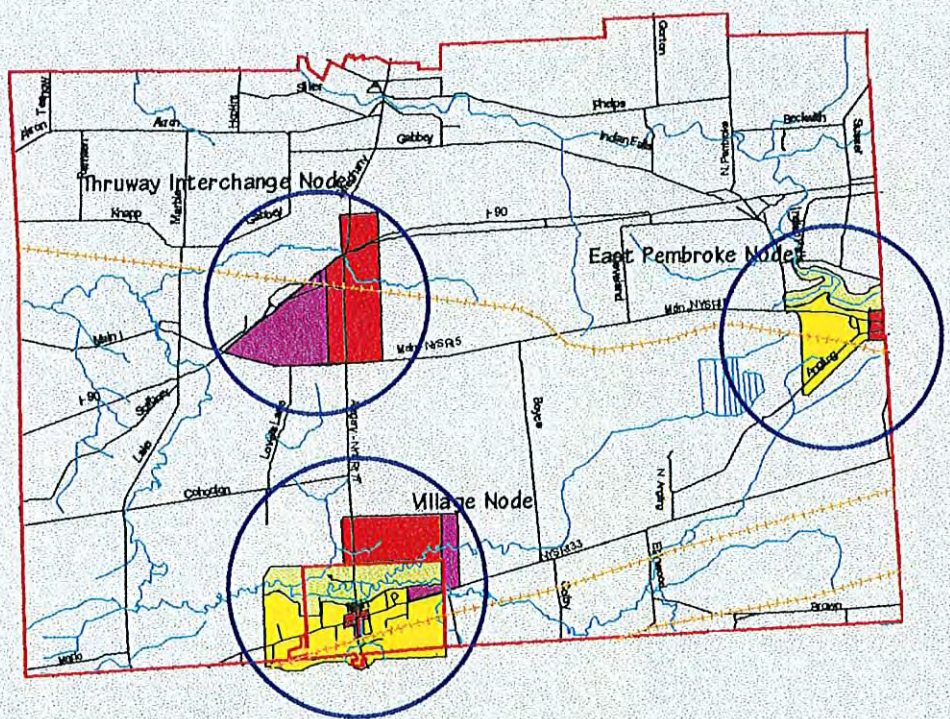
COMPREHENSIVE PLAN

December 1997



Town of Pembroke
Village of Corfu

Adopted by Town Board
May 13, 1998

peter j. smith & company, inc.

Town of Pembroke - Village of Corfu

One Vision For The Future

Comprehensive Plan 1997

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1.0 Introduction

The Town of Pembroke and the Village of Corfu have made an important decision. Both communities believe that real progress toward a promising future for its residents can be made by working toward one common vision; continuing to function as two separate municipalities with separate goals will only make steps toward real progress more difficult to achieve. A joint Comprehensive Plan prepared for the Town and Village serves to illustrate this cooperative effort and establish policy that will guide the region toward environmental and economic prosperity.

.1 The Comprehensive Plan Defined

A comprehensive plan is a policy statement developed by a community or communities to help guide its future. The New York State legislature has found that:

1) significant decisions and actions affecting the immediate and long-range protection, enhancement, growth and development of the state and its communities are made by local governments

2) among the most important duties of the local government is the authority and responsibility to undertake comprehensive planning and regulate land use

3) development and enactment of a comprehensive plan can be readily identified, is available for public use and is in the best interest of the people in each community

4) great diversity of resources and conditions that exist compels the consideration of such diversity in the development of each comprehensive plan

5) citizen participation in an open, responsible and flexible planning process is essential to designing the optimum plan

6) the plan is a means to promote the health, safety and general welfare of the people in a community and to give due consideration to the needs of the people of the region

New York State, under Town Law section 272-a and Village Law section 7-722, enables communities such as the Town of Pembroke and the Village of Corfu to prepare and adopt, by local law or ordinance, a comprehensive plan. Inter-municipal agreements to prepare comprehensive plans are also allowed as per section 284 in Town Law and 7-741 in Village Law. A Town or Village comprehensive plan:

> "means the material, written and or/graphic, including, but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town [village]...The town [village] comprehensive plan...shall...serve as a basis for land use regulation, infrastructure development, public and private investment and any plans which may detail one or more topics of a town [village] comprehensive plan."

The New York State legislation defines the components of a comprehensive plan that may be included. These include: goals and objectives, regional context, agricultural, historic & cultural resources, environmental considerations, population & socio-economic trends, transportation facilities, public & private infrastructure, housing resources, educational, health & emergency facilities, recreation facilities and commercial & industrial facilities. In addition, the plan can include specific policies and strategies for improving the local economy in coordination with other plan topics, proposed measures, programs, devices and instruments to implement the goals and objectives of the various topics within the comprehensive plan, all or part of the plan of another public agency or any and all items which are consistent with the orderly growth and development of the community.

The process of preparing the comprehensive plan will be complemented by a Generic Environmental Impact Statement (GEIS) to ensure that the plan establishes thresholds for future development in the Town and Village. Specifically, the comprehensive plan for the Town and Village will accomplish the following:

1) provide a basic resource document to assist in obtaining an adequate understanding of the Town and Village, its people, the natural environment and land uses

2) assist the Town and Village government in making decisions on specific development proposals by providing a basis for judging whether a specific proposal is consistent with long range development objectives of the Town and Village

3) help the Town and Village to determine when additional services are needed such as a senior citizens center or a youth activity facility

4) provide a basic planning tool for the Town and Village in programming public facilities and utilities, in the acquisition of land and in the construction of public improvements

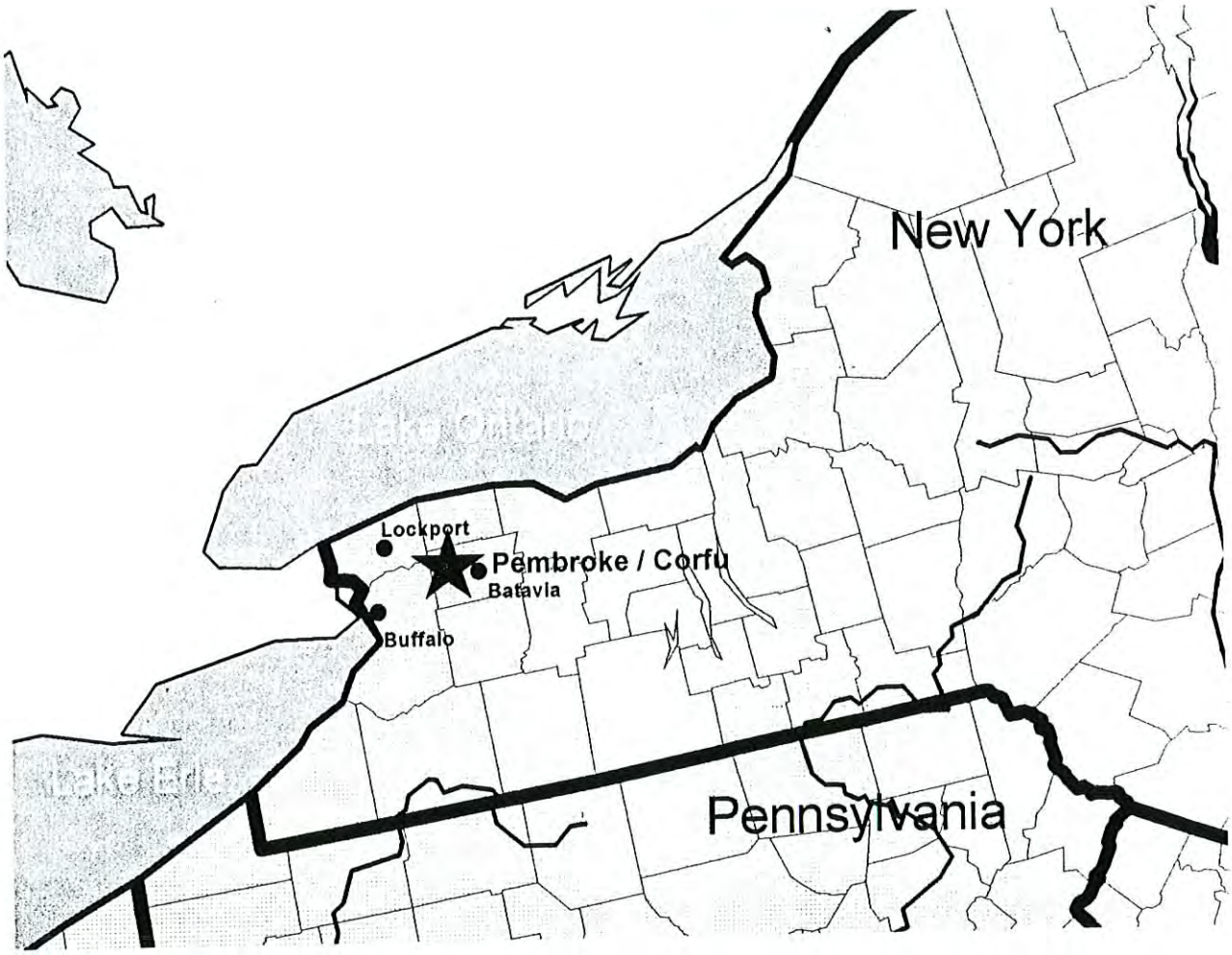
5) serve as a comprehensive source of current information that can be used to assist the Town and Village in their efforts to receive state and federal funding and in their efforts to attract developers to the region

6) direct recreation and open space opportunities for residents to improve the overall quality of life in the region

7) attract potential developers to the Town or Village by illustrating the overall goals and objectives for the region over the next twenty years

8) encourage cooperation and consolidation between the Town and Village in determining the type of services they can offer to residents and businesses

Location Plan



.2 The Joint Planning Process

To develop the comprehensive plan for the Town of Pembroke and Village of Corfu, a comprehensive planning process was undertaken. The process included extensive input and assistance from Comprehensive Plan Steering Committee; this committee is comprised of representatives from the Town and Village Planning Boards, the Town Board, and local residents. The following summarizes the process that was completed to develop a Comprehensive Plan for the Town and Village.

- **Visioning Session - Goals and Objectives** - The Comprehensive Plan Steering Committee participated in a "visioning" session with the Consultants. The purpose of the session was to refine the community survey and to develop goals and objectives for the region that would be addressed in the Comprehensive Plan. During this session, a list of issues was identified. Detailed objectives were developed based on the results of the community survey, additional Steering Committee meetings and input from telephone and personal interviews. These goals and objectives were refined throughout the planning process.

- **Data Collection** - The Comprehensive Plan Steering Committee assisted with the effort to gather the vast amount of data required to prepare the plan. Information was presented at the Steering Committee meetings that were held on the first Wednesday of each month.

- **Inventory** - A comprehensive inventory document was completed by the Consultant. This included information on the Town and Village regarding: economic development, environment, transportation, historic features, community facilities, open space and recreation, land use, population and housing.

- **Mapping** - The information obtained during the inventory was mapped on a series of overlays to show development potentials and limitations in the Town and Village. Mapping completed includes: regional context, development limitations, land use, transportation and community facilities.

- **Analysis** - A complete analysis of the inventory was completed. The analysis included population analysis, analysis of housing needs, consideration of environmentally sensitive areas, economic analysis, transportation network review and assessment of historic/community facilities. This information was used to develop a basis for future land uses in the Town and Village.

- **Needs** - Based on all information obtained through the analysis, specific needs were identified for each of the areas inventoried. These needs were used to develop corresponding policies.

- **Policy Development** - Policy was developed for the Town and Village based on the analysis of the data available and the identified needs; these policies will form the basis for future Town and Village decisions.

- **Public Input** - Public input was an important component of the plan. Techniques used in preparing the plan include: a community survey, open house, public meetings, scoping session, committee meetings and Town/Village Board presentation.

- **Implementation** - Implementation of the plan will include a review process as the Town and Village experience changes in economic, social and demographic conditions. The update process also allows review of the status and effectiveness of the policies contained herein and provides a mechanism for the amendment of such policies as necessary.

2.0 Community Goals, Objectives and Actions

The Comprehensive Plan for the Town of Pembroke and the Village of Corfu will help determine the general desires and goals of the region and the manner in which they would like to evolve. As objectives are realized one step at a time, the community can then realize the goals that had been initially set forth.

Several issues have been identified by the Town and Village that correspond to each area outlined in the Comprehensive Plan; these are separated into population, housing, economy, environment, transportation, land use and community facilities.

The goals and objectives will serve as a source of reference for decision-makers in Pembroke and Corfu; these "motherhood" statements outline the vision for the two communities. Actions outlined in this Chapter will assist the Town and Village in realizing their potential.

Population

The following summarizes the population characteristics of the Town of Pembroke and Village of Corfu:

- Town has shown a decrease in population over age 60 (from 29.8% to 16.3%)
- Residents between 15-29 have shown a significant increase in the Town (11.9% to 20.9%)
- Population is predominantly white (98.9% - Town and 98.3% - Village)
- Percentage of high school graduates is higher in both the Town (33%) and Village (41%) than the State (29%)
- Bachelor Degree Attainment - Town (7%), Village (8%)
- Pembroke - 5% have attained graduate or professional degrees
- Village - 10% have attained graduate or professional degrees
- Median income - Town is $30,488 and Village is $32,237
- 5% of the population of the Town and 7% of the Village population has an income below $10,000
- Household incomes between $10,000 - $20,000 in the Town was 13% and in the Village was 9%
- $30,000-$40,000 income levels, 24% of Town residents and 31% of Village residents
- $40,000-$50,000, the percentages are Town (16%), Village (18%)
- Per capita income - Town $11,649 and Village $10,717
- Significant Occupations Town - Precision Products (21%), Technical, Sales Administrative - Administrative Supplement (13%), Operators/Fabricators - Machine (12%) and Managerial - Professional Specialty (12%)
- Significant Occupations Village Precision Production (16%), Managerial - Professional Specialty (16%), Technical, Sales Administrative - Sales (11%), Technical, Sales Administrative (11%) and Service Occupations - Service (11%)

- Significant Industries Town - Manufacturing - Durable Goods (17%), Retail Trade (16%) and Entertainment and Recreation Services (10%)
- Significant Industries Village - Retail Trade (21%), Manufacturing - Nondurable Goods (10%), Manufacturing - Durable Goods (10%), Professional and Related Services - Health Services (10%) and Educational Services (10%)
- 201 residents in the Town of Pembroke below the poverty level (5%)
- Village, 44 or 6% of residents are below the poverty level

Population Goals, Objectives and Actions

GOAL 1 - To encourage steady population growth in the Town and Village

Objective 1.1 - to develop a consensus on future growth patterns and development of the Town and Village

Action 1.1.1 - Through zoning and other land use regulations, development nodes should be encouraged near the Thruway interchange, near East Pembroke and north of the Village of Corfu on Route 77. The Thruway node should offer industrial and commercial opportunities for developers. The nodes at East Pembroke and Corfu should offer housing, business and social opportunities; planned unit developments should be encouraged to allow for mixed uses that are compatible.

Action 1.1.2 - The Town of Pembroke should minimize the number of future curb cuts allowed on Route 77 between Route 5 and the Village limit. Through the implementation of planned unit developments, clustering of new development and strict land use regulations, the Town can minimize future traffic problems on this corridor.

Action 1.1.3 - The Town of Pembroke and Village of Corfu, through zoning and land use regulations, should preserve the rural character of the Town and Village. This character can be retained by allowing only residential, agricultural, open space and recreational land uses on town and county roads and on Village side streets. Allowable business uses in these areas would be restricted to home occupations as defined in the zoning ordinance.

Action 1.1.4 - The Town of Pembroke should revise the zoning ordinance to limit commercial uses on Route 5. Allowable commercial uses should include small businesses that provide services to the public and support services to other commercial and agricultural entities; all commercial uses should be subject to special permits, site plan review or other restrictions to ensure the cumulative effects of their development is considered. Commercial businesses should be encouraged to share curb cuts on Route 5 to minimize traffic impacts.

Action 1.1.5 - Both the Town of Pembroke and Village of Corfu should adopt, in principal, this comprehensive plan that outlines potential growth patterns and development areas. The design of a community can greatly impact the perception residents and visitors have in certain areas; this plan is an important first step illustrating the commitment of the municipal officials.

Objective 1.2 - to provide employment opportunities and a high quality of life that will be a incentive for residents to live and work in the community

Action 1.2.1 - The Town and Village should work with local educators and industries in the region to ensure local residents have proper skills for local and regional employment. Job training and entrepreneurial skills should be taught throughout high school and during secondary education; coordination among providers is important to eliminate duplication and target specific outcomes.

Action 1.2.2 - The Town and Village, in conjunction with the schools, should sponsor and offer "entrepreneurial" training sessions and courses to residents. By developing these skills, Pembroke and Corfu can encourage young, business minded residents to remain in the area. This could result in jobs, positively impact the local economy and help improve the quality of life for young residents.

Housing

The following characteristics summarize the housing conditions of Pembroke and Corfu:

- Median year housing structures were built: Town - 1945, Village - 1939
- 1,563 housing units - Town in 1990
- Village - housing units 292 in 1990
- Median value of a home - Town $64,300 in 1990
- Village - the median value of a home $63,100 in 1990
- Town, 76% owner occupied and 24% rental units
- Village includes 93% owner occupied and 7% rental units
- Village - All housing units are served with public water
- There is a Village municipal sewer system in Corfu that is available for Village residents. According to the Town attorney, virtually all Village residents use this municipal system.

Housing Goal, Objectives and Actions

Goal 2 - To ensure that all residents have access to affordable housing options

Objective 2.1 - to preserve and improve the quality and character of existing and future housing in Pembroke and Corfu

Action 2.1.1 - An evaluation and assessment of older buildings in the Village should be completed to determine their potential for renovation to apartments. Because of the lack of rental property in both communities, there could be a need for additional rental units to meet the potential demand of population increases in the Town and Village.

Action 2.1.2 - The Town and Village may require additional hours dedicated to the code enforcement officer to ensure all housing meets the current building code. Some properties in both communities should be updated to ensure living conditions are safe for all residents.

Action 2.1.3 - Additional rental housing should be encouraged for the Village of Corfu and Town of Pembroke. The population of the Town and Village is expected to grow over the twenty years; by providing rental housing in the communities, there will be an opportunity for non-home owners to live and work in Pembroke and Corfu.

Objective 2.2 - to ensure current housing values are protected as new development occurs

Action 2.2.1 - Through the implementation of zoning regulations, sign restrictions, landscape requirements, subdivision regulations and other land use regulations, the Town and Village should protect the character of existing "neighborhoods". Additional commercial and industrial development should be directed to the three development nodes to ensure current housing values are not detrimentally impacted by the haphazard development of these uses.

Economy

The following summarizes the economy of the Town and Village:

- The manufacturing base is limited but should remain relatively stable over the next decade:
  - Corfu Machine has grown steadily over the past five years; the company anticipates growth over the next decade
  - Ed Arnold's Scrap Processing has grown steadily and anticipates future growth
  - Kutter's Cheese Factory has experienced slow growth over the past five years and anticipates slow growth over the next decade.
  - Trison Manufacturing has experienced a steady decline over the past decade and does not anticipate future growth

- The major constraints to future development and expansion cited by local manufacturers is a lack of sewer and water availability in the Town and a small pool of skilled labor from which to hire employees.

- The location of the Town of Pembroke was cited as beneficial by most manufacturers because it allows the companies to solicit business from both Buffalo and Rochester.

- The Pembroke School System is the major employer in the Town and Village; enrolment within the school has increased over the past three years and is expected to continue increasing over the next five years.

- The agricultural base is in steady decline; potential may exist, however, for the Town and Village to offer "value-added" services to agricultural products produced in Genesee County. Value-added services are often provided outside of the region because there is no provider within Genesee County for specific services.

- The overall water and sewer infrastructure in the Village is in satisfactory condition. The Village has completed a renovation project that included improvements to both its water treatment plant and its wastewater treatment plant.

Economic Goal, Objectives and Actions

GOAL 3 - To develop a strong economic base that provides employment opportunities for residents in the Town and Village

Objective 3.1 - to promote industry and commercial businesses in the Town and Village and market Pembroke and Corfu as more than "bedroom communities" to Buffalo and Rochester

Action 3.1.1 - The Town of Pembroke and Village of Corfu should develop a logo and promotional brochure to market the area. The logo should reflect the character of the Town and Village (small, home-town, rural, agricultural, friendly). The promotional brochure should discuss issues such as taxation, servicing, potential assistance from the Town/Village/County, proximity to the Thruway and other unique characteristics of the two communities.

Action 3.1.2 - The Town of Pembroke and Village of Corfu should explore the possibility of attracting "value-added industries" to provide employment opportunities for residents; these industries should concentrate on the existing agricultural industry, fruit and vegetable processing or the trucking industry. Value-added industries, building on the existing industrial base of Genesee County, will have an opportunity to locate near existing industries while having direct access to the Thruway and ample room for development and growth. Growth of these industries could increase the tax base in the Town and improve the overall quality of life for residents.

Action 3.1.3 - The Town and Village should consider allowing development along major corridors (Route 5, Route 77 and Route 33) in a manner that protects the rural character of the area while allowing small, entrepreneurial development. This could include the use of special permits, home occupations or other zoning techniques that could evaluate each individual development on its own merits. This would allow smaller, commercial enterprises such as woodworking shops, fruit/craft stands or small contracting businesses along these corridors; the overall goal of any future approvals for development along this area should be to protect the rural character of the Town and Village.

Objective 3.2 - to encourage the development of office, high-technology industry and service-oriented industries in or near the Village

Action 3.2.1 - Service businesses should be sought to locate in and around the Village of Corfu's existing downtown. As the service center for the two communities, services such as banks, offices, small retail, etc. should be concentrated in the Village. This will help the tax base of the Village and provide needed services to residents in the Town and Village.

Action 3.2.2 - The Village should encourage small, tourist related businesses to attract the visitors of Darien Lake; this could include streamlining the development process, waiving "development review fees" or work with the small business association on helping these businesses acquire loans/grants. While not all those visiting the Park will utilize this service, there is a potential to attract those that camp for longer periods of time at the campgrounds. There is an opportunity for smaller recreation related uses (mini golf courses, bowling alleys, batting cages), restaurants or other "service" businesses

Objective 3.3 - to encourage environmentally clean, "large scale" industries and manufacturing facilities in the Town of Pembroke

Action 3.3.1 - The Town should promote the "Thruway Interchange Node" as a location for larger scale industrial and commercial development. Like the Village, the Town could offer a streamlined development process or waived "review fees". In addition, the Genesee County IDA should be incorporated into the process and the specific services/incentives they can offer should be outlined: PILOT agreements, Industrial Revenue Bonds, permitting process, SEQRA assistance, "one stop shopping".

Action 3.3.2 - The Town of Pembroke should increase efforts to promote the use of 485-B Real Property Tax abatement as an incentive to attract new business. This abatement generally provides a 50% tax abatement on all value-added improvements to a commercial business; the tax increases by 10% each year for a period of five years until the property returns to full value.

Environment

The following summarizes the environmental characteristics of the Town and Village:

- Muck soils which spread across a narrow strip of land in the central and east-central portions of the Town are the most fruitful soils in the region. Onions, carrots, potatoes and salad crops are successfully grown in these areas.
- The Town and Village have a significant number of federal wetlands and floodplains.
- Any slope or elevation in a community with a land mass that measures between 15% and 25% is typically considered "environmentally sensitive" because development on slopes may be difficult. There are no slopes in Pembroke or Corfu that measure 15% or greater.
- There are no Class A streams in the Pembroke/Corfu region; Class A streams are protected as drinking supply. Most creeks and streams in Pembroke and Corfu are considered Class C; this classification means that the water is used for fishing and should be protected as such.

Environmental Goal, Objectives and Actions

GOAL 4 - To maintain, enhance and protect the integrity of the area's natural resources

Objective 4.1 - to protect floodplains, especially along Murder Creek, from development

Action 4.1.1 - Pembroke and Corfu should discourage all development from floodways; floodways are the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment in order that the 100-year flood can be carried without substantial increases in flood heights. These floodplains are clearly defined on the Federal Emergency Management Agency maps for both communities and all development should be discouraged in these areas.

Action 4.1.2 - Open space and recreation uses should be considered to enhance the floodway and floodplain in Corfu while minimizing impacts to the floodplain. These uses could include picnic areas, playground equipment, rest areas or interpretive trails: uses that will realize minimal impact if this area floods. This would allow for use of the floodplains and still ensure they are undeveloped to handle floods of the Creek.

Action 4.1.3 - A storm water management study should be completed on Murder Creek to alleviate nuisance flooding problems throughout the Village and Town. The implementation of conservation easements could be considered as part of the storm water management study.

Objective 4.2 - to manage noise levels from truck traffic on Routes 5, 33 and 77

Action 4.2.1 - The Town and Village should conduct a comprehensive traffic study to determine ways to handle the excessive traffic, both from Darien Lake and trucks, in the two communities. The issues that should be considered include traffic to and from Darien Lake, truck traffic speeding and noise, the "bottle neck" in the Village at the railroad overpass and the possibility of developing a by-pass around the Village that could be used for the Darien Lake and truck traffic.

Action 4.2.2 - Based on the results of the traffic study, there may be a need for stricter enforcement of speed limits for trucks that travel through the two communities. The current enforcement level is often not adequate and speeding trucks sometimes cause excessive noise in the Town and Village along Routes 33 and 77. Additional police patrols along these highways could eliminate speeding trucks and reduce the noise associated with these vehicles on local roads.

Objective 4.3 - to ensure that agricultural land in the Town is protected and remains a viable economic opportunity

Action 4.3.1 - Much of the agricultural land in the Town is being parcelled for small-scale residential development; this is especially true on Routes 5, 77 and 33. Development of these areas should be encouraged as "planned unit developments" rather than strip development along existing roads to protect the rural character of the Town. Through "clustering" of development, that could include master and phasing plans for residential units, plans should be submitted based on a ratio of specific number of housing units to specific number of acres retained as farming. Other considerations for the "planned unit developments" could include, but not be limited to, soils and spraying setbacks.

Action 4.3.2 - The Town should implement existing land use ratios to limit the number of lots allowed to be subdivided on agricultural lands in agricultural districts. Class 1-4 agricultural lands, as defined by New York State based on mineral content, and all farmed muck soils should be protected from future development. Agricultural character can be retained while farmers are able to subdivide and sell portions of their land.

Transportation

Transportation characteristics for the Town and Village include:

- According to data compiled by the New York State Thruway Authority, on a typical weekday (in this case Tuesday, April 16, 1996) Exit 48A accommodated 6,856 passenger vehicles. On a summer weekday (August 29, 1995) Exit 48A accommodated 8,910 passenger vehicles. In terms of overall use, Exit 48A ranks approximately 7th out of 15 New York State Thruway exits (45 - 61).

- There is one established recreational trail in the Village of Corfu and Town of Pembroke: the Finger Lake Niagara Trail. Selected hiking/biking trails exist in the surrounding region; most notably in the Genesee County Park and Forest and Darien Lake State Park.

- There is no established public transportation system in the Town of Pembroke or the Village of Corfu. The region is served once daily by a B-Line bus originating in the City of Batavia.

- According to the Highway Superintendent, the overall condition of Town-maintained roads is very good to excellent; the Superintendent feels that these roads are some of the best in Genesee County. Roads in Pembroke are considered to serve the needs of the community quite readily and no major deficiencies were noted. The Town pays cash for equipment and carries no debt.

Transportation Goal, Objectives and Actions

GOAL 5 - To ensure the safe and efficient movement of people and goods in the Town and Village

Objective 5.1 - to address the specific traffic issues of the Town and Village of Corfu

Action 5.1.1 - A detailed traffic study should be completed that fully addresses the issues of traffic in the Town of Pembroke and Village of Corfu. The issues that should be considered include traffic to and from Darien Lake, truck traffic speeding and noise, the "bottle neck" in the Village at the railroad overpass and the possibility of developing a by-pass around the Village that could be used for the Darien Lake and truck traffic.

Objective 5.2 - to address the level of traffic generated by visitors to the Darien Lake theme park along Route 77

Action 5.2.1 - The Town and Village should work with the NYS Thruway Authority, NYS Department of Transportation, Town of Darien and Darien Lake officials to promote "alternate" routes to the amusement park. This could be done through the Park's advertising or posting of "alternate route" signs. If Park users were to approach the area from the south, as well as the north, traffic congestion along Route 77 in the Village of Corfu could be reduced. A "Park and Ride" program and new parking lot on the Darien Lake property could also be investigated in an effort to reduce the amount of cars using the main entrance on Route 77.

Action 5.2.2 - The Village and Town should request the NYS DOT prioritize the widening of the bridge on Route 77 near Cohocton Road in the Town and the overpass in the Village; this will help relieve the bottle neck caused by traffic heading to Darien Lake.

Action 5.2.3 - The Village and Town should request the NYS DOT prioritize the widening of the shoulder of Route 77 from the NYS Thruway Exit 48A to the Village of Corfu; widening this shoulder to 10 feet of pavement would promote safety and facilitate the movement of traffic.

Objective 5.3 - to develop a more comprehensive policy enforcing the speed of trucks and passenger vehicles passing through the region

Action 5.3.1 - As part of the larger traffic study completed for the two communities, the Town and Village should study the need for stricter enforcement of speed limits for trucks and passenger vehicles that travel through the two communities. Additional patrols may be necessary to control the speed of trucks through the Town and Village; this could require additional funds for local, county or state patrols.

Objective 5.4 - to address the capacity limitations of traffic on Routes 77 and 33

Action 5.4.1 - The Town and Village should work with the NYSDOT to define truck traffic safety issues at the intersection of Route 33 and Route 77. The southwest corner of this intersection should be closely examined for safety issues at this time to determine ways to mitigate problems. Although recently redesigned and redeveloped, this corner causes problems for both truck and passenger vehicles at the intersection.

Objective 5.5 - to capitalize on the potentials offered by New York State Thruway Exit 48A

Action 5.5.1 - The Town of Pembroke should encourage development near the Thruway interchange; by designating this as one of three development node for commercial and industrial development, the Town and Village are showing a commitment to future development in the communities.

Action 5.5.2 - The provision of sewer and water to this interchange area should be considered and addressed in a comprehensive servicing study conducted for the Town and Village. Many industries and commercial enterprises will require servicing if they are to develop in the "Thruway Interchange Node". The lack of servicing in this area remains as a deficiency for development and must be addressed. Sewer and water could be provided in conjunction with the Village system or through the development of an individual system; the study would provide a clear direction on which way the Town and Village should proceed.

Land Use

The following summarizes the land use characteristics of the Town of Pembroke and Village of Corfu:

- The combined land area of Pembroke and Corfu is 26,791 acres that are primarily rural in character. The Town's acreage is 26,140 while the Village acreage is 651.
- Because the population in the Town and Village is not expected to grow considerably older, there may be no need for additional senior housing. There are currently 24 units that are designated for seniors; this should meet future needs in Pembroke and Corfu.
- The Town and Village appear to offer affordable housing for renters but may need to develop affordable home ownership opportunities in the future.
- There are no Town or Village parks in Pembroke and Corfu. The recreation needs of residents may not be met because of the lack of community parks and playgrounds.

Land Use Goal, Objectives and Actions

GOAL 6 - To encourage land use patterns that protect the character of the Town and Village

Objective 6.1 - To promote, yet minimize the impact, of future commercial and industrial development in both the Town and Village

Action 6.1.1 - To ensure the character of the Town of Pembroke is protected, "truck stop" type industries should be restricted to the "Thruway Interchange Node" near the 48A exit on the Thruway. The location of this exit in the Town offers development opportunities; by containing this development near the interchange, the Town realizes the benefits of future development while protecting its rural character.

Action 6.1.2 - Small, owner-operated, complementary business development should be allowed for second income opportunities for Town and Village residents. These businesses should be regulated through the use of special permits, home occupations or other zoning techniques. This would allow for commercial enterprises outside of the development nodes but in a regulated manner.

Action 6.1.3 - New development at the Thruway Interchange node should require the development of a "service road" that parallels Route 77 and all development on both sides of the new road; curb cuts on Route 77 should be prohibited. The service road should link the Flying J with Route 5.

Objective 6.2 - to regulate land uses in the Town and Village to minimize conflicts and protect the rural character

Action 6.2.1 - The Town and Village should designate 3 "nodes" in the region for development: East Pembroke, the Thruway Interchange area and the Village of Corfu. Future residential, commercial and industrial development should be concentrated within these "nodes" to protect open space in the Town and Village and minimize traffic impacts throughout the region.

Action 6.2.2 - The Town and Village should update their zoning ordinances. subdivision regulations and other land use regulations to reflect the goals and objectives of this Comprehensive Plan. The Comprehensive Plan offers a long term vision for the Town and Village and the land use regulations should be used to implement this vision.

Community Facilities

The following summarizes the most significant community facility issues in the Town and Village:

- The Village operates two water wells and under normal operating circumstances uses only one at a time. The first well pumps 140 gallons per minute while the second well pumps approximately 110 gallons per minute. The average daily water consumption is approximately 67,000 gallons per day; this figure allows significant capacity for potential future expansion.

- The sewer plant has a 120,000 gallon per day capacity and currently takes in approximately 50-60,000 gallons per day. Each home located within Village limits is attached to the sewer system; the total number of attached homes is approximately 450.

- The Town and Village do not offer weekly municipal solid waste pickup service to residents. Each resident must contract privately with haulers. On the first Saturday of each month, the Town contracts with a private hauler to conduct a pickup at the Town Hall. Recycling services are also available to residents through a private hauler on the first and third Saturdays of each month at the Town Hall.

- There is no Town or Village Park in Pembroke and Corfu.

Community Facilities Goal, Objectives and Actions

GOAL 7 - To ensure that the residents of the Town and Village have access to important community facilities

Objective 7.1 - to further consider expanding sewer/water service from the Village into the Town

Action 7.1.1 - The Town and Village, perhaps in conjunction with the Town of Batavia, should conduct a study to determine the feasibility of expanding the sewer and water into the Town. Areas that could be considered for servicing include the Thruway Interchange and East Pembroke. Particular attention should be paid to East Pembroke; cesspool and other drainage problems could warrant the development of public sewer service. Maintenance, development costs and potential upgrading should be considered in this study to determine the most efficient and cost effective way to service these areas.

Action 7.1.2 - The Town, in conjunction with the Village, should consider creating a sewer district in the Town north of the Village on Route 77 without annexing land to the Village; the new sewer district users would be responsible for the costs of improvements. A sewer district north of the Village would allow for additional commercial or residential development outside of the Village where vacant land is available.

Objective 7.2 - to support the development of parks and playgrounds in the Town and Village

Action 7.2.1 - The Town and Village should develop a park or "community gathering" area and pedestrian/bicycle trail along Murder Creek; the development should include park and playground amenities to serve youth in the region and provide a facility for family picnics and community celebrations.

Action 7.2.2 - The Town and Village should develop an implementation strategy to establish a park system in the region. The strategy should consider the provision in the subdivision ordinance that requires a developer to set aside land or money in lieu of land to develop parks.

Action 7.2.3 - The Town and Village should work with the Pembroke schools to establish an agreement on use of the recreational facilities at the school. Ballfields, playground equipment or other facilities can be utilized by all residents in the Town and Village; these facilities should be promoted throughout the community.

Objective 7.3 - to consider consolidation of services between the Town and the Village and avoid the duplication of services

Action 7.3.1 - The Town and Village should complete a study focusing on the expansion of the sewer and water services on a shared basis. Expansion of the system would allow for additional development in designated areas and would send a message to developers that the Town and Village are willing to work with them on new commercial or industrial enterprises.

Action 7.3.2 - The Town and Village have their own set of land use regulations (zoning, comprehensive plans, site plan review, sign ordinance, etc.). While maintaining individual character is an important aspect, there is an opportunity to develop regulations that are consistent and consider the overall goals of this plan. Procedures, land use regulation format and application forms should be consistent in the Town and Village.

Objective 7.4 - to highlight historic features in the Town and Village

Action 7.4.1 - The Village zoning ordinance should include an historic overlay district to protect Village character. Design guidelines should be developed for the Village to enhance and improve the character, buildings and streetscapes.Public investment in historic preservation is important to illustrate a commitment to the business community who may later invest.

Action 7.4.2 - Local historic landmarks reflecting elements of the culture, social, economic, political and architectural history of the area should be designated as local "landmarks". These historic features, including interpretive signage, could be included on a tour for residents and visitors to the two communities.

Action 7.4.3 - The Town and Village Boards should use the Pembroke Historical Society for advice and support services to the Planning Boards when changes to structures that could be considered "historic" are proposed. The Historical Society should also establish a solid relationship with local schoolchildren and help educate them about local history.

3.0 The Population of Pembroke and Corfu

The rural character of the Town of Pembroke and the Village of Corfu is considered the two communities' biggest assets. Both communities have experienced a slight growth in population due, in part, to the quality of life they offer families and children. Like Genesee County, which has experienced an increase in population since 1980, Pembroke and Corfu also have the advantage of being located between the two larger metropolitan areas of Buffalo and Rochester. This offers residents the advantages of living in a quiet, rural community while still having access to the many amenities of a larger, urban area. Pembroke and Corfu should experience a slight growth in population over the next twenty years based on past trends and conditions in the two communities.

The following Chapter summarizes the population characteristics of the Town of Pembroke and Village of Corfu. The Chapter examines the existing population characteristics including age, ethnicity, education, income, employment and public assistance/poverty level. Population projections are then outlined for the Town and Village. Housing characteristics are then reviewed for Pembroke and Corfu: this includes housing stock age, growth rates, housing values, owner/renter occupancy, servicing and affordable housing. Finally, population housing issues are identified in the Chapter; specific actions to address each of the issues are also presented.

.1 Existing Population

In 1990, the population of the Town of Pembroke was 3,477 and the Village was 755; this is a total population of 4,232 for both communities. This is an increase of 86 (2%) people in the Town and Village since 1980: 21 (1%) people in the Town and 66 (10%) in the Village. The Town's population in 1980 was 3,457 and the population in the Village was 689 in 1980. This trend is similar to the slight increase in Genesee County population. The 1980 population was 59,400 and the 1990 population was 60,060; this is an increase of 1.2%.

According to the Genesee/Finger Lakes Regional Planning Council, the 1994 population in the Town had increased to 3,546 (2% increase) and the Village population had increased to 771 (2% increase). Genesee County had also seen a slight increase by 1994: 61,292 (2% increase).

The following table summarizes the change in population in Pembroke, Corfu, Genesee County and State of New York:

1980-1994 Change in Population

Location	1980 Population	1990 Population	1994 Population	Percent Change 1980-1994
Town of Pembroke	3,457	3,477	3,546	4.1%
Village of Corfu	689	755	771	11.9%
Genesee County	59,400	60,060	61,292	3.2%
New York State	17,558,000	17,990,778	18,136,081 (1995)	3.3% (1995)

Source: US Bureau of Census and Genesee/Finger Lakes Regional Planning Council

Unlike many of the communities in Western New York, the Town of Pembroke and Village of Corfu have experienced an increase in population that is similar to the population growth that is characteristic of the State as a whole. To illustrate the population characteristics of the Town and Village, the following reviews age, ethnicity, education, income, employment and public assistance/poverty levels for the two communities. This information is used to develop an understanding of the population characteristics that may impact future growth in Pembroke and Corfu.

Age

A breakdown in age leads to the "young" and "old" issues that should be addressed in a comprehensive plan. If a community has a young population, then services such as daycare, schools or recreation may be required; on the other hand, if the community has an older population, social services, medical care or nursing homes may be required. In general, the Town and Village have gotten younger as illustrated in the following table:

Town of Pembroke and Village of Corfu
Age Breakdown - 1980 and 1990

Age Group	Town		Village	
	1980	1990	1980	1990
Under 14	22.9%	22.4%	22.5%	26.9%
15-29	11.9%	20.9%	26.3%	22.1%
30-59	35.1%	40.3%	35.7%	36.8%
Over 60	29.8%	16.3%	15.5%	14.1%

Source: US Bureau of the Census

Between 1980 and 1990, there was a significant decrease in residents in the Town that are over the age of 60; from 29.8% to 16.3%. In the Village, the percent of resident over 60 has remained fairly constant: 15.5% in 1980 to 14.1% in 1990. In Genesee County, 18% of the population is over the age of 60; this is slightly higher than the Town and Village. In New York State, the 1990 percentage of residents over the age of 60 is 18%.

The Town of Pembroke realized an increase in the 30-59 age group: 35.1% in 1980 to 40.3% in 1990. This is due, in part, to the reputation of the Town as a bedroom community to the Cities of Buffalo and Rochester. In the Village of Corfu, the percentage of residents between 30-59 has remained essentially the same: 35.7% in 1980 and 36.8% in 1990. The County percentage of residents between 30-59 was 37.6% in 1990. New York State has approximately 39% of people between the ages of 30-59.

The Town of Pembroke saw a significant increase in people between the ages of 15-29 from 1980 to 1990. In 1980, the percentage in this age group was 11.9% while in 1990, the percentage had increased to 20.9%. In the Village, the percent of residents in this age category decreased from 26.3% (1980) to 22.1% (1990). The County has approximately 22% of residents between 15-29. Both are lower than the State percentage in this category: 24% in 1990.

The population percentage of residents under the age of 14 in the Town has remained essentially the same: 22.9% in 1980 and 22.4% in 1990. In the Village, the percentage has increased from 22.5% in 1980 to 26.9% in 1990. In Genesee County, the percentage of people below the age of 14 is 22.4%; this is comparable to both the Town and Village percentages. The percentage of residents under the age of 14 in New York State in 1990 was 19%.

Ethnicity

Ethnicity in a community illustrates the specific breakdown of the population to determine special programs and services that may be required to meet the needs of special population groups. The Town of Pembroke and Village of Corfu are compared to the State in this section to show the special needs that may exist for various groups in the two communities.

Overall, the population of both the Town of Pembroke and Village of Corfu is predominantly white. According to the 1990 Census, the Town's white population was 3,442 residents or 98.9%. In the Village, the white population was 742 residents or 98.3%. This is considerably higher than the State's overall percentage of white residents at 62%.

A breakdown of the Town of Pembroke and Village of Corfu by ethnicity is included in the following table:

Ethnic Breakdown - 1990
Town of Pembroke and Village of Corfu

Ethnic Group	Town	Village
White	98.9%	98.3%
Hispanic	0.2%	0.0%
African American	0.4%	0.9%
Native American	0.4%	0.1%
Asian	0.2%	0.8%
TOTAL	100.0%	100.0%

Source: US Bureau of the Census

In the Town of Pembroke, less than two percent of the total population consists of Hispanic (0.2%), African American (0.4%), Native American (0.4%) or Asian heritage (0.2%); this is a total of 41 people in the Town. This is the same for the Village of Corfu where less than two percent of the population consists of African American (0.9%), Native American (0.1%) or Asian (0.8%) ethnic groups; a total of 13 people in the Village are in these ethnic groups. Genesee County is also primarily white in ethnic background. 95.6% of residents in the County are white while 0.6% are Hispanic, 1.8% are African American, 1.5% are American Indian and 0.4% are Asian. In New York State, percentages of these ethnic groups include: Hispanic (12%), African American (16%), Native American (0.3%), Asian (4%).

Education

The US Bureau of Census classifies persons according to the highest level of school completed or the highest degree received. In assessing a community's employment capabilities, the level of education can indicate the type of industry or business that can be targeted in a community. In general, educational attainment in the Town appears to be slightly lower than both the County and State; the Village's educational attainment level is slightly higher than the County and State.

The following table summarizes the educational attainment levels of the State,Town and Village:

Educational Attainment
Age 18 and Over

Level of Education	NYS	Genesee County	Town of Pembroke	Village of Corfu
Less than 9th Grade	9%	8%	9%	4%
9th to 12th Grade	16%	15%	18%	10%
High School Graduation	29%	36%	33%	41%
Some College	18%	17%	18%	16%
Associate Degree	7%	10%	10%	11%
Bachelors Degree	13%	9%	7%	8%
Graduate or Professional Degree	9%	5%	5%	10%
TOTAL	100%	100%	100%	100%

Source: US Bureau of the Census

The Town of Pembroke appears to have slightly lower educational attainment levels when compared to New York State as a whole; the Village's educational attainment levels appear to be slightly higher. The percentage of high school graduates is higher in both the Town (33%) and Village (41%) than the State (29%). In the Town, 10% have attained associate degrees and in the Village, this percentage is 11%; the State's percentage is 7%. The Town (7%), Village (8%) and County (9%) have lower percentages of residents that have attained bachelors degrees than the State (10%). In Pembroke, 5% have attained graduate or professional degrees; this is comparable to the County percentage. The Village of Corfu shows that 10% have attained graduate or professional degrees. This percentage is higher than the State's percentage of 9%.

Income

The median income for residents in the Town of Pembroke is $30,488 while the Village of Corfu is slightly higher at $32,237. In Genesee County, the median income in 1990 was $30,955 which is comparable to both the Town and Village. In comparison, New York State's median income is $32,965. Overall, the population in Pembroke and Corfu appear to be in the "middle class" or "middle income" level.

When analyzing a breakdown of the household income levels for the Town and Village, there are some revealing characteristics. Only 5% of the population of the Town and 7% of the Village population has an income below $10,000; this is significantly lower than the County (12%) and New York State (15%). The household incomes between $10,000 - $20,000 in the Town was 13% and in the Village the income was 9%; again, these percentages are lower than the County (19%) and the State (15%).

Percentage of residents in the Town, Village, County and State that make between $20,000-$30,000 include 19%, 18%, 17% and 14% respectively. In the $30,000-$40,000 income levels, 24% of Town residents and 31% of Village residents are included in this category; these percentages are higher than the County's 18% and the State's 14%. In the income levels between $40,000-$50,000, the percentages are Town (16%), Village (18%), County (13%), and State (10%).

The percent of residents making over $50,000 is slightly lower in the Town and Village when compared to the County and State. These percentages include: Town (23%), Village (16%), County (22%) and State (30%). The following table summarizes the income levels for the State, County, Town and Village:

Household Income Levels - 1990

New York State, Genesee County, Town of Pembroke and Village of Corfu

Income Level	NYS	Genesee County	Town of Pembroke	Village of Corfu
$0-10,000	15%	12%	5%	7%
$10,000-20,000	15%	19%	13%	9%
$20,000-30,000	14%	17%	19%	18%
$30,000-40,000	14%	18%	24%	31%
$40,000-50,000	10%	13%	16%	18%
$50,000-100,000	24%	20%	21%	16%
$100,000 and over	6%	2%	2%	0%

Source: US Bureau of the Census

The per capita income statistic that is compiled by the US Bureau of the Census is the mean income for the "state year" computed for every man, woman and child. The figure is derived by dividing the total income of a particular area by the total population. The Town and Village have significantly lower than the New York State per capita income. Per capita income in the Town is $11,649 and in the Village, the per capita income is $10,717. In New York State, the per capita income is $16,501. Genesee County's per capita income in 1990 was $12,705 which is slightly higher than the Town and Village. This would indicate that household sizes in the Town and Village are somewhat bigger than the County.

Employment

Employment characteristics show the breakdown of a work-force, by industry, in a specified community. In 1990, the significant occupations in the Town included Precision Products (21%), Technical, Sales Administrative - Administrative Supplement (13%), Operators/Fabricators - Machine (12%) and Managerial - Professional Specialty (12%). The significant occupations in the Village include Precision Production (16%), Managerial - Professional Specialty (16%), Technical, Sales Administrative - Sales (11%), Technical, Sales Administrative (11%) and Service Occupations - Service (11%). Significant occupations in Genesee County include Technical, Sales Administrative - Administrative Supplement (14%), Precision Production (13%), Managerial - Professional Specialty and Service Occupations - Service (12%). The following summarizes the occupations for the Town, Village and County residents; this chart outlines the percentage of residents over 25 years of age that are employed in each occupation.

Percent of Residents by Occupation - 1990
Town of Pembroke and Village of Corfu

Occupation	Town	Village	County
Managerial			
Executive, Administrative	6%	8%	8%
Professional Specialty	12%	16%	13%
Technical, Sales Administrative			
Support	2%	3%	3%
Sales	6%	11%	10%
Administrative Supplement	13%	11%	14%
Service Occupations			
Private Household	0%	0%	1%
Protective Service	2%	1%	2%
Service	9%	11%	12%
Farming/Forestry	4%	1%	4%
Precision Production	21%	16%	13%
Operators/Fabricators			
Machine	12%	7%	11%
Transportation	6%	8%	5%
Handlers	6%	7%	4%
TOTAL	100.0	100.0	100.0

Source: US Bureau of the Census

According to the 1990 US Bureau of the Census, in New York State, the significant employment industries for residents employed and over 16 years of age include Retail Trade (16%), Health Related (11%), Education (10%) and Finance, Insurance and Real Estate (FIRE) (10%). In the Town of Pembroke, the most significant industries include Manufacturing - Durable Goods (17%), Retail Trade (16%) and Entertainment and Recreation Services (10%). The Village of Corfu's major industries include Retail Trade (21%), Manufacturing - Nondurable Goods (10%), Manufacturing - Durable Goods (10%), Professional and Related Services - Health Services (10%) and Educational Services (10%). In Genesee County, significant industries include Manufacturing - Durable Goods (18%), Retail Trade (17%), Professional and Related Services (9%) and Educational Services (9%).

In New York State, agriculture accounts for only 1% of all industry. Both Pembroke and Corfu show approximately 3% of residents in agriculture, forestry and fisheries. Genesee County, as a whole, shows almost 5% of residents in this industry.

Public Assistance/Poverty Level

An indicator of the employment opportunities and health of the economy in a community is the percentage of residents that receive public assistance. In New York State, 9% of residents collect public assistance; this does not include those individuals that collect social security. In the Town of Pembroke, Village of Corfu and Genesee County all have lower percentages of people who have received public assistance. The percentage of Town residents is lowest at 4.7% while the Village is 5.4% and the County is 5.7%.

In New York State, the percentage of residents that receive social security is approximately 27%. The Town and County have slightly higher percentages of residents that receive social security: 28.7% and 29.8% respectively. The 1990 Census information shows that the Village, on the other hand, has approximately 22.7% of residents that receive social security. Residents in the senior housing project in the Village are included in this percentage.

Poverty status is another indicator of the economic stability of a community. The higher the percent of people living below the poverty level, the more likely that community is suffering from lack of employment opportunities, lower education levels or a high number of residents with special needs (elderly, single parent families, seasonal workers).

The Town of Pembroke, Village of Corfu and Genesee County all have poverty levels significantly lower than the State as a whole. In New York State, the poverty level is 13% (2,277,296 residents). There are 201 residents in the Town of Pembroke below the poverty level; this is approximately 5% of Town residents. In the Village, 44 or 6% of residents are below the poverty level. Genesee County has 2,172 residents or 3.6% that live below the poverty level.

.2 Population Projections

Population projections for Genesee County were prepared by the Genesee/Finger Lakes Regional Planning Council in June of 1997. For the Town of Pembroke and Village of Corfu, the following population projections show the expected growth/decline each community can expect:

Population Projections 1990-2010
Town of Pembroke and Village of Corfu

Location	1990	1995	2000	2010
Town of Pembroke	3477	3550	3564	3582
Village of Corfu	755	772	778	786
TOTAL	4232	4322	4342	4368

Source: US Bureau of the Census and peter j. smith & company, inc.

The Town of Pembroke and Village of Corfu have experienced an increase in population between 1980 and 1990; this trend will likely continue gradually over the next 20 years. The population projections show that the Town could experience a slight increase in population over the next twenty years; the projections show that an increase of almost 4% could be experienced in the Town. Because the Town has many middle age and income residents, there is the potential to increase the population more significantly if economic opportunities were available in the Western New York area.

The Village of Corfu can also expect a slight increase in population over the next twenty years according to the population projections; the total increase could be as great as 5%.

.3 Housing Characteristics

Providing safe and affordable housing to resident in the Town of Pembroke and Village of Corfu is a priority of the municipal officials. In general, the Town and Village have been growing over the past twenty years and should continue to see population growth over the next twenty years. As communities grow, their housing stock ages, becomes outdated and no longer serves the needs of existing and new residents; provisions for rehabilitation or new housing starts can help a community ensure that the housing meets the needs of residents. This section offers an overview of the various housing characteristics.

Housing Stock Age

According to the 1990 Census information, the median year housing structures were built include: Town of Pembroke - 1945, Village of Corfu - 1939 and Genesee County 1949. In general, the housing stock in Pembroke and Corfu is slightly older than Genesee County as a whole. In the Town of Pembroke, 75% of units were built before 1939. In the Village, 60% of all units were built before 1939 and in the County 45% of all units were built before this year. In the Town of Pembroke, Village of Corfu and Genesee County, all housing units are classified as located outside urbanized areas; this is characteristic of the rural character of both the Town and Village. There are 3.3% of housing units in the Town and 3.6% in the County that are classified as rural - farm; there are no units in the Village with this classification.

Growth Rates

There were approximately 1,563 housing units in the Town of Pembroke in 1990. In the Village, the number of housing units was 292 and in the County, the number was approximately 22,600. These figures include both owner and renter occupied units. The following chart outlines the number of building permits for residential construction that were issued in the Town and Village since 1991. The permits issued include new conventional, modular and mobile homes.

Number of Permits Issued - 1991-1995
Town of Pembroke and Village of Corfu

Year	Town	Village
1991	21	3
1992	18	2
1993	17	7
1994	9	5
1995	16	2
TOTAL	81	19

Source: Town of Pembroke and Village of Corfu

Housing Values and Ownership

The median value of a home in the Town of Pembroke was $64,300 in 1990. In the Village, the median value of a home was $63,100. Both the Town and Village have comparable percentages to Genesee County as a whole whose median value of a home is $65,600.

According to the 1990 Census, in the Town, 76% owner occupied and 24% rental units were available in community; the owner occupied rate is higher than the County as a whole. In contrast to the Town, the Village breakdown includes 93% owner occupied and 7% rental units; this owner occupied rate is significantly higher than both the Town and Genesee County. Genesee County has an owner-occupied rate of 66% and a rental rate of 34%.

Servicing

In the Town of Pembroke and Village of Corfu, there are no units that lack complete plumbing facilities. In Genesee County as a whole, there are 136 units (1%) that lack complete plumbing facilities.

The Village of Corfu owns and operates a municipal water system that is available to all Village residents; Town residents are served by either drilled or dug wells (90%) or some other source of water (bottled or trucked). In the Village, 93% of housing units are served with public water; the remaining 7% of housing units are serviced by drilled wells.

Almost all Town residents use septic tanks for sewage disposal; a limited number use a cesspool or other means of sewage disposal. There is a Village municipal sewer system in Corfu that is available for Village residents. According to the Village Attorney, all Village residents use this municipal system.

Senior Housing

There are no specially designated senior or low income housing units in the Town of Pembroke. In the Village of Corfu, there is one senior housing complex with 24 units: Corfu Meadows. There is no other designated low income housing available in the Village of Corfu. The results of the community survey indicate that residents of Pembroke and Corfu are in favor of additional senior housing or other affordable housing options should be available to residents.

4.0 The Economy

The Town of Pembroke was established in 1812 when the Town of Batavia was divided into five separate towns in Genesee County; the name of the Town is derived from Pembroke in the country of Wales. The Village of Corfu (formally known as Long's Corners) was established in 1868. The region was settled primarily to take advantage of the abundant and fruitful farmland that was readily available for agricultural development. The Village of Corfu complemented the Town by functioning as a commercial "center" where people could meet, trade their wares, enjoy food and drink and purchase goods and services to take home to provide for their farms and families.

The economic base of Pembroke and Corfu today is in large part based on agricultural production. On a regional level, Genesee County functions as one of the most agriculturally productive in New York State. Nearly 15% of all milk produced in New York State and 15% of all cattle farms in New York State are located within the Finger Lakes Region (Genesee, Livingston, Monroe, Ontario, Orleans, Seneca, Wayne, Wyoming and Yates Counties). According to the 1992 Census of Agriculture, over 25% of total farm workers in New York State are located in the Finger Lakes Region.

A significant population within Pembroke and Corfu works outside of the agriculture industry. Many of these residents use the Town and Village as a "bedroom community" while commuting to their jobs in other areas of Genesee County, the City of Rochester or City of Buffalo.

In recent history, the road network has begun to influence the economy of the Town and Village. Residents have fallen victim to a significant amount of traffic generated by commercial trucks, commuters and seasonal visitors to the Darien Lake Theme Park. New York State Thruway Exit 48A is located in the Town of Pembroke, and NYS Routes 77, 5 and 33 function as alternative routes for commercial trucks seeking to reduce travel time and toll costs.

The Town of Pembroke and Village of Corfu have expressed an interest in stimulating economic development in their region. The first step in determining a direction for economic development is to complete a general inventory of the type of development that currently exists in the Town and Village. This inventory can help illustrate potential strengths the community can build upon to create a stronger economic future. The inventory, accompanied by the economic goals and objectives established by the residents of the Town and Village, will help institute actions in the Comprehensive Plan to stimulate specific economic development efforts.

.1 Existing Local Economic Base

The following inventory provides an overview of the business activity occurring in the Town and Village. The list is not intended to be exhaustive; the main purpose of the inventory is to provide a framework for building upon existing economic strengths and determining where weaknesses may lie that can be addressed through policy and action statements in the Comprehensive Plan.

Industrial Employers

Kutter's Cheese Factory

Kutter's Cheese Factory on Route 5 has been in business for almost 50 years and represents one of the Town's largest industrial employers with approximately 30 workers. Leo Kutter, a German cheesemaker who came to the United States in 1923, started this factory in 1947; the operation is still run today by the Kutter family. The industry uses locally produced milk to manufacture cheddar cheese, washed cheese curds and sour cream dips. Products are sold locally under the Kutter name and throughout the northeast under private labels. The company has grown steadily over the past decade and anticipates continued slow growth in the future.

Ed Arnold's Scrap Processing

This business was established by Edward Arnold Sr. in 1956; the company specializes in scrap metal recycling. The scrap metal is collected in roll-off containers spotted at manufacturing facilities throughout the Buffalo and Rochester area; some of these facilities include General Motors, Ford and American Brass. Once the scrap metal has been processed and recycled, the end product is sent to steel mills located throughout New York State, Pennsylvania, Ohio and Canada. The company currently employs 35 people and predicts slow but steady growth over the next several years. Employees with the company are typically both skilled and semi-skilled laborers. The location of the company between Buffalo and Rochester was cited as beneficial because both cities can easily be accessed for scrap metal collection.

Corfu Machine

Corfu Machine is located on Route 33 in the Town and has been in operation since 1977; the company manufactures hydraulic cylinders and serves the western New York population including the cities of Buffalo and Rochester. Corfu Machine employs a combination of 25 skilled and semi-skilled laborers who typically come from the Genesee County region. The company has expanded over the past 19 years and anticipates continued slow growth over the next five years.

Don Beck, Inc.

Don Beck, Inc. sells a comprehensive line of milking and feeding equipment for dairy farms throughout New York State and has expanded their market into Pennsylvania. The company is celebrating its 50th anniversary in 1996 and is currently managed by members of the Beck family. Company headquarters are located on Route 5 in Pembroke; 16 people are currently employed at this location. The company also operates a satellite location in Castile, Wyoming County, which employs 18 people. Employees at the Pembroke facility are typically skilled certified welders and electronic specialists. Most come from the Pembroke area. The company has expanded over the past five years and anticipates continued expansion over the next five years.

Sterling Tent

Sterling Tent is a Batavia-based tent rental operation that was established in 1911; all manufacturing of tents is handled at the Batavia location. Expansion and growth over the past five years led to the development of a warehouse/dispatch facility located in the Village of Corfu. From this location, all trucks pick up and deliver tents to clients. The business is seasonal, and hires approximately 20 people at the warehouse location during spring and summer months; during the winter months there are usually 1 to 3 employees. The company anticipates continued growth over the next five years.

Kutter's Distribution Center

In 1992 the Kutter family sold the distribution sector of their business to a private company; the distribution center is located at the same address but operates as a separate entity. The center distributes cheese and related dairy products throughout Western New York and employs approximately 9 people full time.

Trison Manufacturing

Trison is a precision tool and die shop specializing in developing specialty tools for food processing companies located primarily in the Buffalo area. Trison was established in 1970 and at its peak employed 22 people; today the company employs 4 people. An unqualified local labor force was cited as the main reason the company has downsized over the past decade.

Commercial and Retail Employers

Pembroke Travel Plaza

The Pembroke Travel Plaza is located on the New York State Thruway near Exit 48A. The facility employs approximately 100 people and has operated in its current form since March of 1992. The Plaza provides "fast" food, beverage and retail services primarily to users of the New York State Thruway. Some of these services include a Burger King, Popeye's Chicken, coffee shop, retail gift shop, vending services and snack bar. Truck drivers, Darien Lake visitors, commuters and sports fans returning from Buffalo Bills games were cited as the most frequent users of the Travel Plaza.

Flying J Travel Plaza

The Flying J company from Brigham, Utah is currently in the process of developing a Travel Plaza for truck traffic on Route 77 near Thruway Exit 48A; the company has developed similar travel plazas throughout the United States. The Flying J will potentially employ approximately 75 people at an average wage of $8.00 per hour. Employees will be recruited locally with the exception of managers who will be recruited from throughout the Western New York area.

To mitigate environmental and transportation impacts, the company added a passing lane on the west side of Route 77; an average number of 500 trucks is expected to use the facility per day. These traffic counts do not require installation of a traffic light. Hooded lamps will be used on the Plaza to reduce "light pollution" of neighboring properties. Well water will be supplied to the site at a rate of approximately 20,000 gallons per day; the aquifer can provide up to 648,000 gallons per day. Flying J is constructing an off site sanitary sewer and sewer treatment facility to minimize any potential environmental impacts to surface and ground water.

Jubilee Supermarket

This Supermarket has operated as a Jubilee-affiliated chain since 1992; the store was known previously as a Super Duper for 19 years and as a Red & White for 16 years before that. The store employs 62 people; 18 of these are full-time employees. According to the store owner, Jubilee typically hires local residents, but servers a wide customer base which includes the Towns of Alden, Akron and Alabama. Competition in the Corfu area includes several mini-marts, but no other major supermarket.

Union 76 - Buffalo I-90 East Travel Plaza

This convenience-oriented facility is used primarily by trucks that pass through the Pembroke area. Gas and a casual food service area are available to auto and truck travellers.

Additional Employers

Other retail employers include one major bank, several motor vehicle repair shops, a pharmacy, motel, four gas stations, a car wash, two hardware stores, lumber yard, fast food/pizza shops, liquor store, bowling alley and one health center.

Local Institutional Employers

Pembroke Central Schools

The Pembroke School District provides educational services to children residing in both the Town of Pembroke and Village of Corfu; the district also includes small portions of the Town of Batavia and Town of Darien. A small number of students pay tuition to attend Pembroke schools because they reside outside of the district. The School District represents the largest employer in Pembroke with approximately 200 support and non-support staff. Three schools are currently in operation: Primary, Intermediate and High School. Total enrolment in the system is approximately 1580 students. This number represents an increase over the past five years but the school is not currently operating at capacity. Continued growth is predicted for the next five years.

Agricultural Base

The Town of Pembroke is a part of Agricultural Districts Number Two and Seven (AD-2 and AD-7) in Genesee County. The following table illustrates the number of farms by principal enterprise in these two districts. It should be stressed that this information is not representative of all agricultural activity in the Town of Pembroke and Village of Corfu; specific Town and Village information is not currently compiled by the County or State.

- The following information was compiled by the New York State Department of Agriculture and Markets as part of the 1996 Agricultural District Review:

Number of Farms by Principal Enterprise: Agricultural District #2 (AG-2)

Alabama, Batavia, Elba, Oakfield and Pembroke

Type of Farm	Number of Farms
Dairy	35
Cash Crop (Grain)	28
Cash Crop (Vegetable)	115
Orchard	0
Vineyard	0
Livestock (other than dairy)	8
Poultry	4
Horticulture Specialties	0
Sugarbush	0
Christmas Tree	0
Aquaculture	0
Other Field Crops	0

Source: Cornell Cooperative Extension

Number of Farms by Principal Enterprise: Agricultural District #7 (AG-7)

Darien, Batavia, Pembroke and Alexander

Type of Farm	Number of Farms
Dairy	42
Cash Crop (Grain)	35
Cash Crop (Vegetable)	5
Orchard	0
Vineyard	0
Livestock (other than dairy)	12
Poultry	0
Horticulture Specialties	1
Sugarbush	0
Christmas Tree	0
Aquaculture	0
Other (Timber)	5

Source: Cornell Cooperative Extension

The following charts summarize the number of farms by gross annual sales in Agricultural Districts Two and Seven:

Number of Farms According to Gross Annual Sales

Agricultural District #2 (AG-2)

Amount of Sales	Number of Farms
Below $10,000	12
$10,000 to $49,000	16
$50,000 to $99,999	28
$100,000 to $199,999	13
$200,000 to $499,999	12
Over $500,000	9

Source: Cornell Cooperative Extension

Number of Farms According to Gross Annual Sales
Agricultural District #7 (AG-7)

Amount of Sales	Number of Farms
Below $10,000	20
$10,000 to $49,000	25
$50,000 to $99,999	10
$100,000 to $199,999	14
$200,000 to $499,999	24
Over $500,000	7

Source: Cornell Cooperative Extension

Improvements to agricultural operations are important to ensure the farm is updated to meet new demands. Overall, most capital investments ranged in the $10,000-$49,000 area for farms in these two districts. The following table summarizes the number of farms according to the capital investments made in the agricultural districts:

Number of Farms According to Capital Investments 1989-1996
Agricultural District #2 (AG-2)

Amount of Capital Investments	Number of Farms
Below $10,000	27
$10,000 to $49,000	31
$50,000 to $99,999	14
$100,000 to $199,999	8
Over $200,000	10

Source: Cornell Cooperative Extension

Number of Farms According to Capital Investments 1989-1996
Agricultural District #7 (AG-7)

Amount of Capital Investments	Number of Farms
Below $10,000	24
$10,000 to $49,000	43
$50,000 to $99,999	13
$100,000 to $199,999	10
Over $200,000	10

Source: Cornell Cooperative Extension

.2 Local Budgets and Municipal Tax Issues

A municipal budget can be defined as a financial plan that correlates specific revenues and expenditures and serves as a basis for decisions and future expenditures. The Town and Village Budgets are prepared annually; these budgets present the previous fiscal year's financial data, estimates of revenues and expenditures for the current year and recommendations for the coming year.

New York State procedure for preparing budgets requires that estimates of expenditures be made prior to establishing tax rates and prescribe procedures to be used regarding surpluses or deficits, tax yields, tax delinquencies and emergency appropriations. The purpose of the New York State procedure is to prevent local deficits and extravagance.

To achieve greater understanding of local budget procedures and current issues, a personal interview was held with both the current Town Supervisor, John Wolf, and current Village Mayor Joseph Konieczny. These two representatives provided the following information to complete this inventory:

Town Budget

The Town Budget is currently divided into four (4) sections that are described in this section.

General A Fund - This fund is town-wide and includes the Village of Corfu. This fund is operated with revenues received and property tax levied

1995 rate:	$1.31/$1000.00
1996 rate:	$1.45/$1000.00
1997 rate:	$1.28/$1000.00

Part Town B Fund - This is a Town outside the Village of Corfu fund. This fund is operated with revenues received and sales tax from the county. There are no property taxes involved in running this fund. Part Town B has the largest surplus due to the fluctuation of sales tax from quarter to quarter.

1995 rate:	-0-
1996 rate:	-0-
1997 rate:	-0-

Highway DA Fund - This fund includes the Village; all winter work is financed with this fund. Revenues and property taxes operate this budget

1995 rate:	$.44/$1000.00
1996 rate:	$.44/$1000.00
1997 rate:	$.46/$1000.00

Highway DB Fund - Summer work is financed with this fund. Revenues and sales tax transferred from the Part Town B fund at the request of the Highway Superintendent is used to operate this fund: no property tax is involved.

1995 rate:	$-0-
1996 rate:	$-0-
1997 rate:	$-0-

Current issues regarding the proposed Town budget include the following:

- Property owners in the Town saw a reduction in property taxes upon approval of the 1997 budget: approximately $.15/$1000.00 of assessed valuation

- The proposed decrease is due to the influx of an extra 1 percent in county sales tax given to the Town totaling approximately $120,000.00 per year. Since the 1996 budget was virtually completed by the time the first check arrived last year, the unexpended balance helped to lower the tax rate.

- The 1997 fiscal plan calls for $1.85 million dollars of spending with $301,844.82 to be raised through local property taxes

- A general fund will be set up with approximately $100,000.00 from the Town fund (outside the Village) to be used to study a proposed municipal water and sewer district. This district is intended to encourage industrial development at the intersection of Routes 5 and 77 and provide municipal water to Pembroke High School which currently uses wells.

- Highway appropriations are slated to increase; the majority of this increase will be spent to bring road salt in from Canada following the closing of the Akzo Salt Mine in Retsof.

- Approximately $25,000.00 will be appropriated toward the creation a park on town property or to purchase land for a park near the village.

Village Budget

The Village Budget is divided into three sections: General, Water and Sewer. The General Fund supports payrolls for the police and fire departments, streets and sidewalks, the Village Justice, the Board of Trustees, the Zoning Officer and one half of the Clerk's payroll. Revenue from the General Fund comes from County Sales Taxes, court fines, mortgage tax, gross utility tax, cable franchise, NYS CHIPS and State Aid per capita, interest earned on investments and property taxes based on the

1996-97 General Fund rate:	$4.846980/$1000
1996-97 Water Fund rate:	$3.00/1000 gallons in Village
	$6.00/1000 gallons outside Village
1996-97 Sewer Fund rate	$5.00/1000 gallons water consumed

Some issues related to the Village Budget include the following:

- The Village currently has a 30 year bond for the existing water tower. This bond will be paid of in January of 2011. The current interest rate is 5% and the principal balance is at $39,000.00.

- The Village has just bonded for $400,000.00 to build a new water plant. The Village has a BAN at a rate of 3.99%. One hundred thousand dollars of Village money is also being used for this project.

- The Village currently has a bond on the sewer plant and will be paid off in May, 2011. Monies for the payment of the yearly payment is raised through a benefit assessment. The amount of money to be raised is divided with half of the money raised based on property assessment and the other half is raised based on water consumption. Credit is given for water used but not going to the sewer plant, i.e swimming pools or major water leaks.

- The Village is currently seeking grant monies to replace or clean water lines. Grant money is also being sought for needed work at the sewer plant.

- The Village would also like to own their own building for office and court space.

.3 Regional Economic Planning Initiatives

When preparing a comprehensive plan for a community, it is important to take an inventory of regional planning initiatives. Investigating the planning activities of other areas in the county and overall region can help the Town and Village

Genesee-Finger Lakes Region Overall Economic Development Plan (OEDP)

The OEDP serves as the basis for an economic development planning program in the Genesee/Finger Lakes Region; the OEDP also serves as a guideline to the official Genesee/Finger Lakes Economic Development District established in 1979. The plan provides an overview of the area's geography, population, labor force, resources and economic activities as well as an analysis of development potentials and constraints. The document also sets forth goals and objectives for the Economic Development District, a development strategy to achieve these goals, and a District work program designed to promote and assist in the implementation of the development strategy. The document is updated annually. Each update reviews past achievements, examines existing goals, and prioritizes development strategy for the years ahead. The update also includes a review of social and economic trends such as population, employment, income characteristics, agricultural characteristics and the tourism industry.

City of Batavia Comprehensive Plan

A Comprehensive Plan accompanied by an Implementation Strategy was prepared for the City of Batavia was prepared in 1996. The plan sets forth policy statements and actions intended to improve the overall quality of life in the City of Batavia. According to the Plan, each chapter represents an investigation into specific areas relating to the economic viability and general quality of life in Batavia: Demographic and Economic Trends, Zoning, Housing, Capital Facilities, Transportation, Recreation, Environment and Historic Preservation.

Genesee County Comprehensive Plan

Genesee County is currently in the initial stages of preparing a Comprehensive Plan that will represent the overall goals and objectives for the entire county. The plan is expected to comply with New York State Legislation outlining the accepted format for a Comprehensive Plan.

.4 Regional Economic Base

In creating an economic development strategy for the Town and Village, it is important to examine the economic base of the surrounding region; in this case Genesee County and surrounding Livingston counties. Economic strengths and weaknesses within these counties could represent opportunities for the Town and Village to stimulate local economic development.

Major Employers 1996
Genesee County

Organization	Number of Employees (approximate)
Genesee County	577
Genesee Memorial Hospital	500
St. Jerome Hospital	450
City of Batavia School District	442
U.S. Veterans Hospital	414
DeWitt Enterprise (concrete)	400
Graham Manufacturing (steam jet vacuum pumps)	330
U.S. Gypsum Company (wallboard)	285
Kaufman Footwear	280
R.E. Chapin Manufacturing (compressed air sprayers)	280
P.W. Minor (orthopedic footwear)	250
BOK Industries (vinyl binders)	230
Comstock Fruit	200
Leroy Industries	300
O-at-ka Milk (butter, milk)	178
Comstock Foods Distribution	170
Comstock Fruit Processing	110
City of Batavia	175
TOTAL	5,571

Source: Genesee County Chamber of Commerce

5.0 Environmental Issues

The natural environment provides protection, recreation and scenic beauty as well as sustenance for people and wildlife. Any future development within a region should respect the natural environment and restrict growth and development to areas that will not impact non-renewable assets. This chapter outlines the environmental resources in the Town of Pembroke and Village of Corfu, focusing on mineral resources, soils, hydrology (groundwater, wetlands, floodplains and streams), and woodlots and old growth forests.

.1 Mineral Resources

According to the New York State Department of Environmental Conservation, there is no oil production in the Town of Pembroke or the Village of Corfu. There are, however, several active gas wells in the area. There are 106 active gas wells in the Town, 9 plugged wells, 8 wells of unknown use, 3 shut-in wells, 2 expired permits, 1 transferred permit and 1 gas well used for home use.

.2 Soils

Information on soil types in the Town of Pembroke and Village of Corfu was obtained from the Soil Survey of Genesee County, New York published by the U.S. Department of Agriculture/Soil Conservation Service.

Collamer-Galen-Canandaigua-Lamson

This soil type predominates in the Pembroke/Corfu area and is characterized by deep, moderately well drained to poor drained, medium and high-lime soils having a moderately coarse textured and medium textured subsoil. This soil is considered to be good quality topsoil, unsuitable as granular material (sand and gravel), and generally unstable as a building foundation with variable compressibility. This soil is considered suitable for many types of crops, but is best suited for field crops because it has a higher reserve fertility and is more difficult to prepare as a seedbed than the more sandy soils that are used mainly for vegetables. Non-farm uses are limited mainly by wetness and by instability of the substratum.

This soil association encompasses more than 70% of the land area in the Town and nearly 90% of the Village land area.

Mohawk-Manheim

This soil is characterized by deep, well-drained to somewhat poorly drained soils having a medium textured subsoil, from shaly till. This soil is considered especially poor as a topsoil because it often contains rock fragments; it is also considered unsuitable as granular material but good for fill material and as a potential building foundation. Farming on this soil is fairly difficult because some of the short slopes are steep and the soils in many adjacent areas are too poorly drained. Consequently, producing crops in fields large enough to be farmed economically requires the use of practices that control erosion and that improve drainage in the same field. Dairying is the main farm enterprise that occurs on this soil type; most of the wetter areas are wooded or idle.

This soil association occurs in the south-east quadrant of both the Town and Village and encompasses approximately 10% of Town land and 20% of Village land.

Muck

This soil variety is characterized by deep to shallow, very poorly drained organic soils. This soil is considered unsuitable as a topsoil, but could be used as an amendment for mineral soils. It is also considered unsuitable for us as granular or fill material, and has very low stability for use as a building foundation. Onions are the principal crop grown in cleared areas of muck. Carrots, potatoes and salad crops are also grown successfully in these areas.

Muck soils are spread across a narrow strip of land in the central and east-central portions of the Town; these soils encompass approximately 7%-8% of Town land and 0% of Village lands.

Palmyra

The Palmyra association is characterized by deep, well drained, high lime soils having a medium textured subsoil over sand and gravel. Palmyra soils are considered poor topsoils, good as granular material (gravel), good fill material and has variable stability as a building foundation. These soils are typically considered excellent for farming when they area located in areas where the slopes are favorable as they are in this portion of Genesee County.

Palmyra soils are located in a small area of Pembroke in the upper north-east quadrant. Approximately 4% to 5% of land area in Pembroke and 0% of land in the Village is comprised of Palmyra soils.

Benson-Honeoye

This soil association is characterized by shallow and moderately deep, well-drained soils having a medium textured subsoil over limestone bedrock. This soil is considered poor as topsoil, unsuitable as granular material, good fill material and stable as a building foundation. This soil type is not particularly effective for farming, while non-farming uses are limited because the soils are shallow or moderately deep to limestone bedrock.

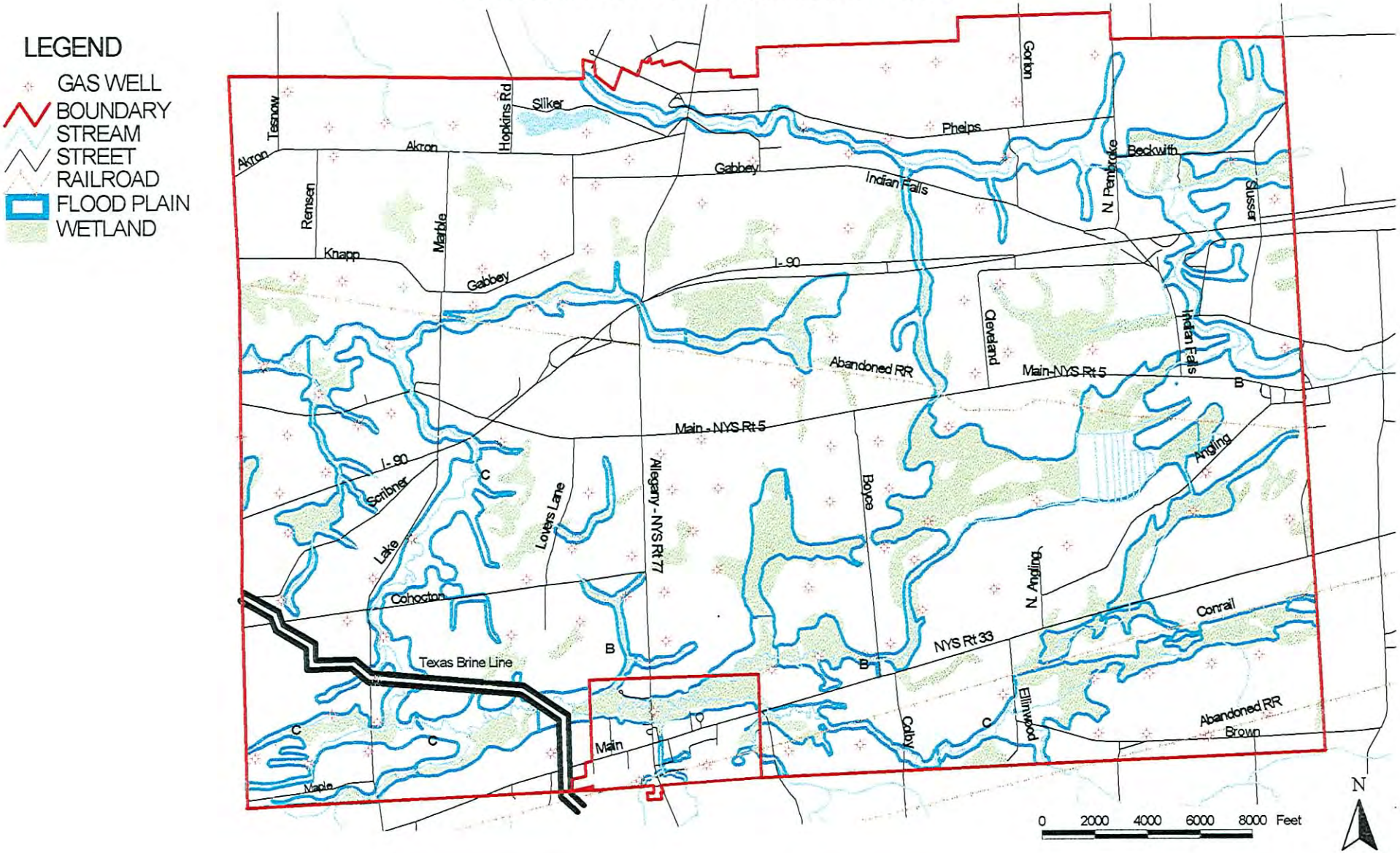
Benson-Honeoye soils are present only in the far north-west quadrant of the Town. Approximately 5% of Town land and 0% of Village lands are encompassed by this soil association.

.3 Steep Slopes

Genesee County is located within two of the major physiographic provinces of New York State. The northern two-thirds, which includes the Town of Pembroke and the Village of Corfu, is in the Ontario Lowlands. The southern third is in the Appalachian Uplands. The Ontario Lowlands border the southern shore of Lake Ontario, where the elevation is 244 feet above sea level. The lowlands of the County are divided into four areas: the drumlin area, the ground moraine area, the outwash plain area and the glacial lake area. Pembroke and Corfu are primarily located in the drumlin area; this area is characterized by low, hilly relief. The hills are drumlins, or elongated deposits of calcareous glacial till that range from 1/2 mile to 2 miles in length and 70 to 120 feet in height. Murder Creek, located in the western quadrant of Pembroke and running through the center of Corfu, is part of a small deposit of glacial outwash. The elevation in these areas is approximately 890 to 950 feet above sea level.

Any slope or elevation in a community with a land mass that measures between 15% and 25% is typically considered "environmentally sensitive" because development on slopes may be difficult. There are no major areas in Pembroke or Corfu with slopes that measure 15% or greater.

Environmental Constraints Plan



.4 Hydrology

.1 Groundwater

Genesee County is drained by the Niagara River, the Genesee River, and Oak Orchard Creek. These streams enter Lake Ontario and are part of the drainage system of the St. Lawrence River. While the Village of Corfu is supplied by a municipal water facility, the Town primarily obtains its drinking water from drilled wells. Ponds or streams typically furnish water for livestock.

.2 Wetlands

In order to be classified a wetland by the New York State Department of Environmental Conservation, an area must be at least 12.4 acres and contain specific plants, wildlife and soils. There are three classifications of wetlands; Class I wetlands are the most protected, and the level of protection decreases at each level. There are no Class I wetlands in Pembroke and Corfu, but there are both Class II and Class III wetland that require a more minimal level of protection. Class II wetlands must demonstrate any of seventeen characteristics specified by the NYS Department of Environmental State Conservation (NYSDEC), while Class III wetlands must meet any of 15 specific NYSDEC characteristics. NYSDEC regulations require that a 100 foot buffer be maintained around all classifications of wetlands to protect these environmentally sensitive areas from the adverse impacts of development.

There is 1 freshwater wetland within the Village; this Class II wetland surrounds Murder Creek and is part of a 770 acre wetland that also extends into the Town of Pembroke and adjoining townships; approximately 400 acres of this wetland are within Town/Village borders. The Town holds approximately 29 freshwater wetlands: 12 Class II wetlands and 17 Class III wetlands. Four of these wetlands are greater than 700 acres in size and spread into adjoining townships. Wetlands under 700 acres in the Town of Pembroke are typically between 30 and 60 acres in size.

.3 Floodplains

The federal government has mapped floodplains in order to provide important information to communities and property owners. The Federal Emergency Management Agency (FEMA) maps delineate any flood hazard areas in a community, that is, areas likely to flood once every 100 years. Buildings located in these areas typically have special flood insurance to protect against costly flood damage; banks usually require flood insurance upon the sale of a home in a flood hazard area.

.4 Stream Classifications

Streams, creeks and lakes are classified by the New York State Department of Environmental Conservation (DEC) in order to maintain their quality. The classifications are defined as follows:

> Class A - The best uses of Class A waters are a source of water supply and drinking, culinary or food processing purposes, primary and secondary recreation and fishing. The waters shall be suitable for fish propagation and survival.
>
> Class B - The best uses of Class B waters are primary and secondary contact, recreation and fishing. These waters shall be suitable for fish propagation and survival.

Class C - The best use of Class C waters is fishing. These waters shall be suitable for primary and secondary contact recreation, although other factors may limit the use for these purposes.

Most streams and tributaries that pass through the Pembroke/Corfu region are Class C and should be protected for fishing; there are no Class A streams in the Pembroke/Corfu region. The following tributaries are Class B in Pembroke and Corfu:

- Tonawanda Creek: Extends from the Barge Canal confluence to the dam at East Pembroke
- Tonawanda Creek Tributary: Enters from the south between 1 and 3 miles above Indian Falls in the Town of Pembroke
- Murder Creek Tributary: Enters from the northeast approximately 0.4 miles below the Village of Corfu

.5 Woodlots and Old Growth Forests

Wooded areas serve as a natural habitat for wildlife while providing protection, enjoyment and beauty for the community as a whole. The Town and Village have many areas that are wooded; the Town has nearly 10,000 acres of woodlots and is the most popular land classification.

Woodlots in the Town of Pembroke are located primarily north and south of the NYS Thruway that runs through the center of the community. There are also significant woodlots located east of the Village along Route 33 and on the western border of the Town.

In the Village of Corfu, there are significant woodlots located along Murder Creek in the north east portion of the Town. South of the railroad tracks in the Village, there are also significant woodlot areas. In total, 280 acres in the Village are dedicated as woodlots.

There are no designated old growth forests in the Town of Pembroke or the Village of Corfu.

6.0 Transportation Network

The County of Genesee is currently in the process of creating a County-wide Comprehensive Plan that will address, among many other issues, a long-term strategy for the County transportation system. The Town and Village Pembroke are currently facing significant circulation issues that will be addressed by specific policy statements established in the Comprehensive Plan.

This chapter inventories the existing transportation network in Pembroke and Corfu. A description of the existing road network, including state, county and local roads, is included in the Chapter. A description of air and rail facilities is also included. Transportation issues and policy statements are also included in this Chapter.

.1 Existing Transportation Network

The Town of Pembroke and Village of Corfu are in direct proximity to New York State Thruway Exit 48A; the Thruway is a significant corridor in the region linking New York State with points east and west. At this time, Exit 48A is used primarily by truck traffic en route to points west and south, and by seasonal visitors to the Darien Lake Theme Park. This four lane limited access highway is under the jurisdiction of the New York State Thruway Authority; any improvements or alterations must be approved by the Authority.

According to data compiled by the New York State Thruway Authority, on a typical weekday (in this case Tuesday, April 16, 1996) Exit 48A accommodated 6,856 passenger vehicles. On a summer weekday (August 29, 1995) Exit 48A accommodated 8,910 passenger vehicles. In terms of overall use, Exit 48A ranks approximately 7th out of 15 New York State Thruway exits (45 - 61).

It is important to note that Cohocton Road, a town road, has been built to heavy truck standards from the County Line Stone Company to the intersection of Route 77 to accommodate the industry located on this road. New residential development in this are a should consider the impacts of this truck traffic on new homes in the Town.

The following offers a brief description of the routes travelled most heavily in the Town of Pembroke and Village of Corfu.

State Highways

Route 77

NYS Route 77 (Allegheny Road) is a north-south corridor extending from the Town of Alabama south through the Town of Darien. This highway consists of 12' wide travel lanes, 6' wide paved shoulders with a 3' stone shoulder and a posted speed of 55 mph. Route 77 essentially bisects the Town and intersects NY State Routes 5 approximately one mile south of Exit 48A and Route 33 in the Village of Corfu. This route is heavily traveled by both commercial trucks and visitors to the Darien Lake Theme Park; Exit 48A of the New York State Thruway leads directly onto Route 77. Commercial truck and travel plazas have begun developing proximate to the Thruway along this route to accommodate heavy traffic.

Route 5

Route 5 is one of Pembroke's two major east-west thoroughfares; the road transverses the central portion of the Town and does not provide access through the Village. This highway consists of 12' wide travel lanes, 6' wide paved shoulders with a 3' stone shoulder and a posted speed of 55 mph. Route 5 extends east directly through the City of Batavia and the Village of Leroy and extends west through the heavily populated Towns of Clarence, Amherst and City of Buffalo.

Route 33

Route 33 is the second major east-west thoroughfare in the Town and Village; Route 33 bisects Route 77 in Corfu and represents one of the most heavily travelled interchanges in the community. This highway consists mainly of 12' wide travel lanes, 6' wide paved shoulders with a 3' stone shoulder and a posted speed of 55 mph. Specifications along portions of this road were built at higher standards to accommodate heavier truck traffic from County Line Stone Company at the western end of the road to Route 77. Route 33 begins in the City and Buffalo and extends east through Batavia and points east.

Air Transportation

While there are no airports in Pembroke and Corfu, the following regional facilities service the area and are most likely to be used by local residents:

- Greater Buffalo International Airport - located in the Town of Cheektowaga approximately 20 miles west of Pembroke and Corfu. The airport is considered a "medium hub" facility and served nearly 3 million passengers in 1995 via seven commercial airlines (American, Continental, Delta, Northwest, AirTran, United and US Air) and six regional commuter lines. A $200 million expansion project for this airport is currently underway and includes a new passenger terminal.

- Genesee County Airport - Located in the Town of Batavia, this airport was acquired by the County in 1967. The facility has one 4400 foot runway which caters primarily to private and corporate flight activity; there are no regularly scheduled flights leaving the airport. Selected corporations in the County store their private aircraft at the facility. The airport has the capacity to receive and deliver cargo but does not have cargo service at this time.

A limited number of residents may choose the Rochester International Airport; the travel time to reach this airport, however, is considerably longer than travel time to reach either the Genesee County or Buffalo International Airport.

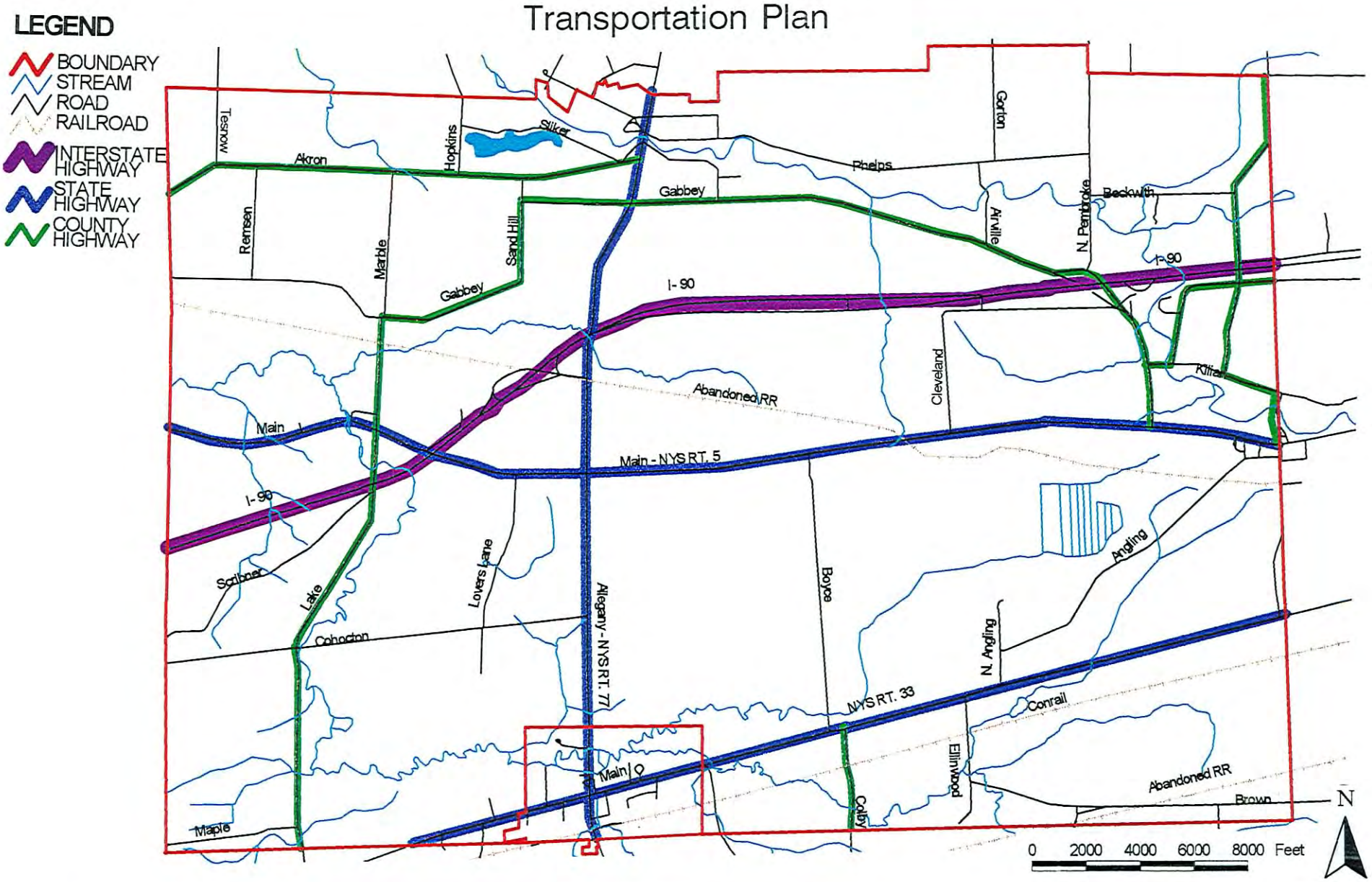
Public Transportation

There is no established public transportation system in the Town of Pembroke or the Village of Corfu. The region is served once daily by a B-Line bus originating in the City of Batavia.

Pedestrian/Biking Trails

There is an established walking trail in the Town of Pembroke: the Finger Lakes Trail. This passage extends from the Finger Lakes to Niagara Falls and is used primarily by hikers; the trail is reported to be clean and well maintained. There are selected hiking/biking trails in the surrounding region; most notably in the Genesee County Park and Forest and Darien Lake State Park.

Transportation Plan



.2 Road and Street Conditions and Maintenance

There are approximately 37 miles of Town-maintained roads in the Town of Pembroke and Village of Corfu. Approximately 5 to 6 miles of road are surface treated each year and approximately 2 miles of road are completely resurfaced each year. According to the Highway Superintendent, the overall condition of Town-maintained roads is very good to excellent; the Superintendent feels that these roads are some of the best in Genesee County. Roads in Pembroke are considered to serve the needs of the community quite readily and no major deficiencies were noted.

The Town Highway department currently owns and operates 5 vehicles. The schedule for the purchase of a new snowplow or hauling vehicle is 3 years; the schedule was 4 years at one time, but the high cost of maintenance on the vehicles outweighed the advantages. The purchase schedule for a new loader truck is 10 years; a new loader was purchased in 1996. The Town pays for equipment in cash and has no long term debt for highway equipment. The Highway Department has a staff of 4 full-time workers plus a Highway Superintendent during the spring, summer and fall. Winter staff increases by 4 part-time staff and 10 to 15 part time workers who remain on call throughout the season.

7.0 Land Use

The pattern of land use identifies the unique characteristics of a community. Like a fingerprint, no two communities possess the same land use configurations. Land is perhaps a community's most valuable resource, providing residents with space and amenities to enhance their quality of life.

Because land is such a finite commodity, its use must be carefully planned rather than allowed to develop solely according to market forces. How land is used today will in many ways determine how adjacent land is developed tomorrow. For example, commercial land uses tend to spawn more commercial uses nearby. Other land uses become clustered together as business and industry take advantage of good locations. What makes a location desirable must also be taken into consideration as land uses are planned. Conflict among land uses occurs when incompatible uses are situated close to one another. Therefore, good planning should aim to identify and minimize incompatible uses of vacant land to avoid conflicts, while allowing some intermixing of uses to provide an interesting landscape.

To determine the most suitable land uses, a community should consider environmental constraints, neighboring uses and the transportation network. When these factors are included in the land use plan, the community can be sure it is making the wisest land use decisions possible. The Town of Pembroke and, to a lesser extent, the Village of Corfu possess a great deal of undeveloped land: land that is currently vacant or wooded. Nearly one-third of the total land area is devoted to agriculture which also contributes to the open space quality of the area; this valuable, non-renewable resource contributes to the quality of life that makes Pembroke and Corfu attractive living environments.

While residences line virtually all local roads in the Town, commercial and industrial land uses comprise a very small percentage of the total land area. With the large amount of acreage in Pembroke available for some form of development, the Town has the opportunity to plan ahead for its most appropriate use. Planning ahead for the future use of land is more effective than allowing an unsuitable use to negatively impact the surrounding community.

The Village has seen the largest concentration of commercial business and includes a small, central business district (CBD) that includes several enterprises. The Village is primarily residential in nature and offers a quiet and attractive quality of life.

This chapter presents an inventory of the various land uses according to seven categories: Residential, Commercial, Industrial, Agriculture, Public and Semi-Public, Woodlot and Open Space. Recommendations and policies for future land use in the Town of Pembroke and Village of Corfu are also provided.

.1 Existing Land Use

In general, the Town of Pembroke and Village of Corfu are rural communities which function as "bedroom" communities for the larger urbanized areas of Buffalo and Rochester. The combined land area of Pembroke and Corfu is 26,791 acres that are primarily rural in character. The Town's acreage is 26,140 while the Village acreage is 651.

Agricultural land and woodlots are found throughout the Town of Pembroke. Residences line nearly all State, County and local roads; commercial and industrial uses are primarily limited to the major corridors of Route 77, Route 5 and Route 33. Public and semi-public uses are located at the corner of Routes 5 and 77 and on Akron Road in the northwest corner of the Town.

Corfu has higher density of uses than the Town but is still rural in nature. The Village center is located at the intersection of Routes 33 and 77, where commercial and public/semi-public uses are found. Other commercial and industrial land uses are located along Route 33 near the Village's municipal building.

.1 Residential

Residential areas are found on State, County and local roads throughout the Town of Pembroke. Somewhat heavier concentrations of residential land uses are located near the intersections of Routes 5 and County Route 4 and in the hamlet of North Pembroke in the northeastern corner of the Town. The residential acreage in the Town is 2,523 acres or approximately 10% of the land area of the Town.

In the Village of Corfu, residences solidly line the entire expanse of Route 33 and Route 77 south of Route 33; houses are found both north and south of these roads. Houses are located on side streets in the Village which is mostly residential in nature. In the Village, residential land uses make up approximately 29% of the land area (187 acres).

Together, residential uses in both the Town and Village make up 2,709 acres or 10.1% of the total land area. The Village, with a higher concentration of housing than the Town, is the residential "center" for the two communities.

.2 Commercial

There are very few commercial uses in the Town of Pembroke and Village of Corfu. In the Town, commercial uses are found primarily along major roads: Routes 5 and 33 and Marble Road. These include the Pembroke Travel Plaza, several restaurants, beauty salons and several contractors. Commercial uses account for only 1% of the total land use in the Town; this includes approximately 300 acres.

Commercial uses in the Village of Corfu are mostly service-type stores and include a supermarket, pharmacy and gas stations. These uses are located along Route 33. The total land area of the Village that is dedicated to commercial uses is approximately 4% or 28.56 acres.

Commercial uses in the Town and Village account for 1.2% of the total land area or 329 acres. This is a small percentage of the total land area for these two communities.

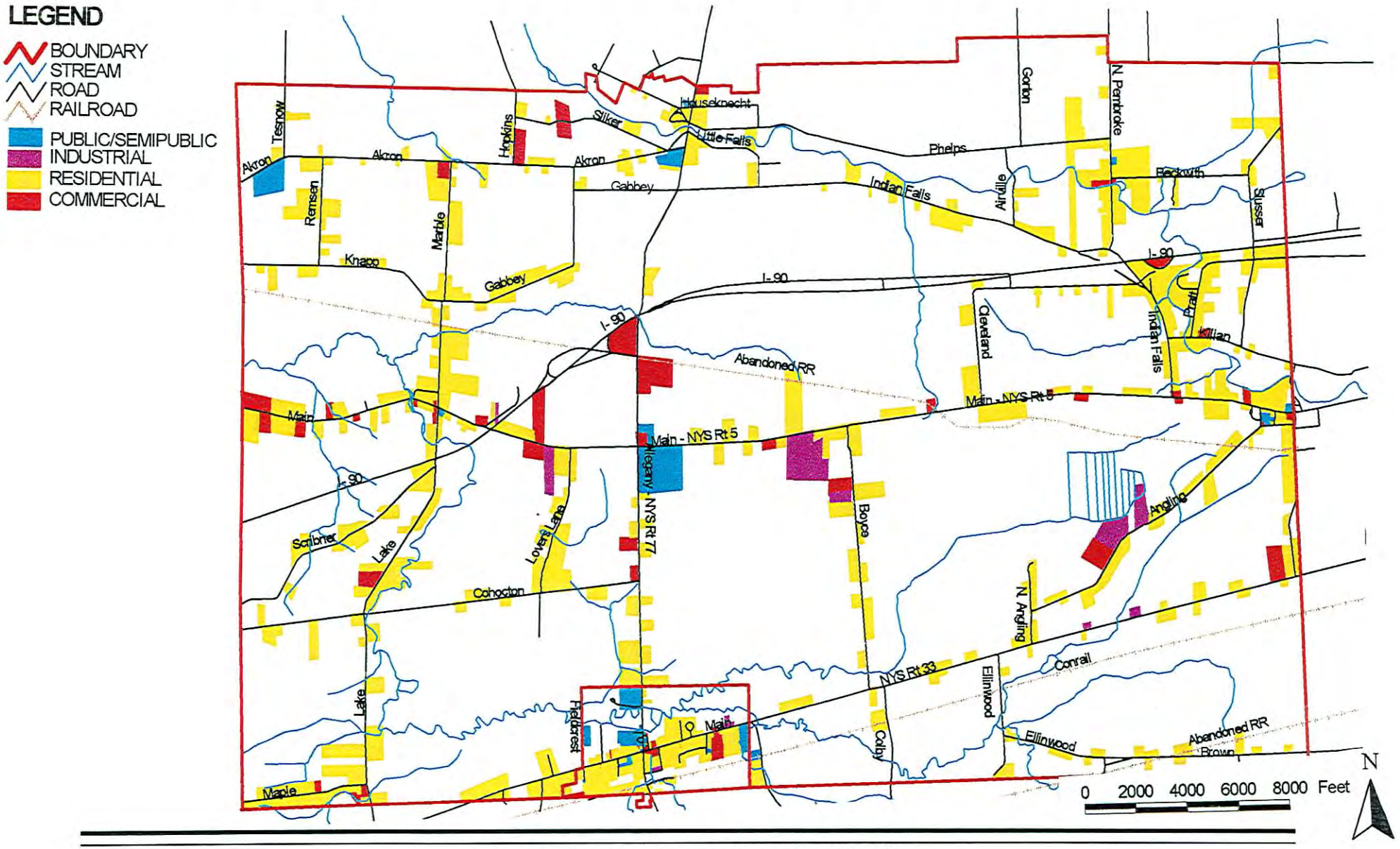
.3 Industrial

The few industrial uses in the Town are on Route 5 near Lovers Lane Road, and in the eastern part of the Town on Route 33 and Angling Road. Industries in the Town include a cheese factory, scrap metal processing, distribution center for eggs, concrete products and millworks. In total, there are 72.88 acres of land dedicated to industrial use in the Town; this is approximately 0.5% of the total land area.

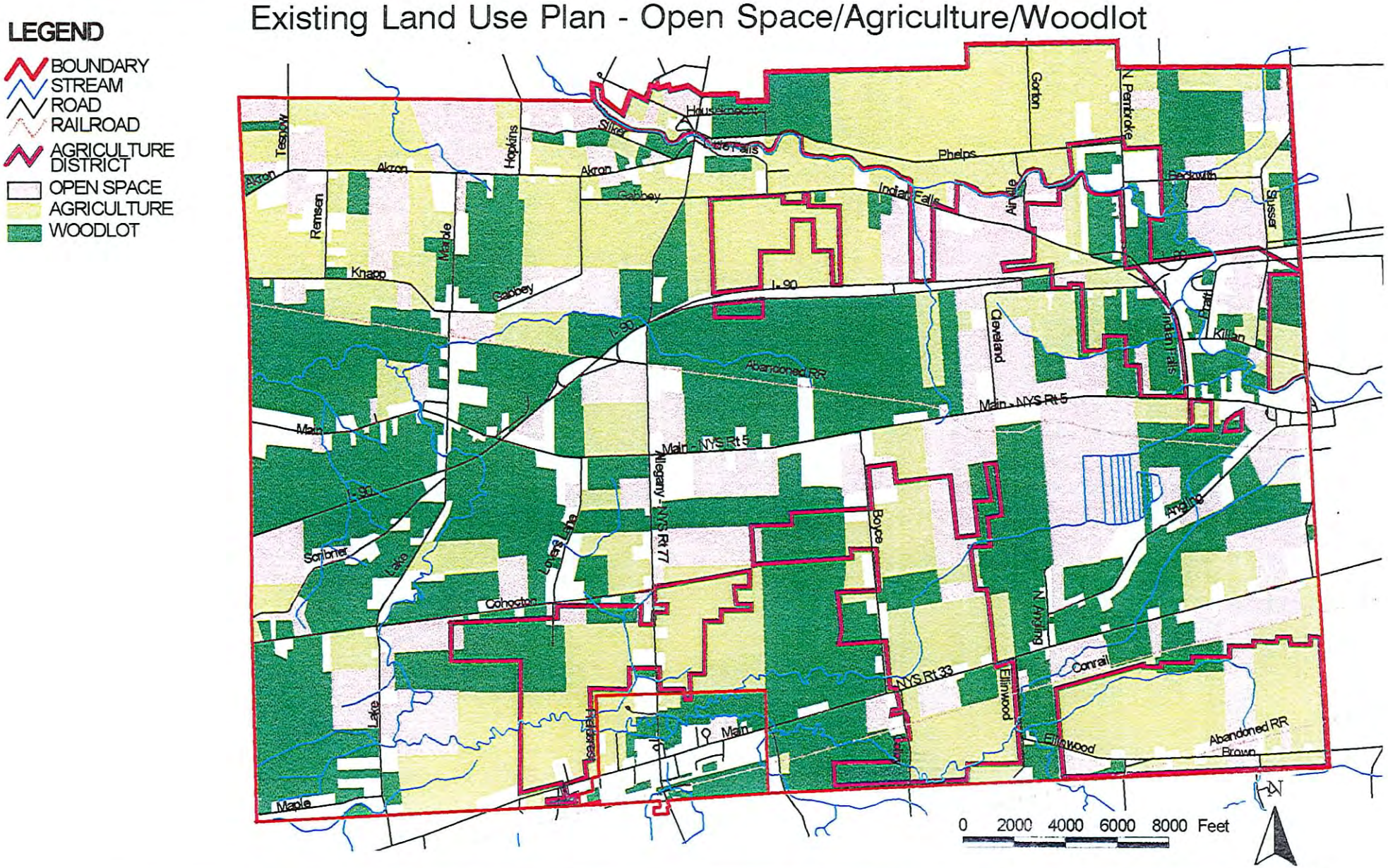
There are minimal industrial uses in the Village of Corfu on Route 33 near the Village's eastern border. In total, there are 5 acres of industrial land or only 0.75% of the total land area.

Industrial land in both the Town of Pembroke and Village of Corfu makes up a very small portion of the total land area (77.7 acres or 0.3%). This is a minimal amount of land dedicated to industrial use in the Town.

Existing Land Use Plan - Residential/Commercial/Industrial



Existing Land Use Plan - Open Space/Agriculture/Woodlot



.4 Agriculture

The Town of Pembroke is very rural in character. This is evidenced by the many acres of land that are dedicated to agricultural uses. The Town of Pembroke contains large blocks of agricultural land both north and south of the NYS Thruway. In most cases, the farm residence is located along the roadway with the farmed acreage extending behind it. In total, 32% of the land in the Town is dedicated as agricultural; this is a total of approximately 8,400 acres and is the second most popular land use in the Town after the woodlot designation. There is currently no land dedicated to agriculture in the Village of Corfu.

.5 Public/Semi-Public

Public and semi-public uses include schools, churches, municipal buildings, libraries, etc.. This category would usually include municipal parks and community centers, but there are none of these facilities located in the Town or Village. In the Town of Pembroke, approximately 0.5% of the land is dedicated to this use; this is approximately 120 acres. These uses include, but are not limited to, the school and the Town Hall at the corner of Routes 5 and 77.

In the Village, there are several public/semi-public uses along Route 77 north of Route 33: several churches, a school, a grange and a local lodge. In addition, the Village Fire Department is located along Route 33 east of Route 77. These uses make up approximately 7% of the land area of the Village; this is a total of approximately 45 acres in the Village dedicated to public/semi-public uses.

For both the Town and Village, public/semi-public uses make up approximately 0.5% of the total land area; this includes approximately 165 acres of land dedicated to this use.

.6 Woodlot

Woodlots in the Town of Pembroke are located primarily north and south of the NYS Thruway that runs through the center of the community. There are also significant woodlots located east of the Village along Route 33 and on the western border of the Town. Overall, woodlots comprise almost 38% of the total land area in Pembroke; this is the largest percentage of land use and comprises approximately 9,900 acres.

In the Village of Corfu, there are significant woodlots located along Murder Creek in the north east portion of the Town. South of the railroad tracks in the Village, there are also significant woodlot areas. In total, 280 acres in the Village are dedicated as woodlots; this is approximately 43% of the land area and comprises the largest percentage of all land uses.

For the Town and Village as a whole, woodlots comprise approximately 38% of the total land area of the two communities. A total of approximately 10,200 acres are classified as woodlots in the Town. This is the most significant land use in the community.

.7 Open Space

This category encompasses land with no built structures, including land formerly in agricultural use. Cemeteries are also included in this category because of their open nature and because they are forever preserved as open space.

In the Town of Pembroke, approximately 18% (4,700 acres) of the land is classified as open space. The open space is scattered throughout the Town with a high concentration on the east side of the Town. This includes Hillside Cemetery, North Pembroke Cemetery, Old German Cemetery, Brick House Corners Cemetery, and an unnamed cemetery along Route 5.

In the Village of Corfu, approximately 16% (107 acres) of the land area is dedicated as open space. This land is located in part on the north side of Route 33 in the eastern portion of the Village. This land includes one cemetery in the Village: Evergreen Cemetery along Route 77. There is also a large tract of open space (88 acres) located north of Route 33 near the Village's western border.

The total percentage of open space in the Town and Village is approximately 4,800 acres or 21% of the total land area; this contributes to the rural, open character that attracts people to the area.

.8 Transportation

The transportation land use category is developed to account for the land in the Town that is dedicated to the NYS Thruway. This accounts for approximately 70 acres or 0.25% of the total land area of the Town. There is no land designated under transportation for the Village.

.2 Future Land Use Projections

In determining a vision for the future of a community, the future land use pattern is a significant component of how the community will evolve and the quality of life they offer. The amount of land used for different land uses will vary in each community. There are some standards that can apply to help the Town of Pembroke and Village of Corfu determine their future land use patterns.

This section of the comprehensive plan applies these standards to the Town and Village. It is important to note that these are land use standards only and that variation and changes will occur as the market and community dictates. These projections should only be considered guidelines on where future land uses should be focused.

In 1996, the percentage of each land use includes:

Land Use Acreage and Percentages
Town of Pembroke and Village of Corfu

LAND USE	TOWN OF PEMBROKE		VILLAGE OF CORFU	
	TOTAL ACREAGE	PERCENTAGE	TOTAL ACREAGE	PERCENTAGE
Residential	2523	9.5	186	29.0
Commercial	301	1.0	29	4.0
Industrial	73	0.5	5	1.0
Agriculture	8421	32.0	0	0
Public/Semi-Public	121	0.5	45	7.0
Woodlot	9910	38.0	280	43.0
Open Space	4723	18.0	107	16.0
Transportation	70	0.5	0	0
TOTAL	26,142	100.0	651	100

Source: peter j. smith & company, inc.

The following summarizes the acreage for residential, commercial, parks, agriculture and industrial land projects for the Town of Pembroke and the Village of Corfu.

Residential

Number of Units

To determine the number of housing units required in the Town of Pembroke and the Village of Corfu, the projected population for the years 2000 and 2010 were used. The population projection is divided by the projected mean household size for each of the years. The 1990 mean household size for the Town and Village was 2.85 people. Assuming the household size remains the same over the twenty year period, through a linear projection, the projected household size for both 2000 and 2010 could remain relatively stable. The projected household size is thus assumed to be 2.85. The following formula was used to project the number of new housing units required to meet the projected population:

$$\frac{\text{Projected Population}}{\text{Mean Household Size.}} = \text{Projected Number of Housing Units Needed}$$

Population projections show that the population of the Town and Village could reach 4,342 by the year 2000 and 4,368 by the year 2010. Based on the formula, the Town and Village could require 1,524 housing units by the year 2000 and 1,532 units by the year 2010. In 1990, there were 1,563 housing units in the Town and Village; this figure should be satisfactory until the year 2010.

Rental

In the Town of Pembroke and Village of Corfu, the percentage of residents that rented in 1990 was 21%. In Genesee County, the rental rate is approximately 33% in 1990. The Town and Village should consider developing 7-9% more rental units over the next twenty years to more closely represent the County's average. A goal of 30% rental units would mean that the Town and Village offers 457 rental units in 2000 and 459 units by the year 2010. Based on the slight population increases expected in the Town over the next twenty years, an additional 100 units of rental housing.

Senior Housing

Because the population in the Town and Village is not expected to grow considerably older, there may be no need for additional senior housing. The US Department of Housing and Urban Development has no "standard" for senior housing; they often recommend that 10% of the seniors in a community should have access to special housing opportunities. In the Town and Village, by the year 2000, the population over the age of 65 could be approximately 210. Because there are currently 24 units that are designated for seniors; this should meet future needs in Pembroke and Corfu.

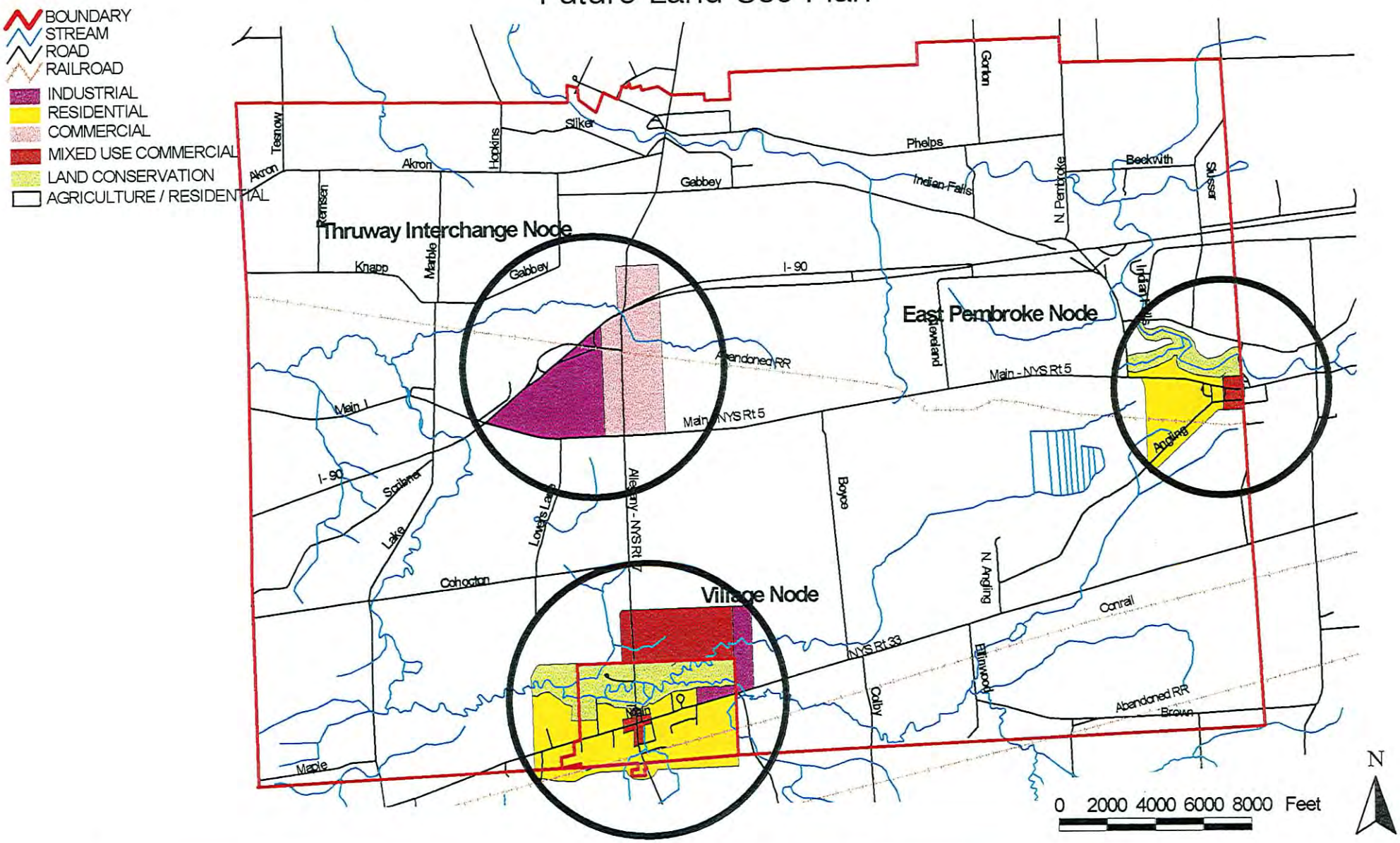
Affordable Housing

The standard definition of affordable housing is based on the US Department of Housing and Urban Development formula for housing program eligibility. Current guidelines for eligibility state that total rent/mortgage payment plus utilities is more than 30% of total gross income.

The median household incomes and median rents/mortgages in the Town and Village are used to determine the level of affordability of housing in Pembroke and Corfu. According to the 1990 census, median household income in Pembroke and Corfu is $30,488. The median rent is $4,752 yearly while the median mortgage payment for a year is approximately $8,196. An estimate of annual utility payments is approximately $1,800.

Renters pay approximately $6,552 annually for housing; this is approximately 21% of the median household income for the Town and Village. Home owners in Pembroke and Corfu pay approximately 33% of their income annually for housing. These figures suggest that the Town and Village appears to offer affordable housing for renters but may need to develop affordable home ownership opportunities in the future.

Future Land Use Plan



Residential Acreage

An analysis was completed to determine the amount of residential acreage that would be required in the Town and Village over the next twenty years. To ensure the protection of the character of the communities, the Town of Pembroke, and to a lesser extent the Village, should encourage clustered development with the following recommended guidelines:

Single Family Housing	2 units/acre (Town) 4 units/acre (Village)
Apartment/Senior Citizen Apartments	10 units/acre

Based on the preceding analysis, there will not be a significant need for additional single family housing units in the Town or Village. This analysis is based on the population projections completed for the Town and Village by the Genesee/Finger Lakes Regional Planning Council. The following summarizes the acreage necessary to accommodate residential development in Pembroke and Corfu over the next twenty years:

Projected Need for Additional Housing for 2010
Town of Pembroke and Village of Corfu

Housing Type	Projected Units Town	Projected Acreage Town	Projected Units Village	Projected Acreage Village
Single Family	N/A	N/A	N/A	N/A
Rental Units	95	9.0	5	1.0
TOTAL	95	9.0	5	1.0

Source: peter j. smith & company, inc.

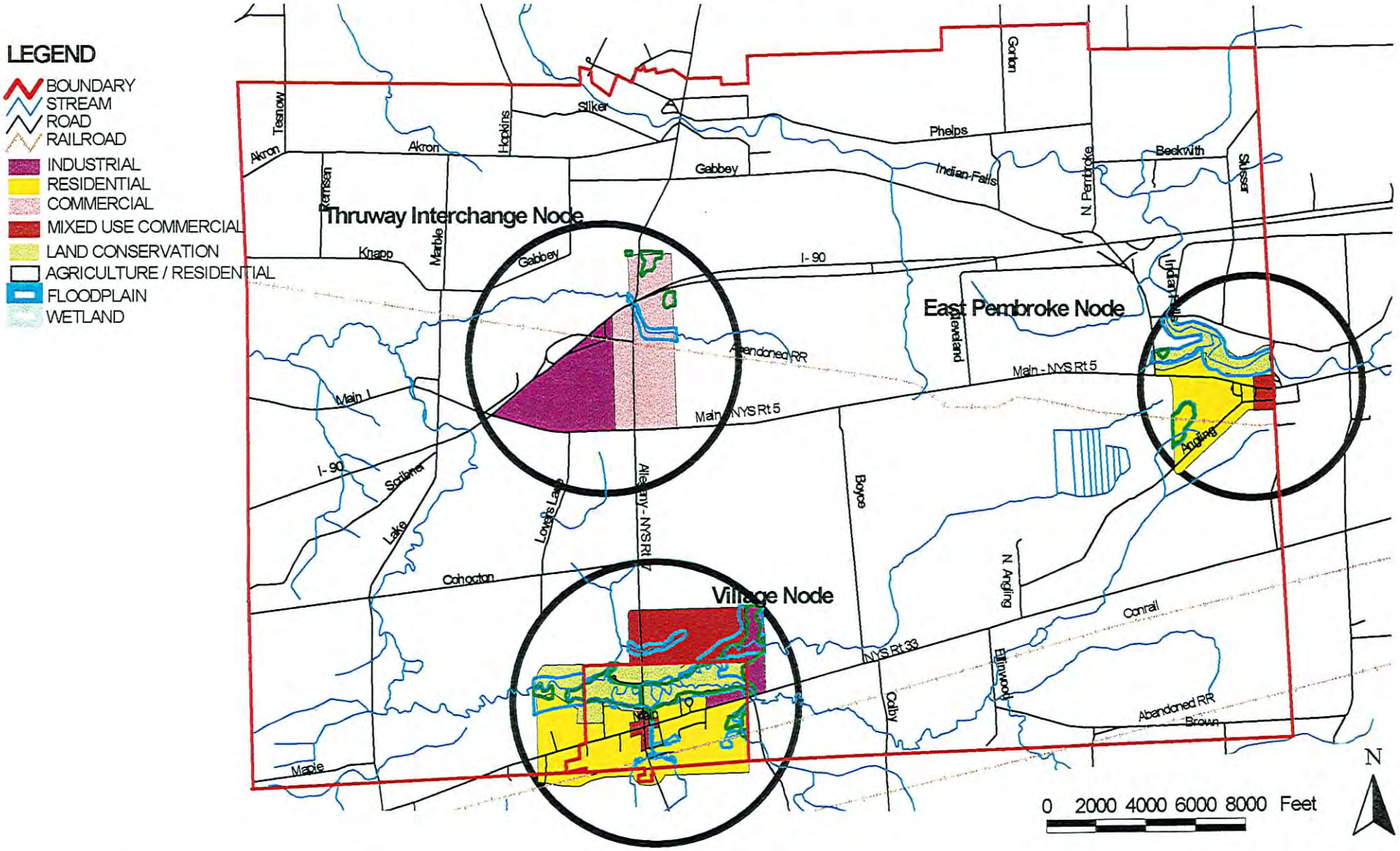
Commercial

Determining the amount of commercial land that a municipality should offer varies considerably from community to community; this is especially true in rural communities. Changes in land use patterns over the past few decades have had a tremendous impact on the percentage of land that is designated for commercial use. Retail malls and plaza now include extensive parking lots to meet the needs of their customers; these parking lots occupy a tremendous amount of space and inflate the percentage of land designated as commercial.

According to a survey of several rural communities, the percentage can range from 2% to as much as 15% of the land. The American Planning Association Planning Advisory Service (PAS) updated land use ratio information in 1992. While no specific ratio is recommended for rural communities, in smaller urban areas, the percentage of land in an urban or suburban community that is designated for commercial area is approximately 10%. This percentage has risen from 2% in 1955 to 7% in 1983 to 10% in 1992. According to The Small Town Planning Handbook, a small-town, rural community usually offers between 15% and 18% of its land for commercial use.

In the Town of Pembroke and Village of Corfu, there are currently 330 acres of commercial land; this is approximately 1.23% of the total land area. In the Town, approximately 1.15% of the land is designated as commercial while the Village has 4.38% of its land with this designation.

Future Land Use Plan and Existing Environmental Constraints



In determining the percentage of land that should be designated for commercial use, areas near the Village and the area along Route 77 from Route 5 to the NYS Thruway should be targeted. Commercial uses are concentrated in the small Central Business District of the Village and this should be further promoted. These uses, when concentrated in the Village, do not require extensive parking areas that lead to more commercial land designation. Because of the Town's character as a rural, agricultural based community, determining the amount of commercial land on a percentage basis inflates the number of acres needed and could result in land use patterns that promote sprawl.

Because of the individual nature of each community, merely offering a percentage of land to be designated as commercial could be detrimental to Pembroke and Corfu. The Village should continue to concentrate commercial development in the CBD. Additional commercial space should be considered in the Town along Route 77 north of Route 5.

Parks

According to standard recreational guidelines, the following are recommended standards for parks and recreation facilities:

Park Type	Recommended Acres (1000 Residents)	1990 Need (Acres)	2000 Need (Acres)	2010 Need (Acres)
Playground	1.5	6.0	6.5	6.5
Neighborhood Park	2.0	8.0	8.5	8.5
Play Field	1.5	6.0	6.5	6.5
Community Park	3.5	14.0	15.0	15.0
TOTAL		34.0	36.5	36.5

There are no Town or Village parks in Pembroke and Corfu. The recreation needs of residents may not be met because of the lack of community parks and playgrounds. Both communities should strive towards these standards for the various types of parks. This is especially important because the population in the Town and Village is expected to increase. This analysis should be used as a guideline only and should not considered to be a comprehensive recreation master plan with a full needs analysis.

Playground needs should be concentrated near population centers (Village of Corfu, East Pembroke) to meet the needs of younger residents. These facilities should be within walking distance of neighborhoods. Because of the rural character of the community, neighborhood parks may not be needed in the Town and Village although they should strive to meet this standard if possible. The role of community playfields can be met through the use of school facilities and these may not be a priority for the Town and Village. The community park should be developed by the Town and Village for community events. This type of facility is important to foster community involvement and pride and should be a priority of the two communities.

Agriculture

There are approximately 8,509 acres of land in the Town of Pembroke and Village of Corfu that is currently considered agricultural. Policies should be developed to protect these lands while allowing for some development opportunities for agricultural land owners.

Industrial

Standard planning guidelines for rural communities recommend that 12 acres of industrial land per 1,000 residents should be set aside for current reserve, while an additional 12 acres per thousand residents should also be reserved for future reserve. Using this standard as a guide, the Town of Pembroke and Village of Corfu should have approximately 51 acres reserved for current use and an additional 52 acres reserved for the future for the year 2010 population. The Town and Village currently have 77 acres designated for industrial use. An additional 26 acres should be designated for future industrial development by the year 2010.

.3 Future Town and Village Land Use Plan

The Town and Village are promoting a "nodal" development concept for future growth to protect open space and agricultural land in their communities. The "nodal" concept recommends that the Town and Village designate three specific areas for future development. These three areas represent combinations of residential, commercial, industrial and open space development that seem most compatible with the land uses they surround. By containing development to these areas, green and open space in the Town and Village will be protected, future development will be less haphazard and infrastructure planning will be more efficient.

Based on the amount of projected land need in Pembroke and Corfu, the three development nodes are defined below; the "nodes" can also be referenced on the Future Land Use Plan:

Thruway Interchange Node - This node has been designated specifically for future commercial and industrial development in the region; the proximity to the Thruway and the characteristics of existing businesses make the "node" ideal for this designation. The node encompasses a portion of land south of the Thruway and bordered by Route 5. A small portion of land extends north of the Thruway.

Village Node - The Village "node" designates space for residential, commercial, open space and industrial development. This "node" builds upon the existing character of the Village, allows new land uses to radiate outward from the Village core, and efficiently makes use of existing infrastructure. The Village "node" designates a potential location for a future Town Common or Community Gathering Space near the existing cemetery; this space can be used for community-wide events and celebrations, or simply a passive area for rest and relaxation.

East Pembroke - This "node" builds on the existing residential character of East Pembroke. New residential development in designated in this area, as well as some space allowance for a small expansion of the existing commercial core.

The "nodal" concept does not restrict specific developments in any area of the Town or Village; they are used as a guideline to help ensure that the rural character of Pembroke and Corfu is retained. The results of the Community Survey indicate that retaining rural character is a primary objective of the residents who live in the Town of Pembroke and Village of Corfu.

In addition, the Town and Village should consider allowing development along major corridors (Route 5, Route 77 and route 33) in a manner that protects the rural character of the area while allowing small, entrepreneurial development. This could include the use of special permits, home occupations or other zoning techniques that could evaluate each individual development on its own merits. This would allow smaller, commercial enterprises such as woodworking shops, fruit/craft stands or small contracting businesses along these corridors; the overall goal of any future approvals for development along this area should be to protect the rural character of the Town and Village.

8.0 Community Facilities

The future of the Town of Pembroke and the Village of Corfu depends on its community services and facilities. This Chapter describes today's municipally-owned facilities and services that are available to the public for health, welfare and well-being. This includes an overview of municipal services, public safety, education, health care and libraries. The Chapter includes a summary of Community Facilities Issues and policy recommendations to improve the overall quality of life.

.1 Municipal Services

Municipal services include those services provided by the Town and/or Village that are available to the public at large. The availability of municipal services often helps to attract industrial, commercial and residential development to an area. Services available in some or all parts of Pembroke and Corfu include water, sewer (sanitary sewer and storm sewer), solid waste, electric, gas and telephone.

.1 Water

The entire Village of Corfu comprises one water district; this district extends 7/10 of one mile west on Route 33 into the Town of Pembroke; there is a hookup between the Village of Akron and the Village of Corfu at this point. The remaining households in the Town of Pembroke are serviced primarily with private wells. The Village operates two wells and under normal operating circumstances uses only one at a time. The first well pumps 140 gallons per minute while the second well pumps approximately 110 gallons per minute. The average daily water consumption is approximately 67,000 gallons per day; this figure allows significant capacity for potential future expansion. The standpipe for fire reserve holds more than 675,000 gallons; this figure was actually reported to be too much by the Plant Operator because it easily becomes stagnant.

The water plant was originally built in 1927 and has not been improved since that time. A new water plant is currently being built; new filters and new softeners are a priority in updating the plant. Future moneys have been budgeted for the eventual cleaning of the standpipe.

.2 Sewer

The entire Village of Corfu comprises the only sewer district in the community. The sewer plant has a 120,000 gallon per day capacity and currently takes in approximately 50-60,000 gallons per day. Each home located within Village limits is attached to the sewer system; the total number of attached homes is approximately 450. While the Town has expressed an interest in expanding the sewer district, there are currently no plans for future expansion.

.3 Solid Waste

The Town and Village do not offer weekly municipal solid waste pickup service to residents. Each resident must contract privately with one of several local and regional private haulers such as C.I.D., B.F.I., Maple City or Genesee Disposal. On the first Saturday of each month, the Town contracts with a private hauler to conduct a pickup at the Town Hall. Residents can bring trash to the Town Hall and dispose of it on a charge per-bag basis. Recycling services are also available to residents through a private hauler on the first and third Saturdays of each month at the Town Hall. The results of the community survey indicate that most residents are satisfied with the quality and frequency of solid waste removal and recycling in Pembroke and Corfu.

.4 Electric

Niagara Mohawk Power Corporation supplies electricity to the residents of Pembroke and Corfu. The company feeds power throughout the state through a state power grid and is not only a local servicer. There is sufficient grid capacity for expansion to meet significant future development needs.

.5 Cable

The Town and Village of Pembroke are serviced by Time-Warner Industries; this company is based in Batavia. There is currently only one cable option to residents of the Town and Village and the service area of Time-Warner extends throughout the Town and Village.

.6 Gas and Gas Wells

The Pembroke/Corfu region is served with natural gas by National Fuel. There is one active gas well in the Village of Corfu; this well is in the south-western quadrant of the Village near the border of the Town of Darien. In total, there are 106 active wells in the Town of Pembroke, 9 plugged wells, 8 wells of unknown activity, 3 shut-in wells, 2 expired permits, 1 transferred permit and 1 well for home use.

.7 Telephone

The Town and Village of Pembroke are serviced locally by three telephone companies. The Empire Telephone Company services East Pembroke and surrounding areas, Citizens Telecom services portions of the Town and the Village of Corfu, and NYNEX services the northwest portion of the Town. The residential or business customer can not decide which local service he prefers; specific service areas are designated and these areas do not overlap. Neither Empire nor Citizens Telecom provide service using fiber optics cable. NYNEX does have fiber optics cable in portions of the Town. Internet access is possible through all three service providers; Empire and Citizens Telecom, however, currently provide a maximum 28.8 bps access line while NYNEX can provide ISDN (maximum speed) access lines.

.2 Public Safety

The level of public safety affects the overall sense of security that residents feel about the community in which they live. This section inventories the various aspects of public safety (police protection, fire protection and emergency services) available to Pembroke and Corfu residents.

.1 Fire Protection and Ambulance

The Town and Village were previously serviced by 4 fire districts; recently 2 districts voluntarily merged into one to save costs and increase efficiency. The current districts are as follows:

- Corfu Fire District
- East Pembroke Fire District
- Pembroke Fire District

The Village of Corfu Fire District services portions of the Town and the entire Village; taxes are levied on both Town and Village residents to cover the costs of operating this department. Fifty percent of the East Pembroke Fire District is located in the Town of Batavia; the other fifty percent covers East Pembroke. The Pembroke Fire District services portions of the Town and the hamlet of Indian Falls. Each fire district has approximately 50 volunteer fire fighters.

The Town of Pembroke and Village of Corfu are serviced with ambulance service by Genesee Memorial Hospital and St. Jerome's Hospital. Each fire district is also serviced with volunteer Emergency Medical Technicians (EMT) who will answer service calls to residents within their respective fire districts.

.2 Law Enforcement

The Town of Pembroke is protected under the jurisdiction of the County Sheriff's Department and the New York State Police. There is no contract agreement between Pembroke/Corfu and the County or the State for specific services or specified times of patrol. Both the State and County Police are headquartered in Batavia. The Village of Corfu hires a small part-time force; 2 officers, 2 Constables and 1 crossing guard work out of the existing Village Fire Department. The Village has two police cars, one marked and one unmarked. The Village is exploring the possibility of constructing a separate facility for the Police Department.

.3 Community Services

.1 Education

The Town of Pembroke and Village of Corfu are serviced by one central school district educating grades K through 12. Higher education opportunities are available within Genesee County; the central location of the region also allows for easy access to institutions in both Buffalo and Rochester.

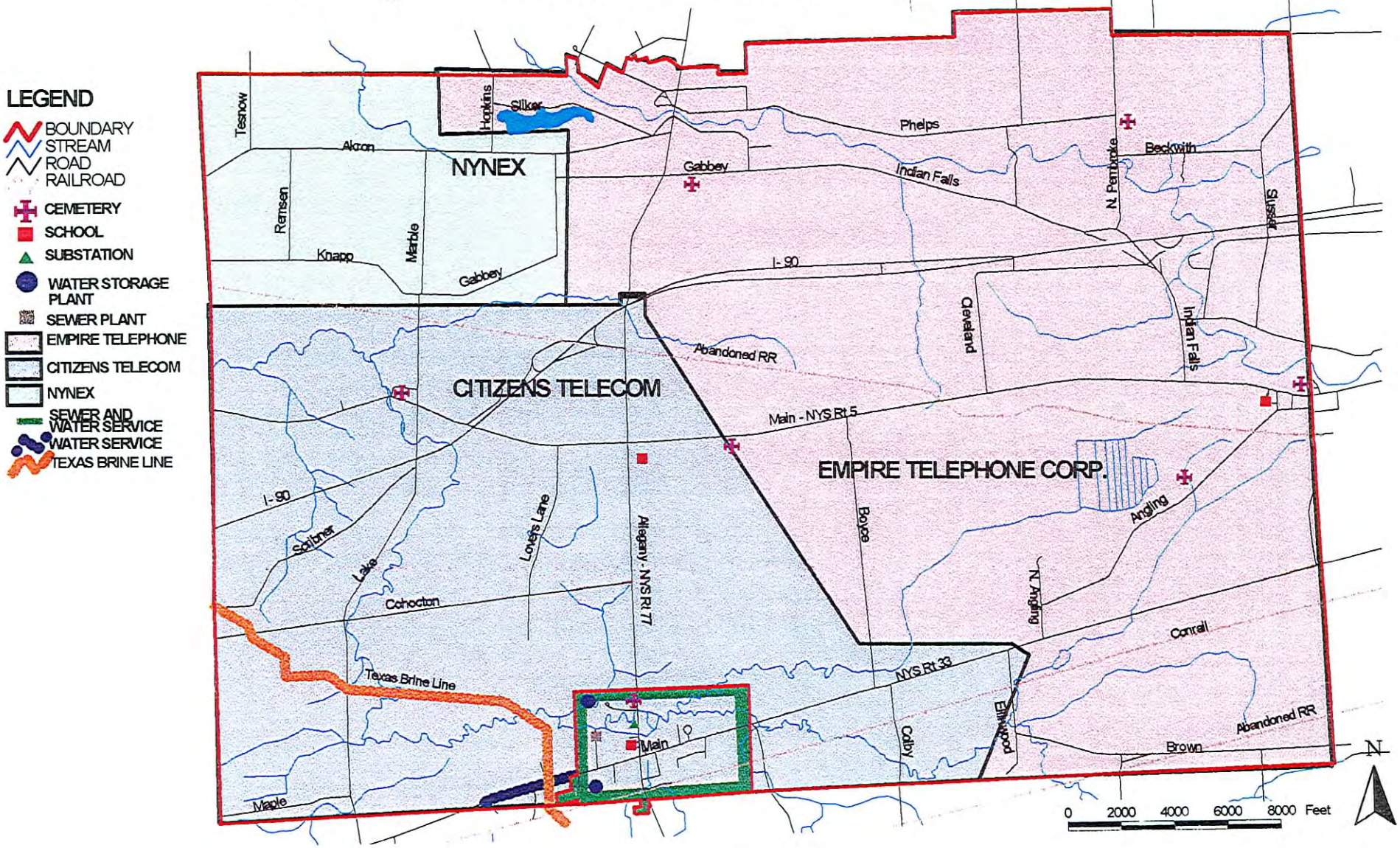
Pembroke Central School District

The Pembroke School District provides educational services (pre-K thru grade 12) to children residing in both the Town and Village; a small number of students pay tuition to attend Pembroke schools because they reside outside of the district. The School District represents the largest employer in Pembroke with approximately 200 support and non-support staff. Three schools are currently in operation: Primary, Intermediate and High School. Total enrolment in the system is approximately 1580 students. This number represents an increase over the past five years but the school is not currently operating at capacity. Continued growth is predicted for the next five years.

Genesee Valley Board of Cooperative Educational Services (BOCES)

Supported by each school district within Genesee County, BOCES offers a variety of vocational training to high school students and adults in a new high technology center. BOCES, in consortium with a partnership of public and private business leaders called the Private Industry Council, works intimately with business and industry to introduce specially designed courses to fit the needs of local employers.

Existing Services and Community Facilities Plan



Genesee County Community College

This institution was founded in 1965 and serves nearly 4000 full-time and part-time students. The college was voted one of New York State's best institutions and confers regularly with local businesses to provide classes and programs that integrate with community needs.

.2 Library Services

The Town and Village are serviced by the Corfu Free Library on Maple Avenue in the Village of Corfu. The Corfu Free Library is a part of the Niagara-Orleans-Genesee County Library System and is open 19.5 hours per week to serve the community. Some of the services offered by the library include 2 children's story hours, inter-library loan, and a library drop-off bin located at the Kwik-Serv gas station at the intersection of Route 77 and Route 33. Local residents also use library facilities in Attica, Alden and Batavia.

.3 Health Care and Dental Care

The Town and Village are serviced by a satellite health care clinic affiliated with St. Jerome Hospital of Batavia; this facility is located in the Village. Residents travel to the City of Batavia for major primary care. Dentistry services are available in surrounding communities.

St. Jerome Hospital

St. Jerome Hospital of Batavia, is an 96-bed acute care facility with 24 hour emergency care, critical care unit, occupational medicine, cardiac rehabilitation and wellness center; a 20 bed residential alcohol rehabilitation unit with detoxification services is also on site. The hospital is currently in the process of consolidating services with Genesee Memorial Hospital. St. Jerome Hospital also operates the Corfu Family Care Health Care Clinic on Main Street in Corfu.

Genesee Memorial Hospital

Located in Batavia, the Genesee Memorial Hospital offers full medical and surgical services including maternity services, pediatrics, physical therapy, radiology, surgery, outpatient services and intensive and coronary care unit. Genesee Memorial is currently in the process of consolidating with St. Jerome Memorial Hospital.

.3 Regional Recreation Opportunities

In addition to greatly enhancing a community's quality of life, recreation activities facilitate social interaction, exercise and fitness, and enjoyment of the community's natural features. Recreational amenities may also be a means of attracting visitors to an area.

The Town and Village currently have no official community park or gathering space for public events. There is an initiative in progress to appropriate moneys into the Town-wide budget toward the purchase of land for the creation of a community park. Residents, however, have access to significant regional recreational opportunities within Genesee County.

Darien Lake Theme Park and Camping Resort

Located in the Town of Darien, this theme park is one of New York State's premier seasonal entertainment complexes. Attractions include over 100 rides and shows including a 2,000 site campground, Grizzly Run rapid ride, Barracuda Bay Water Park and an Adventureland for young children. The park was recently acquired by new management; owners have invested a significant amount of money to develop new attractions. Future plans for the park include the development of a hotel on the property and the expansion of the entertainment season. The park, which typically opens on Memorial Day and closes in mid-September, is planning to open in early May and remain open thru the end of October.

Genesee County Park and Forest

Located in nearby Bethany, the Genesee County Park and Forest is the first and oldest County park and forest in New York State. The facility features 444 acres of gently rolling terrain that is open to the public year-round; a significant nature trail equipped for the visually handicapped is a park highlight.

Darien Lake State Park

This facility, located in Darien Center, offers approximately 19 miles of multi-use trails for hiking, horseback riding, cross country skiing and snowmobiling. A 12 acre lake offers fishing, swimming and ice skating.

Iroquois National Wildlife Refuge

This refuge encompasses 10,818 acres of wooded swamps, marshland, wet meadows, pasture and cropland. The land typically serves as feeding, staging and nesting areas for migratory waterfowl and for other wildlife uses. The refuge headquarters is open to the public for passive recreational uses throughout the year.

Batavia Downs Race Track

This race track is the oldest operating parimutuel harness track in North America. Pacers and trotters race during the spring, summer and fall; an enclosed "weather conditioned" grandstand and clubhouse are available for the comfort of patrons.

Regional Camping Opportunities

In addition to the 2000 camping sites offered at the Darien Lake Campgrounds, there are 1013 additional camping sites located throughout the region. Indian Falls Lake, located in the Town of Pembroke, has 326 campsites and a 20 acre lake; the facility is temporarily closed and reopening of the facility is uncertain. The Skyline Resort in Darien Center has 250 sites; other sites include Timberline Lake Park and Frost Ridge Park in LeRoy, the Lei-Ti Campground and Golden Mobile Home Park and Campground in Batavia, the Bide-A-Bit Campground in Varysburg, and the Sleepy Hollow Campground near the Town of Newstead.

Regional Golfing Opportunities

Public golfing opportunities in the region include the Batavia Golf Club and the Terry Hills Golf Course in Batavia, the Bethany Hills Golf Course, Byrncliff Resort and Conference Center, Carter's Sweetland Pines Inc. in Stafford and the Quiet Times Golf Course in Attica.

9.0 Public Input

.1 Random Community Survey Methodology

A community survey was distributed in the Town of Pembroke and the Village of Corfu to determine how residents felt about several different issues. Questions about Community Identity, Community Services, Transportation, Land Use Regulations, Recreational Activities, Growth & Development and Housing were asked to gauge the issues residents believe are important. A thorough understanding of residents' attitudes toward the future of Pembroke and Corfu was crucial in the development of policy, issues and actions in the Comprehensive Plan.

A total of 385 surveys were randomly distributed throughout the Town and Village; 316 in the Town and 69 in the Village. The total number of surveys distributed statistically insures a (+/- 5%) confidence rating; this rating enables an acceptable level of accuracy in the survey analysis. 319 surveys were distributed to homeowners and 66 to renters. Tax rolls were used to target every 5th home in the Town and every 8th home in the Village. At rental properties, properties were randomly selected. The surveys were distributed on November 17, 1996 and were due back to the Town Hall on December 5, 1996.

A total of 113 surveys were returned from the Town; of these, 4 were unusable or contained no answers. The Town return rate was 34%. A total of 30 surveys were returned from the Village; of these, 2 were unusable or contained no answers. The Village return rate was 41%. To obtain statistically significant results, a return rate of approximately 15% is desired. The following offers a summary of the results of the survey.

.2 Survey Analysis

Community Identity

This portion of the survey was intended to gauge residents' opinions on the overall image and character of Pembroke and Corfu. 83% of Town respondents believed that the rural character of the Town is a great asset and should be retained; 69% of Village respondents agreed. Approximately 60% of both Town and Village respondents were satisfied with the image that Pembroke and Corfu present to New York State. 40% of Village respondents were very dissatisfied with the community's image.

The survey asked residents to describe the identity of the Town and Village. 53% of Town respondents described the Town primarily as an agricultural community where people can live and work; other choices included a bedroom community and a struggling rural community with little opportunity for economic growth. Village respondents were divided on their description of the Town's identity; all three descriptions received approximately the same response. Village respondents also had a divided opinion on the overall identity of the Village of Corfu; the three options were a bedroom community, a quiet small town where people live and work, and a struggling rural community with little opportunity for growth. 53% of Town respondents described the Village as an agricultural community where people can live and work. When asked whether the conditions in the Town and Village were expected to remain the same over the next 20 years, approximately 40% of Town and 60% of Village respondents strongly believed that these conditions would change.

Community Services

The survey determined that approximately 82% of Town and 74% of Village respondents are satisfied with quality of police protection, fire protection, and the quality and availability of health care services in the area. The combined Town and Village average is approximately 79% of survey respondents satisfied with these services. Approximately 30% of Town and 64% of Village respondents strongly believed that the districts should be extended into the Town from the Village; the combined average is 58%. 48% of Town and 20% of Village respondents strongly disagreed that sewer and water districts should be expanded into the Town from the Village. 64% of Town and 74% of Village respondents were satisfied with the overall quality of the school system; the combined total is 67%. The majority of Town and Village respondents are also satisfied with the recycling system (approximately 80%) and the library system (approximately 80%).

Transportation

An overwhelming 97% of Village respondents and 80% of Town respondents are concerned about the level of truck traffic in Pembroke and Corfu; the combined average is 83% of respondents with a significant level of concern about truck traffic in their community. 54% of Town and nearly 50% of Village respondents, however, believe that proper mitigation measures are being taken to accommodate the anticipated truck traffic that will be generated by the development of the Flying J Truck Stop. Nearly 90% of Village and 85% of Town respondents believe that Thruway Interchange 48A offers Pembroke and Corfu significant potential economic advantages. Nearly all respondents were highly satisfied with the level and quality of road maintenance. According to approximately 78% of Village and 60% of Town respondents, a bikepath or walkway for pedestrians would be desirable in Pembroke and/or Corfu.

Land Use

Nearly 81% of Town and 79% of Village respondents believe that commercial growth should be restricted to designated areas within the Village of Corfu; the combined Town and Village average is 80%. When asked the same question regarding commercial development in the Town, more than 81% of Town and 78% of Village respondents also believe growth should be restricted to designated areas; the combined average is 81%. Approximately 75% of Town and 68% of Village respondents believed that stricter land use regulations should be developed and enforced to protect residential areas and agricultural land; the combined average is 74%. 29% of the total number of survey respondents (35 people) actually own agricultural land within the Town of Pembroke.

Recreation

Residents were asked to respond as to whether a designated Town/Village park was needed in the community. Nearly 62% of Town and 80% of Village respondents felt that a park would be a welcome addition; the combined average was 67% in favor of a new park. A combined average of 60% of Town and Village respondents felt that there are a wide variety of activities for children to choose from in the community; an average of 64% of respondents felt that seniors also had plenty of activities in which to participate.

Housing

Residents were asked to respond to questions regarding residential housing options in the Town and Village. Approximately 66% of Town and 59% of Village respondents felt that subsidized senior housing should become a planning priority; the combined average was 64%. When asked about the variety of affordable housing options within the Town and Village, 66% of Town and 55% of Village respondents felt that there were enough affordable housing options; the combined average is 65%.

Growth and Development

When asked about the Pembroke and Corfu's potential to attract new businesses, over 93% of Town and 96% of Village respondents believed that the potential exists; the combined Town and Village average was 93%. Approximately 62% of Town and 75% of Village survey respondents believe that a wider variety of retail stores are needed in the community. The survey asked respondents whether strip development should be encouraged along heavily travelled routes such as Route 33, Route 77 and Route 5. Approximately 48% of Town respondents and 57% of Village respondents felt that strip development should be encouraged; the combined average is approximately 50%. When asked whether the Town and Village receive their "fair share" of County and State funding, 20% of Town respondents and 18% of Village respondents felt positive about the amount of funding the community receives.

In terms of overall growth in Pembroke and Corfu, approximately 59% of Town respondents and 39% of Village respondents believe that growth should be planned for but not encouraged in the Town and Village; the combined average is 55%. Survey respondents expressed that slow growth is the most desired level of growth over the next 5 to 10 years; 76% of Town respondents and 71% of Village respondents desired this level. Town respondents were most concerned about the impacts of future development on Route 77 (58%) and were also concerned about future impacts along Route 5. Village respondents are also most concerned about future development impacts along Route 77 (70%) and are also concerned about impact along Route 33 (30%).

Town/Village Consolidation

Residents of Pembroke and Corfu were asked whether they felt that the Town and Village should consider consolidating services or merging into one municipal entity. Approximately 32% of Town respondents felt that the Town and Village should remain as separate entities. 48% of Town respondents felt that the Town and Village should consolidate services where appropriate and 20% of respondents felt that the Town and Village should merge into one municipal entity. Village respondents felt differently; only 7% of Village respondents felt that the Town and Village should remain separate. 46% of Village respondents felt that Town and Village services should be consolidated as appropriate, and 46% of Village respondents were supportive of the Town and Village merging into one municipal entity.

Personal Information

An average of 56% of Town and Village residents who answered the survey lived in a 1 or 2 person household. 30% of Town and Village respondents lived in a 3 or 4 person household, and 14% of Town and Village respondents lived in a household with greater than 4 people. An average of 60% of Town and Village respondents who answered the survey were older than 50. 38% of Town and Village respondents were between the ages of 30 and 50. 96% of Town and Village respondents were homeowners, and more than 75% of Town and Village respondents have lived in the Pembroke/Corfu community for more than 15 years.

10.0 Adopting the Comprehensive Plan

This chapter presents an overview of the Comprehensive Plan process that has been described in detail throughout this document. The chapter begins with a summary of the steps to be taken for adoption of the Plan, then presents an implementation matrix that shows each recommended action, its implementation time frame and responsibility. The chapter closes with a discussion of future considerations.

.1 Adopting "One Vision for the Future"

Regulations regarding the adoption of a comprehensive plan are found in Town Law Section 272-a; for a Village comprehensive plan, these regulations are found in Village Law Section 7-722. The Town of Pembroke and the Village of Corfu may each adopt the Comprehensive Plan independently. Specific steps to be followed are:

- referral of the plan to the county planning agency,
- one or more public hearings held by the town board [village board of trustees],
- if the planning board or other board has been directed to prepare the amendment, one or more public hearings must be held by that board, and
- adoption of the plan by resolution of the town board [village board of trustees].

Town Law Section 272-a-10 and Village Law Section 7-722-10 provide for periodic review of the comprehensive plan:

> "The town board [village board] shall provide, as a component of such proposed comprehensive plan, the maximum intervals at which the adopted plan shall be reviewed."

For amending the comprehensive plan, the procedures are the same as those required for initial adoption of the plan.

.2 Implementation Matrix

This section summarizes the actions identified in the chapters of this Comprehensive Plan. Each action has been assigned a time frame to signify when it should be addressed: S = short term, I = intermediate, O = ongoing. The board or agency primarily responsible for or involved in the implementation of the action have also been identified.

ACTION	PRIORITY	RESPONSIBILITY
POPULATION Action 1.1.1 - Through zoning and other land use regulations, development nodes should be encouraged near the Thruway interchange, near East Pembroke and north of the Village of Corfu on Route 77.	S	Town Village
Action 1.1.2 - The Town of Pembroke should minimize the number of future curb cuts allowed on Route 77 between Route 5 and the Village limit.	S	Town NYS DOT
Action 1.1.3 - The Town of Pembroke and Village of Corfu, through zoning and land use regulations, should preserve the rural character of the Town and Village.	I	Town Village
Action 1.1.4 - The Town of Pembroke should revise the zoning ordinance to limit commercial uses on Route 5.	I	Town
Action 1.1.5 - Both the Town of Pembroke and Village of Corfu should adopt, in principal, this comprehensive plan that outlines potential growth patterns and development areas.	S	Town Village
Action 1.2.1 - The Town and Village should work with local educators and industries in the region to ensure local residents have proper skills for local and regional employment.	O	Town Village Schools
Action 1.2.2 - The Town and Village, in conjunction with the schools, should sponsor and offer "entrepreneurial" training sessions and courses to residents.	O	Town Village Schools

HOUSING Action 2.1.1 - An evaluation and assessment of older buildings in the Village should be completed to determine their potential for renovation to apartments.	I	Village
Action 2.1.2 - The Town and Village may require additional hours dedicated to the code enforcement officer to ensure all housing meets the current building code.	I	Town Village
Action 2.1.3 - Additional rental housing should be encouraged for the Village of Corfu and Town of Pembroke.	I	Town Village
Action 2.2.1 - Through the implementation of zoning regulations, sign restrictions, landscape requirements, subdivision regulations and other land use regulations, the Town and Village should protect the character of existing "neighborhoods".	I	Town Village

ECONOMY Action 3.1.1 - The Town of Pembroke and Village of Corfu should develop a logo and promotional brochure to market the area.	I	Town Village
Action 3.1.2 - The Town of Pembroke and Village of Corfu should explore the possibility of attracting "value-added industries" to provide employment opportunities for residents; these industries should concentrate on the existing agricultural industry, fruit and vegetable processing or the trucking industry.	I	Town Village Local industries County IDA
Action 3.1.3 - The Town and Village should consider allowing development along major corridors (Route 5, Route 77 and route 33) in a manner that protects the rural character of the area while allowing small, entrepreneurial development.	I	Town Village
Action 3.2.1 - Service businesses should be sought to locate in and around the Village of Corfu's existing downtown.	I	Village
Action 3.2.2 - The Village should attract small, tourist related businesses to attract the visitors to Darien Lake.	I	Village
Action 3.3.1 - The Town should promote the "Thruway Interchange Node" as a location for larger scale industrial and commercial development.	S	Town
Action 3.3.2 - The Town of Pembroke should consider further using the 485-B Real Property Tax abatement as an incentive to attract new business.	O	Town

ENVIRONMENT Action 4.1.1 - Pembroke and Corfu should discourage all development from floodways.	S	Town Village
Action 4.1.2 - Open space and recreation uses should be considered to enhance the floodway and floodplain in Corfu while minimizing impacts to the floodplain.	I	Village
Action 4.1.3 - A storm water management study should be completed on Murder Creek to alleviate nuisance flooding problems throughout the Village and Town.	S	Town Village
Action 4.2.1 - The Town and Village should conduct a comprehensive traffic study to determine ways to handle the excessive traffic, both from Darien Lake and trucks, in the two communities.	S	Town Village
Action 4.2.2 - Based on the results of the traffic study, there may be a need for stricter enforcement of speed limits for trucks that travel through the two communities.	S	Town Village
Action 4.3.1 - Development of agricultural land on Routes 5, 77 and 33 should be encouraged as "planned unit developments" rather than strip development along existing roads to protect the rural character of the Town.	O	Town
Action 4.3.2 - The Town should implement existing land use ratios to limit the number of lots allowed to be subdivided on agricultural lands.	O	Town

TRANSPORTATION Action 5.1.1 - A detailed traffic study should be completed that fully addresses the issues of traffic in the Town of Pembroke and Village of Corfu.	S	Town Village
Action 5.2.1 - The Town and Village should work with the NYS Thruway Authority, NYS Department of Transportation, Town of Darien and Darien Lake officials to promote "alternate" routes to the amusement park.	S	Town Village Thruway Authority NYS DOT Town of Darien Darien Lake officials
Action 5.2.2 - The Village and Town should request the NYS DOT prioritize the widening of the bridge on Route 77 near Cohocton Road in the Town and the railroad overpass in the Village to relieve the bottle neck that causes congestion for traffic heading for Darien Lake.	S	Town Village NYS DOT
Action 5.2.3 - The Village and Town should request the NYS DOT prioritize the widening of the shoulder of Route 77 from the NYS Thruway Exit 48A to the Village of Corfu.	S	Town Village NYS DOT
Action 5.3.1 - As part of the larger traffic study completed for the two communities, the Town and Village should study the need for stricter enforcement of speed limits for trucks and passenger vehicles that travel through the two communities.	S	Town Village
Action 5.4.1 - The Town and Village should work with the NYSDOT to define truck traffic safety issues at the intersection of Route 33 and Route 77.	S	Town Village NYS DOT
Action 5.5.1 - The Town of Pembroke should encourage development near the Thruway interchange.	I	Town
Action 5.5.2 - The provision of sewer and water to the Thruway interchange area should be considered and addressed in a comprehensive servicing study conducted for the Town and Village.	I	Town Village

LAND USE Action 6.1.1 - To ensure the character of the Town of Pembroke is protected, "truck stop" type industries should be restricted to the "Thruway Interchange Node" near the 48A exit on the Thruway.	I	Town
Action 6.1.2 - Small, owner-operated, complementary, business development should be allowed for second income opportunities for Town and Village residents.	O	Town Village
Action 6.1.3 - New development at the Thruway Interchange node should require the development of a "service road" that parallels Route 77 and all development on both sides of the new road; curb cuts on Route 77 should be prohibited.	I	Town NYS DOT
Action 6.2.1 - The Town and Village should designate 3 "nodes" in the region for development: East Pembroke, the Thruway Interchange area and the Village of Corfu.	S	Town Village
Action 6.2.2 - The Town and Village should update their zoning ordinances, subdivision regulations and other land use regulations to reflect the goals and objectives of this Comprehensive Plan.	S	Town Village

COMMUNITY FACILITIES Action 7.1.1 - The Town and Village, perhaps in conjunction with the Town of Batavia, should conduct a study to determine the feasibility of expanding the sewer and water into the Town.	S	Town Village Town of Batavia
Action 7.1.2 - The Village should consider creating a sewer district in the Town north of the Village on Route 77 without annexing land to the Village.	S	Town Village
Action 7.2.1 - The Town and Village should develop a park or "community gathering" area and pedestrian/bicycle trail along Murder Creek.	I	Town Village
Action 7.2.2 - The Town and Village should develop an implementation strategy to establish a park system in the region.	I	Town Village
Action 7.2.3 - The Town and Village should work with the Pembroke schools to establish an agreement on use of the recreational facilities at the school.	O	Town Village Schools
Action 7.3.1 - The Town and Village should complete a study focusing on the expansion of the sewer and water services on a shared basis.	S	Town Village
Action 7.3.2 - Procedures, land use regulation format and application forms should be consistent in the Town and Village.	S	Town Village
Action 7.4.1 - The Village zoning ordinances should include an historic overlay district to protect Village character.	I	Village
Action 7.4.2 - Local historic landmarks reflecting elements of the culture, social, economic, political and architectural history of the area should be designated as local "landmarks".	I	Town Village

Appendix 1 - List of Interviews

Edward Arnold, Jr., Edward Arnold Scrap Processing
Kate Beck, Don Beck, Inc.
Lois Brockway, Town Historian
Business Office, Pembroke Central Schools
Martin Culik, Cornell Cooperative Extension
Laurie Cohen, Genesee Memorial Hospital
John Coles, Department of Environmental Conservation
Karen Colley, Corfu Free Library
Robert Costanzo, Genesee County Planning Department
Linda Doll, Jubilee Supermarkets
James Duschen, Town Highway Superintendant
Dennis Eustock, Village Police Force
Edward Flynn, City of Batavia
David Gordon, NYS Thruway Authority
Dan Huff, Akron Department of Public Works
Dave Johnson, Corfu Machine
Brian Ketchum, Empire Telephone
Joe Konieczny, Village Mayor
Edward Korczak, Water/Sewer Plant Operator
Bill Leslie, Niagara Frontier Transportation Commission
Joseph Macalusok, County Assessor's Office
Barb Middleton, Genesee County Industrial Development Agency
Joan Miner, Kutter's Cheese Factory
David Paolatta, Genesee County Planning
Bob Patterson, Genesee County Planning
Representative, Genesee County Airport
Representative, Genesee County Chamber of Commerce
Representative, Pembroke Travel Plaza
Walter Saupe, Trison Manufacturing
Steve Stettler, Empire Telephone
Tina Troisi, NYS Thruway Authority
George White, NYS Thruway Authority
Representative, St. Jerome Hospital
George Squires, County Soil Conservation Bureau
Don Starkweather, Starkweather's Eggs
Sandy Wilson, Sterling Tent
John Wolf, Town Supervisor
Dave Zorn, Genesee/Finger Lakes Regional Planning Council

Appendix 2 - Community Survey

21 November 1996

Dear Town and Village Residents:

The Town of Pembroke and Village of Corfu are currently working together to complete a **comprehensive plan** that will help us guide future development in our communities.

As part of the planning process, we request that you take a few moments to fill out the following survey to let us know your opinion on issues within the Town and Village. As you fill out the survey, please include any issues you believe have been omitted so we can include them in our analysis. Please return the survey in the self addressed stamped envelope provided by:

Wednesday, December 5, 1996.

We appreciate your cooperation in helping us develop a comprehensive plan for Pembroke and Corfu that meets our current and future needs. We will be hosting an open house/public presentation in the near future and hope you are able to attend; this presentation will be announced in the Batavia Daily News. Again, thank you for your assistance.

Sincerely,

Richard Kutter
Town of Pembroke/Village of Corfu Comprehensive Plan Steering Committee Chair

Community Survey
Town of Pembroke/Village of Corfu
Comprehensive Plan

Please read the following statements and circle the number that corresponds to your opinion:

1-Strongly Agree 2-Agree 3-No Opinion 4-Disagree 5-Strongly Disagree

Community Identity

1	2	3	4	5	I believe the rural character of our communities should be retained
1	2	3	4	5	I am happy with the image of Pembroke and Corfu

The Town of Pembroke is primarily (select one):

a bedroom community to the cities of Rochester and Buffalo
an agricultural community where people can live and work
a struggling rural community with little opportunity for economic growth

1	2	3	4	5	I would like the Town to remain this way over the next 20 years

Please comment on how you think the Town will evolve over the next 20 years:

The Village of Corfu is primarily (select one):

a bedroom community to the cities of Rochester and Buffalo
a quiet small-town community where people can live and work
an economically depressed Village with a troubled economic future

1	2	3	4	5	I would like the Village to remain this way over the next 20 years

Please comment on how you think the Village will evolve over the next 20 years:

Community Services

1	2	3	4	5	I feel completely safe with the police protection in my community
1	2	3	4	5	I have convenient access to a health care clinic or medical center
1	2	3	4	5	The fire protection & emergency rescue squads meet the needs of residents
1	2	3	4	5	The water district should be expanded into the Town from the Village
1	2	3	4	5	The sewer district should be expanded into the Town from the Village
1	2	3	4	5	The Pembroke School District is of high quality
1	2	3	4	5	I am happy with the recycling program in my community
1	2	3	4	5	The Pembroke Library is easily accessible and well-stocked

Please comment on any of the above statements you feel strongly about:

1-Strongly Agree 2-Agree 3-No Opinion 4-Disagree 5-Strongly Disagree

Transportation

1	2	3	4	5	I am concerned with the level of truck traffic in my community
1	2	3	4	5	The Thruway interchange offers advantages to our community
1	2	3	4	5	The "Flying J" Travel Plaza will not cause congestion problems on Route 77
1	2	3	4	5	Darien Lake traffic should be contained to Route 77
1	2	3	4	5	Our road system is plowed and well maintained
1	2	3	4	5	There are no traffic congestion problems in my community Problem area(s):
1	2	3	4	5	Bikepaths and pedestrian walkways should be developed for people that prefer to use alternative forms of transportation

Please comment on any of the above statements regarding transportation issues you feel strongly about:

Land Use Regulations

1	2	3	4	5	Commercial growth should be restricted to designated areas in the Village
1	2	3	4	5	Commercial growth should be restricted to designated areas in the Town
1	2	3	4	5	Stricter land use regulations should be developed & enforced to protect our community's residential areas
1	2	3	4	5	Agricultural lands in Pembroke should be protected by land use regulations Do you own agricultural land? Yes No

Please comment on any of the above statements you feel strongly about:

Recreational Activities

1	2	3	4	5	A Town/Village Park is needed in our community
1	2	3	4	5	Children have a wide variety of recreational activities from which to choose
1	2	3	4	5	There are plenty of senior citizen's activities available for our residents

Please comment on any of the above statements you feel strongly about:

Housing

1	2	3	4	5	Subsidized senior citizen housing opportunities should be a future priority
1	2	3	4	5	Our community offers a variety of affordable housing options

Please comment on any of the above statements you feel strongly about:

1-Strongly Agree 2-Agree 3-No Opinion 4-Disagree 5-Strongly Disagree

Growth and Development

1	2	3	4	5	Our community has the potential to attract new residents and businesses if we make an effort to do so
1	2	3	4	5	A wider variety of retail stores and shops are needed in the area
1	2	3	4	5	Strip development should be encouraged along heavily traveled roads such as Route 77, Route 33 or Route 5
1	2	3	4	5	The Town and Village should plan for growth but not encourage it
1	2	3	4	5	The Town and Village receive their "fair share" of County and State funding for various projects

Please comment on any of the above statements you feel strongly about:

What kind of population growth do you expect in your community over the next 5-10 years?

(Circle One) a. Decline b. No Change c. Slow Growth d. Rapid Growth

What level of economic growth would you like to see in the area over the next 5-10 years?

(Circle One) a. Decline b. No Change c. Slow Growth d. Rapid Growth

I am most concerned about the impacts of future development along:

(Circle One) a. Route 33 b. Route 5 c. Route 77

I am most concerned about traffic conditions along:

(Circle One) a. Route 33 b. Route 5 c. Route 77

Village/Town government should: (Circle One)
a. Remain as separate entities
b. Consolidate selected services where appropriate
c. Merge into one municipal entity

Personal Information

Number of people in your household:
Please list your age
Do you own or rent your home? Own Rent
How long have you lived in the area? a. 0-5 years b. 6-15 years c. 16+ years

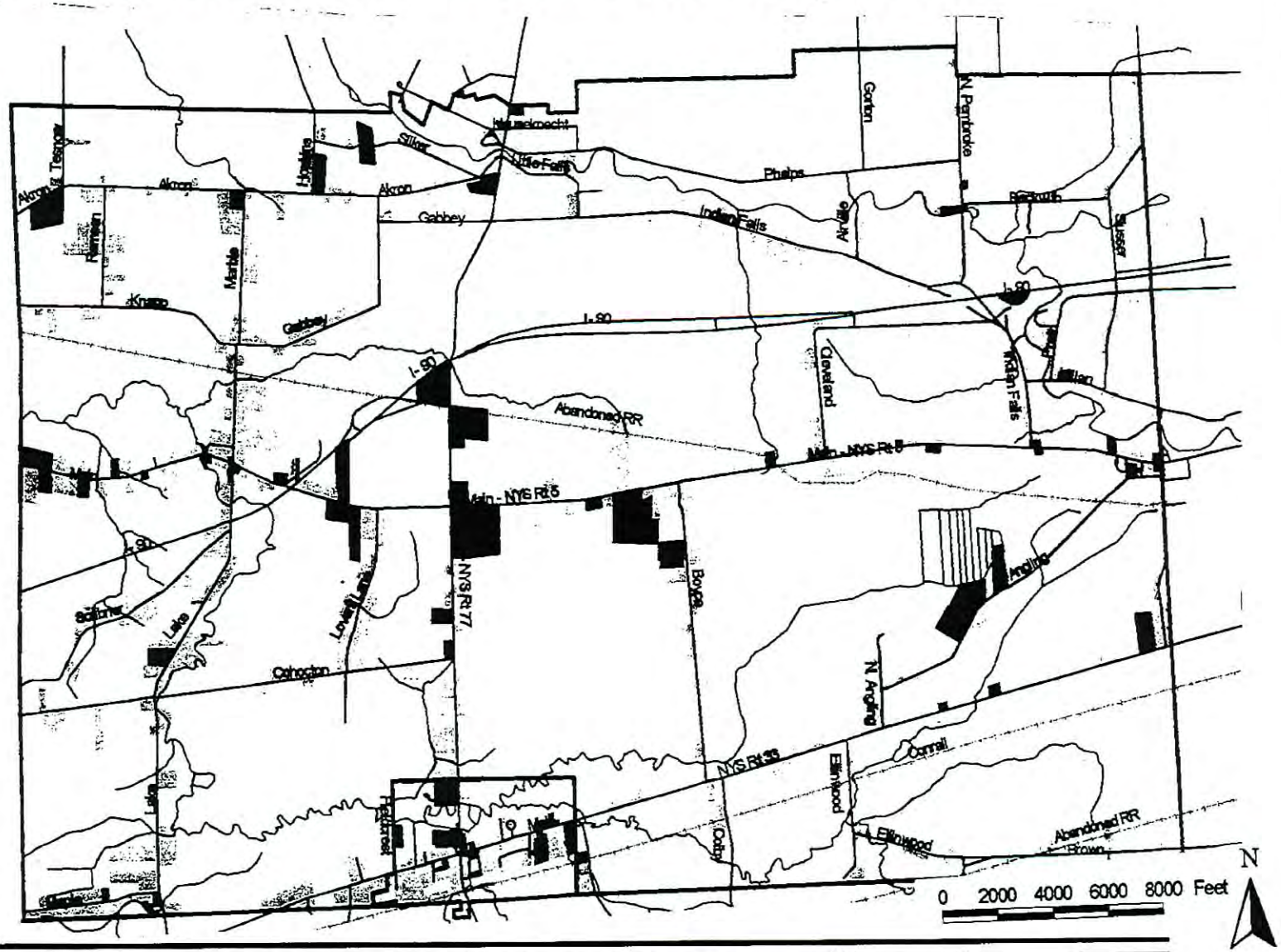
Is there anything else you believe we should be aware of as we develop the Comprehensive Plan the Town of Pembroke and the Village of Corfu? Please explain:

Thank you! We will use your input to create a Comprehensive Plan that will benefit all residents of the Town of Pembroke and the Village of Corfu!

Existing Land Use Plan - Residential/Commercial/Industrial

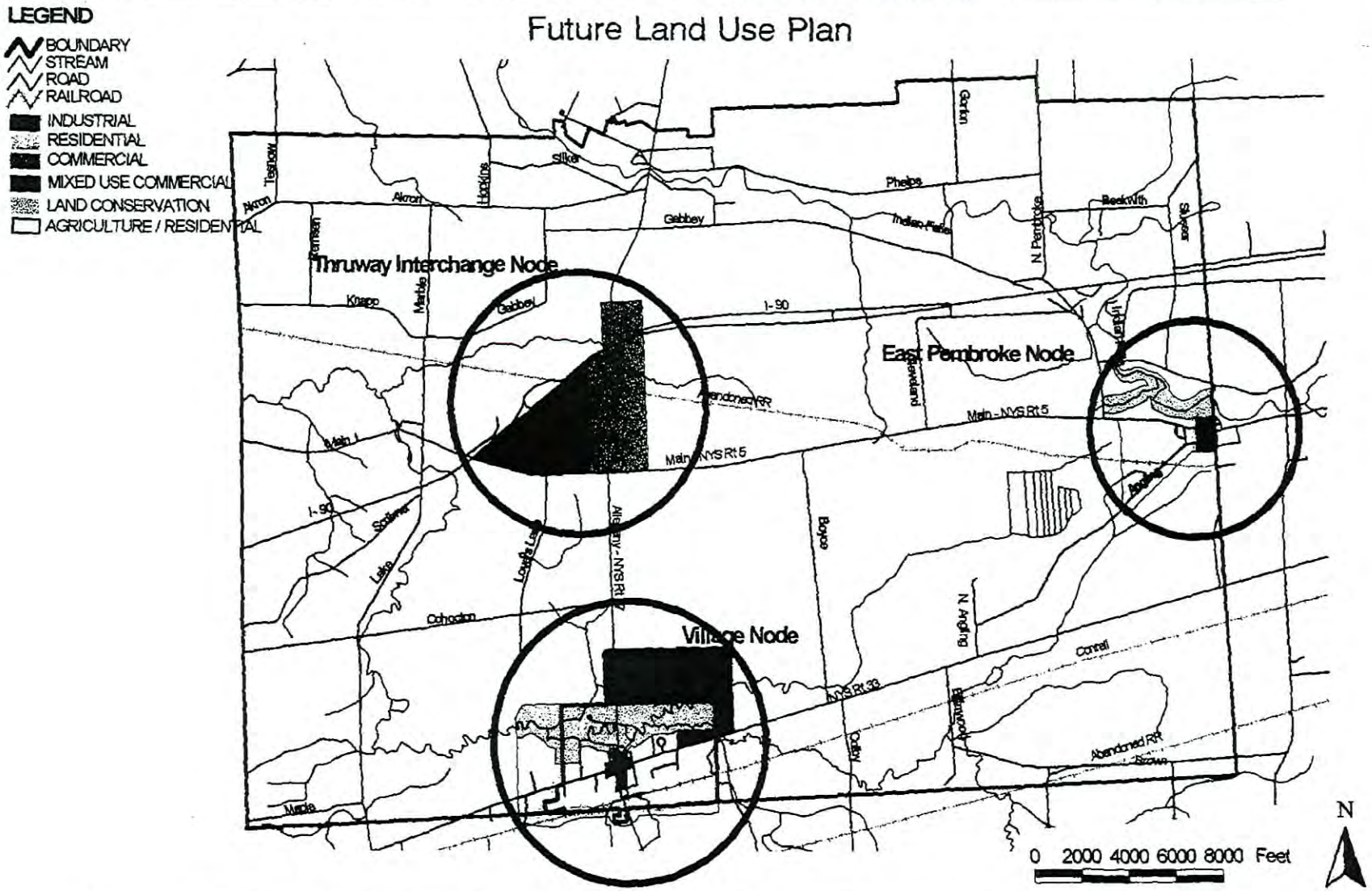
LEGEND

- BOUNDARY
- STREAM
- ROAD
- RAILROAD
- PUBLIC/SEMIPUBLIC
- INDUSTRIAL
- RESIDENTIAL
- COMMERCIAL



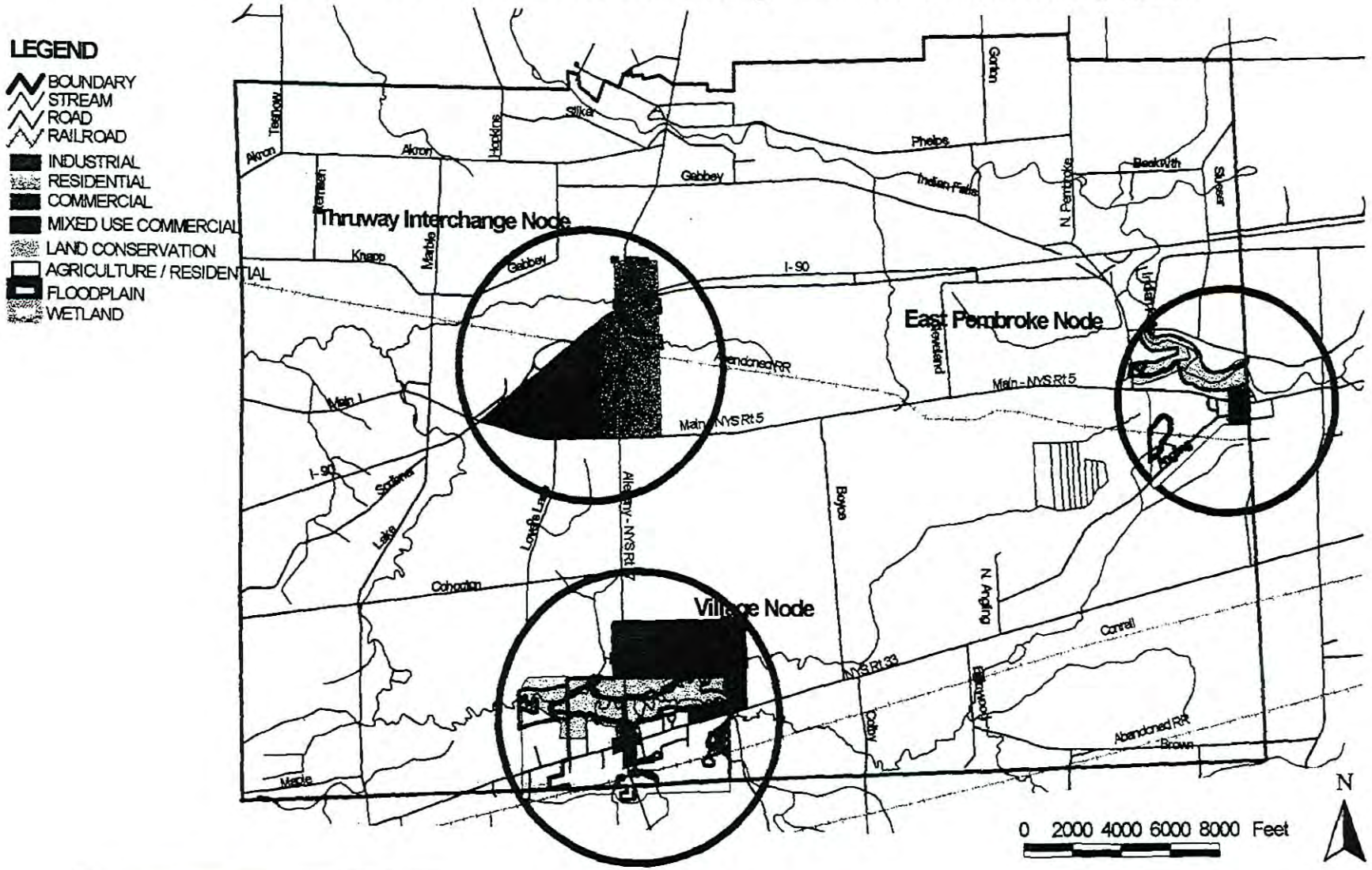
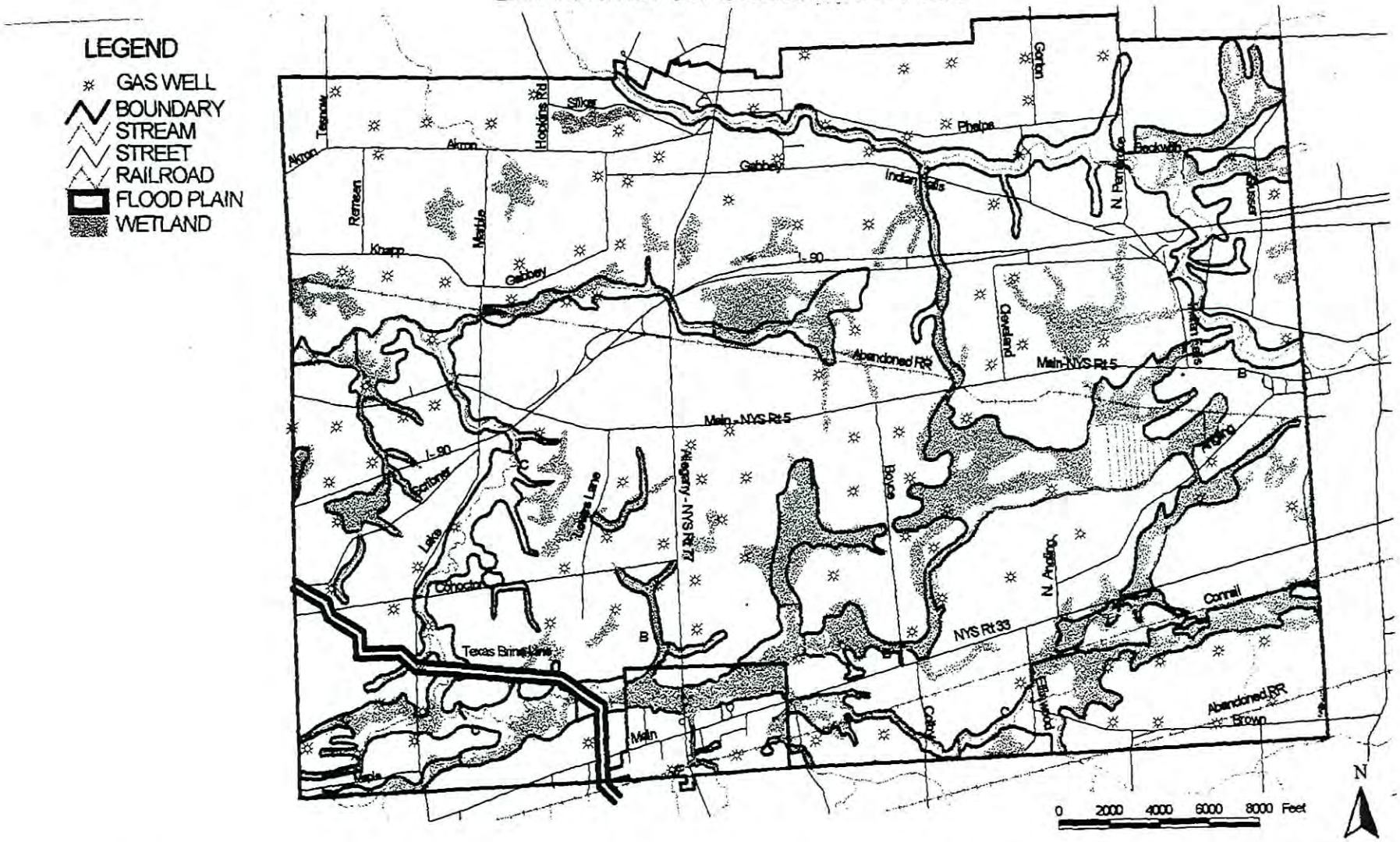
Existing Land Use Plan - Open Space/Agriculture/Woodlot

Future Land Use Plan



Town of Pembroke and Village of Corfu
1997 Comprehensive Plan: One Vision for the Future

Future Land Use Plan and Existing Environmental Constraints



Environmental Constraints Plan