Section III LWRP Policies

New York State's Coastal Management Program contains a number of policies for managing the State's designated inland waterways, including the state canal system. The policies are currently implemented under the provisions of the Waterfront Revitalization of Coastal Areas and Inland Waterways Act - Article 42 of the NYS Executive Law. This law requires state agencies to ensure that actions within the boundaries of approved local waterfront revitalization programs, which state agencies directly undertake, approve, or fund are consistent with the state coastal policies.

An approved LWRP, is required to incorporate the coastal policies of Article 42 and the New York State CMP, and specifies through local refinement and elaboration how the State policies apply to the local conditions. A major purpose of this LWRP is to specify how the broader State policies apply to Pittsford's distinct Erie Canal waterfront area and resources.

Thus, it is the intent that the New York State Coastal Program be strengthened by providing more specific information upon which to determine State consistency with the LWRP, while affording the Town and Village of Pittsford a unique opportunity to adapt State coastal policies to local needs and objectives.

For the Town and Village of Pittsford, the policies contained in Section III should also be considered in conjunction with the Proposed Land and Water Uses described and mapped in Section IV, as well as the Planning Principles and Design Guidelines found in Sections IV and V. It is the intent of the Town and Village of Pittsford that the Proposed Land and Water Uses, the proposed Planning Principles, and the proposed Design Guidelines also be used by State agencies for the purposes of determining consistency of actions with the Pittsford LWRP.

Policy 1

Foster a pattern of development in the Town and Village of Pittsford that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a waterfront location, and minimizes adverse effects of development

Policy 1.1

Preserve community character

The property owners and the Town and Village of Pittsford planning boards, architectural review boards, historic preservation groups (e.g., Historic Pittsford), have made significant efforts toward identifying and preserving existing landmarks, as well as, maintaining the charming residential character that defines the community. Therefore, it is important that the historic scale and patterns of development, and

individual historic resources be recognized and preserved, and that buildings and sites of local, state or national historic significance be conserved and productively used to the maximum extent practicable.

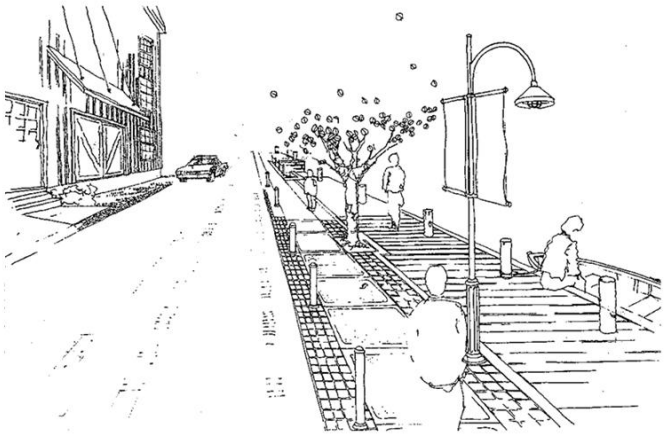
No action will be undertaken within the LWRP boundary, as described in Section I, which detracts from the historic character of the community. In implementing this policy, it is recognized that change will occur in the waterfront area, but that such change should contribute to and not detract from the rich fabric of historic character that is so important to the economy, vitality, and sense of place of the Pittsford community.

Guidelines will be used to assist in the design and review of new construction projects within the study area–including adaptative reuse of existing buildings. The intent of the guidelines is to maintain the historic community character by preserving its existing architectural heritage. The town and village will encourage the adaptive reuse of historic structures and discourage the removal of physically sound structures, and will encourage the restoration of store and building facades to be compatible with the architectural history and character of the village. New construction projects will, when possible, include design details on new buildings which respond to the community's architectural heritage and character. New construction or alterations will be done in accordance with the existing historical patterns of the area. Such patterns include; walkable village sized blocks rather than super blocks; on-street parking; garages and parking lots at the rear of structures; sidewalks with street trees; buildings which address the public realm at street level (e.g. front doors on front walks); and the use of building materials, such as brick, wood, and wood shingle siding, which are consistent with the overall character of the area--among others.

The new construction of buildings, or building alterations, should be sited in such a way that the fronts of buildings, where appropriate, address the public realm which exists along the street and canal. Doors should face the street and, where appropriate, the canal path. Parking lots and other service entries, storage, maintenance, loading, and refuse collection areas should be screened from view either by the use of vegetation, appropriate fencing, a combination of the two, or through site layout and buildings configuration. The visual impact of parking near the canal should be minimized.

The siting of new construction or building alterations should reflect and reinforce the existing building line and be compatible with existing mass and height. New buildings should not compete with, or destroy the existing street line and skyline but should enhance its overall character. The siting of new buildings or building alterations should be respectful of views to and from the canal, existing natural features, and where feasible retain the integrity of the site's character as expressed through its landform and landscape.

Attractive older buildings and public spaces within the town and village, and along the canal should serve as models for new construction and the design of public spaces. This local vernacular, as expressed through site and architectural details such as roof shape, building scale, window size, fenestration, and appropriate landscape elements, should be incorporated within the design of new buildings and public spaces. Overall, the design of new construction, as well as infill construction, or alterations, should enhance the character of the community and canal and contribute to, not detract from, a unified and memorable Pittsford identity.



An example of streetscape elements which help separate pedestrian and vehicular traffic.

Visually appealing pedestrian-oriented environments which include the use of landscaping as part of a streetscape improvement program not only attract more interest from passing motorists and help reduce speeds but are also more appealing places for pedestrians. Development should create clear vehicular movement and pedestrian patterns. The town and village will identify potential conflict areas where vehicular and pedestrian interaction occurs and upgrade pedestrian movements to an equal or greater priority than vehicle movements. Traffic calming mechanisms will be incorporated into the existing street network to reduce the potential for vehicular and pedestrian conflict. Such mechanisms include curb bump-outs, paving textural changes, signage, pedestrian crosswalks, incorporation of stop signs and lights where appropriate and beneficial, and the incorporation of pedestrian friendly streetscape elements to further separate vehicles and pedestrians.

An example of appropriate development where the buildings relate in height, mass, architectural character, address the canal front, and permit public access to the canal.

Pedestrian friendly streetscape elements include, the construction of sidewalks, plantings of street trees, use of bollards to separate traffic patterns -both vehicular and pedestrian, allocation of benches, planters and appropriate signage, as well as the maintenance of building fronts, and public spaces.

Where appropriate the town and village should incorporate bike lanes along its streets, or off road bicycle and pedestrian paths to link residential areas with village and town

activity centers, recreational amenities, the canal, and trail networks. In addition, new projects should incorporate public access for pedestrian and bicycle circulation, especially if the project abuts existing trails or public access areas. Motor vehicle access, with the exception of emergency vehicles should be prohibited on the canal towpath and any drop-off points should be set well back from the canal's edge.

Major New Development

The siting of major new development should address the physical location and logical organization of buildings on a site in relation to both the surrounding man-made environment and the encompassing natural environment. The siting of new development should be respectful of existing view sheds and natural features. Where feasible, new developments should retain the integrity of the site's character as expressed through its land form and landscape. Open space, courtyards, and landscaped pathways within any new development should be encouraged to provide transitional areas between public and private spaces.

Major new developments should incorporate logical development patterns, which are typical of the village vernacular, with New Urbanism principles to create developments which are pedestrian-oriented, human-scaled, contain buildings which relate to the street, incorporate historical details within new construction, and are aesthetically pleasing. For example, major buildings can be placed as a terminus to major interior streets, or otherwise properly placed on the site. Minor buildings can be placed along this street or as connectors between more dominant buildings. Infill buildings within areas should be placed along a main internal street. Several smaller buildings can be placed opposite each other along these streets and at intersections to create a feeling of enclosure and a sense of place. Lines of sight should end on important visual elements such as significant structures, or public spaces. Larger structures should be broken up into smaller more pedestrian scaled structures which relate better to the existing streetscape. Distance between buildings and building clusters should be minimized to create a connection between uses. An interesting facade and window scheme will stimulate pedestrian interest, as opposed to a blank wall or parking lot, and a more pleasant experience can be created.

Where feasible, businesses and adjacent uses should be encouraged to share parking facilities. New parking lots should be designed to facilitate easy of pedestrian and vehicular movement. Larger parking lots should incorporate elements such as islands with plantings to break up the mass and space of the parking lot and to provide an area for safe pedestrian navigation.

Within a new project or additions to existing projects, the drive lanes should be designed to link and unify the uses in a project and provide pedestrian and vehicular connections to the public realm along existing frontage streets. The creation or incorporation of "main streets" within a commercial project should include the amenities associated with a pedestrian scale environment. These may include curbing,

trees, sidewalks, and lighting. Overall, the design of parking lots should provide for the safe and efficient movement of both pedestrians and vehicles.

The community would be visually enhanced by the addition of landscaping to parking areas that would provide visual relief, shade, and buffer between adjoining land uses. Trees, shrubs, flowers, and ground covers should be used as appropriate. Large areas of asphalt should be divided into smaller units through the use of landscaping or other techniques.

Appropriate alternative modes of transportation such as buses, trolleys, water shuttle and taxi, among others, should be identified and implemented to reduce the number of automobile trips and to accommodate high peaks of pedestrian movement. Park-and-ride lots, bus shelters, and other commuter services should be planned into the construction and rebuilding of larger commercial areas. As the traffic increases, the use of alternative modes of transportation will be essential as part of a regional solution to the transit problems facing the greater Pittsford area.

A hierarchy of signs should be developed to address historical districts, commercial and special use areas, as well as building facades and sides of buildings which may be used as signs or for other advertising purposes, and other uses as deemed necessary. Signs should be compatible with the town and village scale, complementary to its surroundings and not distracting.

Policy 1.2

Ensure that development or uses make beneficial use of their waterfront location

A uniform range of building setbacks should be established along the canal front which would provide for a mix of public, semi-public, and private spaces and uses. Where new development is created along the canal, provisions for public access to the canal should be incorporated within the design of the site. Such provisions should allow for pedestrian corridors and other design elements consistent with the linear park nature of the canal corridor. Design elements may include the construction of impervious paths, boardwalks, the introduction of plantings, benches, trash receptacles and bike racks, or other design elements as appropriate.

Policy 1.3

Maintain and enhance natural areas, recreation and open space

The preservation of significant open space areas should continue to be pursued. The concept of a ribbon of green along the canal, should be incorporated into all existing and new projects. For example, in existing commercial areas, the expansion of green space and planting areas can be used to improve the aesthetic nature of the site. In new projects, open space should be required as an integral component of the design scheme, rather than a remnant of the development process. This may be accomplished through the use of buffer areas between different land uses, cluster development, incentive zoning and the transfer of development rights.

Policy 1.4

Improve canal corridor infrastructure.

Boater services such as fuel, fresh water, electricity, and sewage pump outs will be supported in areas where boating amenities are needed. Important canal corridor infrastructure elements include but are not limited to: existing water and sewer services; solid waste disposal; transportation systems and parking. Improvements within the LWRP boundary shall be conducted in a manner which enhances and supports the waterfront area and historic patterns of development.

Policy 1.5

Improve canal corridor amenities

Canal corridor amenities shall be maintained and improved. For example, a significant public visioning process has been conducted as an integral part of this planning effort and has incorporated publicly supported recommendations regarding canal corridor amenity improvements. These recommendations included improvements which will be made in the Lock 32 Area, Lock 62 Area, NYSDOT/NYS Canal Corporation Property Area, Western Section, North Main Street and the Depot Area, Schoen Place and Environs, and the Eastern Section. Specific recommended improvements, opportunities and planning principles for these areas are included in LWRP Section IV.

Policy 2

Preserve historic resources of the coastal area

(See Policy 1.5 for additional detail on historic resource conservation standards.) A partial inventory and description of the historically significant buildings and structures found in Pittsford is presented in Appendix A. The types of historic resources which will be affected are outlined in Policy 2.1.

Policy 2.1

Maximize preservation and retention of historic resources

A key goal of the LWRP is to continue the on-going preservation and retention of historic resources in the Town and Village of Pittsford, including those assets identified in Appendix A and others. Historic preservation, adaptive reuse of historic structures and community connections to the canal within the LWRP boundary shall be maintained to the extent practicable.

Historic resources are those structures, landscapes, districts, areas or sites, or underwater structures or artifacts which are listed or designated as follows:

1. Any historic resource in a federal or state park established, solely or in part, in order to protect and preserve the resource

2. Any resource on, nominated to be on, or determined eligible to be on the National or State Register of Historic Places

3. Any cultural resource managed by the New York State Nature and Historic Preserve Trust or the New York State Natural Heritage Trust

4. Any archaeological resource which is on the inventories of archaeological sites maintained by the New York State Department of Education or the Office of Parks, Recreation, and Historic Preservation

5. Any resource which is a significant component of an Urban Cultural Park

6. Any locally designated historic or archaeological resources protected by a local law or ordinance

Once a resource has been identified as historic, those elements important in defining the character and value of the resource should be documented. Designation information, available documentation, and original research can be used to quantify important character-defining elements of the historic resource in terms of its time, place, and use; materials, features, spaces, and spatial relationships; setting within its physical surroundings and the community; and association with historic events, people, or groups. The value of the historic resource should also be determine as indicated by: its membership within a group of related resources which would be adversely impacted by the loss of any one of the group of resources; the rarity of the resource in terms of the quality of its historic elements or in the significance of it as an example, or the significance of events, people, or groups associated with the resource.

Once the character-defining elements of the resource are identified, they should be preserved and retained with the least degree of intervention. Passive approaches are often insufficient to achieve needed preservation; an active commitment to preservation is necessary. In order to achieve complete preservation and retention of the resource, the following standards should be applied to the maximum extent practicable:

1. Protect and maintain historic materials and features according to the following approach:

    a. Evaluate the physical condition of important materials and features.

    b. Stabilize materials and features to prevent further deterioration.

    c. Protect important materials and features from inadvertent or deliberate removal or damage.

    d. Ensure the protection of historic elements through a program of nonintrusive maintenance of important materials and features.

2. Repair historic materials and features according to recognized preservation methods when their physical condition warrants

3. When a historic feature is missing or the level of deterioration or damage precludes maintenance or repair:

    a. Limit the replacement of extensively deteriorated features or missing parts to the minimum degree necessary to maintain the historic character of the resource.

    b. Maintain historic character where a deteriorated or damaged feature is replaced in its entirety. In replacing features, the historic character of the resource can be best maintained by replacing parts with the same kind of material. Substitute materials may be suitable if replacement in kind is not technically or economically feasible and the form, design, and material convey the visual appearance of the remaining parts of the feature.

    c. When re-establishing a missing feature, ensure that the new feature is consistent with the historic elements of the resource. If adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, use available documentation to design and construct a new feature. If adequate documentation does not exist, design and construct a new feature that is compatible with the remaining features of the resource. The new design should be based on research, pictorial, and other evidence so that a true historical appearance is created.

4. Provide for efficient, compatible use of the historic resource.

A valid approach to preserving historic resources is to provide for on-going, efficient, compatible use of that resource. Such uses should maximize retention of the historic character of the resource. Maximum retention of historic character is best achieved by using the resource as it was historically used. If the resource cannot be used as it was historically used, a use should be adapted to the historic resource in a way that maximizes retention of character-defining materials and features. When adapting a resource to a new use, alterations to the resource should be minimized in order to preserve and retain its historic character. Therefore necessary updates in systems to meet health and safety code requirements or to conserve energy should be made in a manner which minimizes potential negative impacts on the resource's historic character. Alterations to the resource should only be made as needed to ensure its continued use and only in a manner which minimizes adverse impacts on the resource. Alterations should not obscure, destroy, or radically change character-defining spaces, materials, features, or finishes. Alterations may include selective removal of features that are not historic elements of the resource and its setting and that detract from the overall historic character of the resource. New additions should only be constructed after it is determined that an exterior addition is the only viable means of assuring continued use of the resource. In constructing new additions, appropriate design and construction should be used to minimize adverse impact on

the resource's historic character. Adverse impacts can minimized in new additions by: clearly differentiating from historic materials and features; using design compatible with the historic materials, forms and details, size, scale and proportion, and massing of the resource to protect the integrity of the resource and its setting. In addition, new additions should be designed such that, if removed in the future, the essential form and integrity of the historic resource and its setting would not be impaired.

When it is not possible to completely preserve and retain the resource, the loss of historic resources or the historic character of the resources of the waterfront area should be minimized. A historic resource should be relocated when it cannot be preserved in place and:

1. The resource is imperiled:
    a. Directly by a proposed activity which has no viable alternative which would not result in adverse effects on the resource
    b. Indirectly by surrounding conditions which are likely to result in degradation or inadequate maintenance of the resource
2. The resource cannot be adapted for use on the existing site which would result in preservation of the resource
3. A suitable site for relocation is available
4. It is technically and economically feasible to move the resource

A historic resource should be allowed to be demolished only when:

1. It is not feasible to protect the resource through relocation, and
    a. The resource has been officially certified as being imminently dangerous to life or public health; or
    b. The resource cannot be adapted for any use on the existing site or on any new site.

Prior to relocation or demolition of the resource, the character-defining elements of the historic resource, in its original context, must be documented in detail.

Potential adverse impacts of development on adjacent or nearby historic resources should be avoided. New development should be compatible with the historic character of the affected resource. Development should be designed to a size, scale, proportion, mass, and spatial relationship compatible with the historic resource, and should use materials, features, forms, details, textures, and colors compatible with similar features of the historic resource.

Adverse cumulative impacts on historic resources should also be limited. A historic resource which is a member of a group of related resources that may be adversely impacted by:

1. The loss or diminution of any one of the members of the group;

2. A series of otherwise minor interventions on a historic resource; or

3. From development adjacent to the historic resource.

Policy 2.2

Protect and preserve archaeological resources

Development projects shall further protect and preserve archaeological resources situated in the canal planning area and the remainder of the Town and Village of Pittsford.

When an action is proposed on an archaeological site, fossil bed, or in an area identified for potential archaeological sensitivity on the archaeological resources inventory maps prepared by the New York State Department of Education, a cultural resource investigation shall be conducted. An initial site survey shall be conducted, as required, to determine the presence or absence of cultural resources in the project's potential impact area. If cultural resources are discovered as a result of the initial survey, a detailed evaluation of the cultural resource shall be conducted to provide adequate data to allow a determination of the resource's archaeological significance.

If impacts are anticipated on a significant archaeological resource, such potential adverse impacts must be minimized by:

1. Redesigning the project;

2. Reducing direct impacts on the resource; and

3. Recovering data prior to construction.

Disturbance or adverse effects on any object of archaeological or paleontological interest situated on or under lands owned by the State of New York shall be avoided and these resources may not be appropriated for private use.

Policy 3

Enhance visual quality and protect outstanding scenic resources

The LWRP will aid the community's long term commitment to the enhancement and protection of important scenic resources and open space programs. (Note: See Policy 1.5 for additional detail on design and aesthetic issues in the waterfront area.)

Policy 3.1

Protect and improve visual quality throughout the coastal area.

Policies and development proposals shall protect and improve visual quality throughout the coastal area.

The visual quality of waterfront development is an important component in the character of waterfront communities. Water-dependent uses often include activities, infrastructure, and changes to the landscape which add visual interest. Some of these

uses contribute ephemeral landscape qualities, such as the movement of a boat across the water's surface. Other uses include elements that may not in themselves be considered scenic, yet contribute interest to the landscape.

Major structures contribute to scenic quality and should be preserved, protected and reused whenever possible. There are many excellent examples of preservation and reuse in the waterfront area of the village, such as:

1. Historic residences and neighborhoods
2. The Phoenix Hotel and other buildings in the Historic Business District;
3. The coal tower, barns and structures along the canal on Schoen Place, Northfield Commons and Depot
4. Pittsford Dairy, among others.

There have been significant historic preservation efforts made in the Village of Pittsford These efforts are typified by the active participation of town and village preservation boards, architectural review boards and volunteer groups like Historic Pittsford.

Wetlands, concentrations of fish and wildlife, important open space, including open water, and shorelines in natural conditions all contribute to scenic quality. The following measures shall be implemented to protect natural scenic values:

1. Maintain or restore original land forms except where altered land forms provide useful screening or contribute to scenic quality
2. Carefully manage, and where practicable, avoid structures or activities which introduce visual interruptions to natural landscapes including:
    a. Introduction of intrusive artificial light sources
    b. Fragmentation of and structural intrusion into open space areas
    c. Changes to the continuity and configuration of natural shorelines and associated vegetation.

It is not the intent of this policy to prohibit completely development of open lands, rather to manage that development and to conserve open lands as part of the development process.

Policy 3.2

Protect aesthetic values associated with recognized areas of high scenic quality.

The plans for all proposed projects shall be designed to protect and enhance the aesthetic values and visual quality of Pittsford’s canal corridor.

Policy 4

Minimize loss of life, structures, and natural resources from flooding and erosion.

Projects that will affect areas designated by the Federal Emergency Management Agency (FEMA) as flood hazard areas will undergo review and flood damage mitigation planning as set forth through local laws. There are areas of flood plain associated with the East Branch of Allen's Creek and the Mill Creek/Irondequoit Creek flood plain. These stream corridors are managed through a NYSDEC permitting process, the National Flood Insurance Program and Town of Pittsford zoning law - Article XVI, Flood Damage Prevention.

Policy 4.1

Minimize losses of human life and structures from flooding and erosion hazards by using the recommended management measures.

The town and village shall minimize the potential for losses of human life and structures from flooding and erosion hazards by implementing the following recommended management measures, in order of priority:

1. Minimize potential loss and damage by locating development and structures away from flooding and erosion hazards.
    a. Avoid developing new structures and uses or reconstruction of structures damaged by 50 percent or more of their value, in areas which are likely to be exposed to hazards unless:
        - the structure or use functionally requires a location on the shore or in coastal waters
        - the new development would be located in an area of substantial public investment
        - the new structure or use is necessary for shoreline development which:
            – concentrates water-dependent uses and other development
            – would not result in impairment of natural resources
2. Locate new structures which are not functionally dependent on a location on or in coastal waters, are not in areas of substantial public investment, or do not reinforce the role of a developed waterfront, as far away from flooding and erosion hazards as possible.
3. Where practical, moving existing structures and development which are exposed to hazards away from the hazard is preferred over maintaining

structures and development in place. Maintaining existing development and structures in hazard areas may be warranted for:

a. structures which functionally require a location on the coast or in coastal waters;

- water-dependent uses which, by the nature of the use, cannot avoid exposure to hazards; or,
- sites in areas with extensive public investment, public infrastructure, or major public facilities.

4. Use vegetative non-structural measures which have a reasonable probability of managing flooding and erosion based on site characteristics including exposure, geometry, and sediment composition. Use vegetative measures to increase protective capacities of natural protective features at every opportunity.

5. Enhance existing natural protective features and use non-structural measures which have a reasonable probability of managing erosion, using practical vegetative measures in association with all other enhancement efforts.

6. Use hard structural erosion protection measures for control of erosion only where:

a. Avoidance of the hazard is not appropriate because a structure is: functionally dependent on a location on or in coastal waters; located in an area of extensive public investment; or reinforces the role of areas of concentrated development.

b. Vegetative approaches to controlling erosion are not effective.

c. Enhancement of natural protective features would not prove practical in providing erosion protection.

d. Construction of a hard structure is the only practical design consideration and is essential to protecting the principal use.

e. The proposed hard structural erosion protection measures are:

- limited to the minimum scale necessary;
- based on sound engineering practices;

f. Practical vegetative methods have been included in the project design and implementation.

g. Adequate mitigation is provided and maintained to ensure that there is no adverse impact to adjacent property or to natural coastal processes and natural resources and, if undertaken by a

private property owner, does not incur significant direct or indirect public costs.

Policy 4.2

Preserve and restore natural protective features.

Natural protective features that minimize the potential for flooding and erosion shall be restored and preserved to the maximum extent practicable. Development and other activities shall maximize the protective capabilities of natural protective features by:

1. Avoiding alteration or interference with natural conditions
2. Enhancing existing natural protective features;
3. Restoring the condition of impaired natural protective features wherever practical;
4. Using practical vegetative approaches to stabilize natural features;
5. Managing activities to limit damage to, or reverse damage which has diminished, the protective capacities of natural features; and/or
6. Providing relevant signage or other educational or interpretive material to increase public awareness of the importance of natural protective features.

The New State Canal Corporation owns, operates, and maintains the canal for the purpose of seasonal navigation. NYS Canal Corporation operates and maintains water levels in the canal with a series of control gates and surge basins. The control gates allow water flows to be manipulated, when necessary, to alleviate high water conditions in the canal. Surge basins along the watercourse minimize the effect of lock operations on water levels in the canal. The basins also provide additional, temporary water capacity in the event of storm activity.

Policy 4.3

Expend public funds for management or control of flooding or erosion hazards only in areas which will result in proportionate public benefit.

Expenditures of public funds for the management, or control of flooding or erosion hazards will only be in areas that result in proportionate public benefit. In applying this policy, areas of high public use, such as the canal path would receive higher priority.

In accordance with this policy, expenditure of public funds for flooding or erosion control projects:

1. is limited to those circumstances where public benefits exceed public costs

2. is prohibited for the exclusive purpose of flooding or erosion protection for private development, with the exception of work done by an erosion control district; and

3. may be apportioned among each level of participating governmental authority according to the relative public benefit accrued.

Factors to be used in determining public benefit attributable to the proposed flood or erosion control measure include:

1. Economic benefits derived from protection of public infrastructure and investment and protection of water- dependent commerce;

2. Protection of significant natural resources;

3. Integrity of natural protective features;

4. Extent of public infrastructure investment; and

5. Extent of existing or potential public use.

Policy 4.4

Comply with the provisions of any municipal erosion management plan, consistent with the provisions of this policy.

The management of flood and erosion hazards is contained within the town and village zoning laws, and applies to any new development in the canal corridor. The costs associated with flood and erosion control would be borne by project sponsors. No new project will be approved which creates a significant flood or erosion hazard, or which interferes with existing flood and/or erosion control devices, structures or management features.

Policy 5

Protect and Improve Water Resources.

The state and local goal of the LWRP is to take advantage of the canal as an amenity. A primary focus of the LWRP is improvements to the properties, facilities, and structures within the canal corridor. The Erie Canal in the Pittsford area is a man-made water resource, and is subject to the management controls established by the New York State Canal Corporation, and water quality standards administered by the New York State Department of Environmental Conservation (NYSDEC) and the federal Clean Water Act.

The stream classification of the New York State Barge Canal within the Town of Pittsford is “B”. Two regulated streams cross under the canal in Pittsford. Irondequoit Creek is classified as B(t). It passes under the canal in the eastern part of the town in the area of the canal known as the “great embankment”. The East Branch of Allen Creek is classified as B. It passes under the canal in the western part of town just

downstream of the Allen Creek Storm water detention facility off Jefferson Road. NYSDEC's regulations protect streams classified as C(t) or better (AA through C(t) highest to lowest). These waters shall be:

1. Suitable for fish propagation and survival to the extent practicable
2. The water quality shall be suitable for primary and secondary contact recreation, although other factors may limit the use for these purposes

Any disturbance of the bed or banks of protected watercourses will require authorization from the NYSDEC and the Army Corps of Engineers.

Policy 5.1

Prohibit direct or indirect discharges which would cause or contribute to contravention of water quality standards and targets.

Direct and indirect discharges to the canal and area streams which would cause or contribute to a contravention of water quality standards or targets, are regulated by NYSDEC through a permit process pursuant to Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6NYCRR), Chapter X - Division of Water Resources.

The Town of Pittsford is part of the Monroe County Pure Waters sewer district and does not own or operate its own waste water treatment facility. The town owns and operates lines leading to the pure waters trunk lines. The Village of Pittsford operates its own sewage collection system. The village system is also connected to the Pure Waters trunk lines. The main trunk lines have been designed with adequate capacity to serve the study area.

To further ensure that discharges to canal and area stream waters are prohibited, marine pump-out stations constructed at appropriate points along the Pittsford section of the canal would prevent the discharge of waste materials into canal waters. The inclusion of pump-out stations will be a condition for approval of any new marinas proposed in the LWRP area.

To ensure effective treatment of sanitary sewage and industrial discharges, the Town and Village shall:

1. Maintain efficient operation of sewage collection and treatment facilities;
2. Provide and manage on-site disposal systems:
    a. use on-site disposal systems only when impractical to connect with public sewer systems.
    b. protect surface and groundwater against contamination from pathogens and excessive nutrient loading by keeping septic effluent separated from groundwater and by providing adequate treatment of septic effluent.

3. Encourage evaluation and implementation of alternative or innovative on-site sanitary waste systems to remediate on-site systems that currently do not adequately treat or separate effluent.

Policy 5.2

Minimize non-point pollution of canal waters and manage activities causing non-point pollution.

Discharges to the canal and area streams will be managed in accordance with NYSDEC regulations and permit standards to minimize non-point pollution. Changes to the storm water management system will be coordinated through the local jurisdiction and will include participation of the regional storm water management planning organization for major projects.

In order to minimize non point pollution of the canal and other waters of the town and village using the following approaches will be used in order of priority:

1. Avoid non point pollution by limiting non point sources.
    a. Reduce or eliminate introduction of materials which may contribute to non point pollution.
    b. Avoid activities which would increase off-site stormwater runoff and transport of pollutants.
    c. Control and manage stormwater runoff to:
        - minimize transport of pollutants
        - restore sites to emulate natural stormwater runoff conditions where degraded stormwater runoff conditions exist
        - achieve no net increase of runoff where unimpaired stormwater runoff conditions exist.
    g. Retain or establish vegetation to maintain or provide:
        - soil stabilization; and,
        - filtering capacity in riparian and littoral zones.
        - Preserve natural hydrological conditions.
        - Maintain natural surface water flow characteristics.
    e. Retain natural watercourses and drainage systems where present.
    f. Where natural drainage systems are absent or incapable of handling the anticipated runoff demands:
        - develop open vegetated drainage systems as the preferred approach and design these systems to include long and indirect flow paths and to decrease peak runoff flows;

- use closed drainage systems only where site constraints and stormwater flow demands make open water systems infeasible.

g. Reduce pollutant loads to local waters by managing unavoidable non point sources and use appropriate best management practices as determined by site characteristics, design standards, operational conditions, and maintenance programs.

The reduction of non point source pollution shall be accomplished by using specific management measures appropriate to specific land use or pollution source categories, applied within the context of the prioritized approach of avoidance, reduction, and management presented in the previous policy section. Those measures are as follows:

1. Agriculture

   a. Control soil erosion and contain sediment in order to avoid entry of soils into local waters.

   b. Manage nutrient loadings by applying nutrients only in amounts needed for crop growth, avoiding nutrient applications which will result in nutrient loadings to local waters and tributaries.

   c. Limit contamination of local waters from pesticides to the extent possible by applying pesticides only when economically appropriate and in a safe manner.

   d. Manage irrigation and use of chemicals to avoid contamination of return flows with fertilizers, pesticides or their residues, or accumulated salts; and to prevent contamination of source waters by avoiding back flow of waters used to apply chemicals through irrigation.

2. Urban

   a. For new development, manage total suspended solids in runoff to remain at pre development loadings.

   b. For site development, limit activities that increase erosion or the amount or velocity of stormwater runoff

   c. For construction sites, reduce erosion and retain sedimentation on site, and limit and control use of chemicals and nutrients.

   d. For new on-site sewage disposal systems, ensure that siting, design, maintenance, and operation prevent discharge of pollutants.

   e. Plan, site, and design roads and highways to manage erosion and sediment loss, and limit disturbance of land and vegetation.

   f. Plan, site, and design bridges to protect ecosystems.

g. For roads, highways, and bridges, minimize to the extent practical the runoff of contaminants to local waters.

3. Marinas

   a. Site and design marinas such that currents will aid in flushing of the site or renew its water regularly.

   b. Assess impact on water quality as part of marina siting and design.

   c. Manage stormwater runoff, discharge of hazardous substances, and solid waste.

4. Hydro-modifications

   a. Maintain the physical and chemical characteristics of surface waters, reduce adverse impacts, and, where possible improve the physical and chemical characteristics of surface waters in channels.

   b. Minimize impacts of channelization and channel modification on in-stream and riparian habitat, and identify opportunities to restore habitat.

   c. Use vegetative means, where possible, to protect stream banks and shorelines from erosion.

   d. Manage wetlands that have been channelized to simulate natural hydrology.

5. Floatables and litter

   a. Prohibit all direct or indirect discharges of refuse or litter into waters of the state or upon public lands contiguous to and within 100 feet of waters of the state.

   b. Limit entry of floatables to surface waters through containment and prevention of litter.

   c. Remove and dispose of floatables and litter from surface waters and shorelines.

   d. Implement pollution prevention and education programs to reduce discharge of floatables and litter into storm drains.

Policy 5.3

Protect and enhance water quality of canal waters.

Water quality shall be protected based on an evaluation of physical, and aesthetic factors. Physical factors include pH, dissolved oxygen, dissolved solids, nutrients,

odor, color and turbidity. Health factors include pathogens, chemical contaminants, and toxicity. Aesthetic factors include oils, floatables, refuse, and suspended solids.

In all public and private actions, the town and village will minimize the disturbance of streams within the LWRP boundary, including their bed and banks, in order to prevent erosion of soil, increased turbidity, and irregular variation in velocity, temperature, and level of water, to the extent practicable. In cooperation with other jurisdictions, NYSDEC and the Canal Corporation, the town and village will support appropriate and practicable management measures limiting the incursion of waterborne pollutants from highly turbid streams used to fill the canal, such as the Genesee River, and to moderate seasonal fluctuations in water levels. The town and village shall require avoidance and minimization methods, including the reduction in the scope of work and the use of clean fill, in order to limit potential adverse impacts on water quality due to excavation or placement of fill in public and private projects.

Policy 5.4

Limit the potential for cumulative and secondary impact of watershed development and other activities on water quality and quantity.

Development and other activities shall limit the potential for cumulative and secondary impact on water quality and quantity within the LWRP area to the greatest extent practicable. To protect water quality development and other activities shall ensure the:

1. Protection of areas that provide important water quality benefits
2. Maintenance of natural characteristics of drainage systems
3. Protection of areas which are particularly susceptible to erosion and sediment loss.

Development and other activities shall limit the individual impacts associated with development to prevent cumulative water quality impacts which would lead to a failure to meet water quality standards.

Policy 6

Protect and restore ecological resources, including significant fish and wildlife habitats, wetlands, and rare ecological communities.

Significant wildlife habitats, wetlands and other natural resources and sensitive areas shall be protected to the maximum extent practicable, recognizing that development will occur in the waterfront area. These areas include wetlands, stream corridors, floodplains, woodlots, open space and steep slopes, and the canal corridor. Implementation of this policy requires balancing development uses with habitat conservation. The intent is not to prevent development, rather it is to ensure fish and wildlife habitats are conserved as part of the development process.

Policy 6.1

Protect locally significant fish and wildlife habitats.

Significant wildlife habitats such as wetlands and designated upland open spaces shall be maintained and enhanced. Therefore, it is the policy of the Town and Village of Pittsford that a hierarchy of actions for the protection of significant habitats in regard to proposed development activities in these areas is hereby established. The first level of mitigation shall be the prevention of potential adverse impacts through:

1. Avoidance of the ecologically sensitive area all together;
2. The scheduling of activities to avoid vulnerable periods; and
3. The prevention of fragmentation of the habitat.

The second level of mitigation shall be the minimization of unavoidable adverse impacts through:

1. Reduction in the scale and intensity of the development to the maximum extent practicable; and
2. Environmentally sensitive design.

The third level of protection shall be the development of specific measures to protect environmentally sensitive areas from unavoidable impacts or to minimize those impacts. For example, the following land management tools shall be used to mitigate the impact of development on habitats:

1. Conservation-based design, where open space resources are protected through clustering–this is particularly important for development on open natural landscapes.
2. Recognition and planning for the protection of the interface between the land and the water's edge as an important habitat area, wherever feasible.
3. Development of habitat protection plans for major development projects to protect noteworthy habitats.
4. Where appropriate, permanent management of natural open lands through conservation easements and similar mechanisms to the maximum extent practicable.

All stream corridors should be preserved from encroaching developments. Streams are primary habitats for different species of plants, fish and animals, and provide educational and linkage opportunities. Adoption of overlay zoning, by the town and village, could be used as an extra level of protection for stream corridors and other sensitive aquatic and non-aquatic resources.

Proposals for development areas which also contain wetlands, such as the Monroe Avenue parcel, shall include measures for the prevention of loss of such wetlands by:

1. Enforcing existing local wetland protection protocols;
2. Avoiding the placement of fill or the excavation of wetlands;
3. Minimizing adverse impacts resulting from unavoidable fill, excavation, or other activities;
4. Providing compensatory mitigation for adverse impacts which may result from unavoidable fill, excavation or other activities remaining after all appropriate and practicable minimization has been accomplished; and,
5 Providing and maintaining adequate buffers between wetlands and adjacent or nearby uses and activities in order to ensure protection of the wetland's character, quality, values and functions.

In addition, wetlands shall be protected and promoted for their educational and recreational value.

Policy 7

Protect and improve air quality in the waterfront area.

Air quality in the Town and Village of Pittsford comes under the direct management of the New York State Department of Environmental Conservation (NYSDEC), pursuant to 6NYCRR, Chapter III - Air Resources, and the Federal Clean Air Act.

Policy 7.1

Control or abate existing, and prevent new, air pollution.

Development and other activities shall, to the extent possible, control or abate existing, and prevent new air pollution. New development or land uses shall be reviewed such that air pollution in the canal corridor is not exacerbated, and that federal and state air quality thresholds are not exceeded. In order to achieve these standards the town and village shall:

1. Limit pollution resulting from new or existing stationary air contamination sources, consistent with:
    a. Attainment or maintenance of any applicable ambient air quality standard;
    b. Applicable New Source Performance Standards;
    c. Applicable control strategy of the State Implementation Plan; and,
    d. Applicable Prevention of Significant Deterioration requirements.
2. Recycle or salvage air contaminants using best available air cleaning technologies.
3. Limit pollution resulting from vehicular or vessel movement or operation, including actions which directly or indirectly change transportation uses

or operation, consistent with attainment or maintenance of applicable ambient air quality standards, and applicable portions of any control strategy of the State Implementation Plan.

4. Restrict emissions to the outdoor atmosphere of air contaminants which are potentially injurious to human, plant, or animal life or property, or unreasonably interfere with the comfortable enjoyment of life or property.

5. Limit new facility or stationary source emissions of acid deposition precursors consistent with achieving final control target levels for wet sulfur deposition in sensitive receptor areas, and meeting New Source Performance Standards for the emissions of oxides of nitrogen.

Policy 7.2

Limit discharges of atmospheric radioactive material to a level that is as low as practicable.

Air quality in the Town and Village of Pittsford relative to the discharge of atmospheric radioactive material comes under the direct management of the NYSDEC. Development proposals shall limit discharges of atmospheric radioactive material to a level that is as low as practicable.

Policy 7.3

Capture and recycle chlorofluorocarbon compounds during service and repair of air-conditioning and refrigeration units to the greatest extent possible.

The capture and recycling chlorofluorocarbon compounds during service and repair of air-conditioning and refrigeration units to the greatest extent possible shall be required within the LWRP boundary.

Policy 7.4

Limit sources of atmospheric deposition of pollutants.

Sources of atmospheric deposition of pollutants shall be limited to the greatest extent practicable within the LWRP boundary.

Policy 8

Minimize environmental degradation in the coastal area from solid waste and hazardous substances.

Development of the waterfront area has resulted in contamination of some waterfront parcels, particularly from industrial uses. Former landfills may produce leachates which degrade both surface and groundwater sources. A variety of substances, ranging from improperly disposed motor oils to industrial waste dumps, may pose

immediate problems and can preclude or delay appropriate reuse of waterfront lands. Smaller and more incremental solid waste problems arise from littering.

The intent of this policy is to protect people from sources of contamination and to protect waterfront resources from degradation through proper control and management of wastes and hazardous materials. In addition, this policy is intended to promote the expeditious remediation and reclamation of hazardous waste sites in developed centers to permit redevelopment.

Policy 8.1

Manage solid waste to protect public health and control pollution

As described in the LWRP Report, municipal solid waste (MSW) removal service is provided through private contract to property owners. The town and village provide removal services for bulk yard waste during scheduled periods. Solid waste disposal in the canal corridor and elsewhere in the State is managed through a permit process regulated by NYSDEC pursuant to 6NYCRR Part 360. Solid wastes are those materials defined under ECL §27-0701 and 6 NYCRR Part 360-1.2.

Solid waste management in the Pittsford section of the canal corridor shall be conducted in accordance with state regulations and appropriate county, town and village ordinances, to prohibit impacts to public health and minimize pollution. Major development or activities generating solid wastes must plan for proper and effective solid waste disposal prior to approval. When managing solid waste disposal activities within the waterfront area, such management shall be in accordance with the following solid waste management priorities:

1. Reduce the amount of solid waste generated;
2. Reuse material for the purpose for which it was originally intended or recycle material that cannot be reused; and
3. Use land burial or other approved methods to dispose of solid waste that is not being reused or recycled.

Further, the town and village will work with adjacent communities and other levels of government to support a market for maximum resource recovery by using materials and products manufactured with recovered materials, and recovering materials as a source of supply for manufacturing such materials and products to the extent practicable. The town and village will prevent the discharge of solid wastes into the environment by using proper handling, management, and transportation practices, and will operate solid waste management facilities to prevent or reduce water pollution, air pollution, noise pollution, obnoxious odors, litter, pest infestation, and other conditions harmful to the public health.

Policy 8.2

Manage hazardous wastes to protect public health and control pollution.

Hazardous waste disposal in the canal corridor and elsewhere in the state is managed through permit processes regulated by NYSDEC pursuant to 6NYCRR Part 370. Hazardous waste management in the Pittsford section of the canal corridor shall be conducted in accordance with state regulations and appropriate county, town and village ordinances, to prohibit impacts to public health and prevent pollution.

The Town and Village of Pittsford shall promote the management of hazardous waste in accordance with the following priorities:

1. Eliminate or reduce generation of hazardous wastes to the maximum extent practical.
2. Recover, reuse, or recycle remaining hazardous wastes to the maximum extent practical.
3. Use detoxification, treatment, or destruction technologies to dispose of hazardous wastes which cannot be reduced, recovered, reused, or recycled.

The town and village shall ensure the maximum safety of the public from hazards associated with hazardous wastes through the proper management and handling of industrial hazardous waste treatment, storage, and disposal. Known existing and former hazardous waste sites relevant to the canal include: the NYSDOT maintenance facility located on the canal near the Monroe Avenue Bridge, and the site of the former Pittsford town landfill off Marsh Road. According to NYSDOT officials the maintenance facility site has been remediated, the offending materials removed, and monitoring completed. The Town of Pittsford shall examine the former town landfill to permit redevelopment or a passive nature park at the site. The town will select a remediation program which will ensure that the public health and the environment will be protected. The future use of the site may determine the selected cleanup levels.

Policy 8 .3

Protect the environment from degradation due to toxic pollutants and substances hazardous to the environment

Protection of the environment in the Pittsford section of the canal corridor will be conducted in accordance with state regulations and appropriate county, town and village ordinances.

Substances hazardous to the environment are defined under ECL §37-0101. Toxic pollutants are defined under ECL §17-0105. The town and village will prevent release of such toxic pollutants or substances hazardous to the environment which would have a deleterious effect on fish and wildlife resources.

The town and village shall prevent environmental degradation due to persistent toxic pollutants by limiting discharges of bioaccumulative substances; and by avoiding the resuspension of toxic pollutants, and hazardous substances and wastes, and reentry

of bioaccumulative substances into the food chain from existing environmental sources.

The town and village will protect public health, public and private property, and fish and wildlife from inappropriate use of pesticides defined under ECL §33-0101 and 6 NYCRR Part 325. The town and village shall limit use of pesticides to effectively target actual pest populations as indicated through integrated pest management methods; prevent direct or indirect entry of pesticides into waterways; and minimize exposure of people, fish, and wildlife to pesticides.

The town and village shall report, respond to, and take action to correct all unregulated releases of substances hazardous to the environment.

Policy 8.4

Prevent and remediate discharge of petroleum products.

Protection of the environment in the Pittsford section of the canal corridor will be conducted in accordance with state regulations and appropriate county, town and village ordinances. Prevention and remediation of petroleum product discharges are managed by NYSDEC regulation.

All major petroleum-related facilities within the waterfront area shall demonstrate that an adequate plan for prevention and control of petroleum discharges is in place, and that such facilities shall follow the methods approved for handling and storage of petroleum products and using approved design and maintenance principles for storage facilities. Any petroleum discharge shall be cleaned up and removed in accordance with the guidelines contained in the New York State Water Quality Accident Contingency Plan and Handbook and the procedures specified in the New York State Water Quality Accident Contingency Plan and Handbook, and shall:

1. Give first priority to minimizing environmental damage responding quickly to contain petroleum spills and containing discharges immediately after discovery; and,
2. Recovering and recycling petroleum discharges using the best available practices.

Policy 8.5

Transport solid waste and hazardous substances and waste using routes and methods which protect the safety, well-being, and general welfare of the public and the environmental resources of the state; and protect continued use of all transportation corridors and highways and transportation facilities

Transportation of solid waste and hazardous substances and waste shall be conducted using routes and methods that protect the safety, well-being, and general welfare of the public and the environment. Other than the residential and/or commercial collection of municipal solid waste, local streets and highways shall be avoided unless

absolutely necessary. Preferred routes shall be on the interstate highway and rail systems.

Policy 8.6

Site solid and hazardous waste facilities to avoid potential degradation of coastal resources.

To avoid potential degradation of coastal resources, no new solid or hazardous waste facilities will be sited, approved for construction or permitted to operate within the Pittsford section of the canal corridor. Such facilities are deemed to be an incompatible land use in the canal planning area, and contrary to the objectives of this LWRP.

Policy 9

Provide for public access to, and recreational use of, canal waters, public lands, and public resources of the waterfront area.

A critical component of this LWRP is to provide public access to, and recreational use of the canal, public lands, and public resources in the canal corridor. The canal area opportunities and proposals described in the Inventory and Analysis, illustrate Pittsford's commitment to improving access along the corridor and throughout the community.

Policy 9.1

Promote appropriate physical public access and recreation throughout the coastal area

Appropriate physical public access and recreational opportunities will be provided throughout the waterfront area at a scale and design appropriate to the setting. All public access will be provided in accordance with the federal, Americans with Disabilities Act (ADA)

The town and village shall provide a level of public access and type of recreational use along the waterfront which takes into account the public demand for access and recreational use, the type and sensitivity of natural resources affected, the purpose of public institutions which may exist on the site, the public accessibility of site or facility, and the potential for adverse impacts on adjacent land uses. Such public access shall be convenient and well-defined.

The town and village shall protect and maintain existing public access and water-related recreation facilities. The town and village shall prevent physical deterioration of facilities due to lack of maintenance or overuse, and shall prevent any on-site or adjacent development project or activity from directly or indirectly impairing physical public access and recreation or adversely affecting its quality. The town and village shall protect and maintain established access and recreation facilities and the infrastructure that supports them.

The town and village shall provide additional physical public access and recreational facilities at public sites in the waterfront area. The town and village shall promote acquisition of additional public park lands and public facilities to meet existing public access, recreational and community needs. The town and village shall support public access and recreational facilities on non-park public waterfront lands as a secondary use. The town and village shall provide access and recreational facilities to all members of the public whenever access or recreation is directly or indirectly supported through federal or state projects or funding and shall retain a public interest which will be adequate to preserve public access and recreational opportunities where appropriate in publicly owned lands immediately adjacent to the waterfront in any transfer of public lands.

All development or activities likely to affect the public's use and enjoyment of public waterfront lands shall provide physical public access to, and/or water-related recreation facilities on, waterfront lands. The town and village shall provide incentives to private development projects which provide public access and/or water-related recreation facilities. Public access and recreation shall be restricted only where incompatible with public safety and the protection of natural resources.

Policy 9.2

Connect important open space assets

Proposed projects within the LWRP boundary will preserve and improve connections to important open space assets. A comprehensive trail system exists in the town and village, including the Erie Canal Towpath, Auburn Rail Trail, Lock 62 Trail, among others. The Erie Canal Towpath in the Pittsford area is the most heavily traveled trail section in the region and state. Connecting the trail system to the historic village, surrounding neighborhoods, parks as well as significant open space areas has wide public support and is an important community goal. The trail system will be expanded to provide these connections.

Waterfront trail systems will run along the water's edge to the maximum extent practicable. Trails will be designed to accommodate appropriate forms of non-motorized transportation in a safe and attractive manner. As public investments are made in the coastal area, the trail will be improved as necessary and appropriate to accommodate the variety of users.

The interconnection between the Powers Farm (included in the Greenprint for the Future) and the Schoen Place waterfront and Northfield Common areas will be improved. Opportunities for improving connections to open space assets include but are not limited to: improvements to the canal trail through the Schoen Place waterfront; improvements to the canal side connections to Port of Pittsford Park and the historic village business district; realignment of the canal trail (along the canal) through the NYS DOT/Canal Corporation property; improved access to Lock 32 Park; improvement to the Lock 62 trail and the Auburn Rail trail. Additional opportunities are discussed in greater detail in Section IV of the LWRP.

Where new development is created along the canal, provisions for public access to the canal should be incorporated within the design of the site. Such provisions should allow for pedestrian corridors and other design elements consistent with the linear park nature of the canal corridor. Design elements may include the construction of impervious paths, boardwalks, the introduction of plantings, benches, trash receptacles and bike racks, or other design elements as appropriate.

All new development projects shall incorporate public access for pedestrian and bicycle circulation, especially if the project abuts existing trails or public access areas. Vehicular access, with the exception of emergency vehicles should be prohibited on the canal towpath and any drop-off points should be set well back from the canal's edge. The incorporation of parks and other green spaces, pedestrian access and trails, within any new development should be encouraged.

Policy 9.3

Provide public visual access to coastal lands and waters or open spaces at all sites where physically practical.

Public visual access to coastal lands and waters or to open spaces at all sites shall be provided and/or enhanced where physically practical. The town and village shall avoid loss of existing visual access by: limiting physical blockage of existing visual access by development or activities due to the scale, design, location, or type structures; protecting view corridors provided by streets and other public areas leading to the canal; and protecting visual access to open space areas associated with natural resources.

The town and village shall increase visual access to the canal front whenever practical. Interpretative exhibits shall be provided at appropriate locations for visual access to enhance public understanding and enjoyment of views of the waterfront and its associated water-dependent uses. Visual access to areas of high visual quality including community waterfronts, water- dependent uses, agriculture, and natural resources shall also be provided.

Policy 9.4

Preserve public interest in and use of lands and waters held in public trust by the state and other government levels.

The LWRP furthers the state's goal for promoting the canal as a public amenity for community residents and visitors. Therefore no policy or development proposal shall contravene the public interest in and use of lands and waters held in public trust by the state and other government levels.

Policy 9.5

Provide access and recreation which is compatible with natural resource values and neighboring land uses.

Access and recreational opportunities which are:

An example of streetscape elements which help separate pedestrian and vehicular compatible with natural resource values shall be maintained, enhanced and/or provided where missing. Many of the proposed projects address these issues directly. It is the goal of several projects to increase public access to both the canal and its surrounding environs. Projects such as the opening of the bicycle path along the NYSDOT facility strive to maximize the physical and visual access to the water's edge. The following factors shall be used in determining the potential for adverse environmental effects:

1. Intensity of the associated recreational, scientific, or educational activity;
2. Level of likely disturbance associated with the proposed activity
3. Sensitivity of the natural resources involved and the extent of the ecological benefits associated with avoidance of the area.

Public access and recreational activities shall be limited where uncontrolled public use would lead to impairment of natural resources. Where such impairment is likely to occur, the town and village shall:

1. Establish appropriate seasonal limitations on access and recreation in order to minimize adverse impacts on fish and wildlife species;
2. Provide stewardship which is capable of controlling anticipated adverse impacts before providing public access;
3. Physically limit or avoid provision of public access to natural resource areas whose principal values are based on the lack of human disturbance;
4. Provide educational, interpretive, research, and passive uses of natural resources through appropriate design and control of public access and recreation.

The town and village shall provide public access for fish and wildlife resource related activities, including fishing, provided that the level of access would not result in a loss of resources necessary to continue supporting these uses.

Policy 10

Protect water-dependent uses, promote siting of new water- dependent uses in suitable locations and support efficient canal operation.

Proposals which preserve existing, and/or create new, water-dependent uses in the canal area shall be given priority over those facilities that are not water-dependent or water-enhanced. Existing water-dependent uses include the boat launch at Lock 32 Area; the former Lock 62 extension; the NYS Department of Transportation/the NYS Canal Corporation property; Great Embankment Park; and trail links.

Policy 10.1

Protect water-dependent uses.

Water-dependent uses are activities which can only be conducted on, in, over or adjacent to a water body because such activity requires direct access to that water body, and which involves, as an integral part of such activity, the use of the water. Water-enhanced uses are activities which have no critical dependence on obtaining a waterfront location, but the profitability of the use and/or the enjoyment level of the users would be increased significantly if the use were adjacent to, or had visual access to, the waterfront. Existing water-dependent uses, such as the boat launch at Lock 32 and existing canal access facilities, shall be supported and maintained. The overriding goal of the Town and Village of Pittsford for this waterfront plan is to guide change rather than react or drive it. Within this context, development in the canal area shall:

a. Preserve the historic canal front character in the heart of the Village of Pittsford.

b. Provide improvements to the existing facilities and infrastructure along the canal throughout the Town of Pittsford, thereby protecting and enhancing community character.

c. Maximize the use of the canal as an amenity for the community while permitting uses which complement, but do not compete with the historic village.

Policy 10.2

Promote the siting of new water-dependent uses at suitable locations and provide for their safe operation

The Erie Canal and its environs offer numerous opportunities to the town and village for the creation of new facilities and amenities. There is also significant potential for adaptive re-use and restoration of existing structures and sites. Indeed, the town and village have conducted public planning processes which have identified specific areas of project opportunity and community based goals. Some of these projects include: the Lock 32 Area -- north and south shores, east and west of Clover Street; the former Lock 62 extension; the NYS Department of Transportation/the NYS Canal Corporation property; creation of a small inn and/or bed and breakfast; town-village economic development site; Schoen Place; Powers Farm; Mitchell Road Bridge Area; former Auburn Railroad trestle; Cartersville Area; the former gravel operation off Jefferson Road; Great Embankment Park; and, trail links. A complete discussion of these areas can be found in Section IV of the LWRP.

Policy 10.3

Improve the economic viability of water-dependent uses.

One of the goals of the Town and Village of Pittsford is to improve the economic viability of water dependent uses in the community. Boater services such as fuel, fresh

water, electricity, and sewage pump-outs will be supported in areas where boating amenities are needed. Important canal corridor infrastructure elements include but are not limited to:

1. Existing water and sewer services;
2. Solid waste disposal;
3. Transportation systems; and,
4. Parking.

Improvements within the LWRP boundary shall be conducted in a manner which enhances and supports the waterfront area and historic patterns of development Detailed descriptions of the recommendations and planning principles incorporated in the LWRP to improve the economic viability of water dependent uses can be found in Section IV.

Policy 10.4

Allow water-enhanced uses which complement or improve the viability of water-dependent uses.

Water-enhanced uses which complement and/or improve the viability of water-dependent uses shall be encouraged. When determining if a water- enhanced use is appropriate for siting along the waterfront, the following factors should be considered:

1. The use would accommodate an important public service.
2. The use would provide an economic incentive to prevent the loss of a water-dependent use.
3. The use would be sited and operated so as not to interfere with water-dependent uses.
4. The use would be sited in a manner which would not preclude future expansion of a water-dependent use.
5. The activity would make beneficial use of a canal location through siting and design to increase public enjoyment of the waterfront and enhance community character.

Detailed descriptions of the recommendations and planning principles incorporated in the LWRP to improve the economic viability of water dependent uses can be found in Section IV of the LWRP.

Policy 11

Promote sustainable use of living marine resources in coastal waters.

Recreational uses of living marine resources, and their accompanying economic activity, constitute an important contribution to the local economy. Continued use of

living resources depends on maintaining the long-term health and abundance of fishing resources and habitats, and on ensuring that the resources are sustained in usable abundance and diversity for future generations. This requires the protection and conservation of habitat, restoration of habitats in areas where they have been degraded, and maintenance of water quality at a level that will foster the occurrence and abundance of these resources. Use of the available resources must be consistent with the maintenance of healthy stocks and habitats and must maximize the benefits of resources use so a to provide valuable recreational experiences and viable business opportunities for recreational fisheries.

As an MS4, as defined by the Phase II Stormwater Regulations, the Town of Pittsford will comply with state permit requirements and preserve and improve non-point source pollution impacts on water quality to the extent practical. Enforcement of existing local wetland protection laws and the protection and/or expansion of wetland resources adjacent to or within the LWRP boundary will help insure maintenance of living marine resources. The LWRP shall also promote sustainable public uses of the living marine resources. For example, by improving amenities and public access to the canal for recreational fishing from shore and by boat.

Policy 11.1

Ensure the long-term maintenance and health of living marine resources.

It is the policy of the Town and Village of Pittsford that the long-term maintenance and health of living marine resources shall be enhanced to the extent practicable. It is recognized that the State of New York Canal Corporation operates the canal on a seasonal basis. As a result, the canal is subject to seasonal fluctuations in both water volume and flow to allow for flood control, maintenance and repair. A reasonable level of water volume and flow shall be maintained to ensure that fisheries resources are adequately protected given the need to consider flood control and navigational interests.

Policy 11.2

Provide for recreational use of canal fisheries.

The LWRP shall promote the sustainable public use of the living marine resources by allowing access to the canal for seasonal recreational fishing from shore, including ADA accessible areas where appropriate and by boat Infrastructure supporting public use of the canal shall be encouraged. Such infrastructure may include but is not limited to:

1. Small craft launch site(s);
2. Tie-ups and access points for low free-board water craft like

canoes and kayaks;

3. Boating support services including:

a. Short term dockage;

b. Potable water and electrical hook-ups;

c. Sewage pump out station(s); and

d. Fuel

Policy 12

Protect existing agricultural lands in the coastal area.

Agricultural resources are protected in Pittsford's waterfront area. With its Greenprint Plan, Pittsford has already acted to preserve its remaining significant agricultural lands in the coastal area. The plan protects approximately 2,000 acres of farm land town-wide via a purchase of development rights program by the community. The Powers Farm, the only working farm, and the Pittsford Dairy, listed on the national historic register, are located in the coastal area. The Powers Farm was included in the Greenprint and thus is permanently protected from development. The historic designation of the dairy also prevents inappropriate development. The two farms serve as immediately visible examples of Pittsford's agricultural history and act as an open space buffer, providing a scenic view behind Schoen Place and preventing development sprawl.

Policy 12.1

Establish and maintain favorable conditions which support existing or promote new coastal agricultural production.

The Pittsford Greenprint specifically supports existing agricultural production in the canal corridor through preservation of the Powers Farm. It is the policy of the LWRP to:

1. Support the existing relationship of the Powers Farm to Schoen Place, and hence the canal.
2. Promote new agricultural production where appropriate.
3. Support services and commercial enterprises necessary to support agricultural operations.

Policy 12.2

Minimize adverse impacts on agriculture from unavoidable conversion of agricultural land or agricultural production to other land uses.

It is the policy that:

1. Adverse impacts on agriculture from unavoidable conversion of agricultural land or agricultural production to other land uses shall be minimized;

2. Current agricultural production be allowed to continue; and,

3. Future agricultural use be encouraged.

For example, the community through the Greenprint program and its implementing regulations has permanently protected the only agricultural land in the LWRP boundary from conversion of agricultural land or agricultural production to other land uses. This protection has been rendered by purchasing the development rights in perpetuity on the Powers Farm, thereby removing the conversion potential, saving important farmland from non-agricultural development.

Policy 12.3

Preserve scenic and open space values associated with agricultural lands.

Scenic and open space values associated with agricultural lands shall be preserved within the LWRP boundary to the maximum extent practicable. (See Policy 1.5 Design Guidelines for an expansion of this policy.) As an example, Pittsford has permanently preserved the scenic and open space values associated with agricultural lands at the Powers Farm through its "Greenprint for the Future" program.

Since a conservation easement has been secured by the town on the agricultural lands of the Powers Farm, there are not likely to be further losses of farmland in the LWRP area. Improved visual and physical access to these lands–in particular ro support farm-related uses such as a farm market or similar operations are encouraged.

Policy 13

Promote appropriate use and development of energy and mineral resources

Development of large-scale energy production and mineral resources are not proposed in the LWRP plan area and are considered an incompatible land use.

Policy 13.1

Conserve energy resources.

Conservation of energy resources shall be encouraged to the extent practicable regarding new development in the LWRP plan area.

Policy 13.2

Promote alternative energy sources that are self-sustaining, including solar and wind powered energy generation.

Development of major, new energy production sources are not proposed in the LWRP plan area and are considered an incompatible land use.

Policy 13.3

Ensure maximum efficiency and minimum adverse environmental impact when siting major energy generating facilities.

No major energy generating facilities are proposed in the LWRP plan area and are considered an incompatible land use.

Policy 13.4

Minimize adverse impacts from fuel storage facilities.

Discharges to the canal and adverse impacts from fuel storage facilities are managed in accordance with NYSDEC regulations and permit standards. Policies and development shall minimize detrimental effects on the waterway as a result of fuel storage facilities.

Policy 13.5

Minimize adverse impacts associated with mineral extraction.

No mineral extraction activities are associated with or proposed in the LWRP plan.