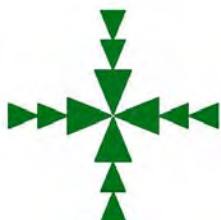


Town of Huron Master Plan



Adopted December 17, 2012



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* Photo of Chimney Bluffs on cover courtesy of Christopher Kenyon.

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Plan Inventory

Brief History of the Town of Huron

The Town of Huron was created from the Town of Wolcott in 1826 as the "Town of Port Bay." In 1834 the town's name was changed to honor the Huron tribe. The town was originally included within the Williamson's patent of the Pulteney Purchase. The Town of Wolcott was originally located in Seneca County until Wayne County was created from Ontario and Seneca Counties on April 11, 1823.

Prior to European-American settlement the area now within the Town of Huron was utilized as hunting and fishing grounds by the Cayuga people. Bear, wolf, deer were reportedly hunted, and a wide variety of fish harvested. A well-worn trail extended from Sodus Bay ("Assorodus,"- silvery waters) to the Cayuga towns at the head of Cayuga Lake. French fur traders also made occasional visits to the area.

When the European-American arrived the town was covered by forests of beech, birch, hickory, maple and oak, with some soft woods on the low lands. These forests as they were cleared for agriculture produced timber that was cut into lumber at a number saw mills located along streams such as Mudge Creek. In addition to lumber the forests provided an additional source of income for early settlers in the form of potash from the ashes of burned logs.

Captain William Helms was the first European-American settler in the town. He came from Fauquier County, Virginia in 1796 and settled on the east side of Sodus Bay near where Ridge Road crosses the bay. His brother Thomas Helms and Thomas's wife Lydia soon migrated north to join William. The Helms family members were the only permanent European-American residents until 1807. Thomas's and Lydia's daughter, Celia, born in 1803 is recorded as the first European-American born in the town.

In November 1807, a number of families (Knapp, Mudge, Hale, Hyde and Church) migrated to the area from New Marlboro, Massachusetts. Ezra Knapp purchased a farm east of the Helms homestead, upon which he settled with his family of six children. His married son Abraham moved from Pompey, southeast of Syracuse, the same year and settled land adjoining his father's.

Jarvis Mudge settled on what is now known as Mudge Creek and established one of the early sawmills in the area in 1811. Mudge later sold the mill to Decatur Rice and the immediate vicinity of the mill became known as Rice's Settlement.

After 1807 settlement continued at a steady pace. According to "Landmarks of Wayne County" (George C. Cowles, ed. 1895) in 1858 the town had a population of 1,881 residents, 384 families and 386 dwellings. There were over 12,000 acres of land described as "improved land," 712 horses, 1,091 oxen and calves, 675 cows, 3,716 sheep, and 1,438 swine. Town of Huron farms and residents produced over

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123,000 bushels of wheat, over 1,000 tons of hay, almost 16,000 bushels of potatoes, over 20,300 bushels of apples, almost 60,000 pounds of butter and over 4,800 pounds of cheese.

Between 1826 and 1837 Huron was home to a colony of the United Society of Believers in Christ's Second Coming, more commonly known as the Shakers. They occupied a tract of land encompassing over 1,300 acres in Huron and Sodus. The Shakers functioned as a celibate communal society and engaged in agriculture and craft production. Although economically prosperous the Sodus Shakers felt threatened by the prospect of a new canal that would connect Sodus Bay with the Erie Canal and would run through their land. In 1837 the Shakers sold their holdings and relocated to Groveland in Livingston County.

In 1808 the first recorded road was constructed from the salt works in Savannah to Sodus Bay in the vicinity of the Helms homestead at the head of navigation on Sodus Bay. This place became known as Port Glasgow. In 1810 Osgood Church, who laid out many of the early roads in the Town of Huron, surveyed and built a highway connecting Port Glasgow with Wolcott village (present day Ridge Road). In that year he also surveyed a road to Clyde.

In 1890 the population of the Town of Huron was 1,793. The town had two election districts and in 1893 polled 331 votes. In 1893 the town had eleven school districts, each with a school house. These local schools enrolled some 305 pupils during the 1892-93 academic year.

Although at the end of the 1800s the town continued to be primarily agricultural in character, Sodus Bay was recognized as an attractive summer resort colony. With the arrival of the Industrial Age a growing American management class began to build summer cottages in cooler, scenic locations across New York and the rest of the country. The shores of Sodus Bay attracted the eye of residents of Rochester and Syracuse. Resort hotels were established as well as private summer cottages on both sides of the bay. Today the bay is lined with cottages as well as year-round homes.

Cowles in "Landmarks of Wayne County" identified seven distinct communities in the town:

- Bonnicastle, (*sic*) a small summer resort colony with a few cottages and accommodations for tourists;
- Lake Bluff, a summer resort on the east shore of Sodus Bay adjacent to Lake Ontario that boasted a store, post office during the summer, and two hotels in addition to a number of cottages;
- Lummisville, named for Dr. William N. Lummis, the first postmaster, featured a post office, a store, repair shop, and several other businesses;
- North Huron, located just south of East Bay, included a number of mills along Mudge Creek, had an estimated 75 residents, and supported a number of businesses including a store and blacksmith shop, two churches and a post office;

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Map 1. Town of Huron in 1902, from USGS Topographic Maps.

- Port Glasgow, which had evolved from a shipping point at the head of navigation on Sodus Bay to a resort area, was home to two hotels as well as a post office (Resort P.O.);
- South Huron, site of a tannery early in the 1800s, was in the 1890s the location of the Huron Town Hall, a Presbyterian church, a Grange hall and a number of stores and services.

The Town of Huron in the 20th century continued to evolve as an agricultural and resort community. Today there are several thousand acres of apple orchards in the town, making it one of the centers of apple production in New York. The recreational value of Sodus, East and Port Bay continue to attract summer residents. Some limited industrial development has occurred in the eastern portions of the town in the vicinity of Wolcott, as well as some limited commercial development along Ridge Road.

Regional Context

Wayne County

The Town of Huron is located in the northeastern portion of Wayne County, a predominantly rural county with several small urban centers. Of the County's 93,772 residents (2010 Census) some 56,917, or 61% of residents, live in rural areas. This is a slight drop, from 63%, in 2000. The county overall has experienced moderate growth over the past several decades. Between 1960 and 2010 it added some 25,783 residents. Of this growth however 65% occurred between 1960 and 1980, when the county's population grew by 25 percent. Between 1980 and 2010 growth slowed to a more moderate rate, averaging about 3.6% per decade.

Of the 39% of county residents that live in areas categorized as urbanized areas by the U.S. Census Bureau in 2010, some 44% live in the three villages of Lyons, Newark and Palmyra. Newark, the largest village in the county, had in 2010 just about 9,150 residents, while Lyons, the county seat, had approximately 3,620 residents and Palmyra just under 3,540 residents. Although classified as "urban" by the Census Bureau, these communities exemplify the traditional Upstate small town.

The remaining urbanized areas in Wayne County are found in suburban clusters in the towns of Macedon, Ontario and Walworth. These towns are adjacent to Monroe County and have experienced suburban growth due to their proximity to the Rochester metropolitan area.

Although not classed as urbanized areas by the Census the villages of Clyde (pop. 2,269), Sodus (pop. 1,735) Sodus Point (year-round pop. 1,160) and Wolcott (pop. 1,712) are important local commercial and residential centers in the county.

Beyond the villages and the western towns influenced by suburban development, the twelve other towns in Wayne County, including the Town of Huron, are very rural in character.

Thanks to the influence of Lake Ontario on the regional climate, the county boasts a high concentration of orchards in the northern section, including the Town of Huron. As a result, it ranks high in the production of sour cherries, apples and pears. In addition to fruits, Wayne County is also an important dairy and vegetable crop producing county.

Wayne County's growth and development was historically influenced by the construction of the Erie Canal through the southern portions of the county. The canal, and the railroads that followed a few decades later, spurred the growth of the county's major villages of Clyde, Lyons, Newark and Palmyra. While these communities grew as small transportation and manufacturing hubs, the towns and villages to the north along Lake Ontario, Huron included, retained their agricultural character. Two villages, Sodus and Wolcott did benefit somewhat by being served by a secondary railroad, however their growth and development was not as substantial as that of the villages along the canal.

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Prior Planning Initiatives

1992 Town of Huron Comprehensive Plan

In May 1992 the Town of Huron Town Board adopted a comprehensive plan for development of the town. The 1992 Town of Huron Master Plan provided an overview of land use, public services and population in the Town in 1992, and a series of recommendations for guiding future growth and development. It projected continued population growth in the town, estimating that growth between 1980 and 2010 would be about 36%, resulting in a population in 2010 of 2,475.

The major recommendations of the 1992 Master Plan include:

1. Protect the agricultural sector from undue development pressures by identifying areas better suited to residential uses and develop buffer zones between agriculture and residential areas;
2. Direct more intense residential development toward areas where water, sewer and natural gas service already exist or can be easily provided, and take into account local highway capacity when identifying such areas;
3. Establish zoning for commercial uses and identify appropriate locations for such development;
4. Discouraging major additional State of New York land acquisitions for park and open space purposes due to impact on tax base;
5. Developing public water and sewer service in the areas of the town adjacent to Sodus Bay and in the vicinity of Wolcott. Sewer service in the areas near Wolcott could utilize the existing Village wastewater treatment facility;
6. Better regulation of development in coastal erosion hazard areas and flood hazard areas;
7. Expanding fire and emergency response capacity in the Town of Huron, through construction of a new station that would reduce distances and response times to the central and northern portions of the town.

The 1992 Master Plan also notes the lack of publicly controlled access to Lake Ontario and of public park and recreation facilities in general. The plan noted that (in 1992) there were just two public boat launching sites on Port Bay. It identified a need for a Town park facility, improved public access to Lake Ontario and the desirability of a recreational bikeway in conjunction with the Seaway Trail.

The Town has carried out a number of the recommendations made in the 1992 Master Plan. A Highway Business zoning district has been created and placed on the zoning map. Water service has been expanded and continues to be expanded under the auspices of the Wayne County Water Authority.

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Town of Huron Zoning Law

Since 1973 the Town of Huron has regulated and restricted the use of lands within the town and the height, number of stories and size of buildings and other structures, the percentage of occupancy of lots and parcels of land that may be occupied, and the density of population as authorized by NYS Town Law. The Town of Huron Zoning Law establishes specific zoning districts and sets forth specific uses permitted in each district, as well as design and operating standard. The Zoning Law has been amended and updated on a number of occasions since its original adoption.

Zoning is one of the key tools utilized to implement the vision set forth in the master plan. The following commentary is not a complete analysis of the Zoning Law. Rather it looks at the potential implications with regard to the character and land use activities in the town.

The Zoning Law divides the Town of Huron into eight (8) types of zoning districts:

A5A	Agriculture District;	HB	Highway Business
R1A	Rural Residential;	M	Industry
R-15,000	Medium Density Residential	LC	Land Conservation
RES	Resort	PD	Planned Development

Uses with each district are further broken down into uses permitted by right and uses permitted upon the granting of a Special Permit from the Board of Appeals, as provided by Section 43.0 of the Zoning Law or with Site Plan Approval by the Planning Board as provided for in Section 44.0.

The Zoning Law lacks specific statements of purpose for each zoning district listed above. The Schedule of Regulations set forth in Section 42.0, however does list the uses permitted in each district. They are summarized in Table 1 below.

The largest zoning district in the town is the A5A-Agriculture District, which covers 75 percent or more of the Town of Huron. The district permits the widest variety of land uses of any districts, ranging from agriculture to manufacturing, including manufactured home parks, industry, junkyards, quarries and sand and gravel pits.

The next largest zoning district classification is the RES-Resort District. This zoning covers much of the shoreline of Sodus Bay and much of the Lake Ontario shoreline east of Chimney Bluff State Park. The district is a mixed-use district that appears to be designed to accommodate the commercial and non-commercial water- and land-based residential and recreational activities associated with a resort area. The non-residential land uses permitted include: hotels, motels, tourist homes and boarding homes; restaurants, bars and taverns; small-to medium scale retail sales establishments; golf courses; camping and campground; and marinas and marine services, including boat storage.

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District	Permitted Uses	Permitted with Special Permit
A5A - Agriculture	Agriculture, Animal Husbandry, Business Retail/Wholesale - Small, Cabin - Hunting and Fishing, Camping, Dwelling - Duplex, One- and Two-Family Dwellings, Farm, Manufactured Home, Office - Home, Stable - Private, Storage Container (1), Storage - Open, Camper or Travel Trailer, Utility Facilities & and Distribution Lines, Warehouse, WECS - Non-commercial, ≤ 100 feet in height	Adult Care Facility, Airport - Private, Boarding House, Business - Outdoor, Business Retail/Wholesale - Small, Business Retail/ Wholesale - Medium, Business Retail/ Wholesale - Large, Campground, Carnival, Cemetery, Church, Circus, Clinic - Medical or Dental, Clubhouse, College, Crematorium, Daycare, Drive-in Business, Dwelling - Multi-Family, Factory, Fair, Farm - Fur, Farm - Pig, Food Processing Industry, Fraternity House or Dormitory, Golf Course, Hospital, Hospital - Animal or Veterinary, Junkyard, Kennel, Laundry, Library, Machine Shop, Manufactured Home Community, Migrant labor Camp, Motel, Motor Freight Terminal, Motor Vehicle Service Station, Nursery School, Nursing Home, Office - Professional, Park, Parking - Commercial, Place of Public Assembly, Playground, Poultry House - Cage Type, Quarry or Pit, Restaurant, Riding Academy, Rod & Gun Club, Sanitarium, Sawmill, School, Stable - Public, Storage - Boat, Storage Containers (2 or more), Storage of Flammable Liquids, Telecommunications Facilities, including Commercial Antennas and Telecommunications Towers, Tourist Home, Transportation Terminal, Vehicle Sales Area, WECS - Commercial, WECS - Non-commercial, ≥ 100 feet in height.
R1A - Rural Residential	Agriculture, Animal Husbandry, Cabin - Hunting & Fishing, Camping, Dwelling - Duplex, One- and Two-Family Dwellings, Farm, Manufactured Home - Residential Design, Stable - Private, Camper or Travel Trailer, Utility Distribution Lines.	Adult Care Facility, Boarding House, Business Retail/Wholesale - Small, Business Retail/ Wholesale - Medium, Campground, Carnival, Church, Circus, Clinic - Medical or Dental, Clubhouse, College, Cottage - Colony, Cottage - Duplex, Cottage - One Unit, Daycare facility, Dwelling - Multi-Family, Dwelling - Row or Townhouse, Fair, Fraternity House or Dormitory, Golf Course, Hospital - Animal or Veterinary, Hotel, Kennel, Manufactured Home Community, Motel, Nursery School, Nursing Home, Office - Professional, Parks, Parking - Commercial, Place of Public Assembly, Playground, Restaurant, Riding Academy, Sanitarium, School, Skating Rink, Stable - Public, Storage - Open, Telecommunications Facilities, including Commercial Antennas and Telecommunications Towers, Tourist Home, WECS, Non-commercial, ≥ 100 feet in height

Table 1. Summary of Permitted Uses in Town of Huron Zoning Districts.

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District	Permitted Uses	Permitted with Special Permit
R-15,000 - Medium Density Residential	Agriculture (but not animal husbandry), Boat House, Camping, Dock - Boat, Dwelling - One-Family, Manufactured Home - Residential Design, Camper or Travel Trailer, Utility Distribution Lines	Church, Clubhouse, Golf Course, Office - Home, Park, Playground, Tourist Home
RES - Resort	Agriculture (but not animal husbandry), Boat House, Cabin - Hunting & Fishing, Camping, Camping, Cottage - Duplex, Cottage - One Unit, Dock - Boat, Drive-In Business, Dwelling - One-Family, Farm, Manufactured Home - Residential Design, Camper or Travel Trailer, Utility Distribution Lines	Bar or Tavern, Boarding House, Business Retail/Wholesale - Small, Business Retail/ Wholesale - Medium, Campground, Carnival, Church, Circus, Clubhouse, Cottage Colony, Fair, Golf Course, Hotel, Laundry, Library, Manufactured Home Community, Marina, Motel, Office - Home, Park, Place of Public Assembly, Playground, Restaurant, Storage - Boat, Tourist Home
HB - Highway Business	Agriculture (but not animal husbandry), Bar or tavern, Business Retail/Wholesale - Small, Business Retail/ Wholesale - Medium, Car Wash, Clinic - Medical or Dental, Clubhouse, Drive-In Business, Farm, Funeral Home, Garage - Parking, Hotel, Laundry, Library, Machine Shop, Marina, Motel, Motor Vehicle Service Station, Office-Professional, Parking - Commercial, Restaurant, Skating Rink, Theater, Tourist Home, Transportation Terminal, Utility Distribution Lines, Vehicle Sales Area, Warehouse, WECS - Non-commercial, ≤ 100 feet in height,	Adult Uses, Business - Outdoor, Business Retail/ Wholesale - Large, Campground, Carnival, Church, Circus, Daycare Facility, Fair, Manufactured Home - Residential Design, Motor Freight Terminal, Nursery School, Place of Public Assembly, Storage - Boat, Storage Containers, Storage - Open, Storage of Flammable Liquids, Telecommunications Facilities, including Commercial Antennas & Telecommunications Towers, WECS - Non-commercial, ≤ 100 feet in height, WECS, Non-commercial, ≥ 100 feet in height

Table 1. Summary of Permitted Uses in Town of Huron Zoning Districts.

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District	Permitted Uses	Permitted with Special Permit
M - Industry	Agriculture (but not animal husbandry), Car Wash, Crematorium, Factory, Farm, Food Processing Plant, Machine Shop, Motor Freight Terminal, Motor Vehicle Service Station, Office-Professional, Sawmill, Storage of Flammable Liquids, Transportation Terminal, Utility Facilities, Utility Distribution Lines, Warehouse	Business - Outdoor, Business Retail/ Wholesale - Small, Business Retail/ Wholesale - Medium, Business Retail/ Wholesale - Large, Carnival, Circus, Drive-In Business, Fair, Garage - Parking, Junk Yard, Laundry, Motel, Parking, Commercial, Quarry or Pit, Restaurant, Storage - Boat, Storage Containers, Storage - Open, Telecommunications Facilities, including Commercial Antennas & Telecommunications Towers, Vehicle Sales Area, WECS - Non-commercial, ≤100 feet in height, WECS, Non-commercial, ≥100 feet in height
LC-Land Conservation	Lands owned by the People of the State of New York through the Department of Environmental Conservation or Office of Parks, Recreation and Historic Preservation. If the State should sell or transfer such property its use will be limited to a park.	

Table 1. Summary of Permitted Uses in Town of Huron Zoning Districts.

The R1A-Rural Residence zoning district classification permits residential and agricultural uses, and also land uses traditionally considered relatively compatible with residential such as churches, parks, playgrounds, schools, nursery schools, golf courses and home offices. In addition the zoning district permits a variety of other land uses including retail & wholesale commercial; professional offices; medical & dental clinics; campgrounds; clubhouses; child & adult care facilities; circuses, fairs & carnivals; and boat storage.

The R-15,000 - Medium Density Residential zoning is the most restrictive in terms of the variety of land uses permitted. There are two such districts, one approximately 600 acres on the west side of Sodus Bay covering the Shaker Heights area and a small area on Clapper Road near the village of Wolcott. R-15,000 - Medium Density Residential district permits residential development, limited agriculture (no animal husbandry) as well as uses traditionally considered compatible with residential such as churches, parks, playgrounds, golf courses and home offices.

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There is one HB - Highway Business zoning district in the Town of Huron. It covers approximately 75 acres of land on the south side of NYS Rte. 104 east and west of NYS Rte. 414. The HB - Highway Business zoning district permits a variety of commercial including a wide variety of retail and wholesale enterprises, motor vehicle service stations, vehicle sales, restaurants, bars and taverns, theaters, professional, medical and dental clinics, day care facilities, funeral homes, hotels, motels and tourist homes, marinas and boat storage. The district also permits some semi-industrial and industrial uses such as motor freight terminals, outdoor and indoor storage, transportation terminals and warehouses. No commercial or industrial development has occurred to date within the HB - Highway Business zone.

The M- Industry zoning district permits a variety of industrial and commercial enterprises including factories, manufacturing, motor freight terminals, machine shops, manufacturing and warehousing, sawmills, junkyards, quarries, sand and gravel pits, transportation terminals and warehouses. Also permitted in the district are: outdoor, small, medium and large-scale retail and wholesale commercial enterprises, professional offices, restaurants, hotels & motels, laundries, motor vehicle service stations, parking garages, outdoor and indoor storage; vehicle sales and crematoriums.

There is one M-Industry District shown on the Town of Huron Zoning Map. It is located at the intersection of Ridge Road and Powers Road and appears to encompass one industrial property.

A final mapped zoning district is the LC-Land Conservation District, which has been applied to the several thousand acres of land owned by the State of New York that are located within Chimney Bluff State Park or the Lake Shore Marshes Wildlife Management Areas in the town. The State is exempt from local zoning regulations however the district has been established in the event that the State could in the future sell or transfer ownership of the land to a private entity. In that case the only permitted use of the land would be "...for public use, including lands left in a natural state, landscaped areas, ball fields, and other areas set aside for recreational uses."

In addition to the previously described zoning districts, the Town of Huron Zoning Law has provisions for the establishment of Planned Development Districts (PD) within the town. The objective of the Planned Development District is to permit diverse land uses to be developed together on a single parcel of land as part of a unified plan of development. Land and buildings may be used for any purpose to the extent permitted elsewhere in the Zoning Law, subject to whatever requirements may be imposed. There are currently no Planned Development Districts in the Town of Huron.

Other Town of Huron Local Land Use Laws

In addition to the Zoning Law the Town of Huron has also enacted several other measures to control development within its borders.

- Town of Huron Coastal Erosion Hazard Area Law adopted in 2002. This local law addresses the health and safety issues associated with development along the shorelines of Lake Ontario and

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its bays. The objective of the local law is to minimize or prevent damage or destruction to man-made property along the shore as well as the natural protective features and other natural resources of the shoreline. It regulates new construction or placement of structures in order to ensure that they are located a safe distance from areas of active erosion and the impacts of coastal storms. It also regulates construction on natural features such as gravel bars to ensure that their natural protective functions are not compromised.

- Town of Huron Dock and Moorings Law, adopted in 2005, addresses issues relating to the placement, construction and use of docks, piers, boathouses, boat hoists, or other structures or moorings in public waterways in the Town to a distance of fifteen hundred (1500) feet from shore as authorized by the New York State Navigation Law §46-a (2), NYS Municipal Home Rule Law and NYS Town Law. The local regulations among other things provide for uniform setbacks from side yard lines, including lot lines projecting into the waterway, maximum dock and other structure heights, as well as ensuring proper maintenance of piers, docks and other facilities.
- Town of Huron Septic Law, adopted in July 1996 is designed to both safeguard public health and to better protect ground and surface water quality. The law regulates all septic systems in the Town and is intended to supplement and expand the requirements for septic systems under the State Public Health Law. Provisions include:
 - Periodic inspection of all septic systems serving an existing residence, or commercial or industrial facility, or prior to any (a) increase in living area or increase in effluent volume; (b) change in type of use; (c) change in intensity of a commercial use that increases the number of employees or occupants, or increases the discharge of sewage; (d) transfer of ownership for systems that have not yet been inspected under the law; or (e) modification or construction resulting in at least a fifty (50%) percent increase in the interior floor space of a principal structure;
 - Existing septic systems must be functional, and at a minimum must provide for separation of solids and grease, and adequate percolation;
 - Mandatory septic system upgrades when (a) an existing system has been determined to have failed; or (b) there is an increase in living area of a home; or (c) there is a change in the intensity of a commercial use that increases the number of employees or occupants, or increases the discharge of sewage; or (d) a transfer of ownership.

The Septic Law also established timeframes for periodic inspections and an appeal process for variances from the requirements of this law.

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Sodus Bay Harbor Management Plan

The Great Sodus Bay Harbor Management Plan¹ has been developed as a cooperative effort by the Village of Sodus Point, the Towns of Huron and Sodus, the Wayne County Planning Department and the NYS Department of State.

The purpose of the Great Sodus Bay Harbor Management Plan is to provide the vision and tools that will enable local governments to manage the activities on the surface waters of Sodus Bay and the adjacent shoreline in a comprehensive and coordinated manner. The Harbor Management Plan goals are as follows:

- Establish stewardship of Sodus Bay through shared management and resource allocation among public agencies and individuals;
- Provide public access to bay resources and link compatible activities on and around the Bay to benefit both residents and visitors;
- Promote and manage quality development and land use patterns that enhance the historic and unique character of the bay area while balancing the residential, economic, and ecological needs in order to foster a sense of community pride and identity.

Based upon a comprehensive inventory and analysis of existing conditions, a number of opportunities have been identified that relate to planning in the Town of Huron:

- Location;
- Scenic, hydrological and aquatic features that make Sodus Bay a world class ecotourism and recreational boating destination;
- Potential for expanded use during summer weekdays and winter off-season without need for expanded infrastructure.

At the same time the Harbor Management Plan also identified a number of issues:

- Need for enhanced navigational markings;
- Congestion during peak boating times in some areas of the bay;
- Need for enhanced landside support services during winter, such as restrooms, access points, parking;
- Inadequate public boat launching capacity and parking during weekend peak periods;
- Limited public access to Sodus Bay and shore for activities other than fishing and boating;

¹ Great Sodus Bay Harbor Management Plan, F-E-S Associates. <http://www.sodushmp.org>

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- Lack of public destinations on the Bay for boaters, including visiting boats.

The Harbor Management Plan lists a number of specific action items some of which are proposed for areas of Sodus Bay within the Town of Huron. These action items include:

- Develop one or more public piers that would provide docking space for boaters wishing to make short term visits to local shops and other attractions;
- Develop additional public access points at locations such as the end of Spiegel Drive, within the LMWMA property south of Bay Bridge, at either end of Bay Bridge, and on Hog Island;
- Acquire through voluntary sales of property on Crescent Beach and develop a public park accessible only by boat;
- Develop additional public boat launching facilities somewhere in the southeastern portion of the bay to reduce current congestion at Harriman Park in Sodus Point and to provide more opportunities for boating access;
- Implement a public educational campaign to better disseminate rules of navigation and safe, responsible boating;
- Improve existing system of navigational markings and delineation of existing no-wake zones;
- Create and fund a seasonal Harbor Master position responsible for creating a program of boater education, coordinate boating related events and oversee operations of public pier and boat launching sites;
- Develop improved access for winter use of the bay, including parking facilities, at a number of locations around the bay, such as at Saw Mill Cove, a new public launch site near Bay Bridge, Lake Bluff Road at an existing restaurant or marina parking lot and on Hog Island.

Wayne County Agriculture & Farmland Protection Plan

The Wayne County Agriculture Development Board adopted its first Agriculture and Farmland Protection Plan (AFPP) in 1997. An updated Agriculture and Farmland Protection Plan was approved by the Board of Supervisors on June 21, 2011.

Wayne County is home to a successful agricultural sector. A large proportion of farmland in the county is classed as prime or unique farmland. Wayne County is the top producer of apples in New York, accounting for one third of production statewide. In addition the county produces cherries and other tree fruit, onions and potatoes, dairy products, grain and vegetables. The agricultural sector also supports a number of food processors and wholesale operations. According to the Wayne County Industrial Development Agency there were in 2007 about 955 persons employed in these industries.

The vision of the Wayne County Agricultural and Farmland Protection Plan is "***To promote a strong, economically viable and environmentally sound agriculture in Wayne County and preserve it for future generations***".

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This vision for agriculture is further refined through a set of specific Plan goals:

- The preservation of farms and farmland in Wayne County;
- An increase in the support for agriculture and the understanding of the needs and realities of farming among the people of the county;
- An increase in Wayne County farm produce consumed in the upstate region of New York and in the northeast as a whole, through the purchase of Wayne County produce by local stores and institutions, and more value-added processing and other enterprises based on county agriculture;
- The establishment of a new system of local taxation which encourages agriculture;
- To encourage the development of an adequate supply of skilled labor for farms;
- Farm prices that cover the full costs of production including sufficient wages and benefits for farmer business owners and their employees to position farming and farm work as an attractive career choice.²

Population & Housing

According to the 2010 Census of Housing and Population the population of the Town of Huron in 2010 was 2,035 persons. This represents a decline of 82 residents from the 2,117 people recorded in the Town of Huron in 2000. Overall population density was 51.5 persons per square mile in 2010.

The town has experienced moderate population growth over the past several decades. (Table 2) Between 1960 and 2010 the town's population grew from 1,356 residents in 1960 to 2,118 in 2010. That represents an increase of 761 residents, or 56.1% over five decades. The increase is even more modest when compared to the population in 1890 of 1,793 residents noted in the historical section.

The average annual growth rate for the Town of Huron between 1960 and 2010 while modest still outpaced that of Wayne County in general. The average annual growth rate in Huron for the period in question was about 1.0 percent compared to a 0.69 percent annual growth rate for the county as a whole.

² Wayne County Agriculture & Farmland Protection Plan, Final Draft. February 18, 2011.

<http://www.co.wayne.ny.us/Departments/planningdept/Agpdfs/2011%20Wayne%20Ag%20&%20Farm%20Plan%20Final.pdf>

Town of Huron Master Plan

	1960	1980	Percent Change 1960-1980	2000	2010	Percent Change 1980-2010	Actual Change 1960-2010	Percent Change 1960-2010
Town of Huron	1,356	1,820	34.2%	2,117	2,118	16.3%	761	56.1%
Wayne County	67,989	84,581	24.4%	93,765	93,772	10.9%	25,783	37.9%
New York State	16,782,304	17,558,072	4.6%	18,976,457	19,378,102	2.1%	2,595,798	15.5%

Source: U.S. Bureau of the Census

Table 2. Population Trends in the Town of Huron, Wayne County and New York State.

The Census of Housing and Population does not include an important segment of the Town of Huron population. As a summer resort destination Huron experiences a substantial increase in population between May and September. Summer residents however are not counted in the population of Huron as the date the U.S. Census is conducted, April 1, is well before the summer vacation season.

Although seasonal residents are not counted in the Census, an estimate has been developed using available U.S. Census data on the number of housing units (dwellings) located in the town. Because of the number of summer homes in the town, the Town of Huron has an unusually high number of vacant housing units compared to the rest of Wayne County and New York. (Table 3)

According to the 2010 Census data the Town of Huron in 2010 had a total of 1,617 housing units. Of this number however only 855 or 52.9% were identified as being occupied at the time the Census is historically conducted. As Table 2 shows this rate of occupancy was well below the rate for Wayne County as a whole (89.1%) or New York State (90.3%). If the occupancy rate for the Town of Huron were to match that of Wayne County as a whole there would be an additional 585 occupied housing units in the town³.

	Total Number Housing Units 2010	Occupied Housing Units 2010	Percent Occupied 2010	Owner Occupied	Renter Occupied
Town of Huron	1,617	855	52.9%	702	153
Wayne County	40,371	36,585	89.1%	28,106	8,479
New York State	8,087,881	7,317,755	90.3%	4,465,960	3,621,921

Source: U.S. Bureau of the Census

Table 3. Housing Units in the Town of Huron.

³ According to the recently completed Great Sodus Bay Harbor Management Plan there are approximately 576 homes directly abutting Sodus Bay in the Town of Huron, many of which are considered seasonal homes. Additional seasonal homes also abut East Bay and Port Bay in the town.

Town of Huron Master Plan

According to the 2010 Census data the median size of households in the Town of Huron was 2.42 persons per household. Applying this median household size, these 585 additional occupied housing units would equate to a population of 1,416 persons. If the larger median household size of 2.53 persons per household for Wayne County were applied, the 585 additional occupied housing units would equate to an estimated additional 1,480 residents.

Based on the above methodology, the population of the Town of Huron increases by around 70% to 75% during the summer months. Using the Census 2010 population figure of 2,035 persons, this equates to an estimated population for the Town of Huron of 3,450 to 3,515 or more residents during the summer.

Data from the 2010 Census indicates that the (year-round resident) population of the Town of Huron is older than the rest of Wayne County or New York as a whole. The median age of Town residents in 2010 was 46.4 years. That is 12% higher than the median age for Wayne County of 41.6 years, and 22% higher than the median age statewide of 38.0 years. This higher overall age of the population of the Town of Huron is reflected elsewhere in the Census data: some 31.8% of households in Huron had in 2010 at least one or more people 65 years and over, while the percentage for Wayne County was just 25.9% and the state as a whole just 26.3%.

Indications of an older population than the county or state are also apparent in the Census 2010 population age cohort data. (Fig.1) For the age cohorts above the 50 to 54 year age cohort the percentages of Town of Huron residents is higher than Wayne County or the state as a whole. In the younger age cohorts, the percentages of population in 15 to 19 years old or younger cohorts, in the Town of Huron are lower than both the county and the state. Huron also has a smaller percentage of persons than the county and state in the 35 years to 44 years cohorts.

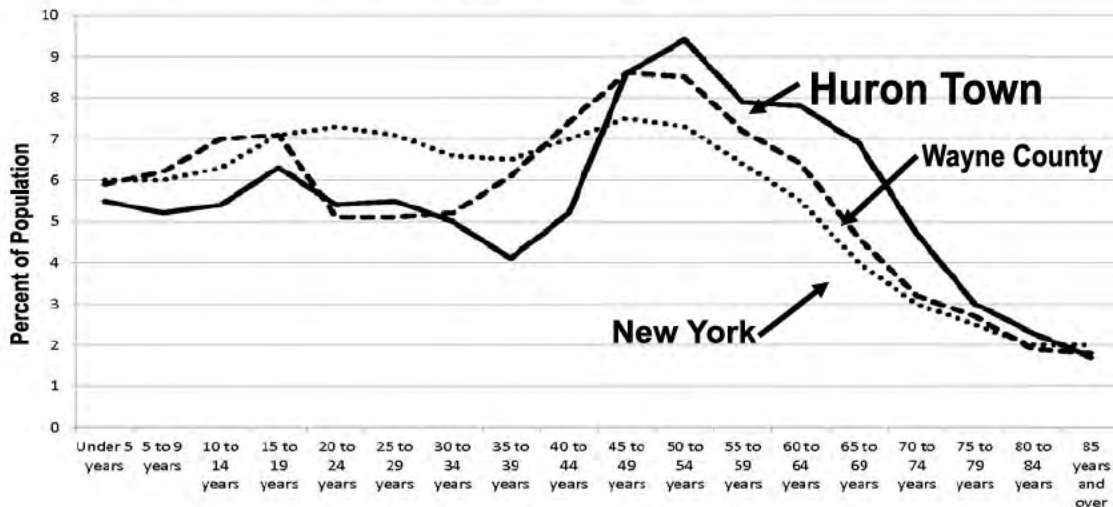


Figure 1. Population by Age Cohort, Town of Huron, Wayne County and New York State. (2010 Census)

Town of Huron Master Plan

Land Use and Land Use Trends

Land use in the Town of Huron is predominantly agricultural and rural residential in character. An analysis of NYS Office of Real Property Services (ORPS) data shows that some 70 percent of land in the town is identified as being utilized for either agricultural use or undeveloped. (Fig. 2, Map 2) In addition to these lands, many of the land parcels listed in the "Conservation" classification, including portions of Chimney Bluff State Park and the Lake Shore Marshes Wildlife Management Area could be classed as undeveloped lands.

Agricultural land use in the Town of Huron accounts for the largest percentage of land. Within the category orchards and fruit production is by far the dominant use: some 7,130 acres of land, or 67 percent of all agricultural lands, is dedicated to fruit production. The remaining 33 percent is used for hay, field crops and pasture, with some vegetable production as well.

Approximately 11 percent of the land is developed for residential use. Residential land uses include single- and two-family homes, manufactured (mobile) homes, some farm worker housing and apartment and other types of rental housing. Within this category year-round residential development approximately accounts for roughly 90 percent of the land in residential use, while seasonal homes account for only about 10 percent of the land. Seasonal home development however has historically been on small lots located on the shores of the bays or Lake Ontario. According to the ORPS data the average lot size for seasonal homes is around 0.4 acre, while the average size for year-round homes is around 2.4 acres.

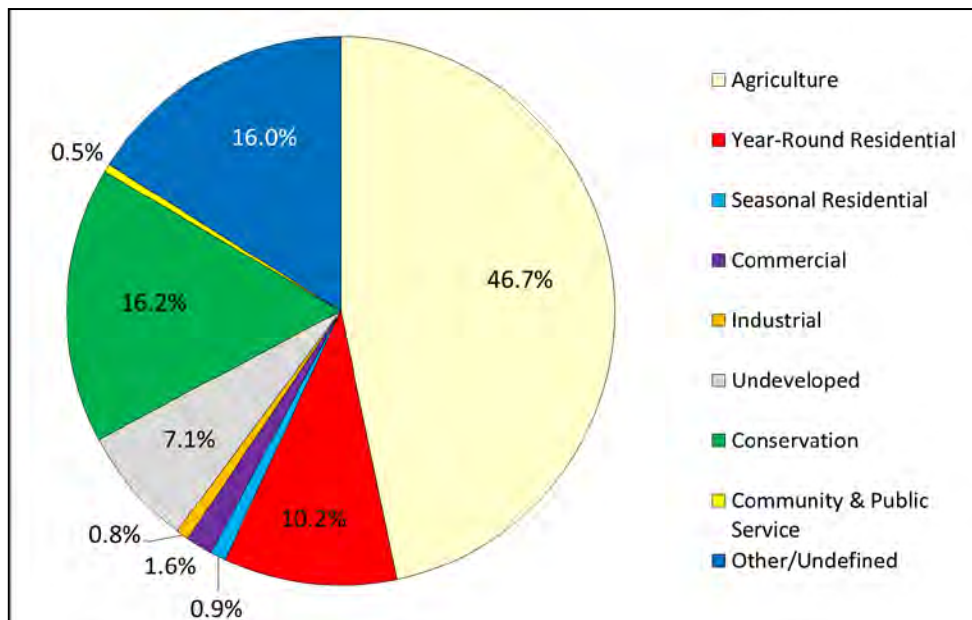


Figure 2. Land Use in the Town of Huron, by Percent.

Town of Huron Master Plan

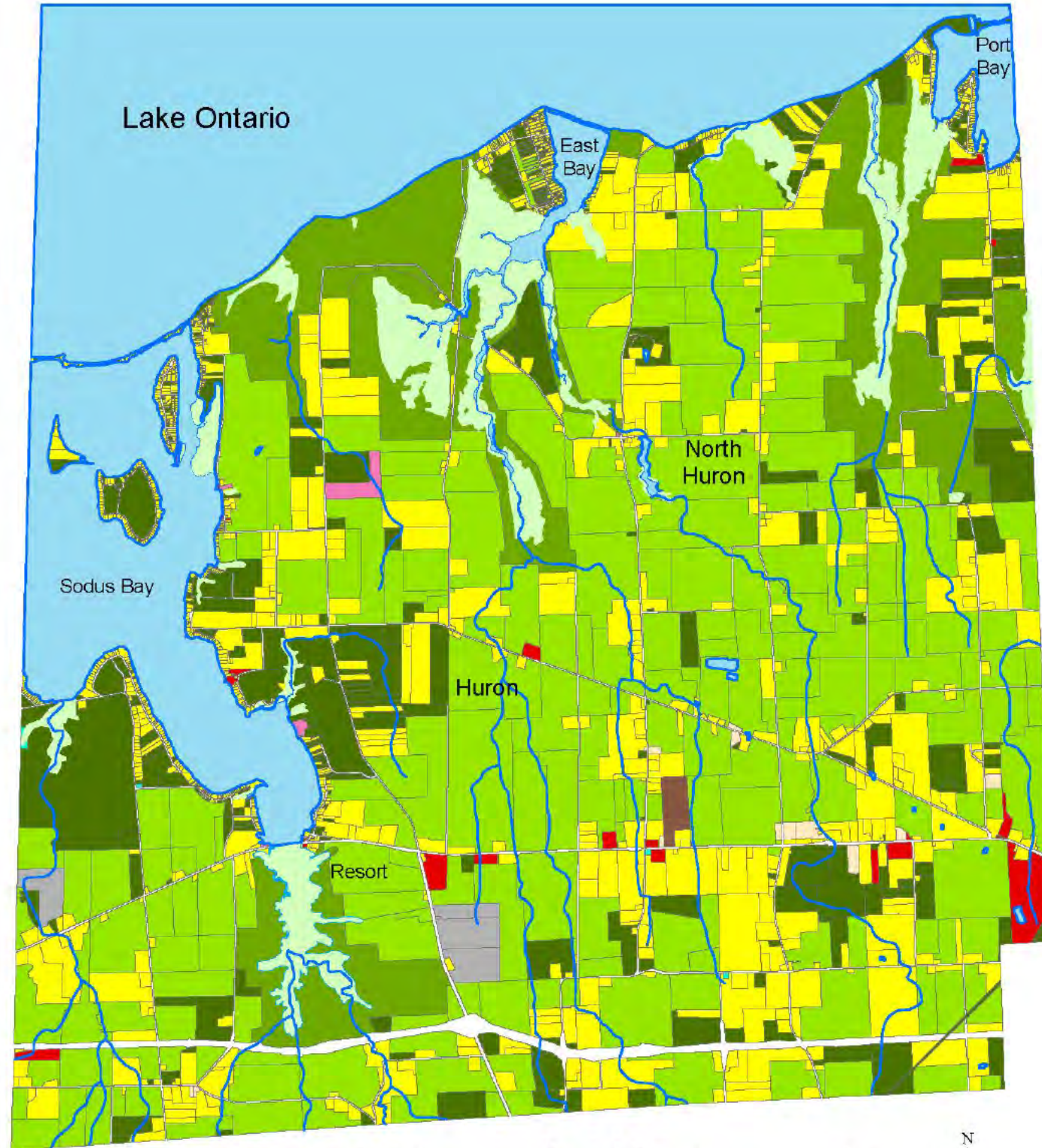
Commercial and industrial development in the Town of Huron is relatively limited, accounting for only 2.4 percent of total land area. This development moreover is manifested primarily in small businesses or manufacturing enterprises, located primarily along Ridge Road spread and in scattered locations along Sodus Bay. Of the approximately 20 commercial enterprises, half of them consist of stores restaurants and marinas that are located in close proximity to the shore and are oriented toward the water-oriented tourism and recreation markets.

Conservation land uses are comprised primarily of the State-owned park and wildlife management lands within the town. These lands cover approximately 3,750 acres of land and cover approximately 16 percent of the town. Much of these lands however include freshwater wetlands or lake embayments in addition to upland areas.

The community service land uses include public facilities such as governmental offices, schools, parks and cemeteries. Public service land uses include facilities such as electric substations, telecommunications infrastructure and water utilities. These uses combined take up about 0.5 percent of land within the town.

Land use trends in recent years in the Town of Huron can be characterized by low to moderate growth in terms of residential development and small-scale commercial development. A potential issue related to residential development in the future may be the redevelopment of the existing residential properties along the lake shore areas. The traditionally seasonal nature of the lakeshore communities may begin to evolve into year-round communities. Moreover many of the existing homes are relatively old, obsolete and undersized. This combined with rising land values has resulted in redevelopment of such properties in similar communities in other areas of New York and elsewhere in the country. Often the newer homes are much larger than the existing and cover larger percentages of the lot. They can both substantially alter the historic character of the community as well as block historic viewsheds.

Another issue is the need to ensure that in the future new residential development is directed in a manner that protects the agricultural resources of the community. Moreover with the evolving nature of agriculture in the Town there may be a need to provide for adequate buffer areas between residential development and more intensive agricultural operations.



Created by Rima Shamieh on August 1, 2011.
 Projection: NAD_1983_UTM_Zone_18N.
 Data Source: Wayne County, NYS GIS Clearinghouse

0 0.5 1 2 Miles



Map 2 Town of Huron, N.Y. Master Plan Current Land Use

Parcel Land Use Type

- undeveloped
- agricultural
- conservation
- residential
- apartments
- commercial
- recreational
- industrial
- community service
- public service

Basemap data provided by Wayne County Planning Department
 and Office of Real Property Services. Map Projection: NAD 1983
 State Plane Coordinate: New York Central, FIPS 3102 Feet.
 Map created by Rima Shamieh

Town of Huron Master Plan

Open Space & Environmental Resources

The Town of Huron is rich in open space and environmental resources that contribute to both the scenic beauty of the community and its economy. Its water resources attract a large number of seasonal residents, while its soils sustain a major agricultural economy. Physically the Town of Huron has a total area of 43.2 square miles. Of this, 39.5 square miles is land and 3.7 square miles is water.

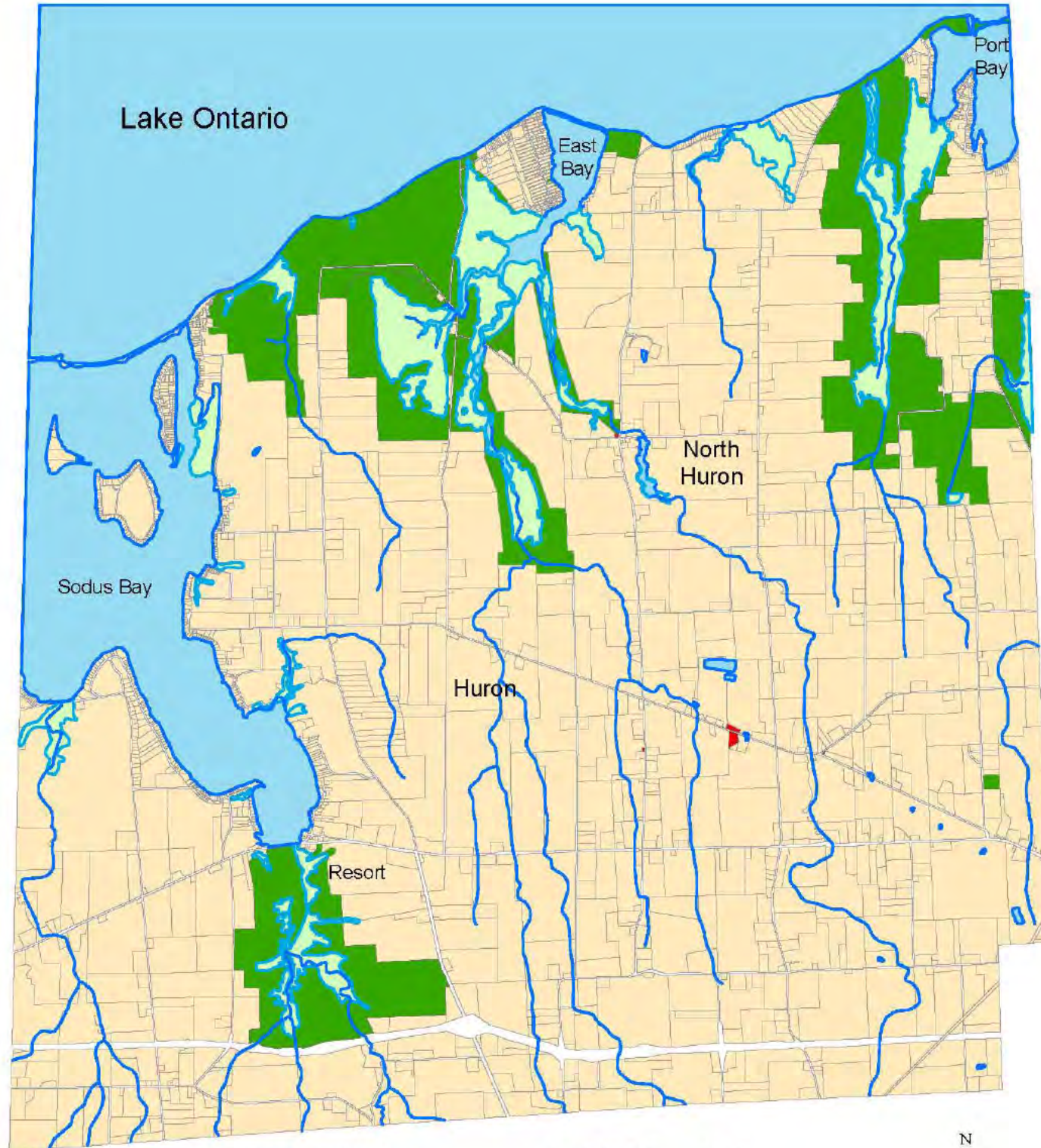
Water Resources

A significant natural feature is the Lake Ontario shoreline and the embayments at Sodus Bay, East Bay, and Port Bay. These bays account for almost all of the 3.7 square miles of water within the boundaries of Huron. In addition to their scenic beauty the bays provide opportunities for numerous water based recreation pursuits.

They also provide critical habitat for a number of aquatic and terrestrial species. Because they continue to be a highly productive fish and wildlife habitat, Sodus Bay, East Bay and Port Bay as well as the adjoining freshwater wetlands have been designated Significant Coastal Fish and Wildlife Habitat by the NYS Department of Environmental Conservation. The presence of dense beds of aquatic vegetation and sandy bottoms, along with good water quality provide a favorable environment for spawning and nursery use by many fish and other aquatic species.

Fish species that can be found in the bays include bluegill, bullhead, gizzard shad, northern pike, rock bass, white perch, yellow perch, largemouth and smallmouth bass, rock bass, crappie, and northern pike. Wetland areas bordering the bays serve as nesting and feeding areas for a variety of waterfowl and other marsh birds, including green-backed heron, great blue heron, mallard, wood duck, belted kingfisher, marsh wren, red-winged blackbird, and swamp sparrow. Beaver, raccoon, mink, muskrat, green frog, northern leopard frog, and painted turtle also live within the habitat created by the bays and wetlands.

Recognizing the importance of the bays and wetlands along Lake Ontario, New York State has established the Lake Shore Marshes Wildlife Management Area (LSWMA) comprised of several tracts of land encompassing over 6,100 acres in the Town of Huron and Town of Wolcott. (Map 3) Within the Town of Huron the LSWMA is comprised of four tracts of land totaling around 3,250 acres of land. Three are bordered by Lake Ontario on the north and extend inland to protect major wetland complexes and stream corridors leading down to the lake. A fourth tract protects the southern end of Sodus Bay south of Ridge Road as well as the mouth of Sodus Creek where it enters the bay. The lands within the LSWMA provide habitat for many species of fish, mammals, songbirds, shorebirds and waterfowl.



Created by Rima Shamieh on August 1, 2011.
 Projection: NAD_1983_UTM_Zone_18N.
 Data Source: Wayne County, NYS GIS Clearinghouse

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 Miles

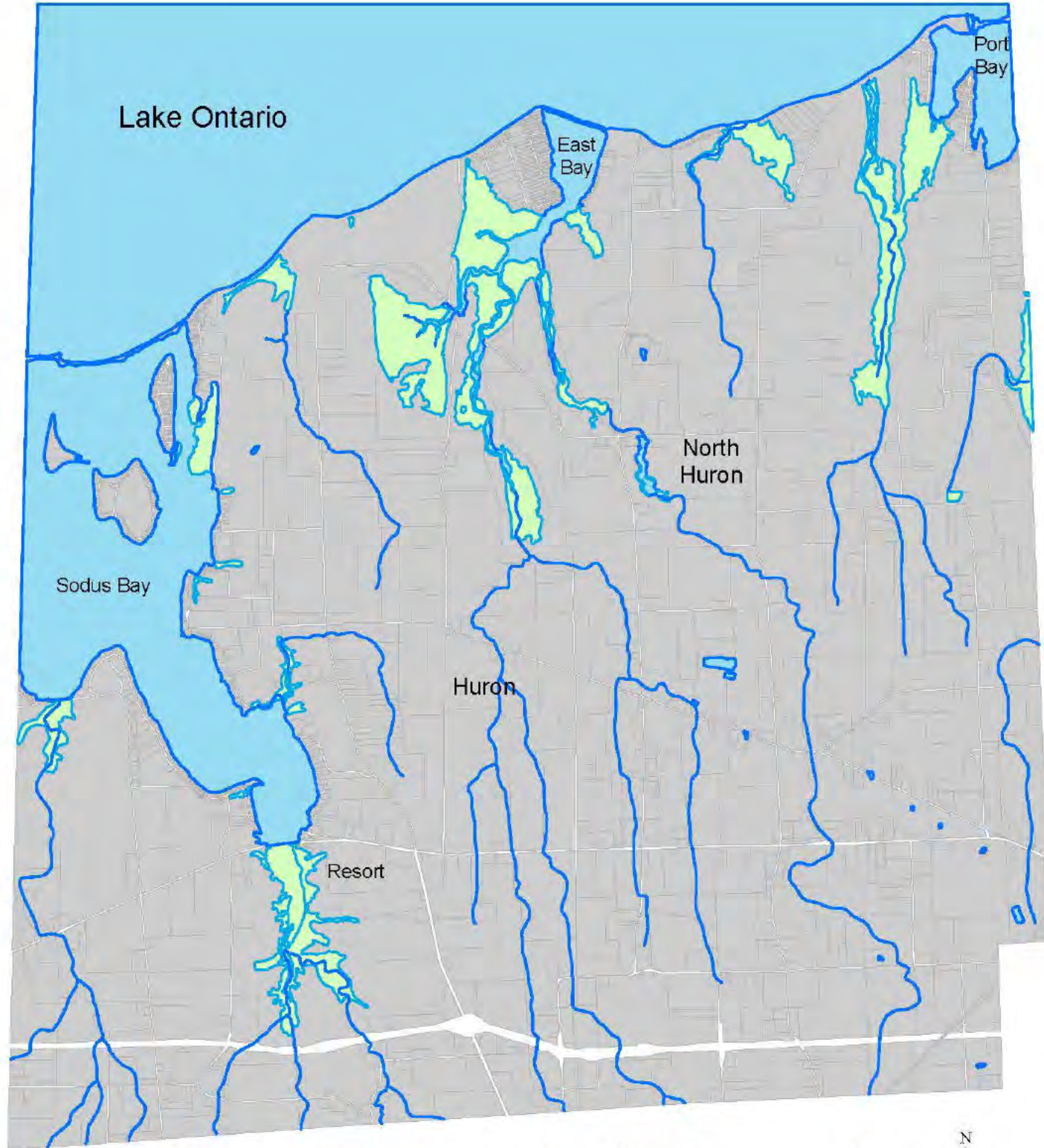


Map 3 Town of Huron, N.Y. Master Plan State Open Space

Parcel Ownership

- Private
- New York State
- Town of Huron

Basemap data provided by Wayne County Planning Department
 and Office of Real Property Services. Map Projection: NAD 1983
 State Plane Coordinate, New York Central; FIPS 3102 Foot.
 Map created by Rima Shamieh



Created by Rima Shamieh on August 1, 2011.
 Projection: NAD_1983_UTM_Zone_18N.
 Data Source: Wayne County, NYS GIS Clearinghouse



Map 4 Town of Huron, N.Y. Master Plan Hydrology

- Hydrology**
- Streams
 - Marshes
 - Waterbodies
 - Parcels

Basemap data provided by Wayne County Planning Department
 and Office of Real Property Services. Map Projection: NAD 1983
 State Plane Coordinate, New York Central, FIPS 3102 Feet.
 Map created by Rima Shamieh

Town of Huron Master Plan

Altogether there are approximately 1,215 acres of freshwater wetlands in the Town of Huron.⁴ The largest of these freshwater wetlands are located adjacent to and extend inland from East Bay and Port Bay. Root Swamp, located partly within Chimney Bluffs State Park and the Lake Shore Marshes Wildlife Management Area, and Brush Marsh, located east of East Bay, appear to be former bays of the lake that have silted in. (Map 4)

There are a number of other wetland areas scattered throughout the town. They may be located along streams or in depressions created by deposits of glacial till and drumlin formations.

Several streams of significance pass through the Town of Huron, generally from north to south. From the west they include Three Mile Creek, Sodus Creek, Clark Creek, Mudge Creek and Beaver Creek. Sodus Creek and Mudge Creek are the largest of the streams. Sodus Creek heads in the Town of Galen northeast of the village of Clyde and flows approximately 9 miles in a northerly direction before flowing into Sodus Bay south of Resort. Mudge Creek begins in the Town of Butler and flows in a northerly direction toward East Bay. It drops over 100 feet in elevation as it flows through the Town of Huron. This fall was historically significant as it provided the water power for 19th Century industries at Rice Mill and North Huron.

Although no longer economically important, Sodus Creek, Mudge Creek and the many other smaller streams provide important aquatic habitat, feed numerous wetlands along their courses and contribute to the overall scenic qualities of the town. Moreover relatively deep ravines they have carved traditionally have been a challenge to development and have remained for the most part wooded. They thus provide additional habitat for terrestrial wildlife.

Topography

Other distinctive natural features in the Town of Huron are the drumlin hills created by the continental glaciers that covered much of New York during the Ice Age. These low ridges oriented in a roughly north/south direction define the landscape to a great degree. Several large drumlins end in high bluffs overlooking Lake Ontario and surrounding shore. With their distinctive eroded pinnacles composed of clays, gravel and other unconsolidated glacial till, the bluffs contribute to the scenic quality of the lakeshore in the Town of Huron.

⁴ Natural Resources Conservation Service. This data is generated from the USDA-NRCS certified data for: Soil Survey Area: Wayne County, New York; Survey Area Data: Version 6, Feb 18, 2010. Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>

Town of Huron Master Plan

The largest of these, the Chimney Bluff formation, has been a regional landmark for many years. Recognizing the unique geology of the formation and its scenic qualities the State of New York acquired the bluff and surrounding land in 1963 as a state park. The 597 acre park however remained substantially undeveloped until 1999 when a day use area was developed off Garner Road. The park today offers year round activities that include hiking, biking and picnicking in the summer and cross country skiing, snow shoeing, and snowmobiling in the winter.

The drumlin topography in the Town of Huron is the source of most of the steep slopes in the town. Over 30 drumlins have been identified on the USGS topographic map. They are scattered throughout the town, and include Eagle Island and Le Roy Island in Sodus Bay.

Although drumlins are not high, the sides of the long narrow hills can be steep, with slopes ranging between 20 percent and 30 percent or higher. Other areas of steep slopes include the ravines that Third Creek, Sodus Creek and several of its tributaries have carved, as well as ravines within which portions of Clark Creek, Mudge Creek and Beaver Creek run as they flow into the lake.

Because of the physical characteristics of many of the soils in the town (gravelly, sandy, loamy) they tend to be moderately to highly erodible. As a result on steeper slopes they can pose problems with regard to excavation, construction of roadways and other development activities. In some cases too the glacial overburden that such slopes are composed of may be subject to slippage or landslides if disturbed or built upon. Landslide activity and slope instability is particularly prevalent along the shores of Lake Ontario, where wave action is continuously eroding the base of drumlins and other glacial moraine deposits along the lake. For this reason steep slopes in the Town of Huron should be considered a development constraint for the purpose of land use planning.

Agricultural Soils⁵

The soils of the Town of Huron are a major agricultural resource to the community. The presence of prime agricultural soils in the town is a significant factor in the preponderance of highly productive orchards and other agricultural operations in the Town. (Fig. 3)

Over 50 percent of the soils in Huron are classed as "prime" farmland soils, and another 19 percent are classed as soils of statewide importance. Approximately 17,000 acres of land are covered by these two soils classes. The most predominant soil types in terms of land coverage in the Town of Huron are Williamson silt loams that cover approximately 28 percent of the Town, and Ira gravelly fine sandy loams that cover another 10 percent of the Town. These soils are for the most part either prime soils or soils

⁵ Natural Resources Conservation Service. This data is generated from the USDA-NRCS certified data for: Soil Survey Area: Wayne County, New York; Survey Area Data: Version 6, Feb 18, 2010. Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>

Town of Huron Master Plan

of statewide importance. They are also generally found on gently to moderately rolling topography with slopes of 8 percent or less.

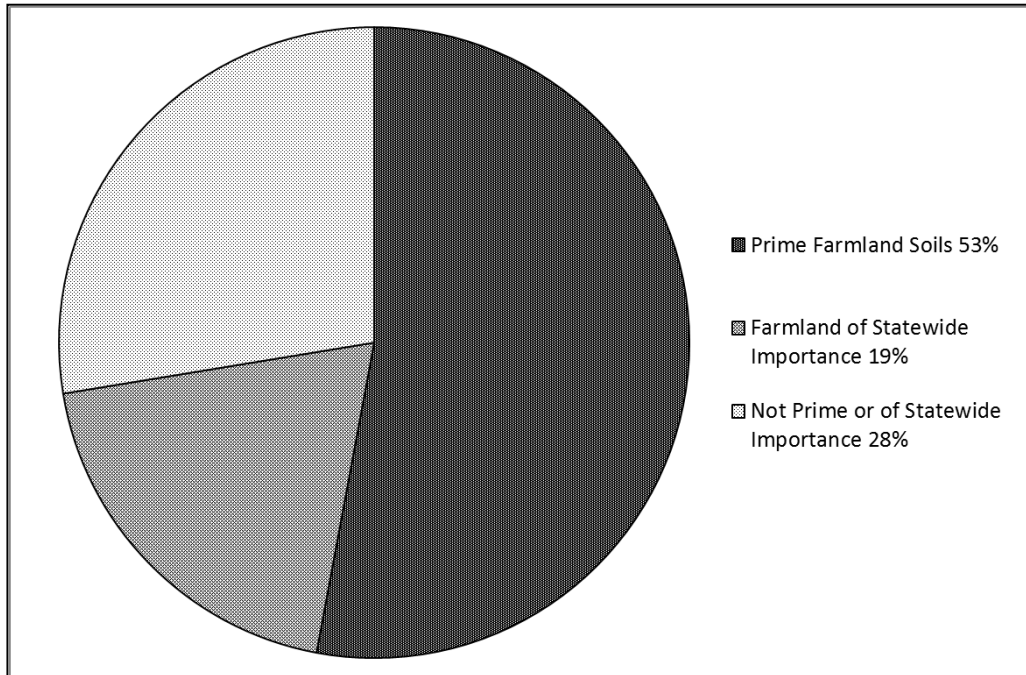


Figure 3. Percentage of High Quality Agricultural Soils in the Town of Huron.

Infrastructure

Highways and Roads

The Town of Huron is served by approximately 98 miles of Town roads, Wayne County and New York State highways, as well as private roads. Of this mileage the Town of Huron maintains approximately 48 miles, approximately 30.5 miles are County highways, approximately 8.7 miles are State highways and 10.4 miles are privately owned roads.

With a few exceptions, roads and streets owned and maintained by the Town of Huron serve primarily as local roads with relatively low volumes of traffic. In general, they connect rural residences and farms with the State and County systems. As a rural road network the Town of Huron road system is well maintained and in line with generally accepted standards for rural roads.

The state highways serving the Town of Huron are NYS Routes 414 and 104. NYS Rte. 414 is a 2-lane north-south highway that begins at NYS Rte 104 in the western part of the Town and extends south through Wayne and Seneca County. It connects Huron with Exit 42 of the NYS Thruway approximately 16 miles to the south.

Town of Huron Master Plan

NYS Rte. 104 crosses the southern part of Huron from east to west. It is the primary State highway along the southern shore of Lake Ontario and extends from I-81 on the east through Rochester to Lewiston on the Niagara River and border with Canada. The 2-lane highway is a relatively new highway built to replace what is now Ridge Road, and to bypass the Village of Wolcott. It is designed as a controlled access highway, which limits access to the highway to public street intersections. The State also acquired additional right-of-way and located the highway within the right-of-way to permit expansion to a four-lane limited access highway in the future.

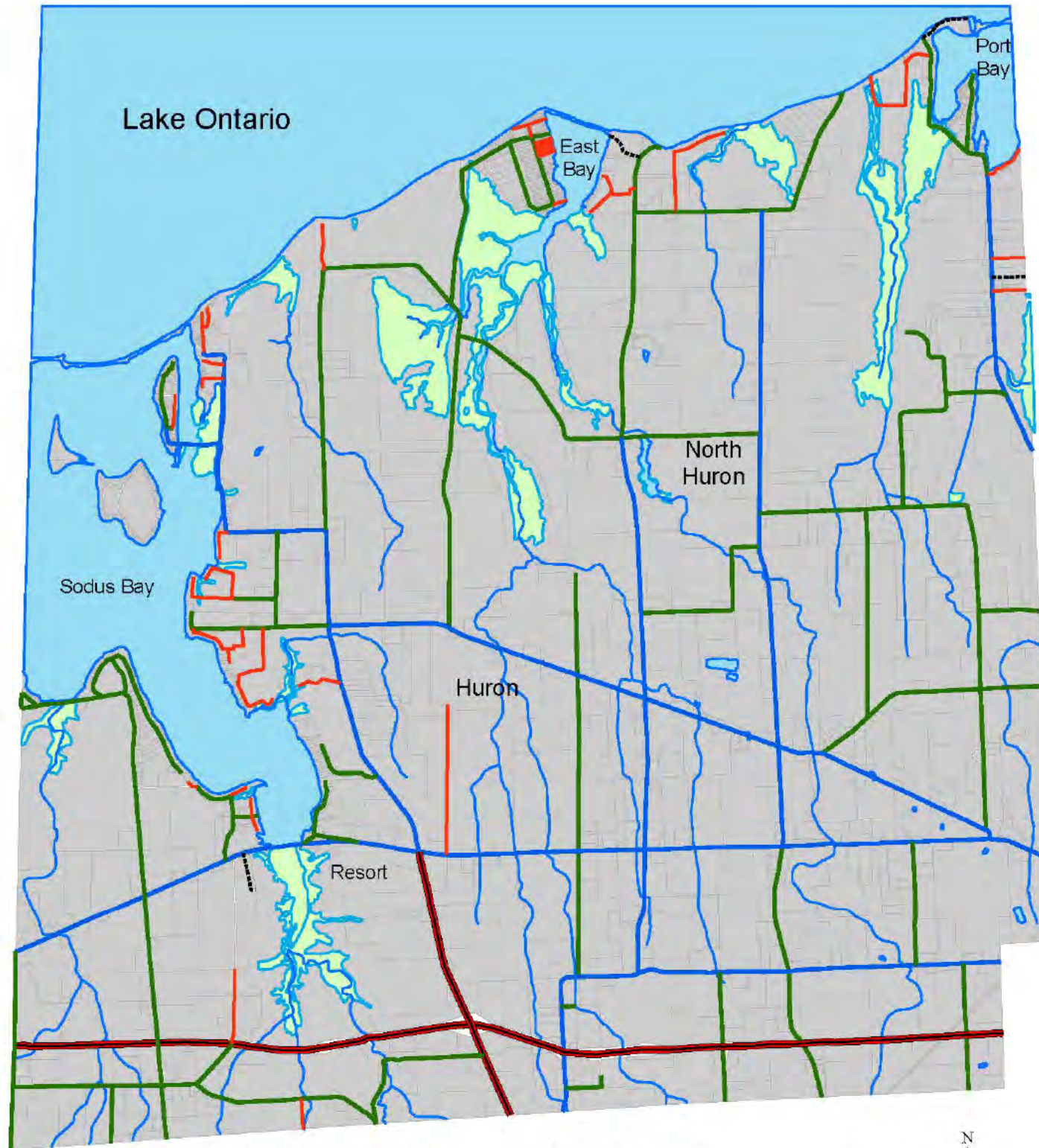
Other major highways in the town are Ridge Road (CR 143), Lummisville Road (CR 155) and Lake Bluff Road (CR 154) owned and maintained by Wayne County. Ridge Road is the historic east - west highway connecting towns and cities along the southern shore of Lake Ontario. Ridge Road connects Wolcott on the east with the Bay Bridge area and Sodus to the west. Lummisville Road runs through the center of the Town and connects Sodus Bay and the historic settlements such as Lummisville, Huron and Rice Mill with Wolcott. Lake Bluff Road serves the east shore of Sodus Bay, connecting it with Ridge Road and NYS Rte 104 and NYS Rte 414. It is also a major entry route to Chimney Bluff State Park and East Bay. Generally the County highways in the Town of Huron are well maintained and in line with standards for rural highways.

Water and Sewer Service

The Town of Huron supplies water to a number of areas through 6 water districts. The districts have been established to finance the construction and maintenance of water service mains and other appurtenances and each district serves a specified area of the Town. Property owners within each district are assessed a benefit fee which funds the cost of maintaining the facilities within the district as well as to pay down bonds that were used to finance construction. Areas served by public water are shown on Map 6.

The water districts obtain their water from the Wayne County Water and Sewer Authority (WCWSA). The WCSWA operates and maintains water systems which supply water within municipalities throughout Wayne County. It either owns facilities or leases them from the municipalities or water districts. It collects use fees to cover the operation and maintenance expenditures; however the municipalities and water districts are responsible for the debt service for capital improvements to such facilities.

With completion of water service to the Port Bay area (Water District No.7) there will be approximately 31.5 miles of water mains in the Town of Huron.



Created by Rima Shamieh on August 1, 2011.
 Projection: NAD_1983_UTM_Zone_18N.
 Data Source: Wayne County, NYS GIS Clearinghouse

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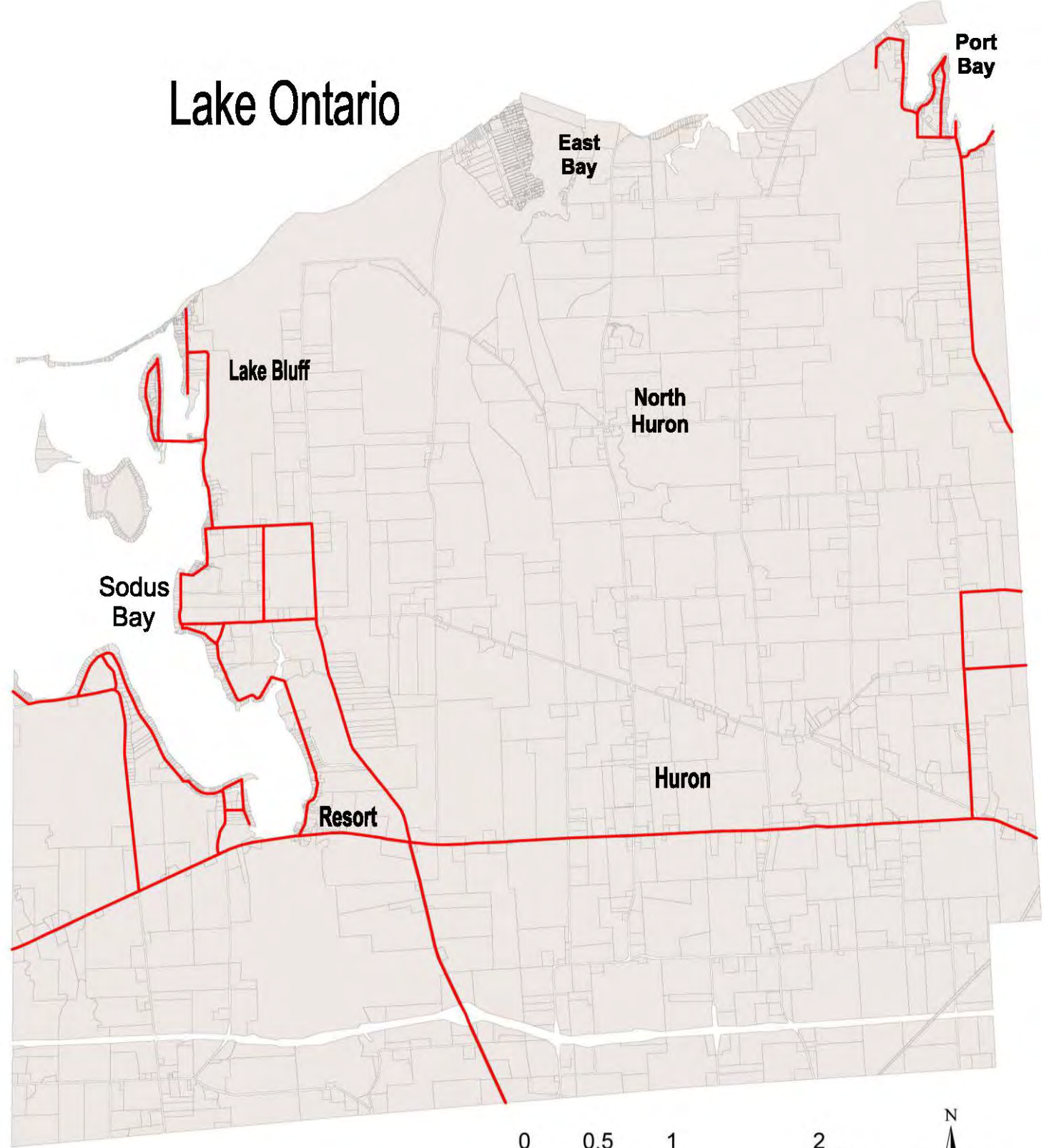


Map 5 Town of Huron, N.Y. Master Plan Road Ownership

Road Ownership

- Private
- Town of Huron
- Wayne County
- State Highway
- - - - DEC Public Access

Basemap data provided by Wayne County Planning Department
 and Office of Real Property Services. Map Projection: NAD 1983
 State Plane Coordinate: New York Central; FIPS 3102 Feet.
 Map created by Rima Shamieh



Map 6 Town of Huron, N.Y. Master Plan Water Infrastructure

Legend

- Water Lines
- Parcels

Basemap data provided by Wayne County Planning Department and Office of Real Property Services. Map Projection: NAD 1983 State Plane Coordinate: New York Central, FIPS 3102 Feet. Map created by Rima Shamieh

Town of Huron Master Plan

There is currently one area of the Town of Huron that is served by public sewer. The Hope Village subsidized housing development on Clapper Road is served by a dedicated sewer line that connects to the Village of Wolcott sewer system.

In 2007 The WCSWA completed the Sanitary Sewer Feasibility Study for the Wayne County Four Bay Area. The Four Bay Area study includes a master plan for providing public sewer service to developed areas around Port Bay, East Sodus Bay and Sodus bay within the Town of Huron. The objective of the proposed sewer infrastructure is to reduce nutrient loading into the bays caused by inadequate septic systems.

The study proposes to connect the various service areas to either the Red Creek Area Regional Wastewater Treatment Plant or the Village of Sodus Point Wastewater Treatment Plant. Both plants have additional capacity above that needed to meet current demand. The cost of the Town of Huron portions of the proposed sewer system was estimated at \$26 million, including collector lines, transmission mains and sewer pump stations. The capital costs and operation and maintenance costs would be funded through the establishment of sewer benefit districts.

Park and Recreational Facilities

The Town of Huron does not currently own or maintain any public parks or recreational facilities. Given the rural character of the Town, its relatively small population, and focus on water recreation, there is limited demand for public park facilities. There are also a number of parks and recreational facilities in the region that are available to Town residents. These include Chimney Bluffs State Park, Lake Shore Marshes Wildlife Management Area lands, the Wolcott Elks Park on Port Bay Road in Wolcott and Marshall Park off Fifth Road in North Rose. The athletic fields and playgrounds of the North Rose-Wolcott Central School District are also utilized by residents during off hours.

Despite the presence of some 8 miles of shoreline on Sodus Bay, outside the Lake Shore Marshes Wildlife Management Area lands south of Bay Bridge there is no public access to the Bay. Access to the water through the LMWMA on Sodus Bay is also limited to trails available to fishermen, hunters, hikers and naturalists.

The lack of a public park where there could be possibilities for swimming, boat launching, picnics and other recreational opportunities on Sodus bay has been identified as an issue by residents and Town officials.

Town of Huron Master Plan

Economy

For roughly 150 of the past 200 years of European-American settlement in the Town of Huron the economy has been based on agriculture and the processing of agricultural products. Since World War Two however employment in agriculture in the town has declined dramatically due to mechanization as well as the opening of employment opportunities for residents elsewhere.

Historically commercial and industrial development in the Town of Huron has been limited. This may be due to the fact that the railroads in the 1800s bypassed the town, passing instead through the villages of Wolcott on the eastern boundary of Huron, North Rose to the south and Sodus Point. As a result these villages in the 1800s grew into the local manufacturing and retail hubs, and in the case of Sodus Point a tourist destination as well. Although small communities did develop in Lummisville, Huron, North Huron and Rice Mill, they did not develop beyond relatively small retail and manufacturing nodes. The advent of the automobile in the early- to mid-20th Century also made access to the surrounding villages and larger communities beyond for employment and shopping purposes much easier.

Today the retail/service sector in the Town of Huron is characterized by scattered small scale establishments. Through windshield surveys and aerial imagery 19 such establishments have been identified. They are located either along Ridge Road, the historic east west highway in the town, or in close proximity to Sodus Bay and Lake Ontario. Seven of the properties are eating and drinking establishments, five of which appear to be supported by tourism and recreational pursuits.

In addition to stores and eating establishments the Town of Huron is also home to a number of commercial marinas that support water-related recreational activities, as well as a commercial campground. In addition to boat launching, mooring, storage and repair services these marine enterprises may also include a retail store or eating establishment.

The above concentration of businesses oriented toward seasonal recreational activities indicates that tourism is an important economic sector in the town. This is borne out below in the 2000 Census employment statistics. In 2000 the sector accounted for about 35% of the town's labor force that was employed in the wholesale/retail trade, arts and entertainment sectors.

According to the 2000 Census some 90.5 percent of the employed labor force 16 years or older⁶ in the Town of Huron were employed "off the farm" at the time of the census. (Table 4, Fig. 4) The largest

⁶ According to the US Census Bureau definition "employed labor force" includes all civilians 16 years old and over who were either (1) "at work" -- those who did any work at all during the reference week as paid employees, worked in their own business or profession, worked on their own farm, or worked 15 hours or more as unpaid workers on a family farm or in a family business; or (2) were "with a job but not at work" -- those who did not work during the reference week but had jobs or businesses from which they were temporarily absent due to illness, bad weather, industrial dispute, vacation, or other personal reasons. Excluded from the employed are people whose only activity consisted of work around the house or unpaid volunteer

Town of Huron Master Plan

Sector	Town of Huron		Wayne County		New York State	
	Number Employed Persons	Percent of Employed Persons	Number Employed Persons	Percent of Employed Persons	Number Employed Persons	Percent of Employed Persons
Total Employed Persons	1,522	100.0%	67,220	100.0%	12,383,650	100.0%
Agriculture, Forestry, Fishing, Hunting	144	9.5%	1,251	1.9%	49,774	0.4%
Construction	58	3.8%	2,802	4.2%	433,787	3.5%
Manufacturing	192	12.6%	12,011	17.9%	839,425	6.8%
Wholesale & Retail Trade	110	7.2%	6,812	10.1%	1,160,805	9.4%
Transportation, Warehousing & Utilities	50	3.3%	1,716	2.6%	460,485	3.7%
Information, Finance, Insurance & Real Estate	109	7.2%	5,775	8.6%	1,926,519	15.6%
Professional, Scientific, Management, Administrative	45	3.0%	3,193	4.8%	849,124	6.9%
Educational, Health, Social Services	221	14.5%	9,814	14.6%	2,039,182	16.5%
Arts, Entertainment, Recreation, Accommodation & Food Services	60	3.9%	2,132	3.2%	611,280	4.9%
Other Services	38	2.5%	1,752	2.6%	423,756	3.4%
Public Administration	57	3.7%	1,454	2.2%	433,372	3.5%
Other/Not Classified	438	28.8%	18,508	27.5%	3,156,141	25.5%

Source: U.S. Census Bureau

Table 4. Employment by Industry for Persons 16 Years or Older in the Town of Huron, Wayne County and the state of New York.

work for religious, charitable, and similar organizations; also excluded are people on active duty in the United States Armed Forces.

Town of Huron Master Plan

identified employment sector for residents was Educational, Health and Social Services, at 14.5% of the town's employed residents, followed by Manufacturing, at 12.6% of the employed labor force.

Despite its decline over the past century in terms of number of persons employed the Agriculture, Forestry, Fishing and Hunting sector nonetheless was the third largest source of employment for town residents in 2000, accounting for 9.5% of employed persons. Although no longer the dominant employment sector in the Town of Huron it does employ a substantially larger proportion of residents than in Wayne County as a whole or New York State. In Wayne County as a whole the Agriculture, Forestry, Fishing and Hunting sector in 2000 accounted for only 1.9% of employed persons and an even smaller 0.5% of employed persons statewide.

Altogether according to Real Property Services assessment data there are approximately 11,300 acres of land in the Town of Huron in agricultural production. Apple production is the dominant type of agriculture in the Town of Huron, with an estimated 7,130 acres dedicated to orchards. In addition to growing apples, several major farms also process and store apples. Agriculture in the town however also includes livestock and field crop production. An estimated 3,670 acres are utilized in field crop production in the town.

Other important employment sectors for Town of Huron residents in 2000 were Wholesale and Retail Trade, and Information, Finance, Insurance and Real Estate. These two sectors accounted for 7.2% of employed persons each.

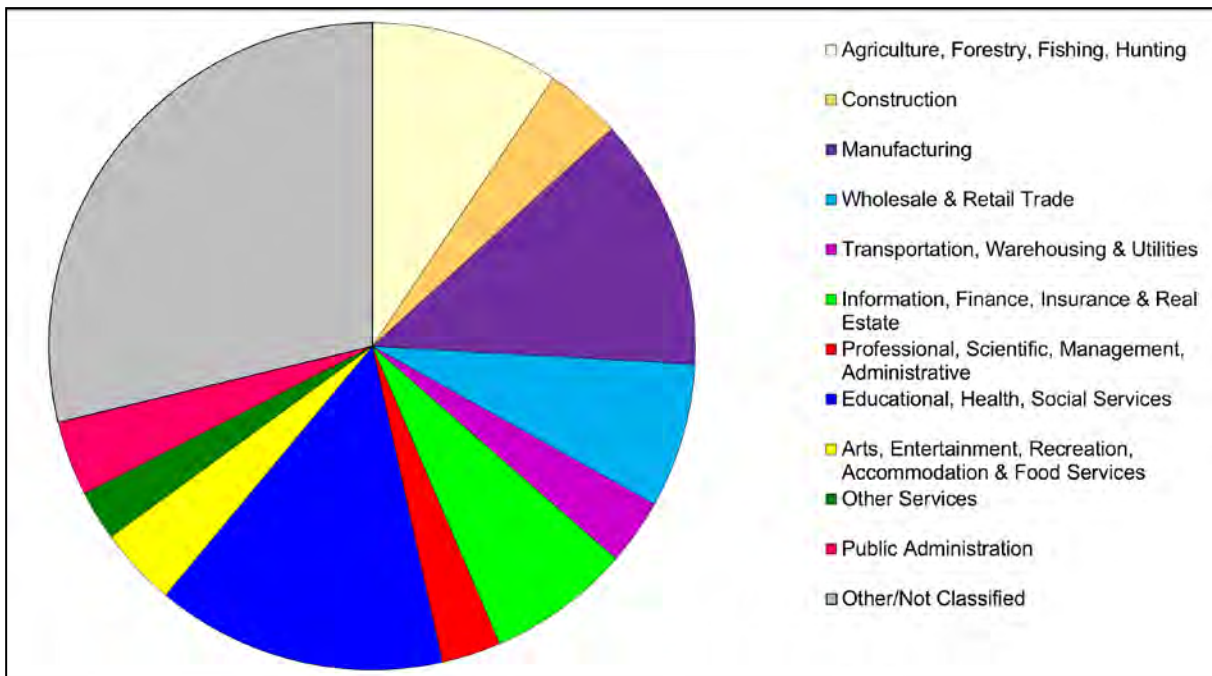


Figure 4. Employment by Industry for Persons 16 Years or Older - Town of Huron.

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Another employment sector of note is the Arts, Entertainment, Recreation, Accommodation & Food Services sector. Types of businesses that persons employed in this sector work at include many that are associated with tourism such as hotels, bed & breakfast inns, campgrounds, restaurants and bars, amusement parks, golf courses, marinas, charter services, resorts and museums. This employment category also includes musicians, actors and others employed in the performing arts, athletes and athletic facilities workers, and artists.

In 2000 this sector employed 3.9% of employed Town of Huron residents, compared to 3.4% for Wayne County as a whole and 4.9% for New York State. Although the percentage is lower than the statewide average, the Census is taken in early spring, when many tourism-dependent businesses in the Town of Huron are not open and employing staff. The percentage is likely substantially higher during the summer months.

The rural character of the Town of Huron and lack of substantial development of the retail, service, manufacturing and other sectors in the Town of Huron is reflected in the US Census statistics for 2000. A significant component of the Town's labor force, or 50.6%, spent more than 30 minutes (one way) commuting to their place of employment in 2000. This compares with just 37.3% for Wayne County as a whole. Only 36.3% of Huron residents in the labor force spent less than 20 minutes on the road, compared to 43.1% of County residents.

	Town of Huron		Wayne County	
	Count	Percentage	Count	Percentage
<10 min.	158	16.3%	7819	18.0%
10-20 min.	194	20.0%	10896	25.1%
20-30 min.	128	13.2%	8550	19.7%
30-40 min.	141	14.5%	7700	17.7%
40+ min.	351	36.1%	8499	19.6%
Total	972		43464	

Table 5. Travel Time to Work - Town of Huron Labor Force.

Economically the Town of Huron has evolved from an agrarian and small scale manufacturing

community 100 years ago to a combination bedroom community and summer resort community. The resulting character of the community makes it an attractive place to live. At the same time however this situation may also create challenges in terms of limited employment options for town residents, potential increased costs of commuting due to rising energy prices as well as limits on the ability of the Town to provide desired public services due to a limited property tax base.

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Property Tax Base

As of July 1, 2011, the total assessed value of property in the Town of Huron was \$320,929,205.⁷ Of this amount, some \$285,870,447, or 89%, was taxable property. The largest component of the local taxable property value is comprised of residential properties. In 2010 these properties (including seasonal residences) accounted for some 79% of the taxable property value in Huron, or \$182,719,573.

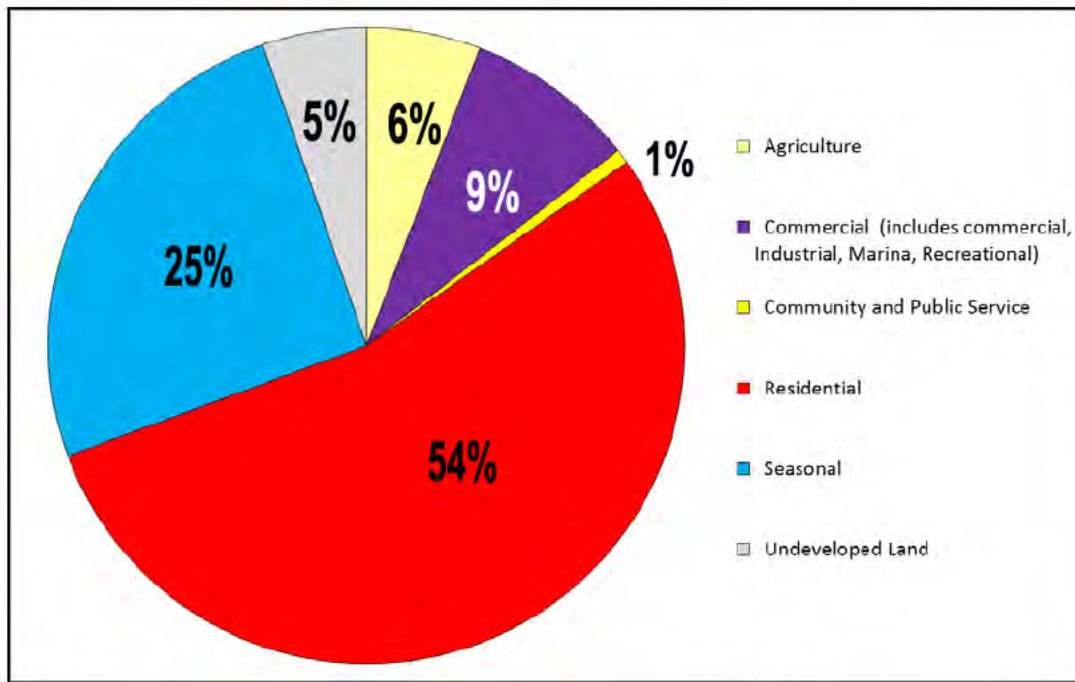


Figure 5. Taxable properties by category.

The remaining 11% of total assess valuation, or approximately \$35,512,664, represents the assessed valuation of some 1,222 properties in the Town of Huron that receive some level of exemption from property taxes. Some 46 properties with a total assessed value of \$10,643,883 are classed as wholly exempt. Of these wholly exempt properties, 14 are owned by the State of New York as state park or wildlife management lands and are valued at \$5,625,800; 4 are exempt agricultural buildings, collectively valued at \$2,600,900; 14 are County or Town of Huron properties valued at \$1,361,800; and 10 properties valued at a total of \$873,600 are classed as religious, social services, and other private not-for-profit uses.

⁷ 2011 Final Assessment Roll, Town of Huron, NY. July 1, 2011. Uniform percent of value (equalization rate) is 1.00. <http://www.co.wayne.ny.us/Departments/realproptax/Roll/Huron.pdf>

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Four properties that comprise the former Nixon truck parts business have been foreclosed on for nonpayment of taxes and are currently tax exempt. They have a total assessed value of \$183,400.

In addition to properties that are wholly exempt from property taxes, there are 1,176 properties that receive partial tax exemptions, this category includes some 780 residential properties that receive partial exemptions through the NYS STAR program or through programs for war, combat or disabled veterans. Agricultural lands enrolled in the County Agricultural Districts program account for another \$17,162,742 of exempt valuation.

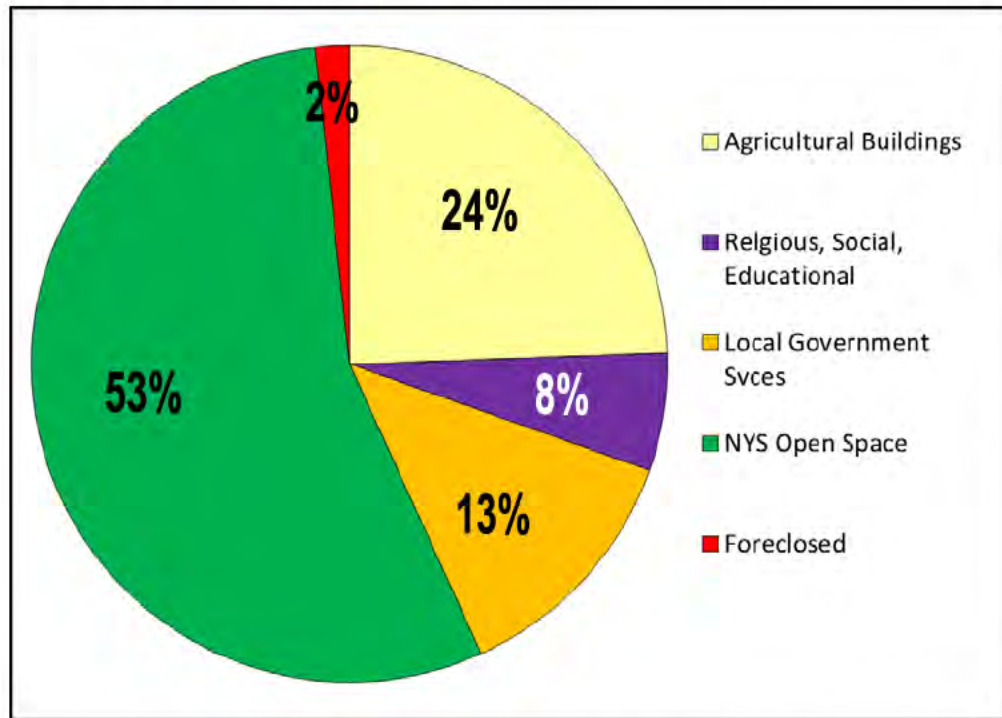


Figure 6. Tax Exempt Properties by Category.

Plan Goals, Objectives & Recommendations

This Master Plan will be used as a basis for decisions that affect the physical, economic, and social character of the Town of Huron in the coming decades. An effective master plan begins with a set of clear and concise goal statements and objective statements that provide an overall framework for the recommended actions and policies that follow. Goals are generally statements of a desired outcome, based on the values held by a community at large, but which may not necessarily be attainable. Progress toward any particular goal generally is not quantifiable. Objectives in contrast establish specific desired outcomes that would result from implementation of plan recommendation. Usually progress toward achieving objectives can be measured in some manner.

Below are the goals and objectives of this master plan. The general policy categories addressed in the section are: Community Character; Open Space and Environmental Resources; Housing; Infrastructure; and Economy. Under each policy category there is one or more goals statements. For each goal statements there are a number of objectives, followed by a list of recommended actions that the Town of Huron should take to further each objective.

Community Character

A. Goal: Ensure retention of the scenic beauty and rural agricultural character of the Town of Huron.

Objective 1: Develop new growth management tools to better protect the scenic character of the Town.

Recommendation 1a: Identify and map important scenic viewsheds within the Town and determine their vulnerability to development and investigate mechanisms for protecting them.

Recommendation 1b: Provide better protection for existing resort residential areas by creating separate RES-Residential and RES-Business zoning districts to for resort business development.

Recommendation 1c: Reduce the area zoned HB-Highway Business at the intersection of NYS Rte 104 and NYS Rte 414 to eliminate potential large scale, out-of-character retail commercial development.

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Recommendation 1d: Adopt regulations to better control outdoor lighting, reduce the impacts of light glare, light trespass on adjoining properties and upward-cast light into the night sky.

Recommendation 1e: Adopt specific site design standards, setbacks and landscape provisions to ensure that commercial and industrial developments are designed and constructed in a manner that enhances the aesthetic character of the community.

Recommendation 1f: Permit small-scale (20 kilowatt hours or smaller) for residential, business and farm use, coupled with specific setback, lighting and height standards.

Recommendation 1g: Investigate specific policies and standards for addressing large-scale commercial wind energy development, onshore and offshore, that will protect the scenic, wildlife and recreational resources of the Town.

Objective 2: Encourage larger scale residential development in and adjacent to local hamlets and villages to enhance their vitality while better protecting agricultural land resources and scenic character.

Recommendation 2a: Revise zoning regulations to increase residential development densities in the vicinity of Wolcott.

B. Goal: Define the Town of Huron as a distinct place within Wayne County and Upstate New York.

Objective 1: Create an identity for the Town in the eyes of the motoring public, whether permanent residents, summer residents or tourists visiting the region.

Recommendation 1a: Create distinctive gateways at key entrances to the Town of Huron to establish a stronger identity and distinct sense of arrival for visitors and residents.

Recommendation 1b: Develop and implement a plan for a system of distinctive directional and informational signage along NYS Rte 104 and Ridge Road to raise the profile of businesses and scenic and recreational assets in the Town.

Objective 2: Maintain an attractive and stimulating landscape for residents and visitors to the Town.

Recommendation 2a: Work with NYS Department of Transportation to improve the aesthetics of NYS Rte 104 corridor, including provision of additional landscape plantings, preservation of viewsheds outside the highway right-of-way and creation where feasible new viewsheds.

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Recommendation 2b: Identify and document historic structures and other landmarks within the Town and that should be preserved, and support private and public initiatives to highlight and protect them.

Open Space and Environmental Resources

A. Goal: Enhance the water quality of streams and bays by minimizing erosion and sedimentation, nutrient loading and stormwater discharges from development.

Objective 1: Identify and eliminate sources of nutrient loading in the watersheds of the bays, both in the Town and upstream of the Town.

Recommendation 1a: In collaboration with Wayne County, the Town of Butler, Town of Rose, Town of Sodus and Town of Wolcott, and other agencies, develop a comprehensive approach for addressing septic system and other point source and non-point source pollution.

Recommendation 1b: Continue work with partner agencies and surrounding towns to implement the recommendations of the Sodus Bay Harbor Management Plan.

Recommendation 1c: Work with the farm community to ensure the use of best management practices to reduce nutrient loading from agricultural operations.

Objective 2: Protect the aquatic resources of the town and enhance their natural functions in the ecology.

Recommendation 2a: Identify and map wetlands utilizing criteria established by New York and federal agencies for identifying and delineating wetlands subject to government jurisdiction.

Recommendation 2b: Adopt Town policies and practices in the development review and permitting process that prevent development of areas that contain wetlands.

Recommendation 2c: Work with State and County agencies to identify areas of degraded and eroded stream channels and to restore them.

Objective 3: To the extent possible protect the Lake Ontario shore areas and embayments from excessive erosion through control of lake levels and by discouraging inappropriate development.

Recommendation 3a: Continue implementation of the Town of Huron Coastal Erosion Hazard Area Law, and update as circumstances warrant.

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Recommendation 3b: Monitor the Great Lakes International Joint Commission water level and flow management planning and policies, and collaborate with other lakeshore municipalities to educate state and national policy makers regarding the potential impacts lake level changes could have on Huron property owners, property and home values.

Recommendation 3c: Collaborate with other lakeshore municipalities to secure state and federal funds to mitigate property damage that could result from lake level changes instituted by the International Joint Commission and to establish local programs to ameliorate the potential impacts of greater fluctuations in Lake Ontario water levels.

B. Goal: Protect the agricultural land resources and promote the long-term economic viability of the agricultural community.

Objective 1: Protect agricultural land resources and farm operations from large-scale residential and commercial development.

Recommendation 1a: Revise the A5A - Agriculture District regulations to remove land uses such as manufactured home parks, industry, junkyards, quarries and sand and gravel pits, and permit these uses under the existing M-Industry district and a new manufactured housing zoning district.

Recommendation 1b: Support applications by farmers who wish to participate in state and county purchase of development rights (PDR) programs to protect agricultural lands.

Objective 2: To the extent possible enhance the economic viability of agricultural enterprises in the Town of Huron.

Recommendation 2a: Review and where needed update Town zoning regulations to provide for direct marketing opportunities, agri-tourism and other agriculture-related enterprises to supplement conventional farm operation revenue streams.

Recommendation 2b: Review and revise where necessary provisions of the zoning law to ensure conformance with Section 305(a) of the Agriculture and Markets Law, which provides farmers and agricultural operations located within State agricultural districts specific protections against local zoning regulations that may be unreasonably restrictive and cause undue interference with legitimate agricultural practices as defined by State law.

Objective 3: Ensure good relations between the farming community and non-farm residents of the town.

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Recommendation 3a: Work with Cornell Cooperative Extension to support public education programs for the nonfarm public that highlight the economic, land use, heritage and local foods benefits of agriculture in the Town of Huron.

Housing

A. Goal: Ensure that a variety of high-quality housing options are available for members of the community.

Objective 1: Update zoning regulations as necessary to provide for a wider variety of housing options to meet the needs of a more diverse Town population.

Recommendation 1a: Update zoning and subdivision regulations to permit creative design in residential development that would permit new development while making efficient use of existing infrastructure and protecting scenic and open space assets.

Recommendation 1b: Increase residential development densities in the vicinity of Wolcott to encourage additional residential development in close proximity to the village.

Recommendation 1c: Create a new zoning district for manufactured housing parks that includes design standards to ensure quality design of such communities and adequate protection from potential impacts of such development.

Recommendation 1d: Ensure that the Town of Huron property maintenance codes effectively protect the public health and safety, and character of the community from blight and deteriorated structures.

Recommendation 1e: Utilize whenever feasible federal and state housing rehabilitation grant funds to assist low-moderate income households make needed upgrades on their properties.

Infrastructure

A. Goal: Develop and maintain a transportation system that meets the needs of both residents and non-residents.

Objective 1: Maintain and upgrade Town streets and highways as necessary.

Recommendation 1a: Review the current Town highway maintenance schedule and assess whether it sufficiently addresses resident and non-resident needs.

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Recommendation 1b: Develop a strategic plan for bikeways in the Town, including making connections to existing bikeway networks.

Recommendation 1c: Develop policies and where possible modify Town roads to encourage multiple uses of such roads by bicycles and other non-motorized vehicles.

B. Goal: Provide a wide variety of recreational opportunities for all Town residents.

Objective 1: Develop public park facilities to increase access to waterfront and other outdoor recreational opportunities.

Recommendation 1a: Work with the state and private not-for-profit open space advocacy groups to expand low impact uses of Chimney Bluffs State Park and Lakeshore Marshes Wildlife Management Area properties.

Recommendation 1b: As part of an overall plan for bikeways identify opportunities for connecting existing public open space with bicycle and pedestrian trail linkages.

Recommendation 1c: Identify and acquire a suitable location for a public waterfront park and boat launching facility at Resort.

Recommendation 1d: Cooperate wherever feasible with adjacent municipalities and private organizations to jointly provide active recreational facilities such as baseball, softball and soccer fields.

C. Goal: Develop and maintain a system of services and supporting infrastructure that meets the needs of residents' quality of life in the Town.

Objective 1: Optimize public investments in infrastructure.

Recommendation 1a: Identify whenever possible opportunities to partner with adjacent municipalities and state agencies for funding infrastructure projects.

Recommendation 1b: Continue to work with Wayne County Water and Sewer Authority to extend public water services to areas of identified need.

Recommendation 1c: Work with public and private sector partners to expand high-speed internet services Town-wide.

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Objective 2: Ensure the provision of a comprehensive system of fire, police and emergency services.

Recommendation 2a: Continue to work with fire companies to upgrade Town fire protection and prevention services, and reduce response times.

Recommendation 2b: Work with the State, County, adjoining municipalities and residents' association to develop an effective system of communicating information during public emergencies.

Recommendation 2c: Establish minimum design standards for private roads and jointly owned driveways.

Objective 3: Support North Rose-Wolcott Central School District in its mission to provide a high-quality education for children in the Town.

Recommendation 3a: Establish ongoing dialogue with North Rose-Wolcott Central School District to identify opportunities to partner in programs to enhance educational opportunities for students.

Recommendation 3b: Encourage North Rose-Wolcott Central School District and the Board of Cooperative Educational Services to provide training programs geared toward employment in the agricultural sector.

Economy

A. Goal: Expand the local economic base by building on existing strengths in agriculture and tourism, and unmet retail and services needs in the Town.

Objective 1: Increase the number of tourist and other visitors to the Town of Huron and its businesses.

Recommendation 1a: Develop a unified design motif for and install attractive and directional signage along NYS Rte 104 and Ridge Road to raise the profile of recreation and agri-tourism businesses and scenic/recreational assets in the Town.

Recommendation 1b: Utilize the Seaway Trail designation for Ridge Road to enhance marketing of destinations in the Town.

Recommendation 1c: Create new zoning and other incentives to promote redevelopment of the Bay Bridge area as a mixed use tourism destination and residential community.

Recommendation 1d: Work with the state to expand low impact uses such as picnic areas and hiking paths at the Chimney Bluffs State Park and Lakeshore Marshes Wildlife Management Area properties.

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Recommendation 1e: Support local tourism-based businesses in applications for grant funding from federal, state and county economic development programs as opportunities arise.

Objective 2: Promote additional industrial development and employment opportunities in non-tourism economic sectors.

Recommendation 2a: Establish additional areas of M-Industrial zoning in the southeastern corner of the Town adjacent to Wolcott Village.

Recommendation 2b: Revise Town zoning regulations to provide for direct marketing opportunities, agri-tourism and other agriculture-related enterprises to supplement conventional farm operation revenue streams.

Recommendation 2c: Work with public and private sector partners to expand high-speed internet services Town-wide.

Recommendation 2d: Support local industrial and agricultural enterprises in applications for grant funding from federal, state and county economic development programs as opportunities arise.



Plan Implementation Strategies

Key to an effective master plan is a set of clear strategies and actions designed to assist the community in achieving the goals and objectives of the plan. This section of the Town of Huron Master Plan sets forth a number of recommended strategies and actions that the Town should implement in the coming years.

The Town of Huron has the opportunity to both guide future development in a beneficial manner, provide for a modest amount of economic development and to protect the scenic and natural resources, particularly its unique water resources in a manner that will preserve the small town and rural character of Huron and ensure that future generations can enjoy the same quality of life current residents do.

Key themes that tie together the following recommended strategies and actions are:

- Promoting the health, safety and general welfare of all residents of community;
- Enhancing the small town quality of life for all residents;
- Preserving the town's scenic and water resources;
- Balancing the needs of the agricultural community with the promotion of tourism and the seasonal community;
- Balancing economic growth with maintaining the character and quality of the town's rural character;
- Promoting cooperation and coordination between the Town of Huron and other governmental bodies in the region in addressing issues of mutual concern.

The following pages expand on the Goals, Objectives and Recommendations section. They provide more details in terms of the specific policies and actions that the Town of Huron, working with residents, local businesses, its neighbors and other agencies should implement to further the Goals and Objectives. This section of the plan follows the organization of the previous Goals and Objectives section, using the issue areas of Community Character, Open Space and Environmental Resources, Housing, Infrastructure and Economy.

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Community Character

The goal of ensuring for the preservation of the scenic beauty and rural agricultural character of the Town of Huron will require a number of steps by the Town in the coming years.

Updating and improving zoning and other growth management tools can further the goal of protecting the scenic character of the Town of Huron. These tools can be used to protect existing resort residential areas and promote compatible business development to complement and support the recreational activities that draw large numbers of visitors to Huron each year, while protecting the streams, marshes and bays that attract them.

The following specific actions and strategies should be implemented in the coming years.

Community Character Action Item #1

As part of this Plan the Town should adopt a Future Land Use Map that creates a hierarchy of land uses to guide Town officials and boards in land use decisions in the coming years. (Map 7) This hierarchy is based on the character and intensity of the proposed land uses and their importance in terms of defining the character of the community and its quality of life. At the highest level of the hierarchy are the residential and commercial waterfront areas and their environs. These land uses cover approximately one-sixth of the area of the town. They play a role however in the economic prosperity of the town and also a role in the quality of life for many town residents. In many regards they are the image of the Town of Huron to the world. Development within these areas can also affect the greatest amount of change to the land and the character of their surroundings, and to the scenic and water resources that are critical to the town.

At the second level are the agricultural and conservation/open space land use categories. These assets include the most important agricultural lands and woodland areas, steep slopes, wetlands, stream corridors and lands with specific ecological resources worthy of preservation. Today almost two thirds of the Town of Huron land area falls into these land use categories. The objective of designating areas of the Town of Huron in these categories is to conserve the most important agricultural, environmental and scenic land assets within the town.

The third and lowest level in this hierarchy of land uses are large scale industrial and commercial development. This plan recognized the economic and fiscal benefits of expanding the industrial base of the town, and the market for limited commercial development. At the same time these types of more intense land uses have infrastructures needs such as highway access and public water and sewer service that are not available everywhere in the town. Moreover the agricultural assets, scenic character and water resources of the town need to be protected.

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The Future Land Use Plan map is a generalized map and not intended to illustrate proposed land use at the level of individual parcels of land. It thus does not show many of the existing stand alone businesses in the town, which are expected to continue under this plan. Table 6 below outlines the characteristics envisioned for the seven proposed land use categories for the Town of Huron Future Land Use Map.

Resort Residential Areas.	<p>Maintains the historic lot configurations and single-family cottages of the existing lake and bay shorelines. Lot coverage, yard setback requirements, and building bulk (height, size, etc) that would maintain the existing small scale character of the homes, and preserve views of the water through the homes, would be developed. In order to mitigate the visual impacts of newer and larger homes, yard setbacks requirements should be tie to building height, with additional setbacks required for taller buildings and buildings with larger footprints.</p> <p>Small scale resort businesses such as bed and breakfast inns could be permitted with additional review by planning board, zoning board.</p>
Resort Business Areas.	<p>Small areas that contain existing recreation-oriented businesses such as restaurants and marinas would continue as Resort Business Areas. These commercial zoning districts would have regulations such as lot coverage, yard setback requirements and building bulk (height, size, etc) to ensure that future such development is in scale with the surrounding areas, and that potential adverse impacts on adjacent residential areas are minimized.</p> <p>In addition, areas at each end of the Bay Bridge along Ridge Road would be rezoned to Resort Business to accommodate existing businesses and promote development of new businesses.</p>
Medium Density Residential.	<p>The Town currently has a R15000 Medium Density Residential zoning district in the Shaker Heights area. This zoning density should be maintained in the developed portions of Shaker Heights. In addition, this level of residential development density would be appropriate in the area of the town immediately west of Wolcott village. Public water service has been extended to the area, and the extension of public sewer service could be possible through cooperation with the village.</p> <p>Approximately 650 acres of land are proposed to be allocated for medium density residential development. These lands were selected because of their proximity to the village and village services, and because a relatively small proportion of the acreage is in active agriculture.</p>
Agricultural Residential.	<p>The primary objective of these areas is to protect and promote the Town's agricultural sector, while providing opportunity for rural residential development. Zoning would permit agriculture as it is traditionally known as well as agriculture-related enterprises.</p> <p>The existing A5A Agricultural zoning district requires a minimum lot size of 5 acres. This contributes to the rural character of the Town. While studies have shown that it can cut up and fragment agricultural land resources and reduce the viability of agriculture in areas with substantial rural residential growth, the growth pressure in Huron is relatively low. The potential impacts on agricultural lands can also be mitigated by encouraging residential development in wooded areas or areas where soils are of a lower quality. Also, building lot configurations such as "flag" lots can be utilized to better protect agricultural land resources. These types of lots can permit new homes to be constructed on poorer quality agricultural lands or non-agricultural lands by permitting the building lot to be connected to the public road by a narrow strip of land (30ft - 40ft wide).</p>

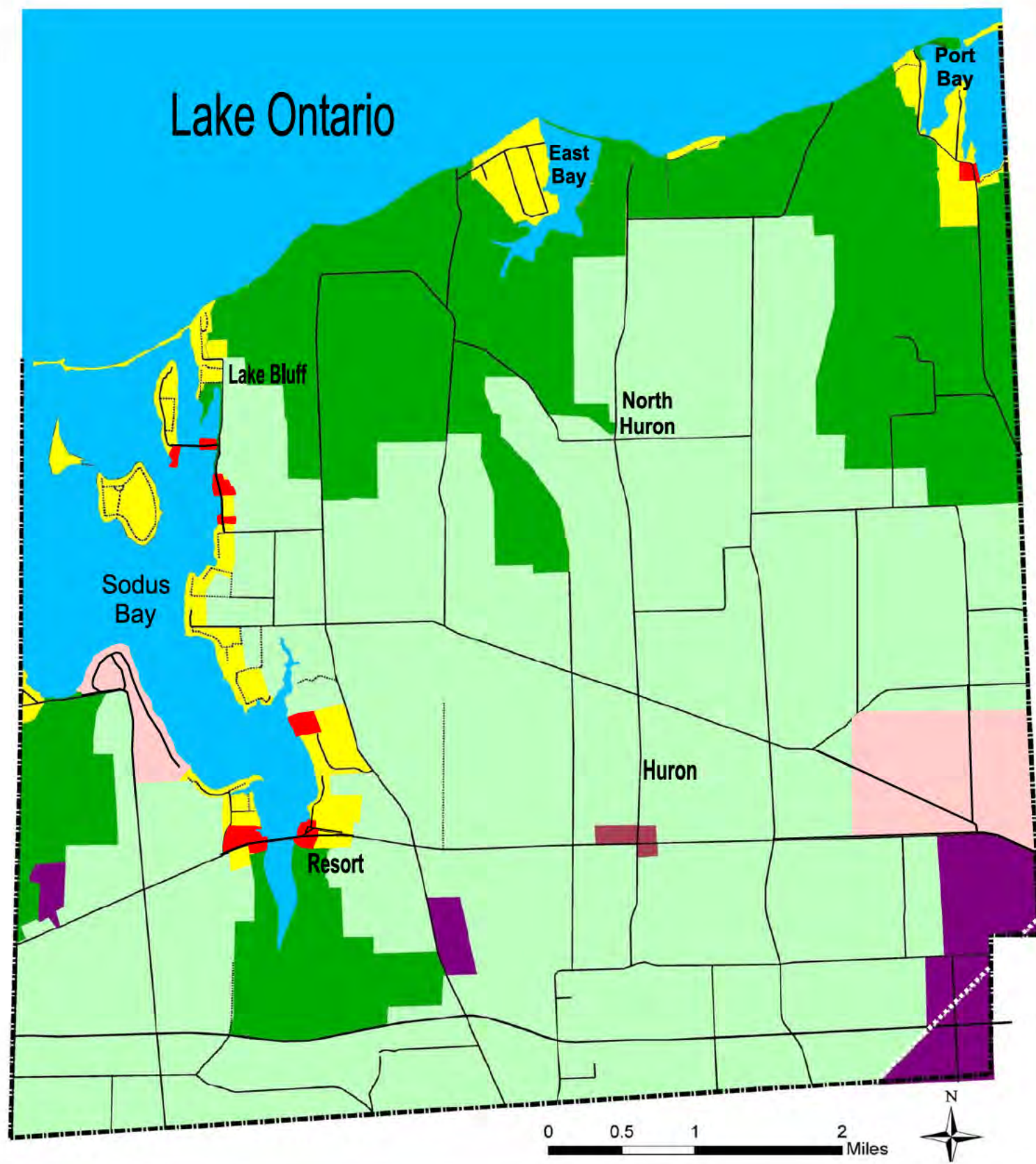
Table 6. Recommended Future Land Use Map categories and descriptions.

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Table 6. (Cont.) Recommended Future Land Use Map categories and descriptions.

Resource Conservation.	<p>The objective of the Resource Conservation Area is to protect ecologically sensitive lands from more intense residential and other types of development, but permit outdoor oriented recreational facilities such as campgrounds, parks, trails and home-based businesses such as bed & breakfast establishments. Although the bulk of land proposed for this category is owned by the State of New York some privately owned parcels that encompass sensitive areas such as the Lake Ontario shoreline and inland wetlands, wooded and steep slope areas.</p> <p>Recommended residential development density is a minimum lot size of five acres.</p>
Highway Commercial.	<p>The area proposed for Highway Commercial consists of approximately 30 acres of land in the vicinity of the intersection of Ridge Road and North Huron Road. This area would encompass the existing American Legion and 3-4 other existing businesses. There is also room for new businesses or expanding the existing businesses.</p> <p>The proposed area would provide opportunity for developing well in excess of 300,000 square feet of commercial development, or well beyond what Huron could anticipate supporting in the long-term future.</p> <p>Limiting the depth from the public highway right of way of the Highway Commercial area to 200-250 feet provides adequate area for small to medium size stores and parking, but not major (big box) stores or shopping centers.</p>
Industrial.	<p>The draft Plan recommends expansion of the existing industrial development at the western edge of Wolcott into the Town of Huron. Approximately 350 acres of land are proposed to be allocated for industrial development in the future. The choice of location is based on proximity to municipal services such as water and sewer, as well as rail and highway access. The property of Ridge Road already has some evidence of light industrial activity on the interior of that parcel.</p> <p>Although not shown the existing industrial parcel at the intersection of Ridge Road and Powers Road could remain as an industrial site. In general the Plan recommends agriculture as the predominant land use in that area and although the individual parcel current occupied by industrial use could continue to be zoned accordingly, it should not be expanded.</p>

The draft land use map proposes to eliminate a major commercial node at the intersection of NYS 104 and NYS 414. The primary reasons for proposing this is that it is relatively isolated with regard to where Town residents live and shop. Moreover business development there would compete with and likely be at a competitive disadvantage to the existing commercial nodes in Wolcott and Alton. The proposed highway commercial area at the intersection of Ridge Road and North Huron Road is centrally located within the Town and can serve as a secondary commercial node to the existing and future nodes in Wolcott and Bay Bridge.

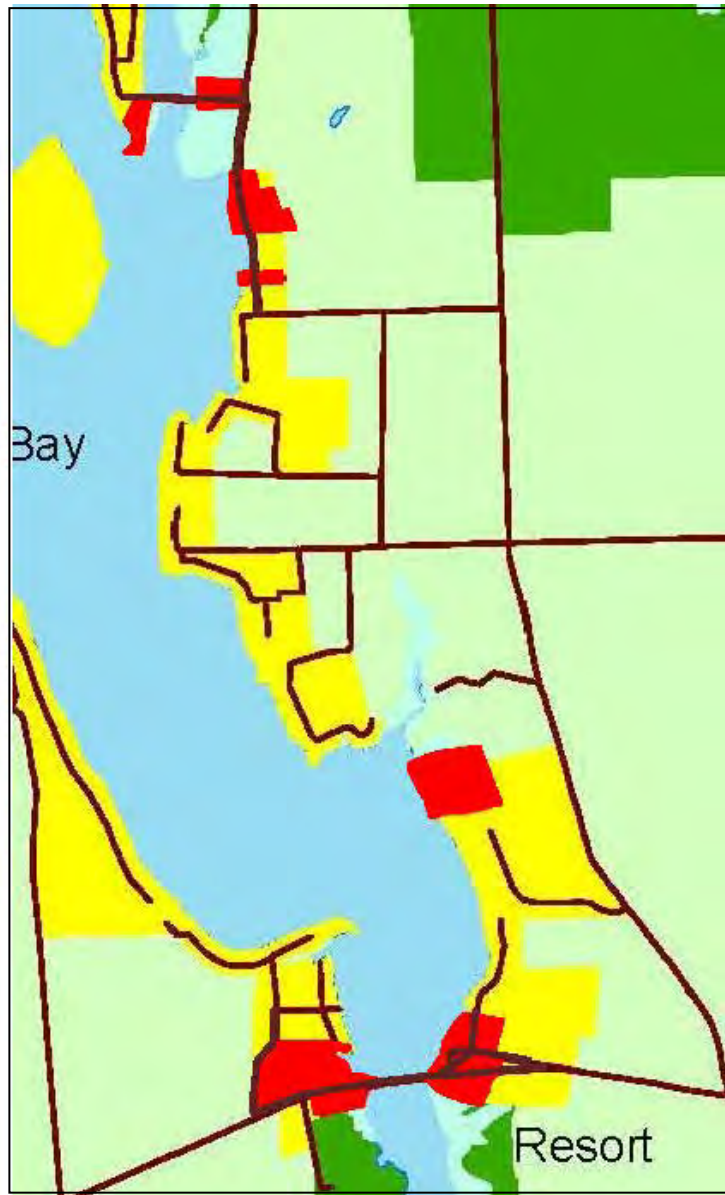


Map 7
Town of Huron, N.Y. Master Plan
Future Land Use

- Legend**
- Agricultural Residential
 - Resource Conservation
 - Resort Residential
 - Resort Commercial
 - Medium Density Residential
 - Highway Commercial
 - Industrial

Basemap data provided by Wayne County Planning Department and Office of Real Property Services. Map Projection: NAD 1983 State Plane Coordinate: New York Central; FIPS 3102 Feet. Map created by Rima Shamieh

Town of Huron Master Plan



Map 7-a. Detail map showing proposed Resort Business areas on the shores of Sodus Bay.

Community Character Action Item #2

Provide better protection for existing resort residential areas by creating separate RES-Residential and RES-Business zoning districts to accommodate resort business development. The current RES-Resort zoning permits non-residential land uses including hotels, motels, tourist homes and boarding homes; restaurants, bars and taverns; small-to medium scale retail sales establishments; golf courses; camping and campground; and marinas and marine services, including boats storage. Most of these are

Town of Huron Master Plan

permitted with the approval of a special permit by the Zoning Board of Appeals. By creating a separate RES-Business zoning district the Town of Huron can better protect the existing and future investment in waterfront residential properties. A number of existing businesses would be placed within the new zoning district.

Community Character Action Item #3

Develop site design standards for parking, landscaping, outdoor lighting and buffering of adjacent residential properties for development within the proposed RES Business zoning district. Examples of such design standards include:

- Setback and design standards for the street-facing facades of buildings. Maximum front yard setbacks are a tool commonly used in many communities, primarily to encourage return to the historic pattern of downtown commercial buildings being built at the edge of the public right-of-way;
- Design guidelines that can ensure that the development is done in a manner that architecturally fits with the current styles of the town;



Photo credit: www.bing.com/maps/

- Limiting parking in front of buildings to on-street parking. Off-street parking must be located to the side or the rear of the property. Photo at left of downtown Wolcott illustrates this concept;
 - Strict definition of the types of retail or service establishments that would be allowed within a mixed-use area;
 - Standards for landscape plantings within a public right-of-way, including spacing, types and sizes of trees and shrubs;
- Standards for outdoor lighting that include requirements high-cut-off fixtures to eliminate glare, the casting of excess light into the atmosphere and prevention of light trespass onto adjoining properties.

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Community Character Action Item #4

Develop site design standards for bed and breakfast inns and include in the Town's zoning regulations. These design standards would ensure safe access by prospective guests, adequate facilities for parking as well as landscape buffering for adjoining properties. These standards would be especially important where a proposed bed and breakfast would be established within an existing neighborhood. Examples of design standards that the Town of Huron could consider include:

- Any bed and breakfast establishment shall be a single- or two family home and in addition be the residence of the proprietor(s);
- The residential character of the home within which the bed and breakfast is located shall be maintained to the extent practicable;
- Full meal service may be provided however no food service shall be provided except to the guests of the bed and breakfast;
- In addition to parking for the proprietor(s) there shall be a minimum of one parking space for each guestroom or 1 space for every 2 beds, and one parking space for each employee not living on the premises;
- No parking shall be located within any front, side or rear yard setback areas and all guest parking areas shall be screened from adjoining properties by either a solid wall or fence or landscape plantings;
- All outdoor lighting shall be high-cut-off fixtures to eliminate glare, the casting of excess light into the atmosphere and prevention of light trespass onto adjoining properties.

Standards such as these can provide for tourism-based businesses within existing residential areas while protecting the quality of life of surrounding residents.

Community Character Action Item #5

Concentrate Highway Business development in the vicinity of the intersection of Ridge Road and North Huron Road. (Map 7) This area is centrally located with the town and can provide convenient access to residents. This area would cover approximately 30 acres and encompass the existing American Legion and several other existing businesses as well as room for new businesses.

In addition to this area a number of smaller Highway Business zones should be created along Ridge Road to accommodate existing scattered businesses. The large and undeveloped Business Highway zone at the intersection of NYS Rte 104 and NYS Rte 414 should be eliminated. Despite being at the intersection of two local important highways, this specific area is relatively isolated from much of the

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town, and is in competition with the major commercial development node at the intersection of NYS Rte 104 and CR 258 approximately five miles to the east.

Community Character Action Item #6

Adopt specific site design standards, setbacks and landscape provisions to ensure that commercial and industrial developments are designed and constructed in a manner that enhances the aesthetic character of the community. These new standards should be incorporated into the Town's zoning regulations. Such standards would include restrictions on parking and other auxiliary uses within zoning setbacks, landscaping to mitigate visual impacts and the "heat island" effect of parking lots and building roofs. Additional landscape buffer areas between commercial and industrial properties and adjacent residential zoning districts would better protect these areas from adverse impacts.

Community Character Action Item #7

Adopt regulations to better control outdoor lighting, reduce the impacts of light glare, light trespass on adjoining properties, and upward-cast light into the night sky. Over the past several decades the increased use of outdoor lighting in the USA has resulted in unintended impacts from the washing out of the night sky to glare and light trespass on surrounding properties. Today however there are high-cut-off fixtures to eliminate glare, the casting of excess light into the atmosphere and to prevent light trespass onto adjoining properties. These are readily available and at costs comparable to traditional outdoor light fixtures. These can dramatically reduce upward-cast light and light trespass on adjoining properties. Appropriately regulated and properly installed outdoor lighting will contribute to the safety and welfare of the residents of the Town while protecting the rural character of Huron and quality of life for residents.

As a long-term measure the Town of Huron should also establish a policy for the replacement of its existing street lights with high cut-off fixtures. Newer street lighting technology such as LED lighting can better control the direction of the light, eliminate glare and operate much more efficiently. LED fixtures can be coupled with photovoltaic solar panel technology to remove these lights from the power grid completely. (photo at right)



Community Character Action Item #8

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Identify and map important scenic viewsheds within the Town and determine their vulnerability to development and investigate mechanisms for protecting them. The intersection of the drumlin topography of the Town of Huron with Lake Ontario has created a rich and varied landscape. This landscape is a major draw for the tourists and summer residents alike.

Map 8 identifies key scenic viewsheds in the town as well as specific roads that warrant consideration as locally designated scenic corridors. The scenic viewsheds encompass not just views from the land, but also from Lake Ontario and the embayments, and in some cases from within the Lake Shore Marshes Wildlife Management Area holdings and Chimney Bluffs State park. Thus there are areas mapped that may not be visible for public roads within the town, but may be visible from boats, or from visitors to public open spaces on the land side.

Some of the design tools available to protect scenic viewsheds, particularly in rural areas, include:

- Building materials and color schemes should be selected to harmonize with the setting;
- Where feasible, buildings and structures should be located on the edges of open fields and in wooded areas to minimize visual impact
- Where feasible avoid the siting of buildings or structures on ridgelines or hilltops. Siting structures just below the crest of a hill in a manner that preserves the natural profile of the hill can dramatically reduce visual impact.
- Wherever possible the existing vegetation of the site, including field hedgerows and meadowland vegetation, should be retain as much as possible;
- Where a project involves even minor amounts of earthmoving, the site can be re-graded in a manner that blends with the natural contours and undulations of the land.

In the developed waterfront areas new construction should take into consideration:

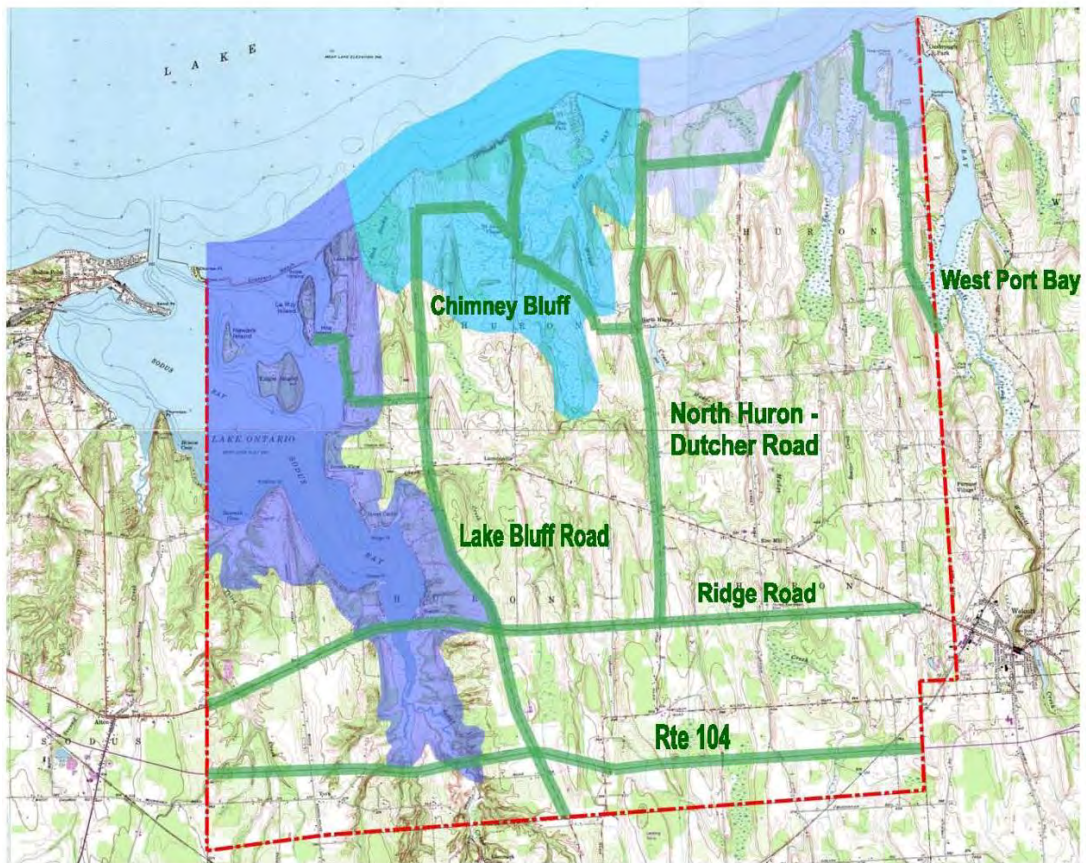
- Historic character and scale of the surrounding structures;
- Existing openings and views between public roads and the water;
- Preservation of the existing vegetation of the site, particularly mature trees along the waterline.

Map 8 also proposes six scenic corridors. These corridors follow several state, county and town highways are considered to be both important transportation routes and scenic experiences for town residents and visitors alike. The Town of Huron can preserve the scenic quality of these corridors in a number of ways, including:

- Controlling the size numbers and locations of signs along the highway through its sign regulations;
- Adopting site design standards, setbacks and landscape provisions to ensure that commercial and industrial developments are designed and constructed in harmony with the scenic character of the corridor;
- Identifying specific views from the road and working with landowners to protect those views.

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- Working with the State and County to implement improvements to enhance the safety and attractiveness of the designated roads for bicyclists.
- Developing and installing signs that identify the routes as scenic corridors and promote them as part of a comprehensive tourism promotion package.
- Working with the NYS Department of Transportation to improve the aesthetics of NYS Rte 104 corridor, through additional landscape plantings, preservation of viewsheds outside the highway right-of-way and creation where feasible new viewsheds.



- Sodus Bay Viewshed
- Chimney Bluff - East Bay Viewshed
- Brush Marsh - Port Bay Viewshed
- Scenic Corridor

Map 8. Proposed Viewsheds and Scenic Corridors.

Community Character Action Item #9

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Create an identity for the Town of Huron in the eyes of the motoring public, including permanent residents, summer residents or tourists visiting the region. Unlike a city or a village the Town of Huron as a rural municipality lacks the visual cues that let motorists know that they have arrived. The Town of Huron can however create a stronger identity for itself through a number of actions, including:

- Work with the State and County to install distinctive welcome signs at the major entry points into the town along NYS Rte 104, NYS Rte 414, Ridge Road and West Port Bay Road. By taking advantage of modern graphics technology these signs could feature the Town's logo as part of an overall motif. They can help to establish a stronger identity and distinct sense of arrival for visitors and residents.
- Utilizing the same motif as the recommended gateway signs the Town should work with the State, County and local businesses to develop distinctive directional and informational signage along NYS Rte 104 and Ridge Road to raise the profile of the businesses and scenic and recreational assets in the Town.
- Identify and document historic structures and other landmarks within the Town and that should be preserved, and support private and public initiatives to highlight and protect them. Actions that The Town can take include:
 - Work with local historians and the State Historic Preservation Office to identify historic structures within the Town of Huron and document their eligibility for listing on the State or national Registers of Historic Places;
 - Work with local historians to identify and mark historic place names within the town, for instance Rice Mills and Lummisville, and mark the locations with distinctive signs.



The Huron Grange building is one of a number of structures in Huron that recall the history of the community and reflect its agrarian heritage.

Open Space and Environmental Resources

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The open space and environmental resources of the Town of Huron include the Lake Ontario embayments, stream corridors such as Sodus Mudge and Beaver Creeks, wetlands, forested areas and its agricultural lands. These features are both critical environmental resources and defining characteristics of the town. As valuable they may be as ecological assets, their conservation and preservation is a priority because they also contribute to the economic wellbeing of the town. Protecting these open space and environmental resources will require a number of steps by the Town in the coming years.

Updating and improving zoning and other growth management tools can further the goal of protecting the scenic character of the Town of Huron. These tools can be used to protect existing resort residential areas and promote compatible business development to complement and support the recreational activities that draw large numbers of visitors to Huron each year, while protecting the streams, marshes and bays that attract them.

The following specific actions and strategies should be implemented in the coming years.

Open Space and Environmental Resources Action Item #1

Continue to work with surrounding municipalities, Wayne County and other agencies to identify and eliminate sources of point source and non-point source nutrient sources in the watersheds of the bays, both in the Town and upstream of the Town. Nutrient loading in the bays threaten the quality of life for summer residents by stimulating algal growth and blooms. These can dramatically affect water quality, and hence the recreational value of these valuable resources. Moreover nutrient loading also stimulate the growth of milfoil, kelps and other aquatic vegetation that cause problems for boaters and swimmers.

Part of this effort will include working with the farm community in the Town to ensure the use of best management practices for manure and fertilizer field applications, and tillage practices to reduce runoff from agricultural fields. This will help non-point reduce nutrient loading from agricultural operations.

Open Space and Environmental Resources Action Item #2

Strengthen growth management tools to better protect water quality in local streams and the bays by directing inappropriate types and levels of development away from riparian corridors. This action can also protect woodland along the major streams of the town and preserve or enhance biological corridors along existing streams. Development of areas that contain wetlands or perform wetland ecological functions will also better protect water quality in the bays and Lake Ontario.

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Implementation mechanisms for achieving better protection of stream corridors and wetlands include modifying and expanding the use of the existing LC - Land Conservation zoning district to areas along major streams, steep slope areas and adjacent to major wetland areas beyond lands owned by the State of New York. The list of permitted uses in the LC - Land Conservation districts should be expanded beyond parks to include low-density residential and low-impact outdoor recreational activities such as campgrounds. Additional setbacks can be incorporated into the district regulations to create buffers between developed areas of a property and the stream or wetland resource.

The recommended development density within an expanded LC - Land Conservation district is one dwelling for every five acres of land. The level of density, particularly if coupled with use of cluster subdivision design could protect substantial tracts of undeveloped riparian corridor and wetland buffer areas.

Open Space and Environmental Resources Action Item #3

Work with the Department of Environmental Conservation, Office of Parks, Recreation and Historic Preservation, and private land owners to develop a footpath that would extend from Lake Bluff eastward through Chimney Bluff State Park and the Lake Shore Marshes Wildlife Management Area lands to East Bay and possibly Port Bay.(Map 9)

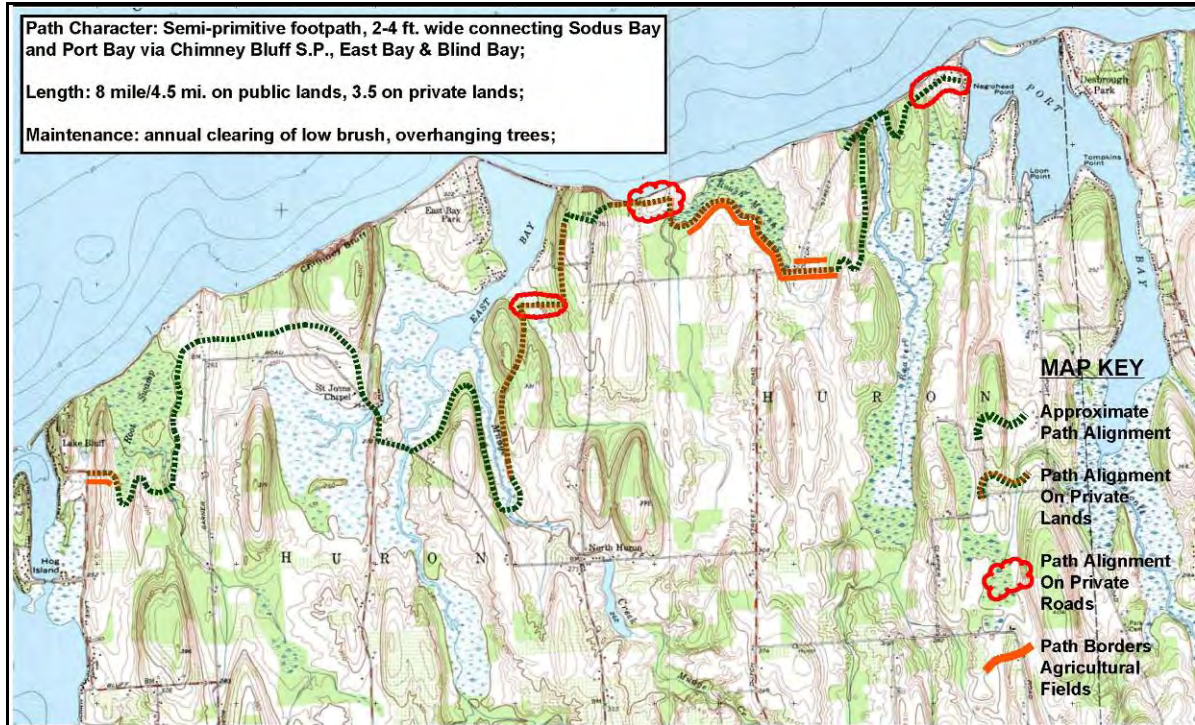
This footpath should follow the lay of the land. The extent of improvements would be limited to clearing vegetation back approximately 6-8 feet from the path center and to a height of about 8 feet, clearing and grubbing roots and where necessary laying down a crush bank run gravel base 3-4 feet wide. The crushed bank run surface would be seeded with a slow growing grass to reduce erosion on steep slopes.

Other facilities would include signs at trail entrance points; bollards or other structures to prevent unauthorized vehicular access; solid board fences, landscape screening or other features to ensure the privacy of any nearby residence. Other improvements would include fencing to protect adjacent orchards and other crops from potential trespass.

The actual alignment of the proposed footpath can vary substantially from the alignment shown on Map 9. Where it would run across private lands, the alignment would be determined through collaboration between the Town and the individual landowners. The proposed footpath would be located within easements that would be voluntarily granted to the Town of Huron by the landowners.

Maintenance of the proposed the footpath in a safe condition for public use would be the responsibility of the Town of Huron, and any easement should also indemnify the landowner against loss

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Map 9. Possible Alignment for a Proposed Footpath.

or injury to trail users due to any failure by the Town to maintain a safe facility. The Town would also be responsible for building and maintaining fences and other trail appurtenances, including structure built to protect orchards and other farmlands from trespassers.

Open Space and Environmental Resources Action Item #4

Take steps to protect agricultural land resources and farm operations from large-scale residential and commercial development. Two changes to the zoning regulations are recommended to further this objective:

- Review and revise where necessary provisions of the zoning law to ensure agricultural operations are not burdened with unnecessary regulations or regulations that may not conform to Section 305(a) of the Agriculture and Markets Law;
- Revise the A5A - Agriculture District regulations to remove competing land uses such as manufactured home parks, industry, junkyards, quarries and sand and gravel pits.

The Town of Huron should also support farmer and farmland owners who desire to participate in state and county purchase of development rights (PDR) programs to protect prime agricultural land resources. Purchase of development rights has benefited communities across New York and the country

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by permanently protecting agricultural land resources and in the process protecting values rural and scenic character. It has enhanced the economic viability of agriculture by providing cash for capital investments and reducing the costs associated with transfer of operations from one generation to another.

Housing

Housing is an integral aspect in the quality of life in a community. Over the past several decades as the American family has evolved so has its housing needs. The Town of Huron should take action to ensure that in the coming years a variety of high-quality housing options are available for members of the community. These options will range from the traditional single-family detached to specialized housing for the elderly.

Housing Action Item #1

Update its zoning regulations to permit alternative housing types such as elder cottages, assisted living facilities and other forms of specialized housing. Elder cottages are small temporary dwellings that can be sited behind or adjacent to a primary residence and permit multiple generations to live close together. Assisted living facilities can range from living units designed for fully independent senior citizens to skilled nursing facilities. Both types of housing within or in close proximity to the Town of Huron will permit it to accommodate an increasing population of older residents.

Housing Action Item #2

Promote the use of cluster subdivision design where possible. Cluster subdivision has proven to be a successful tool for protecting environmentally sensitive areas without limiting development density. Although in larger suburban municipalities cluster subdivisions are associated with townhouse style residential development, in rural areas the approach can be utilized to develop single-family home communities by permitting reduction in lot sizes and more creative platting of subdivisions. In addition to protecting scenic and open space resources, creative design in residential subdivisions can also make efficient use of existing infrastructure.

Housing Action Item #3

Apply the R-15000 Medium Density zoning district in areas adjacent to the Village of Wolcott in order to encourage additional residential development in close proximity to the village. This action will achieve the objectives of provided opportunities for affordable owner-occupied housing and making efficient use of public water infrastructure already in place. In addition it would accommodate the

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modest amount of future population growth anticipated, while promoting the protection of agricultural lands and open resources elsewhere in the Town of Huron.

Housing Action Item #4

Create new zoning district regulations to manage development of manufactured housing parks within the Town of Huron. These regulations would permit the creation of such zoning districts through an amendment to the zoning map upon review and adoption a local law by the town Board. Specific design standards are necessary to ensure that such housing developments are of a high quality design for the benefit of their residents, ensure the protection of scenic and ecological resources, and have minimal impact on the surrounding community.

Examples of design standards that should be included in the zoning regulations include:

- Minimum design standards for interior roads within the manufactured home park, such as all-weather pavement, minimum widths and drainage requirements;
- Provision of adequate and safe water supply, sewage disposal, solid waste disposal, and underground installation of the utility distribution and service lines;
- A minimum of ten (10) percent of the gross park area or 1,000 square feet per dwelling unit, whichever is larger, be set aside for outdoor recreation;
- Adequate setbacks for manufactured homes from side, front and rear yards, and from each other roads;
- Manufactured homes located adjacent to public road or highway rights of way be should be sited so that the longer side will be parallel to or nearly parallel to the public road or highway right-of-way line;
- Screening of park maintenance, storage areas or facilities, and sewage treatment facilities from dwellings, internal streets, and public roads or highways;
- Vegetated buffers within any yard area not fronting on a public road or highway, and undisturbed buffer areas between stream edges or any wetland.

Infrastructure

The Town of Huron has relatively limited infrastructure, primarily in the form of rural highways. The second largest investment in infrastructure is in the development of municipal water systems. With increasing fiscal restraints the Town of Huron needs to maximize its investment dollars in the coming decades. An effective way of doing so will be the continued development of partnerships with

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neighboring municipalities, the county, state and other governmental and non-governmental agencies. Specific actions related to infrastructure that the Town of Huron should take are outlined below.

Infrastructure Action Item # 1

Pursue implementation of the Four Bay Area sewer capital project that is designed to bring public sewer to residential communities lining Sodus Bay, East Bay and Port Bay. Introducing sewer service to these areas would eliminate reliance on private septic systems and result in a substantial reduction in nutrient loading into the bays. To reduce costs to local homeowners state and federal sources of grant funding need to be identified and applied to the development of sewer service.

The impact of nutrient loading on water quality in Sodus Bay, East Bay and Port Bay continues to be an issue. Two major sources of nutrient loading are agricultural run-off and deficient or failed septic systems. The Town of Huron Septic Law has enhanced the Town's protection of its water quality resources; however the hundreds of septic systems that serve homes along the shoreline continue to pose threats to water quality.

Infrastructure Action Item #2

Begin exploring in the immediate future potential locations for a public waterfront park and boat launching facility in the vicinity of Resort. A park in this area would provide a central location for Town residents to have public access to the Sodus Bay waterfront and recreational resources. Proposed facilities at the location would include: public boat launch; picnic area and pavilion; swimming if water conditions permit; a playground; and lawn for active recreation.

The recommended size for this proposed waterfront park is roughly 0.75 to 1 acre. Approximately 16,000 square feet would be required for access drives, boat launching area and parking for 8 to 10 cars and boat trailers. A beach area would cover between 5,000 and 7,500 square feet, while between 15,000 and 25,000 square feet are proposed for picnic facilities (including a pavilion) and active play lawn and playground.

The Town of Huron should utilize the Local Waterfront Revitalization Plan (LWRP) process to further refine the concept for a waterfront park. The LWRP can identify suitable sites, develop a use program and cost estimates for such a facility.

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Infrastructure Action Item #3

Better utilize the scenic potential of its local roads and highways, and promote tourism activities, by developing a strategic plan for bikeways. Such a plan could expand on the current Seaway Trail designation for Ridge Road (CR 143). New on-road routes from Ridge Road north to Chimney Bluffs State Park and other Lake Ontario or Sodus Bay destinations could be identified for future development. Other routes southward to Clyde, Savannah and other Erie Canal towns could promote the Town of Huron as a day-trip destination for canal boaters.

In addition the unused right of way for NYS Rte 104 has potential for accommodating a Class I off road bicycle/pedestrian path. This additional right of way was acquired in anticipation of that highway ultimately being upgraded to a 4-lane highway. Given the level of traffic along NYS Rte 104 and potential construction costs it is now unlikely that the highway would be expanded to four lanes. This presents the opportunity for the Town to work with the State and other municipalities along the highway to develop the surplus right of way as a bicycle/pedestrian path.

Infrastructure Action Item #4

Replace the traditional high pressure sodium street light lamp fixtures with newer LED technology as agreements with the electric utility expire. LED lighting is becoming increasingly widespread and offers a number of advantages over the older high pressure sodium technology:

- A major reduction in the amount of energy consumed for the equivalent amount of light;
- Easier maintenance;
- High cut-off downcast LED lighting fixtures can substantially reduce nighttime light pollution.

In addition to replacing the lighting fixtures themselves, the Town should also investigate the use of solar electric panels to power street lights. The lower energy usage of LEDs makes the technology more suitable to being powered through solar generation.

Economy

The Town of Huron has evolved from an agrarian and small scale manufacturing community 100 years ago to a combination bedroom community and summer resort community. It is an attractive place to live, but at the same time limited employment options for town residents and relatively high commuting times and costs pose challenges for some residents. A relatively low property tax base also limits the ability of the Town to provide desired public services.

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Despite global competition and other major challenges agriculture remains a relatively dynamic economic sector. There are steps however that the Town can take to promote the economic well-being of that sector.

Finally there is still potential for growth in the tourism sector. Lake Ontario, the bays, and State park and wildlife management areas offer potential for further development as year-round destinations.

Economy Action Item #1

Create an identity for the Town of Huron in the eyes of the motoring public, including permanent residents, summer residents or tourists visiting the region. Unlike a city or a village the Town of Huron as a rural municipality lacks the visual cues that let motorists know that they have arrived. The Town of Huron can however create a stronger identity for itself through a number of actions, including:

- Working with the State and County to develop and implement a plan for a system of distinctive directional and informational signage along NYS Rte 104 and Ridge Road to raise the profile of recreation and agri-tourism businesses in Huron, and the scenic/recreational assets in the Town. By taking advantage of modern graphics technology these signs could feature the Town's logo as part of an overall motif. They can help to establish a stronger identity and distinct sense of arrival for visitors and residents.
- Utilizing the same motif as the recommended gateway signs the Town should work with the State, County and local businesses to develop distinctive directional and informational signage along NYS Rte 104 and Ridge Road to raise the profile of the businesses and scenic and recreational assets in the Town.
- Utilizing the Seaway Trail designation for Ridge Road to enhance marketing of destinations in the Town.

Economy Action Item #2

Although it employs a relatively small percentage of residents, agriculture continues to be a major economic sector in the Town of Huron. To promote the long term viability of agriculture, the Town of Huron should revise Town zoning regulations to provide for direct marketing opportunities, agri-tourism and other agriculture-related enterprises to supplement conventional farm operation revenue streams. Elsewhere in New York such direct marketing of farm products stimulated increased interest on the part of the general public in local agriculture and supporting local food producers. This in turn has stimulated farmers to diversify their production to provide a wider variety of fresh farm products to the local markets.

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Economy Action Item #3

Promote additional industrial development and employment opportunities by establishing additional areas of M-Industrial zoning in the southeastern corner of the Town adjacent to Wolcott Village. In addition to providing employment options for town residents, manufacturing facilities can provide additional revenues in terms of property taxes, without creating substantial demands for public services. A manufacturing node in the southeastern corner of the Town of Huron would have easy access to NYS Rte 104, and through cooperation between the Town and Village take could take advantage of municipal sewer service.

