

PURPOSE

The 2007 Comprehensive Plan serves as the basis for consistent decision-making. As conditions and community priorities may change over time, it is important that the Village maintain the Comprehensive Plan by periodically re-examining the community conditions and the changes that have taken place, reconsidering the goals and objectives and modifying or amending the Plan to guide subsequent actions.

A Comprehensive Plan Review Committee has been established for that purpose. Members met regularly between February and April 2012 to review the community's vision, the goals and objectives, the proposed actions to implement the goals and vision, and the expected consequences of those actions.

ACKNOWLEDGEMENTS

Comprehensive Plan Review Committee

H. Kevin Clark	Committee Chair, Village Trustee
Pam Baker	Village Resident, Business Owner
Bill Barry	Village Resident
Tom Beck	Town of Perinton
Bob Cantwell	Fairport Municipal Commission
Joel Cuminale	Village Resident
Sean Delehanty	Village Trustee
Nancy Hessler	Village Resident
Brady Meixell	Village Youth Council
Monika Salvage	Office of Community + Economic Development
Sue Steele	Village Planning Board
Jim Unckless	Office of Community + Economic Development
Eileen Wierzbicki	Zoning Board of Appeals
Scott Winner	Fairport Partnership for a Better Community
Kal Wysokowski	Office of Community + Economic Development

EXECUTIVE SUMMARY

As Committee members discussed section by section of the 2007 Comprehensive Plan, the reoccurring theme was the necessity to update the existing Zoning Code to meet the community's current needs as well as allow room for the Village to grow in a sustainable way in the future. Zoning should be revisited for the Fairport Business District (including Village Landing and mixed-use developments) as well as residential areas (including large-scale residential developments and in-law living quarters).

It is also noteworthy that the adoption of the 2007 Comprehensive Plan lead to several laws and studies, many of which have since been completed and implemented. Several comments in this Comprehensive Plan Update refer to those laws and studies for guidance in future decisions.

Preserving Village character, developing the Canal District, improving economic vitality and providing services for visitors continue to be important goals for Fairport.

RELEVANT ACCOMPLISHMENTS & DEVELOPMENTS

The Committee identified and reviewed relevant laws, studies, projects and community improvements in the Village that were implemented within the last five years, many of which were spurred by recommendations in the 2007 Comprehensive Plan.

Laws

Historic Preservation Law (2007) – protects historic structures, deals with landmark designation, guided by volunteer commission.

Special Permit for non-residential structures over 6,000 square feet (2007) – to be issued by Village Board before projects go to Planning/Zoning Boards.

Design Overlay District (2007) – outlines design standards.

Studies

Gateway Vision Study (2008) – addresses aesthetics, shared parking and building use at Four Corners.

CAP Study (2010) – captures traffic flow, system of traffic lights, pedestrian use, parking access, train and car counts in the Village.

Sustainability Plan (2010) – outlines services provided and resources used by the Village.

Master Plan for Northwest Quadrant (2012) – to be completed in the Summer 2012, concentrates on specific area that was outlined in the 2007 Comprehensive Plan, deliverable will be 3D GIS and web-based model for redevelopment.

Public Art Plan (2012) – to be completed in 2012, will outline process and priorities, Village may assign a board to guide implementation.

Projects

DPW Building (2006) – new construction, public

Sterling West (2006) – mixed-use development, public/private

Kennelley Park (2006) – beautification, public

Mulconry's Irish Pub (2008) – demolition/new construction, public/private

29 Perrin Street (2012) – demolition/ residential development, public/private

15 Parker Street (2012) – demolition/remediation, public/private

High Street (2012) – repairs/repaving, public

Community improvements

Ice rink at Fairport Junction (2006)

Interpretive signage (2010)

Information kiosks at Kennelley Park and Box Factory (2011)

Community gardens and playground on Potter Place (2011)

COMMUNITY ASSESSMENT

A reexamination of this section resulted in the following notations below:

2.1 – Demographic characteristics:

A demographic fact sheet from the 2010 U.S. Census is **attached**. Highlights include a 6.7% population decline in the Village since 2000, while the 65 and older generation increased by 3.5%. Given the retail sales per capita of \$6,532, the population decline of 387 residents translates into lost sales of approximately \$2.5M. The Village housing units increased by 4% since 2000, with rentals going down by 2.5% and owner-occupied housing increasing by 2.5%. Overall income and home values in the Village increased substantially since 2000.

2.13 – Business district development:

According to the 2011 Comprehensive Business Inventory (summary **attached**) there were 336 Fairport business merchants, which represents a 10% increase since 2001.

2.14 – Parks, recreation & open spaces:

An updated flood hazard zones map (Figure 2-6) is **attached**.

2.21 – Transportation & infrastructure:

The Town of Perinton will oversee the construction of a new pedestrian bridge that will cross the Erie Canal near Cobb's Lane and connect the Rochester, Syracuse and Eastern Trail. The project is scheduled to be completed in the fall of 2012.

FRAMEWORK & VISION

The Committee concluded that the vision statement created by Village residents in 2007 remains relevant and viable. The discussion about issues, opportunities and assets in the Village lead to the following comments and updates:

3.6 – Housing options for seniors:

Census data from 2010 showed that the population of 65 and older amounts to 15%, which constitutes an increase of only 3% since 2000; hence this segment didn't double as predicted.

3.9 – Consistent brand for Fairport:

The tagline "front-porch friendly" (created in 2001) continues to be used on marketing material.

3.9 – Invest in technology:

The Village and Fairport Municipal Commission provide free wifi along the canal between the Liftbridge and Parker Street Bridge. Access requires a password, which boaters receive when they register with the dockmaster.

GOALS, OBJECTIVES & RECOMMENDATIONS

The Committee discussed this section in great detail and updated the following objectives (Obj.) and recommendations (Rec.):

Neighborhood preservation & housing

Goal 1.0 Protect and enhance the function and character of Village neighborhoods.

- Rec. 1.1.1. – Review and strengthen building codes.
- Rec. 1.2.5 – Tree City USA designation each year since 2003, Emerald Ash Borer program implementation.
- Rec. 1.3.1 – No system in place for residential properties. Fairport Historic Preservation Commission (FHPC) offers advisory group. Design Overlay District provides guidelines within its boundaries.
- Rec. 1.3.2. – Residential design guidelines have not been implemented. Consider different level of review for large-scale residential developments (apartment buildings). Possibly create pre-development committee as one stop before Planning Board.
- Rec. 1.3.3. – FHPC produced pamphlet that is available to the public.
- Rec. 1.3.5 – Standards have been developed for signs, benches, trash receptacles.

Goal 2.0 Provide the housing choices necessary to meet the diverse needs of the Village population.

- Rec. 2.1.3. – Mixed-use development is encouraged. Incentive zoning as outlined in the Village Code may be applied.
- Rec. 2.1.4 – Review and update code for in-law type living quarters.

Canal district

Goal 3.0 Continue to develop an active and distinct waterfront that promotes Fairport's position as a premier Erie Canal community.

- Rec. 3.1.1. – There has been renewed interest in North Bank development.
- Rec. 3.1.2. – Developer has been selected. RFPs for construction have been sent out in January 2012; process will be repeated in the summer for fall 2012 construction.
- Rec. 3.3.3 – Marina was part of North Bank Study recommendations.
- Rec. 3.4.1. – Completed.
- Rec. 3.4.2 – There is money allocated for signage in a recently awarded Canal Corporation grant.
- Obj. 3.5. – Add Canal Society of New York State and Canal NY Marketing and Business Alliance.
- Rec. 3.6.2. (added) – Charge Fairport Partnership's design committee with design development; work with Town of Perinton on Village gateway (Fairport Road); work with Canal Corporation and Department of Transportation on bridges.

*Commercial and business district development*Goal 4.0 Continue to encourage an attractive economic climate that will retain existing businesses, attract private sector investment and improve economic vitality in the Village.

- Rec. 4.1.1. – Add Fairport School District, Town of Perinton, Monroe County and community service organizations.
- Rec. 4.2.3. – Including Village Landing District, which is currently exempt from other guidelines.
- Rec. 4.2.5. (added) – Explore opportunities to provide public restrooms for Canal/Village visitors.
- Obj. 4.4. – Implement relevant provisions from the 2010 Circulation, Accessibility and Parking Report.
- Rec. 4.4.2. – Current redevelopment plans provide for such a connection.
- Rec. 4.4.3. (added) – Provide connection promenade between former DPW site (15 Parker Street) and Turk Hill Road on the south side of the canal to access the currently planned pedestrian bridge near Cobb's Lane.
- Rec. 4.5.2. – Based on 2011 Fairport Business Inventory.
- Rec. 4.6.1. – Continue discussions; some projects are in transitional phase.
- Rec. 4.6.2. (added) – Pay attention to gateway properties as outlined in the 2008 Gateway Vision Project.
- Obj. 4.7. – Look into costs of providing the Village Newsletter electronically versus other distribution options.
- Rec. 4.7.2. – Define roles and responsibilities of various organizations involved.

*Parks, recreation & open spaces*Goal 5.0 Protect and enhance Village parks, open spaces, environmental systems.

- Rec. 5.1.1. – Completed. Community Garden has been installed at Potter Park.
- Rec. 5.2.1. – Completed.
- Rec. 5.3.1. (added) – Village's Tree Board has adopted an Arboretum Plan.
- Rec. 5.6.1. – Will be addressed in 2013 Canal Corporation Improvement Plan.
- Rec. 5.7.1. – On Office of Community + Economic Development's project list.
- Rec. 5.7.4. – Addressed in Streetscape Plan, Northwest Quadrant Master Plan.

*Transportation & infrastructure*Goal 6.0 Develop a transportation and infrastructure system that effectively meets the needs of residents, business owners and visitors without having an adverse impact on the character and quality of life in the Village.

- Rec. 6.1.1. – Completed. CAP Study carried out in 2010. Implement components of CAP Study where feasible.
- Obj. 6.2. – Include adjoining businesses.
- Rec. 6.3.1. – Granite curbs are Village standard. Review feasibility of alternative edge treatment based on cost and environmental factors.
- Rec. 6.3.3. (added) – When replacing bridges in the future (i.e. Perinton Park, Baird Road, Parker Street), aim to implement architecture that reflects Village character.

- Rec. 6.4.2. – Completed.
- Rec. 6.6.1. (added) – Provide for adequate bicycle parking as addressed in Streetscape Plan.
- Rec. 6.8.1. – Completed.
- Rec. 6.9.1. – Village dedicates certain amount of money each year for sidewalk network upkeep.
- Rec. 6.12.1. – Was addressed in CAP Study.
- Rec. 6.13.1. – Completed. Two spaces were eliminated.
- Rec. 6.14.1. (added) – Implement recommendations from CAP Study.
- Rec. 6.15.1. – It was determined that Village does not have sufficient ridership.
- Rec. 6.15.2. - SOFI Transportation/Elderbus provides transportation service within the Town of Perinton/Village of Fairport for medical appointments and essential errands for Perinton residents age 60 and older.

Government, community services & facilities

Goal 7.0 Continue to develop a Village that is a desirable place to live and work with a government that is responsive, fiscally responsible and provides excellent services and a high quality of life for its residents, business and property owners.

- Rec. 7.1.1. – Ongoing.
- Rec. 7.4.1. – Has been evaluated and is continuously modified.
- Rec. 7.4.2. – Village Board meetings can be viewed on Village website.
- Rec. 7.4.3. (added) – Aim to provide Village-wide wifi access free of charge.
- Rec. 7.5.1. – Fairport Partnership's Arts Committee is in the process of creating a Public Arts Plan.
- Obj. 7.6. – Village adopted Sustainability Plan in 2010, which can be viewed on Village website.
- Rec. 7.7.1. – Completed. Regular updates.
- Rec. 7.7.3. – Include appropriate staff.
- Rec. 7.8.2. – Addressed in Streetscape Plan.

General land use

Goal 8.0 Coordinate and manage land use in such a manner to balance the impacts of growth and development on social diversity, community character, economic vitality and environmental quality.

- Rec. 8.1.1. – Completed. Standards are used by the Planning Board.
- Rec. 8.1.2. – Four Corners has been addressed in Gateway Vision Study (2008). Streetscape Plan includes North Main Street gateway. Fairport Road gateway has been addressed in Town of Perinton Comprehensive Plan Update (2011). The Town has developed set of design guidelines for urban form, streetscape and architectural character of the Fairport Road corridor. Also, one of the transportation and circulation action items refers to consideration of impacts to the Village of Fairport when transportation and road enhancement projects are proposed on Route 250, Route 31F and surrounding corridors. Regarding the Canal as a gateway – 2014 marks the 100th anniversary of the Fairport Liftbridge construction, for which a celebration and tourism promotions are planned.

- Rec. 8.2.1. (addition under d.) – Village Landing
- Rec. 8.3.1. – We have a Canal Zoning District designation, which covers parking and commercial zoning, among other issues.
- Obj. 8.4. – Upgrade to Priority 1