
RESOLUTION #76-2007

WHEREAS, the Comprehensive Master Plan Committee of the Town of Hamlin after careful study has recommended to the Town Board a Comprehensive Master Plan for the Town of Hamlin; and

WHEREAS, the Town Board has carefully reviewed and considered the Comprehensive Master Plan and finds that said plan constitutes a suitable, logical and timely plan for the future development of the Town of Hamlin; and

WHEREAS, the Town Board by Resolution Number 285 of 2006 accepted the Environmental Assessment prepared by Chatfield Engineers; and

WHEREAS, Monroe County consents to the Hamlin Town Board serving as lead agent under SEQRA; and

WHEREAS, a public hearing was conducted on December 13, 2006, at which time the residents of the Town of Hamlin had the opportunity to be heard and to submit comments on the Comprehensive Master Plan;

NOW, THEREFORE, Be it resolved that the document consisting of text, maps and charts, entitled Town of Hamlin Comprehensive Master Plan, and dated January 2007, is hereby adopted as the Comprehensive Master Plan for the Town of Hamlin.

RESOLVED, FURTHER, that in order that the Comprehensive Master Plan shall at all times be current with the needs of the Town of Hamlin, and shall represent the best consensus thinking of the Town Board, and all support boards and committees of review; the Town Board shall annually review the Comprehensive Master Plan and recommend extension, changes or additions to the plan, which they consider necessary. Should the Town Board find that no changes are necessary, this finding shall be duly noted. The Town Board shall, in addition, periodically perform a detailed reevaluation of the plan and report their findings.

Dated: January 8, 2007

Adopted by the Town Board of the Town of Hamlin by the following vote:

Ayes: 5

Nos: 0

Absent: 0

**Attest: Kathi A. Rickman
Town Clerk**

**Approved: Dennis Roach
Supervisor**

Preface

In March 2003, the Hamlin Town Supervisor, recognized the need to update the current comprehensive development plan for the Town of Hamlin. An advisory Comprehensive Plan Updating and Recommendation Committee was established with members solicited from the Town's Planning, Zoning and Conservation Boards as well as the general public. The committee met in closed session once a month on average. The committee was assisted by two members of the Monroe County Planning and Development Department. In November 2005, the committee presented its draft plan to the Hamlin Town Board.

Following the November 2005 elections and the installment of the new administration in January 2006, the Town Board initiated a monthly Comprehensive Master Plan Workshop. The workshop, which was open to the public, was comprised of members of the Town Board and the various support boards and interested residents. The workshop met monthly and built upon the solid foundation provided by the original committee.

Acknowledgements

Comprehensive Plan Updating and Recommendation Committee (March 2003 – November 2005)

Gerry Hutchison, Chairperson (Resident)
Norman Baase (Zoning Board of Appeals)
Dean Brightly (Agriculture)
James Krempasky (Assessment Review Board)
Cindy Lazzaro (Resident)
James Nesbitt (Planning Board)
Glen Quetschenbach (Conservation Board)
David Rose (Town Board)
Donna Stassen (Zoning Board of Appeals)
Austin Warner, III (Supervisor)

Special Acknowledgements to:

Donna Ramer, Secretary (Resident, who was forced to resign due to illness)
Bill Jennejahn (Resident, who was forced to resign due to illness)
Renee Casler, Monroe County Planning and Development
Katie Evans, Monroe County Planning and Development
and,
All the Town of Hamlin Residents who completed the Town Survey

**Acknowledgements
Town Board Comprehensive Master Plan
Workshop Participants
(January 2006-November 2006)**

Town Board

Dennis Roach, Supervisor
Michael Marchetti, Councilperson
Paul S. Rath, Councilperson
David Rose, Councilperson
George Todd, Councilperson

Contributors/Participants

Norman Baase, Zoning Board of Appeals
Thomas Breslawski, Conservation Board
Terry Dingee, Zoning Board of Appeals
Craig Goodrich, Conservation Board
Thomas Ingraham, Highway Superintendent
Tom Jenson, Resident
Kenneth Licht, Attorney for the Town
James Nesbitt, Planning Board
Mark Reeves, Conservation Board
Mary Smith, Town Historian
Peter Tonery, Resident

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1 INTRODUCTION

This update builds upon the foundations set by the Hamlin Planning Inventory of 1974 and updated in 1987 and 1997. The Town of Hamlin Comprehensive Master Plan is general in nature, examining issues and concerns associated with the Town's past growth and culture. It is intended to seek a balance of environmental forethought with a desire to maintain the Town's rural heritage, character and charm while providing reasonable development policies to guide the Town's land use through the initial stages of the 21st century.

1.1 Planning Basis and Process

The update of the Town of Hamlin Comprehensive Master Plan examined demographic, historical, economical, environmental, infrastructure and residential elements and relates their findings to the Town's policies and land use recommendations for the future. The features of the elements are reflected in the follow-on chapters.

1.1a Citizen Based Planning

A Comprehensive Master Plan is only effective if it accurately reflects the values and desires of the community it serves. To measure the community's vision, a survey was mailed to each household in the Town. Results of the survey were a major element in developing this plan. A copy of the Town Survey is included in Appendix A. Subsequent to the submission of the draft plan to the Hamlin Town Board in November 2005, Town Board workshops, which were publicized and open to the public, were conducted monthly from June through October 2006. A Public Hearings was conducted on December 13, 2006. In addition, the draft plan was posted on the Town's website, www.hamlinny.org, with an opportunity for public comment.

1.2 Functions

The results of the planning process is this updated Comprehensive Master Plan document, which will influence proposed, revised zoning laws, subdivision regulations, proposed development and other issues, which impact the nature and future of the Town of Hamlin. By reflecting the goals and aspirations of the community, the document provides an on-going framework in which planning considerations are introduced into the daily community decision-making process. This process guides future public decisions according to long-range community goals, objectives and plans.

In addition, the following functions are generally recognized:

1.2a Communication of Official Policy

Public involvement and consultation during the planning program and wide distribution of the Comprehensive Master Plan assures that the Town's long-term development goals and policies are available to all citizens, government officials, and civic and business organizations.

1.2b Guide for Property Interests and Private Developers

The Comprehensive Master Plan, in conjunction with the Development Regulations Guide and Local Waterfront Revitalization Program (LWRP), provides guidance for the private or commercial landowner to enable development proposals to be designed in harmony with the Town's stated policies and objectives.

1.2c An Educational Device

Town officials and residents can use the Comprehensive Master Plan to gain insight into the relationship between physical development and social and economic issues.

1.2d Policy-Making Framework

In periods of significant growth or change, Town officials must make decisions with respect to the Town's residential, commercial, agricultural, shoreline and high tech/light industrial development. The Comprehensive Master Plan provides the basis for determining whether a specific proposal is consistent with the long-term development objectives, the effects of the proposal on other elements of plan, and the guidance for making sound public decisions.

1.2e Basis for Funding

The Comprehensive Master Plan provides a basis for obtaining state and federal funds to be used for future Town growth.

1.3 Goals

The plan is derived from the goals developed by the findings. The goals are desired outcomes pertaining to the most significant land-use issues facing the Town in the next ten years. Chapter 4 defines them in more detail. The goals are hierarchal. In summary order they are:

1.3a Community Character

Hamlin should seek to retain its rural character and heritage, maintain an overall quality of life associated with a small-town atmosphere in a country environment, require high standards of appearance and maintenance for established neighborhoods, as well as future development, and encourage citizen involvement and participation in all Town activities.

1.3b Land Use

Establish a balance of land use, which protects the natural environment and existing land resources; preserves areas of natural beauty and open space; encourages the continuation of productive farming and other agricultural uses; and provides opportunities for low-density, high-quality residential development.

1.3c Environmental Protection

Hamlin should preserve its natural resources with particular emphasis placed on the Lake Ontario Shoreline and important surrounding areas and tributaries, including Sandy Creek, Yanty Creek, Cowsucker Creek, Brush Creek; its productive soil, sensitive wetlands and flood lands; and, its abundant fish and wildlife.

1.3d Parks and Open Space

Hamlin should seek to provide quality parks and recreational facilities, balancing residents' desires with open space use, which preserve and maintain the natural features and sites of natural significance.

1.3e Infrastructure

Hamlin should evaluate and replace/rehabilitate its existing public sewer operational and maintenance capabilities as deemed necessary and ensure sound environmental operation of private septic systems. The Town should strive to construct sewer districts along the Lake Ontario Shoreline and in areas of new development. Continue to explore additional water districts for areas currently not served.

1.3f Economic Development

Hamlin should sensibly manage its economic sector and identify and pursue initiatives for economic growth so as to strengthen its tax base and revitalize its economy consistent with the other goals of this plan.

1.3g Traffic and Transportation

Hamlin should have efficient and well-maintained roads, which safely serve local and through traffic.

1.3h Community Facilities

Hamlin should maintain the existing inventory of local recreation, history, education, library, emergency service, public utility and municipal government facilities and services and continuously improve and expand those facilities and services to reflect the needs and demographics of the Town.

1.4 Updating the Comprehensive Master Plan

The content of the 2007 Comprehensive Master Plan represents the best consensus thinking of the public officials and citizens in the Town of Hamlin, who contributed to the effort, at the time that the 1997 plan was revised. If the plan is to function as intended as a living document for the Town, it must be maintained through a periodic review by the Town Board or appointed committee and updated with recommendations submitted to the Town Board. The strength of this document lies in its lasting foundation and depends upon public awareness and acceptability.

1.5 Environmental Assessment

The Comprehensive Master Plan will be presented to the Town Board for consideration and adoption after public review and input. The action of adoption of a Comprehensive Master Plan by the Town is identified as a Type I Action under the State Environmental Quality Review (SEQR) regulations. Type I actions under SEQR are felt likely to have a significant effect on the environment and may require the preparation of an Environmental Impact Statement (EIS). However, the preparation of an EIS is dependent upon the Town conducting an environmental review and making a determination of significance based on its assessment of the proposed actions described in a plan document.

2 HISTORY – BACKGROUND, DEVELOPMENT, AND DEMOGRAPHICS¹

The Town of Hamlin lies in the northwest corner of Monroe County, bounded on the west by Orleans County and on the north by Lake Ontario. It is Monroe County's second-largest town with a land area of 44.4 square miles and is largely agricultural, containing no incorporated villages. As one of the "outer ring" towns relatively far from the City of Rochester, Hamlin experienced a slow rate of growth until the decades of the 1960s and 1970s when the population nearly doubled.

The terrain is level throughout most of the Town, although in the northern portion and in the vicinity of Sandy Creek, it is slightly rolling. Toward the lake, as the land descends to the water, there exists an extensive 1,200-acre recreational facility, Hamlin Beach State Park.

The soil in the Town is rich and well suited for growing fruits, vegetables and grains. In fact, much of the land bordering the lake is classified and mapped as Class 6 soil, the best possible for agricultural purposes. Farming and farm-related businesses have continued to be the major economic activities within the Town, although currently many of the Town's residents are employed at and commute to nearby metropolitan Rochester employment centers.

2.1 History, 1800-1960

In the early 1800s, much of Western New York was forest covered. Gradually, settlers, primarily from New England and Eastern New York, purchased lands, previously occupied by the Iroquois and their prehistoric predecessors, from entrepreneurial developers and began clearing the land.

In 1806, Aretas Hascall established residence in the Town, becoming Hamlin's first permanent white settler. A few other pioneers followed, but emigration to the Town was extremely slow and difficult. No major transportation routes existed, the vast swamps induced unhealthy conditions, the area was remote from even small commercial centers, and the forests were practically impregnable. As a result, Hamlin was the last of Monroe County's towns to be permanently settled and organized.

Hamlin was originally part of the Town of Northampton. In 1807 this large town was divided, and Hamlin became part of the Town of Murray the following year. Clarkson and the land to become Hamlin separated from Murray in 1819 and this arrangement remained unchanged until 1852 when the Town of Union broke away from Clarkson. In 1861, Union changed its name to Hamlin after Hannibal Hamlin, Abraham Lincoln's first Vice-President.

Eventually, areas of the Town were cleared of trees and drainage to the lake was established. Once the swampy areas were made tillable, the soil of the Town was found to be unusually fertile. This, combined with a mild climate due to the proximity of the lake, assured Hamlin's development as a prime agricultural area. The lack of transportation facilities, however, remained a serious detriment to prosperity. The opening of the Erie Canal in 1825 provided some relief, although roads to the canal

¹ Excerpted from The Town of Hamlin Local Waterfront Revitalization Plan, 2003

were few and difficult to travel. In the early 1870's grain farming continued to be a major occupation, but by this time the growing of fruit became equally important. In 1876, prompted by the success of this new industry, the Lake Ontario branch of the Rome, Watertown and Ogdensburg Railroad was extended through the Town, providing a much needed transportation route to commercial markets. Primarily after the Civil War, and with the help of the railroad, a new group of pleasure seekers came to Hamlin. Most would travel to Troutburg, a small community on the lake at the Hamlin-Orleans County line. Others were interested in the mouth of Sandy Creek. Sportsmen clubs and hotels began to spring up along the Hamlin shore of Lake Ontario.

In the summer of 1935 the Civilian Conservation Corps (CCC), a federally funded program growing out of the Great Depression, moved in a seven-year old County Park on Lake Ontario in the Town of Hamlin and began a six-year building project. They transformed Northwest Beach Park into what officially became Hamlin Beach State Park in 1938. The work camp, located just east on Moscow Road, closed in 1941 but was used briefly as a farm labor camp and subsequently as a prisoner of war camp until 1946. In 1961, the last section of the Lake Ontario State Parkway was completed. The Parkway connects the park with the City of Rochester.

2.2 Development Trends, 1960 and After

By 1960, 2,755 people lived in Hamlin. By 1970, that number jumped to 4,167, which nearly doubled during the following decade to 7,675. In 1990, Hamlin was populated by 9,203 individuals, including the largest percentage of young people under the age of 18 years of any county town. The 2000 census enumerated 9,355 residents.² In 2003 an estimated 9,338 called Hamlin their home, which reflects a slight decline in 3 years.

From 1960-1980 traditional, single-family houses predominated, slowly being challenged by other housing types. At this time Terrace Gardens and Bradford Manor apartments and a duplex subdivision were built. Concurrently, Lake Breeze Estates, Huntington Park and Apple Hollow, the Town's first large scale residential projects were completed. Lastly in the 1980's a plaza was built housing a 15,000 square foot grocery and later a doctor's and a dentist's office.

From 1985 to present, growth was seen with further expansion of the Harper Park and Hidden Creek mobile home parks and Lake Breeze Estates. Hillcrest, Campbell/ The Woods and Hidden Pines subdivisions were begun. The latest subdivision, Country Creek Estates, which borders the Hamlin Parma Town Line Road, was approved in 2005 and reflects the migration of residential construction from the east. Two dwellings were converted to subsidized housing units and two homes were built for the physically challenged through Lifetime Assistance. In recognition of the increasing need for various housing options designed specifically and exclusively for senior citizens, the Town established Senior Citizen Residential Districts in 2004.

In 1996 plans were presented for what are now Tops Super Market and Pharmacy and several smaller businesses notably The Dollar Store and a Subway. More recently the

² Mary Smith, *Remembering Hamlin: 1802-2002*, pg. 13 (Published by The Town of Hamlin, 2005)

Town has added a pizzeria restaurant, a Dollar General and two car washes. A bank has been added to the Tops store.

2.3 Rural Character and Development

Although most of Hamlin has retained its rural character, residential development is changing that rural character. A notable cause for change to the Town's rural character came with the expansion of the water districts making it easier for numerous single-lot subdivisions to develop in increasing numbers along the road frontage in the outlying areas. That trend toward narrow, low-frontage development is affecting the Town's historically rural character as well as the previously mentioned larger-scale developments.

A significant amount of land in the Town of Hamlin is located within the boundaries of the Northwestern Monroe County Agriculture District. The Agricultural District was formed by Monroe County in 1976 under a state program to protect farmland. Through several renewals, the Agricultural District now represents a total of 17,661 acres in the Town of Hamlin. This indicates that agriculture significantly influences the Town's character, even though the number of resident farmers is low.

2.4 Education and Educational Facilities

Hamlin is served by three public school districts: Brockport Central School District, Hilton Central School District and Kendall Central School District. In addition, a parochial school, associated with the Walker Bible Baptist Church, draws students from a wide area. The Walker Bible Baptist Church completed construction of a new, educational wing in 2006.

Hamlin has two public education facilities: The Hamlin Public Library, established in 2000 and fully chartered in 2005, and the North Star History Center, dedicated to the preservation and dissemination of Hamlin history.

2.5 Recreational Opportunities and Development

Recreational opportunities in the Town of Hamlin are also a valuable regional resource. Every year, Hamlin Beach State Park attracts thousands of people from the county and neighboring region. Four town parks complement the Town, including approximately 38 acres of playing fields, basketball, tennis and roller hockey courts, which are contiguous to Town Hall. In addition, the North Star History Center, adjoining fieldstone cabbage storage building, and adjacent land were designated as Hamlin Heritage Park in 2006.

The Town's recreational opportunities are enhanced by the annual stocking of thousands of trout and salmon into Sandy Creek and the shore of Hamlin Beach by the New York State Department of Environmental Conservation. Further enhancing Hamlin's recreational attractions are three marinas, a private yacht club and a two-lane, public boat launch with parking. Hamlin has been recognized as a point of interest along the Seaway Trail.

2.6 Basic Development Forces

Development forces in the Town must be identified so that the policies and objectives advanced in this document will be realistic and achievable. Development forces identified are suburbanization, natural features, agriculture, and lack of central business area and identity.

2.6a Suburbanization

Hamlin anticipates an increase in residential development as a result of the continuing trend towards suburbanization in Monroe County. Residential development is approaching from both the east through the Town of Parma and the south from the Town of Clarkson. Access between Hamlin and the urbanized portion of Monroe County was made more convenient with the completion of Route 390 north to the Lake Ontario State Parkway in 1983 and the Route 531 extension west to Washington Street in Western Ogden in 1994-95. Although the cost of fuel can become a deterrent for lengthy commutes, the desire for “country living” and the fact that some of the last undeveloped land exists in Hamlin will bring increasing development pressure to the Town.

2.6b Natural Features

Natural features are recognized as significant influences on how the Town of Hamlin will grow. Characteristics such as soil types, ground water levels, topographic features, wooded areas, wetlands, creeks and other drainage features will indicate development limitations and effect development opportunities. The 1974 Planning Inventory indicates that significant areas of Hamlin have soil types, which have severe limitations for the operation of individual sewage disposal systems. Thirty-five percent of the Town’s land area contains underground bedrock near the surface that can also seriously restrict certain types of development. The flood hazards and high erosion potential associated with the Town’s lakeshore and inland areas subject to flooding and ponding account for over 15 percent of Hamlin’s area.

The advent of alternative energy technologies and the desire to reduce the amount of fossil fuels utilized to generate electricity have combined to identify wind as a new development force. Town Planners must now address both residential and industrial wind energy generating systems and take into account their affects, either positive or negative, on our economic structure, our aesthetics and the environment. While this is a Town issue, it has National consequences as the Country transitions from fossil fuels to a variety of alternative energy technologies.

Natural features also influence development decisions by offering recreational opportunities. The beauty of the Lake Ontario shoreline and waters of Sandy Creek will continue to generate public demand for all types of recreational activities including swimming, fishing, boating, biking, hiking, camping, and bird watching.

2.6c Agriculture

Extensive areas in the Town contain soil types well suited for agriculture crops and fruit orchards. Hamlin has always been noted to have some of the best farmlands in the county. This unique resource, which contributes to the economy of the region, influences the Town's development plan's policies and recommendations.

2.6d Lack of Central Business Area and Town Identity

The lack of a definable, central business and commercial area has made it difficult to identify a "downtown" area. In addition, the division of the Town into three separate school districts, four different fire districts and six different postal addresses has made it difficult to foster a Town-wide identification.

2.7 Demographics

As of the census of 2000, there were 9,355 people, 3,255 households, and 2,532 families residing in the town. The population density was 83.2/km (215.5/mi). There were 3,503 housing units at an average density of 31.2/km (80.7/mi). The racial makeup of the town was 96.78% White, 1.09% African American, 0.35% Native American, 0.32% Asian, 0.01% Pacific Islander, 0.68% from other races, and 0.76% from two or more races. 1.60% of the population was Hispanic or Latino of any race.

There were 3,255 households out of which 43.4% had children under the age of 18 living with them, 63.7% were married couples living together, 9.6% had a female householder with no husband present, and 22.2% were non-families. 17.4% of all households were made up of individuals and 5.9% had someone living alone who was 65 years of age or older. The average household size was 2.86 and the average family size was 3.24.

In the town the population was spread out with 30.8% under the age of 18, 8.1% from 18 to 24, 31.5% from 25 to 44, 23.0% from 45 to 64, and 6.5% who were 65 years of age or older. The median age was 34 years. For every 100 females there were 98.5 males. For every 100 females age 18 and over, there were 97.0 males.

The median income for a household in the town was \$49,987, and the median income for a family was \$55,020. Males had a median income of \$39,722 versus \$24,698 for females. The per capita income for the town was \$18,978. 6.0% of the population and 4.7% of families were below the poverty line. 6.4% of those under the age of 18 and 1.7% of those 65 and older were living below the poverty line.

3. PLANNING CONCERNS AND ASSUMPTIONS

The Comprehensive Master Plan Committee in its deliberations and studies considered the input of the Hamlin Survey (see Appendix A.), the concerns identified in previous iterations of the comprehensive plan and other concerns brought before it by members of the committee, residents, consultants and others who have contributed to this plan. These planning concerns collectively have influenced the content and scope of this plan and are itemized below for perspective and future reference.

3.1 Planning Concerns

3.1a Land Use and Housing

1. Where should residential, commercial and industrial development be located?
2. What types of residential, commercial and industrial development should occur?
3. Should population density be specified in any areas of the Town?
4. How do we best protect our farmlands and open spaces to maintain our agricultural economy and our rural setting?
5. Should the Town consider the purchase of development rights for farm land?
6. What is the appropriate minimum lot size and what is the appropriate minimum road frontage to protect farmlands and minimize “bowling alley” lots?
7. What is our future vision of the Route 19 and Route 18 corridors and how do we best restructure the zoning to achieve that vision, while also accommodating the residents of that area?
8. Should any parcel, site plan, or subdivision development, which was rezoned but remains inactive for a specified time, be periodically reviewed to protect the town from subsequent, undesired development in the distant future?
9. Is partial rezoning on development projects, when the full extent of project is not fully disclosed or when the project is called out in stages or phases, an option?

3.1b Conservation

1. Are there better solutions for certain drainage conditions other than retention ponds?
2. Should provisions be made for development in areas susceptible to flooding?
3. Does wetland location influence development?
4. How do we maintain the integrity of the Local Waterfront Revitalization Program?

3.1c Housing/Residential

1. Should the minimum square footage for housing be raised in the residential medium and high zoned areas?
2. Should architectural guidelines be established for remodeling?
3. Should housing development plans include methods and plans to promote public safety?

4. How can the overwhelming support of single family housing and senior housing versus all other types be accommodated?

3.1d Recreation

1. Should more land be set aside for Town parks?
2. Can recreation services be expanded to include older youth (13-18 years old)?
3. Can indoor facilities be expanded and/or improved for colder months?
4. Can our parks and shoreline be better developed or modified to accommodate hiking and biking trails?
5. Should the Town seek more recreational area along Sandy Creek?
6. Can the Town better benefit from its proximity to Hamlin Beach State Park?

3.1e Transportation

1. How will further residential development effect traffic patterns?
2. Given the commercial zoning districts already outlined on the Town of Hamlin zoning map, how would a large scale development effect traffic patterns?
3. How will the proposed Route 531 extension affect the Town?
4. Should the Town allow additional private roads?

3.1f Community Facilities and Services

1. Should a Community Center be constructed?
2. What facilities should be incorporated into a Community Center?
3. Should the Library facility stay separate or be combined with a future Community Center?
4. Should extensions be added to existing water lines to accommodate new developments and where existing homes do not have service?
5. Should the Town be advocating the need for an Elementary School?

3.2 Planning Assumptions

In order to enact plans and policies for the future, certain basic projections must be made with existing data. These projections act as a foundation on which plan recommendations are based. The following have been projected in the formulation of the 2006 Comprehensive Plan:

3.2a Population

Town population is starting to level off, according to latest census data with current population at 9,338 residents with a modest 2% growth forecasted for the next decade.

3.2b Agriculture

The Town will retain its rural character with over 17,600 acres in the Monroe County Agriculture District.

3.2c Service Centers/Shopping

Major service centers for the Town will continue to be Brockport and Hilton. However, with Route 531 now a major artery, all Westside suburbs including Greece, Gates and Chili as well as the city of Rochester are conveniently available.

3.2d Recreation

Public recreation demands, particularly indoor facilities for seasonal use, will continue to increase in the next decade.

3.2e Aging Population

Seniors are a growing percentage of the Town's population with needs for housing, activities and transportation.

3.2f Public Safety

There will be a need for increased public safety and coordinated emergency planning and response.

3.2g Public Services

Public services will increase in demand and cost.

4. COMPREHENSIVE PLAN GOALS AND POLICIES

Chapter 1, paragraph 1.3 listed and described the eight Comprehensive Master Plan Goals. These goals, derived through the planning process and developed by the findings, were designed to represent a consensus view of the most significant issues involved in the land use within the Town of Hamlin in the next ten years. This chapter details those goals and lists the policies necessary for achieving them.

4.1 Community Character

Goal: Hamlin should seek to retain its rural character and heritage, maintain an overall quality of life associated with a small-town atmosphere in a country environment, require high standards of appearance and maintenance for established neighborhoods, as well as future development, and encourage citizen involvement and participation in all Town activities.

Policies:

4.1a Maintain and enhance the Town's rural character and agricultural heritage.

4.1a(1) Preserve farming and encourage agricultural development in the Town of Hamlin.

4.1a(2) Encourage citizen understanding of the economics of agriculture production.

4.1a(3) Continue to work with appropriate State and County boards and agencies to support agriculture and to sustain the agricultural district formed within the Town.

4.1a(4) Strengthen local historic preservation efforts, which would allow greater community preservation activities to honor and reflect the Town's agricultural heritage.

4.1a(5) Establish a historical district.

4.1b Maintain a program to preserve established residential areas and eliminate deterioration.

4.1b(1) Provide the Town's code enforcement officer and support boards with the means to ensure desired standards of property appearance and maintenance.

4.1b(2) Establish, update and/or revise existing codes and regulations to ensure the appropriate officials have powers of review and authority over new developments to assure the quality and compatibility of new construction.

4.1b(3) Create, revise and/or reinforce property maintenance laws to facilitate understanding, compliance and enforcement.

4.1c Promote a sense of community identity and responsibility.

4.1c(1) Encourage citizen involvement in planning for the Town's future development and growth.

4.1c(2) Encourage citizen participation in the formulation of Town policies and programs to increase the chance that these policies will be both acceptable and effective.

4.1c(3) Support variety and choice to allow for the opportunities and richness that make community life both interesting and fulfilling.

4.1c(4) Encourage maximum opportunities in the Town for social and cultural interaction.

4.2 Land Use

Goal: Establish a balance of land use, which protects the natural environment and existing land resources; preserves areas of natural beauty and open space; encourages the continuation of productive farming and other agricultural uses; and provides opportunities for low-density, high-quality residential development.

Policies

4.2a Require a pattern of land use and development which will not be wasteful of land resources, preserves areas of natural beauty and promotes a high degree of environmental sensitivity.

4.2a (1) Discourage a sprawling pattern of development, which does not make an efficient use of land.

4.2a(2) Incorporate and support conservation practices which serve to protect significant, scenic and natural features, especially those having potential value for current and future recreational purposes.

4.2a(3) Identify and protect open spaces. Maintain the Open Space Index to accurately reflect the inventory of open spaces within the Town.

4.2a(4) Provide attractive open space within future residential and commercial development.

4.2b Protect viable farmland and encourage its continuation in productive farming operations and activities.

4.2b(1) Restrict residential development to very-low density in areas designated for agriculture to minimize change to or disruption of the activities normally carried out for agricultural production.

4.2b(2) Establish appropriate minimum lot sizes within the agriculture district, which would discourage future development and facilitate farming activities.

4.2b(3) Using Federal, State and/or County assistance, consider the purchase of development rights for farm land should the opportunity arise.

4.2b(4) Designate a member of the Conservation Board as "Agriculture Liaison" to represent the land-use concerns and opinions of the local agricultural community.

4.2c Support relatively low-density residential development to protect open spaces, natural resources and farming operations and to minimize the expense for increased public services and infrastructure investment.

4.2c(1) Focus residential development around established utilities such as water and sewer lines.

4.2c(2) Enable Floating One-acre Zoning Districts on a non-compounding basis to permit one-acre minimum lot sizes in two- or five-acre districts, which are adjacent to existing water and sewer lines/quadrant.

4.2c(3) Encourage cluster zoning to minimize sprawl and preserve green space.

4.2c(4) Consider Incentive Zoning as a means to advance the Town's physical, cultural and social goals by allowing land developers to provide specific amenities and benefits in exchange for zoning incentives, which would preserve or enhance designated resources or provide other public benefits.

4.2c(5) Develop and maintain a balanced open space, park, and recreation system based on local human needs and natural features which preserve as many sites of natural significance as possible.

4.2c(6) Plan all types of dwelling units to provide usable outdoor living space, and relate buildings to one another, to streets, topography and climatic factors to create interesting, useful, and harmonious green spaces.

4.2d Promote high-quality residential development.

4.2d(1) Assure that predominantly residential areas are free from incompatible and inharmonious uses.

4.2d(2) Maintain quality residential areas through the establishment and involvement of neighborhood groups.

4.2d(3) Give special attention to street design when it is necessary to route traffic through neighborhoods so as to avoid nuisances to established residences.

4.2d(4) Raise the minimum square footage (living space) for single family residential, excluding senior housing.

4.2d(5) Prohibit the addition of new mobile home parks.

4.2d(6) Establish an Architectural Review Policy for reviewing all development.

4.2d(7) Encourage senior and assisted living communities and opportunities.

4.2d(8) Enhance quality living environments and opportunities through the use of good site planning principles.

4.2d(9) Promote parks and other activity centers as neighborhood focal points to facilitate social activities within the neighborhood.

4.2d(10) Buffer residential areas from business and industrial areas with appropriate landscaping enhancements.

4.2d(11) Encourage pedestrian walkways and other non-motorized modes of movement which facilitate neighborhood interaction and have the potential for linking nearby residential areas, commercial uses, or public facilities.

4.3 Environmental Protection

Goal: Hamlin should preserve its natural resources with particular emphasis placed on the Lake Ontario Shoreline and important surrounding areas and tributaries, including Sandy Creek, Yanty Creek, Cowsucker Creek, Brush Creek;

its productive soil, sensitive wetlands and flood lands; and, its abundant fish and wildlife.

Policies:

4.3a All planning and development decisions and actions will be consistent with the policies and purposes of the Town of Hamlin Local Waterfront Revitalization Program (LWRP).

- 4.3a(1) Promote the LWRP and educate the public regarding its policies.
- 4.3a(2) Ensure the LWRP is referred to for all actions occurring within the LWRP boundaries.
- 4.3a(3) Enforce the policies of the LWRP.
- 4.3a(4) Maintain and update the LWRP as appropriate to ensure its policies remain viable and pertinent.

4.3b Comply with the State Environmental Quality Review Act (SEQRA) and General State Pollutant Discharge Elimination (SPDES) Permit requirements.

4.3c Maintain an active role with State, Federal and International agencies in their plans and efforts to regulate seasonal lake levels to prevent excessive shoreline erosion.

4.3d Protect wetland areas and the established Conservation Corridor and Conservation Overlay District by requiring appropriate permits before any disturbances are approved.

4.3e Minimize flood hazards to residents and their property.

- 4.3e(1) Develop a program to maintain and improve drainage channels.
- 4.3e(2) Administer and enforce minimum requirements of the National Flood Insurance Program, enabling flood insurance to continue for property owners in the Town.
- 4.3e(3) Request the Federal Emergency Management Agency to conduct a study of developing areas of the community and to establish areas of special flood hazard in advance of development.
- 4.3e(4) Comply with Federal Phase II Stormwater Regulations.

4.3f Identify, prioritize and remediate drainage problem areas within the Town.

- 4.3f(1) Require new development to provide a drainage system that is equal to or better than exists at the time of development and that will not burden neighboring areas with an excess burden of drainage. Drainage system must be compatible with existing system.
- 4.3f(2) Obtain drainage easements along natural watercourses.
- 4.3f(3) Replace undersize drainage structures and construct new facilities when needed.
- 4.3f(4) Consider the establishment of a Town-wide drainage district to ensure funds necessary for the maintenance of off-road drainage.

4.3f(5) Encourage and support the Conservation Board in efforts to gain new knowledge and advanced drainage techniques from any level of government or agency.

4.4 Parks and Open Space

Goal: Hamlin should seek to provide quality parks and recreational facilities, balancing residents' desires with open space use, which preserve and maintain the natural features and sites of natural significance.

Policies:

4.4a Provide a fully balanced program of recreational activities with readily accessible, well-maintained and safe parks and recreational facilities for persons of all ages, income levels, and backgrounds.

4.4a(1) Provide parks for a variety of uses, including natural areas free of organized recreation and areas suitable for use by the entire family.

4.4a(2) Re-evaluate the recreational needs and requirements of a changing population to keep programs and facilities responsive and appropriate to the needs of users.

4.4a(3) Ensure a regular program of citizen participation and public information in the acquisition, planning and development of parks.

4.4b Encourage the development of appropriate activities along the Lake Ontario shoreline and contributory waterways, particularly Sandy Creek.

4.4b(1) Encourage the development of hiking trails, nature areas, bike paths and passive recreational activities along the lakeshore and in the right-of-way of the Lake Ontario State Parkway.

4.4b(2) Coordinate complementary bike and walking trails with neighboring Towns.

4.4b(3) Support efforts to obtain and conserve appropriate areas of the shoreline and waterways for public recreation.

4.4b(4) Support the policies of the Local Waterfront Revitalization Program.

4.4b(5) Coordinate with New York State Parks and with elected State officials to institute facility improvements at Hamlin Beach State Park.

4.4c Provide an adequate program for maintenance, security and update of current parks.

4.4c(1) Give parks and recreation budgets an appropriate level of priority.

4.4c(2) Ensure adequate security is provided to protect and preserve the Town's parks and other recreational assets.

4.4c(3) Update playground equipment with safer, modern, high-tech plastic/metal composite, lower maintenance equipment.

4.4c(4) Pursue grants and consider other alternative funding sources for the addition of restroom facilities and picnic pavilions to current parks.

4.5 Infrastructure

Goal: Hamlin should evaluate and replace/rehabilitate its existing public sewer operational and maintenance capabilities as deemed necessary and ensure sound environmental operation of private septic systems. The Town should strive to construct sewer districts along the Lake Ontario Shoreline and in areas of new development. Continue to explore additional water districts for areas currently not served.

Policies:

4.5a Establish a sewer maintenance program which supports the environmental goals of the Comprehensive Master Plan and the Local Waterfront Revitalization Program.

4.5a(1) Provide sufficient worker training and proper equipment to ensure adequate and timely maintenance of the public sewer system.

4.5a(2) Ensure a sufficient maintenance tax is assessed on properties within the sewer district to adequately support necessary training and equipment.

4.5a(3) Coordinate inspection and evaluation programs with the Monroe County Department of Health to accomplish regular inspections of private sanitary systems.

4.5a(4) Consider high-tech solutions for replacement of sanitary systems in particularly vulnerable environmental and ecological areas such as along the Lake Ontario shoreline.

4.5b Support the staged extension of sanitary sewer districts along the Lake Ontario State Parkway/Shoreline area and into areas of new growth, where existing development is at a sufficient density to support the service at a reasonable cost.

4.5b(1) Liaise with neighboring municipalities to coordinate extension of the Northwest Quadrant Sewage Facility along the Lake Ontario State Parkway.

4.5b(2) Seek funding to offset the cost of sewer improvements through the Clean Water/Clean Air Bond Act and other possible grants.

4.5b(3) Support the establishment of special sewer districts within the vulnerable shoreline corridor.

4.5c Pursue the improvement of current water districts and the establishment of new water districts to continually increase the availability of public water for all residents who desire it.

4.5c(1) Coordinate with Monroe County Water Authority to install improvements to current districts, e.g., looping, which would improve the reliability of water distribution in the current district and, which might expand the district to accommodate more customers.

4.6 Economic Development

Goal: Hamlin should sensibly manage its economic sector and identify and pursue initiatives for economic growth so as to strengthen its tax base and revitalize its economy consistent with the other goals of this plan.

Policies:

4.6a Promote a business community that conveniently provides the basic needs of the residents while maintaining our agricultural, small-town appeal.

4.6a(1) Pursue the establishment of a farmers' market, which would be convenient to serve residents and the campers and visitors to Hamlin Beach State Park.

4.6a(2) Encourage the grouping of commercial uses within a central, compact area complemented by existing commercial establishments and supported by surrounding residential areas.

4.6a(3) Encourage the use of existing vacant land or buildings within the current commercial areas before extending or expanding commercial districts.

4.6a(4) Enhance existing commercial areas through building renovation and appropriate redesign of buildings and lots to ensure compatibility, ease accessibility and minimize traffic hazards.

4.6a(5) Require bordering within commercial areas, which is consistent with our rural atmosphere and which includes buffers between shops and between shopping areas and residential areas.

4.6a(6) Closely control signage to maintain an attractive, uncluttered appearance.

4.6a(7) Support the establishment of a local retail business owners' organization to provide a sounding board and forum for relevant business-oriented issues and concerns.

4.6a(8) Establish specific guidelines for the development, regulation and operation of large-scale, commercial enterprises.

4.6b Review alternative energy generation programs which could enhance economic and agricultural opportunities and best benefit the Town.

4.6b(1) Plan for the possible construction of industrial, wind energy generating systems.

4.6b(2) Investigate the opportunity for construction of ethanol or other alternative energy plants.

4.6b(3) Encourage agricultural production which would support ethanol or other alternative energy plants.

4.6c Encourage small-scale tourism or retail services, which promote the Town's rural/agricultural character and waterfront accessibility, which might be operated part-time from the home and which conform to the goals of the Local Waterfront Revitalization Plan.

4.6c(1) Promote rural/agricultural related services, including farmers' markets, farm vegetable and fruit stands, and wineries.

4.6c(2) Support tourism-related services such as fishing, boating, hunting, trapping, bed and breakfasts, spas, restaurants with outdoor decks, marinas, gift shops, boutiques and similar uses.

4.7 Traffic and Transportation

Goal: Hamlin should have efficient and well-maintained roads, which safely serve local and through traffic.

Policies:

4.7a Work with other agencies to provide a safe, efficient transportation system with maximum economy.

4.7a(1) Coordinate the Town traffic circulation systems with similar systems planned for the region.

4.7a(2) With an emphasis on safety, work closely with the State and County Departments of Transportation to coordinate the maintenance and improvement of the State and County roads, which essentially form the main arteries through the Town.

4.7a(3) Encourage alternative modes to auto transportation in areas which exhibit a reasonable demand.

4.7a(4) Support county and regional transit efforts aimed at creating an efficient metropolitan system.

4.7a(5) Encourage street lighting and traffic control devices on an as-needed basis with particular emphasis on safety.

4.7b The Town's transportation system should support and further the overall development pattern shown in the land use plan.

4.7b(1) Recognize the varied needs of all the citizens' age groups and the facilities they require such as highways, mass transit, bicycle paths, and walking trails.

4.7b(2) Encourage developers to provide pedestrian and bicycle access to and within service and recreation facilities, and other activity centers in new developments wherever appropriate.

4.7b(3) Encourage trees and other landscaping methods along streets in such a manner as not to create a safety hazard.

4.7c Review and revise development regulations as necessary to ensure developers conform to State, County, Town road design standards.

4.7c(1) Encourage two accesses into all developments.

4.7c(2) Eliminate dead-end streets and hammer-head lots.

4.7c(3) Ensure cul-de-sacs are designed to accommodate snow-removal and emergency equipment.

4.7d Conduct studies to minimize on-street parking problems in high-density, residential areas.

4.7e Ensure that current and proposed transportation facilities adhere to the State Environmental Quality Review(SEQR) regulations.

4.8 Community Facilities

Goal: Hamlin should maintain the existing inventory of local recreation, history, education, library, emergency service, public utility and municipal government facilities and services and continuously improve and expand those facilities and services to reflect the needs and demographics of the Town.

Policies:

4.8a Provide public services and facilities to meet and anticipate the needs of the public.

4.8a(1) Develop a program to determine and anticipate desires of the Town's residents.

4.8a(2) Conduct annual reviews of the existing services and facilities to assess condition, efficiency and effectiveness.

4.8a(3) Encourage the use of private initiative and enterprise to help meet the public needs in these areas.

4.8b Plan for the construction of a multi-use community center to serve Town residents of all ages.

4.8b(1) Identify and obtain first rights of refusal on appropriate location.

4.8b(2) Coordinate requirements of all stakeholders including residents, seniors, library, youth groups, non-profit organizations, and recreation.

4.8b(3) Develop concept and present to the community for acceptance.

4.8b(4) Pursue means of funding including bonds and grants.

4.8c Develop a long-range strategy for the restoration, maintenance and operation of Hamlin Heritage Park.

4.8c(1) Define the purpose and planned use of the North Star History Center, the fieldstone agriculture building and the adjoining land.

4.8c(2) Establish a restoration plan and pursue grants and other non-appropriated means to finance same.

4.8c(3) Develop a long-range maintenance plan for all facilities, grounds and materials.

4.8c(4) Ensure the protection and preservation of all historical documents, artifacts and other materials contained within the facilities.

4.8c(5) Consider the need to establish a part-time facility and grounds maintenance person.

4.8d Support effective and efficient educational institutions and provide for continuing and expanded educational needs.

4.8d(1) Support the planning and building of an educational system which will provide equal educational instruction, facilities, and opportunities to all.

4.8d(2) Urge the school districts serving the Town to provide for growth and expansion by building a new elementary school in Hamlin.

4.8e Promote and support the Hamlin Public Library, the facility, services provided and the supporting groups.

4.8f Encourage and support the volunteer fire departments to assure the optimal level of protection in the most efficient manner.

4.8f(1) Encourage greater involvement between town boards and the fire protection services.

4.8f(2) Encourage and support any programs within the community for fire safety, prevention and awareness.

4.8f(3) Support a metropolitan approach to fire department educational programs and personnel training.

4.8f(4) Encourage a class 6/9 public fire protection rating, quality of service Town wide.

4.8f(5) Maintain accurate fire district maps and fire protection information.

4.8f(6) Enforce requirements of the State's Uniform Fire Prevention and Building Code.

4.8f(7) Encourage an active policy of inspections by the State Insurance Services Offices (ISO) to achieve the highest level of fire class ratings possible within each fire district.

4.8f(8) Encourage the fire districts in the Town to share, training, information, programs, resources and personnel skill levels to make any aspect of fire protection for the Town cost effective and consistently quality.

4.8g Support a volunteer ambulance service that assures responsiveness and efficient levels of first aid care and transport service throughout the Town.

4.8g(1) Support ambulance corps membership drives to assure enough trained personnel to meet increasing needs.

4.8g(2) Support ambulance corps fund drives to assist in meeting financial obligations.

4.8g(3) Support first aid and CPR classes to be offered through the ambulance corps.

4.8h Assure an adequate level of police service throughout the community.

4.8h(1) Demand high standards of performance and sound relations between police and the community.

4.8h(2) Promote and maintain a high level of communications between the Town and the Law Enforcement agencies serving the area.

4.8i Encourage the expansion of cable service to all locations within the Town.

4.8j Maintain facilities for municipal government offices that are sufficiently financed, properly sited and adequately designed for the present use and future expansion.

- 4.8j(1) Make all facilities easily accessible for all to promote citizen use.
- 4.8j(2) Acquire additional municipal properties or expand existing buildings as needed for the Town's citizens.
- 4.8j(3) Encourage cooperation in the use of municipal facilities and services of other governmental jurisdictions.

5. PLAN IMPLEMENTATION

The Comprehensive Master Plan is intended to guide land use decisions in the Town of Hamlin. By itself, the Plan does not change zoning or assure implementation of the land use plan. A necessary first step in putting the Comprehensive Master Plan to work is for the Town Board to adopt or implement the Plan's goals and policies for the future growth and improvement of the Town. There are numerous policies contained within the goals and policies and several strategies can be used to adopt or implement them. This chapter discusses the methodology for adopting and implementing the Town of Hamlin Comprehensive Plan. The first section describes the process required for the Town to adopt the Plan. The second section contains an Implementation Matrix that portrays each recommended policy included in the Plan, along with its suggested time frame and agency responsible for carrying it out.

5.1 Adopting, Reviewing and Amending the Comprehensive Master Plan

5.1a Regulations regarding the adoption of a comprehensive plan are found in Town Law Section 272-a. Specific steps to be followed for adoption are:

- Referral of the draft Comprehensive Plan to the Monroe County Department of Planning per General Municipal Law Section 239-l.
- One or more public hearings held by the Town Board.
- Adoption of the plan by resolution of the Town Board.

5.1b Town Law Section 272-a-10 provides for periodic review of the comprehensive plan, as follows:

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

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

5.1c For amending the Comprehensive Master Plan, the procedures are the same as those required for initial adoption of the Plan.

5.2 Implementation Matrix

This section presents in outline form the recommended policies identified in the Comprehensive Master Plan, Chapter 4. Each policy has been assigned a time frame to signify when it should be addressed: S = short term (1-3 years), I = intermediate (3-5 years), L = long term (5-10 years), O = on going. The Board, department, or agency primarily responsible for carrying out the policy is also identified.

Action	Time Frame	Responsibility
4.1 COMMUNITY CHARACTER		
4.1a Maintain and enhance the Town's rural character and agricultural heritage.	O	Town Board
4.1a(1) Preserve farming and encourage agricultural development in the Town of Hamlin.	O	Town Board
4.1a(2) Encourage citizen understanding of the economics of agriculture production.	O	Town Board Monroe County- Cornell Cooperative Extension
4.1a(3) Continue to work with appropriate State and County boards and agencies to support agriculture and to sustain the agricultural district formed within the Town.	O	Town Board Monroe County- Cornell Cooperative Extension
4.1a(4) Strengthen local historic preservation efforts, which would allow greater community preservation activities to honor and reflect the Town's agricultural heritage.	O	Town Board Town Historian
4.1a(5) Establish a historical district.	O	Town Board Town Historian
4.1b Maintain a program to preserve established residential areas and eliminate deterioration.	O	Town Board
4.1b(1) Provide the Town's code enforcement officer and support boards with the means to ensure desired standards of property appearance and maintenance.	S	Town Board
4.1b(2) Establish, update and/or revise existing codes and regulations to ensure the appropriate officials have powers of review and authority over new developments to assure the quality and compatibility of new construction.	S	Town Board
4.1b(3) Create, revise and/or reinforce property maintenance laws to facilitate understanding, compliance and enforcement.	S	Town Board
4.1c Promote a sense of community identity and responsibility.	O	Town Board
4.1c(1) Encourage citizen involvement in planning for the Town's future development and growth.	O	Town Board
4.1c(2) Encourage citizen participation in the formulation of Town policies and programs to increase the chance that these policies will be both acceptable and effective.	O	Town Board

Action	Time Frame	Responsibility
4.1c(3) Support variety and choice to allow for the opportunities and richness that make community life both interesting and fulfilling.	O	Town Board Recreation Commission Historian Library
4.1c(4) Encourage maximum opportunities in the Town for social and cultural interaction.	O	Town Board Recreation Commission Historian Library
4.2 LAND USE		
4.2a Require a pattern of land use and development which will not be wasteful of land resources, preserves areas of natural beauty and promotes a high degree of environmental sensitivity.	O	Town Board
4.2a(1) Discourage a sprawling pattern of development, which does not make an efficient use of land.	O	Town Board Planning Board Zoning Board of Appeals
4.2a(2) Incorporate and support conservation practices which serve to protect significant, scenic and natural features, especially those having potential value for current and future recreational purposes.	O	Town Board Planning Board Zoning Board of Appeals Conservation Board
4.2a(3) Identify and protect open spaces. Maintain the Open Space Index to accurately reflect the inventory of open spaces within the Town.	O	Town Board Conservation Board
4.2a(4) Provide attractive open space within future residential and commercial development.	O	Town Board Planning Board
4.2b Protect viable farmland and encourage its continuation in productive farming operations and activities.	O	Town Board
4.2b(1) Restrict residential development to very-low density in areas designated for agriculture to minimize change to or disruption of the activities normally carried out for agricultural production.	O	Town Board Planning Board Zoning Board of Appeals
4.2b(2) Establish appropriate minimum lot sizes within the agriculture district, which would discourage future development and facilitate farming activities.	S	Town Board
4.2b(3) Using Federal, State and/or County assistance, consider the purchase of development rights for farm land should the opportunity arise.	I	Town Board
4.2b(4) Designate a member of the Conservation Board as "Agriculture Liaison" to represent the land-use concerns and opinions of the local agricultural community.	S	Town Board Conservation Board
4.2c Support relatively low-density residential development to protect open spaces, natural resources and farming operations and to minimize the expense for increased public services and infrastructure investment.	O	Town Board

Action	Time Frame	Responsibility
4.2c(1) Focus residential development around established utilities such as water and sewer lines.	S	Town Board Planning Board
4.2c(2) Enable Floating One-acre Zoning Districts on a non-compounding basis to permit one-acre minimum lot sizes in two- or five-acre districts, which are adjacent to existing water and sewer lines/quadrant.	S	Town Board
4.2c(3) Encourage cluster zoning to minimize sprawl and preserve green space.	O	Town Board Planning Board
4.2c(4) Consider Incentive zoning as a means to advance the Town's physical, cultural and social goals by allowing land developers to provide specific amenities and benefits in exchange for zoning incentives, which would preserve or enhance designated resources or provide other public benefits.	O	Town Board Planning Board Zoning Board of Appeals
4.2c(5) Develop and maintain a balanced open space, park, and recreation system based on local human needs and natural features which preserve as many sites of natural significance as possible.		Town Board Planning Board Highway Superintendent Recreation Commission
4.2c(6) Plan all types of dwelling units to provide usable outdoor living space, and relate buildings to one another, to streets, topography and climatic factors to create interesting, useful, and harmonious green spaces.	O	Town Board Planning Board
4.2d Promote high-quality residential development.	O	Town Board
4.2d(1) Assure that predominantly residential areas are free from incompatible and inharmonious uses.	O	Town Board Planning Board Zoning Board of Appeals
4.2d(2) Maintain quality residential areas through the establishment and involvement of neighborhood groups.	L	Town Board Planning Board
4.2d(3) Give special attention to street design when it is necessary to route traffic through neighborhoods so as to avoid nuisances to established residences.	O	Town Board Planning Board Highway Superintendent
4.2d(4) Raise the minimum square footage (living space) for single family residential, excluding senior housing.	S	Town Board
4.2d(5) Prohibit the addition of new mobile home parks.	S	Town Board
4.2d(6) Establish an Architectural Review Policy for reviewing all development.	S	Town Board
4.2d(7) Encourage senior and assisted living communities and opportunities.	O	Town Board
4.2d(8) Enhance quality living environments and opportunities through the use of good site planning principles.	O	Town Board Planning Board
4.2d(9) Promote parks and other activity centers as neighborhood focal points to facilitate social activities within the neighborhood.	O	Town Board Recreation Commission
4.2d(10) Buffer residential areas from business and industrial areas with appropriate landscaping enhancements.	O	Town Board Planning Board

Action	Time Frame	Responsibility
4.2d(11) Encourage pedestrian walkways and other non-motorized modes of movement which facilitate neighborhood interaction and have the potential for linking nearby residential areas, commercial uses, or public facilities.	O	Town Board Planning Board
4.3 ENVIRONMENTAL PROTECTION		
4.3a All planning and development decisions and actions will be consistent with the policies and purposes of the Town of Hamlin Local Waterfront Revitalization Program (LWRP).	O	Town Board
4.3a(1) Promote the LWRP and educate the public regarding its policies.	O	Town Board Conservation Board
4.3a(2) Ensure the LWRP is referred to for all actions occurring within the LWRP boundaries.	O	Town Board Bldg. Inspector/Code Enforcement Officer Planning Board Conservation Board Zoning Board of Appeals
4.3a(3) Enforce the policies of the LWRP.	O	Town Board Bldg. Inspector/Code Enforcement Officer Planning Board Conservation Board Zoning Board of Appeals
4.3a(4) Maintain and update the LWRP as appropriate to ensure its policies remain viable and pertinent.	O	Town Board Conservation Board
4.3b Comply with the State Environmental Quality Review Act (SEQRA) and General State Pollutant Discharge Elimination (SPDES) Permit requirements.	O	Town Board Highway Superintendent Bldg. Inspector/Code Enforcement Officer Planning Board Conservation Board Zoning Board of Appeals

Action	Time Frame	Responsibility
4.3c Maintain an active role with State, Federal and International agencies in their plans and efforts to regulate seasonal lake levels to prevent excessive shoreline erosion.	O	Town Board Conservation Board
4.3d Protect wetland areas and the established Conservation Corridor and Conservation Overlay District by requiring appropriate permits before any disturbances are approved.	O	Town Board Highway Superintendent Bldg. Inspector/Code Enforcement Officer Planning Board Conservation Board Zoning Board of Appeals
4.3e Minimize flood hazards to residents and their property.	O	Town Board
4.3e(1) Develop a program to maintain and improve drainage channels.	I	Town Board Highway Superintendent
4.3e(2) Administer and enforce minimum requirements of the National Flood Insurance Program, enabling flood insurance to continue for property owners in the Town.	O	Town Board Planning Board Conservation Board
4.3e(3) Request the Federal Emergency Management Agency to conduct a study of developing areas of the community and to establish areas of special flood hazard in advance of development.	S	Town Board
4.3e(4) Comply with Federal Phase II Stormwater Regulations.	O	Town Board Highway Superintendent Planning Board
4.3f Identify, prioritize and remediate drainage problem areas within the Town.	O	Town Board
4.3f(1) Require new development to provide a drainage system that is equal to or better than exists at the time of development and that will not burden neighboring areas with an excess burden of drainage. Drainage system must be compatible with existing system.	O	Town Board Planning Board
4.3f(2) Obtain drainage easements along natural watercourses.	L	Town Board
4.3f(3) Replace undersize drainage structures and construct new facilities when needed.	I	Town Board Highway Superintendent
4.3f(4) Consider the establishment of a Town-wide drainage district to ensure funds necessary for the maintenance of off-road drainage.	I	Town Board Highway Superintendent

Action	Time Frame	Responsibility
4.3f(5) Encourage and support the Conservation Board in efforts to gain new knowledge and advanced drainage techniques from any level of government or agency.	S	Town Board
4.4 PARKS AND OPEN SPACE		
4.4a Provide a fully balanced program of recreational activities with readily accessible, well-maintained and safe parks and recreational facilities for persons of all ages, income levels, and backgrounds.	O	Town Board
4.4a(1) Provide parks for a variety of uses, including natural areas free of organized recreation and areas suitable for use by the entire family.	O	Town Board Recreation Commission
4.4a(2) Re-evaluate the recreational needs and requirements of a changing population to keep programs and facilities responsive and appropriate to the needs of users.	O	Town Board Recreation Commission
4.4a(3) Ensure a regular program of citizen participation and public information in the acquisition, planning and development of parks.	O	Town Board Recreation Commission
4.4b Encourage the development of appropriate activities along the Lake Ontario shoreline and contributory waterways, particularly Sandy Creek.	O	Town Board
4.4b(1) Encourage the development of hiking trails, nature areas, bike paths and passive recreational activities along the lakeshore and in the right-of-way of the Lake Ontario State Parkway.	I	Town Board Recreation Commission Highway Superintendent NYS Dept. of Transportation NYS Parks and Recreation
4.4b(2) Coordinate complementary bike and walking trails with neighboring Towns.	L	Town Board Recreation Commission Highway Superintendent
4.4b(3) Support efforts to obtain and conserve appropriate areas of the shoreline and waterways for public recreation.	L	Town Board Recreation Commission NYS Parks and Recreation
4.4b(4) Support the policies of the Local Waterfront Revitalization Program.	O	Town Board Planning Board Zoning Board of Appeals Conservation Board
4.4b(5) Coordinate with New York State Parks and with elected State officials to institute facility improvements at Hamlin Beach State Park.	O	Town Board
4.4c Provide an adequate program for maintenance, security and update of current parks.	O	Town Board

Action	Time Frame	Responsibility
4.4c(1) Give parks and recreation budgets an appropriate level of priority.	O	Town Board
4.4c(2) Ensure adequate security is provided to protect and preserve the Town's parks and other recreational assets.	O	Town Board Highway Supt. Recreation Commission
4.4c(3) Update playground equipment with safer, modern, high-tech plastic/metal composite, lower maintenance equipment.	S	Town Board Highway Supt. Recreation Commission
4.4c(4) Pursue grants and consider other alternative funding sources for the addition of restroom facilities and picnic pavilions to current parks.	O	Town Board Highway Superintendent Recreation Commission
4.5 INFRASTRUCTURE		
4.5a Establish a sewer maintenance program which supports the environmental goals of the Comprehensive Master Plan and the Local Waterfront Revitalization Program.	O	Town Board
4.5a(1) Provide sufficient worker training and proper equipment to ensure adequate and timely maintenance of the public sewer system.	O	Town Board Highway Superintendent
4.5a(2) Ensure a sufficient maintenance tax is assessed on properties within the sewer district to adequately support necessary training and equipment.	O	Town Board
4.5a(3) Coordinate inspection and evaluation programs with the Monroe County Department of Health to accomplish regular inspections of private sanitary systems.	O	Town Board Building Inspector/Code Enforcement Officer Conservation Board
4.5a(4) Consider high-tech solutions for replacement of sanitary systems in particularly vulnerable environmental and ecological areas such as along the Lake Ontario shoreline.	I	Town Board Building Inspector/Code Enforcement Officer Conservation Board
4.5b Support the staged extension of sanitary sewer districts along the Lake Ontario State Parkway/Shoreline area and into areas of new growth, where existing development is at a sufficient density to support the service at a reasonable cost.	O	Town Board
4.5b(1) Liaise with neighboring municipalities to coordinate extension of the Northwest Quadrant Sewage Facility along the Lake Ontario State Parkway.	S	Town Board Highway Superintendent
4.5b(2) Seek funding to offset the cost of sewer improvements through the Clean Water/Clean Air Bond Act and other possible grants.	S	Town Board Highway Superintendent

Action	Time Frame	Responsibility
4.5b(3) Support the establishment of special sewer districts within the vulnerable shoreline corridor.	I	Town Board Highway Superintendent Conservation Board
4.5c Pursue the improvement of current water districts and the establishment of new water districts to continually increase the availability of public water for all residents who desire it.	O	Town Board
4.5c(1) Coordinate with Monroe County Water Authority to install improvements to current districts, e.g., looping, which would improve the reliability of water distribution in the current district and, which might expand the district to accommodate more customers.	O	Town Board
4.6 ECONOMIC DEVELOPMENT		
4.6a Promote a business community that conveniently provides the basic needs of the residents while maintaining our agricultural, small-town appeal.	O	Town Board
4.6a(1) Pursue the establishment of a farmers' market, which would be convenient to serve residents and the campers and visitors to Hamlin Beach State Park.	S	Town Board
4.6a(2) Encourage the grouping of commercial uses within a central, compact area complemented by existing commercial establishments and supported by surrounding residential areas.	O	Town Board Planning Board
4.6a(3) Encourage the use of existing vacant land or buildings within the current commercial areas before extending or expanding commercial districts.	O	Town Board Planning Board
4.6a(4) Enhance existing commercial areas through building renovation and appropriate redesign of buildings and lots to ensure compatibility, ease accessibility and minimize traffic hazards.	L	Town Board Planning Board
4.6a(5) Require bordering within commercial areas, which is consistent with our rural atmosphere and which includes buffers between shops and between shopping areas and residential areas.	O	Town Board Planning Board
4.6a(6) Closely control signage to maintain an attractive, uncluttered appearance.	O	Town Board Planning Board Code Enforcement Officer
4.6a(7) Support the establishment of a local retail business owners' organization to provide a sounding board and forum for relevant business-oriented issues and concerns.	S	Town Board
4.6a(8) Establish specific guidelines for the development, regulation and operation of large-scale, commercial enterprises.	S	Town Board

Action	Time Frame	Responsibility
4.6b Review alternative energy generation programs which could enhance economic and agricultural opportunities and best benefit the Town.	O	Town Board
4.6b(1) Plan for the possible construction of industrial, wind energy generating systems.	S	Town Board Planning Board
4.6b(2) Investigate the opportunity for construction of ethanol or other alternative energy plants.	I	Town Board
4.6b(3) Encourage agricultural production which would support ethanol or other alternative energy plants.	L	Town Board MC Cornell Co op Extension
4.6c Encourage small-scale tourism or retail services, which promote the Town's rural/agricultural character and waterfront accessibility, which might be operated part-time from the home and which conform to the goals of the Local Waterfront Revitalization Plan.	O	Town Board
4.6c(1) Promote rural/agricultural related services, including farmers' markets, farm vegetable and fruit stands, and wineries.	O	Town Board Planning Board
4.6c(2) Support tourism-related services such as fishing, boating, hunting, trapping, bed and breakfasts, spas, restaurants with outdoor decks, marinas, gift shops, boutiques and similar uses.	O	Town Board Planning Board
4.7 TRAFFIC AND TRANSPORTATION		
4.7a Work with other agencies to provide a safe, efficient transportation system with maximum economy.	O	Town Board
4.7a(1) Coordinate the Town traffic circulation systems with similar systems planned for the region.	O	Town Board Highway Superintendent
4.7a(2) With an emphasis on safety, work closely with the State and County Departments of Transportation to coordinate the maintenance and improvement of the State and County roads, which essentially form the main arteries through the Town.	O	Town Board Highway Superintendent NYS Department of Transportation Monroe County Department of Transportation
4.7a(3) Encourage alternative modes to auto transportation in areas which exhibit a reasonable demand.	O	Town Board Highway Superintendent Planning Board
4.7a(4) Support county and regional transit efforts aimed at creating an efficient metropolitan system.	O	Town Board Highway Superintendent
4.7a(5) Encourage street lighting and traffic control devices on an as-needed basis with particular emphasis on safety.	O	Town Board Highway Superintendent Planning Board
4.7b The Town's transportation system should support and further the overall development pattern shown in the land use plan.	O	Town Board

Action	Time Frame	Responsibility
4.7b(1) Recognize the varied needs of all the citizens' age groups and the facilities they require such as highways, mass transit, bicycle paths, and walking trails.	O	Town Board Highway Superintendent Planning Board
4.7b(2) Encourage developers to provide pedestrian and bicycle access to and within service and recreation facilities, and other activity centers in new developments wherever appropriate.	O	Town Board Planning Board
4.7b(3) Encourage trees and other landscaping methods along streets in such a manner as not to create a safety hazard.	O	Town Board Highway Superintendent Planning Board
4.7c Review and revise development regulations as necessary to ensure developers conform to State, County, Town road design standards.	O	Town Board
4.7c(1) Encourage two accesses into all developments.	O	Town Board Highway Superintendent Planning Board
4.7c(2) Eliminate dead-end streets and hammer-head lots.	O	Town Board Highway Superintendent Planning Board
4.7c(3) Ensure cul-de-sacs are designed to accommodate snow-removal and emergency equipment.	O	Town Board Highway Superintendent Planning Board
4.7d Conduct studies to minimize on-street parking problems in high-density, residential areas.	S	Town Board Highway Superintendent Planning Board
4.7e Ensure that current and proposed transportation facilities adhere to the State Environmental Quality Review(SEQR) regulations.	O	Town Board Highway Superintendent
4.8 COMMUNITY FACILITIES		
4.8a Provide public services and facilities to meet and anticipate the needs of the public.	O	Town Board
4.8a(1) Develop a program to determine and anticipate desires of the Town's residents.	S	Town Board
4.8a(2) Conduct annual reviews of the existing services and facilities to assess condition, efficiency and effectiveness.	O	Town Board Highway Superintendent
4.8a(3) Encourage the use of private initiative and enterprise to help meet the public needs in these areas.	O	Town Board
4.8b Plan for the construction of a multi-use community center to serve Town residents of all ages.	O	Town Board
4.8b(1) Identify and obtain first rights of refusal on appropriate location.	S	Town Board Community Center Exploratory Committee

Action	Time Frame	Responsibility
4.8b(2) Coordinate requirements of all stakeholders including residents, seniors, library, youth groups, non-profit organizations, and recreation.	S	Town Board Community Center Exploratory Committee
4.8b(3) Develop concept and present to the community for acceptance.	S	Town Board Community Center Exploratory Committee
4.8b(4) Pursue means of funding including bonds and grants.	S	Town Board Community Center Exploratory Committee
4.8c Develop a long-range strategy for the restoration, maintenance and operation of Hamlin Heritage Park.	O	Town Board
4.8c(1) Define the purpose and planned use of the North Star History Center, the fieldstone agriculture building and the adjoining land.	S	Town Board Town Historian
4.8c(2) Establish a restoration plan and pursue grants and other non-appropriated means to finance same.	I	Town Board Town Historian
4.8c(3) Develop a long-range maintenance plan for all facilities, grounds and materials.	S	Town Board Town Historian
4.8c(4) Ensure the protection and preservation of all historical documents, artifacts and other materials contained within the facilities.	O	Town Board Town Historian
4.8c(5) Consider the need to establish a part-time facility and grounds maintenance person.	S	Town Board Town Historian
4.8d Support effective and efficient educational institutions and provide for continuing and expanded educational needs.	O	Town Board
4.8d(1) Support the planning and building of an educational system which will provide equal educational instruction, facilities, and opportunities to all.	O	Town Board
4.8d(2) Urge the school districts serving the Town to provide for growth and expansion by building a new elementary school in Hamlin.	O	Town Board
4.8e Promote and support the Hamlin Public Library, the facility, services provided and the supporting groups.	O	Town Board
4.8f Encourage and support the volunteer fire departments to assure the optimal level of protection in the most efficient manner.	O	Town Board
4.8f(1) Encourage greater involvement between town boards and the fire protection services.	O	Town Board Fire Marshal
4.8f(2) Encourage and support any programs within the community for fire safety, prevention and awareness.	O	Town Board Fire Marshal

Action	Time Frame	Responsibility
4.8f(3) Support a metropolitan approach to fire department educational programs and personnel training.	O	Town Board Fire Marshal
4.8f(4) Encourage a class 6/9 public fire protection rating, quality of service Town wide.	O	Town Board Fire Marshal
4.8f(5) Maintain accurate fire district maps and fire protection information.	O	Town Board Fire Marshal
4.8f(6) Enforce requirements of the State's Uniform Fire Prevention and Building Code.	O	Town Board Fire Marshal Building Inspector/Code Enforcement Officer Planning Board
4.8f(7) Encourage an active policy of inspections by the State Insurance Services Offices (ISO) to achieve the highest level of fire class ratings possible within each fire district.	O	Town Board Fire Marshal
4.8f(8) Encourage the fire districts in the Town to share, training, information, programs, resources and personnel skill levels to make any aspect of fire protection for the Town cost effective and consistently quality.	O	Town Board
4.8g Support a volunteer ambulance service that assures responsiveness and efficient levels of first aid care and transport service throughout the Town.	O	Town Board
4.8g(1) Support ambulance corps membership drives to assure enough trained personnel to meet increasing needs.	O	Town Board
4.8g(2) Support ambulance corps fund drives to assist in meeting financial obligations.	O	Town Board
4.8g(3) Support first aid and CPR classes to be offered through the ambulance corps.	O	Town Board Fire Marshal Recreation Commission
4.8h Assure an adequate level of police service throughout the community.	O	Town Board
4.8h(1) Demand high standards of performance and sound relations between police and the community.	O	Town Board
4.8h(2) Promote and maintain a high level of communications between the Town and the Law Enforcement agencies serving the area.	O	Town Board
4.8i Encourage the expansion of cable service to all locations within the Town.	O	Town Board
4.8j Maintain facilities for municipal government offices that are sufficiently financed, properly sited and adequately designed for the present use and future expansion.	O	Town Board
4.8j(1) Make all facilities easily accessible for all to promote citizen use.	O	Town Board
4.8j(2) Acquire additional municipal properties or expand existing buildings as needed for the Town's citizens.	I	Town Board
4.8j(3) Encourage cooperation in the use of municipal facilities and services of other governmental jurisdictions.	O	Town Board Highway Superintendent

APPENDIX A

Town of Hamlin Comprehensive Master Plan Survey Results

Prepared by: Valerie Mikels, 11/22/2003

(Original on file in the Supervisor's office. Original contains written comments.)

1. Are you a:
 - a. Homeowner-93%
 - b. Property Owner-21%
 - c. Business Owner-6%
 - d. Renter-7%

2. Where is your principal place of employment:
 - a. In the Town-9%
 - b. Rochester-36%
 - c. Elsewhere in Monroe County-27%
 - d. Other County-5%
 - e. Retired-27%
 - f. Unemployed-2%

3. How long have you lived in the Town of Hamlin:
 - a. Under 5 years-14%
 - b. 5-10 years-16%
 - c. 11-20 years-24%
 - d. 21-35 years-29%
 - e. 36-50 years-10%
 - f. over 50 years-7%

4. How old is your home (residents only):
 - a. Under 10 years-7%
 - b. 10-20 years-20%
 - c. 21-40 years-42%
 - d. 41-60 years-10%
 - e. 61-100 years-9%
 - f. Over 100 years-12%

5. What are the age groups of all children living in your household:
 - a. None-48%
 - b. 0-5-14%
 - c. 6-12-18%
 - d. 13-15-11%
 - e. 16-18-13%
 - f. 19-23-11%
 - g. 24+7%

6. What were the main reasons you chose to live in the Town of Hamlin:
 - a. Born & raised here or surrounding area-31%
 - b. Close to relatives or friends-21%
 - c. Wanted to live in a rural community-58%
 - d. Near employment-11%
 - e. Appreciating housing and land values-15%
 - f. Town services and facilities-3%

- g. Quality of Public Schools-19%
 - h. Good services for amount of taxes paid-9%
 - i. Proximity to neighborhood businesses and services-3%
 - j. Other-15%
7. What would be the main reasons that could cause you to leave the town?
- a. Property taxes too high-50%
 - b. Too few commercial services nearby-9%
 - c. Lack of growth-6%
 - d. Desire for a more rural setting-21%
 - e. Traffic, trucks, noise-22%
 - f. Lack of zoning code enforcement-11%
 - g. Job transfer or loss-25%
 - h. Live in a more urban setting-3%
 - i. Desire to retire to warmer climate-26%
 - j. Lack of senior housing-7%
 - k. Quality of schools-6%
 - l. Other-18%
8. Which of the following statements describe your thoughts about the Town of Hamlin?
- a. An agricultural based small town setting within Monroe County-63%
 - b. A town that is greatly dependent economically on the vitality of the economy of Rochester and Monroe County-21%
 - c. An historic town setting that provides a pleasant residential community-40%
 - d. An historic town setting that has inherent qualities to attract economic development-6%
 - e. A town needing more commercial services to meet the needs of its residents-18%
 - f. A town that needs more employment opportunities-16%
 - g. A town that cannot support any viable commercial enterprises-5%
 - h. A town that has no plan or direction of growth, but needs one-15%
9. How often do you patronize businesses:
- a. Often (more than once/week)-76%
 - b. Once a week-16%
 - c. Occasionally (monthly)-6%
 - d. Seldom-2%
10. What additional shopping opportunities would you like to see in the town:
- a. Clothing/jewelry and/or similar shops-21%
 - b. Specialty food shops (bakery, bagel, coffee bar, etc.)-27%
 - c. Computer/electronics/photo shop-6%
 - d. Medical (dentist, doctor office, etc.)-16%
 - e. Banking-28%
 - f. Sporting goods-3%
 - g. Home and garden supplies-22%
 - h. Opportunities are fine as they are-30%
 - i. Other-21%
11. Are any of the items below barriers to you doing business within the town:
- a. Convenience-5%
 - b. Hours of operation-9%
 - c. Parking-2%
 - d. Cost-11%
 - e. Accessibility-2%
 - f. Selection-33%
 - g. Other-18%
 - h. No response-36%
12. Would you like to see the town remain a rural community or become a suburban town:
- a. Rural-83%

- b. Suburban-16%
 - c. No response-2%
13. If you chose a rural community do you want it to remain agriculturally based:
- a. Yes-77%
 - b. No-6%
 - c. No response-16%
- 14a. If you chose a suburban town do you want to see an increase in general services:
- a. Yes-65%
 - b. No-24%
 - c. No response-69%
- 14b. If you chose a suburban town do you want to see an increase in industry (either light or heavy):
- a. Yes-34%
 - b. No-44%
 - c. No response-69%
- 14c. If you chose a suburban town do you want to see an increase in housing developments:
- a. Yes-38%
 - b. No-40%
 - c. No response-69%
- 14d. If you chose a suburban town do you want to see an increase in shopping malls:
- a. Yes-31%
 - b. No-51%
 - c. No response-69%
15. How important is it to protect agricultural based lands in the town:
- a. Very important-63%
 - b. Somewhat important-31%
 - c. Not important-2%
 - d. No opinion-2%
- 16a. To preserve farmland would you be willing to offer incentives? Increase tax:
- a. Yes-14%
 - b. No-55%
 - c. No response-19%
- 16b. To preserve farmland would you be willing to offer incentives? Transfer of development rights:
- a. Yes-22%
 - b. No-35%
 - c. No response-19%
- 16c. To preserve farmland would you be willing to offer incentives? Development rights – by Town:
- a. Yes-29%
 - b. No-34%
 - c. No response-19%
17. Should tax incentives be provided to encourage preservation of architectural or historical homes:
- a. Agree-43%
 - b. Disagree-24%
 - c. No opinion-30%
 - d. No response-3%
18. Are stronger codes enforcement of property maintenance needed:
- a. Agree-44%
 - b. Disagree-30%
 - c. No opinion-25%

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- d. No response-2%
19. What defines for you the Town's character:
- a. Small town comfort-81%
 - b. Available services-12%
 - c. Potentially attractive business area-10%
 - d. Attractive residential neighborhoods-22%
 - e. Good municipal services-15%
 - f. Historic area-14%
 - g. Good schools-23%
 - h. Bedroom community-13%
 - i. Other-6%
 - j. No response-3%
20. What kind of attractions would you like to see developed:
- a. More main street activities/festivals-22%
 - b. Development of natural resources (parks, waterways)-40%
 - c. Senior center-23%
 - d. Youth center-31%
 - e. More accessible parks-14%
 - f. Recreational, development (hiking, walking trails, ballfields)-32%
 - g. Other-16%
 - h. No response-19%
21. What are the most important issues regarding neighborhood quality of life to you:
- a. Appearance and maintenance of residential properties-62%
 - b. Appearance and maintenance of streets, sidewalks and street trees-46%
 - c. Reduction of on-street and front-yard parking-16%
 - d. Attention to public safety (speeding vehicles & traffic enforcement)-45%
 - e. Truck traffic-14%
 - f. Curfew enforcement-14%
 - g. Other-12%
 - h. No response-6%
22. As we plan for our future what theme(s) should be built upon:
- a. Rural country-62%
 - b. Agriculturally based-40%
 - c. Recreational (town/family)-30%
 - d. Recreational (tourism)-12%
 - e. Orderly business development-23%
 - f. Residential growth-14%
 - g. Other-2%
 - h. No response-2%
23. Do you think the town should have minimal architectural remodeling guidelines for residential, commercial and signage:
- a. Agree-53%
 - b. Disagree-19%
 - c. No opinion-25%
 - d. No response-3%
24. Development in the community appears properly regulated:
- a. Agree-46%
 - b. Disagree-24%
 - c. No opinion-26%
 - d. No response-4%
25. What types of residential development patterns would you like to see in the town:
- a. Cul-de-sacs-12%

- b. Loop roads-7%
 - c. Access roads-8%
 - d. Large lots (e.g., 5 acres)-36%
 - e. Mid-size lots (e.g., 2-4 acres)-46%
 - f. Small lots (e.g., 1 acre or less)-14%
 - g. No response-10%
26. What types of residential housing would you like to see in the town:
- a. Single family-83%
 - b. Duplex-3%
 - c. Condo/townhouses-12%
 - d. Mobile homes-3%
 - e. Apartments-5%
 - f. Patio homes-11%
 - g. Senior citizen housing (community)-37%
 - h. No response-4%
27. There is an adequate amount of public property in the community dedicated to parks, green space and similar uses:
- a. Agree-60%
 - b. Disagree-39%
 - c. No opinion-11%
 - d. No response-2%
28. There are adequate sidewalks and bike paths in the community for pedestrian traffic:
- a. Agree-45%
 - b. Disagree-42%
 - c. No opinion-11%
 - d. No response-2%
29. Fire, rescue and ambulance should all be one district in the community:
- a. Agree-55%
 - b. Disagree-16%
 - c. No opinion-25%
 - d. No response-4%
30. Public transportation (RTS) is adequate in the community:
- a. Agree-47%
 - b. Disagree-13%
 - c. No opinion-38%
 - d. No response-2%
31. The maintenance of streets, sidewalks, street lighting and street trees is satisfactory:
- a. Agree-71%
 - b. Disagree-16%
 - c. No opinion-10%
 - d. No response-2%
32. The trash disposal in the community is adequate:
- a. Agree-73%
 - b. Disagree-16%
 - c. No opinion-10%
 - d. No response-2%
33. The yard waste disposal in the community is adequate:
- a. Agree-65%
 - b. Disagree-23%
 - c. No opinion-11%
 - d. No response-1%

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- 34a. The utility below provides adequate service – CABLE:
- a. Agree-70%
 - b. Disagree-14%
 - c. No opinion-13%
 - d. No response-1%
- 34b. The utility below provides adequate service – SEWER:
- a. Agree-47%
 - b. Disagree-21%
 - c. No opinion-25%
 - d. No response-1%
- 34c. The utility below provides adequate service – WATER:
- a. Agree-76%
 - b. Disagree-14%
 - c. No opinion-7%
 - d. No response-1%
- 34d. The utility below provides adequate service – STREET LIGHTING
- a. Agree-56%
 - b. Disagree-24%
 - c. No opinion-15%
 - d. No response-1%
- 34e. The utility below provides adequate service – DRAINAGE:
- a. Agree-51%
 - b. Disagree-24%
 - c. No opinion-20%
 - d. No response-1%
35. Do you have Internet:
- a. Yes-76%
 - b. No-23%
 - c. No response-2%
36. How do you usually get news about Town of Hamlin government:
- a. Newspaper (articles, ads, legal notices)-71%
 - b. Radio or Television news coverage-17%
 - c. Attendance at town meetings-7%
 - d. Word of mouth-46%
 - e. Town web site-8%
 - f. Don't receive news in any format-4%
 - g. Town newsletter-62%
 - h. No response-1%
37. The location and accessibility of the present Town Hall is satisfactory:
- a. Agree-97%
 - b. Disagree-2%
 - c. No opinion-1%
 - d. No response-1%
38. The level of your recreational services and programs in the town are adequate:
- a. Agree-51%
 - b. Disagree-22%
 - c. No opinion-27%
 - d. No response-1%

39. I am satisfied with the number and quality of park and recreational facilities in the town:
- Agree-59%
 - Disagree-27%
 - No opinion-13%
 - No response-1%
- 40a. Is the following community facility needed – EXPANDED TOWN HALL:
- Needed now-6%
 - Not needed now-67%
 - Needed in 10 years-28%
 - Not needed in 10 years-28%
 - Willing to pay for it-19%
 - Not willing to pay for it-36%
 - No response-11%
- 40b. Is the following community facility needed – LIBRARY EXPANSION:
- Needed now-35%
 - Not needed now-43%
 - Needed in 10 years-29%
 - Not needed in 10 years-19%
 - Willing to pay for it-35%
 - Not willing to pay for it-27%
 - No response-8%
- 40c. Is the following community facility needed – NEW OR UPDATED FIRE HOUSES (WALKER, MORTON):
- Needed now-11%
 - Not needed now-58%
 - Needed in 10 years-25%
 - Not needed in 10 years-28%
 - Willing to pay for it-21%
 - Not willing to pay for it-31%
 - No response-16%
- 40d. Is the following community facility needed – MORE PARK LAND FACILITIES:
- Needed now-23%
 - Not needed now-54%
 - Needed in 10 years-23%
 - Not needed in 10 years-29%
 - Willing to pay for it-23%
 - Not willing to pay for it-31%
 - No response-11%
- 40e. Is the following community facility needed – DEDICATED SENIOR CITIZENS ACTIVITY CENTER:
- Needed now-36%
 - Not needed now-43%
 - Needed in 10 years-24%
 - Not needed in 10 years-25%
 - Willing to pay for it-26%
 - Not willing to pay for it-31%
 - No response-11%
- 40f. Is the following community facility needed – DEDICATED YOUTH CENTER FACILITY:
- Needed now-41%
 - Not needed now-37%
 - Needed in 10 years-22%
 - Not needed in 10 years-24%
 - Willing to pay for it-31%
 - Not willing to pay for it-28%

- g. No response-13%
- 40g. Is the following community facility needed – MORE PUBLIC TRANSPORTATION IN MY AREA:
- a. Needed now-15%
 - b. Not needed now-62%
 - c. Needed in 10 years-36%
 - d. Not needed in 10 years-8%
 - e. Willing to pay for it-41%
 - f. Not willing to pay for it-14%
 - g. No response-15%
- 40h. Is the following community facility needed – COMMUNITY CENTER:
- a. Needed now-34%
 - b. Not needed now-44%
 - c. Needed in 10 years-22%
 - d. Not needed in 10 years-27%
 - e. Willing to pay for it-27%
 - f. Not willing to pay for it-29%
 - g. No response-12%
41. If additional park land were to be acquired/developed, what types of recreational facilities do you feel are most needed:
- a. Ball fields (baseball, soccer, etc.)-18%
 - b. Tennis courts-10%
 - c. Picnic Pavilions-42%
 - d. Swimming pool-27% (Indoor-74%, Outdoor-35%)
 - e. Restrooms facilities-44%
 - f. Trails (hiking, biking, jogging)-48%
 - g. Lodge building for recreational meetings (both for youth and adult)-34%
 - h. Playground equipment-22%
 - i. Fishing-22%
 - j. Parking lot facilities/lighting-16%
 - k. Other-12%
 - l. No response-12%
42. During the next 10 year period, the Town of Hamlin should actively seek more recreational access along Sandy Creek:
- a. Agree-52%
 - b. Disagree-25%
 - c. No opinion-21%
 - d. No response-2%
43. There is adequate fishing access to Sandy Creek:
- a. Agree-30%
 - b. Disagree-30%
 - c. No opinion-38%
 - d. No response-2%
44. Future land use and growth management policies should protect the rural character of the town:
- a. Agree-86%
 - b. Disagree-5%
 - c. No opinion-7%
 - d. No response-2%
45. Future land use and growth management policies should protect only those actively farmed lands that contain a majority of viable agricultural soils:
- a. Agree-38%
 - b. Disagree-39%
 - c. No opinion-17%

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- d. Nor response-6%
46. Which of the following facilities are needed within the Town:
- a. Hotel/motel/inn-14%
 - b. Movie theater-18%
 - c. Restaurants-29%
 - d. Specialty shops-21%
 - e. Specialty restaurants-16%
 - f. Medical offices-22%
 - g. Business park-10%
 - h. Elementary school-19%
 - i. Bank-33%
 - j. Other-15%
 - k. No response-15%
47. The town should identify new industrial sites and encourage growth and development so as to lower taxes in the future:
- a. Agree-52%
 - b. Disagree-32%
 - c. No opinion-12%
 - d. Nor response-3%
48. The town needs more affordable housing:
- a. Agree-24%
 - b. Disagree-52%
 - c. No opinion-22%
 - d. Nor response-2%
49. In an effort to ensure affordable housing, should there be smaller minimum residential lot size areas where public sewer and water exist:
- a. Agree-34%
 - b. Disagree-50%
 - c. No opinion-14%
 - d. No response-2%
50. Growth of residential/commercial areas should be done outward from existing hamlets to utilize existing utilities and public services:
- a. Agree-63%
 - b. Disagree-11%
 - c. No opinion-20%
 - d. Nor response-6%
51. Industrial growth should attract the following types of business. (Prioritize your answers with 1 being the highest and 5 being the lowest):
- a. Light industrial-2
 - b. Heavy industrial-4
 - c. Hi tech-2
 - d. Warehousing/distribution/trucking-3
 - e. Other-1