

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.**



Existing Plans, Regulations and Programs

Zoning Regulations—Town

Single family dwellings are permitted “by right” in the Town’s Agriculture, R-1 and B-1 Business districts. Two family dwellings are permitted in every district except for Rural and Suburban. Multi-family dwellings are permitted only in the B-1 Business district. No residences are permitted in the I-1 Industrial or P Airport districts.

Planned Unit Developments and boardinghouses are allowed with a special use permit in the A and B-1 district. Migrant worker housing and manufactured home parks are allowed by special use permit in the A district.

The Town Board may issue a temporary permit for a manufactured home to be occupied during the construction of a new dwelling, or for use on a farm by a farm employee. All other manufactured homes must be located in an approved manufactured home park. Manufactured home parks are permitted in the A districts with a Special Use Permit and a renewable permit from the Town Board.

Dwellings must have a minimum of 750 sq. ft. of area designed to be occupied for year-round living, sleeping, eating or cooking.

The Town Planning Board is authorized to require a clustered subdivision design. The zoning regulations include design standards as well as provisions for determining the permitted number of lots, managing the open space and setting up a homeowners’ association.

Existing Housing and Trends

The Town and Village of Sodus have a variety of housing types and residential neighborhoods and a diverse population. This section describes the population of the town, the housing stock and the residential neighborhoods. Statistics from the 2000 Census of Population and Housing, included on the following pages, present an overview of the population and housing characteristics.

Population

In 2000, 1,736 persons resided in the Village of Sodus and 6,054 persons resided in the Town of Sodus outside the Villages of Sodus and Sodus Point.

The age distribution of residents in the Town outside the Villages is comparable to that of Wayne County. The proportion of residents aged 65 and older is higher in the Village (16%) than in the Town outside the Villages (12%). The proportion of residents aged 45-54 is much lower in the Village (10%) than in the Town outside the Villages (15%) or Wayne County (14%).

The Village and Town of Sodus are more racially diverse than Wayne County as a whole. In the Village, 16% of the population is Black or African-American, compared to 7% in the Town outside the Villages and 3% in Wayne County.

The population of the Village of Sodus is more transient than that of the Town. The 2000 Census reported that 41% of all Village residents aged five or older lived in a different house in 1995, compared to 31% in the Town outside the Villages and 37% in Wayne County. In both the Village and the Town outside the Villages, nearly three-quarters of the residents who lived in a different house since 1995 moved from elsewhere in Wayne County. Compared to western Wayne County, relatively few people have moved to Sodus from Rochester and other neighboring counties.

A total of 33% of all households in the Town outside the Villages, and 18% of households in the Village, are married couples without children under age 18 at home. In the Town, 26% of households are married couples with children under age 18 at home, compared to 29% in the Village. A total of 7% of households in the Town outside the Village and 17% of households in the Village are headed by a single parent.

In the Town outside the Villages, 15% of households consist of single persons under age 65. In the Village, 16% of households consist of single persons age 65 or older; this compares to 6% in the Town outside the Village.

The median income of households in the Village (\$33,604) is much lower than that of the Town outside the Villages (\$41,338). Both are lower than the median for Wayne County (\$44,157)

Housing

Of the 2,528 dwelling units reported in the Town of Sodus outside the villages in the 2000 Census, approximately 72% were single-family dwellings, 23% were manufactured homes, and 3% were in apartment buildings with three or more units.

The 2000 Census reported 775 dwelling units in the Village of Sodus. A total of 58% were single-family dwellings, 22% were in buildings with 3 or more residential units, and 2% were manufactured homes.

In the Town of Sodus outside the villages, a total of 1,898 (84%) of the occupied housing units were owner-occupied, and 15% were renter-occupied. The 2000 Census reported 123 seasonal or recreational dwellings, 31 units for migrant workers, and 114 other vacant units.

In the Village of Sodus, a total of 265 units are occupied by renters, representing 38% of the occupied housing units. The 2000 Census reported that 11% of the housing units were vacant.

Approximately one-third (34%) of the housing units in the Town of Sodus outside the villages were constructed prior to 1940. Most of the older housing units are located in the hamlets and along Ridge Road. In addition, many historic farmsteads are found in the town.

More than half (54%) of the housing units in the Town of Sodus outside the villages were constructed in 1960 or later. Some of these units are in residential subdivisions. However, most of the newer housing has been built along existing roads. Map 16: New Residential Housing depicts the location of housing constructed in the Town and Village between 1993 and 2003.

Zoning Regulations—Village

The Village allows detached single-family dwellings in all of its residential zoning districts—R-1, R-2 and R-3. Two-family and multi-family dwellings are permitted in the R-3 district only.

Property Maintenance

Both the Village and the Town have separate local laws to regulate property maintenance. These laws are in addition to the standards in the NYS Fire Prevention and Building Code. These laws require building owners to remove all “nuisances, hazards and litter or matter attractive to vermin” when ordered to do so by the Code Enforcement Officer, Fire Inspector or a member of the Police Department. The laws empower the Village or Town to remove the nuisance or hazard and charge the property owner for the cost.

NYS Uniform Fire Prevention and Building Code

Building construction standards are governed by the New York State Uniform Fire Prevention and Building Code, as revised in 2002.

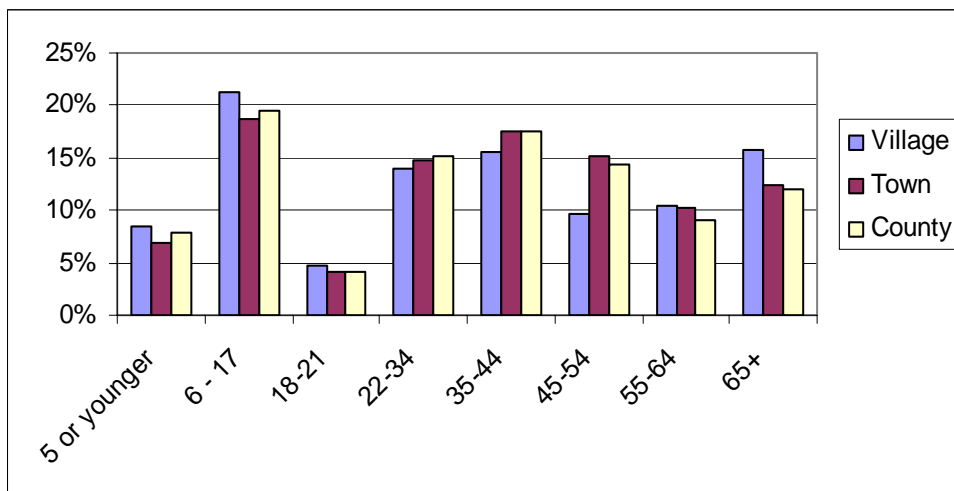
The revised Uniform Code includes additional requirements related to property maintenance, including storage of junk cars and refrigerators and lawn maintenance. Enforcement of the Uniform Code is the responsibility of the Town and Village Code Enforcement Officer.

Population and Housing Statistics

Town and Village of Sodus—2000 Census

Population by Age

Age	Sodus village		Remainder of Sodus town		Wayne County
	#	%	#	%	%
5 or younger	146	8.4%	417	6.9%	7.9%
6 - 17	369	21.3%	1,135	18.7%	19.5%
18-21	83	4.8%	246	4.1%	4.1%
22-34	243	14.0%	898	14.8%	15.2%
35-44	271	15.6%	1,065	17.6%	17.6%
45-54	169	9.7%	921	15.2%	14.4%
55-64	182	10.5%	616	10.2%	9.1%
65+	273	15.7%	756	12.5%	12.1%
	1,736		6,054		



Population by Race

Population by Race	Sodus village		Sodus town outside Villages		Wayne County
	#	%	#	%	%
Total Population	1,736		6,054		93,765
White	1,396	80.4%	5,266	87.0%	94.0%
Black or African-American	271	15.6%	439	7.3%	2.9%
Other race/ Two or more races	69	4.0%	349	5.8%	3.1%
Latin or Hispanic (may be any race)	69	4.0%	131	2.2%	2.4%

Housing and Residential Development

HOUSEHOLD AND FAMILY TYPE Town and Village of Sodus - 2000

TYPE OF HOUSEHOLD		Sodus village		Sodus Town outside Villages		Wayne County
		#	%	#	%	%
Married	With Children under age 18	123	17.9%	595	26.4%	26.4%
Couple	Without Child(ren) under Age 18	197	28.6%	741	32.8%	30.6%
Single	Male with Child(ren) under age 18	18	2.6%	70	3.1%	3.2%
Parent	Female with Child(ren) under age 18	102	14.8%	85	3.8%	6.8%
	Other Family	27	3.9%	128	5.7%	4.9%
TOTAL FAMILY HOUSEHOLDS		467	67.8%	1,619	71.7%	71.9%
Single Person	Under age 65	63	9.1%	348	15.4%	12.8%
Household	Age 65 or older	113	16.4%	146	6.5%	9.6%
	Unrelated Individuals	46	6.7%	144	6.4%	5.7%
TOTAL NON-FAMILY HOUSEHOLDS		222	32.2%	638	28.3%	28.1%
TOTAL HOUSEHOLDS		689		2,257		

SOURCE: Census 2000, Summary Tape File 3, Tables P010, P011, P012, P013, and P017

Place of Work for Employed Town Residents

	Sodus village		Sodus Town outside Villages		Wayne County
	#	%	#	%	%
Village of Sodus	196	26.1%	NA		
Worked elsewhere in the Town of Sodus	81	10.8%	748	25.4%	
Worked elsewhere in Wayne County	251	33.4%	1,154	39.2%	52.4%
Worked in Rochester	51	6.8%	291	9.9%	12.2%
Worked elsewhere in the Rochester MSA	156	20.7%	691	23.5%	31.3%
Worked outside of the Rochester MSA (1)	17	2.3%	61	8.1%	244.3%
Total Employed Residents	752		2,945		

(1) Includes Monroe, Livingston, Orleans, Ontario and Wayne Counties

Place of Residence in 1995

(Population Age 5 and older)

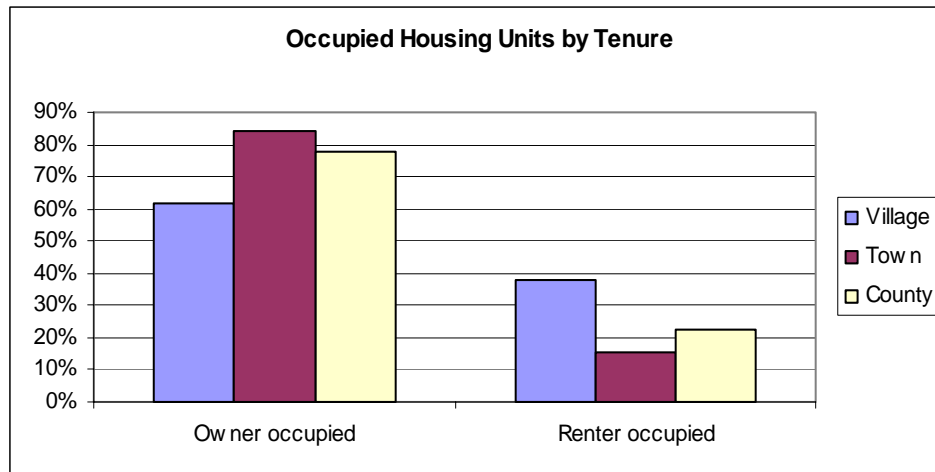
	Sodus village		Sodus Town outside Villages		Wayne County
	#	%	#	%	%
Same House	945	58.8%	3,947	69.1%	63.4%
Different House	661	41.2%	1,769	30.9%	36.6%
In Wayne County	492	74.4%	1,297	73.3%	59.3%
In Rochester	37	5.6%	52	2.9%	6.8%
Elsewhere in Rochester MSA (1)	32	4.8%	188	10.6%	16.8%
Elsewhere in NYS	44	6.7%	109	6.2%	8.1%
Different State	41	6.2%	105	5.9%	7.7%
Different Country	15	2.3%	18	1.0%	1.3%
TOTAL	1,606		5,716		87,737

(1) Includes Monroe, Genesee, Livingston, Orleans, Ontario and Wayne Counties

Housing and Residential Development

Vacancy and Tenure

	Sodus village		Sodus Town outside Villages		Wayne County
	#	%	#	%	%
Total Housing Units	775		2,528		
Occupied	693	89.4%	2,250	89.0%	90.0%
Owner occupied	428	61.8%	1,898	84.4%	77.6%
Renter occupied	265	38.2%	352	15.6%	22.4%
Vacant	82	10.6%	278	11.0%	10.0%
For rent	37	45.1%	34	12.2%	19.4%
For sale only	8	9.8%	40	14.4%	12.3%
Rented or sold, not occupied	8	9.8%	13	4.7%	5.8%
For seasonal, recreational, or occasional use	2	2.4%	123	44.2%	44.9%
For migrant workers	0	0.0%	31	11.2%	2.8%
Other vacant	27	32.9%	37	13.3%	14.8%



Number of Units in Structure

Units in Structure	Sodus village		Sodus Town outside Villages		Wayne County
	#	%	#	%	%
1, detached	448	57.8%	1,823	72.1%	71.2%
1, attached	12	1.5%	21	0.8%	1.2%
2	126	16.3%	35	1.4%	5.8%
3 or 4	92	11.9%	62	2.5%	4.7%
5 to 9	28	3.6%	0	0.0%	3.3%
10 to 19	22	2.8%	0	0.0%	1.0%
20 to 49	33	4.3%	10	0.4%	1.2%
50 or more	0	0.0%	0	0.0%	0.5%
Mobile home	14	1.8%	577	22.8%	11.1%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0.0%
Total:	775		2,528		38,767

Year Built

Year Built	Sodus village		Sodus Town outside Villages		Wayne County
	#	%	#	%	%
1999 to March 2000	0	0.0%	43	1.7%	1.6%
1995 to 1998	10	1.3%	158	6.3%	4.9%
1990 to 1994	8	1.0%	139	5.5%	6.7%
1980 to 1989	58	7.5%	295	11.7%	12.4%
1970 to 1979	78	10.1%	457	18.1%	14.3%
1960 to 1969	40	5.2%	265	10.5%	10.2%
1950 to 1959	81	10.5%	203	8.0%	8.0%
1940 to 1949	42	5.4%	109	4.3%	4.6%
1939 or earlier	458	59.1%	859	34.0%	37.2%
	775		2,528		

Value of Owner-Occupied Housing

	Sodus village		Sodus Town outside Villages		Wayne County
	#	%	#	%	%
Less than \$40,000	47	12.1%	37	3.3%	4.3%
\$40,000 to \$49,999	53	13.6%	82	7.3%	5.6%
\$50,000 to \$59,999	91	23.4%	90	8.0%	8.2%
\$60,000 to \$69,999	65	16.7%	152	13.5%	10.1%
\$70,000 to \$79,999	66	17.0%	196	17.4%	13.2%
\$80,000 to \$89,999	36	9.3%	195	17.3%	14.8%
\$90,000 to \$99,999	12	3.1%	118	10.5%	11.6%
\$100,000 to \$124,999	12	3.1%	146	13.0%	16.0%
\$125,000 to \$149,999	0	0.0%	36	3.2%	9.1%
\$150,000 to \$174,999	3	0.8%	44	3.9%	3.2%
\$175,000 +	4	1.0%	29	2.6%	3.7%
	389		1,125		19,883
Median Value	\$60,500		\$80,300		\$85,700

Monthly Contract Rent

Monthly Rent	Sodus village		Sodus Town outside Villages		Wayne County
	#	%	#	%	%
Less than \$250	45	17.0%	68	20.9%	13.5%
\$250 - 349	47	17.7%	94	28.9%	16.5%
\$350 - 449	104	39.2%	55	16.9%	27.3%
\$450 - 549	55	20.8%	37	11.4%	21.5%
\$550 - 649	2	0.8%	10	3.1%	9.3%
\$650+	2	0.8%	22	6.8%	4.8%
No cash rent	10	3.8%	39	12.0%	7.1%
Total:	265		325		
Median Rent	\$383		\$336		\$414



Residents Survey Highlights

Quality of Life

When asked, “What do you like about residing in the Town or Village of Sodus?” the three responses selected most frequently were, “The rural, agricultural character of the community (Town residents: 64%; Village residents: 38%),” “The small-town atmosphere,” (Town: 52%; Village: 63%),” and “Family and/or friends reside close by” (Town: 50%; Village: 60%).

Property Maintenance

When asked what characteristic was “most important to the quality of life” in their neighborhoods, more than 75% of all respondents and more than 80% of Village residents - more than that for any other characteristic—indicated “Well maintained houses and yards.” The other characteristic selected by a majority of respondents was “Open space/ green space”, selected by 62% (71% of Town residents and 34% of Village residents).

Nearly two-thirds (62%) of respondents were not satisfied with the maintenance and appearance of residential properties in the Village of Sodus. Nearly one-half (47%) were not satisfied with the maintenance and appearance of residential properties in the Town of Sodus outside the Villages. Responses were consistent among Town and Village residents.

Issues and Opportunities

Condition of existing housing

Housing that is poorly maintained impacts the quality of life in established neighborhoods and can reduce the value of properties. The large number of “absentee owners” make it difficult for the Village to enforce property maintenance provisions.

Impact of residential development on community character (breaking up large blocks of farmland/ open space)

New residential development changes the character of the community, as when agricultural land is developed for residential uses. Town policy should encourage an appropriate balance of open space and development.

Infrastructure and amenities

The quality of life in established neighborhoods depends on the timely maintenance of infrastructure such as streets, sidewalks, drainage, water and sewer facilities. Sidewalks are lacking in certain areas within relatively dense residential areas such as the Village of Sodus and some of the hamlets.

In the Town of Sodus outside the Village, many residents have poor quality or inadequate quantities of water. The extension of public water service would help.

Senior Housing/ Apartments

There is demand for additional multi-family apartments and for senior citizen housing in Sodus. The Village of Sodus is the most appropriate location for such housing, as it would be close to stores and services. There is very little land available for new construction in the Village. It may be appropriate to rezone some industrial land for future use as higher density residential development.

Tools and Techniques

Zoning and Subdivision Regulations

Zoning and subdivision regulations are the primary tools available to local governments to manage the patterns of residential (and other) development. Zoning specifies the types and densities of uses permitted in designated districts in the Town.

Local zoning regulations specify the types and density of development permitted in designated districts within the Town. Zoning regulations are adopted by the Town or Village Board following a public hearing and compliance with SEQR. Subdivision regulations govern the division of parcels for sale and/or development.

Subdivision regulations allow the Town and Village Planning Boards to review the layout of proposed subdivisions to ensure that the development meets specified standards. Subdivision regulations help to promote safe and efficient vehicular access to avoid land-locking parcels and to protect the natural features such as streams and drainage ways.

Conservation Subdivision Designs

New development in rural areas can be managed in order to retain the rural character of the community. Zoning regulations and subdivision regulations can influence the design of new development. Innovative zoning and subdivision designs help to minimize potentially negative impacts of new housing development in rural areas.

Conservation subdivision designs incorporate open space and buffers into the design of residential subdivisions. Typically, the lots are smaller than is permitted by zoning, while the overall density remains the same. Other terms for this type of development include "cluster subdivisions" and "density averaging."

Towns may authorize the Planning Board to require conservation designs during subdivision review. Such designs usually require construction of an access road to allow development of interior lots. Although construction of roadways adds to the initial cost of developing a subdivision, proper design usually ensures that the lots are sold at a higher cost.

Sources of Funding

Grant funding is available to municipalities from the Governor's Of-

Respondents were most supportive of the following methods to address these concerns:

- Increase the number of inspections and communications with code violators (54%);
- Establish town- and village-wide property maintenance standards (56%); and
- Impose more stringent penalties including fines (48%).

A total of 79% of Village residents and 72% of Town residents would support measures to improve enforcement of regulations for rental housing even if it resulted in increased costs to the Town or Village for enforcement.

Types of Housing

A total of 69% of respondents indicated that additional conventional apartments for seniors is "greatly needed" (25%) or "somewhat needed" (44%). More than three-quarters (76%) indicated that assistive living facilities for seniors is "greatly needed" (37%) or "somewhat needed" (39%).

Nearly three-quarters (73%) of respondents agreed that "The conversion of single-family homes into two-family and three-family homes should be discouraged."

Highlights of Residential Focus Group Meeting - November 15, 2004

Housing Market

The housing market in the Village has slowed somewhat during the past year. In 2002, 89 houses were sold; 79 were sold in 2003 and 78 through October 2004. However, properties tend to stay on the market an average of six months. There were 73 properties on the market in November 2004—nearly one year's supply. The housing market in the Town outside the Village does not have this problem.

Realtors expressed concerns about reduced property values and poor property maintenance causing a "downward spiral." The average sales price in the Village in 2004 was \$57,000. It was \$90,000 in the Town as a whole and \$101,000 in the Village of Sodus Point.

Potential buyers have expressed concern about Village property taxes. In addition, many buyers are relocating from Rochester or suburban areas and seek more land than is available with Village lots.

Property maintenance

Al Hendriske, the Village and Town Code Enforcement Officer, noted that property maintenance violations occur with both residential and non-residential property owners. A total of 42% of property owners in the Village are not residents. As a result, it is difficult to contact property owners about violations.

Programs to assist low-income residents

Several programs operated by not-for-profit agencies assist low-income residents with housing-related issues. These include Wayne County Community Action Program (Wayne CAP) and CASH, Inc.

- Weatherization—energy audits and home improvements to reduce energy costs
- Section 8 — Assistance with cost of housing based on income and family size. Inspections of housing to ensure that it meets appropriate standards.
- Family Resource Center — Advocacy to direct clients to programs such as Section 8 and Habitat for Humanity. Proposes to adapt its building at Burman and Ridge Roads into a 12-bed "transitional housing" facility with 24-hour monitoring and case management.
- HEAP—Provides emergency funds to low-income residents to assist with heating bills.

Comments and Suggestions

- Seek grant funding and public-private partnerships to revitalize the downtown area.
- Offer matching grants to residents and property owners to improve housing
- Organize volunteers and businesses to fix-up buildings and clean-up neighborhoods. Involve the Probation Department.
- Increase enforcement of property maintenance provisions in the hamlet of Alton and elsewhere. Address problems with junk cars
- Provide recreation facilities and services to residents. Consider constructing a new Village park with pond, ball field and trails in the Rotterdam Road area.
- Install sidewalks along Route 88 in the Village
- Expand public water supply into more areas of the Town

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.)