

Town of Canandaigua, Southern Corridor Study

As an addendum to their Master Plan, the Town of Canandaigua commissioned **Behan Planning Associates, LLC**, to conduct a study in order to address specific issues in the town's 9,000-acre "Southern Corridor." The town sought to protect the abundant natural resources and physical setting of the corridor while accommodating expected growth. Town officials recognized the need to review the community's vision for the area and develop appropriate mechanisms which would allow the community to achieve its vision.

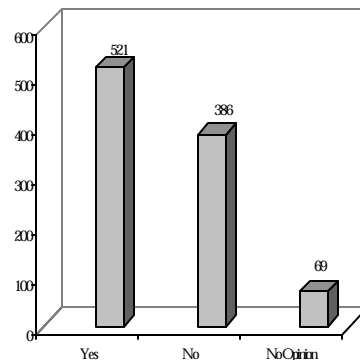
An inventory and analysis of growth trends, infrastructure, natural features, farmland and agricultural districts, land use and zoning, and transportation networks within the corridor was conducted. In addition, a community survey was created and mailed to all town residents to determine the community's vision for the future of the area and to identify a range of possible solutions the community was willing to consider. Over 3000 survey questionnaires were mailed and nearly 1000 people responded for a response rate of over 30%.

Responses from the survey framed the project's recommendations presented to the town. Recommended alternatives to the town's existing land use regulations, and non-regulatory options such as incentives and conservation easements, were proposed as mechanisms for achieving the town's vision of preserving community character. An implementation schedule dividing specific recommendations into short term and long term actions was also provided.

Survey questions and their results included:

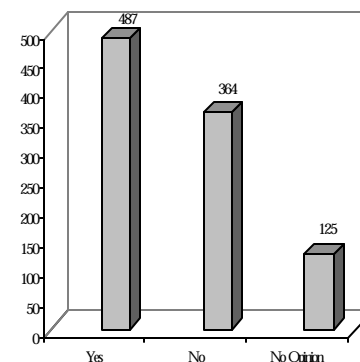
Question #7 -

Would you be willing to pay a modest increase in taxes to permanently protect important farmland, scenic resources, and natural habitats in the Southern Corridor area - and ultimately throughout the town?



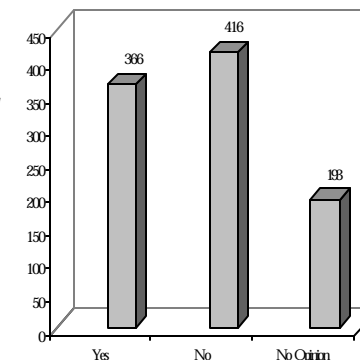
Question #9 -

Do you believe the town should pursue incentive zoning?



Question #11 -

Do you believe an additional road connecting the Southern Corridor area to the Routes 5 and 20 bypass would help alleviate traffic problems in that area?



Question #15 - *Was there anything else you would like to add? Please do so here.*

"We need to be very careful in the area of road planning and expansion. We need to do some planning to try to minimize bottlenecks while at the same time being careful that we do not open up new areas to subdivision and add to the over development/traffic problems. . ."

"Large lot zoning doesn't preserve rural character, it mandates sprawl. New roads would encourage more development. Put sewers where development is desired, and cluster it there."

"Remember, we will only have one Canandaigua Lake, we will never make another one."