

Executive Summary

Phase II of the *Route 332 Corridor Development Analysis* examines the results of Phase I (build out and fiscal impacts of forecasted growth) against the existing municipal comprehensive plans, zoning regulations, land uses, service provision, and transportation infrastructure.

According to the Phase I, it is forecasted that 2151 more housing units will be added to the City of Canandaigua, Town of Canandaigua, and the Town of Farmington, within the Route 332 corridor, by the year 2025.

- The City of Canandaigua can expect an increase of 304 housing units.
- The Town of Canandaigua can expect an increase of 542 housing units.
- The Town of Farmington can expect an increase of 1305 housing units.

A systematic process was used to review existing comprehensive plans, zoning, land use, services, and transportation as it related to data from the *Route 332 Corridor Development Analysis – Phase I* (G/FLRPC, 2004). Findings were drawn from this review and include:

- Existing policies and laws are generally adequate; thoughtful application and enforcement of these policies and laws will help achieve the goals of the various communities
- All three corridor municipalities have recently updated their comprehensive plans, and have included provisions for ongoing plan maintenance; this shows an overall commitment to sound land use planning
- Expressed desires in comprehensive plans such as encouraging large buffers and setbacks and the desire for a walkable, pedestrian oriented community conflict each other
- Zoning regulations such as setbacks and lot size requirements might be re-examined to encourage development of a “walkable” community center as stated in comprehensive plans
- Including maximum as well as minimum setbacks and building height is an important enforcement tool when zoning regulations are used to guide community growth
- Tools such as incentive zoning can utilize market development forces to provide community amenities
- Tools such as clustered subdivisions and maximum impervious coverage can help address non-point stormwater pollution
- Most services have the capacity to accommodate new growth; where services are already at capacity, expansion possibilities need to be examined. Examples include, but are not limited to:
 - Farmington Town Hall complex
 - Overall parkland provision
 - Withdrawal of water from Canandaigua Lake
- Comprehensive plans could provide greater focus on existing public transit services and potential public transit issues in the communities
- While public transportation has grown considerably in recent years, additional opportunities for further integration may exist