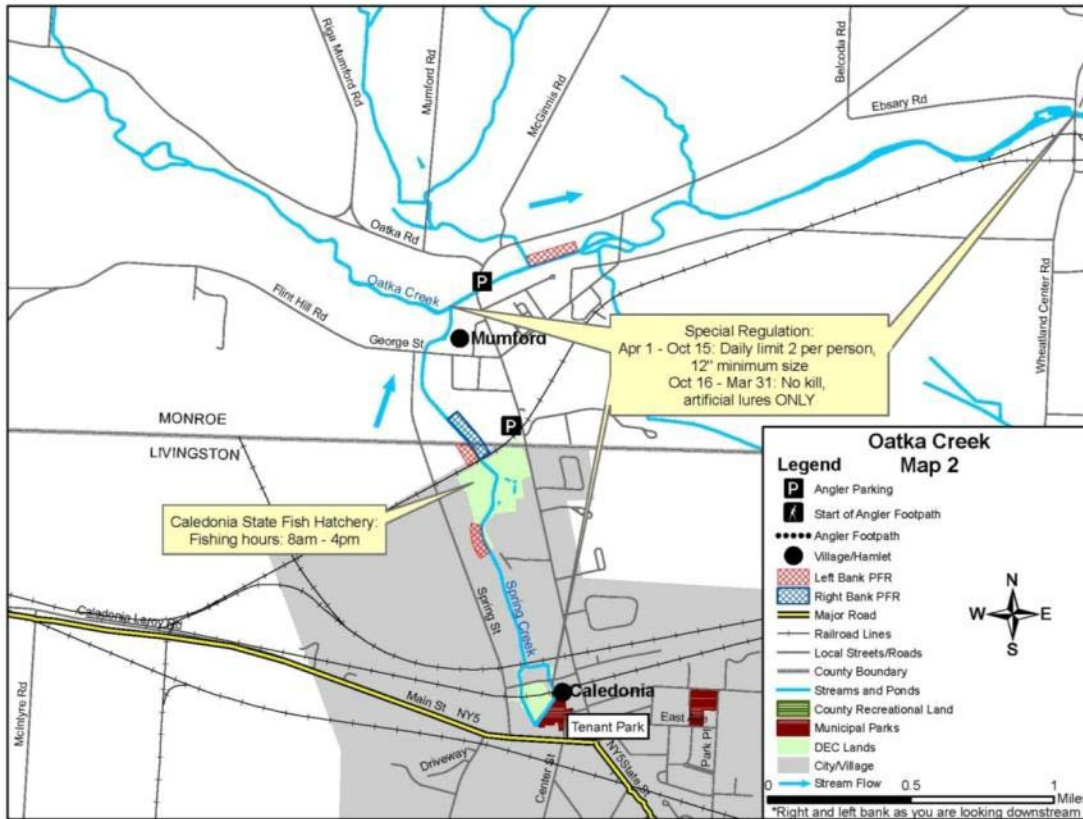


Figure 17 The Caledonia Hatchery is an important fishing, historic, and tourism resource

FLOOD HAZARD AREAS

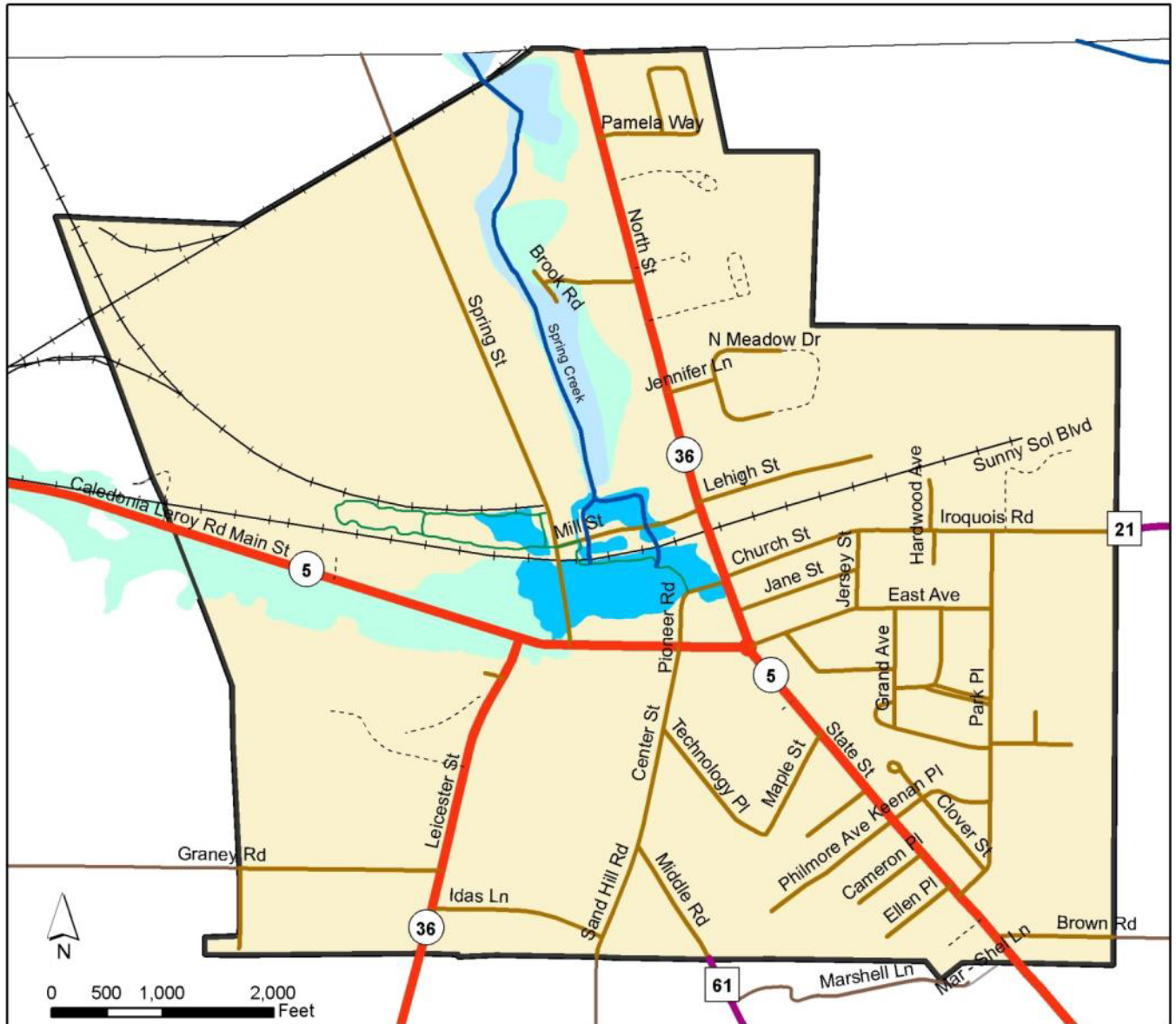
Land along Spring Creek and south of Route 5 in the western portion of the Village are subject to flooding. Map 7 depicts areas designated by the Federal Emergency Management Agency as within the 100-year and 500-year flood zone.

WETLANDS

Wetlands, such as swamps, marshes, or wet meadows where the ground water level is near or above the surface, provide several ecological benefits. They can store, like a sponge, large quantities of stormwater runoff, and provide unique habitats for a variety of plants and animals.

As shown in Map 8, a large area of regulated wetlands is located along Spring Creek between North Street and Spring Street. Most of this land is owned by New York State for conservation or is part of Village parks, private conservation/ hunting club. Areas that may be subject to federal wetlands regulations are located in the southern part of the Village north of Middle Street and east of Center Street.

Flood Zones



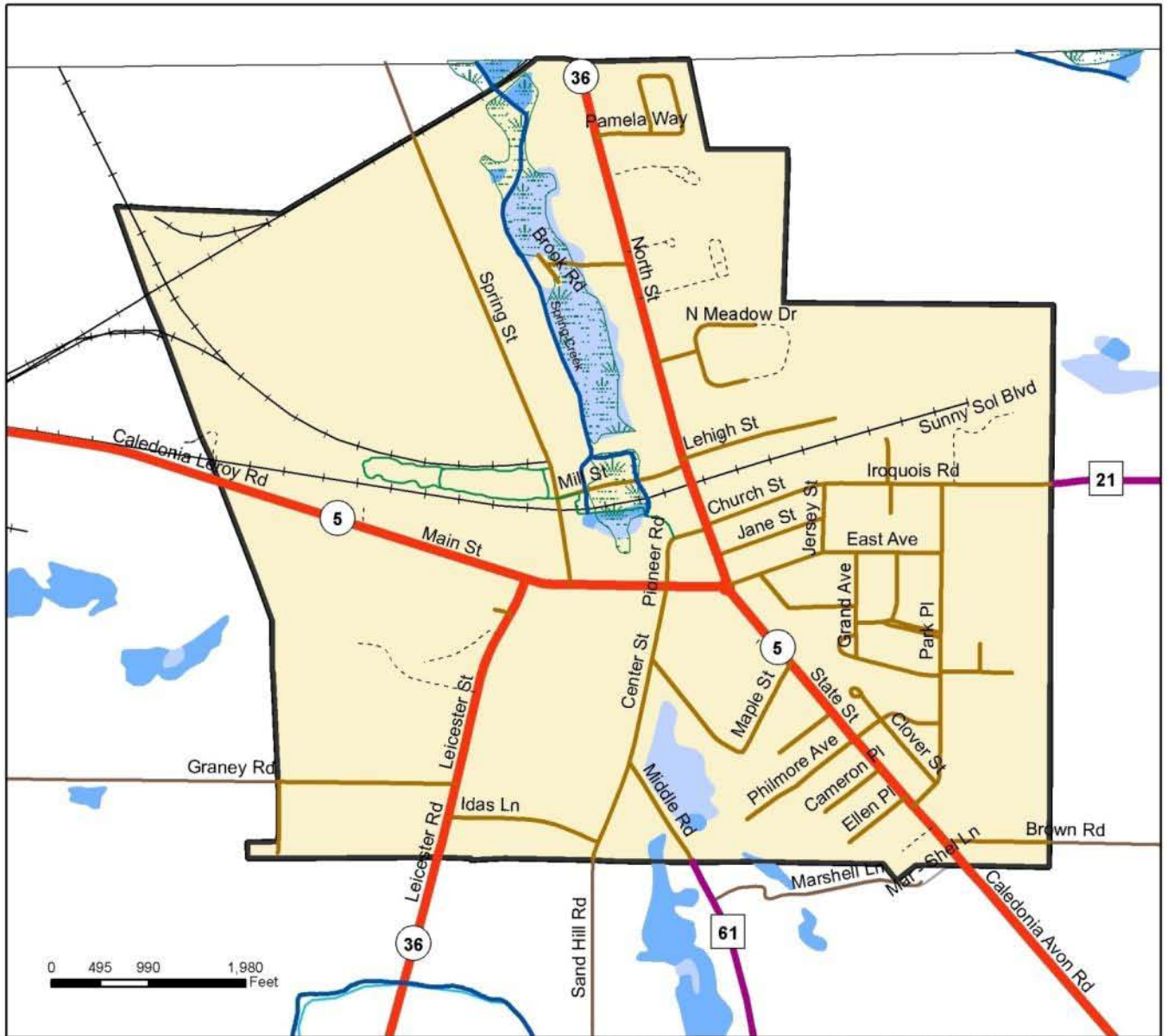
SOURCE: Livingston County Planning Dept; NYS GIS Clearinghouse

Flood Hazard Zones

- AE An area inundated by 100 year flooding, for which Base Flood Elevations (BFEs) have been determined
- AO An area inundated by 100-year flooding (usually sheet flow on sloping terrain), for which average depths have been determined; flood depths range from 1 to 3 feet
- 500 An area inundated by 500-year flooding; or an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile

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Wetlands





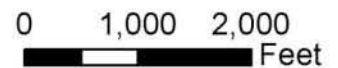
SOURCE: Livingston County, NYS GIS Clearinghouse

Regulated Wetlands

 DEC Freshwater Wetlands

National Wetland Inventory (Federal Wetlands)

-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland



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RELEVANT PLANS, PROGRAMS, AND REGULATIONS

ZONING REGULATIONS

Municipalities have the authority to regulate the use of land through local zoning regulations, except where State or Federal regulations supersede this authority. For example, development within designated wetlands is restricted by State and Federal regulation, regardless of any uses that may be permitted by local zoning.

The Village of Caledonia has designated land along Spring Creek and along the railroad west of Spring Street for Land Conservation, which limits development.

STATE AND FEDERAL WETLANDS REGULATIONS

NYS DEC regulations restrict development on designated wetlands. Both State and Federal laws and regulations are in effect to protect and preserve wetlands. New York State's Freshwater Wetlands Act directed the Department of Environmental Conservation (DEC) to map significant wetlands and prepare regulations restricting activities that would destroy or disturb the wetlands. New York State delineates wetlands with an area of 12.4 acres (5 hectares) or larger, plus smaller wetlands of unusual importance. Areas within 100 feet of delineated wetlands are also regulated in order to protect a sufficient buffer area.

The U.S. Army Corps of Engineers issues permits for activities in those wetlands subject to regulations under Section 404 of the Federal Clean Water Act. Maps of hydric soils and maps prepared by the U.S. Fish and Wildlife Service for the National Wetlands Inventory can be used in the preliminary identification of Federally regulated wetlands. Field investigation, based on criteria established by Federal regulations, is required to delineate the boundaries of these wetlands.

FLOOD HAZARD PREVENTION

Areas subject to periodic flooding have been mapped by the Federal Emergency Management Agency (FEMA). Construction within flood hazard zones is restricted in order to prevent property damage due to flooding, and to maintain open pathways for flood waters. The Village of Caledonia participates in the Federal Flood Insurance program and has adopted a local law which restricts development in flood-prone areas.

STORMWATER MANAGEMENT AND EROSION CONTROL

Erosion of disturbed land during construction can be managed by local regulation and oversight. The Village Planning Board generally requires erosion control and stormwater management plans to be incorporated into the site plan.

In addition, State regulations administered by the NYS Department of Environmental Conservation require that any development that disturbs more than one acre of land must have an approved plan for the management of stormwater runoff and the control of erosion. Plans must be filed with the Livingston County Soil and Water Conservation District prior to disturbing the land. These regulations also apply to road maintenance activities conducted by local Highway Departments.

REMEDIATION OF INDUSTRIAL SITES

A site within the Village owned by Jones Chemicals, Inc., a chemical manufacturing plant, was placed on the Environmental Protection Agency (EPA) Superfund National Priorities List in 1990, after the New York State Department of Health detected chemicals in three on-site wells. Volatile organic compounds (VOCs) were found in both ground water and soil. Remedial actions included the removal of three underground and all above ground, storage tanks containing solvents as well as the installation of a pilot-scale air stripping system. In the early 2000s, following a remedial investigation and feasibility study, the EPA approved a plan for addressing contamination at the site. The contaminated soils were treated using soil vapor extraction. On-site ground water was extracted and treated and ground water outside the area of soil contamination was treated through natural attenuation.

ISSUES AND OPPORTUNITIES

The Village's history is closely tied to its location along Spring Creek and the natural resources within the municipality. The Village's natural resources provide and enhance recreational and cultural opportunities.

Maintaining the water quality of Spring Creek is essential to ensuring its continued value for fish habitat as well as recreation and tourism. Recreational facilities along the creek include Tennett Park, NYS fishing access sites and the Caledonia Fish Hatchery. The Garbutt Rod & Gun Club also utilizes land adjoining Spring Creek for its recreational activities.

RECOMMENDED ACTIONS

1. Continue to administer flood management regulations
2. Coordinate with the Federal Emergency Management Agency (FEMA) to support accurate and up-to-date delineation of flood hazard areas within the Village
3. Coordinate with NYS DEC to protect water quality in Spring Creek for fish habitat and other ecological functions.
4. Support efforts by business and industry within the Village to comply with State and Federal regulations for storage and disposal of regulated materials.

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PARKS, RECREATION AND CULTURE



Parks, recreation and cultural facilities contribute to a high quality of life of Village residents. This section describes these resources, issues that affect them, and the recommendations to improve these facilities and services.

GOAL

- ❖ ***Maintain and improve parks, recreational and cultural facilities and services to ensure a high quality of life for Village residents.***

EXISTING CONDITIONS

PUBLIC PARKS AND RECREATIONAL FACILITIES

The Village of Caledonia owns and maintains the following parks and recreational facilities:

TENNENT PARK

Located on Pioneer Road behind the Fire Hall, Tennent Park is equipped with baseball field, playground equipment, pavilion, nature trails, and restroom facilities. The park adjoins State-owned conservation land to the west.



Figure 18: Tennent Park, aerial view

WASHBURN PARK

Located at the intersection of Iroquois Road, Park Place, and East Avenue, Washburn Park has three baseball fields; a soccer field, playground equipment, and restroom facilities.



Figure 19: Washburn Park, aerial view

MONUMENT PARK

Located near Caledonia Commons, Monument Park is a small park that forms the focal point of the downtown business district.

HAMILTON PARK

Located in the northeast of the corner of North and Church Streets, Hamilton Park is geared towards younger children (eight years of age and younger) and provides playground equipment, a small baseball field, pavilion, and restroom facilities.



Figure 20: Hamilton Park, aerial view

CALEDONIA-MUMFORD SCHOOL GROUNDS

Located on North Street, Caledonia-Mumford School Grounds has a football field, two baseball fields, 3 soccer fields, and a softball field.



Figure 21: Cal-Mum school grounds, aerial view

STATE RECREATIONAL FACILITIES

Sport fishing in Spring Creek, a tributary to Oatka Creek, is a popular recreational activity in the Village. A significant number of visitors come to the area annually to take advantage of fishing opportunities at these two local creeks.

A public fishing access site is located along Spring Creek immediately west of Tennent Park. This site is owned and maintained by the NYS Department of Environmental Conservation. In addition, anglers have the right to fish and walk on private land along the bank of Spring Creek north and south of the Caledonia Fish Hatchery. The NYS DEC has secured Public Fishing Rights (PFR's) from willing landowners to allow use of land within 33' of the bank of the stream for the purpose of fishing only.

The most common fish in Spring Creek is brown trout. To supplement native population, the Caledonia Fish Hatchery also stocks Oatka and Spring Creeks with trout.

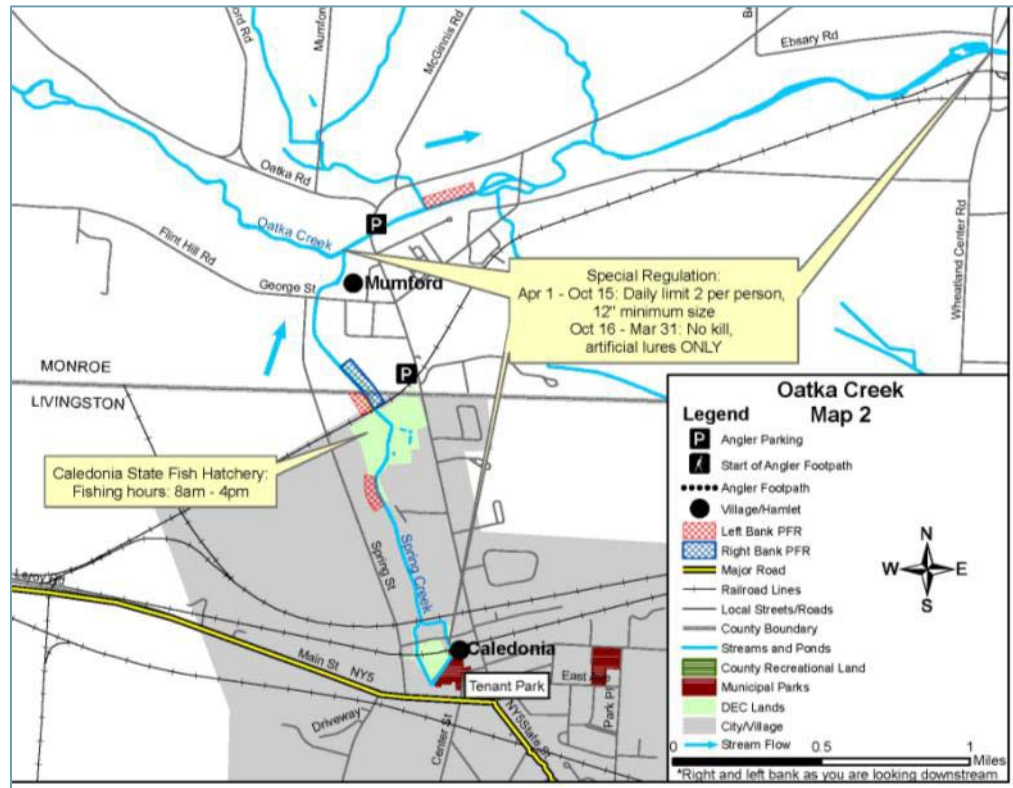


Figure 22 Public Fishing Rights Map – Oatka Creek

(SOURCE: NYS DEC http://www.dec.ny.gov/docs/fish_marine_pdf/pfroatkacreek.pdf)

The Caledonia Fish Hatchery has been in existence since 1864 and is the oldest hatchery in the Western Hemisphere. Group tours of the Hatchery are provided by appointment.

PRIVATE RECREATIONAL FACILITIES

- **Caledonia Country Club and Golf Course** on Park Place is a private club with an 18-hole golf course. Public use is allowed on Mondays and Tuesdays.
- **Caledonia Fairgrounds** at 301 Leicester Street hosts the annual Livingston County Agricultural Society & Fair, which features events such as tractor pulls, 4-H crafts and culinary and animal exhibits.
- **Raider-Bowl** at 3156 State Street is the place to go for a game of bowling.

The Village Recreation Department coordinates youth activities as well as the annual *Penny Carnival/Family Night*.

CULTURAL FACILITIES

LIBRARY

The Town and Village of Caledonia contracts with the Caledonia Library Association for library services

The Caledonia Library, located at 3108 Main Street, was established in 1873 and has been at its current location since 1910. The library is housed in an 1826 building, constructed of locally quarried stone. In 1911, a post-Civil War women's group bought the approximately 3,000-square foot stone structure to house the local library. The Caledonia Library Association owns and operates the library and the Town and Village of Caledonia contract with the Association for services.



Figure 23: Caledonia Library

The Library has two full-time employees and is part of the Pioneer' Library System that includes Wayne, Ontario, Livingston and Wyoming counties. The Caledonia Library is open five days a week (closed Wednesdays and Sundays) and has approximately 20,000 volumes and two computers with Internet access. The library offers recreational reading material, information on local history, videos, and genealogical files and scrapbooks relative to the local community. A Summer Reading Program is also provided for area youngsters.

CALEDONIA FISH HATCHERY

The Caledonia Fish Hatchery located at 16 North Street, is one of 12 hatcheries operated by the New York State Department of Environmental Conservation (DEC). The Caledonia Hatchery was established in 1864 by Seth Green and is the oldest hatchery in the Western Hemisphere. Seth Green developed the method for artificially propagating fish at this location.

The Caledonia Hatchery rears brown trout and chinook salmon. All of the two-year-old brown trout used in DEC's stocking program for 13-15 inch trout are produced at Caledonia Hatchery. The hatchery produces approximately 170,000 pounds of fish annually.

BIG SPRINGS HISTORICAL SOCIETY AND MUSEUM

The Big Springs Historical Society and Museum is located at 3089 Main Street. The Historical Society received its charter in 1936 and the museum was established in 1959. The Historical Society and Museum currently occupy approximately 10,000 square feet in a three-story structure that was the original Village schoolhouse. The Museum is open 1-4 pm on Sundays, 9-12 on Mondays, and by appointment.

The Museum's collections are diverse and include: artifacts pertaining to the community's agricultural history; historical and genealogical exhibits of early settlers such as Native Americans, Scottish Immigrants and African-American; exhibits about Seth Green, the "father" of trout propagation; toy collections and veteran.

ISSUES AND OPPORTUNITIES

The Village Recreation committee has identified several needed improvements to Village parks and recreation facilities.

Washburn Park

- Renovate picnic pavilion and storage building
- Install accessible restrooms

The Recreation Committee has identified several other needs at Village Parks.

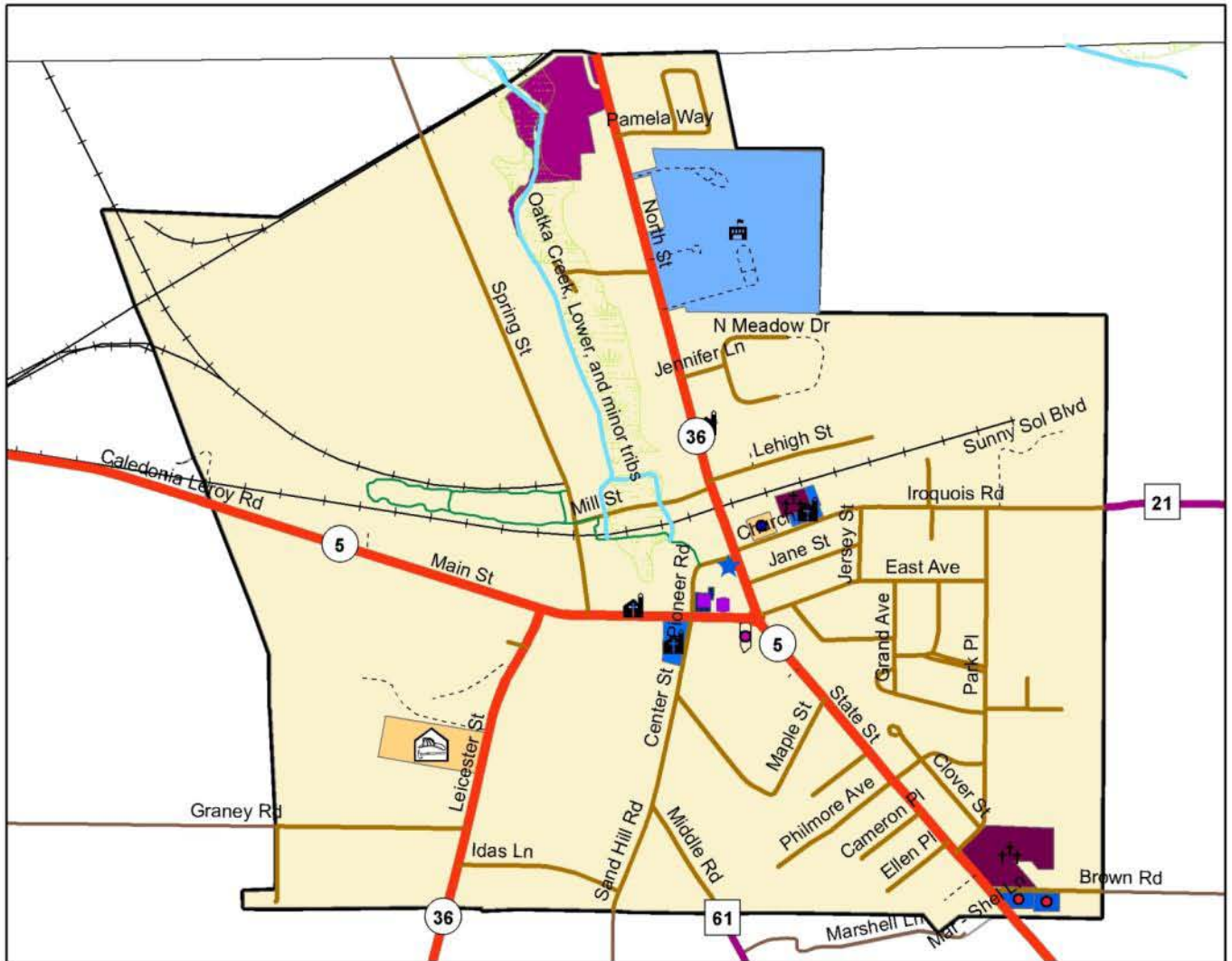
The most pressing needs are for a new pavilion, storage building and accessible restrooms in Washburn Park. The Village is applying for a grant from New York State Office of Parks, Recreation and Historic Preservation to fund a planning study.

Other priority issues and potential projects for Washburn Park include:

- Parking – Currently visitors park along Park Place, in front of the DPW building and across the street at the DPW gravel parking area. There is not sufficient land at the park to create a parking area within the park without reducing land used for recreation.
- Fencing - Currently a chain link fence encloses the entire park, including the tennis and basketball courts. It is in disrepair and is difficult to mow, especially in the hilly areas.
- Tennis courts and basketball courts will need resurfacing in the future. The Cal-Mum school district contributes toward maintenance of the tennis courts as they are used as their home court.
- Lighting – Improved lighting would allow the park to be used much more in the summer at night for dances, family night activities, and other events.
- The playground equipment is limited and in need of updating. Currently there are two pieces of equipment for exercising that are underutilized. Adding equipment in other parts of the village to make a circuit for runners to use would make more people aware that they are available for use.
- New backstops and dugouts for baseball/softball programs.

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Government and Community Services



SOURCE: Road data provided by the Livingston County Planning Department, 2012

Government/ Public Safety

1. Village Hall and Police Station
2. Town Offices
3. Post Office
4. Volunteer Fire Department

Churches

5. First Presbyterian Church
6. St. Andrews Church
7. United Presbyterian Stone Church
8. Church of God

Cemeteries

9. St. Columbus
10. Town Cemetery

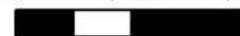
Village Parks

- A. Mackay Park
- B. Tennent Park
- C. Hamilton Park
- D. Washburn Park
- E. Veterans Memorial
- F. Corner Park

Cultural Facilities

- G. Caledonia Fairgrounds
- H. Big Springs Historical Museum

0 1,000 2,000 Feet



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RECOMMENDATIONS

- 1 Continue to maintain existing Village-owned parks and recreational facilities
- 2 Continue to provide recreational programming for youth and adults.
- 3 Collaborate with the Town of Caledonia, Cal-Mum School District, New York State and other entities whenever feasible to leverage additional resources for recreational activities and facilities.
- 4 Continue to support the Big Springs Historical Museum through recognition and publicity.
- 5 Install needed improvements at Washburn Park, including fencing, accessible restrooms, picnic pavilion, softball/ baseball backstops and dugouts, playground equipment and tennis court upgrades.
- 6 Evaluate the feasibility and, if feasible, install additional lighting to allow for more activities to take place at Washburn Park.

COMMUNITY FACILITIES AND SERVICES



Community facilities and services, other than parks and recreation, include government buildings, religious and other civic buildings and services. This section presents information about these facilities and services and addresses ways to improve the quality and efficiency of services.

GOALS

- ❖ ***Provide a level of public services that is efficient and cost-effective.***
- ❖ ***Accommodate private services and facilities that support a high quality of life for Village residents.***

EXISTING CONDITIONS

VILLAGE OFFICES

The Caledonia Village Hall, Police Department and Fire Department offices. are located at 3095 Main Street. The Fire Hall was constructed in 1960 and the office additions were built in the 1980s and 1990s.

The Department of Public Works is housed at 256 Park Place. This building, constructed in 1895, was the former pumphouse for the Village water system.

FIRE

The Caledonia Fire District, established in 1994, serves both the Town and Village of Caledonia. The Fire Department has approximately 75 volunteer members and operates out of the fire hall located at 3089 Main Street. Department equipment includes: 2 Class A Engines, Tanker Trucks and 1 Grass Fire Truck (an off-road vehicle). Additional services area also provided by the Mumford Fire Department, which responds to structure fires.

POLICE

Located at 3095 Main Street, the Caledonia Police Department is staffed by 3 full time and 3 part-time employees. The Department provides full service law enforcement services including, community patrol, traffic accident response and crime investigation. The Department primarily serves the Village but, under a mutual aid agreement, also provides supplemental services to the Town of Caledonia.

AMBULANCE

Ambulance service within the Village is provided by Genesee Valley Emergency Medical, Services (GVEMS), a private, non-profit organization that resulted from the merger of Caledonia Ambulance Service and Genesee Valley Advanced Life Support in 2002. Operating out of the of the firehouse at 3089 Main Street, GVEMS provides basic life support services to the Town and Village of Caledonia

and the Mumford Fire District and advanced life support services to those areas as well as the Town of York. Volunteers primarily staff ambulances, but Rural Metro is contracted to provide paramedic services. Paid paramedics are on duty during the daytime hours on Tuesdays through Fridays. At all other times community ambulance volunteers provide service.

WASTE REMOVAL

The Village contracts with private waste haulers to pick up garbage and recyclables from Village properties. The Village issues bid requests for this service periodically.

CEMETERIES

Two cemeteries are located within the Village of Caledonia:

St. Columba Cemetery, located at Brown and State Streets, is the only active cemetery within the Village. The cemetery was established during the late 1800's and occupies approximately 9 acres, only a third of which is currently used. While the cemetery is owned and operated by the Catholic Church, it is available for use by all local residents.

Caledonia Rural Cemetery is located behind the United Presbyterian Stone Church on Church Street and has graves that date back to the early 1800's. The cemetery is classified as full under New York State Law and has not been used for burials since 1981.

RELIGIOUS INSTITUTIONS

The following religious institutions have facilities within the Village:

- United Presbyterian Stone Church, 3177 Church Street
- St. Andrew's Episcopal Church, 175 North Street
- St. Columba/St. Patrick Parish, 198 North Street
- First Presbyterian Church, 3080 Main Street
- Caledonia Assembly of God, 3087 Main Street
- Church of God, 3059 Main Street

HEALTH CARE

The Caledonia Medical Center, at 3350 Brown Road, offers primary care services. The facility is affiliated with the University of Rochester Medical Center.

ISSUES AND OPPORTUNITIES

The following issues were identified by the community stakeholders and Village officials:

- Improvements are needed to the Village Hall.
- Hospice care facilities are not available within the Village but would be a welcome service if designed and sited appropriately.

RECOMMENDATIONS

1. Obtain funding and complete needed improvements to the Village Hall.
2. Conduct energy audit and implement recommendations to reduce energy use at Village facilities.
3. Investigate the potential for solar and other renewable energy generation at Village-owned sites and facilities and install when cost-effective to do so.
4. Encourage hospice providers to establish facilities and/or services within the Village

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HISTORY AND HISTORIC RESOURCES



The Village's unique character was shaped by its history. Historic buildings provide a tangible link between the past and present.

GOAL

Maintain historic resources that contribute to Caledonia's unique character.

EXISTING CONDITIONS

VILLAGE HISTORY

The Seneca Indians named the area that became the Village of Caledonia "Big Springs" due to its location along a path where a dozen springs formed a crystal lake. The lake fed a swift stream known for its plentiful fish.

Beginning in 1798, European settlers arrived. The first settlers were Scots, followed by residents from New England and eastern New York and later by Irish immigrants, freed men and women from the South, and Italian immigrants in later years.

The completion of the Erie Canal in 1825 led to increased prosperity for the Caledonia community, as the value of agricultural products increased. New and larger homes were built. The first railroads that came through Caledonia were the Erie and New York Central, in the 1850's. These were followed by the Rochester State Line (later the Baltimore and Ohio) in 1874, the Pennsylvania Railroad in 1880, the Lehigh Valley Railroad in 1891 and in 1895 the Genesee and Wyoming.

In 1864, Seth Green built the first fish hatchery in the western hemisphere on Spring Creek close to the site of the present hatchery. He leased the Caledonia Hatchery to the State from 1868 to 1875, when he sold it to the State and became its first superintendent.

Two fires greatly impacted Caledonia's downtown area. The Main Street Fire of 1891 destroyed 18 businesses and four residences, leading Village residents to vote for incorporation shortly thereafter. The second fire in 1894 destroyed the State Street business section. Several new residential areas were developed between 1940 and 1976, but since that time the Village's population has not grown significantly.

HISTORIC RESOURCES

Two buildings in the Village are listed in the State and National Registers of Historic Places -- the Clark-Keith House at 3092 Main Street and the Caledonia House Hotel (Masonic Temple) at 3141 State Street.

Constructed in 1827 with locally quarried stone, the Federal style Clark-Keith House has housed a tavern, post office the village library, banks, and retail businesses. Since the 1920s. it has been used as a residence. It was listed in the National Register of Historic Places in 2007.



Figure 24: Clark-Keith House, 1936 photo

Sources, Library of Congress, Historic American Buildings Survey, Walter H. Cassebeer, Photographer, July 1936. South East Elevation Rear, James R. Clark House, Main Street, Caledonia, Livingston County, NY.

<http://www.loc.gov/pictures/item/ny0260.photos.117102p/>

The Masonic Temple was built in 1833 of locally quarried stone as the Caledonia House Hotel. In 1912, the building was sold to the Fraternal Order of Masons, which owns it still. From 1912 to the mid 1970's the local Post Office was located on the first floor of the building. Retail businesses occupy the first floor of the building and the Masons use the two upper floors as meeting rooms. The building was listed in the National Register of Historic Places in 2001.



Figure 25: Masonic Temple, former Caledonia House Hotel

Source: "Caledonia House Hotel Aug 2010" by Pubdog (talk)

https://commons.wikimedia.org/wiki/File:Caledonia_House_Hotel_Aug_10.JPG#/media/File:Caledonia_House_Hotel_Aug_10.JPG

The Caledonia Library at 3108 W. Main Street was added to the National Register of Historic Places in 2007. The building was constructed in 1825 as a private residence.

The downtown business district is eligible for listing in the National and State Registers of Historic Places. The table on the following page identifies the buildings which could be considered "contributing" structures within a designated Historic District. Contributing structures have historic and/or architectural qualities that support the integrity of the district.

Table 7: State and National Register of Historic Places, Potential contributing

Building Name	Location	Potential Eligibility to be Contributing Property
Cal-Bowl	3156 State Street	Not Eligible
Vacant	3137 Main Street	Contributing
Caledonia School District	3174 State Street	Contributing
Bank of Castile	3155 State Street	Contributing
Clark-Keith House	3092 Main Street	Listed in State/ Nat'l Register
Cozy Kitchen	3099 Main Street	Contributing
McKay's Antiques	3113 Main Street	Contributing
Daffles Pizza	3178 State Street	Contributing
Woolery	3127 Main Street	Contributing
Ace Hardware (former feed mill)	North Street, east side 3133 Main Street	Undetermined Contributing
Country Junction		
Former Gigglin Pig	3090 Main Street	Not Eligible
Laundromat	3175 State Street	Not Eligible
Library	3108 Main Street	Contributing
Stone House	3128 Main Street	Contributing
Masonic Temple	3141 State Street	Listed in State/ Nat'l Register
Apartments (Nimrod Alexander House- 'The Barleycorn')	3030 West Main Street	Undetermined
Padgett Business Services	3119 Main Street	Contributing
Town Hall	3109 Main Street	Contributing
Village Florist	274 North Street	Not Eligible
Village Inn	3137 Main Street	Contributing
Seth Graham Design/ apartments Residence	3105 Main Street 3104 Main Street'	Contributing Contributing
Former Traditional Cupola	3096 Main Street	Contributing
Apartments	3100 Main Street	Contributing
Apartments (former shoe repair)	3168 State Street	Contributing
Mei Ho Chinese Restaurant/ Cal-Fit Gym	3163 State Street	Not Eligible
Apartments	3164-3166 State Street	Contributing
Former liquor store/ apartments	3180 State Street	Contributing

Source: New York State Office of Parks, Recreation and Historic Preservation, Historic Preservation Field Services Bureau, 2003, Updated 2015 by Village of Caledonia

STATE AND NATIONAL REGISTERS

NOMINATION PROCESS

The State and National Register nomination process is designed to assist in the development of complete and accurate documentation of each eligible property according to the professional and archival standards of the National Park Service and the State Historic Preservation Office (SHPO). The research and technical requirements of the nomination process encourage the active and ongoing participation of owners, sponsors, SHPO staff, and preservation consultants.

Evaluation and Nomination Process

The preparation of a State and National Registers nomination proposal is a cooperative effort between the sponsor – most often the owner of the property – and the staff of the State Historic Preservation Office.

A sponsor may initiate the nomination process by requesting, completing, and returning a State and National Registers Program Applicant Form and a Historic Resource Inventory Form and/or other explanatory materials to the State Historic Preservation Office. These materials will be evaluated by the staff of the Survey and National Register Unit using the National Register of Historic Places Criteria for Evaluation and other guidelines published by the National Park Service.

Proposals which appear to meet the criteria for listing are assigned to staff for further development on the basis of current preservation priorities. In most instances, staff site inspections will be required in order to develop a more in-depth understanding of the historic property and its documentation requirements prior to the preparation of a National Register Nomination Form. Preparing this form and the required research, maps, photographs, and other attachments is primarily the responsibility of the sponsor working closely with a National Register staff member. In some cases, staff may be able to assist with portions of this work, particularly for high priority projects in communities with limited resources. In other instances, it may be appropriate to consider contracting with private historic preservation consultants to develop the nomination information. A current list of consultants offering services in this area is available upon request.

Upon receipt of a satisfactory draft nomination, this office will formally seek the comments of the owner(s) and local officials, and schedule a review by the New York State Board for Historic Preservation, more commonly referred to as the State Review Board. The board meets quarterly and nomination reviews must be scheduled three months in advance in order to satisfy public notification requirements. If recommended, the nomination form is finalized and forwarded to the State Historic Preservation Officer for review and signature. Once signed, the nomination is entered on the New York State Register of Historic Places and transmitted to the National Park Service where it is nominated to the National Register of Historic Places. If approved by the Keeper of the Register, the nomination is signed and listed on the National Register. Please note that the National Park Service will not place an individual, privately owned property on the National Register if its owner objects or if a majority of private property owners object to the proposed listing of a nomination containing multiple owners.

See more at:

<http://nysparks.com/shpo/national-register/#sthash.OMSBwuc6.dpuf>

ISSUES AND OPPORTUNITIES

The downtown business district is eligible for listing in the State and National Registers of Historic Preservation. Benefits of listing include:

- improved recognition of the area as a unique historic resource, contributing to tourism;
- improved eligibility for grants and
- tax credits for individual property owners to support building renovations.

A comprehensive survey of buildings in the Village may identify additional buildings eligible for listing in the State and National Registers.

TOOLS AND TECHNIQUES

The following programs are available to the Village and owners of historic properties to support the preservation of historic buildings.

- Real property tax exemption for increased assessment from improvement to historic properties (NYS RPL Sec. 444-a) This provides incentives for property owners to improve buildings
- Certified Local Government – Local historic district designation and creation of a historic preservation review commission authorized to review and approve modifications to historic buildings within the district. CLG municipalities are eligible for grant funding for studies and other activities.
- Federal Investment Tax Credit Program for Income Producing Properties - Owners of income producing real properties listed on the National Register of Historic Places may be eligible for a federal income tax credit of up to 20% of the cost of substantial rehabilitation of historic properties. The work performed (both interior and exterior) must meet the Secretary of the Interior's Standards for Rehabilitation and be approved by the National Park Service. Properties - See more at: <http://nysparks.com/shpo/tax-credit-programs/#sthash.Pp1wXdwh.dpuf>. New York State offers additional tax credits for projects located within federally qualified Census Tracts. However, the Village of Caledonia is not located within a qualified area.

RECOMMENDED ACTIONS

1. Conduct a survey of buildings in the downtown area to document historic and architectural significance.
2. Collaborate with property owners and not-for-profit organizations to list the downtown business district in the State and National Registers of Historic Places.

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IMPLEMENTATION STRATEGY

Recommended Actions	Short Term Action	Long Term Action	Ongoing Action	Responsible Entity	Other Involved Parties
	0-2 years	3-7 years			
LAND USE					
1. <i>Revise zoning regulations to:</i> a. <i>Improve regulation of signs</i> b. <i>Limit conversions of single family to 2-3 family dwellings and establish appropriate regulations for accessory apartments</i> c. <i>Establish appropriate standards for the use of front yards for storage, car parking and gardening</i> d. <i>Remove provisions that are addressed in building code</i>	X			Village Board	Planning Board
2. <i>Revise zoning to accommodate a variety of housing types in appropriate areas, including townhouses and apartments. Incorporate design standards or guidelines to minimize impacts on neighboring properties.</i>	X			Village Board	Planning Board
3. <i>Revise zoning for business and industrial areas to accommodate a variety of uses, including residential and mixed use. Incorporate design standards or guidelines</i>	X			Village Board	Planning Board
HOUSING AND RESIDENTIAL DEVELOPMENT					
1. <i>Maintain zoning that accommodates a variety of housing types.</i>			X	Village Board	Planning Board
2. <i>Revise zoning regulations for underutilized industrial land to allow appropriate residential and/or mixed uses.</i>	X			Code Enforcement Officers	Planning Board

Recommended Actions	Short Term Action	Long Term Action	Ongoing Action	Responsible Entity	Other Involved Parties
	0-2 years	3-7 years			
3. <i>Encourage neighborhood representatives to organize community events.</i>	X		X	Village Board	Neighborhood liaisons, School District representatives, community service organizations
4. <i>Continue to maintain infrastructure and services to support a high quality of life in residential neighborhoods.</i>			X	Dept. of Public Works	Village Board

ECONOMIC DEVELOPMENT and DOWNTOWN REVITALIZATION

DOWNTOWN REVITALIZATION

1. <i>Implement a building renovation program following completion of the New York Main Street Technical Assistance feasibility assessment and continue the program into the future.</i>	X			Village Board	Building and business owners
2. <i>Implement traffic calming measures including expanding the planting strip on the south side of Main Street, installing corner bump outs, and landscaping the unused striped areas around the monument (and other areas). Consider expanding the sidewalk and install landscaping on the east side of State Street by reducing the on-street parking width.</i>		X		Village Board (funding) Department of Public Works (implementation)	Building and business
3. <i>Adapt the Design Guidelines developed by the Livingston Downtown Partnership for Caledonia and adopting them as design guidelines to complement the Zoning Ordinance</i>	X			Village Board	Planning Board; Code Officer
4. <i>Consider adopting a Historic Preservation ordinance that applies to the Downtown area to preserve the numerous significant historic downtown structures.</i>	X			Village Board	Big Springs Historical Society

Recommended Actions	Timeline			Responsible Entity	Other Involved Parties
	Short Term Action 0-2 years	Long Term Action 3-7 years	Ongoing Action		
5. Consider establishing a Downtown Special Assessment District or Business Improvement District to provide funding for developing a downtown sanitary sewer system and as a source for matching any grants obtained for streetscape improvements.	X			Village Board	Business and property owners; AMSA
6. Obtain funding for stormwater improvements around Caledonia Commons and other sections of downtown, with a focus on green infrastructure. Apply for funding to perform a preliminary engineering study to assess the situation and develop cost estimates that can be used in an application for funding.	X			Village Board	Dept. of Public Works; Grants Consultant; Property owners
7. Establish a list of vacant downtown space that can be shared with the Livingston County Development Office and the Downtown Partnership to attract businesses to the Downtown and be put on the Village's website.	X			Village Board	Property and business owners; Livingston County Economic Development
ECONOMIC DEVELOPMENT					
8. Establish an Incubator Program for underutilized and vacant spaces including the Specialized/Ennis label building on Center Street.		X		Village Board	Livingston County Development Office;
9. Make the vacant site on Technology Place "Shovel Ready" by performing due diligence research and actions including an environmental assessment, an assessment of infrastructure capacity and developing potential development concepts for the site.		X		Livingston County Development Office	Village Board
10. Establish a list of vacant industrial and commercial space that can be shared with the Livingston County Development Office and the Downtown Partnership to attract businesses to the Downtown and be put on the Village's website.			X	Village Board	Building owners; Livingston County Development Office
TRANSPORTATION					

IMPLEMENTATION STRATEGY

Recommended Actions	Short Term Action	0-2 years	Long Term Action	3-7 years	Ongoing Action	Responsible Entity	Other Involved Parties
1. Continue to maintain those streets and associated drainage facilities that are within the jurisdiction of the Village. Continue scheduled street resurfacing.						Dept. of Public Works	Village Board
2. Continue to collaborate with Town of Caledonia Highway Department to share staff and equipment as needed.						Dept. of Public Works	Village Board
‘3. Obtain funds for and complete improvements for priority streets projects, including: a. Jane Street: upgrade drainage system and resurface road b. Hardwood Ave: Resurfacing c. Philmore Avenue: drainage and resurfacing d. Brown Road: True and level then resurface e. Technology Drive: True and level then resurface f. Lehigh Street: Upgrade drainage system and resurface g. Church Street.						Dept. of Public Works	Village Board
‘4. Implement green infrastructure to manage stormwater along streets and parking lots. Encourage landowners to install rain gardens and other green infrastructure practices to reduce runoff onto roads and neighboring properties.						Dept. of Public Works	Village Board
5. Conduct a tree inventory and establish a formal tree replacement policy.						Village Board	Dept. of Public Works
6. Replace parking lot lighting at Caledonia Commons with LED fixtures.						Dept. of Public Works	Village Board
7. Adopt a “complete streets” policy to ensure that streets are designed for all users (vehicles, bicycles, pedestrians, etc.)						Village Board	Dept. of Public Works
WATER, WASTEWATER AND PRIVATE UTILITIES							
1. Evaluate the feasibility, costs and benefits, including potential impacts on the quality of service to customers, of transferring responsibility for the maintenance of the water system from the Village to						Village Board	Dept. of Public Works

Recommended Actions	Short Term Action	Long Term Action	Ongoing Action	Responsible Entity	Other Involved Parties
	0-2 years	3-7 years			
<i>the Monroe County Water Authority.</i>					
2. <i>Evaluate the feasibility of constructing a wastewater treatment plant for the Village. Identify sources of funding to reduce costs to Village residents and businesses.</i>				Village Board	Dept. of Public Works
3. <i>Leverage franchise authority for cable TV and internet service to address service issues that may arise within the Village.</i>				Village Board	Time Warner
4. <i>Encourage the installation of solar energy in municipal facilities when it is cost-effective to do so. Provide information to Village residents, businesses and institutions about renewable energy alternatives.</i>				Village Board	Dept. of Public Works

NATURAL RESOURCES AND ENVIRONMENTAL QUALITY

1. <i>Continue to administer flood management regulations.</i>				Code Enforcement Officer	Village Board
2. <i>Coordinate with the Federal Emergency Management Agency (FEMA) to support accurate and up-to-date delineation of flood hazard areas within the Village.</i>				Code Enforcement Officer	FEMA; Village Board
3. <i>Coordinate with NYS DEC to protect water quality in Spring Creek for fish habitat and other ecological functions.</i>				Village Board	NYS DEC
4. <i>Support efforts by business and industry within the Village to comply with State and Federal regulations for storage and disposal of regulated materials.</i>				Businesses; Code Enforcement Officer	Village Board

PARKS, RECREATION AND CULTURE

Recommended Actions	Short Term Action			Responsible Entity	Other Involved Parties
	0-2 years	Long Term Action 3-7 years	Ongoing Action		
1. Continue to maintain existing Village-owned parks and recreational facilities.				Village Board	Recreation Committee
2. Continue to provide recreational programming for youth and adults.				Village Board	Recreation Committee
3. Collaborate with the Town of Caledonia, Cal-Mum School District, New York State and other entities whenever feasible to leverage additional resources for recreational activities and facilities.				Village Board	Town of Caledonia; School District; Recreation Committee
4. Continue to support the Big Springs Historical Museum through recognition and publicity.				Village Board	Historical Society
5. Install needed improvements at Washburn Park, including fencing, accessible restrooms, picnic pavilion, softball/baseball backstops and dugouts, playground equipment and tennis court upgrades.				Village Board	Dept. of Public Works; Recreation Committee
6. Evaluate the feasibility and, if feasible, install additional lighting to allow for more activities to take place at Washburn Park.				Village Board	Dept. of Public Works; Recreation Committee
COMMUNITY FACILITIES & SERVICES					
1. Obtain funding and complete needed improvements to the Village Hall.				Village Board	Dept. of Public Works
2. Conduct energy audit and implement recommendations to reduce energy use at Village facilities.				Village Board	Dept. of Public Works
3. Investigate the potential for solar and other renewable energy generation at Village-owned sites and facilities and install when cost-effective to do so.				Village Board	Dept. of Public Works

Recommended Actions	Short Term Action	Long Term Action	Responsible Entity	Other Involved Parties
	0-2 years	3-7 years		
HISTORIC RESOURCES				
1. <i>Conduct a survey of buildings in the downtown area to document historic and architectural significance.</i>			Historical Society	Building Owners; Village Board
2. <i>Collaborate with property owners and not-for-profit organizations to list the downtown business district in the State and National Registers of Historic Places.</i>			Historical Society	Building Owners; Village Board