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# **Implementation Strategy**

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## **Summary of Goals and Recommended Actions**

## **Natural Resources and Environmental Protection**

### **Goals:**

- A. Protect water quality from pollutants carried by eroded soil.
- B. Protect the natural flow of streams.
- C. Protect sensitive natural features such as woodlands, wetlands, stream corridors, and ponds.
- D. Reduce the potential for groundwater contamination associated with failing septic systems.

### **Recommended Actions:**

- 1. Utilize the State Environmental Quality Review (SEQR) process as part of development reviews to protect stream corridors, woodlots, and other sensitive environmental features.
- 2. Require the preservation of sensitive natural features to be incorporated into the design of new residential and business development.
- 3. Apply appropriate standards to new development to minimize erosion and sedimentation associated with new construction.
- 4. Continue to respond to complaints about failing septic systems, particularly in those areas where the risk of contaminating groundwater is high.
- 5. Utilize the subdivision and site plan review process to set aside views and/or public access to Lake Ontario as part of new development along the lakeshore.

## **Agriculture and Farmland**

### **Goals:**

- A. Promote the continued economic viability of agriculture.
- B. Ensure that large, contiguous areas of high quality farmland remain available for agricultural production.

### **Recommended Actions:**

- 1. Enact a local “Right to Farm” law that incorporates grievance/ mediation procedures.
- 2. Revise zoning regulations to permit ancillary business as part of agricultural operations.
- 3. Work with County and State economic development officials to attract a large processing facility to the region.
- 4. Work with Wayne County to obtain funding to purchase the development rights to large, contiguous areas of farmland.
- 5. In reviewing development proposals, encourage designs that locate residential building lots on the less desirable farmland and incorporate buffers to separate farming and residential uses.
- 6. Encourage subdivisions that utilize “density averaging” to keep large portions of the farm in agricultural use.
- 7. Amend subdivision regulations to require Planning Board review for subdivisions of land into lots smaller than 20 acres.

## **Housing and Residential Development**

### **Goals:**

- A. Maintain existing residential properties to appropriate standards.
- B. Maintain a high quality of life in residential neighborhoods.
- C. Ensure that new housing development is built to appropriate quality standards.
- D. Accommodate a diversity of housing types.

### **Recommended Actions:**

- 1. Consistently enforce the property maintenance provisions of the NYS Uniform Fire Prevention and Building Code, zoning regulations and local laws. Provide sufficient staff to accomplish this.
- 2. Seek funding for the rehabilitation of deteriorating residential properties. Work with County and private agencies to promote programs that provide funding to homeowners for the rehabilitation of existing housing.
- 3. Uphold high standards for new residential development.
- 4. Install sidewalks in established neighborhoods where sidewalks are lacking. (See also the Transportation and Infrastructure chapter).
- 5. Revitalize downtown Sodus. (See also the Downtown Sodus chapter).
- 6. Extend public water supplies to additional residential areas in the Town outside the Village. (See also the Transportation and Infrastructure chapter).
- 7. Provide sufficient recreational facilities and other services to Village and Town residents.
- 8. Organize a volunteer program to clean up neighborhoods and repair deteriorating housing. Involve neighborhood residents, businesses, and the Probation Department.
- 9. Consider creating a local development corporation to buy rental properties, renovate them and resell to owner occupants. (See Orleans County model in use in Albion and Medina.)

## **Business and Economic Development**

### **Goals:**

- A. Foster business and industrial development in the Town and Village.
- B. Increase tourist related business activities and maximize tourism.
- C. Reuse vacant commercial and industrial buildings for commercial and industrial purposes.
- D. Permit the establishment and operation of home-based businesses compatible with the residential character of the neighborhoods in which they are located.
- E. Encourage on farms the establishment and operation of home-based businesses compatible with agriculture.
- F. Retain existing agricultural support businesses and encourage their expansion.
- G. Promote the continued economic viability of agriculture.

### **Recommended Actions:**

- 1. Revise Town and Village zoning regulations to permit the establishment and operation of industrial incubators in vacant industrial buildings.
- 2. Maintain the provisions of the Town zoning regulations that permit the establishment and operation of home-based businesses.
- 3. Extend watermains and sanitary sewers to serve areas best suited for commercial and industrial development as identified on the Future Land Use Map.
- 4. Encourage landowners to establish private industrial parks and assist by installing access roads and municipal watermains and sanitary sewers to make the sites shovel ready.
- 5. Develop a checklist and flowchart that identify the steps and timeframes for the planning and zoning review process and distribute them to persons and businesses proposing new business development or business expansion.
- 6. Work with New York State and Wayne County economic development agencies to retain existing

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businesses and to attract new businesses.

7. Encourage local businesses to utilize the various tools and assistance available through the Small Business Administration, the Wayne Economic Development Corporation and the Wayne County Industrial Development Agency.
8. Encourage local retail and service businesses to jointly promote and advertise their businesses and to increase their visibility to Route 104 traffic by cooperatively erecting a sign or signs identifying the businesses in the community.
9. Periodically arrange for SCORE training seminars to be provided locally for persons who are interested in starting new businesses, but may lack the necessary knowledge and skills.
10. Periodically distribute Workforce Development informational brochures and contact information to businesses located in the Town and Village of Sodus.

## **Downtown Business District Revitalization**

### **GOALS:**

- A. Revitalize the economic viability of the Village's downtown business district.
- B. Increase the visibility of the downtown business district to potential customers traveling along Route 104.

### **Recommended Actions:**

1. Lobby and encourage the electric, telephone and cable television companies to bury their respective utility lines and cables in the downtown business district.
2. Form a business improvement district (BID) to raise tax revenue to pay for the cost of making public improvements in the downtown business district. Such improvements may include visually appealing surface treatments for streets, sidewalks, and pedestrian crosswalks, and the installation of landscaping and decorative, pedestrian-scale street lights.
3. Install attractive signage on Route 104 at the Route 88 and Maple Avenue intersections to inform motorists of the quick and easy access to the Village's downtown business district and that identify the businesses in the Village.
4. Encourage the Sodus Chamber of Commerce and the Village of Sodus to work jointly to implement a "Main Street" revitalization program utilizing the strategies developed and recommended by the National Trust for Historic Preservation.
5. Encourage businesses owners and operators as well as individuals to join the Sodus Chamber of Commerce and become active in Chamber activities and events.
6. Encourage local community events, festivals and programs such as the Olde Tyme Country Faire designed to bring in people from outside Sodus into the community.
7. Eliminate the unsightliness of trash receptacles being placed at curbside in the Village on multiple days of the week by franchising with a single company to provide refuse collection services.
8. Enact zoning regulations applicable to residential apartments located in the downtown business district to establish minimum off-street parking requirements, provisions for storage of refuse, and other appropriate requirements.
9. Develop and enforce design standards for business signs to improve the appearance of signage in the downtown businesses district.

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10. Pursue a Small Cities Community Development Block Grant to pay for the cost of making public improvements in the downtown business district.
11. Erect a billboard along Route 104 for the display of a “community calendar” to inform passing motorists of community events and activities.

## **Transportation and Infrastructure**

### **Goals:**

- A. Provide a network of roads and streets to facilitate the safe and efficient movement of vehicular traffic throughout the Town and Village of Sodus.
- B. Provide a network of sidewalks in the Village of Sodus to facilitate safe and efficient pedestrian travel throughout the Village.
- C. Provide high quality, affordable municipal water service in the Village and Town of Sodus
- D. Provide high quality, affordable sanitary sewer service in the Village of Sodus and appropriate areas of the Town.
- E. Provide a network of drainage facilities throughout the Town and Village capable of conveying sufficient amounts of stormwater to prevent property damage from flooding.
- F. Provide adequate illumination in the Village of Sodus and in Town lighting districts to provide for the safe and efficient movement of vehicular and pedestrian traffic at night.
- G. Maintain Town and Village infrastructure in safe, good and efficient operating condition and make improvements to and/or replace such facilities as necessary.

### **Recommended Actions:**

#### **Stormwater Drainage Infrastructure**

- 1. Establish drainage districts, either localized or town-wide, as appropriate and when feasible, to permit the maintenance of ditches and waterways on private lands in order to reduce or prevent flooding of public roadways and facilities.
- 2. Continue the program of installing additional catch basins and storm sewers, and explore alternatives for additional funding to accelerate the program. Give priority to correcting stormwater drainage problems that contribute to the infiltration of stormwater into the wastewater collection system.

#### **Transportation Infrastructure**

- 3. Develop a budget and schedule for realignment of the York Settlement Road/Pilgrimport Road

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and Pulver Road/Mud Lane intersections.

4. Continue the policy of gradually eliminating the remaining unpaved town roads by paving one to two miles annually.
5. Evaluate the cost effectiveness of the current policy of reconstructing and/or repaving 4 to 6 miles of town roads annually versus implementing an improved road maintenance program to prolong the life of the roadways.
6. Continue to document the poor and dangerous conditions at the Route 88 / Main Street intersection and lobby NYS DOT for improvements such a signalization and installation of a turn lane on Route 88 to resolve the situation.
7. Continue the program of rebuilding Village streets.
8. Continue the program of sidewalk replacement and explore the availability of additional funding which would permit acceleration of the program.

### **Municipal Water Infrastructure**

9. Extend watermains to areas of the Town not currently served with municipal water service when cost effective to do so. Pursue grant funds and low-interest loans to reduce the cost to property owners.
10. Undertake a water-loss study, particularly with District No. 1, to determine the underlying cause of the apparent water loss and resolve whether leaks remain to be repaired or whether the system would benefit from implementation of a meter replacement program. Implement a meter replacement program if advisable.
11. Construct a new water reservoir to replace the Village's existing deteriorated reservoirs.

### **Municipal Sanitary Sewer Infrastructure**

12. Continue investigation of sanitary sewer inflow and infiltration to determine more specifically the locations and causes of infiltration and then take corrective action giving priority to the situations that contribute the most inflow and infiltration.
13. Continue enforcing the prohibition of sump pump connections to the sanitary sewer system.
14. Continue repairs and upgrades to sanitary sewer collection system.
15. Continue to prioritize stormwater drainage improvements most likely to reduce sanitary sewer inflow and infiltration.
16. Rehabilitate the Village's wastewater treatment plant (WWTP) to increase its capacity to treat larger volumes of wastewater.
17. Define areas within the Town appropriate for municipal sanitary sewer service and identify potential sewer routes. Explore the possibility of entering into intermunicipal agreements with the

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Villages of Sodus and Sodus Point to connect to their sanitary sewer systems.

### **Street Lighting**

18. Explore opportunities to strategically replace the lights having the greatest impact upon the visual appearance within the Village with lower and more attractive fixtures to support enhanced economic activity.

## **Community Facilities and Services**

### **Goals:**

- A. Provide high-quality municipal services in a cost-efficient and effective manner.
- B. Enhance the access of Sodus residents to cultural resources in the community.

### **Recommended Actions:**

#### **Town and Village Municipal Services**

1. Establish and maintain a Town Highway Department equipment replacement schedule and continue maintaining the Village Streets Department equipment replacement schedule.
2. Pursue increased intermunicipal cooperation between and among the Town and Village of Sodus and the Sodus Central School District. Opportunities for increased cooperation include:
  - a. The consolidation of the Village Street Department with the Town Highway Department whereby the Town Highway Department assumes responsibility for maintaining and plowing Village Streets through an intermunicipal service agreement.
  - b. The joint development and maintenance of a maintenance garage by the Town and Village of Sodus and the Sodus Central School District.
  - c. Joint purchasing of equipment, supplies and materials.
3. Construct a new and larger Town Highway salt storage facility, as funding permits.
4. Continue to maintain in good condition the cemeteries for which the Town is responsible .

#### **Emergency Services**

5. Encourage residents to join and volunteer their time and labor to the various fire departments and the ambulance / fly car squads that serve the Town and Village.
6. Encourage fire departments and ambulance squads to jointly purchase fire apparatus, ambulances, and other equipment in order to obtain volume pricing discounts.
7. Encourage increased sharing of equipment among the fire departments and ambulance squads that serve Sodus to reduce the duplicate purchases of equipment.

## **Parks and Recreation**

### **Goals:**

- A. Provide a broad array of high-quality recreational opportunities year round for Sodus residents of all ages and interests.

### **Recommended Actions:**

#### **Town and Village Municipal Services**

#### **Recreational and Cultural Resources**

1. Continue to maintain existing Town and Village parks in good condition and good appearance.
2. Explore and evaluate the feasibility of establishing a youth recreation center in the Village of Sodus jointly funded and operated by the Town and Village of Sodus and the Sodus Central School District. If feasible, establish a youth center.
3. Encourage the establishment of a clearinghouse for the dissemination of information to residents about the recreational and sports activities and programs provided by various agencies and organizations to increase public awareness of the availability of recreational programs.
4. Encourage the establishment of committee with representatives of the various youth sports organizations to meet annually to for the purpose of coordinating scheduling to reduce conflicts to the extent feasible.
5. Explore the potential and feasibility to develop jointly with the Sodus Central School a centralized youth sports facility containing baseball, softball and soccer fields, concession stand, restrooms, and lighting. If feasible, pursue funding to develop such a facility.
6. Work with and support Wayne County's efforts to develop the recreational trails identified in the Wayne County Recreationway Plan and the Genesee Transportation Council's Regional Trails Initiative (RTI) project.
7. Work with the Intermunicipal Committee established, in part, to develop recreational trails in the vicinity of Sodus Bay as identified in the Sodus Vision Plan.
8. Develop a community park with facilities such as picnic shelters, walking/nature trails, pond, playground, basketball courts, skateboarding area, etc. that provides residents of all ages and interests with an assortment of recreational opportunities.

## **Historic Recourses**

### **Goals:**

- A. Encourage the preservation of historic and culturally significant buildings and landscapes.

### **Recommended Actions:**

- 1. Identify and inventory potentially significant historical structures and sites, and research and document their historic significance.
- 2. Provide support to the Town Historian's office.
- 3. Establish a recognition program for privately owned historic buildings.
- 4. Provide information to owners of historic buildings and properties regarding grant programs.
- 5. Distribute pamphlets and sponsor workshops that provide suggestions for appropriate exterior treatments of historical buildings and appropriate landscaping.
- 6. Consider the adoption of a local historic preservation law after historic buildings have been inventoried to establish a review process to be undertaken whenever an application for a building or demolition permit is submitted that involves an historically significant structure.