

TOWN OF PERINTON COMPREHENSIVE PLAN

DRAFT

**2020
UPDATE**



INTRODUCTION



PERINTON: FOCUSED ON THE FUTURE

PERINTON'S 2020 COMPREHENSIVE PLAN UPDATE

The 2020 Comprehensive Plan is the official guide for the Town's planning efforts and decision-making over the next decade. The plan outlines our community vision, defines clear and actionable goals, and recommends specific projects to shape Perinton's future in a way that enhances the physical, social, and economic character of the community for all residents, visitors, and businesses.

The plan is organized as follows:

- **Chapter 1: Existing Conditions.**
Inventories and analyzes existing physical, social, and economic conditions in Perinton that may impact future land use planning and economic growth.
- **Chapter 2: Vision and Goals.**
Defines Perinton's vision for the future and provides actionable goals to achieve this vision as the community moves through the next decade.
- **Chapter 3: Future Land Use Plan.**
Identifies development, revitalization, and other projects and actions, and outlines a land use strategy to realize the community's vision.
- **Chapter 4: Implementation Plan.**
Phases and prioritizes recommended actions and identifies responsible parties and potential funding mechanisms.

WHAT IS A COMPREHENSIVE PLAN?

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

"...the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town located outside the limits of any incorporated village or city".

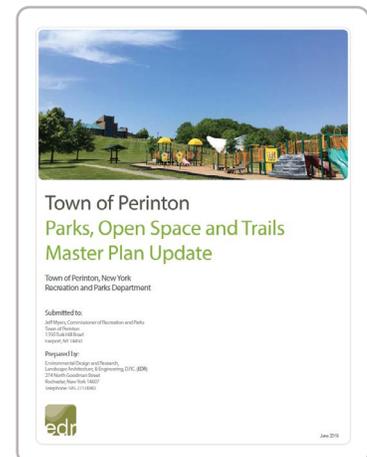
RECENT PLANS + STUDIES

INTRODUCTION

The Town of Perinton has a long history of community and resource planning dating back to its first Comprehensive Plan adopted in 1959. Throughout the past six decades, the Town has completed numerous plans and studies to inform decision-making to the benefit of its residents and businesses. The plans listed below are those completed since the Comprehensive Plan was most recently updated in 2011. The 2020 Comprehensive Plan is a continuum of these planning efforts and uses the findings in these studies to frame and justify its conclusions and recommendations.

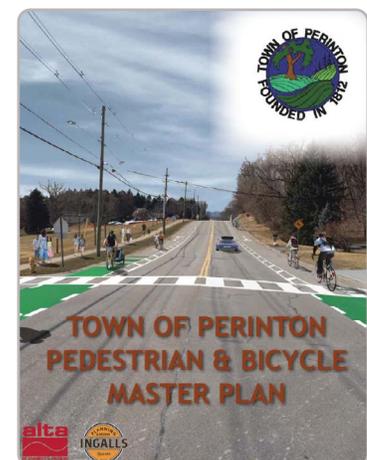
PARKS, OPEN SPACE, + TRAILS MASTER PLAN 2019

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



PEDESTRIAN + BICYCLE MASTER PLAN 2016

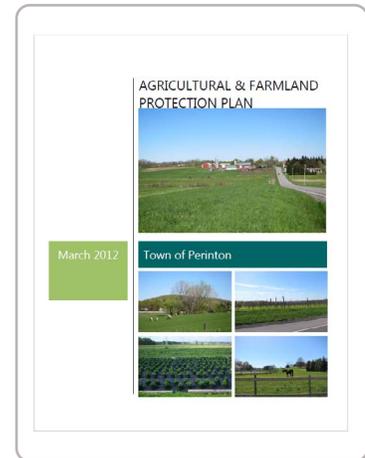
In 2016, Alta and Ingalls Planning and Design collaborated to develop Perinton’s Pedestrian and Bicycle Master Plan with funding from the Genesee Transportation Council. The plan inventoried and analyzed existing pedestrian and bicycle facilities, modeled demand, and studied crash data to identify potential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



RECENT PLANS + STUDIES

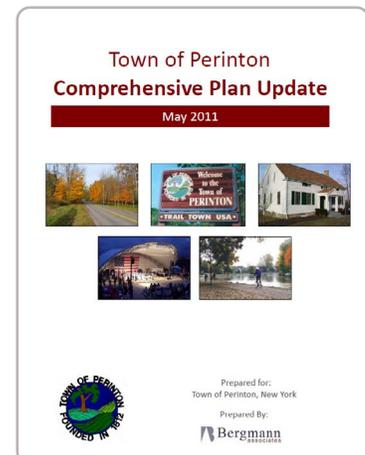
**AGRICULTURE
+ FARMLAND
PROTECTION
PLAN**
2012

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



**COMPREHENSIVE
PLAN**
2011

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



COMMUNITY PARTICIPATION

INTRODUCTION

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

STEERING COMMITTEE

TBD

ADVISORY COMMITTEE

TBD

STAKEHOLDERS

TBD

COMMUNITY PARTICIPATION

**PUBLIC
WORKSHOPS** TBD

VISION + GOALS TBD

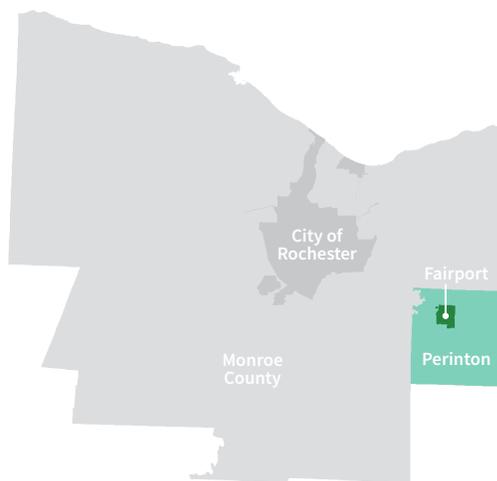
CHAPTER 1

EXISTING CONDITIONS



STUDY AREA

REGIONAL SETTING



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

THIS PLAN'S STUDY AREA

The 2020 Comprehensive Plan inventories and analyzes existing conditions in the Town of Perinton (exclusive of the Village of Fairport) and provides recommendations to improve quality of life for Perinton's 42,000 residents.

PERINTON'S HISTORY

Source: Town Historian

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

DEMOGRAPHICS

INTRODUCTION

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

MEDIAN AGE, RACE, ETHNICITY, + EDUCATION

Source: U.S. Census Bureau, Census 2010 Summary File 1, ESRI forecasts for 2019 and 2024

The median age in Perinton (47 years-old) is slightly older than in Monroe County (40 years-old). Perinton residents are also more likely, on average, to be white: 93% of residents are white, 4% are Asian, 2.5% are black, and an additional 3% are of Hispanic origin. By 2024, Perinton is expected to become more diverse: 4.5% of residents will be Asian, 3% will be black, and 4% will be of Hispanic origin. Most Perinton residents are also well-educated: 89% graduated from high school, 84% have at least some college education, 60% have at least a bachelor’s degree, and 28% have a graduate or professional degree.

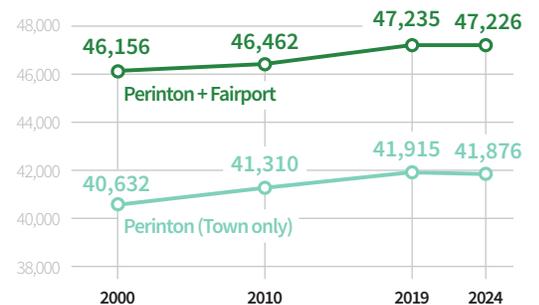
Perinton (Town only)	Perinton + Fairport	Monroe County
47 median age	47 median age	40 median age
93% white	91% white	73% white
60% bachelor's or graduate degree	59% bachelor's or graduate degree	38% bachelor's or graduate degree

POPULATION TRENDS

Source: U.S. Census Bureau, Census 2010 Summary File 1, ESRI forecasts for 2019 and 2024

As of 2019, Perinton’s population was 41,915, which accounts for about 5.5% of Monroe County’s total population. Since 2000, Perinton’s population has risen steadily at a rate of roughly 0.17% per year. The Village of Fairport, whose population was roughly 5,500 in 2019, experienced similar growth. By 2024, however, Perinton’s population is projected to decline. A 0.09% decrease in population is expected in the Town, which is consistent with projected trends in the county.

Population Trends, 2000 through 2024



DEMOGRAPHICS

AGE TRENDS

Source: U.S. Census Bureau, Census 2010 Summary File 1, ESRI forecasts for 2019 and 2024

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

Age Group Growth Rates, 2010 through 2024
(Trends are consistent in both the Town and the Village.)

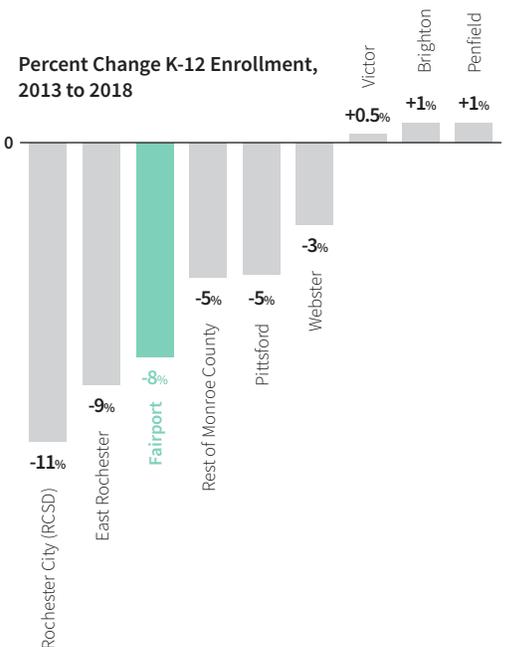
Age	Monroe County	Perinton (Historic)	Perinton (Projected)
	2010-2019	2010-2019	2019-2024
0 - 4	-7%	-10%	0%
5 - 9	-8%	-20%	-4%
10 - 14	-9%	-13%	-11%
15 - 24	-8%	10%	-11%
25 - 34	13%	19%	7%
35 - 44	-8%	-21%	6%
45 - 54	-16%	-18%	-14%
55 - 64	15%	12%	-4%
65 - 74	47%	37%	9%
75 - 84	13%	33%	26%
85+	15%	28%	14%

SCHOOL ENROLLMENT TRENDS

Source: projections from Fairport Central School District

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

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



DEMOGRAPHICS

INCOME TRENDS

Source: U.S. Census Bureau, American Community Survey, ESRI forecasts for 2019 and 2024

Since 2010, median household income in Perinton (including the Village of Fairport) has increased by 15% to its present value of \$80,538. From 2019 to 2024, median household income is projected to increase by another 10% to \$96,579, outpacing the rate of inflation and signaling continued economic growth in the town.

Median Household Income, 2010 through 2024
(Includes both the Town of Perinton and the Village of Fairport. Data shown in 2019 inflation-adjusted dollars.)



EMPLOYMENT TRENDS

Source: U.S. Census Bureau, Census 2010 Summary File 1, ESRI forecasts for 2019 and 2024

A total of 98% of Perinton’s working-age population (16-years and older) is employed. Perinton’s 2% unemployment rate is half of Monroe County’s 4% rate. The majority (58%) of Perinton’s working-age residents are employed in the Services industry (professional, medical, public service, education jobs), with the next largest shares being employed in the Manufacturing (plant, factory, mill jobs) and Retail Trade (store jobs) industries.

Employment by Industry, 2019
(Trends are consistent in both the Town and the Village.)



COMMUTING PATTERNS

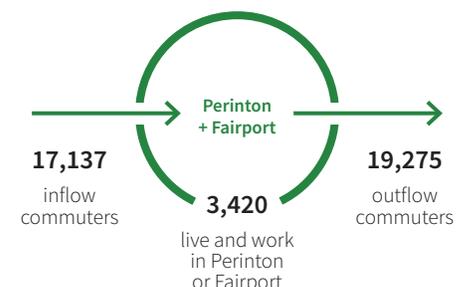
Source: U.S. Census Bureau, OnTheMap Application

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

Commuting Patterns, 2017



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



DEMOGRAPHICS

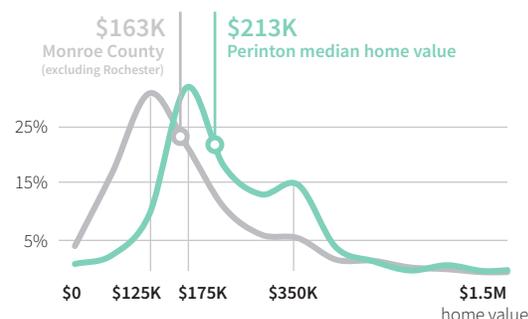
HOME VALUES

Source: U.S. Census Bureau, Census 2010 Summary File 1, ESRI forecasts for 2019 and 2024

The median home value in Perinton is \$212,669 – higher than that in Monroe County (by 30%), Brighton (by 15%), Webster (by 13%), and Penfield (by 4%), but lower than that in Pittsford (by 25%) and Victor (by 28%). The largest portion – about 49% – of Perinton’s housing stock ranges in value from \$150,000 to \$250,000. Another 28% of the town’s housing stock ranges from \$250,000 to \$400,000. Only 14% of Perinton’s housing stock is valued at less than \$150,000, which is considerably lower than in the county (excluding the City of Rochester) where 42% of homes are valued at less than \$150,000. By comparison, Perinton has fewer lower-cost housing options which may affect the Town’s viability for young singles, new families, and seniors on a fixed income. The Town does, however, have a wider range of mid- and higher-cost housing options.

Home Values, 2019

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



HOUSING AFFORDABILITY

Source: U.S. Census Bureau, Census 2010 Summary File 1, ESRI forecasts for 2019 and 2024

Compared to other nearby towns, the ratio of median housing value to median household income in Perinton (2.34) is closest to 1.00, meaning that homes are affordable relative to Perinton residents’ household incomes. On average, homes are priced such that residents earning the town’s median household income can afford to purchase them. This does not mean, however, that homes in Perinton cost less overall than in nearby towns.

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

Housing Affordability Indices, 2019

	Median Home Value	Median Household Income	Affordability Ratio
Monroe County (excluding City)	\$162,983	\$74,101	2.20
Perinton (Town only)	\$212,669	\$90,948	2.34
Perinton + Fairport	\$207,139	\$87,493	2.37
Penfield	\$203,943	\$84,963	2.40
Webster	\$187,604	\$76,820	2.44
Pittsford	\$283,351	\$114,861	2.47
Brighton	\$185,648	\$72,761	2.55
Victor	\$295,825	\$98,130	3.01

DEMOGRAPHICS

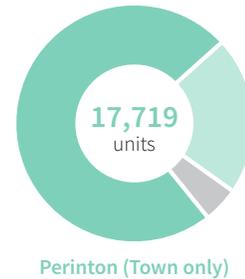
HOUSING TENURE

Source: U.S. Census Bureau, Census 2010 Summary File 1, ESRI forecasts for 2019 and 2024

Of Perinton’s 17,719 housing units, nearly 96% are occupied – signaling high housing demand in the town. Roughly 74% of units are owner-occupied and 22% are renter-occupied, contributing to both residential stability in the town as well as a strong diversity of housing tenure options. Since 2010, renter occupancy has increased by 3%, owner occupancy has decreased by 3%, and the vacancy rate has remained constant.

According to the American Planning Association, a 95% occupancy rate is ideal and creates a healthy balance between available supply and housing prices. Perinton’s 96% occupancy rate suggests that the Town is capable of absorbing more housing units to help increase its supply and promote affordability.

Housing Tenure, 2019



RESIDENTIAL CONSTRUCTION

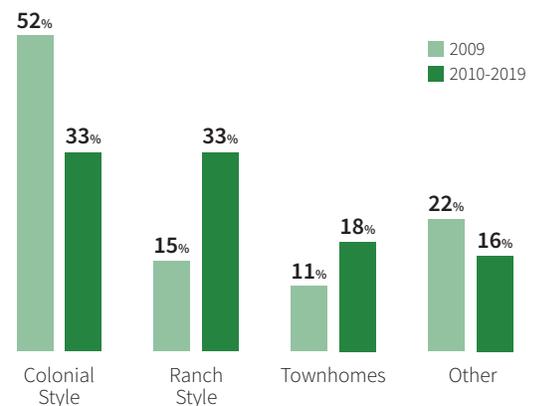
Source: Monroe County Real Property Portal

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

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

Residential Construction Trends

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



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

DEMOGRAPHICS

MULTI-FAMILY HOUSING SUSTAINABILITY

Source: Town of Perinton
Building Permits Data

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

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

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

KEY FINDINGS

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

LAND USE

INTRODUCTION

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

EXISTING LAND USE



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

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

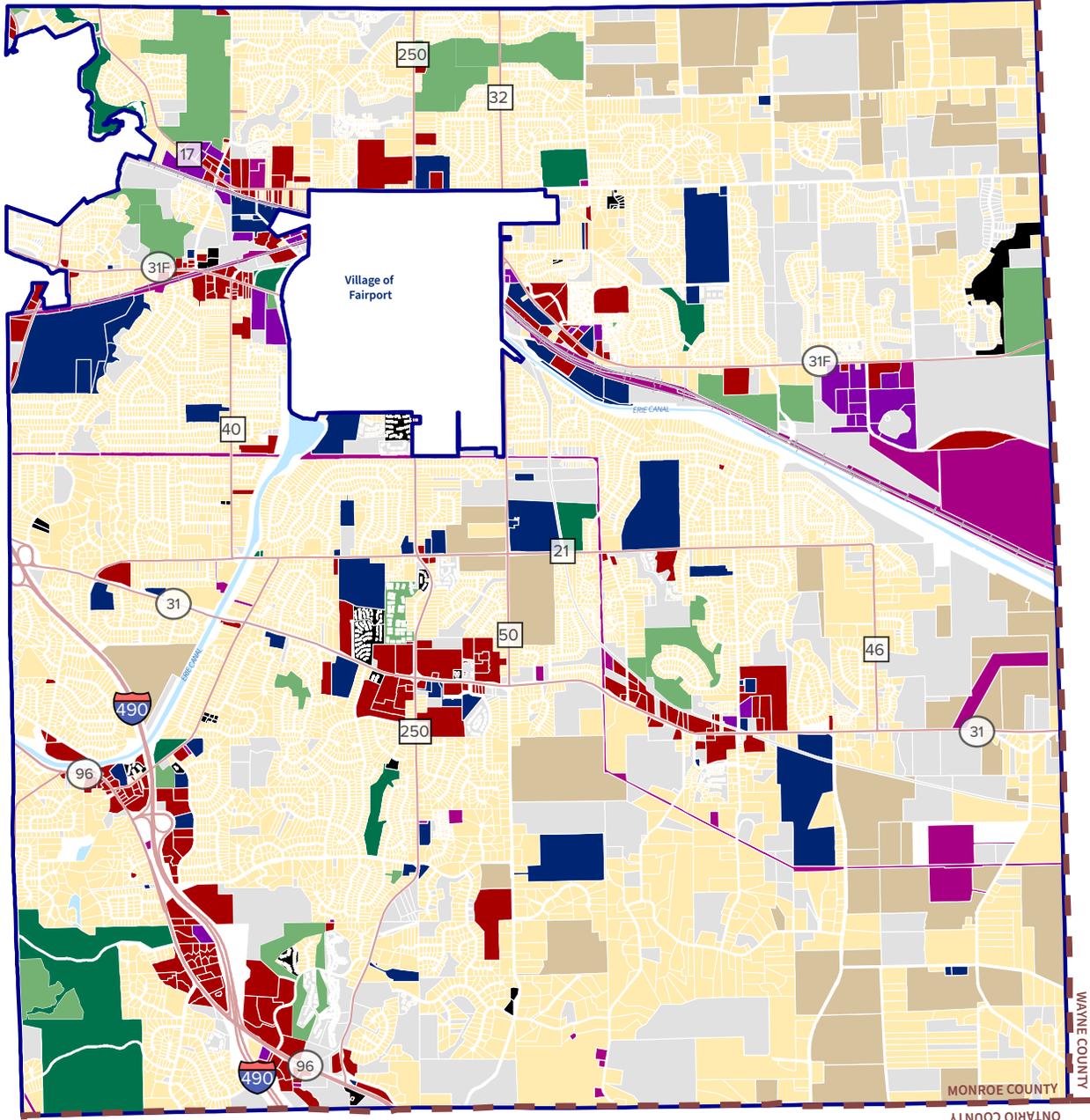


Agricultural: Agricultural uses including crop land and livestock are the third-largest in Perinton, covering 10% of the land or 2,000 acres. Agricultural land is found mostly in the northeast and southeast corners of the Town.



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

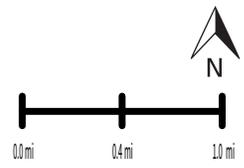
MAP LAND USE



WAYNE COUNTY
MONROE COUNTY
WAYNE COUNTY
MONROE COUNTY
ONTARIO COUNTY

LEGEND

No Data	Vacant	Community Services	Wild, Forested Land
Agricultural	Commercial (Retail, Office, Multi-family Residential)	Industrial	Town of Perinton
Residential	Recreation + Entertainment	Public Services	



LAND USE

EXISTING LAND USE



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



Commercial + Industrial: Commercial uses (which include retail, office, and multi-family residential) and industrial uses occupy 6% of the Town’s land area. Commercial uses are located along Routes 96, 31, and 31F at major intersections. Industrial uses are primarily found along Whitney Road.

HIGH ACRES LANDFILL



High Acres Landfill, owned and operated by Waste Management, is a roughly 1,200-acre facility that straddles the Perinton-Macedon town boundary just south of Route 31F. It processes 3,500 tons of waste per day, has a robust compost program, and operates a gas-to-energy facility that powers over 10,000 homes. 250 acres of the site is preserved as wildlife habitat and is accessible to the public through a series of trails. The landfill does not accept hazardous materials and is equipped with environmental protection systems including engineered liners and covers and landfill gas collection and controls.

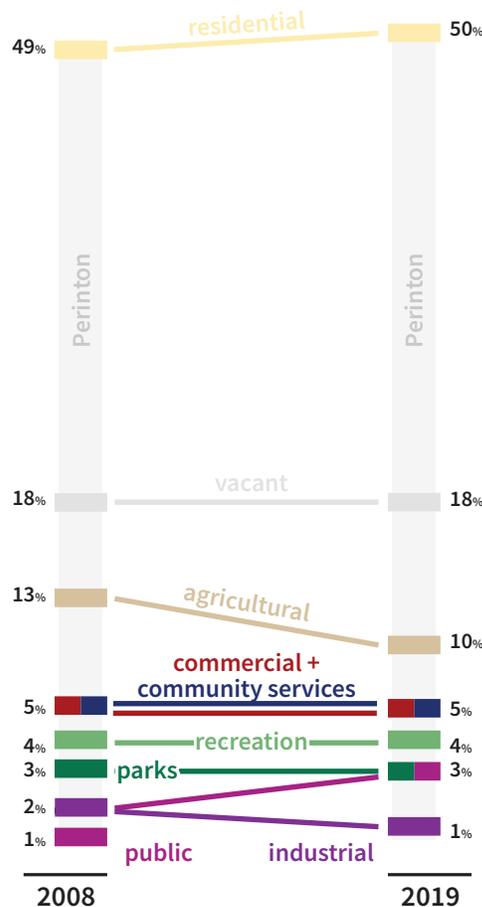
LANDFILL ODOR ISSUES

In February 2018, the NYS Department of Environmental Conservation (DEC) issued a Notice of Violation to Waste Management (WM) requiring several actions to address odor issues. In August 2018, the grassroots group Fresh Air for the Eastside filed suit against WM claiming that odors and noise from the landfill are harming nearby residents’ quality of life. To date, WM has taken several actions including: regularly monitoring ambient air and scanning for harmful gases and improving gas collection and covering equipment.

LAND USE

CHANGE IN LAND USE

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



KEY FINDINGS

- Perinton is a largely residential community, with considerable amounts of agricultural land and pockets of commercial and recreational uses.
- The Town has a number of vacant parcels throughout the community that may be suitable for open space conservation, agriculture, or potential development.
- Perinton is already well built-out so future development may need to look past traditional models and explore compact or mixed-use schemes.
- Policies for mitigating the impacts of constructing residential dwellings adjacent to the High Acres Landfill should be developed and implemented.

ZONING

INTRODUCTION

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

RESIDENTIAL DISTRICTS

Residential districts make up the majority of the Town’s zoning. There are nine residential districts in Perinton, including:

Class AA: Single-family detached dwellings with a two-car garage, with both sewer and water provision. Townhouses, minimum 1,200 square feet (sf).

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

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

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

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

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

WHAT IS ZONING?

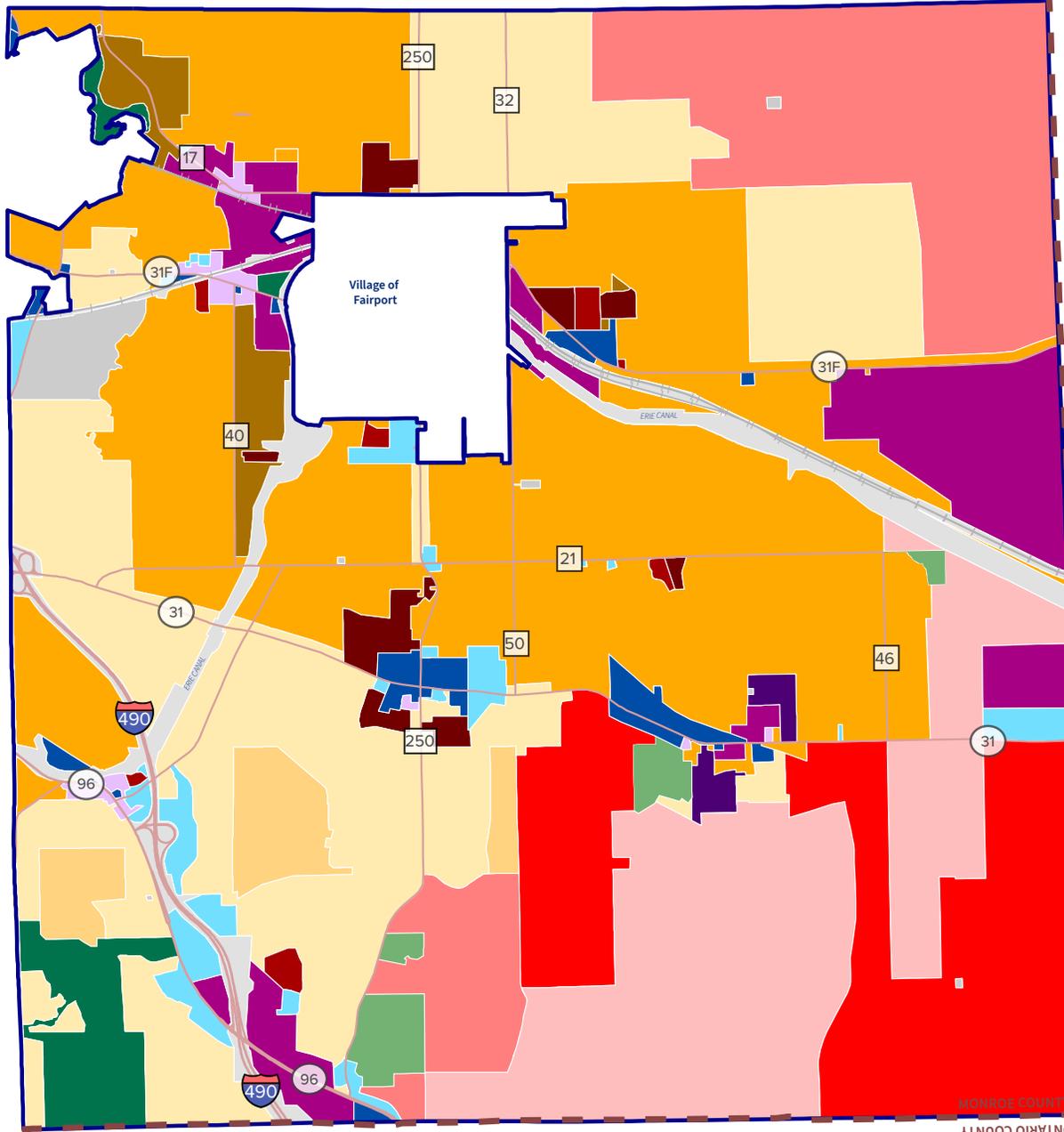
Zoning is the regulatory tool by which municipalities control the physical development of land and the uses appropriate for each property. Typical zones include residential, commercial, industrial, and recreational. Aside from regulating land use, zoning can also be utilized to regulate building and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

Residential Transition 1-2-5: Single-family detached dwellings on large (1+ acre) lots.

Residential Transition RT-2.5: Single-family detached dwellings on large (2+ acre) lots.

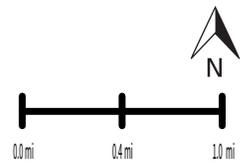
Residential Sensitive District: Single-family detached dwellings with a two-car garage on at least 5-acre lots. Low density development intended to preserve environmental values.

MAP ZONING



LEGEND

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



ZONING

COMMERCIAL + INDUSTRIAL DISTRICTS

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

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

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

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

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



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

ZONING

PLANNED DEVELOPMENT DISTRICT

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



The Woodlands senior living community in the Planned Development District off Route 31.

OPEN SPACE PRESERVATION

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

KEY FINDINGS

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

TRANSPORTATION

INTRODUCTION

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

STREET NETWORK + TRAFFIC COUNTS

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

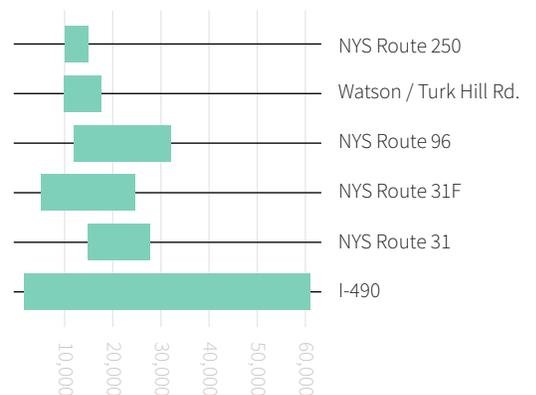
East-west connectivity is provided by NYS Route 31F (Fairport Road), Whitney Road (CR 17), NYS Route 31 (Pittsford-Palmyra Road), Ayrault Road (CR 21), and Garnsey Road (CR 23). Routes 31F and 31 are the most heavily traveled, with each seeing upwards of 20,000 AADT. Route 31F is a primary connector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

I-490 – a major connector north to the City of Rochester and south to the NYS Thruway – is accessible at three interchanges in Perinton: two exits at Route 96 and one at Route 31. Perinton’s proximity to the NYS Thruway – which is located just south of the town in

WHAT IS AADT?

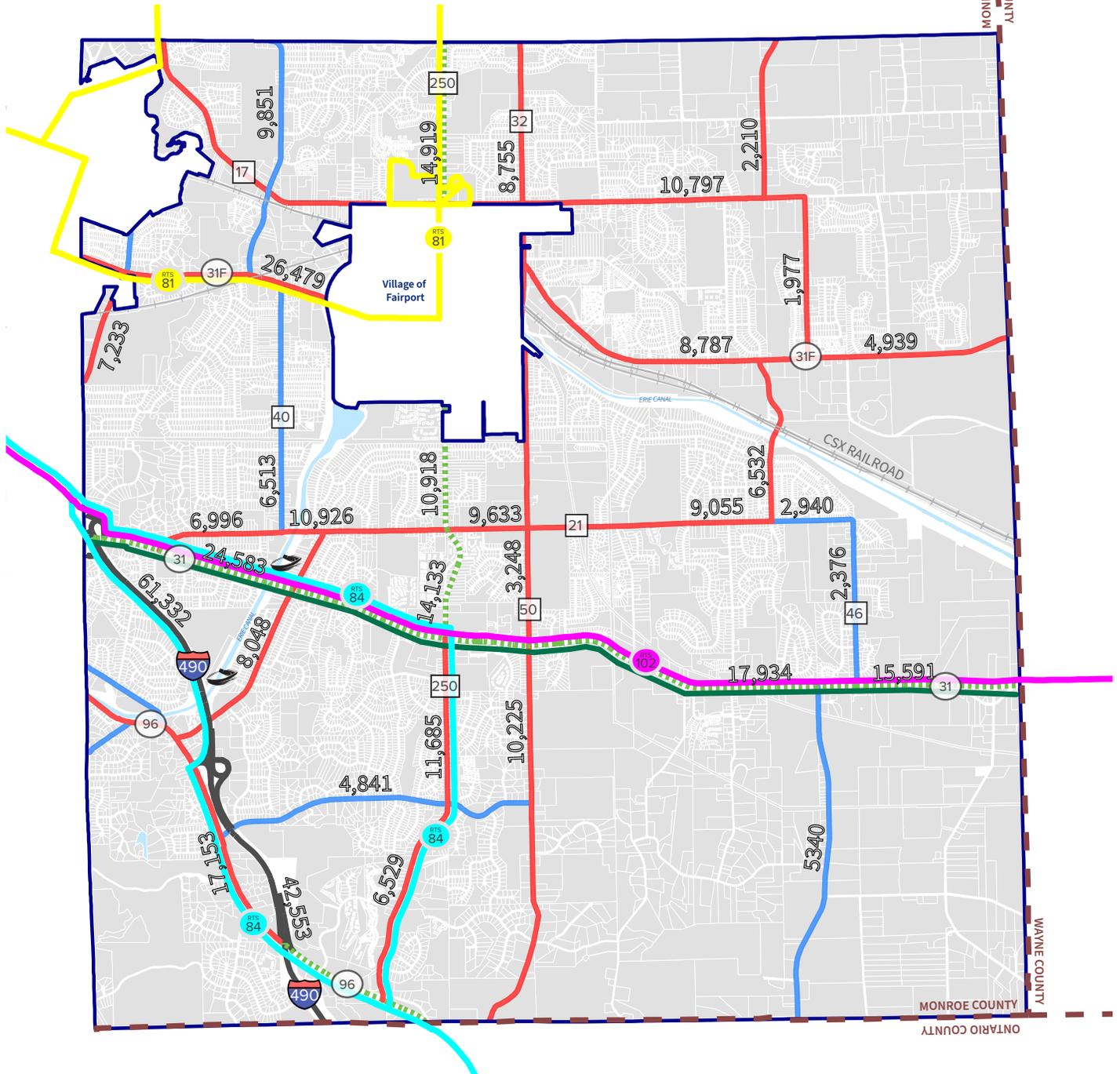
Annual Average Daily Traffic (AADT) measures how busy a roadway is and can be read as “vehicles per day, on average.”

Annual Average Daily Traffic (AADT)



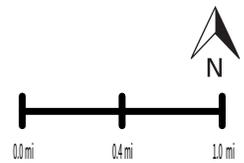
neighboring Victor – enhances Perinton’s connectivity to surrounding regions. It also sometimes results in periods of traffic congestion on Route 96 and I-490 as motorists travel from the Thruway to the City of Rochester and other destinations.

MAP TRANSPORTATION NETWORK



LEGEND

Principal Arterial Interstate	RTS Route 81	BY5 Bike Route 5
Principal Arterial Other	RTS Route 84	4,841 Average Daily Traffic (ADT)
Minor Arterial	RTS Route 102	Boat Launch/Dock
Major Collector		



TRANSPORTATION

PEDESTRIAN + BICYCLE FACILITIES

As discussed in the *Parks + Open Space* section, Perinton has one of the most comprehensive trail systems in Western New York, with over 50-miles of **off-road trails**. Multi-use facilities like the Crescent Trail, the Perinton Hike/Bike Way, and the Erie Canal Heritage Trail complement **on-road bike facilities** on NYS Bike Route 5 (which primarily follows Route 31 through Perinton). These trails are supported by an extensive **sidewalk network** that is maintained by the Town year-round and provides additional pedestrian options.

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

PEDESTRIAN + BICYCLE MASTER PLAN (2016)

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



Cyclists on
NYS Bike Route 5.

TRANSPORTATION

PUBLIC TRANSPORTATION

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

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

WATER TRANSPORTATION

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

KEY FINDINGS

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

UTILITIES

INTRODUCTION

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

PUBLIC INFRASTRUCTURE

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

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

Public **sanitary sewer** mains serve over 11,500 parcels within the Perinton Consolidated Sewer District and collect

and transport sanitary sewage to the Frank E. Van Lare Wastewater Treatment Facility in Irondequoit. Properties not connected to the public sanitary sewer system are served by private septic systems. The Town also manages roughly 200 miles of public **storm sewers**, which collect rainwater and convey it to Irondequoit Creek and the Erie Canal. The storm sewer system is also supported by over 50 Town-operated stormwater management facilities and ponds.

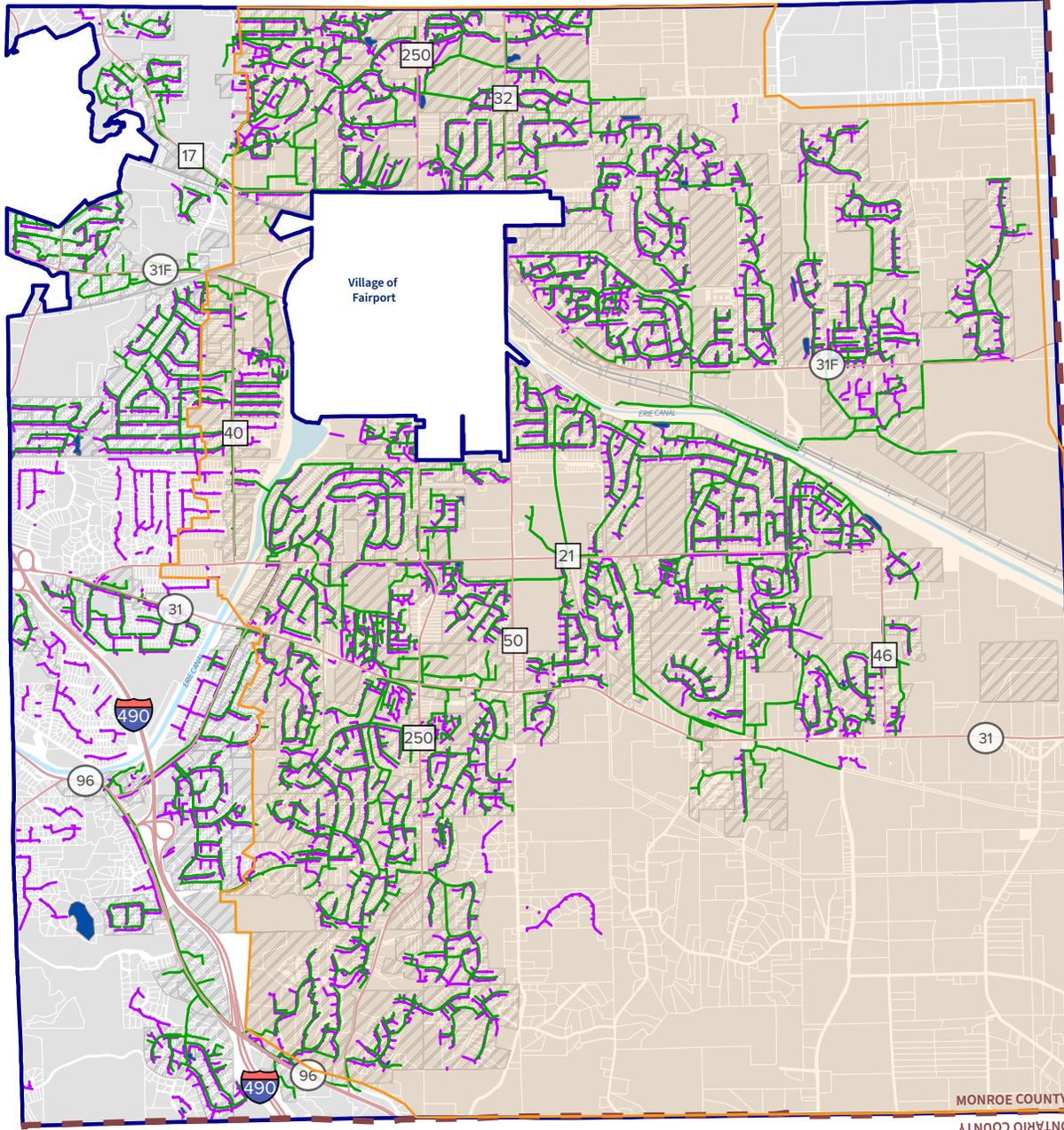
Road and property maintenance, including highway maintenance, lawn debris and leaf collection, and snow and ice control, are provided by the Town Highway Department on Town-owned roadways and lands. The Town also plows and salts county- and state-owned highways, with the exception of I-490.

OTHER UTILITIES

High-speed Internet (broadband) access is available throughout the town from a variety of providers including Charter Communications, Frontier Communications, and Viasat among others. Available transmission technologies include cable, satellite, wireless, and DSL.

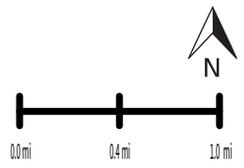
Fiber optic Internet access – a faster alternative to other broadband connections – is available from Greenlight Networks throughout much of Fairport and in Perinton in the neighborhoods off Watson Road. Greenlight is continuing to expand its fiber service in Perinton, with many areas of the town either under evaluation or slated for construction.

MAP UTILITIES



LEGEND

 Sanitary Mains	 Fairport Electric Service Area
 Stormwater Mains	 Stormwater Management Pond
 Sanitary Sewer District	 Town of Perinton



EMERGENCY SERVICES

INTRODUCTION

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

EMERGENCY SERVICES

Perinton is serviced by five **fire departments** – Fairport, Bushnell’s Basin, Egypt, East Rochester, and Penfield. It has three fire stations at the intersections of Route 96 and Kreag Road, Route 250 and Garnsey Road, and Route 31 and Mason Road as well as two stations in the Village of Fairport. Fire stations are well-dispersed throughout the Town to ensure swift response times to all residents. The Town could consider exploring a new model for fire service, as all the fire departments are volunteer-based and the sustainability of this model over the long term is uncertain.

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

Emergency medical response, including advanced life support and paramedic-level response, are provided in Perinton by Perinton Ambulance. The corps is staffed by a combination of volunteer and hourly responders and has five ambulances, two of which are fully staffed 24 hours a day. In 2019, Perinton Ambulance responded to 5,000 requests for service. Its headquarters are located on Turk Hill Road next to the Perinton Community Center.

SHARED SERVICES

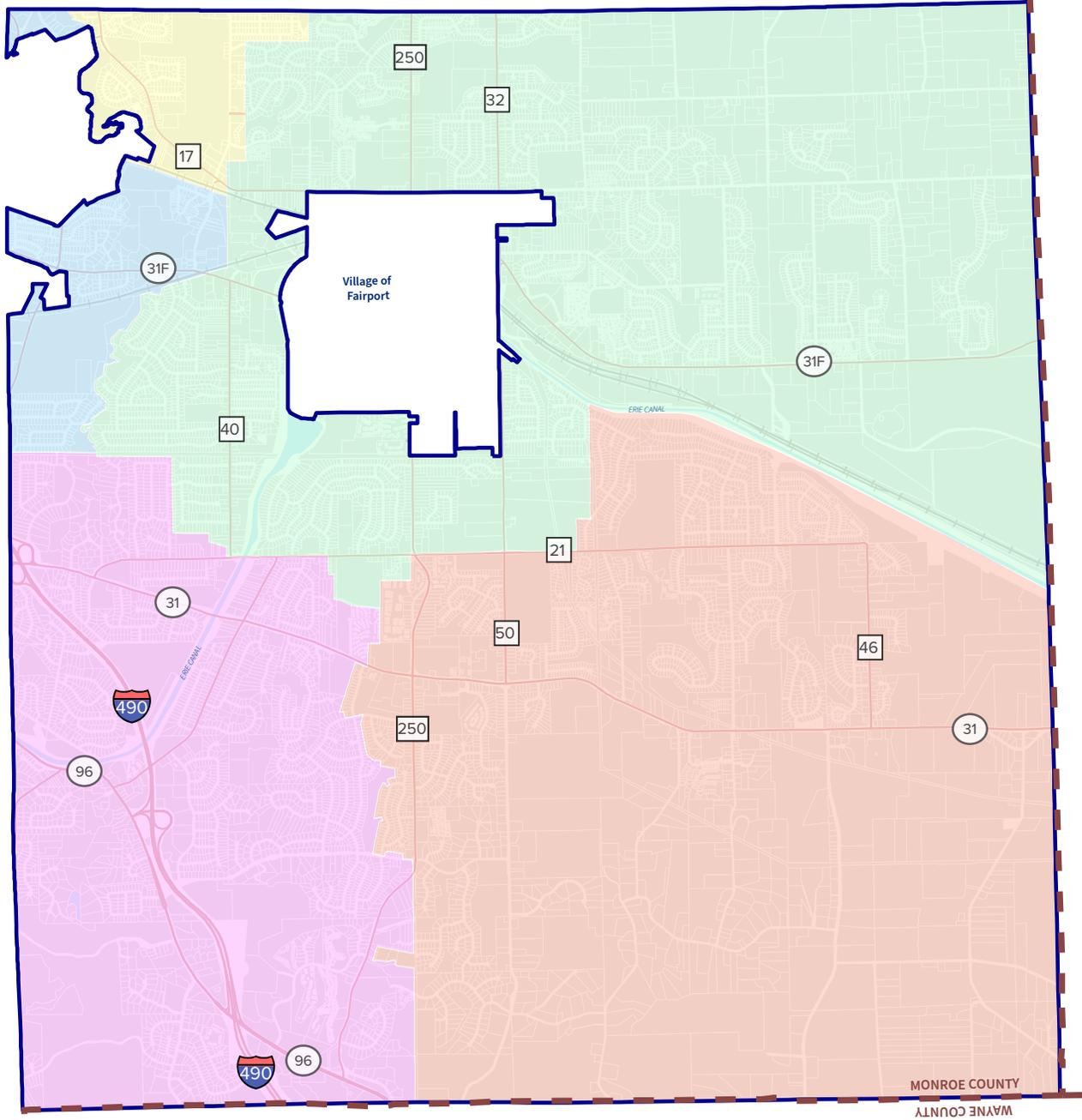
The Town could consider a shared service model with nearby municipalities (like the Village of Fairport) as a way to address recruitment and budgeting issues.

The Perinton Ambulance headquarters on Turk Hill.



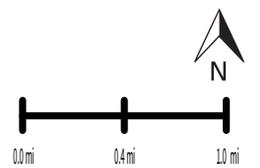
MAP

FIRE DEPARTMENT RESPONSE



LEGEND

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



PARKS + OPEN SPACE

INTRODUCTION

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

PARKS

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

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

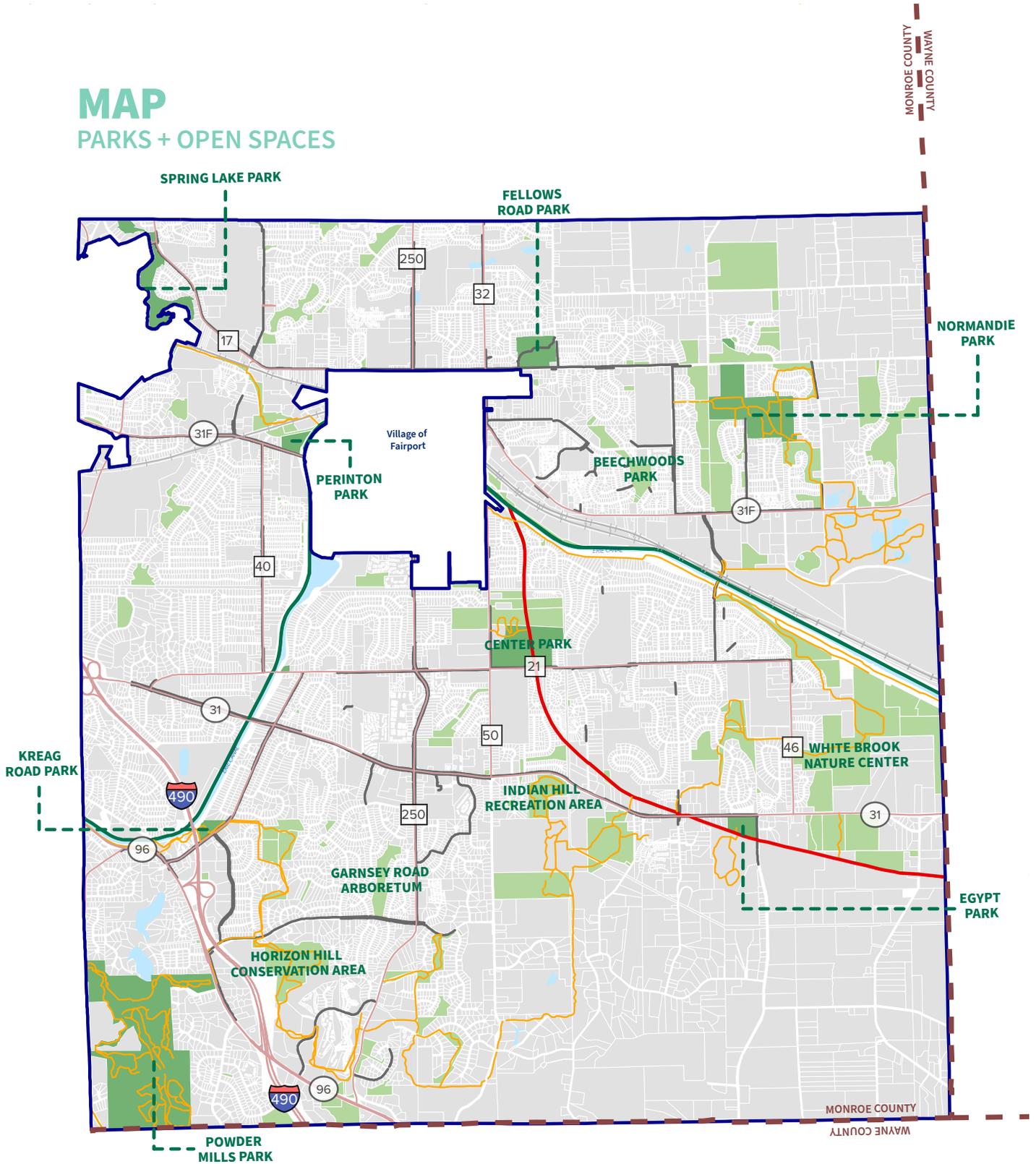
In addition to formal parks, the Town actively conserves **open space** through its Purchase of Development Rights (PDR) and Conservation Easement programs. To date, the Town has permanently protected over 2,000 acres of land, about 800 acres of which is reserved as publicly-accessible open spaces. These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

AMOUNT OF PARKLAND



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

MAP PARKS + OPEN SPACES



LEGEND

Town of Perinton	Erie Canalway Trail
Parks	RS&E Trail
Open Space	Crescent Trail
	Sidewalks

N

0.0mi 0.4mi 1.0mi

PARKS + OPEN SPACE

ACCESS TO PARKS

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

THE 10-MINUTE WALK

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

PASSIVE VS. ACTIVE RECREATION

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

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

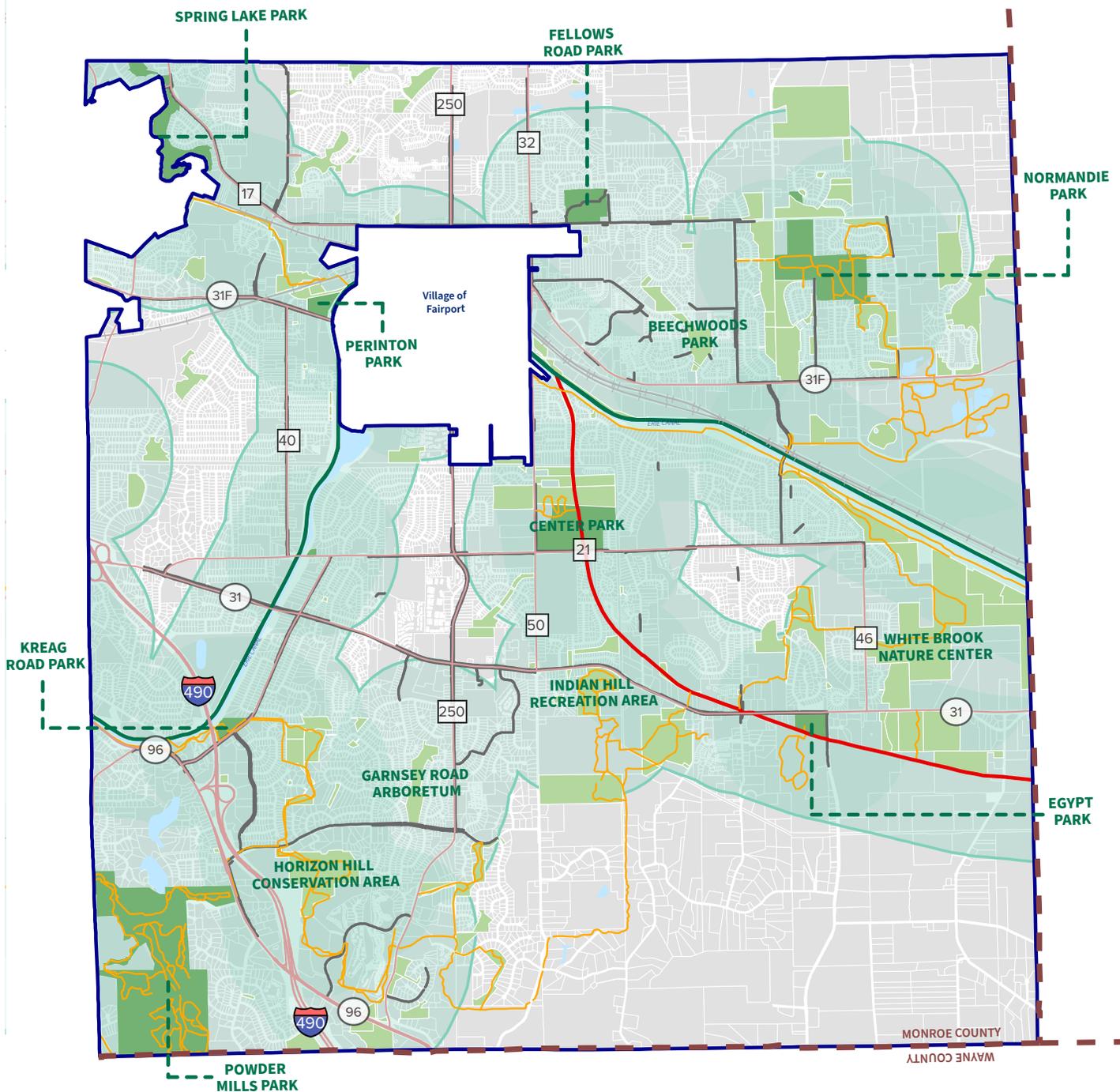
residents. Passive recreation options cater well to the Town's older population, but active recreation helps keep kids and teens engaged and is important for youth and adult sports leagues. Based on current National Recreation and Park Association standards, which recommend a roughly 1:1 balance between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

The soccer fields and playground at Center Park West.

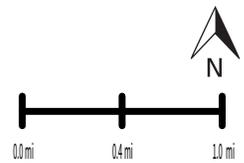


MAP

ACCESS TO OPEN SPACE



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



PARKS + OPEN SPACE

TRAILS

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

The **Crescent Trail** is the longest of the three, with roughly 35 miles of natural hiking trails that are actively maintained by volunteers from the Crescent Trail Hiking Association (CTHA). The Town could consider helping CTHA with trail maintenance and in obtaining additional easements for bicycle use on the trail.

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

The Town also owns and maintains the **Perinton Hikeway-Bikeway Trail** which follows the former route of the Rochester Syracuse and Eastern (RS&E) Electric Railway. The trail connects Egypt Park to

RECREATIONAL TOURISM

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

Center Park and ties into the Erie Canal Heritage trail via a pedestrian bridge at Cobb’s Lane in the Village of Fairport.

A network of on-road bike routes link these off-road trails and other parks and open spaces together, thereby increasing connections and improving accessibility to the Town’s recreational offerings.

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



PARKS + OPEN SPACE

RECREATIONAL PROGRAMMING

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

TEEN PROGRAMMING

The Perinton Recreation and Parks Department provides a wide variety of teen programs and events at the Lion’s Den Teen Center at Potter Park, including afterschool care, activity nights, and organized outings. The Teen Center also operates the “Caring Perin-teens” Program which matches teens with community service and volunteering opportunities in area parks and community facilities. To complement Lion’s Den programming, the Town could consider bolstering available youth and teen programming at the Community Center as well.

SENIOR PROGRAMMING

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

KEY FINDINGS

- The Town provides many amenities, like an indoor community and aquatics center, a large outdoor amphitheater, and an arboretum, that distinguish Perinton among neighboring communities as a unique provider of recreational opportunities.
- Opportunities exist to better define a multi-use trail for north-south connectivity in the Town, and to provide more bike facilities and amenities.
- The Town’s parks and open spaces are a major asset and should be supported by increased marketing to promote recreational tourism.
- The Town’s commitment to the preservation of open space and scenic views is evidenced by its active PDR and Conservation Easement programs, and it would serve to benefit from increased promotion of these programs.

HISTORIC RESOURCES

INTRODUCTION

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

HISTORIC DISTRICTS



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

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

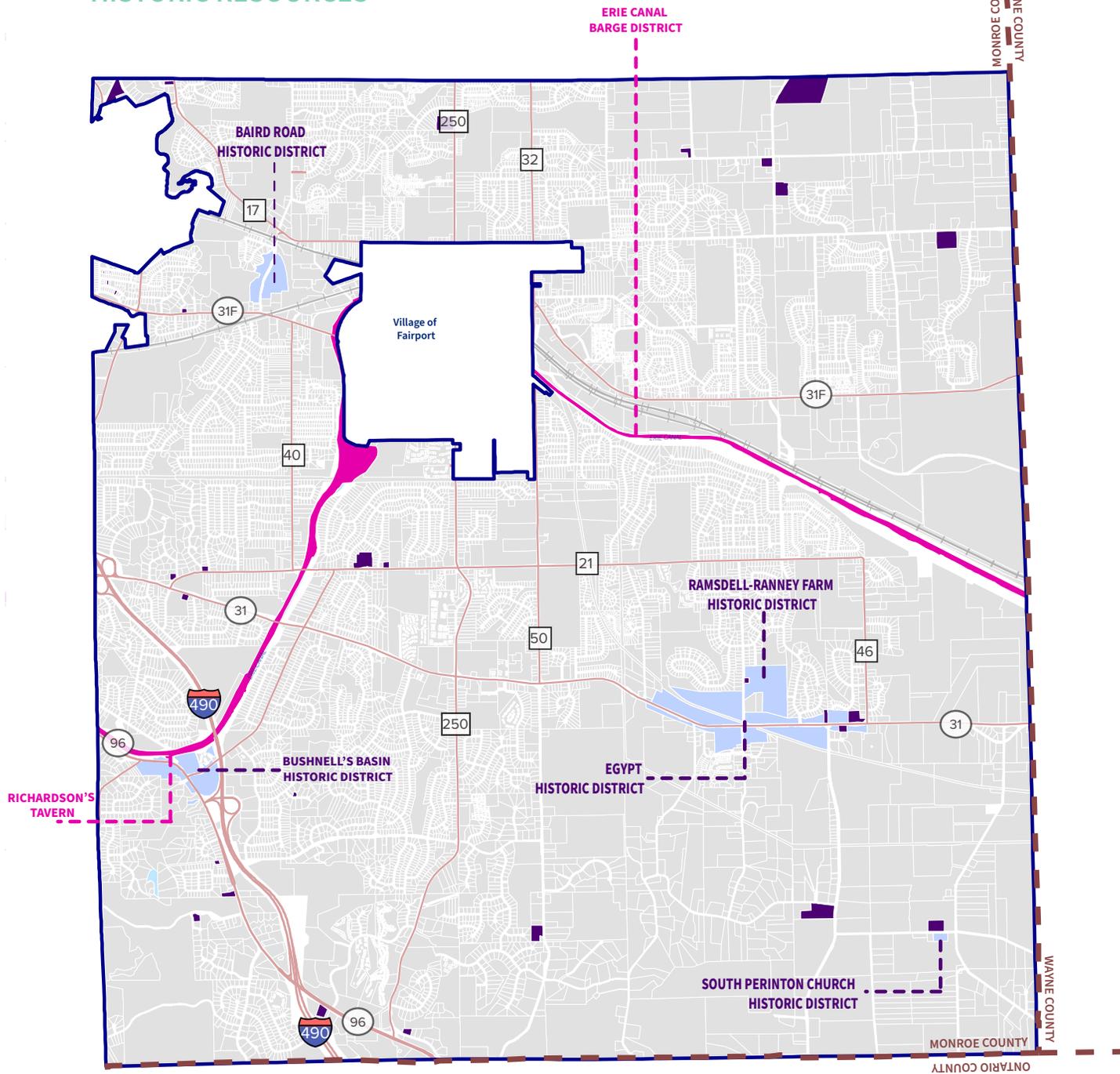
The **Ramsdell-Ranney Farm Historic District** is located within the Hamlet of Egypt Historic District. It encompasses the Ramsdell-Ranney Farm property which contains the oldest frame residence in Perinton, dating back to 1806.



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

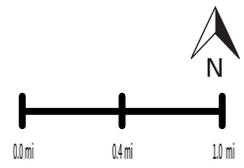
The **Hamlet of Egypt Historic District** follows Route 31 from Hogan Road to Victor Road, and recognizes this area as the earliest settlement in the Town of Perinton. Development in this area is required to follow design guidelines in order to preserve and protect the district's historic character.

MAP HISTORIC RESOURCES



LEGEND

- National Register Listed Place
- Perinton Designated Historic Landmark
- Perinton Designated Historic District



HISTORIC RESOURCES

HISTORIC LANDMARKS

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

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

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



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



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

HISTORIC RESOURCES

HISTORIC PRESERVATION

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

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

KEY FINDINGS

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

NATURAL + AGRICULTURAL RESOURCES

INTRODUCTION

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

FLOODZONES + WETLANDS

Properties along Thomas and Irondequoit Creeks and in the White Brook Nature Area are located within Federal Emergency Management Agency (FEMA) **floodzones**. These properties have a 1% annual chance of flooding and, as such, are required to have flood insurance. Properties in Floodzone AE are required to have the lowest floor elevation at or above the Base Flood Elevation (BFE) and areas below the lowest floor are restricted from being used as living space. Properties in Floodzone A are still subject to flood insurance requirements but not to BFE requirements.

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

LIMITED DEVELOPMENT DISTRICT

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

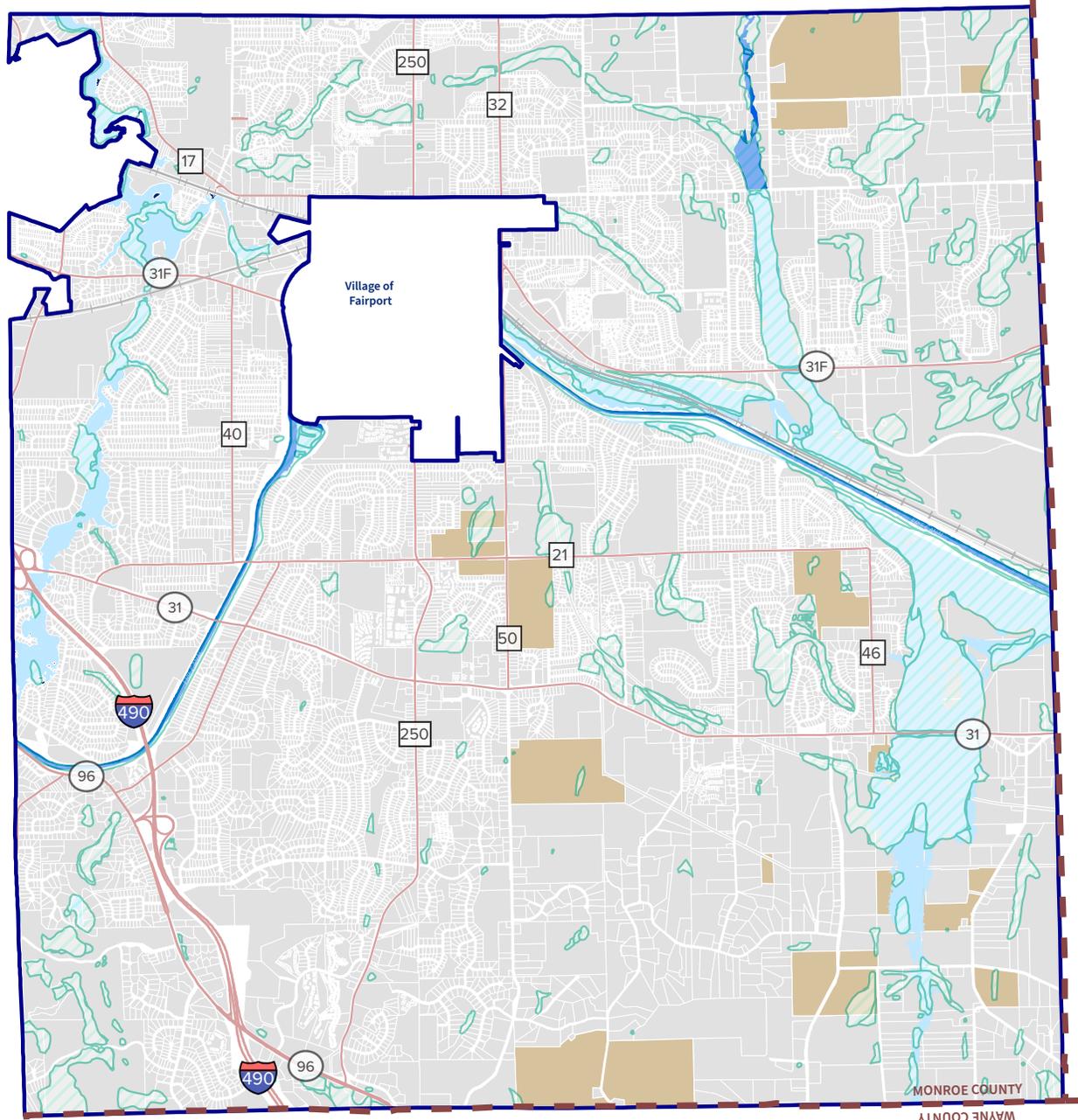
PERINTON’S NATURAL HISTORY

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

MAP

NATURAL RESOURCES

MONROE COUNTY
WAYNE COUNTY



MONROE COUNTY
WAYNE COUNTY

LEGEND

Town of Perinton	FEMA Floodzone AE
Agricultural District	FEMA Floodzone A
NWI & NYS DEC Wetland	

0.0 mi 0.4 mi 1.0 mi

NATURAL + AGRICULTURAL RESOURCES

AGRICULTURE

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

More than 1,000 acres of land in the Town of Perinton are located in state-recognized Agricultural Districts. To be considered an Agricultural District, at least 50% of land within the district must be used for active agriculture. The Town works with Monroe County to create Agricultural Districts and assigns Farming Easements in order to preserve existing agricultural uses, protect them from development, and promote active farming.

AGRICULTURAL + FARMLAND PROTECTION PLAN (2012)

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

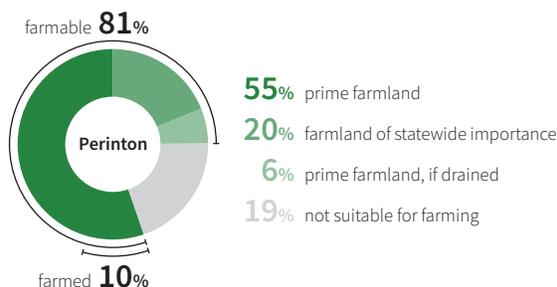
The Ellsworth Farm
on Ayrault Road.



NATURAL + AGRICULTURAL

AGRICULTURAL SUITABILITY OF SOILS

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



CONSERVATION EASEMENT FOR AGRICULTURAL PURPOSES

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

KEY FINDINGS

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