

# *Town of Clarendon*

## **Comprehensive Master Plan**

**10 Year Update**



**Original Adopted 12/19/1991 • Update Adopted 11/10/1998**  
**Update Adopted 11/16/2010 • Update Adopted 12/19/2023**

**Clarendon Town Board**

Supervisor Richard H. Moy  
Deputy Supervisor Allen W. Robinson  
Councilman Christopher M. Caufield  
Councilman Bruce A. Hovey  
Councilman Marc P. Major

**Clarendon Planning Board**

David R. Griggs, Chairperson  
Kevin Johnson, Deputy Chairperson  
Russ Bosch, Member  
William Fox, Member  
Patrick White, Member  
Michelle Lipke, Alternate

**Clarendon Zoning Board of Appeals**

Marge Morse, Chairperson  
Frederick Seeman III, Deputy Chairperson  
Crystal Gurney, Member  
James Sheffer, Member  
Ann Winkley, Member

**Clarendon Town Clerk/Tax Collector**

Susan C. Colby

**Clarendon Superintendent of Highways & Water**

Tracy B. Chalker

**Clarendon Assessor**

Robert A. Criddle

**Clarendon Ordinance Inspection Officer**

Melissa M. Ierlan

**Clarendon Historian**

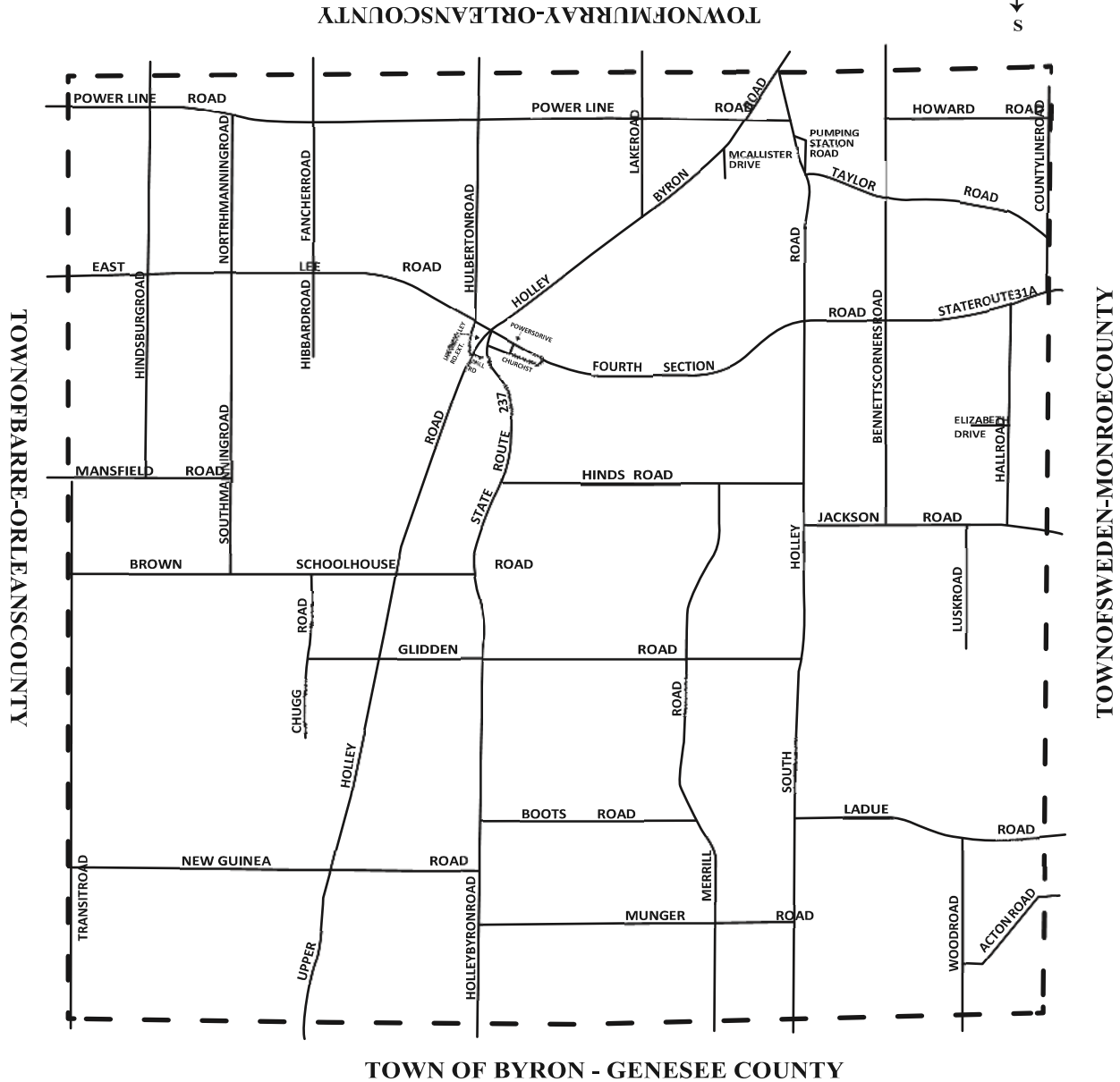
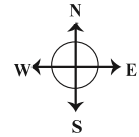
Melissa M. Ierlan

## Table of Contents

Map of Clarendon.....	4
History.....	5
Introduction.....	6
Community Background.....	7
Natural Resources .....	9
Social & Economic Background.....	13
Utilities.....	15
Water District Map.....	20
Transportation.....	21
Zoning Map.....	23
Zoning Map – Hamlet Detail.....	24
Land Use Goals.....	25
Land Use Policies.....	25
Residential.....	25
Light Industrial.....	26
Commercial.....	26
Agricultural.....	27
Inland Water Bodies.....	27
Wetlands.....	27
Drainage.....	27
Water Supply.....	28
Sewage Disposal.....	28
Transportation.....	28
Recreation & Historic.....	29
General Implementation.....	29
Community Survey.....	32

*Information compiled by Linda M. Barrett, Deputy Clerk*

# TOWN OF CLARENDON ORLEANS COUNTY



# HISTORY

In 1810 Eldridge Farwell purchased about two hundred acres of land and founded Farwell's Mills at the site of a 47-foot waterfall; this area is now known as Clarendon Hamlet. In 1821 land was taken from the Town of Sweden and became the Town of Clarendon as it is today. The town was named by Eldridge Farwell, its first supervisor, in honor of Clarendon, Vermont. Clarendon is located in the southeast corner of Orleans County and is bounded on the north by Murray, on the east by Sweden, on the south by Byron and Bergen, and on the west by Barre.

Notable people who hail from our town include Carl Akeley - (1864-1926), noted taxidermist, conservationist, and inventor. Akeley Hall in the American Museum of Natural History in New York City is named after him.

Lemuel Cook, (1759-1866), last verifiable surviving veteran of the American Revolutionary War, moved to Clarendon in 1832, died there in 1866, and is buried there.

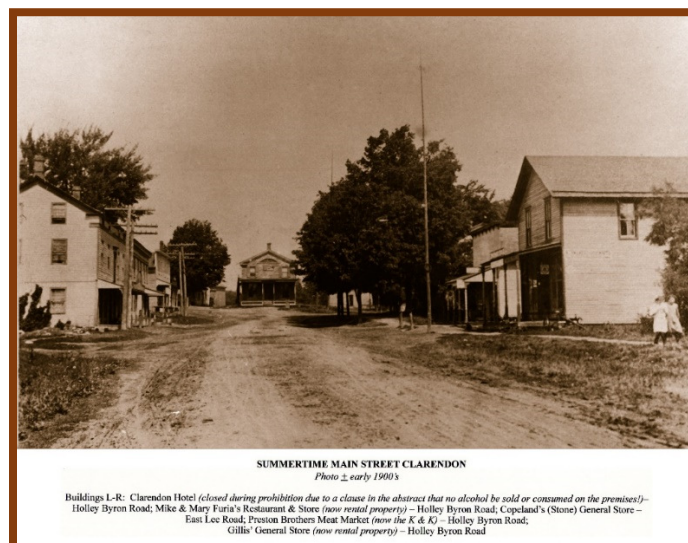
Joseph Glidden, (1813-1906), businessman and inventor of barbed wire, lived in Clarendon prior to 1843.

James Taylor Lewis, (1819-1904), attorney and politician, served as the ninth Governor of Wisconsin.

Water Pettengill (1849-1919) and Ogden Miller (1846-1893), owners of a vinegar processing plant, Miller & Pettengill, revolutionized the industry when they developed a vinegar generator which converted cider to vinegar in twenty-four hours instead of one year. They moved their plant to Holley in 1888 and continued to consolidate with other processing plants and was eventually absorbed into what became Duffy-Mott in 1912.

Dan Polly (1786-1857) was the owner of the Polly Tavern, the first hotel in Clarendon which was also used as an election polling place. Built in 1824-1825 the Tavern was located on the north west corner of Fourth Section Rd. (Route 31A) and County Line Rd. and was operational until 1850.

Many roads in Clarendon are named after early notable families who settled in the area and there are descendants of these families who still reside in Clarendon.



# INTRODUCTION

The Town of Clarendon is facing important decisions that will affect its future for many years. Clarendon has been one of the fastest growing towns in Orleans County. This Comprehensive Plan has been designed to provide a framework that will shape the future of the community.

There are many reasons for having a Town Comprehensive Plan. A municipality's Comprehensive Plan is the legal foundation for all zoning and land use regulation decisions made in the Town. A municipal Comprehensive Plan helps ensure that the Town's land use regulations are built on a solid foundation. A Comprehensive Plan provides guidance toward the priorities and concepts of local residents regarding what they consider important to their quality of life. A Comprehensive Plan helps identify what is important to protect and support and what the Town needs to improve.

Protecting the rural character of Clarendon, its agricultural lands, natural features and small town feel is a priority. One of the underlying assumptions of the planning process is that if the Town of Clarendon does not take decisions into its own hands; outside forces and elements will most likely determine its future. Whether these forces are developers, state agencies, or the general economy, the Town runs the risk of losing its identity if it does not clearly define its goals for the future. The mere statement of goals and plans will not produce the desired results unless the Town implements its goals and plans through zoning amendments, strategic public investments and cooperation as a strong partner with outside entities. The three major demographic segments of Clarendon, agriculture, residential and business, must all be considered in future zoning and planning actions. This planning process is intended to build community cooperation and to provide the community leaders with a guiding plan to enable consistent decisions for implementing shared goals of the community.

An adopted Comprehensive Plan provides an accessible and clear guide for entities seeking to undertake a project in the community. It provides a better understanding of what the Town is likely to approve. It also provided the Town with greater leverage to have an effect on planning activities and programs instituted by other governmental authorities, such as the County or New York State agencies, who are required to take local plans into consideration.

# COMMUNITY BACKGROUND

This section presents information which portrays the town and community as it now exists.

## Demographics

### Total Population

The 2020 population of the Town of Clarendon was 3,315 which is a 9.1% decrease since 2010. Adults age 18 and older comprised 83.1% of our total population, youths under the age of 18 comprised 16.9% with a median age of 47 years. Our population is 53% female and 47% male.

Year	Total Population	Under 18	Over 18
2020	3315	16.9%	83.1%
2010	3648	24.9%	75.1%
2000	3392	30.9%	69.1%

### Minority Population

The Town of Clarendon is predominately white with minority populations represented below.

White	91.4%
Hispanic/Latino	2.2%
Black or African American	0.9%
Asian	0.2%
American Indian/Alaska Native	0.45%
Two or more races	4.28%
Other	0.57%

### Educational Attainment

Clarendon has an educational attainment of 95% high school or GED graduate with 16.2% attaining a Bachelor's degree or higher.

### Economics

The median household income is \$49,871 which is about 90% of the amount in Orleans County. Orleans County median income is \$54,882. Clarendon has 11% of residents below the poverty level. The average commute time to work for residents is 31.1 minutes.

## Housing

In 2022 there were 1394 housing units in the Town of Clarendon. Of those homes, 86% are owner occupied, and 70% are single family structures.

Source: <https://censusreporter.org/profiles/06000US3607315880-clarendon-town-orleans-county-ny/>

## Town of Clarendon Housing Values 2022

<b>Assessed Value</b>	<b>Number of Homes</b>
Less than \$30,000	227
\$30,000 - \$79,999	196
\$80,000 - \$99,999	72
\$100,000 - \$149,999	392
\$150,000 - \$199,999	286
\$200,000 - \$299,999	184
\$300,000 - \$399,999	30
\$400,000 or more	7

Source: *Town of Clarendon Assessor's Office*

## School District

Clarendon residents are included in the Holley Central School District. In the 2020-2021 school year the total enrollment for K - 12 was 910 students with 646 students in K-8<sup>th</sup> grade and 264 students in 9-12<sup>th</sup> grade. The expenditure for the 20-21 school year was \$20,478 per pupil. The four-year graduation rate in 2020-2021 was 94%

Source: <https://data.nysed.gov/profile.php?instid=800000050761>



# NATURAL RESOURCES

## CLIMATE

The climate of the Town of Clarendon is greatly influenced by Lake Ontario. After storing up cold in the water during the winter, the lake releases it in the spring, delaying the development of agricultural crops and reducing the losses resulting from spring frosts. In the autumn, a reverse action takes place. Summer heat is stored and released into the air during the autumn months, thereby warming the air and prolonging the growing and harvesting seasons. It is this factor that has so well adapted the Town of Clarendon for agriculture.

Daily temperatures in the town average 33 degrees during the winter months, with the temperature dropping to 0 degrees or below, an average of four days per year. The freeze-free season is on average 160 days long, with the average first fall freeze occurring October 20 and the average last freeze occurring May 1. Average annual rainfall is 32 inches while winter snowfall averages 93 inches.

## GEOLOGY

The Town of Clarendon is underlain by sedimentary deposits of sandstone, siltstone, shales, dolomites and limestones formed thousands of years ago at the bottom of Lake Tonawanda, a post-glacial lake which covered all of Orleans County and eventually lead to the formation of Lake Ontario. The Lockport and Salina Bedrock Formation, which ranges in depth from a few feet to several hundred feet, dominates the town. This bedrock is overlain with unstratified materials (till) or fine and coarse grain materials, laid down by glacial ice or by streams flowing into Lake Tonawanda from upland areas. Much of the olive and brownish-colored sediment deposits now underlie the muck soils found in the southern limits of the town.

The Town of Clarendon is bisected by the Clarendon-Linden Fault, the only large mapped fault system located in western New York. This fault line, which has experienced both historic and recent earthquake activity, extends in a north-south direction through the hamlet of Clarendon.

## SOILS AND TOPOGRAPHY

New York State is divided into nine regions, each with a distinctive type of land form. The Town of Clarendon lies within the Erie Ontario Lowland Region. Topography is generally level or moderately undulating with a slight inclination toward Lake Ontario, which had a surface elevation of 246 feet above mean sea level. Contour elevations at the northern boundary of the town are approximately 520 feet, while elevations at the southern boundary attain a maximum height of 656 feet above mean sea level.

Soils in the northwest quadrant of the town are dominated by the **Hilton-Ontario-Cazenovia and Hilton-Appleton** series. The **Hilton** series consists of very deep, moderately well drained soils derived from sandstone and limestone. They are nearly level to sloping slopes on till plains and glaciated dissected plateaus. The **Ontario** series consists of deep or very deep, well drained soils formed in loamy till which is strongly influenced by limestone and sandstone. They are nearly level to very steep soils on convex upland till plains and drumlins. The **Cazenovia** soils are very deep and deep, moderately well drained soils formed in loamy till. They are nearly level to very steep soils on till plains. The **Appleton** series consists of very deep, somewhat poorly drained soils formed in calcareous loamy till. They are on low ground moraines and on foot slopes of glaciated hills, ridges, and drumlins.

Seasonal wetness and slow permeability in the substratum soils are the primary limitations for farm and community development.

The northeast quadrant of the town is generally made up of the **Collamer-Niagara and Hilton-Appleton** Series. The **Collamer** series consists of very deep, moderately well drained soils formed in silty glacio-lacustrine sediments. They are on lake plains and till plains and have a thick mantle of lake sediments. The **Niagara** series consists of very deep, somewhat poorly drained soils formed in silty glacio-lacustrine deposits. These soils are in level to slightly concave areas on lake plains and in valleys. A seasonal high-water table and slow permeability are the primary limitations associated with these soils.

The southwest and south east quadrants of the town are composed of the contrasting **Palms-Carlisle and the Hilton-Appleton** series. The **Palms** series consist of very deep, very poorly drained soils formed in herbaceous organic materials 16 to 51 inches thick and the underlying loamy deposits in closed depressions on moraines, lake plains, till plains, outwash plains and hillside seep areas, and on backswamps of flood plains. areas consist of very poorly drained, level muck soils that are 16 to 51 inches thick over mineral soil material. The **Carlisle** series consists of very deep, very poorly drained soils formed in woody herbaceous organic materials in depressions within lake plains, outwash plains, till plains, flood plains and moraines. Ponding is frequent and water runoff is very slow unless artificially drained. The Hilton-Appleton areas have a seasonal high-water table in the spring, but are generally coarser-textured soils with moderate permeability.

The central area of the town is generally dominated by the **Ovid-Churchville** soils. The **Ovid** series consists of very deep, somewhat poorly drained soils formed in moderately fine textured, reddish colored till. The **Churchville** series consist of very deep, somewhat poorly drained soils that form in clayey lacustrine sediments overlying loamy till. A seasonal high-water table and slow permeability are the primary limitations of this soil association.

In all, twenty-four soil associations, comprised of sixty-nine individual soil types, are found within the Town of Clarendon.

## INLAND WATER BODIES

The primary inland water resource in the Town of Clarendon is the East Branch of Sandy Creek. This water body is a tributary to Lake Ontario.

Sandy Creek, from its northernmost entry into the town to its terminus near the town's southern border, measures 27.7 miles in total linear length (including minor spurs). This creek is considered a "Water of the United States" under Section 404 of the Clean Water Act by the United States Army Corps of Engineers (USACOE), and is therefore subject to their regulation. Under the New York State Department of Environmental Conservation (NYSDEC) Classifications and Standards Governing the Quality and Purity of Waters of the United States, Sandy Creek is a Class C water body. The best usage of waters in this class is for fishing. However, these waters are suitable for fish propagation and primary and secondary contact recreation (such as swimming and boating).

In addition to the one primary inland water body described above, 26.9 miles of unnamed creeks and waterways exist within the Town of Clarendon. These water bodies are minor tributaries to Lake Ontario and are considered "Waters of the United States" under Section 404 of the Clean Water Act and are subject to regulation by the United States Army Corps of Engineers. These waters have been classified by the NYSDEC as being Class C in water quality and purity. These water bodies have no assigned classification for water quality and purity.

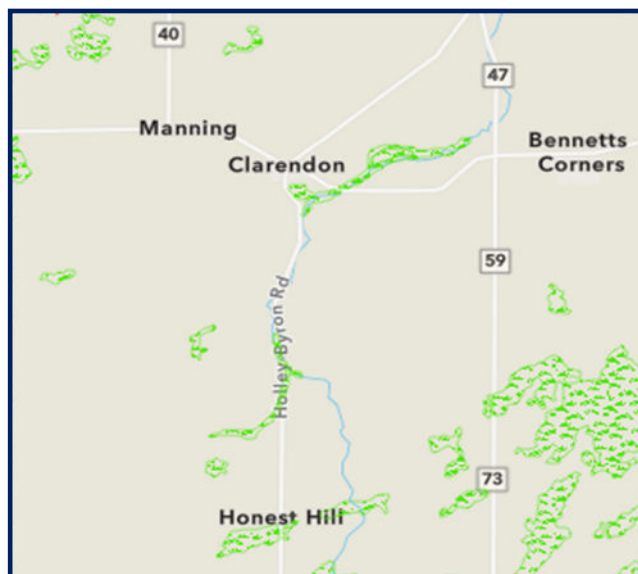
## WETLANDS AND FLOOD PLAINS

Twenty NYSDEC regulated wetlands exist within the Town of Clarendon. The NYSDEC has established four separate classes that rank wetlands according to their value and their ability to perform wetland functions. Class I wetlands have the highest rank, and the ranking descends through Classes II, III, and IV. Four of the NYSDEC wetlands within the Town of Clarendon have been ranked as Class II, with the remaining sixteen ranked as Class III. All of these wetlands are of moderate value, with their primary functions being for flood control, surface and ground water protection, and wildlife habitat.

There are approximately 1707.5 acres of NYSDEC defined wetlands in the Town of Clarendon with 934.6 acres designated as Class II wetlands and 772.9 acres designated as Class III wetlands. There are many characteristics used to classify wetlands. The complete classification system can be found at: <https://govt.westlaw.com/nycrr/Document/I4ece2eaecd1711dda432a117e6e0f345?viewType=FullText&originContext=documenttoc&transitionType=CategoryPageItem&contextData=%28sc.Default%29>

An unidentified number of federal wetlands, regulated by the United States Army Corp of Engineers (USACOE) under Section 404 of the Clean Waters Act, are located within the Town of Clarendon. It is estimated that approximately 179 individual federal wetlands, ranging in land area from less than one acre up to 749 acres. This estimate is based on review of the National Wetland Inventory maps prepared by the U.S. Fish and Wildlife Service. While these maps are not recognized by the USACOE as being official, they are a good indicator of wetlands that may be regulated under Section 404.

### NYSDEC REGULATED WETLANDS IN THE TOWN OF CLARENDON



A U.S. Department of Housing and Urban Development-National Flood Insurance Program study was completed for the inland water bodies located within the Town of Clarendon on March 28, 1975. Special flood hazard areas were delineated and mapped, and a relative storm frequency was assigned to each area. These flood hazard areas were re-evaluated by the Federal Emergency Management Agency on January 31, 1983, and it was determined that the mapped areas no longer met the federal flood hazard criteria. On July 17, 2023 FEMA issued updated preliminary National Flood Insurance Program Maps and Flood Insurance Study. The maps and study are the basis for each community's floodplain management regulations. Maps and study are on file in the Town Clerk's office. Maps and

information about the study can be found at <https://msc.fema.gov/portal/home>. Due to these map changes, some properties in Orleans County may no longer be in the high-risk flood zone, known as the Special Flood Hazard Area. If the property is outside the high-risk flood zone, flood insurance is no longer federally required. Flood insurance is still recommended, for both homeowners and renters.

## HYDROLOGY AND DRAINAGE

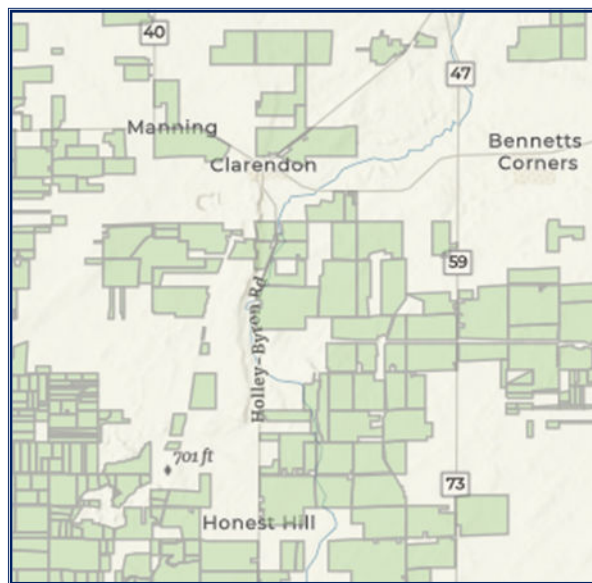
The Town of Clarendon is located within one major drainage system, the Lake Ontario Drainage Basin, as established by the NYSDEC Division of Water Resources. This basin is divided into the Western, Central, Eastern and Lake Ontario Sections, and encompasses a total of 6,013 square miles of land area along the immediate shores of Lake Ontario. The Western Section of this watershed drains all of Orleans County, and portions of Niagara, Genesee and Monroe Counties. Surface water drainage in the Town of Clarendon flows northward through the basin via Sandy Creek and its minor spurs.

## AGRICULTURAL DISTRICT

Orleans County, prior to 2016, consisted of three (3) Agricultural Districts. Since then, Orleans County has merged all the Agricultural Districts into a single countywide district. 117,400 acres are currently enrolled in Orleans County Agricultural District No. 1, which is approximately 47% of Orleans County.

One Agricultural District, as defined by the New York State Department of Agriculture and Markets, has been established within the Town of Clarendon. In 2022 there were 261 Ag District parcels for a total of approximately 8481 acres.

### AG DISTRICT PARCELS IN THE TOWN OF CLARENDON



Source: Town of Clarendon Assessors Office,  
<https://orleansplanning.maps.arcgis.com/apps/webappviewer/index.html?id=7b0e659c4f7c4e45afbe2cab67121815>

# SOCIAL AND ECONOMIC

## POPULATION

The Town of Clarendon had shown a continual increase in permanent population, but seems to have stabilized in the past 20 years. The significant population increases the Town had experienced over the past few decades has tapered off and the population growth rate has slowed to a gradual and consistent rate through the year 2020. Much of the historic and projected growth can be attributed to the Town’s proximity to the metropolitan area of Rochester. The Town of Clarendon is attractive to those who work in Rochester, but choose to live in a more rural setting. The economic picture in Rochester will likely continue to have an influence over the residents of Clarendon.

Year							
1950	1960	1970	1980	1990	2000	2010	2020
Population							
1287	1659	1969	2148	2705	3392	3648	3315

## RECREATION & COMMUNITY

The Clarendon Town Park, located on State Route 237 along the banks of Sandy Creek, provides a source of outdoor public recreation to the residents of the town. This park includes a covered picnic pavilion, cooking facilities, benches, natural turf and parking areas, monument markers and a scenic waterfall. The Clarendon Historical Society operates a Museum on State Route 31A at Church Street. On site is the schoolhouse from Manning Corners which was decentralized in the early 1950’s. It was moved to its present location in 1992. The barn was added to the site in 1993. The buildings contain historical farm equipment and local artifacts. The museum buildings are open on Sundays during the summer months.

Clarendon, Murray, Holley and the Holley School jointly fund the Joint Youth Recreation Commission, which offers organized recreation programs throughout the year.

Several other public recreational facilities not physically located within the town but available to the residents include the Holley Central School District athletic fields, which include baseball, soccer and playground facilities. Indoor recreational opportunities include the school district weight room, gymnasium and grounds for walking. Also in the Village of Holley is *The Erie Canalway Trail*, which offers a nature trail for hiking and biking, a man-made pond, a waterfall that runs into Sandy Creek and picnic facilities. With a Gazebo on its banks of the Canal, residents enjoy a series of concerts and entertainment every summer.

Community facilities located within the Town of Clarendon include the Town Highway Department complex and the Town Hall, which houses offices for the town clerk, tax assessor, code enforcement officer, town justice, and the zoning ordinance inspection officer. Meetings of all boards are held at the Town Hall along with Justice Court as well as being a polling place for all Elections.

Educational facilities for town residents are primarily provided by the Holley School District, which consists of an Elementary School (grades Pre-K-6) and Junior/Senior High School (grades 7-12) situated on 80 acres in the village of Holley. Enrollment was 910 students for the 2020-2021 school year, with 646 students in the Elementary school and 264 students in the high school. However, some residents in the eastern sector of Town are served by the Brockport Central School District. Some southern residents are served by the Byron Bergen Central School District.

Postal services for the town are provided by Federal Post Office facilities located within the Hamlet of Clarendon and in the Village of Holley. These facilities operate under the respective zip codes of 14429 and 14470. Clarendon Post Office provides the usual post office counter service but does not offer rural delivery, therefore only Post Office Box service is available for mail delivery with a Clarendon zip code. Town residents receiving rural delivery of mail use the Holley zip code.

The town contracts for fire protection with the Clarendon Volunteer Fire Company which was incorporated in 1956 and contracts annually with Monroe Ambulance for emergency ambulance service. The Fire Company buildings are located on NYS Route 31A (East Lee Rd.) at the western border of the Hamlet. At present, the Fire Hall houses one Ford F-550 Rescue Squad, one Rescue/Pumper, one 75' Ladder Truck, one Tanker Truck (no pump), one Brush Truck, One Argo All-Terrain Vehicle with Trailer, one Ford F-250 Chief's Vehicle, two Ford Explorers Chiefs Vehicles.

The Fire Company Recreation Hall caters to weddings, banquets, parties and serves steak dinners and hosts various other events throughout the year.

## HISTORIC SITES & BUILDINGS

The Town of Clarendon has deemed several sites and buildings within the town as having important historic background and worthy of local recognition. These include the following:

- Stone Store at the State Route 31A/237 intersection
- Land area immediately adjacent to and including the Clarendon Town Park on State Route 237\*\*
- Maplewood Cemetery on State Route 237 south of the hamlet
- Pettingill Cemetery aka Manning Cemetery or Christian Graveyard on Hibbard Road
- Glidden Cemetery on Glidden Road
- Robinson Burial Ground on State Route 237 at Glidden Road intersection
- Root Cemetery aka Cook Cemetery on Munger Road
- Residence at 16831 Hinds Road; the birthplace of the town's most historically famous citizen, Carl Akeley\*\*
- Stucco residence located at 5503 Holley Byron Road (State Route 237) immediately north of New Guinea Road; built in 1818, also used as an Inn was the birthplace of James Lewis who later became governor of Wisconsin during the Civil War\*\*
- Residence at 2 Mill Road constructed by the town's founder, Eldridge Farwell
- Farwell's Settlement located on State Route 31A at Church Street is the Clarendon Historical Society complex. It includes the Manning Schoolhouse moved from South Manning Road for use as a museum, a barn used to house historical farm equipment and town artifacts.
- Lime Kiln remnants located behind Vans Pit Stop on State Route 237 in the hamlet. The kiln operated from the Civil War period through the turn of the century.
- Site of Clarendon Universalist Church; this church has been razed\*\*
- Residence located at 16311 Church Street; birth place and boyhood home of David Sturges Copeland, author of Clarendon History aka *Copeland's Clarendon*.

*Note: A historic marker has been erected at those sites denoted with an \*\**

## UTILITIES

Several utility companies provide services within the Town of Clarendon. National Grid provides electrical service throughout the entire town, utilizing both overhead and underground installations. Telephone service is generally provided by Verizon and Spectrum Charter Communications. Cable television, telephone and internet services are provided by Spectrum Charter Communications.

The Town of Clarendon is not serviced with natural gas pipelines; however, several years ago the town granted the New York State Electric and Gas Company (NYSE&G) franchise rights to provide natural gas service. This franchise is not binding until such time NYSE&G petitions the Public Service Commission for approval of the agreement. NYSE&G has no immediate plans for exercising its rights for franchise in the Town of Clarendon. Other natural fuels, such as bottled gas and fuel oil, are utilized in the town and are provided by several independent companies. Many homes also use wood, coal and pellets as a supplemental heating source. Residential solar panels are also an alternative source for energy.

## PUBLIC WATER

Multiple private individual water service lines currently exist in the Town of Clarendon, providing limited water service to the northern portion of the town. Homes on these private water service lines purchase their water directly from the Village of Holley.

The **Village of Holley** receives its municipal water supply from wells that are located in Clarendon and from the Monroe County Water Authority. The village system consists of a 12-inch diameter water transmission line which begins at the intersection of State Route 31A and County Line Road at the Clarendon/Sweden town line and extends west into the Town of Clarendon along State Route 31A (north side of road) to Bennetts Corners Road. This line then extends north along Bennetts Corners Road (east side of road) to the Taylor Road intersection. The line then travels west along Taylor Road (north side of road) to the South Holley Road intersection. The line then extends north along South Holley Road (east side of road) to the Pumping Station Road intersection. The line then travels along Pumping Station Road (side of road unknown) to its terminus at the Village of Holley Water Works plant. In 1988, the Water Works plant was connected to the Village water towers located along State Route 237 by pipe of unknown size and location.

**The Clarendon Public Water System** is supplied with water from the Monroe County Water Authority Shoremont Treatment Plant through the Clarendon Transmission Line located on Jackson Road in Clarendon, NY. Approximately 49 miles of water line make up the Clarendon Public Water System, to include Water District Nos. 2 through 13.

**The Clarendon Transmission Line** was constructed in 2001 in an effort to lower the cost of water to the residents by eliminating the middle-man (Village of Holley) in the purchase. A joint project with the Town of Sweden, Clarendon paid for materials and Sweden provided labor to construct the 11,900 linear feet of transmission line located on Jackson Road in Clarendon and White Road in Sweden. The transmission line connects Clarendon and Sweden to the Monroe County Water Authority water supply on Jackson Road at the Orleans/Monroe County line with a two-way meter pit and has lowered the cost of water to residents by almost half the rate per 1000 gallons.

Areas not served by public water systems depend on individually drilled or dug wells. A majority of the drilled wells penetrate the consolidated bedrock to reach available groundwater, while dug wells usually do not.

**Clarendon Water District No. 1** provides water service only to the residences located in Heron Falls, LLC, an established manufactured home park located on State Route 31A east of the Clarendon Hamlet. Monroe County Water Authority water is purchased from the Village of Holley, receiving supply for District No. 1 through the Village's line that extends along State Route 31A. Water District

No. 1 lines were constructed and paid for by the mobile home parks owner at that time. The Town does not own or maintain the lines in Water District No. 1

**Clarendon Water District No. 2** was constructed in 1995 and services the following areas:

- State Route 31A east from a point 3600 feet west of its intersection with State Route 237 to Bennetts Corners Road;
- State Route 237 south from its intersection with State Route 31A for a distance of 1,600 feet;
- State Route 237 north from its intersection with State Route 31A for a distance of 1200 feet;
- Upper Holley Road south (including aka South Hulberton Road) from State Route 31A for a distance of 800 feet;
- Hulberton Road north from State Route 31A for a distance of 600 feet;
- Mill Road in its entirety;
- Upper Holley Road Extension in its entirety;
- Church Street in its entirety;
- Powers Drive in its entirety; and
- South Holley Road south from its intersection with State Route 31A for a distance of 500 feet.

**Clarendon Water District No. 3** was constructed in 1998 and services the following areas:

- Bennetts Corners Road south from the boundary of Water District No. 2 to Jackson Road;
- Jackson Road east from Bennetts Corners Road to Hall Road;
- Hall Road in its entirety;
- Elizabeth Drive in its entirety;
- Upper Holley Road south from the boundary of Water District No. 2 for a distance of 12,210 feet;
- Brown School House Road east from a point 6,080 feet west of its intersection with Upper Holley Road to a point 1,670 feet east of this intersection;
- Chugg Road south from its intersection with Brown School House Road for a distance of 500 feet.
- This district also included the construction of an elevated water tower with a storage capacity of 150,000 gallons. The 170-foot tall water tower is located on a 0.238 acre parcel immediately east of the Clarendon Fire Hall on State Route 31A, west of the Clarendon Hamlet.

**Clarendon Water District No. 4** was completed in 2000 and services the following areas:

- Hulberton Road north from the boundary of Water District No. 2 to the Clarendon/ Murray town line;



- State Route 31A west from the western limit of Water District No. 2 to the Clarendon/ Barre town line;
- Fancher Road north from its intersection with State Route 31A north to the Clarendon/Murray town line;
- North Manning Road in its entirety;
- Hindsburg Road north from its intersection with State Route 31A to the Clarendon/Murray town line;
- Hibbard Road in its entirety.

Hulberton and Fancher Roads are connected to the Town of Murray water system with a two-way meter pit. The Town of Barre water system (via the Town of Albion Water Treatment Plant) can be used as an *emergency* source of supply through a two-way meter pit located on State Route 31A west of the Clarendon Hamlet at the Clarendon/Barre town line.

**Clarendon Water District No. 5** was constructed in 1999 and services the following areas:

- South Holley Road south from the boundary of Water District No. 2 for a distance of approximately 8,350 linear feet of eight-inch water main;
- Jackson Road east from South Holley Road to Bennetts Corners Road;

Water District No. 5 Extension is approximately 2,400 linear feet of eight-inch water main, which runs west on Hinds Road starting at the intersection of South Holley to 500 feet past Merrill Road, ending at a dead end.

**Clarendon Water District No. 6** was completed in 2003, consists of approximately 23,200 linear feet of eight-inch water main, and services the following areas:

- Glidden Road west from Water District No. 3 at Upper Holley Road to Chugg Road;
- Chugg Road south for a distance of 500 feet ending at a dead end; and north to Water District No. 3 at Brown Schoolhouse Road;
- Hindsburg Road south from State Route 31A approximately 3,600 feet ending at a dead end;
- Powerline Road east from Hulberton Road to the intersection of Lake Road and north & south from this intersection for a distance of 500 feet, the south water main ending at a dead end.

**Clarendon Water District No. 7** was constructed in 2006, consists of approximately 26,900 linear feet of eight-inch water main and services the following areas:

- State Route 237 south from Water District No. 2 to the intersection of Glidden Road;
- Glidden Road west from State Route 237 to Water District No. 3 at Upper Holley Road;
- Glidden Road east from South Holley Road approximately 300 feet;
- Hinds Road east from State Route 237, 500 feet, ending at a dead end;
- South Holley Road south from Water District No. 5 to 500 feet beyond the intersection of LaDue Road;

- LaDue Road east from South Holley Road to the Clarendon/Sweden town line.

**Clarendon Water District No. 8** constructed in 2007 by the Clarendon Highway Department, consists of approximately 3,700 linear feet of eight-inch water main and services the following areas:

- Mansfield Road west from Water District No. 6 at South Manning Road to 500 feet west of the intersection of Hindsburg Road, ending at a dead end.
- Lake Road north from Water District No. 6 at Power Line Road to the Clarendon/Murray town line; ending at a dead end.

**Clarendon Water District No. 9** was constructed in 2009, consists of approximately 2,900 linear feet of eight-inch water main and services the following areas:

- Powerline Road east from Water District No. 8 to State Route 237.

**Clarendon Water District No. 9 Ext.1** was constructed by the Clarendon Highway Department in 2016, consists of approximately 1,700 linear feet of eight-inch water main and services the following areas:

- Holley Byron Road (NYS Route 237) between Powerline Road and 600 feet southwest of McAllister Drive.

**Consolidated Clarendon Water District No. 9 (CCWD 9).** Effective 1/20/2020 the Clarendon Town Board adopted Resolution No. RM2019-267 consolidating Water District No. 9 and District 9 Ext. 1.

**Clarendon Water Improvement Benefit Area No. 10** was constructed in 2010 and consists of approximately 29,800 linear feet of eight-inch water main and services the following areas:

- Lake Road – from Byron Holley Road to Powerline Road
- Holley Byron Road – from Lake Road to Water District No. 2
- Bennett’s Corners Road – from Taylor Road to the Murray Town Line
- Taylor Road – from Bennett’s Corner’s Road to the Monroe County Line
- Upper Holley Road – from Water District No. 3 to 4,300 feet south
- Holley Byron Road – from Glidden Road to Boots Road

**Clarendon Water Improvement Benefit Area No. 11** was constructed in 2013 and consists of approximately 32,300 linear feet of eight-inch water main and services the following areas:

- Hinds Road – from Water District #5 to Water District #7
- South Holley Road – from Water District #2 to Sandy Creek
- Glidden Road – from Holley Byron Road to South Holley Road
- Merrill Road – 1800’ north of Glidden Road
- Holley Byron Road – from Boots Road to New Guinea Road.
- Howard Road – from Bennett’s Corners Road to County Line Road
- Chugg Road – from Water District #6 to the end of Chugg Road.

**Clarendon Water Improvement Benefit Area No. 12** was constructed in 2017 and consists of approximately 21,000 linear feet of eight-inch water main and services the following areas:

- Upper Holley Road from Water District No. 10 to the Byron Town line.
- New Guinea Road from Upper Holley Road to the west 4,000 linear feet.
- Brown School House Road from Water District No. 3 to the Barre Town line.
- Transit Road from Brown School House Road to the north 500 linear feet.
- Boots Road from Holley Byron Road (NYS Route 237) to the east 2,800 linear feet.
- Mansfield Road from Water District No. 8 to the west 1,500 linear feet.

**Clarendon Water District No. 13** was constructed in 2017 and consists of 21,100 linear feet of eight water main and services the following areas:

- Holley Byron Road (NYS Route 237) from Water District No. 11 to the Byron Town line.
- Munger Road from Holley Byron Road (NYS Route 237) to South Holley Road.
- South Holley Road from Water District No. 7 to the Byron Town Line.

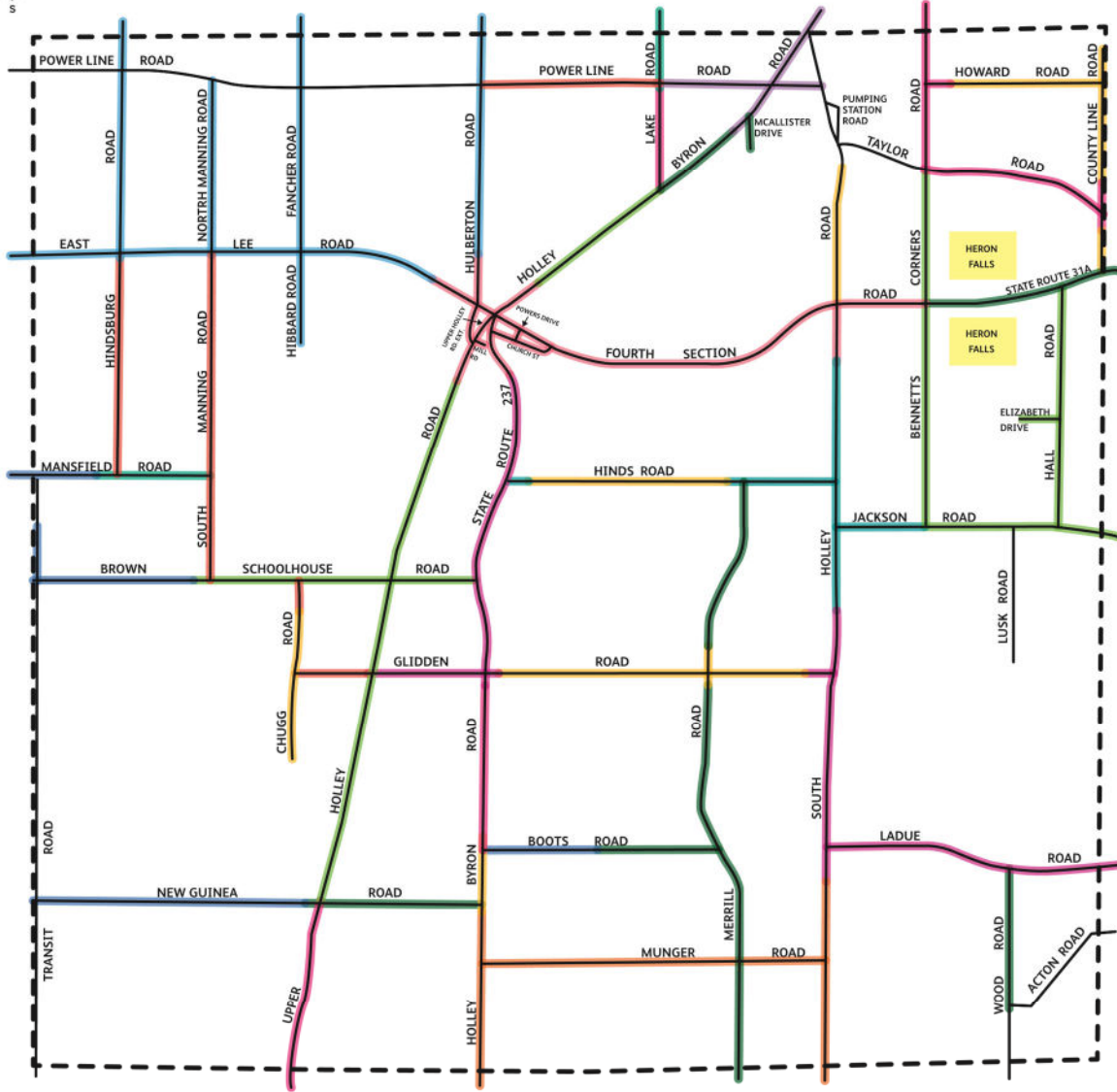
**PROPOSED - Clarendon Water Improvement Benefit Area No. 14** is currently being proposed. If constructed it will consist of 34,000 linear feet of eight-inch water main and service the following areas:

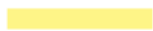












- Boots Road from Water Improvement Benefit Area No. 12 to Merrill Road
- Holley Byron Road (NYS Route 237) from Water District No. 9 Extension 1 to Water District No. 10
- McAllister Drive from Holley Byron Road to the dead end.
- Monroe Orleans County Line Road from Fourth Section Road (NYS Route 31A) to Water District No. 10
- Merrill Road from Hinds Road to Genesee Orleans County line
- New Guinea Road from Upper Holley Road to Holley Byron Road (NYS Route 237)
- Wood Road from Ladue Road to Acton Road

There are no public sanitary sewer systems within the Town of Clarendon.

There is a waste treatment facility that services Heron Falls Mobile Home Park which is located on the north side of 31A. The facility is maintained by Heron Falls.

# TOWN OF CLARENDON Water Districts



- |   |                         |  |   |
|---|-------------------------|--|---|
|  | <b>WATER DISTRICT 1</b> |  | <b>WATER DISTRICT 8</b>                                     |
|  | <b>WATER DISTRICT 2</b> |  | <b>WATER DISTRICT 9</b>                                     |
|  | <b>WATER DISTRICT 3</b> |  | <b>WIBA 10</b><br>Water Improvement Benefit Area            |
|  | <b>WATER DISTRICT 4</b> |  | <b>WIBA 11</b><br>Water Improvement Benefit Area            |
|  | <b>WATER DISTRICT 5</b> |  | <b>WIBA 12</b><br>Water Improvement Benefit Area            |
|  | <b>WATER DISTRICT 6</b> |  | <b>WATER DISTRICT 13</b>                                    |
|  | <b>WATER DISTRICT 7</b> |  | <b>WIBA 14 (PROPOSED)</b><br>Water Improvement Benefit Area |

# TRANSPORTATION

The Town of Clarendon depends entirely on the local road and highway system to meet its transportation needs. One primary east-west route exists within the town, that being State Route 31A. No other highway or local road provides a continuous east-west route.

Primary north-south routes serving the Town of Clarendon include State Route 237, South Holley Road, Upper Holley Road, Hulberton Road, Bennetts Corners Road and Fancher Road.

State Route 531 is a four-lane divided highway which east to west terminates in Monroe County approximately 7.5 miles from the eastern town boundary. Because of its close proximity, and the number of Orleans County residents who commute to work in Rochester, this highway greatly influences traffic volumes on State Route 31A. The Genesee Transportation Council conducted a study on the feasibility of extending State Route 531 further west to Redman Road, just 1.5 miles from the Town boundary. However, according to the NYSDOT, they propose neither to widen State Route 31 nor extend State Route 531 at this time.

The Genesee Valley Transportation-Falls Road rail line extends through the center of Orleans County in an east-west direction. A 3500' long segment of this 41-mile railroad line traverses the northeast corner of the Town of Clarendon. This rail line is primarily used for the transportation of freight and there are no spur lines servicing industry within the Town.

## TOWN OF CLARENDON HIGHWAY SYSTEM

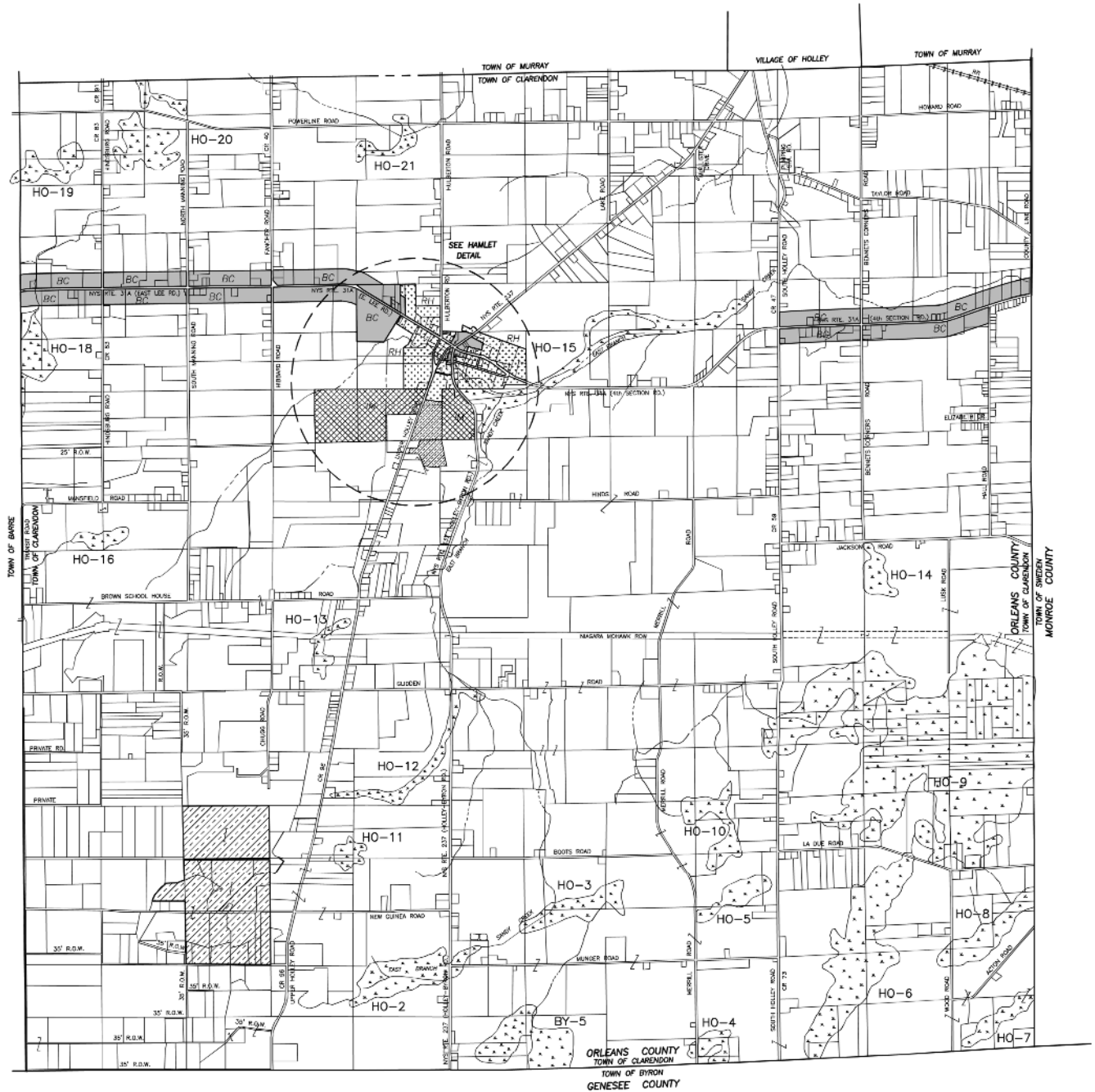
Highway Name	Maintenance*	Length*	Right-of-Way*
East Lee Road (Rte 31A) <i>west of hamlet</i>	New York State	2.63 miles	66.0 feet
Fourth Section Road (Rte 31A) <i>east of hamlet</i>	New York State	3.66 miles	66.0 feet
Holley Byron Road (Rte 237)	New York State	6.86 miles	66.0 feet
Fancher Road	Orleans County	1.23 miles	66.0 feet
Hindsburg Road	Orleans County	2.48 miles	49.5 feet
New Guinea Road	Orleans County	2.55 miles	49.5 feet
South Holley Road	Orleans County	5.91 miles	66.0 feet
South Hulberton Rd	Orleans County	0.29 miles	66.0 feet
Upper Holley Road	Orleans County	4.49 miles	66.0 feet
Monroe Orleans Countyline Road	Town of Clarendon/Sweden	1.41 miles	66.0/49.5 feet
Acton Road	Town of Clarendon	0.67 miles	49.5 feet
Bennetts Corners Road	Town of Clarendon	2.84 miles	66.0 feet
Boots Road	Town of Clarendon	1.34 miles	49.5 feet
Brown Schoolhouse Road	Town of Clarendon	2.49 miles	49.5 feet
Chugg Road	Town of Clarendon	1.06 miles	49.5 feet
Church Street	Town of Clarendon	0.36 miles	49.5 feet

Elizabeth Drive	Town of Clarendon	0.14 miles	74.0 feet
Glidden Road	Town of Clarendon	3.00 miles	49.5 feet
Hall Road	Town of Clarendon	1.38 miles	49.5 feet
Hibbard Road	Town of Clarendon	0.52 miles	49.5 feet
Hinds Road	Town of Clarendon	1.86 miles	49.5 feet
Howard Road	Town of Clarendon	1.02 miles	49.5 feet
Hulberton Road	Town of Clarendon	1.56 miles	66.0 feet
Jackson Road	Town of Clarendon	1.53 miles	66.0 feet
LaDue Road	Town of Clarendon	1.55 miles	49.5 feet
Lake Road	Town of Clarendon	0.93 miles	66.0 feet
Lusk Road	Town of Clarendon	0.76 miles	49.5 feet
McAllister Drive	Town of Clarendon	0.19 miles	49.5 feet
Mansfield Road	Town of Clarendon	1.00 miles	49.5 feet
Merrill Road	Town of Clarendon	3.49 miles	49.5 feet
Mill Road	Town of Clarendon	0.10 miles	33.0 feet
Munger Road	Town of Clarendon	1.93 miles	49.5 feet
New Guinea Road	Town of Clarendon	1.68 miles	49.5 feet
North Manning Road	Town of Clarendon	0.90 miles	66.0 feet
Powerline Road	Town of Clarendon	4.46 miles	49.5 feet
Powers Drive	Town of Clarendon	0.07 miles	49.5 feet
Pumping Station Road	Town of Clarendon	0.27 miles	49.5 feet
South Manning Road	Town of Clarendon	1.86 miles	66.0 feet
Taylor Road	Town of Clarendon	1.60 miles	49.5 feet
Transit Road	Town of Clarendon	1.22 miles	49.5/50 feet
Upper Holley Road Extension	Town of Clarendon	0.26 miles	49.5 feet
Wood Road	Town of Clarendon	1.16 miles	49.5 feet







**State Roads – Total Miles: 13.08      County Roads – Total Miles: 14.94**  
**Town Roads – Total Miles: 44.47 Miles**

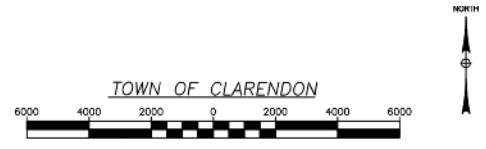
*Source: Town of Clarendon Highway Department and 1998 Comprehensive Plan*

# Town of Clarendon Zoning Map



**LEGEND**

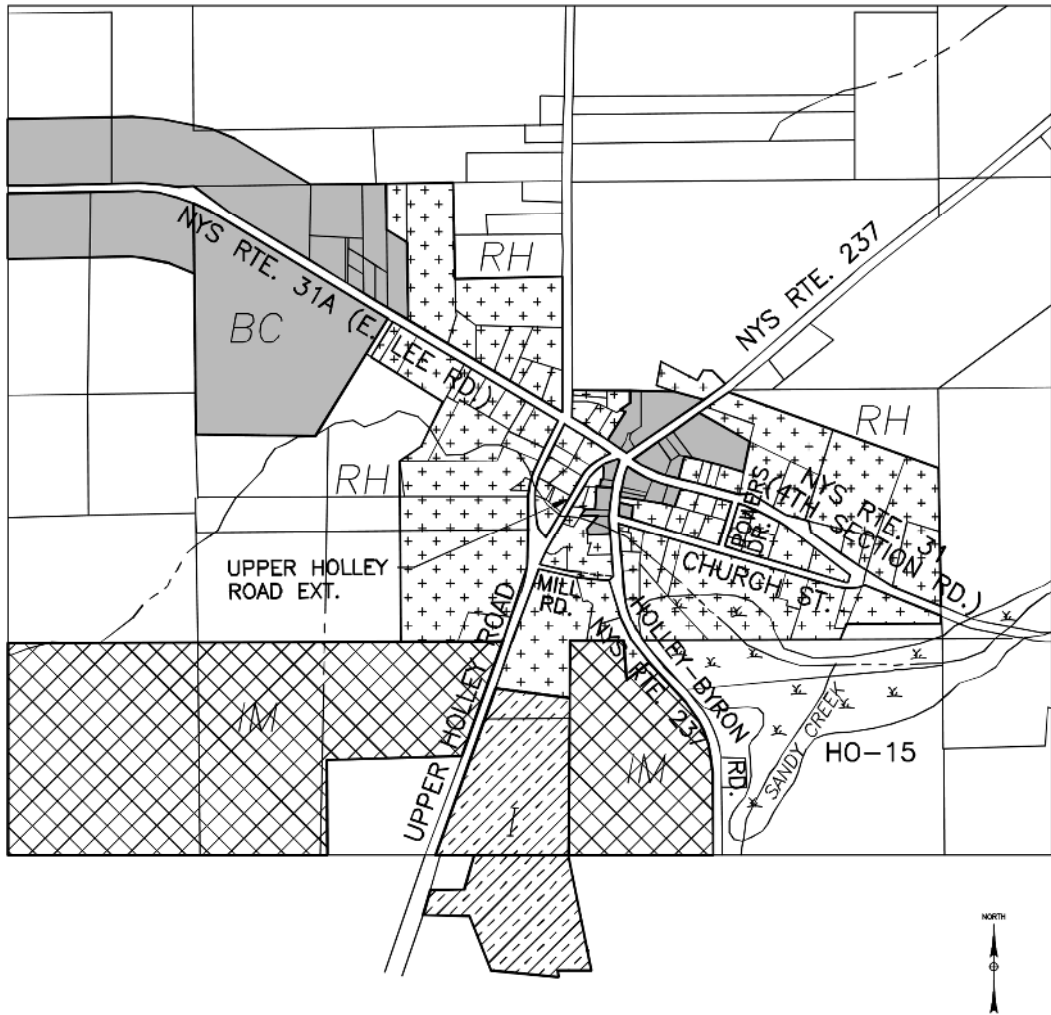
- |   |   |
|---|---|
|  RH RESIDENTIAL - HAMLET |  IM INDUSTRIAL MINING                        |
|  BC BUSINESS/COMMERCIAL  |  RA RESIDENTIAL AGRICULTURAL                 |
|  I INDUSTRIAL            |  HO-5 CONSERVATION DISTRICT (NYSDEC WETLAND) |



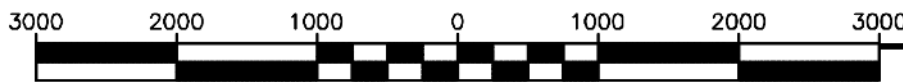
TOWN OF CLARENDON  
ZONING MAP  
JANUARY 2022

**MRB | group**  
Engineering, Architecture & Surveying, D.P.C.  
The Culver Road Amenity, 145 Culver Road  
Suite 100, Rochester, New York 14620  
Phone: 583-381-4030  
www.mrbgroup.com







# Town of Clarendon Zoning Map - Hamlet Detail



## HAMLET DETAIL



### LEGEND

 RH RESIDENTIAL - HAMLET	 IM INDUSTRIAL MINING
 BC BUSINESS/COMMERCIAL	 RA RESIDENTIAL AGRICULTURAL
 I INDUSTRIAL	 HO-5 CONSERVATION DISTRICT (NYSDEC WETLAND)

TOWN OF CLARENDON  
ZONING MAP  
JANUARY 2022

**MRB | group**  
Engineering, Architecture & Surveying, D.P.C.  
The Culver Road Armory, 145 Culver Road  
Suite 100, Rochester, New York 14620  
Phone: 585-281-0250  
www.mrbgroup.com



## GENERAL LAND USE GOALS

The following Land Use Goals have been established by the Town of Clarendon. These goals set forth standards and ideals for the protection, future use and development of the Town of Clarendon over the long term. These goals reflect the vision of the future for the Town of Clarendon.

**General Land Use Goals of the Town of Clarendon are as follows:**

- To preserve and protect the agricultural and rural residential environment that currently exists within the town.
- To maintain an orderly process for the efficient distribution of land uses within the town.
- To promote the use of land and water resources that will best meet the existing needs as well as the future needs of the town.
- To encourage the use of land and water resources so that the town is provided with an attractive and healthy environment.
- To make necessary community facilities, public services and recreational resources available to all residents of the town.
- To preserve, protect and improve the natural features, natural resources, and historic features located within the town.
- To maintain and improve the process for achieving the land use goals developed within this master document.
- To promote and encourage the types of business within the town that fits in with the goals established within this master plan.
- To promote, enhance and expand all types of locally based tourism within the town.
- To continually look to improve and promote the ideals set forth in the vision for the future of the Town of Clarendon.

## GENERAL LAND USE POLICIES

The following general land use policies provide a basis for the achievement of the goals described in the previous section. In addition, the policies set standards for the protection, future use, and development of the Town of Clarendon. The policies described below should be interpreted not as absolute regulations, but rather as a set of guiding principles.

### RESIDENTIAL DEVELOPMENT

1. It shall be the policy of the Town of Clarendon to encourage the preservation and upkeep of existing residential structures to prevent their deterioration.
2. The Town of Clarendon shall encourage residential zoning provisions to regulate land densities and land uses. The town shall also require minimum specifications for lot sizes to conserve available groundwater supplies, and to ensure long term protection of groundwater from septic system contamination.
3. A variety of residential housing types and densities shall be permissible within the Town, with emphasis and encouragement placed on single family housing but their location shall be regulated to appropriate zoning districts.

4. Major residential developments shall include sufficient open space and recreation areas to meet the needs of the residents of the development.
5. Higher-density residential development shall be located in areas which are convenient to basic services, including recreational resources, commercial facilities, major transportation corridors, and public utilities. Such development shall also be encouraged to locate in areas with soils well-suited for private septic systems, and outside of agricultural districts and wetland areas.

### **LIGHT INDUSTRIAL DEVELOPMENT**

1. In an effort to retain the existing agricultural and rural character, it shall be the policy of the Town of Clarendon to accept the location of clean, light manufacturing or service industry within the Town if approached by an appropriate company, but not to actively promote or solicit industry to locate within the Town.
2. The Town shall not encourage or promote the location, continuation or growth of heavy, environmentally-sensitive industrial uses.
3. If light industry eventually locates in the Town, it shall be encouraged to locate within areas served or capable of being served by public services such as water and or sewer, near major highway transportation facilities, and outside of the hamlet and higher-density residential areas of the town.
4. Light industry shall be encouraged to locate in areas where surrounding land uses are compatible with such development, and prime light industrial sites should be identified and protected from encroachment by incompatible uses to the maximum extent feasible.
5. Light industry shall be encouraged to cluster together (light industrial parks) to prevent scattered industrial development, to encourage sharing of transportation facilities and to reduce the costs of providing public services.

### **COMMERCIAL DEVELOPMENT**

1. It shall be the policy of the Town of Clarendon to encourage the preservation and retention of existing commercial uses.
2. The Town of Clarendon shall encourage the establishment of new service-type businesses which will provide the basic commercial services needed by the citizens of the Town.
3. The establishment of home-based businesses shall be permissible within the Town, provided they are compatible with surrounding land uses and provide the basic services needed by the citizens of the Town.
4. Service-type commercial development shall be encouraged to locate within areas served by public services such as water and/or sewer, and major highway transportation facilities.
5. Service-type commercial development shall be encouraged to locate within or near established or planned business districts. Scattered commercial development shall be discouraged.
6. To prevent transportation conflicts, highway congestion, and to achieve a more attractive and efficient design, service-type commercial development shall be encouraged to locate within planned commercial plazas utilizing common access driveways or frontage roads which parallel the highway.

## **AGRICULTURAL**

1. It shall be the policy of the Town of Clarendon to encourage and promote the continuation of agricultural operations within the town.
2. The Town of Clarendon shall support the formation and retention of agricultural districts established under the New York State Agriculture and Markets Law.
3. The Town of Clarendon shall not encourage development within agricultural districts which is incompatible with agricultural operations. Where residential or other non-farm development is demonstrated as necessary, such development shall be kept to a low density.
4. The extension of public services such as water and sewer into agricultural districts shall be given a lower priority than other areas of the town, unless such services are in the best interest of public health, safety and welfare.
5. Major transportation system improvements shall be limited within agricultural districts, unless such improvements are essential to serving development occurring outside of the agricultural district.
6. The Town of Clarendon shall encourage agricultural zoning provisions to regulate incompatible land uses within prime agricultural areas.
7. Soils designated by the U.S. Department of Agriculture as being prime or unique for agriculture shall be preserved for agriculture to the fullest extent possible.

## **INLAND WATER BODY**

1. It shall be the policy of the Town of Clarendon to preserve, enhance, and expand the use of Sandy Creek and its minor spurs as a recreational and natural resource.
2. Water-related uses shall be encouraged to locate in areas with adequate space for public access, and in areas with natural site characteristics that will reduce the disturbance of the area.
3. Stripping of vegetation, land grading and filling shall be discouraged along the banks of Sandy Creek and its spurs, and tree planting and re-vegetation shall be encouraged so as to enhance the natural wooded character of the creek banks, maintain soil stability, prevent erosion and sedimentation, and to regulate water temperatures for fish habitation.

## **WETLAND**

1. It shall be the policy of the Town of Clarendon to maintain state and federally-designated wetlands in their natural state, to prevent draining, filling and development within their established boundaries, and to maintain the natural water levels of these areas by regulating development that would modify these levels.
2. The Town of Clarendon shall support conservation of wetlands to ensure their preservation and longevity.

## **DRAINAGE**

1. It shall be the policy of the Town of Clarendon to minimize the modification of natural drainage systems by preserving, where possible, existing vegetation, topography, and natural drainage patterns.

2. Adequate drainage facilities shall be required to accommodate natural storm water and increased surface water runoff anticipated as a result of development. Culverts, drainpipes, retention and detention basins, and similar facilities shall be designed using current engineering standards.
3. Development occurring in the upstream regions of the town shall be required to consider the drainage and water quality effects that such development will have on downstream areas.
4. Conservation easements shall be encouraged along natural drainage systems to preserve these areas, and to make the drainage systems available for channel enlargement or cleaning, if proven necessary.
5. The policies set forth for wetlands shall be strictly administered to prevent the undesirable modification of natural drainage systems.

### **WATER SUPPLY SYSTEM**

1. It shall be the policy of the Town of Clarendon to give priority in locating future water supply systems to those areas experiencing substantial water quality and quantity problems, as well as those areas proposed for higher-density residential development, and commercial and light industrial development.
2. The extension of public water supply facilities shall be given a lower priority in those areas proposed to be kept rural in nature, such as agricultural districts, unless such facilities are essential to public health, safety, and welfare.
3. The Town of Clarendon shall encourage zoning provisions to ensure existing water quality standards are maintained or improved, and to ensure that groundwater depletion is not likely to occur.

### **SEWAGE DISPOSAL SYSTEM**

1. It shall be the policy of the Town of Clarendon to give priority in locating future public sewage disposal systems to those areas experiencing substantial pollution problems, as well as those areas proposed for higher-density residential development, and commercial and light industrial development.
2. The extension of public sewage disposal systems shall be given a lower priority in those areas proposed to be kept rural in nature, such as agricultural districts, unless such facilities are essential to public health, safety, and welfare.
3. The Town of Clarendon shall require Orleans County Health Department review and approval of all new or modified sewage septic disposal systems, and shall encourage the upgrading of existing private septic systems posing a threat of pollution.
4. The Town of Clarendon shall encourage zoning provisions to require sufficient minimum lot sizes in non-sewer areas and in areas where soils are not well-suited for private septic systems.

### **TRANSPORTATION**

1. The Town of Clarendon shall not encourage strip frontage development along county and state highways so as to maintain their existing traffic flows and capacities. The town shall encourage the use of frontage roads paralleling the highway, clustering development to restrict access points onto the highway, and arranging lots so they front on internal streets.

2. Major highway investments shall generally be limited to those areas proposed for new development, and shall be carefully controlled in areas proposed to remain rural in nature.
3. Traffic flow and capacity of existing highways shall be maintained or improved where possible by providing additional lanes for turning, entrance and exit, as well as through increased lot frontage requirements.
4. The Town of Clarendon shall adequately maintain its transportation facilities to ensure the adequate movement of people and goods within and through the Town.
5. New development shall be encouraged to provide accommodations for pedestrians and bicycle circulation, and every effort shall be made to provide organized circulation facilities to commercial and light industrial centers, recreation areas, and similar uses.
6. Special consideration shall be given to the needs of the disabled in the design of pedestrian facilities and all other transportation facilities.

## **RECREATION & HISTORIC PRESERVATION**

1. It shall be the policy of the Town of Clarendon to place increased emphasis on integrating public and private recreational activities to create a more unified recreation system, and to make greater use of all existing recreational resources.
2. The Town of Clarendon, in its review of residential, commercial and light industrial development proposals, shall recommend that all such proposals include appropriate lands to meet the needs of the population for both active and passive recreation.
3. Recreational opportunities shall be encouraged along the inland water bodies located within the Town of Clarendon, but no natural resource shall be disturbed to a point of jeopardizing its environmental sensitivity.
4. Increased emphasis shall be given to expanding recreational opportunities that are accessible to all members of the public and to those that can be reached by developed transportation systems.
5. It shall be the policy of the Town of Clarendon to protect and preserve as a part of town history, unique architecture, monuments, land features, and rights-of-way that reflect the special efforts of past generations of town citizens.

## **GENERAL IMPLEMENTATION**

### **STRATEGIES**

This comprehensive plan will not answer all the needs of the Town of Clarendon. If the comprehensive plan is to have a positive effect on the future growth and development of the town, it must be used to guide decisions. The program of implementation recommended below relies on mechanisms which are currently available to the town. It is believed that these mechanisms, if applied in ways that are consistent with the provisions of this comprehensive plan, will prove sufficient for implementing this plan.

### **LAND USE CONTROLS**

Local government maintains authority over development through its ability to prepare master plans, provide zoning of land uses, regulate subdivisions, and to enact other similar development regulations.

The Town of Clarendon will thoroughly review and evaluate all existing land use controls, and determine the need to update or modify these controls to be more consistent with this plan and the changing needs of the community. Where it is determined that controls are lacking altogether and are needed, the Town of Clarendon shall develop and enact suitable regulating provisions. The town shall also continuously monitor existing land use controls and provide the necessary administrative and enforcement measures necessary to insure their effectiveness.

## **PUBLIC INVESTMENTS**

Roads, sewers, waterlines, parks—investments in these and other public facilities have a major impact on development. The Town of Clarendon will thoroughly evaluate the need to provide, or upgrade existing public facilities and shall seek out appropriate funding sources to provide these public services.

## **JOINT PARTICIPATION**

The Town of Clarendon has successfully participated in the creation of an agricultural district and water districts with its neighboring communities. This type of participation has proven invaluable and the Town of Clarendon shall continue and expand its role in joint participation with surrounding towns and counties in developing compatible land use controls and coordinating facility planning activities.

## **OUTSIDE ASSISTANCE**

The Town of Clarendon shall continue to seek outside assistance from county, state, and federal agencies that sponsor programs consistent with the goals and policies of this comprehensive plan. Typical examples of agencies that the town will continue to call upon for technical assistance are the Orleans County Industrial Development Agency should a desirable light industry express an interest in locating in the town, The New York State Department of Environmental Conservation in protecting wetlands, and the New York State Office of Parks, Recreation and Historic Preservation in providing funds for the preservation and enhancement of recreational and historical facilities.

## **CAPITAL IMPROVEMENT PLAN**

The Town of Clarendon shall explore the need to develop a long-range capital improvement plan which outlines projects or services that may be necessary to initiate as a result of this or any other land use development plan. An example of an important local investment that could be programmed into a long-range improvement plan would be allocating funds for the acquisition of land for conservation or public recreation.

## **STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) PROCESS**

The State Environmental Quality Review (SEQR) process can help the Town identify potential impacts from new development, and find ways to avoid or lessen these impacts. Development projects can affect natural resources, such as streams and wetlands; agricultural land; residential neighborhoods; transportation; historic and cultural sites; as well as the social and economic health of the community. SEQR provides a systematic way to review the potential impacts of public and private development projects and plans. SEQR should be employed early in the planning stages of a project so that its benefits can be maximized.

## PERIODIC REVIEW OF THE COMPREHENSIVE PLAN

The Town of Clarendon shall periodically review this Comprehensive Plan to update inventory items and to modify or strengthen the goals, policies and implementation strategies established herein. It is recommended that detailed reviews be conducted by the Town of Clarendon, every ten years; however, we recommend the next Comprehensive Plan be completed after updated 2030 Census Data becomes available.

## CONCLUSION

Implementing this comprehensive plan is a time-consuming task. It requires a coordinated effort by many different persons performing many types of actions. While the previous section has provided a general overview of the types of actions required to implement the plan, the discussion is far from complete. Certain actions outside the implementation discussion must continue to be taken to bring the plan into effect. The most important requirement for implementing this comprehensive plan continues to be public and municipal support for the plan itself. This Comprehensive Plan will be the basis for the important decisions that must be made over the next decade.



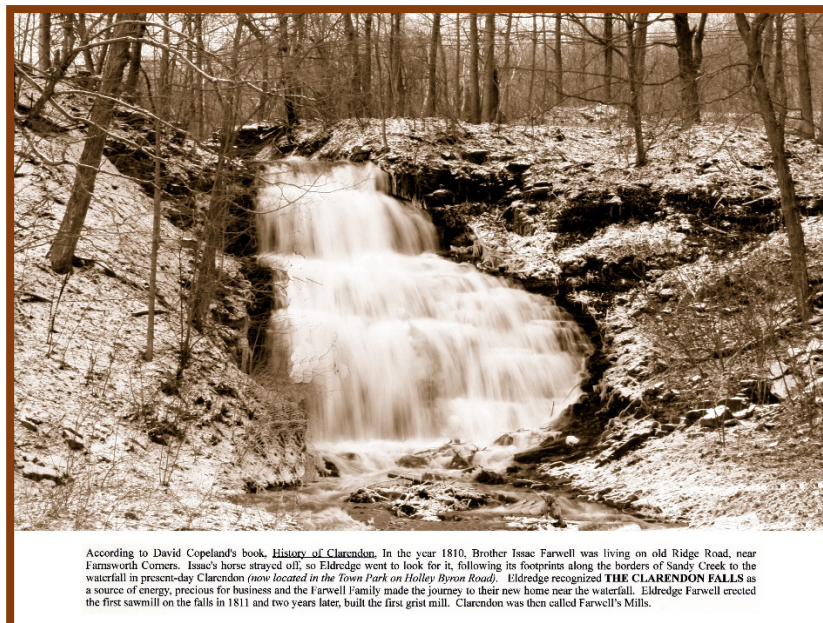
## COMMUNITY SURVEY

The Town of Clarendon made a survey available to residents to gather opinions with regards to the resident's vision for the future of the town. The survey was available for pick up at the Town Clerk's office, Clarendon Post office and available to download from our website. The survey was also mailed to residents who requested it. The survey was available from April to June 30, 2023. A summary of the survey results is outlined below with all responses tabulated at the end of this summary.

All who responded to the survey are home owners. The majority of the respondents have lived in Clarendon more than 20 years. Most cited wanting to live in a rural area and close to relatives and friends as their reason for choosing to live in Clarendon. Being born and raised in the area was also a popular reason for residing here. The majority feel agricultural land is important to protect.

In regards to future plans for Clarendon a large majority favor the rural and agriculture-based community but feel it is important to protect the agricultural land in town. Most respondents felt that the town should encourage single family development, home based businesses, organic agriculture and conventional agricultural growth. While most felt solar projects should be encouraged for residential use, the commercial aspect of green energy should be discouraged in the town. While the majority felt that development in the community appeared to be properly regulated there is a strong feeling that code enforcement of property maintenance is lacking and is much needed. The majority of respondents are satisfied with the services provided by Town government, with the majority getting news about Town government from the Clarendon Gazette.

Tally of survey responses including resident's comments and concerns as follows. **Responses to comments and any other concerns can and will be addressed by stopping in at the Town Hall or calling (585-638-6371 ext. 105) during regular business hours and speaking with Town Supervisor, Richard Moy.**





**2023 Town of Clarendon  
COMPREHENSIVE PLAN REVIEW SURVEY**

The Town of Clarendon is working on an update to our Comprehensive Plan, which is a document that guides and controls future growth and development in the community. Public involvement is an important step in updating the Comprehensive Plan. We want to be sure our resident’s opinions are reflected in our Comprehensive Plan. Please complete this survey and return no later than June 30, 2023.

Twenty-two completed surveys were received.

1. Are you a  
Home Owner – 100%                      Land Owner                      Business Owner                      Renter
  
2. How long have you lived in the Town of Clarendon?  
0 – 1 year                      2 – 10 years – 4.8%                      11 – 20 years – 19%                      21 or more years – 76.2%
  
3. How old is the person taking this survey?  
Under 20 years                      20 – 30 years                      31 - 49 years – 4.6%                      50 - 69 years – 18.2%  
70 years or older – 77.2%
  
4. Do you have internet access?  
Yes – 86.4%                      No – 4.5%                      Left Blank – 9.1%
  
5. What were the main reasons you chose to live in the Town of Clarendon?  
(Choose all that apply) *Total not 100% due to multiple answers allowed*  
Born and raised here or in the surrounding area - 36.4%  
Close to relatives and friends – 31.6%  
Want to live in a rural community – 68.2%  
Near employment – 9%  
Housing and land values – 4.5%  
Other - .09%
  
6. How would you rate the quality of life in Clarendon?  
Excellent – 22.8%                      Good – 54.5%                      Fair – 18.2%                      Poor – 4.5%
  
7. Compared with 5 years ago, how would you rate the Town of Clarendon as a place to live?  
Things are much better than 5 years ago – 4.5%  
Things are somewhat better than 5 years ago. – 18.2%  
It is about the same as 5 years ago – 54.6%  
It is worse than 5 years ago – 18.2%  
Not applicable – 4.5%
  
8. How important is it to protect agricultural land in town?  
Very important – 81.8%                      Somewhat important – 18.2%                      Not important

9. If agriculture is important to you, why?

*Total not 100% due to multiple answers allowed*

- Agriculture is part of the regional economy – 63.6%
- Agriculture maintains the town’s rural character – 63.6%
- Availability of fresh local food – 27.2%
- Agriculture preserves open space – 40.9%
- Left blank – 4.5%

10. Would you encourage or discourage the following land uses in Clarendon?

Residential development – single family homes	Encourage - 81.8%	Discourage - 18.2%
Residential development – multiple unit dwellings	Encourage - 4.5%	Discourage - 95.5%
Mobile home parks	Encourage - 9.1%	Discourage - 90.9%
Home-based businesses	Encourage - 77.3%	Discourage - 22.7%
Organic agriculture	Encourage - 77.3%	Discourage - 22.7%
Conventional agriculture	Encourage - 95.5%	Discourage - 4.5%

11. Would you encourage or discourage the following land uses in Clarendon?

Solar projects: Residential	Encourage - 77.3%	Discourage – 22.7%
Solar projects: Commercial	Encourage – 31.9%	Discourage – 68.9%
Wind turbine: for residential use	Encourage – 45.1%	Discourage – 54.5%
Wind turbines: for commercial use	Encourage – 13.7%	Discourage – 86.3%

12. Future land use and growth management policies should protect the rural character of the Town.

Agree – 95.5%                      Disagree - 0%                      Left Blank – 4.5%

13. Development in the community appears to be properly regulated.

Agree – 77.3%                      Disagree – 13.6%                      Left Blank – 9.1%

14. Stronger code enforcement of property maintenance is needed.

Agree – 63.7%                      Disagree – 27.2%                      Left Blank – 9.1%

15. Which of the following most defines for you the Town’s character?

*Total not 100% due to multiple answers allowed*

- An agriculture based, small town setting. – 54.6%
- A town greatly dependent economically on the vitality of the economy of Rochester and Monroe County. – 36.4%
- A historical town setting that provides a pleasant residential community. – 18.2%

16. Are you satisfied with the following services from Town government?

Hours of operation for Town offices.	Yes – 86.4%	No – 0%	No Opinion – 13.6%
Access to Town officials and employees.	Yes – 81.8%	No – 9.1%	No Opinion – 9.1%
Responsiveness of Town officials to concerns.	Yes – 68.2%	No – 13.6%	No Opinion – 18.1%
Access to Town records/minutes from meetings.	Yes – 50%	No – 4.5%	No Opinion – 45.5%

Building & Code enforcement process.	Yes – 54.6%	No – 45.5%	No Opinion – 45.5%
Building Permit process.	Yes – 54.6%	No – 13.6%	No Opinion – 31.8%
Planning Board and Board of Appeals.	Yes – 31.8%	No – 9.1%	No Opinion – 59.1%
Town of Clarendon Website.	Yes – 40.9%	No – 13.6%	No Opinion – 45.5%

17. How do you usually get news about the Town of Clarendon government?

*Total not 100% due to multiple answers allowed*

- Westside News (Clarendon’s “official newspaper”) – 9.1%
- Town Newsletter – Clarendon Gazette – 68.2%
- Town website – 9.1%
- Word of mouth – 40.9%
- Left Blank – 4.6%

Additional comments:

Resident commented about the number of unleashed dogs in town and wondered why there is no law against unleashed dogs.

Resident expressed concern that the state is trying to consolidate Town Justices into one County Court to serve all towns and that we should fight to keep our local justice.

Resident complaint regarding the state of upkeep on their neighbor’s property and its effect on their property value.

Resident commented on polite, friendly and helpful personnel in the Town office.

Resident pointed out that the Comprehensive Plan should reflect the most current Zoning Ordinance. Also expressed the thought that the town park should include some playground equipment to encourage family use.

Resident would like to see technology used to increase information to residents: email blasts, recordings, updated website, updated Gazette. Detailed agendas for Board Meetings would give better information as to what will be discussed. Posting of the agenda a week or more would be helpful.

Resident expressed dismay at the number of properties that have become a problem in town. Garbage, junk, unkempt yards and homes are abundant in town. A feeling that Town Board members don’t care. Clarendon has become a sloppy unsightly community – property values are plummeting and taxes are increasing – very disgraceful.

Resident commented on what he perceives as a lack of code enforcement for properties in Clarendon. It seems to be acceptable to keep garbage and furniture in their yard. Homes look like they are part of a landfill. Too many unlicensed vehicles are allowed to remain on properties.

Resident feels that with the housing shortage the town should consider allowing “tiny homes.”

**Responses to comments and any other concerns can and will be addressed by stopping in at the Town Hall or calling (585-638-6371 ext. 105) during regular business hours and speaking with Town Supervisor, Richard Moy.**