

MASTER PLAN

TOWN OF MIDDLESEX

Revised July, 1992

prepared by:

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I. INTRODUCTION

The Town of Middlesex, situated in the northwestern quadrant of Yates County and along the Ontario County border, is experiencing growth and pressures for development. The Town's desirability for development is largely related to its geographic proximity to Ontario County, the City of Canandaigua, and the increased development of year round and recreational properties along Canandaigua Lake shoreline. The Town is generally characterized by its rural atmosphere and its diverse natural beauty.

In order to secure the enhancement and preservation of the Town's natural qualities, the Town Planning Board initiated the development of this Master Plan.

The Plan was originally prepared in 1987 and much of it has been retained. The 1992 update of the plan was undertaken as a review of land development policies preparatory to revising the zoning ordinance and site plan review law and instituting subdivision regulations. New portions of the plan include updated demographic and housing information; inclusion of findings from Yates County Looking Ahead, by Roger Trancik and A Good Country, A Pleasant Habitation by Frances Dumas; preparation of land development policies; and a concept plan map.

The Master Plan serves to specify guidelines, planning considerations, and recommendations to be incorporated into policy decisions related to land use and development. The consideration and utilization of the recommendations made within the Plan aim to protect the unique environmental qualities of the Town, and foster desirable growth to benefit the overall quality of life.

The Master Plan is composed of four sections:

1. A general, narrative description of the characteristics of the town, i.e. its "people, places, and things";
2. A land use/zoning district analysis, which includes descriptions, planning considerations, and recommendations; and
3. An analysis of the Town's services and facilities, which includes, descriptions, planning considerations, and recommendations.

4. An Action Plan including development policies, a concept plan map and text, and a description of next steps required to implement the plan.

1986 MASTER PLAN

The concept of developing the Master Plan for the Town was initiated during 1986 in discussions with the Town Planning Board and the Middlesex Town Board. During the winter and spring of 1986 the Town Planning Board convened special focus group meetings in order to involve community members in assessing perceptions of the Town's qualities and future outlook.

The focus group meetings identified resident's perceptions of the community and the town's assets. The town's assets were, in general, described in terms of its natural features such as the value of the lake, the agricultural economy, and the undeveloped lands. Along with the recognition of the land's qualities, Town residents discussed the attractive scenery, the value of tourism related to the lake resources, and the town's desirable location relative to the cities of Rochester and Canandaigua. Another category of the Town's assets identified by the residents, is the contributions of its citizens such as community involvement in the volunteer fire and ambulance corps, the Town library, Friendship House, etc. In terms of recreational resources, the State Hi Tor land and the Town Beach were cited as strong assets.

The focus groups also discussed liabilities of the Town. The major perception of deficits in the Town resources is a lack of fiscal resources and commercial and municipal services. The lack of or limited commercial services, such as a grocery store, restaurant, and gas station was mentioned as a liability, as was the lack of or limited presence of municipal services such as police protection and water and sewer services. The lack of an adequate tax base to support existing services let alone expand services was also seen as a major liability.

The focus groups also identified perceived trends related to the future of the Town. The predominant trends are agricultural decline, expanded residential development in the hill and agricultural areas, the transition of once seasonal lakefront property into year round residences, and the Town's increasing population growth.

After the completion of the focus groups, a Master Plan questionnaire was designed, administered, and analyzed. Of the 700+ questionnaires that were sent out to town residents and land

owners, 206 responses were received. The greatest number of respondents have resided in the Town more than 20 years and at present intend on remaining for 20 or more years. Most of the response was from residents of the lake and hill areas of the Town. In most cases, the respondents indicated that it was the rural atmosphere of the town and its recreational resources which influenced their decision to reside in the Town.

The greatest majority of the residents who responded anticipated that future population growth and development will occur within the hill and hamlet areas of the Town, that expanded utilities such as water and sewer were needed and that new utilities such as cable TV and natural gas were desirable. Among existing services, respondents were most satisfied with fire and ambulance service. However, they saw a need for improvement in town office and meeting room facilities and play ground/recreational areas in the hamlet.

The results of the 1986 focus groups and questionnaire suggest that general development and growth over the next 20 years will and should be in single family homes. However, some commercial and industrial development was also seen as positive.

The first priority Action Plan elements of the 1987 plan were preparation of a site development law (subdivision regulations) and a revision of the zoning ordinance, which are the primary purpose of the present plan update.

Several of the 1987 Action Plan recommendations have been implemented by the Town:

1. Town Hall Renovation: The former church at the southwest corner of Routes 364 and 245 in the hamlet of Middlesex was renovated for use as the Town Hall. This project is scheduled for completion early in 1992.
2. Playground: Funds were secured for development of a playground along West River in the hamlet. Construction will begin early in 1992.

1992 MASTER PLAN UPDATE

The 1992 plan follows the structure of the 1987 plan and retains much of its text. New elements are as follows:

1. Focus group sessions undertaken late in 1991 with six interest groups in the town, representing the agricultural,

hill, lake, hamlet and business areas of the town, and town officials. In all, about 80 people participated. Discussions confirmed many of the perceptions identified in the 1986 focus groups and survey and refined a number of issues in light of current conditions.

2. Updated demographic and housing information from the 1990 Census and other newly available sources.
3. Incorporation of the findings of two important studies of Yates County completed in 1990: A Good Country, A Pleasant Habitation, an Outline History of Yates County, by Frances Dumas; and Yates County Looking Ahead, a Planning and Design Guide, by Roger Trancik, FASLA.
4. Preparation of policy statements regarding land use and zoning issues.
5. Definition of actions required to accomplish the identified land development goals and policies.

Note: The Service and Facility Analysis section of the plan (Section IV) was not reviewed and is presented in this plan as it was prepared in 1987.

II. EXISTING CONDITIONS AND TRENDS

The Town of Middlesex encompasses 31.4 square miles in the northwestern corner of Yates County. The town is bordered on the north by the Ontario County Town of Gorham; on the south by the Town of Italy; on the east by the Town of Potter; and on the west by Canandaigua Lake. The area extends approximately 5 miles east to west, and 6 miles north to south. The population of the town is generally scattered and widespread. The two most densely populated areas are the Hamlet and Vine Valley. Within the summer recreation season the population of Vine Valley and the lakefront nearly doubles.

NATURAL RESOURCES

The significant geographical features of the Town are Canandaigua Lake, the three hill areas (Bare Hill, South Hill, and East Hill) and the West River Valley. Elevations of the hill areas range from 1500 feet above sea level at the top of Bare Hill and East Hill and up to 1900 feet at South Hill. The land area is generally comprised of moderate slopes ranging between 9 and 18 degrees. However, areas of Bare Hill and South Hill have 20-30 degree slopes. The lowest elevations of the town are at about 700 feet above sea level.

The Town is characterized by alkaline soils on glacial till over hilly terrain. The glacial till is derived from shale, sandstone and slate.

Bare Hill and South Hill predominantly have soils that are not suited for crops. Steep slopes prevent cultivation. The land areas are generally forested. The soils are low in organic matter, absorb water slowly, and erode easily.

East Hill contains soil areas which are fair to poor for crops. The soil is imperfectly drained. Drainage is the principal problem with slow permeability. The soil is moderately erodible.

The central area of the Town, extending from Vine Valley eastward to the Potter town line, contains fair soil for crops. Much of the area is well drained, with medium textured soils. The northeastern corner of the town is comprised of soil associations which are good to excellent for crops. These soils are fertile and well drained. Erosion is not a significant factor.

The Town includes many once cultivated lands which are now abandoned. In addition to a declining agricultural economy, abandonment was caused by steep, unmanageable terrain, erosion, and poor drainage conditions. The landscape is mixed with abandoned farm lands. Between 1925 and 1960, there was nearly a 40% decline in harvested acreage within the region. Over the past 20 years, agricultural decline has left many hillside vineyards abandoned throughout the Town.

Middlesex is rich in scenic resources. Heavily forested hillsides, picturesque farmsteads, historic settlements, and dramatic lake views combine to create a landscape of extraordinary beauty.

Scenic districts worthy of protection have been delineated in the 1990 study, Yates County Looking Ahead, A Planning and Design Guide, by Roger Trancik. Middlesex scenic districts include the following (see Appendix A for map):

1. Crest of Bare Hill: views to Canandaigua Lake and varied foreground views.
2. Crest of South Hill: one of the highest elevations in the County, offering major long distance views of the surrounding countryside.
3. Bagley Road from Loomis Road to Dunton Road: pastoral views of gently rolling hills with fields and pastures defined by hedgerows. Occasional solitary trees punctuate the fields.
4. East Hill/Upper Hill Road, south from Route 364: impressive and well-defined foreground, middleground and background components.
5. County Line Road: two districts, one centered on Lindsley Road and the other including Bare Hill Road. Both districts include views across the lower elevations of Middlesex, with the backdrop of Bare Hill and South Hill to the west.

More detail on the town's natural and scenic resources is presented in Appendix A, excerpts from Yates County Looking Ahead, A Planning and Design Guide. Appendix A also includes the guide's suggestions for a growth management plan based on these resources.

HISTORY

Settlement in Middlesex began in 1789, when it was purchased as part of a much larger tract by Arnold and William Potter. Most early inhabitants were people from Massachusetts and Connecticut, who established farms along the West River Valley south from Rushville.

Middlesex hamlet (at first called Williams Settlement) had a post office by 1824, and was firmly established as the town's commercial and industrial center by the civil war period.

Agriculture dominated the Middlesex economy throughout the nineteenth century, with grains, potatoes, beans, and all kinds of fruit as major crops. In the late 1800's grape growing, particularly in Vine Valley, became an important industry. Other significant businesses were sheep raising and wood-related occupations such as timber cutting, and production of fenceposts, spokes, and later, baskets.

Tourists began coming to the town in the late 1800's, with the establishment of Willow Grove as a summer lake resort at Vine Valley.

Population remained reasonably constant throughout the 1800's at its historic high point of about 1300 people. By the early 1900's, however, with the decline of agriculture, population decreased to below 1000, and did not increase appreciably until comparatively recent times.

Information in this section is from A Good Country, A Pleasant Habitation: An Outline History of Yates County, by Frances Dumas, 1990. Excerpts from sections of the book which are about Middlesex are included in this report as Appendix B.

POPULATION

The total population of the Town is 1,249 (1990 census). This represents an 11 percent increase over the 1980 population of 1,127. During the same time period, Yates County as a whole grew only 1 percent. In the previous ten years, between 1970 and 1980, the Town's population had increased 22 percent, while the population of Yates County increased by 8 percent.

The growth in the Town's population is in part attributed to the rapid growth occurring in Ontario County and in particular, in the Canandaigua area.

Average household size in Middlesex in 1990 is 2.7 and average family size is 3.1.

HOUSING

During the past two decades, the Town has experienced significant development and growth in its housing stock. The 1990 Census found 794 housing units in the town, representing a 16 percent increase over the 682 units in 1980. During the 1970's, the number of housing units increased by 39 percent.

In 1990, 32 percent of the town's housing units were considered seasonal, down from 35 percent in 1980, and representing an increasing trend toward conversion of seasonal units to year-round use.

Single family detached units predominate in the town, constituting 77 percent of the total units. An additional 15 percent are mobile homes. Rental units account for 7 percent of the total.

The 1990 census reports that the value of owner occupied housing units ranged from less than \$10,000 to over \$500,000. The median value is \$65,250 (as compared to \$31,900 in 1980). Thirty-seven units, or 16 percent of the total, were valued at \$100,000 or above. The increasing number of high value units is attributed to both new construction and the rapidly increasing property values in some areas on the Town.

THE PEOPLE & LABOR FORCE

The people of the Town represent diverse backgrounds considering education, employment, and income factors.

As of this writing (December 1990), 1990 Census education and labor force information is not yet available at the town level. 1980 statistics show that within the adult population, age 25 and older, there was a significant portion who have not completed high school education. However, there were nearly an equal portion of residents who had completed college level studies, including studies beyond a four year program.

The labor force of the Town, according to 1980 census figures, included 513 men and women. The unemployment rate varied around 8-10% of the labor force. This percentage was consistent with

county-wide estimates. Women with children participated in the labor force at levels at, or above, county-wide and national averages. For example, 48% of women with children under age 6, were in the labor force, and 71% of women with school age children are were the labor force.

Of the employed persons who reside in the Town, the greatest number were classified in the operator, fabricator, and laborer occupations. These occupations include jobs such as machine operators, assemblers, transportation workers, including truck drivers, and general laborers. Another large portion of persons were employed in technical, sales, and administrative support occupations. These occupations include jobs such as technicians, sales, and clerical positions. Based on a 1980 census sampling of Town residents the following is a rank order of occupations of residents beginning with the most prevalent.

1. operator, laborer, fabricator
2. technical, sales, administrative support
3. managerial and professional specialty
4. precision production, craft, and repair occupations
5. service occupations
6. farming, forestry, and fishing

Similarly, Town residents were employed in a diverse cross-section of industries. The greatest number of employed persons worked in manufacturing industries outside of the town. The second greatest portion of employed persons worked in professional and related services such as health and education. Agricultural and retail trade related industries also employed a significant portion of residents. Although the largest percentage of the labor force was wage and salary earners in private business, 10% of the Town's labor force was self-employed.

INCOME

Although information on income is not yet available from the 1990 Census, estimates from CACI indicate that the 1990 household and family income of the Town's residents is approximately 11 percent higher than the income of Yates County residents as a whole. This disparity is even greater than it was in 1980, when town residents' household and family income exceeded that of the County by 8 percent.

1990 median family income in Middlesex is estimated at \$28,487; median family income throughout Yates County is \$25,739. Per capita income in Middlesex is \$10,671; county-wide it is \$9,704.

Based on a 1980 census sample, 7 percent of the families in Middlesex had incomes below the poverty level. Countywide, approximately 10 percent of the families existed with incomes below this level.

SUMMARY

The Town represents diverse characteristics. The natural features of the town are varied and suitable to multiple uses. Suitable land uses include productive agriculture, business, and residential development. The land also provides recreational use within the lake and hill areas.

The people of the Town are equally diverse and representative of varied educational and occupational backgrounds. The population of the town is increasing at a much higher rate than Yates County as a whole. Seasonal and year round housing units are being developed and improved steadily. The residents serve in the labor force in a variety of occupations and industries. On the average, the town residents are more prosperous than the average Yates County residents. However, in reality, the town's prosperity includes many families living below the poverty level coupled with families of more affluent resources.

III. LAND USE/ZONING DISTRICT ANALYSIS

INTRODUCTION

The Town of Middlesex currently consists of five zoning districts:

1. Agricultural
2. Residential, Lake
3. Residential, Hamlet
4. Residential, Hill
5. Business Use

Each of these districts along with public land areas will be described and planning considerations and recommendations will be presented in this section of the plan. On the following pages, individual descriptions of zoning districts and respective planning considerations and recommendations are presented.

In general there are key planning goals and objectives underlying the specific recommendations of the Master Plan. Overall, the Town of Middlesex must respond to reasonable residential and economic development, while protecting its environmental quality and the rural character. Specifically and common to all zoning districts, the following planning goals are deemed important.

1. To preserve the Town's "rural character" and historic patterns of settlement, including large areas of open space agricultural use, heavy forestation and scattered residential development on the hillsides, residential and recreational use of the Canandaigua Lake frontage, and more dense residential and business development in the hamlet of Middlesex and adjacent to the Village of Rushville.
2. To protect the environment by controlling development in such a way as to preserve water quality, prevent erosion and preserve the natural resources of the community.
3. Within the restrictions necessitated by goals 1 and 2, encourage limited new development, so as to provide additional support for municipal and commercial services, improve the Town's fiscal condition, and increase employment opportunities.

AGRICULTURAL USE DISTRICT

Description

Agricultural use districts are situated along Route 245, parallel with the West River, and in the northwestern and eastern quadrants of the town. Approximately one-half of the town's land is zoned for agricultural use.

With the decline in the agricultural economy, lands are alternately being developed for residential and commercial uses. Current zoning regulations specify one acre lots for residential use.

Considerations

Use of land for agricultural purposes is declining. There is increased pressure to change lands to residential use and some of the land in this district is more difficult to develop due to problems of terrain and soil type. Although little can be accomplished locally to affect agricultural development, it is desirable to preserve the rural character of the town.

Recommendations

Future agricultural development within current agricultural use areas should be encouraged to the extent practicable.

Alternative uses for agricultural lands can be explored within the constraints of preserving a quality natural environment and the rural atmosphere. Consideration can be given to re-zone agricultural lands that no longer have economic potential to residential, commercial or industrial uses.

Lot size area restrictions, site development considerations, and allowed uses need to be re-evaluated to be compatible with land use goals.

RESIDENTIAL - LAKE

Description

The lake - residential use district is a narrow margin of land along the shoreline of Canandaigua Lake. It extends north and south along the western town line.

Currently, the zone is heavily developed. Relatively little lake frontage is yet undeveloped and much of the undeveloped land is "high bank" land along the shoreline. Present development predominantly consists of residential improvements, in which seasonal units are upgraded to year round residences. Properties within the zone are increasing in value.

There are some land areas within the zone, without lake frontage, on which development is occurring. However, the potential for extensive growth in these areas is limited, given the forbidding terrain and limited road access.

Considerations

A primary consideration in planning for the Lake - Residential use district is the preservation of public access, environmental quality, natural beauty, and the residential character of the area. Nearby areas of the district are environmentally sensitive. The steep slopes are easily eroded. The shale soil characteristics create concern regarding septic drainage and threats to ground and lake water quality.

Recommendations

Further development along the Lake - Residential use district should be limited to single family unit construction and improvements. Future development should be undertaken with restraint.

No significant expansion in the number of residential units should be considered without addressing sewer and water district service in the area. Priority should be placed on inspecting septic systems and assuring the upgrade and repair when necessary.

Steps should be undertaken to assure adequate public access to the lake including the acquisition of additional beach and other property as appropriate for the public interest.

Roadways in the zone should be evaluated, for improvements given the increased traffic.

Lot size, area restrictions, site development considerations, and allowed uses need to be re-evaluated to be compatible with land use goals.

RESIDENTIAL - MIDDLESEX HAMLET

Description

The Middlesex Hamlet is situated centrally within the Town along the West River, at the intersections of Routes 245 and 364. The hamlet is a densely populated area consisting of 60+ units.

Residential units, in general, are situated on small lots. Current zoning specifies a minimum 1/3 acre lot size for residential development. The units are characteristically single family, older structures, which were constructed during the 1800's and pre-WWII era. Some are remodeled into multi-household units.

Water district but no sewer district services exist.

Considerations

The density of the existing residential units essentially precludes further development within the currently defined hamlet boundaries. As in any densely populated area, priority planning considerations include concern over environmental quality.

Adequacy of septic systems and ground water quality need to be assured.

Due to the density of the populations, the age of the housing, and the number of conversions to multi-family units, septic systems need inspection, repair, and improvement where necessary.

Steps should be taken to beautify the hamlet, including a system of sidewalks.

As pressure to develop the hamlet continues, plans for sewer district development and water district expansion should be explored.

Lot size, area restrictions, site development considerations, and allowed uses need to be re-evaluated to be compatible with land use goals.

RESIDENTIAL - HILL

Description

The Hill Residential use district includes Bare Hill, South Hill and East Hill areas and encompasses approximately one-third to one-half of the land area of the town. The areas consist of steep terrain and plateaus. The steep terrain areas are often heavily wooded; the plateaus are somewhat more clear of vegetation.

Present residential development is scattered. Current zoning limits residential development to lots with a minimum of 5 acres.

Pressures for development are increasing. The hill areas offer attractive, scenic views and recreational uses.

Considerations

Development should progress consistent with maintaining the rural integrity and environmental quality of the town.

The Hill - Residential area is the zone experiencing the greatest pressures for development.

Development and residential expansion should be based on review and analysis of environmental impact; considering topography and soil types; and its effect on ground water quality, erosion, and other environmental and aesthetic qualities.

Development should be encouraged along existing roads. Road access to hill areas may need to be increased if residential development continues; this may include improved maintenance of seasonal roads and/or development of new roads.

Lot size, area restrictions, site development considerations, and allowed uses need to be re-evaluated to be compatible with land use goals.

BUSINESS USE DISTRICT

Description

There are two small Business Use Districts in the town; one within the hamlet and the other on Route 245 North. These districts include private contractor and general service businesses. Some business use is developing along the Route 364 corridor.

Census data also indicates the growing prevalence of self-employment, small business, and cottage industry enterprises within the town.

Considerations

Business and economic development is desirable to the extent that it provides employment, an expanded economic base, and goods and services to the community. As with residential development, business/commercial expansion must exist within the confines of environmental quality, health, safety, and aesthetic considerations. Town residents identify the need for expanded commercial and industrial development .

Recommendations

To the extent possible, the town should encourage retail, service, commercial and light industrial use development within and/or adjacent to the existing business use zones in the hamlet and along Route 245.

Commercial or industrial properties that exist outside the business use district should be evaluated for possible re-zoning.

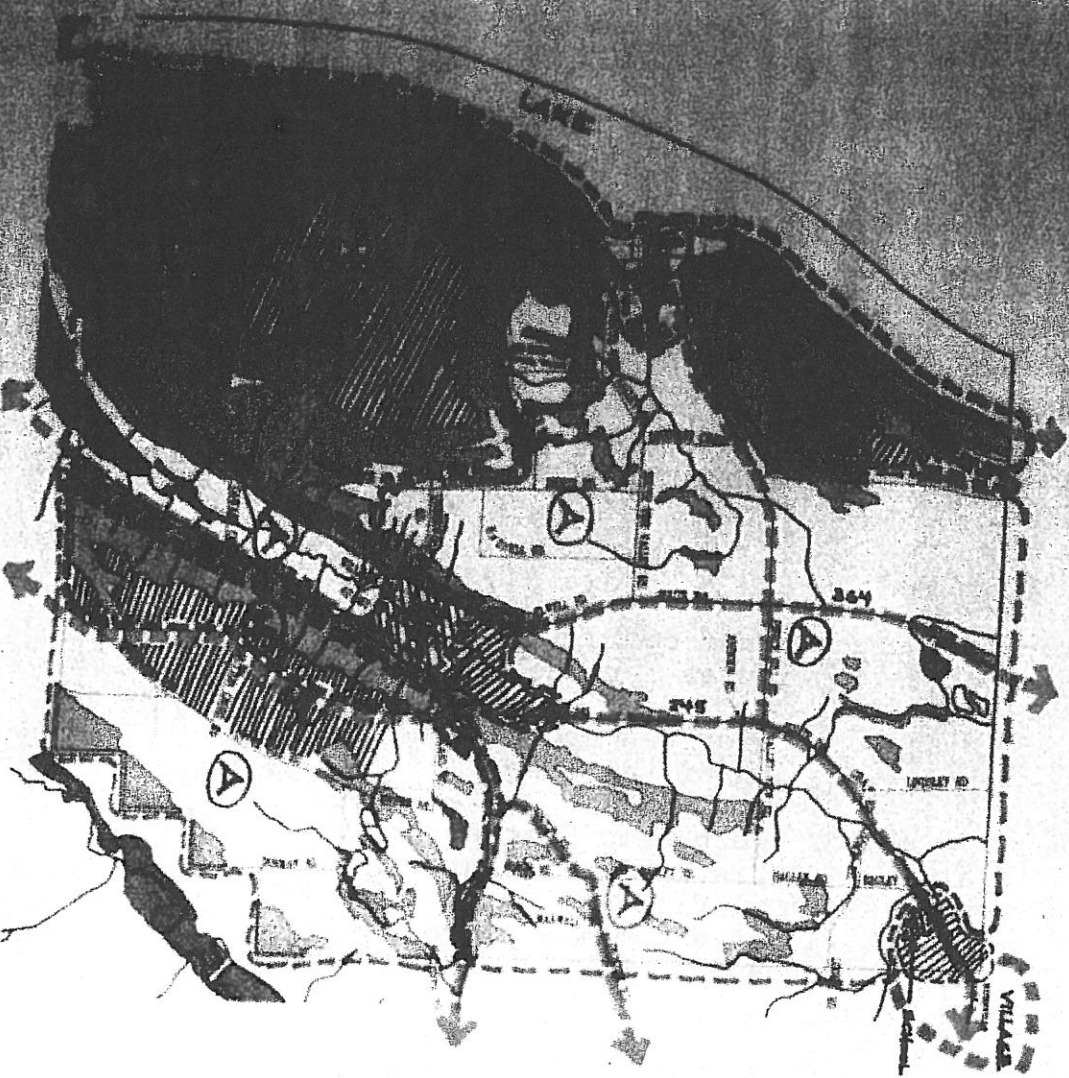
A more comprehensive business use district should be developed along Route 245 where water, electric and utility services exist or are contemplated.

PUBLIC LANDS AND RECREATIONAL FACILITIES

Description

The public lands and recreational areas of the Town include:

1. High Tor - a 2.5 square mile parcel of state-owned lands; a wildlife management area.
2. Boat Launch - an undeveloped launch site, adjacent to the Vine Valley beach areas.
3. The Beach - a small, town owned, public access swimming area in Vine Valley.
4. Ball Park - an undeveloped area in the hamlet.



TOWN OF MIDDLESEX RESOURCES

CONCEPT PLAN MASTER PLAN UPDATE JAN. 1992

1. ZONE DESIGNATION
 2. ZONE NAME
 3. ZONE CODE
 4. ZONE DESCRIPTION
 5. ZONE MAP
 6. ZONE LEGEND
 7. ZONE INDEX
 8. ZONE SUMMARY
 9. ZONE NOTES
 10. ZONE APPENDIX

- CEJ LAKEFRONT - RES / OPEN SPACE
 - CEJ AGRICULTURAL - AG / RES / OPEN SP
 - CEJ HANLETT - RES / BUS / COMMUNITY / OPEN
 - CEJ HANLETT & VILLAGE PERIMETER AREAS - RES / BUS / OPEN SP
 - CEJ HILL AREAS - OPEN SPACE / RES / HILLTOP TRANSITIONAL AREAS
 - CEJ IMPORTANT STATE LANDS
- PREPARED FOR THE TOWN OF MIDDLESEX
 YATES COUNTY, NY
 PLANNING BOARD

BY
 NUTTER ASSOCIATES
 ROCHESTER, NY

5. Public School Facilities & Grounds - situated in the northeast corner of the town. Facilities include a playground and sports area.
6. Bare Hill State Land - 360 acres on the crest of Bare Hill which was purchased in 1988 by New York State to be used as a passive recreational area and Seneca Indian Historical site.

Considerations

High Tor is a state-owned community asset, which provides valuable recreational uses for the Town and surrounding area.

The Boat launch is a high use recreational area. It is the only launch on the east side of the lake.

The beach is one of two public beaches on the east side of Canandaigua Lake. It is a high use area, with inadequate parking. The historical Vine Valley store is situated in the area. As the result of a community project, the store has been renovated and is currently being operated as a grocery store and delicatessen.

Development of the ball park has been funded, and construction is to begin early in 1992.

Bare Hill site has a high level of historical and recreational potential.

Recommendations

The Town should work cooperatively with the State to plan for the development and use of the High Tor Wildlife Management area.

Expansion and/or improvement of lake public access area in Vine Valley should be considered. Community based committees to make recommendations regarding development and maintenance of the Vine Valley lake access area and hamlet recreational areas should be established and maintained.

IV. SERVICE AND FACILITY ANALYSIS

INTRODUCTION

The following service areas are described in this Master Plan section:

1. Transportation
2. Utilities
3. Community Facilities
4. Solid Waste Disposal
5. Public Safety
6. Town Staff
7. Human Services

On the following pages, individual descriptions of the Town's service systems and respective planning considerations and recommendations are presented.

As with the Land Use/Zoning District analysis section of the Plan, there are key planning goals and objectives underlying the specific recommendations. The recommendations focus on the specific role the Town government plays in responding to growth within the Town and assuring the protection and proper development of the town's natural and human resources.

TRANSPORTATION

Description

The main highways in the town are Routes 245 and 364. RT. 245 links Middlesex with Naples and Geneva; RT. 364 provides access to Penn Yan and Canandaigua.

In all, there are 45 miles of town roads, of which 15 miles are paved. Some unpaved roads are limited to seasonal use. No public transportation exists. A private airport is located on the north east edge of the Hamlet. The airport is currently undergoing improvement and its utilization is increasing.

Middlesex roads and utilities are mapped in Appendix C.

Considerations

As pressures to develop the Hill Residential areas increase, there is increased pressure to upgrade existing roads and to develop new roads of access to the hill areas.

The State Highway Department currently does not anticipate any major highway projects within the Town. The Department may address quality and safety improvements in the hamlet area intersections of Routes 245 and 364 and at the hairpin curve along Route 364 at the north end of the Hamlet. These changes are not now in the Department's 7 year plan but will be considered in future planning.

The Planning Board, Town Board, and Highway Superintendent need to develop a plan for upgrading, improvement, and safety along town roads. Road improvements and development should be undertaken with the following factors in mind.

1. Analysis of current road usage.
2. Incidence of new residential development
3. Condition of existing roads.
4. Fiscal capacity of the Town for road construction and/or improvement.

UTILITIESDescription

Water service is provided in the hamlet of Middlesex and along Rte. 245 to Rushville (see roads and utility map, Appendix C). Households and businesses in other areas are serviced by individual wells. There is a scarcity of water in the Vine Valley area and many households rely on lake water.

No sewer district services exist within the Town. Households have individual septic systems.

Cable TV and gas utility development are being investigated for the hamlet and along Route 245.

Considerations

The increasing population density and the need for protection of water quality may require future development and/or extension of public water services.

Population density, small lot size, soil characteristics, the age of housing, and development pressures pose potential risks for septic system failure and resulting threats to ground water quality.

Recommendations

As development continues, water service expansion should be explored. All development plans should be reviewed considering effects on ground water quality.

The quality and integrity of existing and proposed septic systems need monitoring and control.

Development pressures and environmental considerations may require sewer district development in the hamlet and Lake Residential areas.

Greater utility service expansion should be explored as development continues.

COMMUNITY FACILITIES

Description

The existing community facilities include the:

1. Town Hall
2. Town Barns
3. Community Center-Library and play ground.

Considerations

The Town Hall is located at the corner of Routes 364 and 245. Facilities, utilities, and space were inadequate for public participation at Town meetings and Town government functions.

The Town highway barns are considered adequate for storage and repair of equipment for the next 20-30 years. Space for other uses in the town barn complex, such as space for staff and salt storage, may need development.

The Community Center facility has been sold to the Friendship House, a non-profit organization. The Town offices and Library will be consolidated into a renovated Town Hall structure.

Recommendations

All community facility improvement decisions should reflect long term cost/benefit analysis rather than short term stopgap measures.

SOLID WASTE DISPOSAL

Description

There are no Town or County landfills. Private contractors collect and dispose of waste outside of the county. The Town sponsors a trash collection day.

Considerations

Solid waste disposal issues include regular residential refuse, construction items and commercial waste.

The environmental health and natural beauty of the town must be protected. Disposal systems must be efficient and address regional considerations.

Town and County governments need to continue to address solid waste disposal options. The Town needs to keep abreast of regional solid waste disposal/incineration concerns and regularly advise County government of issues effecting the Town.

It is essential to continue Town sponsored trash collection days while long term solid waste disposal plans are being studied. The environmental, health, and aesthetic benefits to the Town through this service outweigh the costs to the residents.

PUBLIC SAFETY

Description

Public safety services in the Town consist of:

1. Volunteer fire company
2. Volunteer ambulance corps
3. County and State Police protection

Considerations

The fire and ambulance corps provide quality service with limited numbers of community volunteers. Growth in the community will create more demand for these services.

Police protection is perceived as being inadequate. The County Sheriff patrols are short staffed especially during night hours.

The Town should support the efforts of the fire and ambulance services where at all possible.

The Town should review the adequacy of police protection and communicate the identified police protection needs to the County and State officials.

TOWN STAFF

Description

The Town staff includes the following paid positions:

1. Town Supervisor - elected
2. Town Council, 4 - elected
3. Town Justice - elected
4. Town Clerk - elected
5. Town Highway Superintendent- elected
6. Town Assessor - Appointed
7. Town Zoning Officer - appointed
8. " Bookkeeper - appointed
9. " Librarian - appointed
10. " Recreation Director - appointed
11. " Tax Collector - appointed
12. " Health Officer - appointed
13. " Highway Staff (4) appointed
14. " Water District Superintendent
15. " Historian

The Town also employs seasonal/part-time staff such as buildings and grounds maintenance and life guards.

The Town also employs and/or contracts with part time/seasonal staff such as buildings and grounds maintenance and life guards.

Considerations

Staff positions have been expanded and/or created in recent years in response to the increased demand for services, the growing complexity of Town government, and the shifting of responsibility for services to the local level.

Recommendations

The Town should review existing staffing patterns and consolidate and/or expand positions according to function where possible. Some functional categories are:

1. Administrative/Clerical: Town Clerk, Bookkeeper, and clerical support for the planning board, zoning board of appeals etc.
2. Infrastructure development and maintenance: Highway Superintendent and staff, staff necessary for development and maintenance of public, recreational and community facilities.
3. Enforcement/administrative staff: Zoning officer, assessor, Building Code enforcement officer, Fire code inspector, Septic system inspector.

HUMAN SERVICESDescription

Human services such as Medical, Education, Public Housing and Public Welfare are for the most part provided by New York State and Federal agencies. Private organizations in the Town such as the Friendship House and the churches provide emergency food, clothing financial and other support to those without financial resources. The New York State Office Of Developmental Disabilities operates a Community Residence for developmentally disabled adults in Vine Valley.

Considerations

Although Middlesex has a higher than per capita income than some of its neighbors, at least 7% of the population lives under the poverty level and requires substantial human service support. Like other communities the population of Middlesex is aging and as this occurs, more and more elderly will require additional support services.

Recommendations

The Town Should be aware of the human service needs of its population and encourage private, county, state and federal agencies to improve and develop human services to meet recognized needs.

V. ACTION PLAN

The Town of Middlesex Master Plan describes issues and general planning goals for the Town to consider over the next 15 to 20 years. To be able to have further study of the issues and realize goals, the planning board suggests an action plan of specific activities.

The Action Plan is divided into two parts: land use and development regulation; and services and facilities.

LAND USE AND DEVELOPMENT REGULATION

To prepare itself for inevitable new development and to accommodate that development in the best possible manner, it is recommended that the Town proceed as quickly as possible to revise its zoning ordinance and site plan review law and institute land subdivision regulations.

Land Development Policies

Land development policies have been prepared to guide decision-making in the development of the new and revised ordinances. Such issues as exact locations for certain uses, size of setbacks in various districts, and locations of district boundaries will be determined as actual ordinance language is written.

1. Agriculture

Retain active agricultural use to the extent possible. Agriculture preserves open space, contributes to the economy, and is valued as a traditional and historic land use.

2. Housing

Recognize that the rural way of life and beautiful scenic environment of the Town will continue to attract residential development. Plan to maintain and enhance character of the various residential districts, as follows:

- o Hamlet/Village: Plan for concentrations of density adjacent to the Village of Rushville and in the Middlesex hamlet, expanding hamlet boundaries as practicable. Development can include mixed use development, multi-family residential development,

rehabilitation of older and historic structures, and provision for affordable and senior citizen housing.

- o Hill areas: Preserve forestation, soil cover, natural drainage patterns, scenic views and rural character through site plan review, limiting the density of development, and regulating the proliferation of roads and provision of Town services. Encourage clustering of residential development.
- o Lakefront: Protect water quality, scenic views and existing neighborhood values through control of lakefront development. Protect the character of Vine Valley as the center of the Town's lakefront area. ~~Continue to explore opportunities for increased public access to the lake.~~
- o Agricultural residential: Protect agriculture as the primary use in the agricultural zone. Permit residential development, including home occupations, which are compatible in density, appearance and spatial relationships with the agricultural character of the area.

3. Business

Provide additional opportunities for business development in order to increase tax base, provide goods and services, and improve employment potentials:

- o Expand the existing business districts, designating a business/light industrial district at the outskirts of the hamlet along State Routes 245 and 364 and an additional district at the outskirts of the Village of Rushville along Route 245.
- o Permit home occupations, with appropriate controls, in residential areas, particularly in the hamlet, hill and agriculture zones.

4. Hamlet

Encourage and support the hamlet as the center of activity in the Town. Permit increased business use, create opportunities for multi-family residential development and develop public recreation and gathering places. Encourage rehabilitation of historic structures.

5. Infrastructure

Concentrate new development in areas where road access is good and utilities are available.

- o Roads: Maintain and improve the Town's system of State, County and Town roads through planned coordination with agencies and land use regulation.
- o Utilities: Coordinate land use regulation with the water quality, sewer and septic regulations of the NYS Departments of Health and Environmental Conservation and with regional lake water quality compacts as they are developed. Encourage provision of gas service in the Town.

6. Open Space and Natural Resources

Recognize that the scenic, natural, and recreation resources of the Town are important to its economic growth and welfare. Conserve these resources through planned development of land and through specific standards for site plan review. Cooperate with other levels of government to place emphasis on conservation of open space and environmental features through protection, easement, donation, and/or purchase of land.

7. Historic Preservation

Recognize that the historic buildings, places and resources of Middlesex play an important role in the preservation of its traditional character and way of life. Encourage the rehabilitation and adaptive reuse of historic buildings and preserve traditional development patterns.

8. Outskirts of the Village of Rushville

Permit increased business and residential development density, including multi-family residential development, on the outskirts of the Village of Rushville, where personal services, water, and (limited) sewer service are available.

9. Tourism

Recognize that the scenic, historic, natural, and outdoor recreation resources of the Town attract visitors and that

this economic activity should be planned for in terms of land use regulation.

10. Cooperative Planning and Development Efforts

Coordinate and communicate with other involved county, regional, state, national and/or non-profit organizations to achieve optimum development in the Town.

Concept Plan Map

The concept plan map shown on the following page depicts general land use patterns which implement the above policies. Exact boundaries of districts, specific uses, density controls, and methods of implementation will be delineated in the revised land development regulations as discussed under Priority I actions below.

Priority I Actions

Using the above land development policies and concept plan map as a guide, the Town should prepare:

1. Updated Zoning Ordinance

The revised ordinance should include:

- a. Expanded opportunities for business development. Locations to be considered include expansion along Routes 245 and 364 of current business districts in the hamlet and the outskirts of the Village of Rushville, and more liberal regulations concerning home occupations.
- b. Expanded opportunities for multi-family residential development. Locations to be considered include the (possibly expanded) hamlet and the outskirts of the Village of Rushville.
- c. Redefinition of the boundaries of the various districts, as appropriate. See the Growth Management Plan in Yates County Looking Ahead for development guidelines regarding district types and suitable land uses. For example, remove land from the Agricultural District that by terrain, soil type and/or use is more difficult to develop or is no longer considered

agricultural land. This land should be placed in the Hill Residential District.

- d. Consideration of the setback requirements in the Hill Residential District to determine the advisability of permitting "flag" lots, which have minimal road frontage and long driveways.
 - e. Consideration of the advisability of increasing the front lot line dimensions in the Agricultural District to create greater separation between buildings, septic and water systems.
 - f. Redefinition of uses permitted in each district, including special permit uses.
 - g. Preparation of a density control table, including review of setback, front lot line and other dimensional requirements in all districts.
 - h. More "user friendly" format.
2. Revised Site Plan Review Law

The Site Plan Review Law should be revised to describe in more detail the standards to be used by the Planning Board in reviewing site plans. Site plan review should incorporate the development planning guidelines for designated growth management areas in Yates County Looking Ahead (see Appendix A).

3. Subdivision Regulations

At present the Town of Middlesex has no regulations to guide subdivision of land. The new regulations will give the Town the power to demand that septic systems, water systems, erosion control plans, and plans for the retention of natural landscape are approved prior to issuing building permits.

The subdivision regulations should follow the policies of the updated Master Plan, and coordinate with the regulations of the NYS Departments of Health and Environmental Conservation, the Soil Conservation Service, Yates County, and Canandaigua Lake water quality agreements.

SERVICES AND FACILITIES

Priority I

1. DEVELOP BOAT LAUNCH AND PARKING AREA ADJACENT TO VINE VALLEY BEACH.

Since the Town owned beach and a County owned boat launch in Vine Valley have great impact on each other and since the value of the lake as a asset is so important to the Town, it is imperative that the Town and the County work together in the development and use of this resource. The Planning Board suggests that the County and Town develop a plan for the best future use of Vine Valley Beach and Boat Launch area.

Priority II

1. COMPREHENSIVE HIGHWAY PLAN.

The Town Board should establish a Highway Task Force consisting of a Town Board member, Planning Board member, Town Highway Superintendent and a Citizen at large to develop and monitor a long range Town Highway Plan.

2. REVIEW OF TOWN STAFF.

The Town Board should review current Town staffing patterns and make adjustment as needed to insure that Town services are provided with efficiency and effectiveness.

LONG TERM

1. PUBLIC LANDS.

As the Town grows there may be need for more "public " land. This land may consist of picnic areas, recreational space, additional beach or other public use. Since the cost of land will only increase, the planning for development of public projects will be more important and thus the Town will need to have constant review of public needs and develop long term plans. Addition of PUBLIC LAND with its subsequent loss of tax base needs to be done with consideration of the additional tax burden for the Town. While there may be a combined benefit to the Town-County-State by addition of public land, equitable compensation for the loss of local tax base should be considered as a part of the decision-making process for such projects.

2. WATER AND SEWER DISTRICTS.

As with the planning for "public"lands , the Town needs to have ongoing review of the potential need for sewer and water districts in the most populated (Vine Valley & Hamlet) areas of the Town. The Town may need to in the near future plan to allocate resources for the technical study for the development of such districts.

3. MASTER PLAN REVIEW.

The Town Board and Planning Board will need to review this Master Plan on a bi-annual basis to insure that general goals and the specifics of the "action plan" meet with current needs.

APPENDIX A

**SCENIC AND NATURAL RESOURCES OF MIDDLESEX
AND
MIDDLESEX GROWTH MANAGEMENT PLAN**

Excerpted from

YATES COUNTY LOOKING AHEAD,
A PLANNING AND DESIGN GUIDE

By

Roger Trancik, FASLA
1990

APPENDIX B

HISTORY OF MIDDLESEX

Excerpted from

A GOOD COUNTRY, A PLEASANT HABITATION
AN OUTLINE HISTORY OF YATES COUNTY

by

Frances Dumas
1990

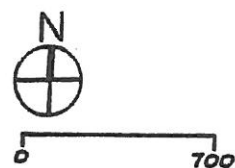
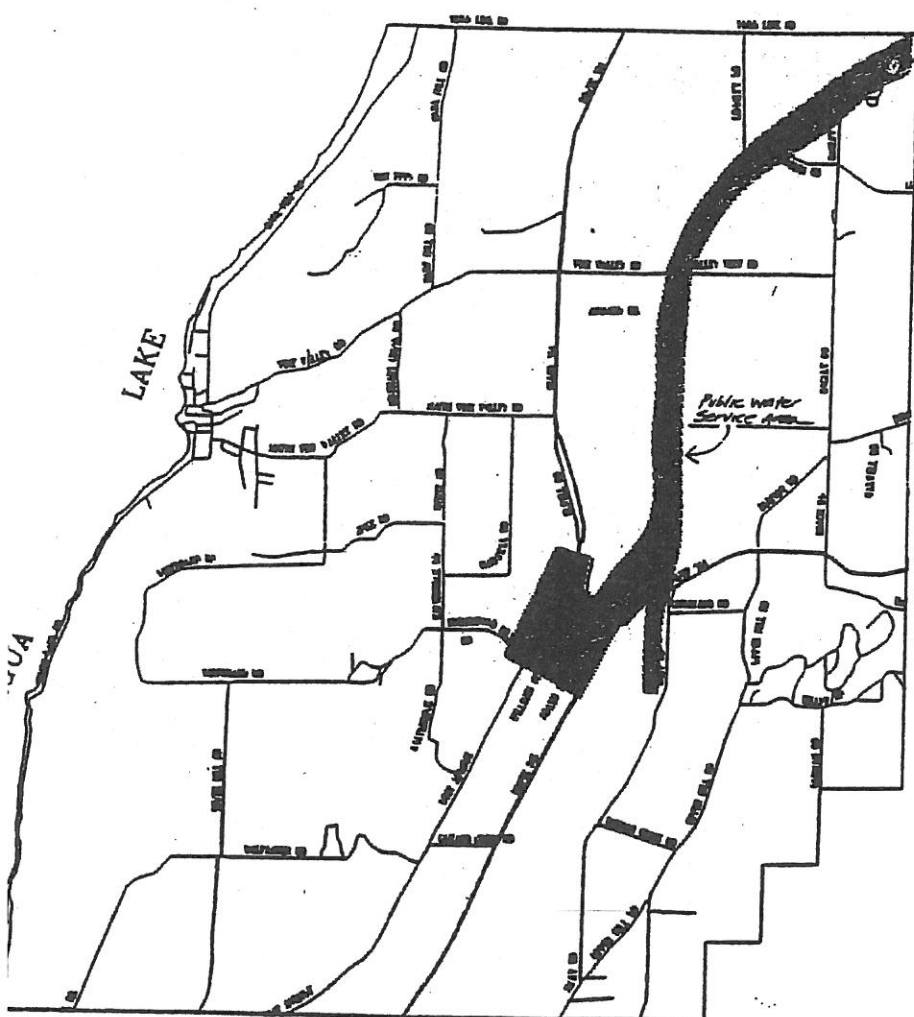
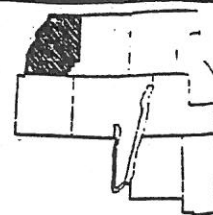
APPENDIX C

MIDDLESEX ROADS AND UTILITIES MAP

source:

Yates County Looking Ahead, 1990

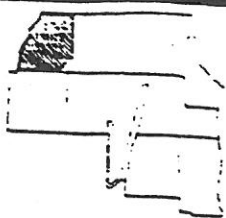
Appendix



_____ STATE ROAD
 _____ COUNTY, TOWN VILLAGE OR PRIVATE ROAD
 _____ MUNICIPAL INCORPORATIONS

Source: Yates County Looking Ahead, 1990

Middlesex



MIDDLESEX

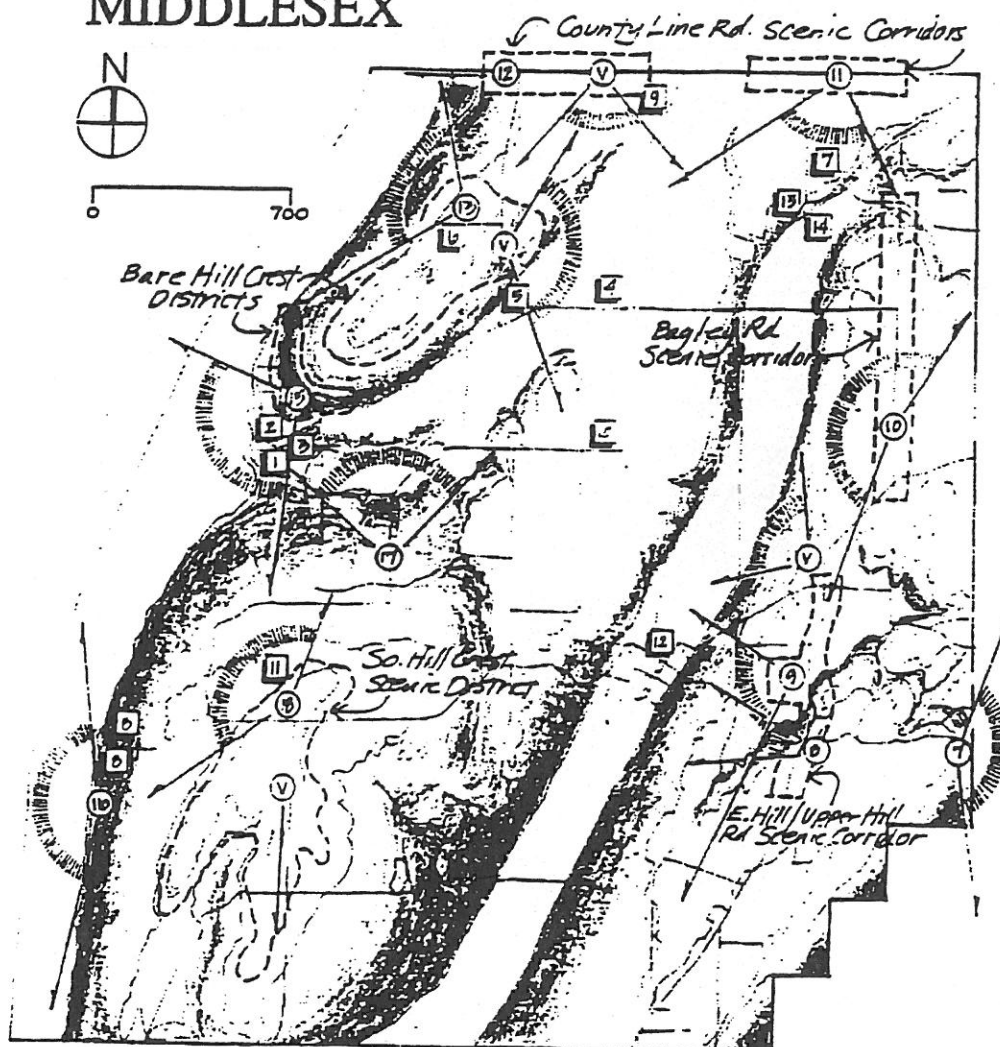


Figure 41. Town of Middlesex Scenic Resources Map.

The Town of Middlesex was originally plotted as the Town of Augusta in 1797. In the years following the establishment of Yates County in 1823, Augusta was divided to make the present day Town of Middlesex and its neighboring township to the east, Potter. Located in the northwest-

ern corner of the county, Middlesex borders Italy to the south and Ontario County to the north. Situated along the shores of Canandaigua Lake, Middlesex is geographically the smallest town in Yates County, covering an area of 35 square miles or about 22, 500 acres.

The town contains a diverse range of environments which include bare hill tops, steep slopes, gorges, forests, wetlands, gently rolling hills, cropland, vineyards, orchards, glacial outwash deltas and streams. The views to and from these locations are equally diverse and outstanding. In particular, the rural character of Middlesex can best be viewed from any of the following: Bare Hill, South Hill, Vine Valley or East Hill.

Like its southern neighbor Italy, this area was the location of many Seneca Indian celebrations and legends. For example, Bare Hill was the site of the slaying of the Great Serpent, which tells the story of a young Indian boy that kills the great snake with his bow and the eventual clearing of the hill by the withering and dying reptile. Thus the name given by the Senecas, "Bare Hill". Other Indian stories include tales about Vine Valley and whaleback - better known as South Hill or Sunnyside. The last Seneca Indian settlement left the region in 1815.

Figure 42. The vista along Bare Hill's westerly slope near Vine Valley in Middlesex overlooking Canandaigua Lake.

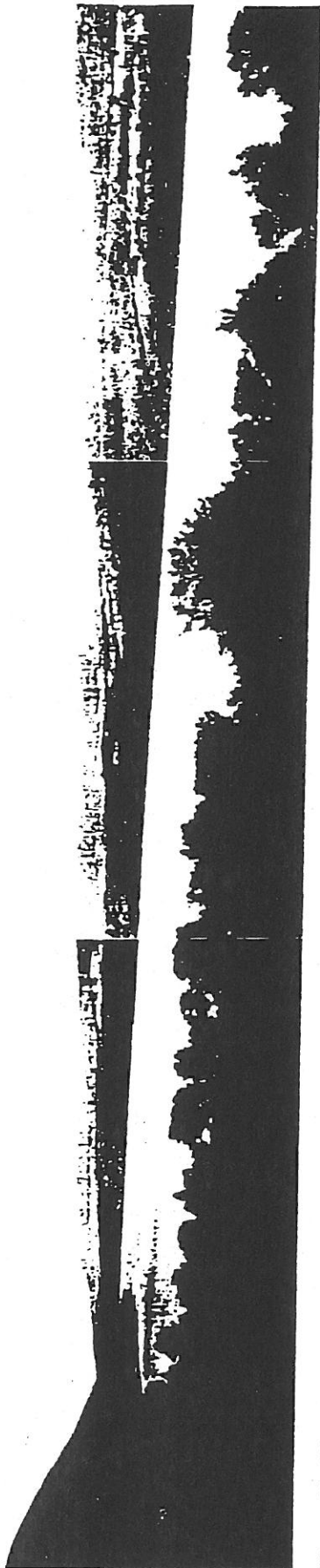
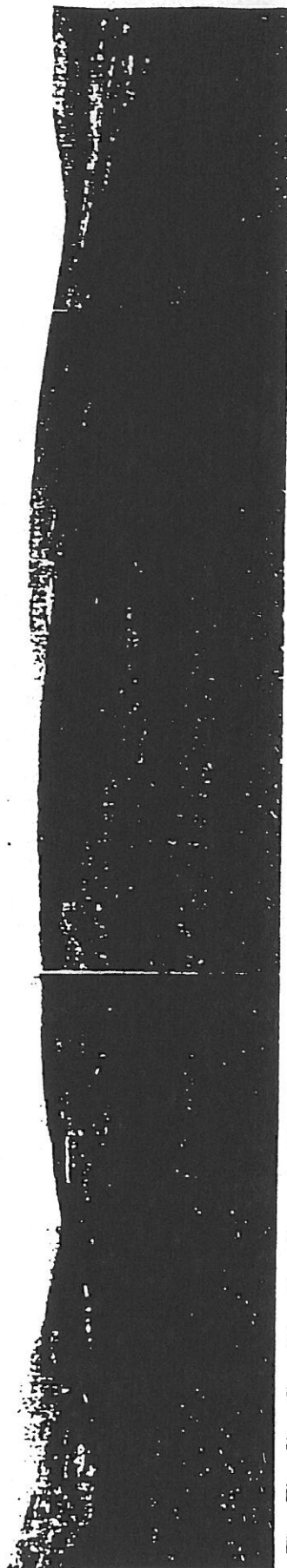


Figure 43. The classic Yates County hilltop environment on Middlesex South Hill off View Board Road.



Today, small communities can be found throughout Middlesex, like Vine Valley, built on the sites of former Indian villages. Another type of settlement can be found at crossroads, such as Williams Corners, Overacker's Corners and Pine Corners. The largest population center in this town of close to 1,130 people is the hamlet of Middlesex, located roughly in the geographic center of the town. The township of Middlesex witnessed a 22% jump in population figures between 1970-80, an indication of the town's continuing attractiveness.

Scenic Resources Of Middlesex

The Town of Middlesex is characterized by some of the most impressive scenery in Yates County. The topography is of a big scale and is less fragmented than some of the other townships. The landforms in Middlesex are massive and are uninterrupted, except by major valleys, resulting in a clearly ordered landscape. There is little interpretive ambiguity in the landscape of Middlesex (Figure 42).

Figure 44. West River Valley from within the Dagley Road Scenic District.

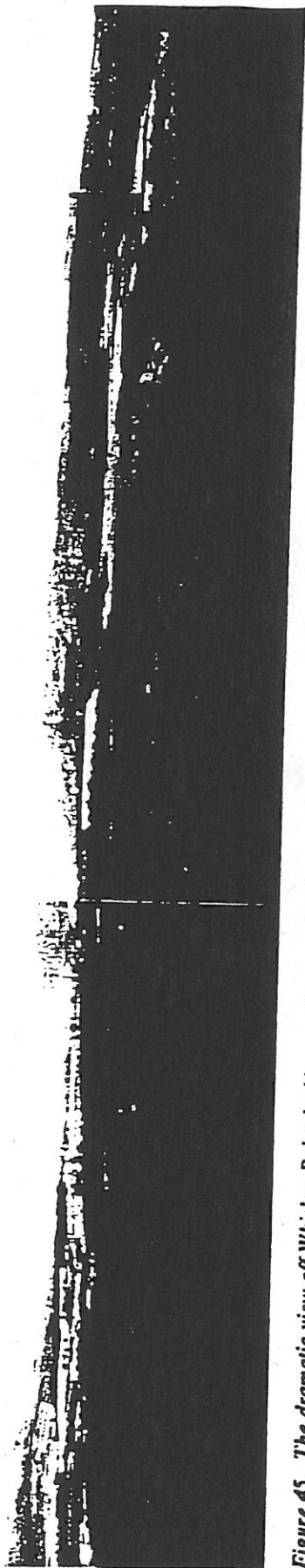
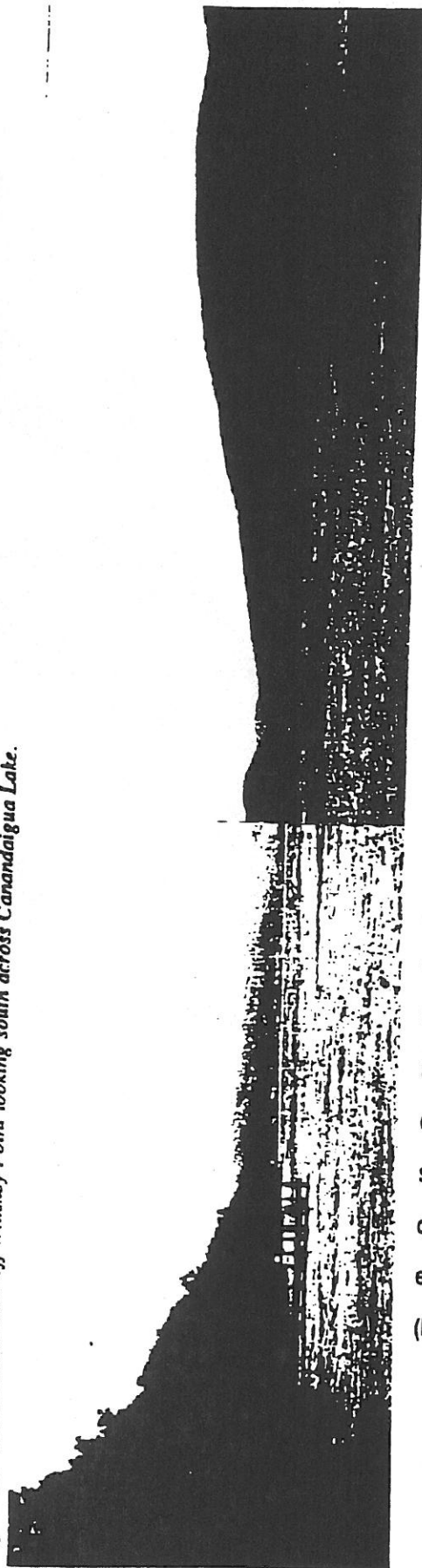


Figure 45. The dramatic view off Whiskey Point looking south across Canandaigua Lake.



The long, steeply sloping hillsides project viewlines and allow broad vistas to distant landforms of equal height and slope. The foreground views of many of these vistas often include picturesque vineyards. The strong linear quality of such plantations accentuate the contours of the hills. When combined with the steep hills and views of the lake, the resulting composition is memorable and epitomizes the image of the Finger Lakes Region.

The western boundary of the town is formed by Canandaigua Lake. With significant topography on both sides of this waterbody frequently approaching 2000 feet, the lake corridor creates a dramatic sense of spatial enclosure. This spatial definition, when joined with an intimately-scaled shoreline with projections and coves, creates a very appealing spatial experience varying from open to closed (Figure 45).








Middlesex

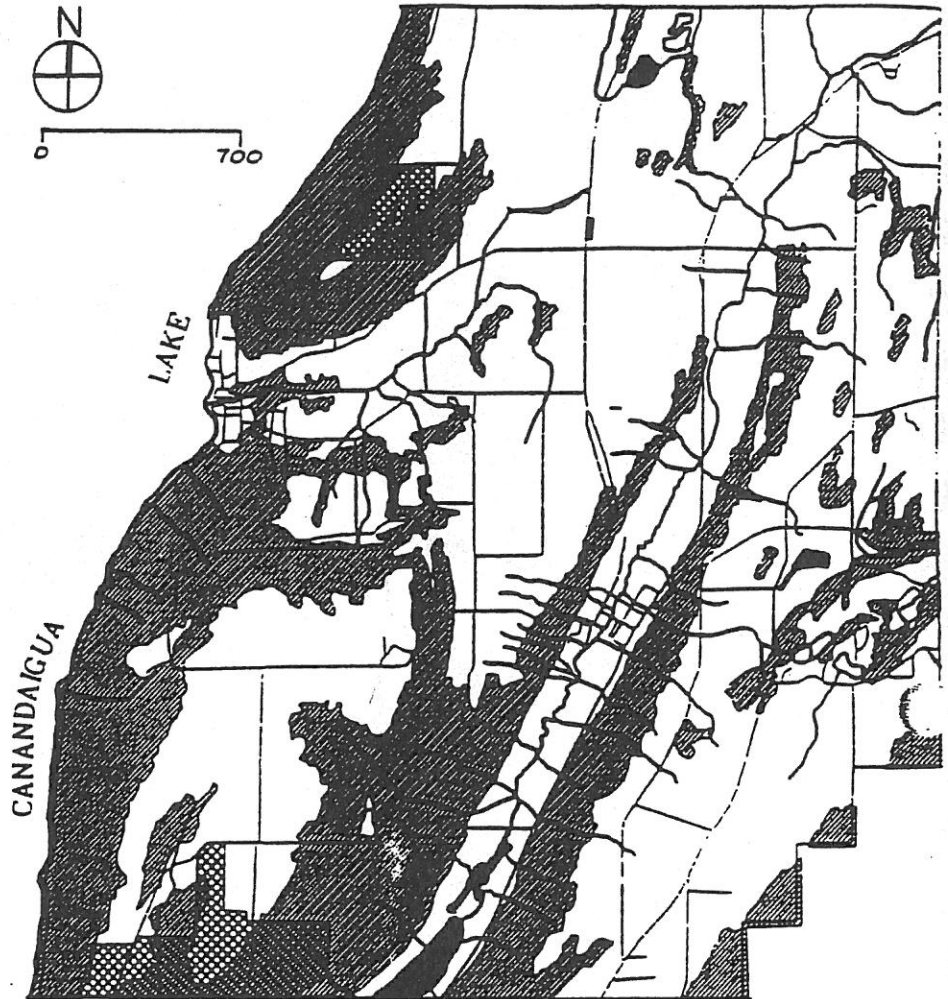
Figure 46. Town of Middlesex Computer Map One.

Town of Middlesex: Preliminary List of Scenic & Historic Resources

1. Vine Valley store (1890s).
2. Vine Valley Methodist Church (1891).
3. Indian site in Vine Valley.
4. Overackers schoolhouse (1874), Vine Valley Road at Route 364.
5. Button Century Farm (1885-present), Vine Valley Road.
6. Bare Hill stone/earthworks.
7. Pine Corners Cemetery (1797-present), Gray Road at Route 245.
8. Log houses of the Fuller sisters (two; 1840s), South Lake Road near Whiskey Point.
9. Polly Bates cobblestone house (1836), Route 364 at Townline Road.
10. Luther Mather house (1815-20), Route 364.
11. South Hill.
12. Middlesex Center: proposed Historic District.
13. John Blair house (1810-30), Route 245.
14. Saltbox house (c. 1800), Gray Road.

Note: For resource location refer to numbers in boxes, Figure 41.

-  STEEP SLOPE DISTRICT
-  PUBLICLY OWNED LANDS
-  CLASSIFIED WETLANDS SURFACE WATER
-  CONTIGUOUS
-  STREAMS
-  STATE, COUNTY, TOWN, VILLAGE, OR PRIVATE ROAD
-  MUNICIPAL BOUNDARY



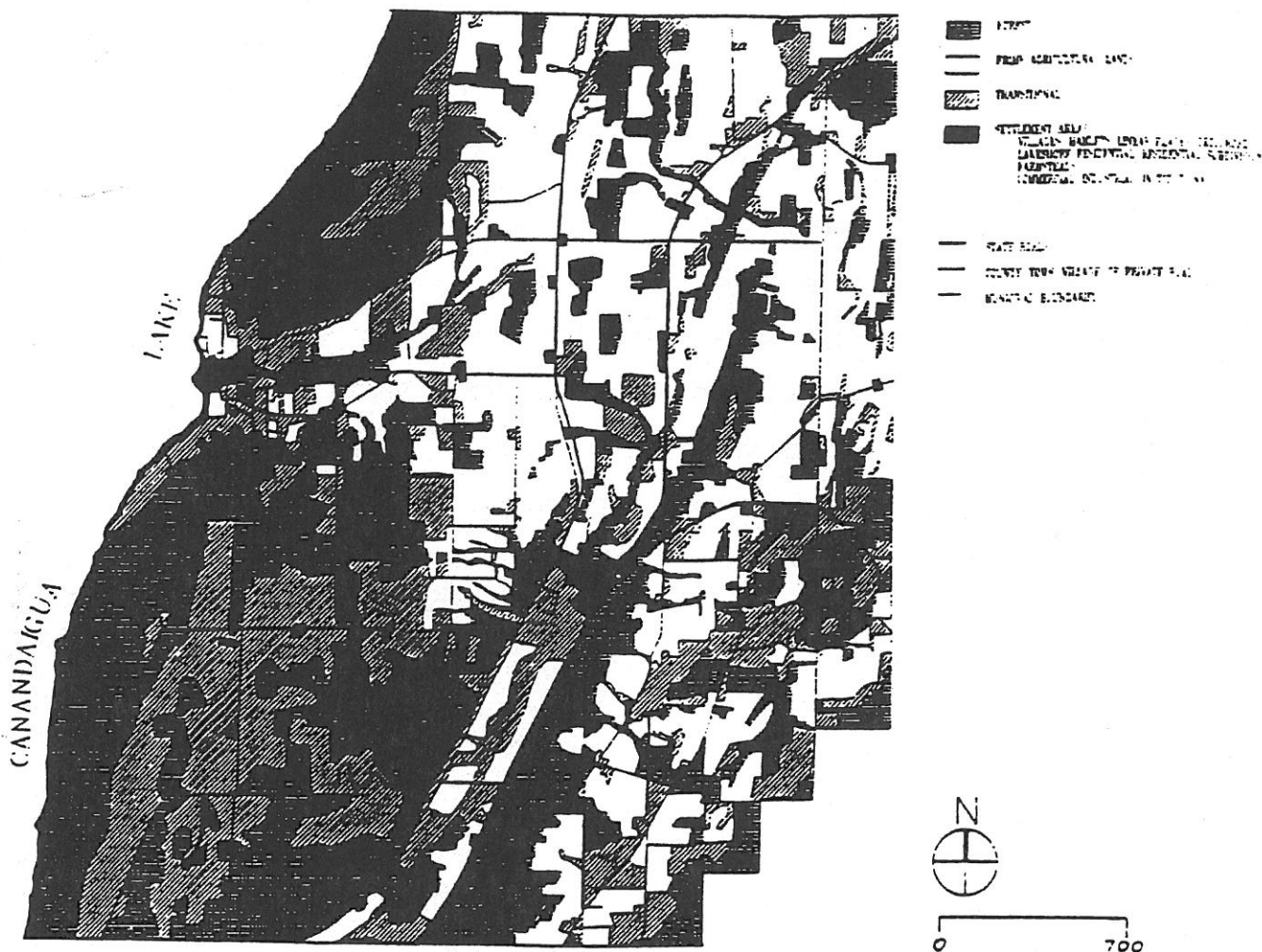
Middlesex Computer Map One

The Town of Middlesex is probably the most diverse landscape in the county, the result of glacially configured hills and valleys. The most outstanding natural features are Bare Hill and South Hill, which are bordered to the west by Canandaigua

Lake. Wrapped by steep slopes on almost all sides, these hills have relatively flat tops with sparse vegetation. Portions of these lands are publicly owned and therefore protected from development. Other areas of steep slopes present a natural facade to the east of West River Valley. This north-south valley axis with its streams and

Middlesex

Figure 47. Town of Middlesex Computer Map Two.



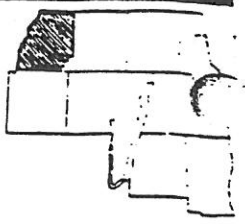
wetlands, represents the major drainage system in the township. The local road system is forced to conform to this organic composition of natural resources.

Middlesex Computer Map Two

Due in large part to the presence of Bare and South Hills, much of the Town of Middlesex is covered by forest. Embedded in many of the forestlands are transitional fields that were formerly in agricultural production. This pattern is most evident on

South Hill. The remaining prime agricultural lands are located in the central and northern sections of the township. As expected, this area is dotted with farmsteads and also includes the hamlets of Middlesex and Vine Valley. Another populated area occurs along the southern lakeshore of Canandaigua Lake.

Middlesex Growth Management Plan



MIDDLESEX

The Middlesex Growth Management Plan is one of the more varied in the county. The incredible diversity of landscape condition yields a richness in land use relationships characteristic of the varied natural features found in the township itself. The Natural Resource Protection (NRP) districts dominate the western portions which reflect the presence of South Hill and Bare Hill — the two major landforms in the town. The NRP also frames the West River Valley corridor as it cuts through the town in a northeast-southwest path. The Agriculture/ Farmstead zone forms a more or less continuous backdrop in the northern portion of town, commonly punctuated by pockets of potential Woodlot, Upland and Transitional Field Residential districts. In addition to the two Growth Centers at Middlesex Hamlet and Vine Valley, there are other prospective development concentrations worthy of note, one located to the immediate north of the intersection of Bare Hill and

Van Epps Road and another to the south and east of Williams Corner. In both of these target areas, close proximity to NRP and Scenic Overlay districts will influence future development strategies. Another prime development area exists on the upper elevations of South Hill which has a

very large district of Transitional Field Residential effected by a Scenic Overlay designation. Even with the doubly stringent intensity rating imposed by the overlay, this area can potentially generate a sizeable amount of new residential construction. Careful site plan review based on the guidelines in this report will be essential. Most of the waterfront geography along Canandaigua Lake has

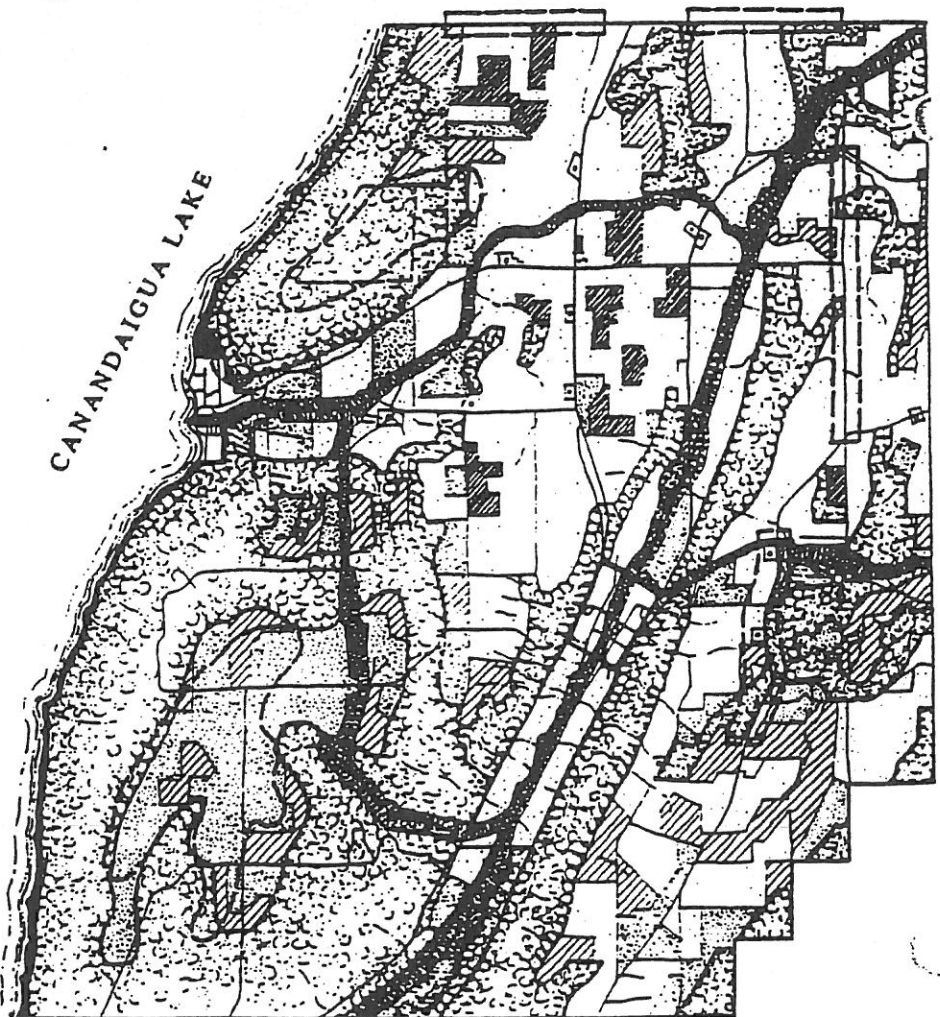
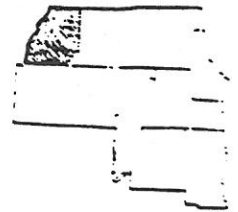


Figure 87. Town of Middlesex Growth Management Plan.

Middlesex Growth Management Plan



been designated Lakeshore Development with the exception of the shoreline to the north where NRP (steep slopes) occur.

Growth Center expansion possibilities exist on lands adjacent to both Vine Valley and Middlesex Hamlets. Middlesex hamlet was selected as a

representative site for design illustration and is elaborated in drawing

and text in the next section of this report. The Route 245 corridor is, along with the hamlet itself, a public water service area and can also accommodate future, well-planned, highway-related commercial development.

The recommended system of greenways takes advantage of the diverse and unique character of Middlesex. These greenways link the Growth Centers together with those of adjacent townships by following the key topographic features. The backbone of the Middlesex greenway network runs along the West River to Rushville in the north and High Tor in the south. Additional branches

to the east and west connect Vine Valley and Potter engaging several historic sites along its path.

To encourage the preservation of the many outstanding visual resources in the Town of

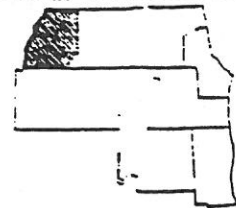
Middlesex, several Scenic Overlay districts are proposed. The range of views

Land areas located on the upper elevations of South Hill require careful site plan review.

present in Middlesex is exceptional and includes many dramatic vistas of the surrounding hills, valleys, settlements and water features. Scenic Overlay districts have been designated on the crests of Bare and South Hills; along portions of the Bagley, East and Upper Hill Road corridors, as well as two sections of County Line Road.

KEY	
● GROWTH MANAGEMENT DISTRICTS	
	NATURAL RESOURCE PROTECTION
	AGRICULTURE FARMSTEAD
	UPLAND FOREST RESIDENTIAL
	VALLEY FOREST RESIDENTIAL
	TRANSITIONAL FIELD RESIDENTIAL
	WOODLOT RESIDENTIAL
	LAKESHORE RESIDENTIAL
	GROWTH CENTERS
● SPECIAL OVERLAY DISTRICTS	
	SCENIC RESOURCE OVERLAY
	GREENWAYS OVERLAY
● OTHER INFORMATION	
	LAKES, STREAMS, SURFACE WATER
	CEMETERIES
	PUBLICLY OWNED LANDS
	ROADS - MUNICIPAL BOUNDARIES

Middlesex Hamlet Area



5. MIDDLESEX HAMLET AREA

The purpose of this scenario is to demonstrate basic urban design principles to guide the future growth of a typical Yates County hamlet. The primary objective is the targeting of areas within the hamlet appropriate for "infill" development while

establishing terminus zones and greenbelt areas beyond which development will be curtailed in an effort to prevent uncontrolled sprawl.

Growth Management District: Growth Center

Development Intensity Rating: NA

Minimum Lot Size: 5,000 square feet

Minimum Frontage: 25 Feet

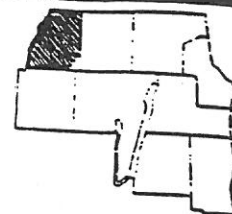
Minimum Setback from Road: Match Existing

Minimum Side/Rear Yard: Zero-lot-line



Figure 111. Middlesex Hamlet area design demonstration plan.

Middlesex Hamlet Area



The process involves an analysis of the existing condition and the identification of areas which could accommodate additional building stock. The architectural style, scale, color and material of the new units must respect the existing context and the historic "fabric" of the hamlet.

In the hamlet of Middlesex, zones have been identified for

primary (first tier)

residential infill,

secondary residential infill development and commercial/industrial infill.

These development areas have been created by logical extensions of existing streets in ways which form blocks of compatible size.

Several public open spaces have been shown, around which many of the new residential units will be located. In the hamlet "core" a small public square has been included. The actual design of this would include decorative paving pattern, shade trees, and sitting areas. Its purpose

would be to augment the image of "center" for the public. Together with the existing general store, this little plaza will help create a "node" which can often become a reference point which organizes a person's memory of a town or city.

The Yates County greenway comes down

from the east along

Route 364 from

Williams Corner,

passes through

central area in the

hamlet of Middlesex

and proceeds out of

the hamlet following the abandoned railway corridor paralleling the stream. The location of this recreational resource in the middle of the hamlet makes it immediately accessible to the hamlet residents. It also functions as a nodal point on the larger system where visitors could enter or exit the greenway or stop to purchase refreshments. Toward this end, a small parking area and interpretive station would be appropriate.

Site Design Review Documentation

These representative sites serve as examples of how the guidelines might be practically applied. It is important that the town planning boards require adequate documentation to facilitate a full and complete review of site development proposals based on these guidelines. Site plans at a readable scale (1" = 100' or larger) should show existing and proposed contours which have been surveyed; drainage swales and runoff direction, slope gradients and horizontal alignments of all proposed roads; finish floor elevations of buildings and earthwork (cut/fill) calculations are important site plan review documents. Also critical are indications of vegetation: which trees will be removed and new landscaping installed; building footprint dimensions and frontage/setback measurements from lot lines; indications of ground-surface materials; lighting and signage; building facade drawings to scale showing heights, exterior wall and roof materials, color, roof lines; relationships of one building to another (in cluster arrange-

Site Review Documentation



Figure 112. Middlesex Hamlet area site development plan blow-up.

ments) and crosssections of the development on steeply sloping sites. These are in addition to construction documents and specifications for the building floor plans themselves. Impacts and mitigation measures of the proposed development

can only be thoroughly considered when adequate site development documentation has been submitted for review. The towns must insist on this. There are a number of good reference sources and checklists available including the New York State

Local Government Technical Series entitled *Site Development Plan Review: Procedures and Guidelines*. Copies of this document can be obtained at the Yates County Office of Economic Development and Planning.

APPENDIX B

HISTORY OF MIDDLESEX

Excerpted from

A GOOD COUNTRY, A PLEASANT HABITATION
AN OUTLINE HISTORY OF YATES COUNTY

by

Frances Dumas
1990

MIDDLESEX: 1790-1810

Included in the enormous purchase of land in 1789 by the Potters was that part of the eighth township, third range, lying east of Canandaigua Lake; this is modern Middlesex. Today's name for the township was given to the whole tract in 1808, presumably after the Massachusetts county from which so many of the settlers came.

Elias Gilbert bought the land on which Rushville now stands in 1790, and his sons later acquired adjacent property on the Middlesex side. Most of the early settlers of Middlesex looked toward Rushville, or Federal Hollow as it was then known, as their commercial center.

Michael Pearce and John Walford are listed on the 1790 census in modern Potter. They came further west into Middlesex shortly thereafter. The men were brothers-in-law and Rhode Islanders like the Potters, from whom they bought their land. Walford settled down the West River valley at the present site of Middlesex Center; Pearce built his house a little farther north. When the road from Rushville to Naples (part of the Canandaigua-Cohocton highway) was surveyed in 1794, it went right by the two men's doors.

Aside from these two, though, much of the town's settlement was from Massachusetts and Connecticut, influenced more by Oliver Phelps than the Potters. The settlers were basically indistinguishable from the other Federal Hollow people in Rushville and along the road leading east from it. As a general rule, settlement in this early period spread gradually southwest down the West River valley. Pine Corners was an early center, and Michael Pearce's house nearby was the site of town meetings, the post office and other official functions until about 1818. The first Methodist services were held there as well. By 1824 the post office was at Williams' Settlement (now Middlesex Center).

MIDDLESEX

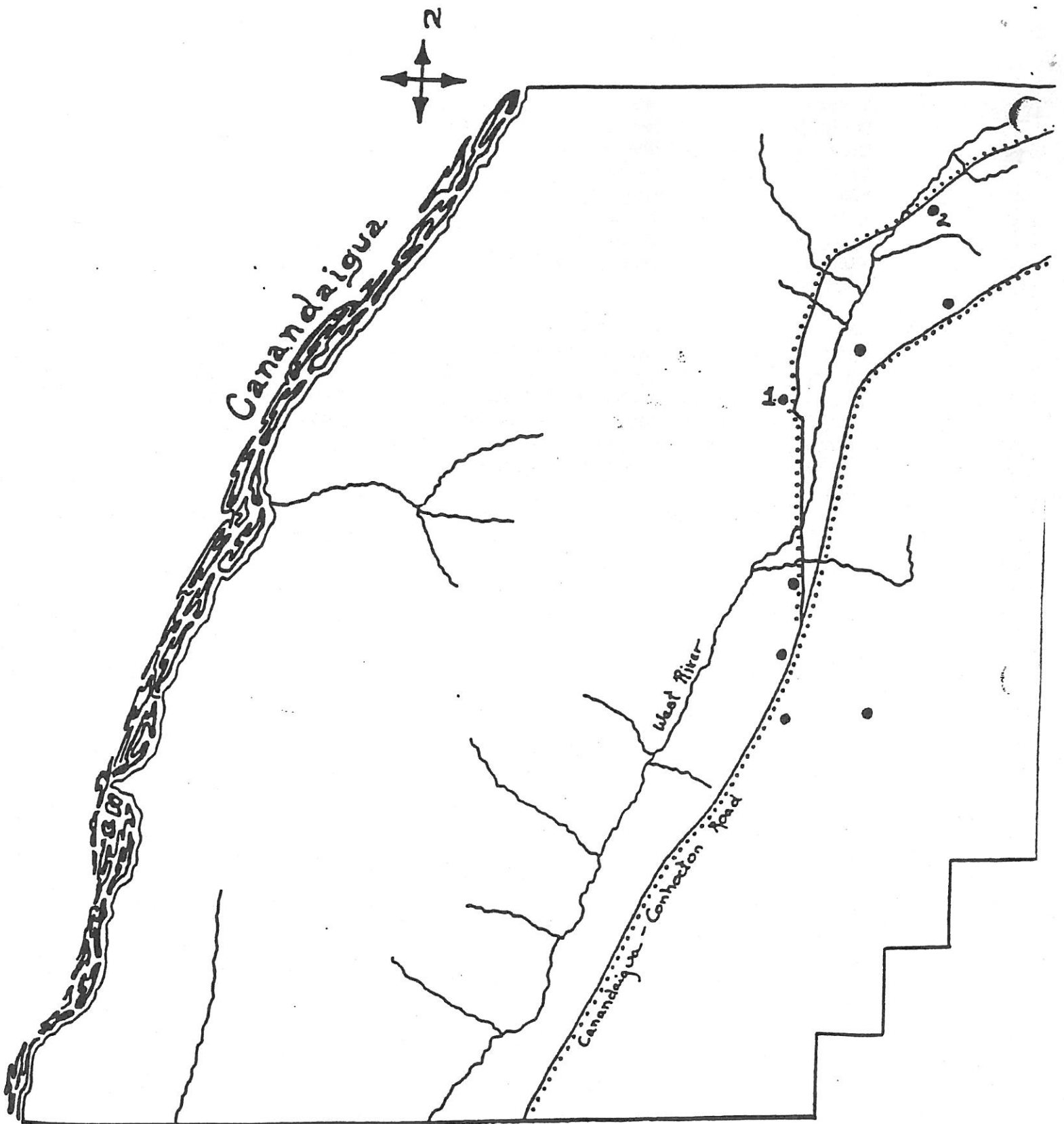
1800

A very early road (shown on Augustus Porter's 1794 map) led from Canandaigua through Federal Hollow down West River to the Cohocton, where it met the main road from Williamsburg to Bath. Not unnaturally, most of the early settlers located near this highway, starting at the Pine Corners area and generally spreading southwest.

John Blair, the "blind Allens" - two brothers and a sister, all blind - and Michael Pearce all lived in the general Pine Corners neighborhood. Chester Adams was farther south along West River, Warham Williams and John Walford farther yet, at the present site of Middlesex Center.

Michael Pearce's log house (1) was across the modern road from the frame dwelling he built in 1809. The cabin is gone, but the frame house remains.

The John Blair house (2) is just south of Pine Corners on Rte. 245, which follows the old highway.



• dwelling
.... road

Middlesax
1800

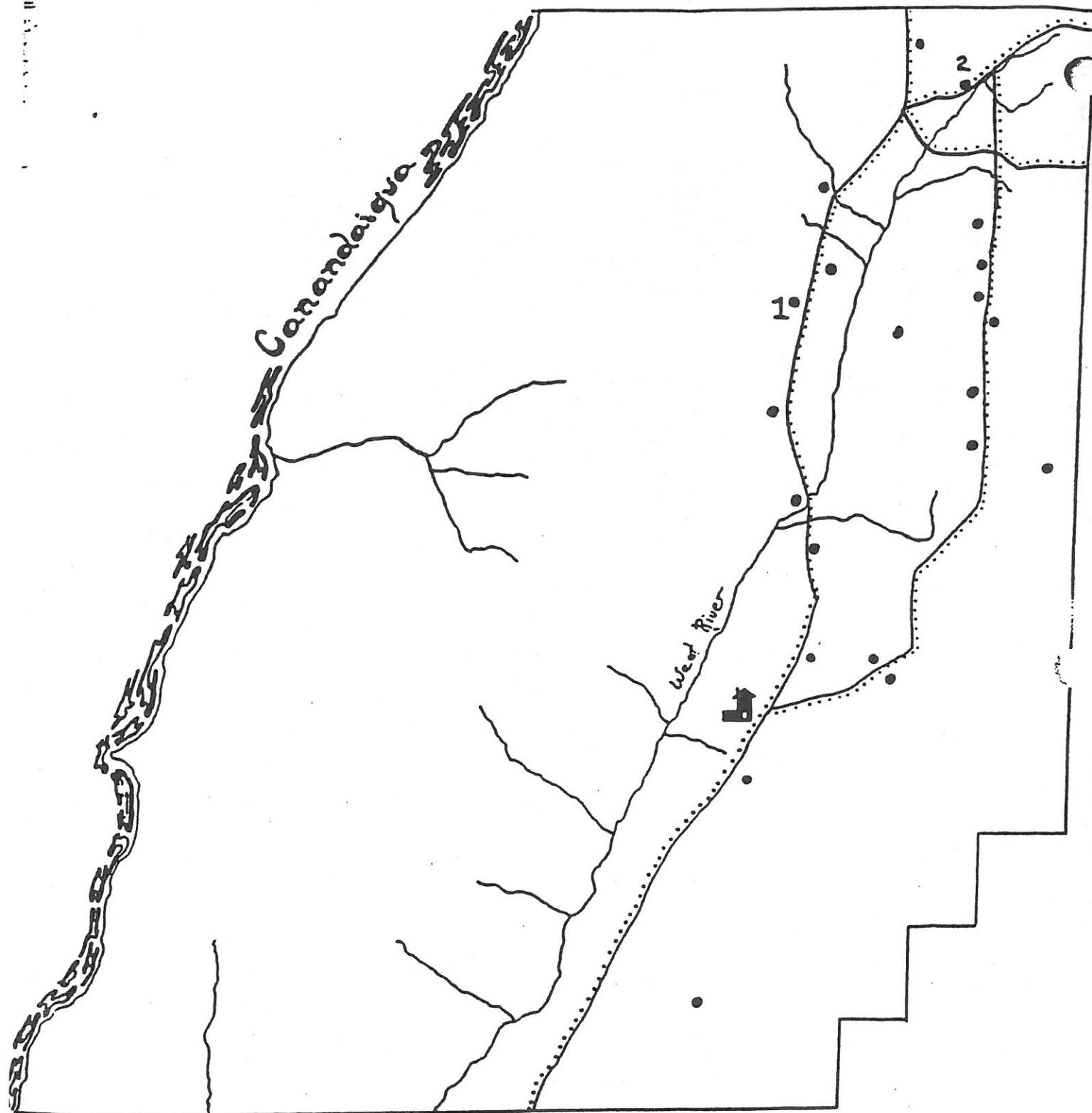
The settlement of Middlesex proceeded fairly slowly at this early date. It was still largely attendant on development around Rushville.

More families had filtered in by 1810, and a couple of connecting roads put through, but settlement was still basically confined to the West River valley. There is no evidence from census data that anyone at all was living in the western part of the town.

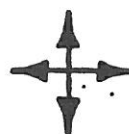
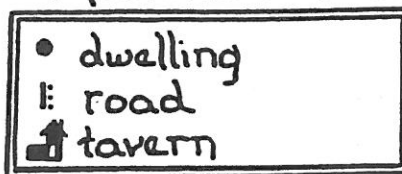
Shown on the map is the tavern that Warham Williams set up near Middlesex Center, then and for some years afterward still known as Williams' Settlement.

Michael Pearce's frame house (1) was built about 1809. Originally the structure had a large central chimney with six fireplaces and a bake oven.

An old saltbox-style house (2) remains at Pine Corners, with traces of ocher milk paint in the parlor and a laid brick flooring in the rear yard (perhaps for a forge).



Middlesex 1810 N



MIDDLESEX 1810-1855

After 1810 the population of Middlesex slowly spread out from the Rushville and Pine Corners areas. By 1825 Williams' Settlement (now Middlesex Center) had grown enough so a post office was established there. For a time a rival settlement thrived at Reuben Slayton's tavern a couple of miles southwest, but this came to nothing.

The town's population peaked around 1840 as even marginal farmland was cleared. By the end of the 1850s, with the prolonged drought, the invasion of wheat weevils and low farm prices generally, these farms had been abandoned. The economic boom of the Civil War period didn't resettle these marginal farmlands; farm labor became an increasingly scarce resource. Settlements at Pine and Overacker's Corners existed - the latter even had a church - but Middlesex Center had grown into the town's commercial and industrial focus. It held three of the town's four churches, and by far the majority of the small businesses. Most of the townspeople who did not actually live in the Center lived in the West River valley between there and Pine Corners.

Settlement of the western part of the town commenced after 1815 or so. The Fuller family came about 1816 from Saratoga. Others in the neighborhood were Hiram Collins and John McNair. The area around the mouth of Boat Brook was such a favored place that it was long known as a premier fruit-growing location. This was decades before vineyards were planted and of course before the place became known as Vine Valley.

Few of the town's population were foreign-born, with a smattering of German, English, Irish and Canadian immigrants. A fair number of native Vermonters and other New Englanders lived in the hills; almost all the rest were born either in Yates or Ontario Counties.

The town's women worked at home or on the farm - in 1855 more than 200 of the town's 260 households were farms - and some took in clothing-related work as well. There 10 "tailoresses" and only 2 tailors in Middlesex; plus two milliners and two dressmakers.

MIDDLESEX

1855

By 1855 Middlesex Center had grown into a full-fledged settlement, with three churches, a hotel and several shops and stores.

Pine Corners was still flourishing though some of its business was being drawn to another crossroads further west at Overacker's Corners, where the fourth of the town's churches stood.

Of the town's 258 households 206 were farms. The drought damage as recorded on the census was terrible, with many crops left unsown, and the ones that showed a harvest down as much as 90 percent from normal yields. Most of the farms were the usual small mixed dairy operations of the period, but a substantial number also raised dried peaches and plums as a cash crop.

Settlement was beginning to spread along the Canandaigua Lake shore and into the Vine Valley area. On Whiskey Point a woman named Electa Fuller built a log house in the 1840s and lived in it for at least 20 years, farming the surrounding land (of which she owned hundreds of acres.) Her sister Laura, also unmarried, lived in another log house nearby.

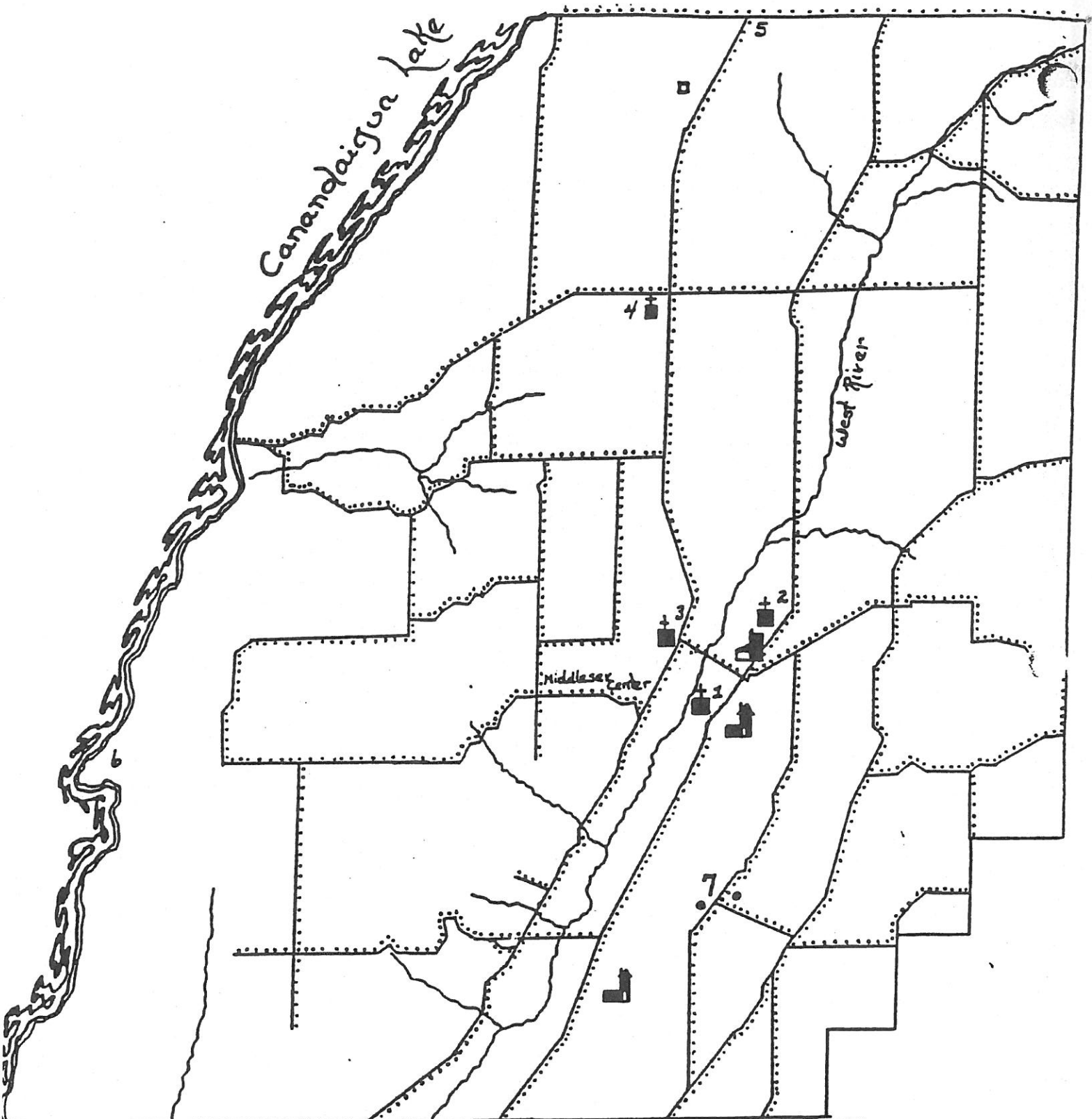
All three churches in Middlesex Center are still standing, though one isn't used as such any more. The First Baptist Church (1), erected in 1840, is now the town hall; the Methodist Church (2) was built in 1841; and the Free Will Baptists (3) built their meetinghouse across West River in 1845. It is now the regular Baptist Church for the hamlet. [see Middlesex Center inset]

The Methodist Episcopal Church (4) was built at Overacker's Corners in 1836. This was the first actual church building erected in the town. It is no longer standing.

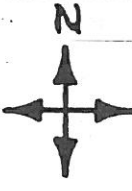
Sarah Bates' cobblestone house (5) is on Rte. 364 at the Town Line Road.

The two log houses of the Foster sisters still stand on Whiskey Point (6).

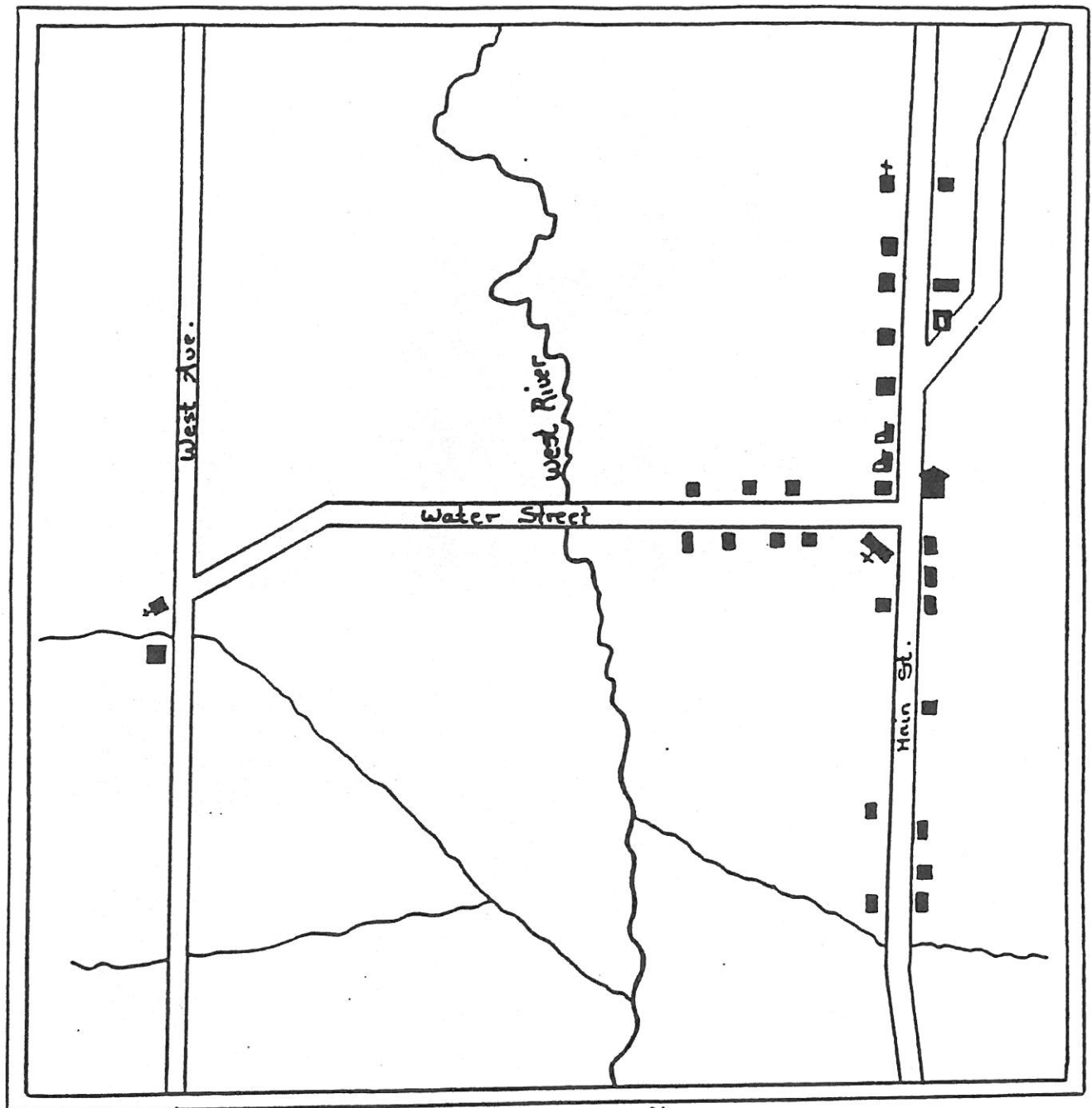
The two 1830s Greek Revival farmhouses (7) of the Wagar family both look much as they did when their picture was commissioned for the 1876 Atlas.



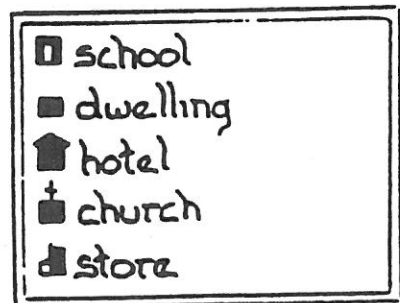
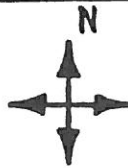
Middlesex
1855

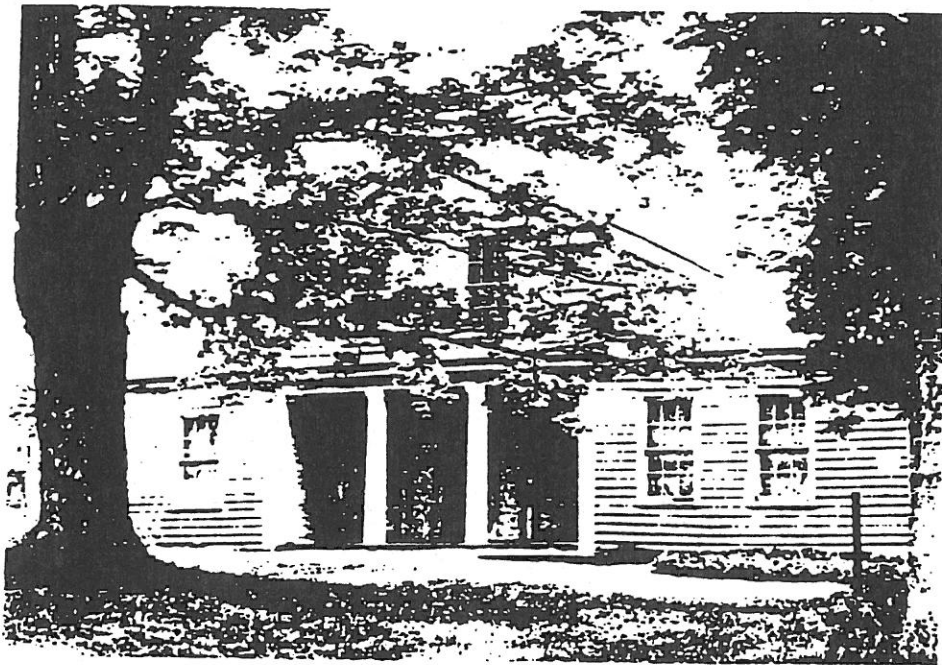
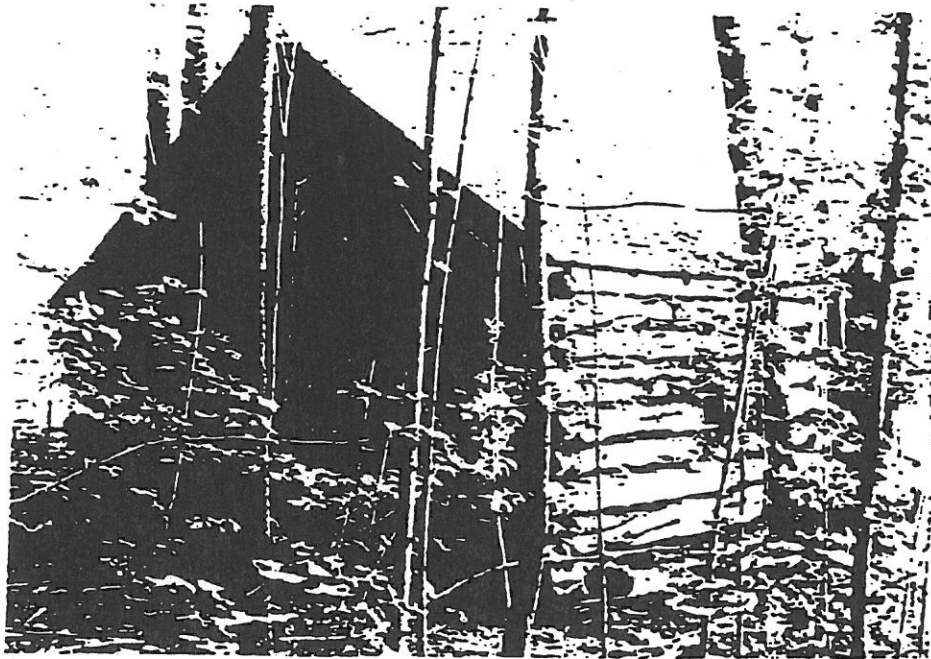


- stone house
- ⊕ church
- ⌚ tavern
- ⌚ store
- ... road



Middlessex Center
1855





Log houses continued to be built well into this period. Electa Fuller probably built this one (above) on Whiskey Point in Middlesex about 1840 and lived in it with a companion for several decades until her death. Symmetrical Greek Revival houses with a gable front and two wings were very popular in the county. This one on the Shay Road in Middlesex (below) dates to the latter half of the 1820s. The recessed porch is an "old-fashioned" feature reminiscent of Federal doorways and early temple-front Greek Revival houses.

MIDDLESEX 1865-1900

Middlesex, like Jerusalem a fine grape-growing area, enjoyed a brief surge in growth around 1880. Otherwise its population hovered without much change at about 1300 during the whole second half of the nineteenth century.

In the year the Civil War ended Middlesex farms were suffering from the effects of severe winterkill followed by drought. Only one store and a hotel were listed on the census; both would have been at Middlesex Center. No nonagricultural industry is separately mentioned, though eight blacksmiths, five joiners, three harnessmakers, four wagonmakers and a stavemaker lived in the town and presumably worked there. Of the town's small immigrant population, about half were Irish, most of them farmers.

Things were looking up ten years later. Middlesex Center had three stores by then, a population of 200, four blacksmiths and a spoke factory. The town's farmers turned out an astonishing array of products, ranging from the staple items like small grain, butter, potatoes and apples, through all kinds of fruit both dried and fresh, nuts, hops, vegetables of various types; firewood, spoke timber, fenceposts, sawlogs, hop poles, stove wood, pine boards, barrel headings, railroad ties, bridge timbers and oak planks; woolen yarn, "sheep pelts" and rag carpets.

The grape boom hit Middlesex as hard as it did the other towns with land suitable for the cultivation of vines. Some 97 vineyards are listed in the 1894 directory. Interestingly, nine of the town's vineyardists were German immigrants, possibly from the vine-producing Rhine Valley like the neighboring town of Potter's Alsatian community.

The county's other important - and related - late nineteenth-century industry was also represented - Truman Galusha ran a basket factory in Middlesex Center.

Tourism was making inroads, too. Myron F. Hawley was the proprietor of Willow Grove, a summer resort on Canandaigua Lake. It was at this time that the little community of Vine Valley had its greatest growth. Both Hawley and Elzer Green had stores, and the former also owned a shoe shop and an establishment that sold hats and caps. Most of the vineyards in the town had a Vine Valley address, and from this point the western half of the town finally took over from the older settlements in the eastern half.

MIDDLESEX

1875

Middlesex farmers had barely started the culture of grapes in 1875. Of about 200 persons who considered themselves farmers, one listed "grape grower" as his occupation and two "vineyardist." Another four listed "fruit grower." However, it's clear from the long and varied list of fresh and dried fruit that was raised that many farmers, no matter what they considered their main crop to be, raised fruit as well. A few years earlier, Cleveland listed 28 grape growers in the town, 26 at Vine Valley and two in the Middlesex Valley. All were quite small, with the 25-acre vineyard of the Vine Valley Grape Co. being by far the largest. Twenty-one were five acres or less. The total acreage in grapes was 141 acres, of which all but four acres were at Vine Valley.

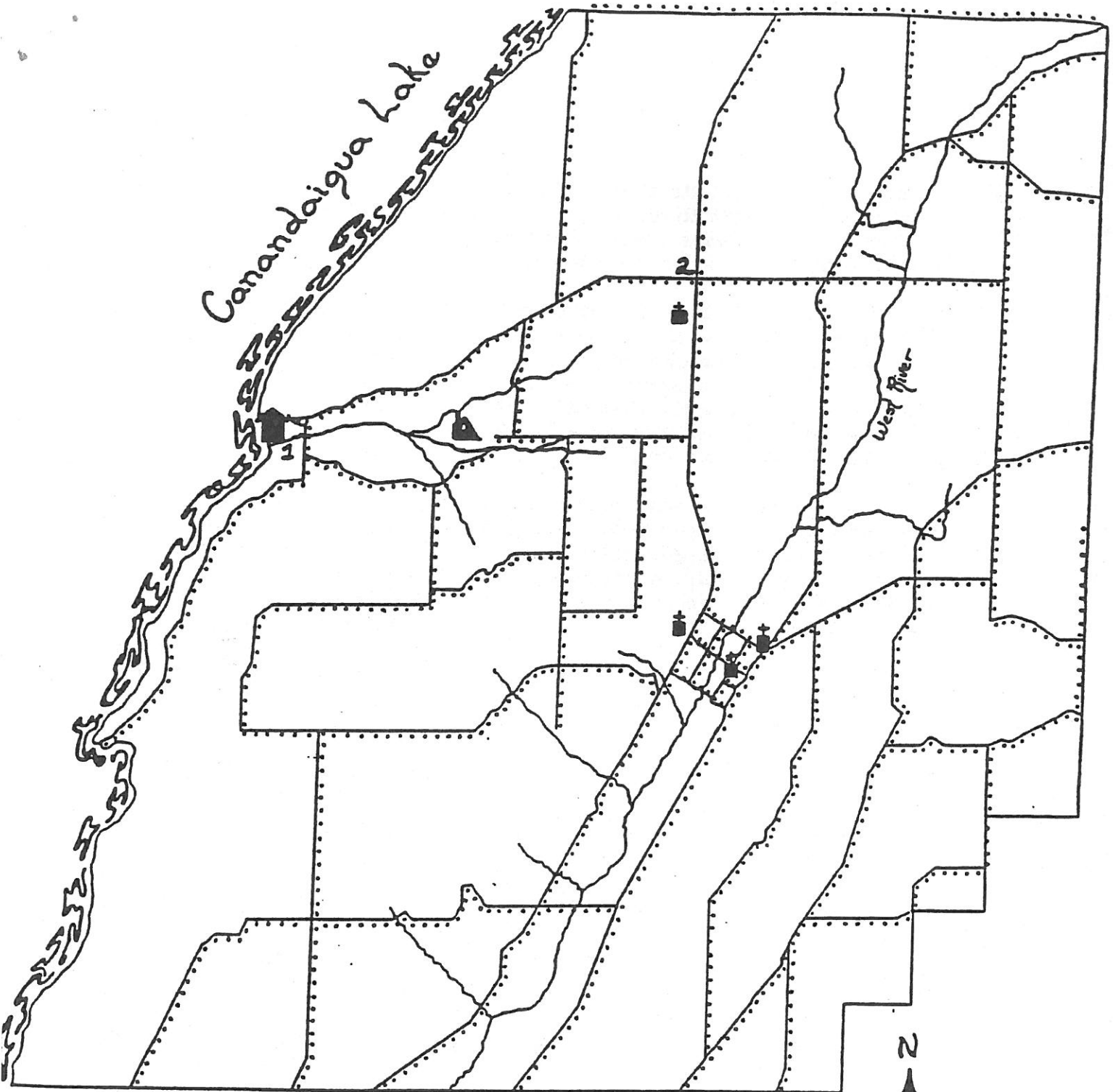
Pine Corners still had a wagon blacksmith shop, a school, perhaps a dozen houses and the old cemetery to mark its former prominence.

George W. Combs ran one of the county's several spoke factories near Vine Valley. All the other industry in the town was in Middlesex Center. The latter hamlet's population at this time was about 200. It supported three stores, a hotel, three churches and four blacksmith shops. The feed mill on Water Street was in operation by this time as well.

The town's other hotel (not listed on the census but shown on the Atlas map the following year) was at Hawley's Point (Vine Valley) and catered to tourists on Canandaigua Lake. In 1870 only a steamboat landing, a grain warehouse and a few dwellings marked the place, but the picture in the 1876 Atlas shows a large three-story building with a porch and gallery all around it. The large grove of willows shelters strollers and croquet-players. People are shown rowing and sailing on the lake. A sidewheel steamboat chuffs at the landing, a fish jumps, a squad of ducks flies by and Bare Hill looms steep over all.

All that remains of Myron Hawley's Willow Grove resort (is the willows themselves, tremendous trees shading what was the parklike lawn of hotel.

The brick Overacker's Corner school (2) with its elegant Italianate trim and belfry, was built in 1872.



	spoke factory
	road
	church
	hotel

Middlessex
1875

MIDDLESEX

1899

Middlesex finally got its long-awaited railroad up the West River Valley in 1892. The depot at Middlesex Center handled tons of grapes and other fruit every year.

The town had more than 90 vineyards and they gave their name to the hamlet of Vine Valley. This western edge of the town also sheltered a growing summer resort business, notably that of Myron Hawley's Willow Grove. The Vine Valley Methodist Church was built in 1891.

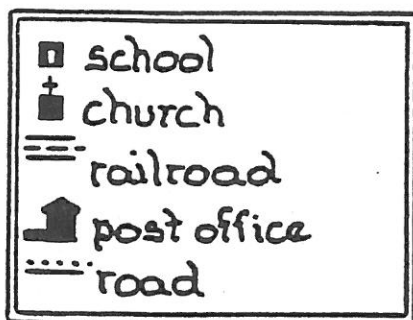
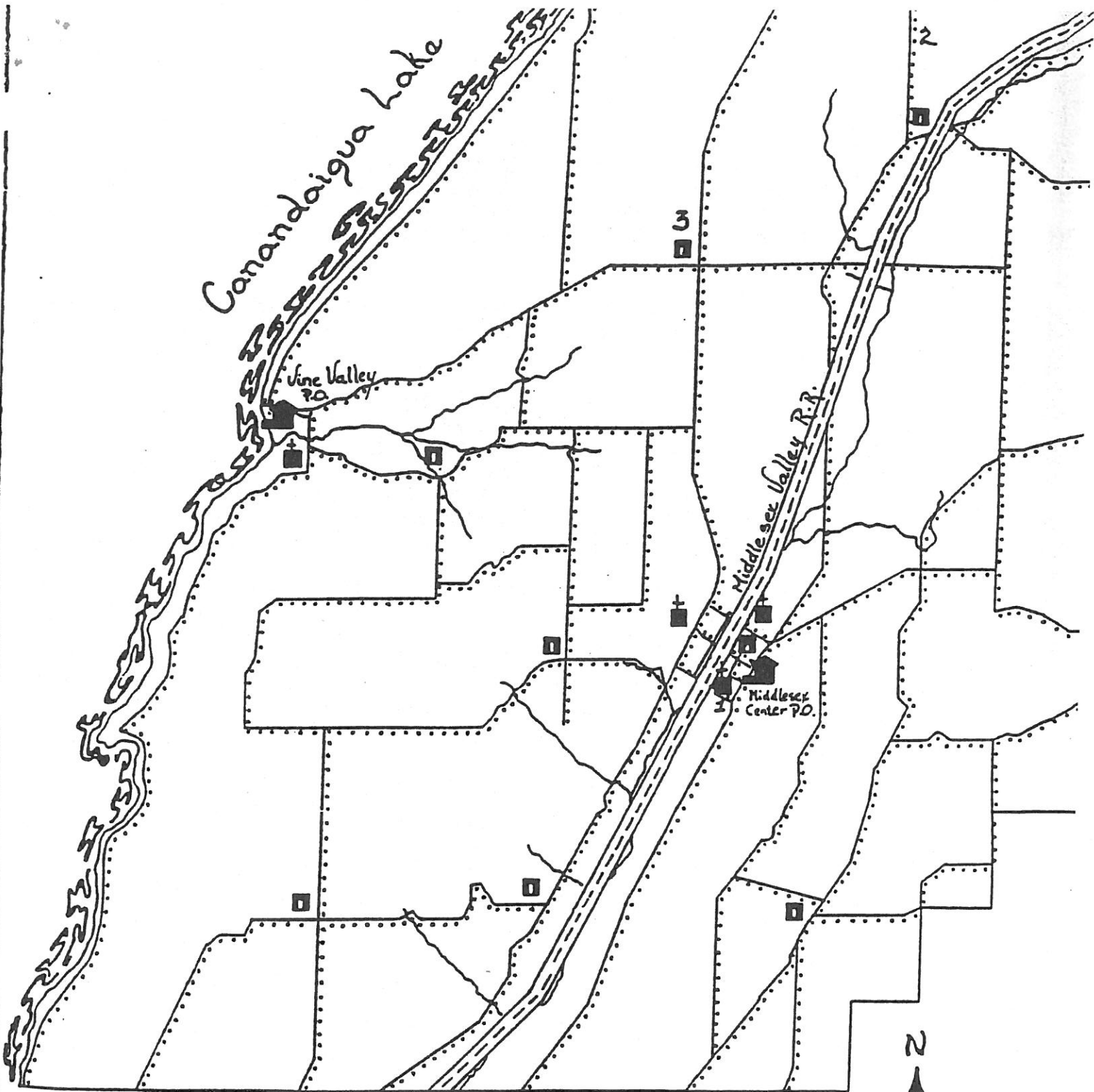
Middlesex Center was also prosperous at this time, with the Francisco House Hotel, two feed mills, three general stores, a planing mill, a sawmill, a confectioner, Truman Galusha's basket factory and a wagon maker.

The Willow Grove Hotel burned in 1898. The nearby store, built in 1896 by George Green, was purchased by Charles Robeson in 1898 and operated by him more than 55 years. It is now part of a small town park.

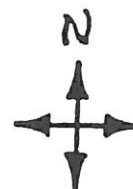
The hamlet of Middlesex Center suffered a huge fire in 1899 that destroyed the entire business district, from which it never completely recovered. All three church buildings survived from earlier in the century, but it was in this year that the Baptist Church (1) was converted into the town hall.

The town retains several elegant houses from this era, including Queen Anne dwelling on Water Street in Middlesex Center, a stick-style residence nearby and the beautiful Lindsley house (2) north of Pine Corners.

The handsome little brick schoolhouse at Overacker's Corners (3) was of course still use, but the church was not, having been converted into a barn.



Middlesex
1899



MIDDLESEX: 1900-1940

The town's population was undergoing its steepest decline during this period, at the same time expending the terrific effort needed to rebuild the hamlet of Middlesex Center after fires in 1899 and 1907. From a reasonably steady population level between 1840 and 1890 of about 1300, the figure dropped below 1000 after 1910 and never regained that mark until the 1970s.

The townspeople were almost all native-born and uniformly white. Women were pretty much confined to the home and farm, though schoolteachers were usually young unmarried women.

Vine Valley was experiencing some growth, particularly before the World War, when steamboats stopped regularly at the docks and picked up huge loads of grapes. It was only later in the period that tourists rediscovered the Canandaigua Lake frontage of Middlesex, but once they did this development continued. During the 1920s the area north of Vine Valley became known as "Cottage City," and Vine Valley with its church, school and store once again attracted vacationers.

Grapes, wool and later egg and poultry production were the greatest preoccupations of the town's farmers. Services for processing and shipping were at the railroad in Middlesex Center. In 1924 grapes were shipped by the Cooperative Association, by Lovell Adams and by E. C. Underwood. The hamlet held two auto-repair shops, two department stores and a general store. Poultry-raising began to be a major local industry after about 1915.

Some of these changes may be seen in the career of Lovell Adams, who began in his father's coal business in 1898, bought the feed mill and bean elevator in Middlesex Center in 1912, became involved in buying sheep, bought and sold red kidney beans, built a huge lumber yard in 1920, started a fuel and supply business for farm and other vehicles in 1925 and retired in 1940; meanwhile chalking up to his credit a community baseball park with bleachers and a team that won two regional pennants, membership in several fraternal organizations and a large part in organizing and running the central school district during its first few critical years.

The man Adams sold his feed mill to was Sanford Emerson, who by 1946 was grinding 30 tons of feed a week, buying beans, wool and grain from neighboring farms and operating one of the largest egg and poultry businesses in the state.

MIDDLESEX

1916

Middlesex was very much a grape-growing town at this time, particularly in the Vine Valley area. In fact, the census in 1915 records five female heads of household who were vineyardists, along with many of their male counterparts. Two of these women were German-born, following a tradition in Middlesex where the growing of grapes attracted German immigrants.

The Middlesex Valley Railroad was now the Naples branch of the Lehigh Valley system and provided an outlet for fresh grapes as well as other agricultural produce. The steamboat landing at Vine Valley also provided a shipment point for grapes as well as transportation and recreation for residents and visitors. The roads along Canandaigua Lake seem to have still been used by farmers primarily rather than vacationers.

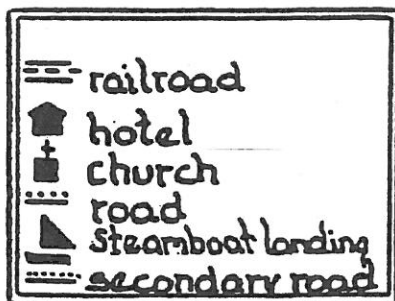
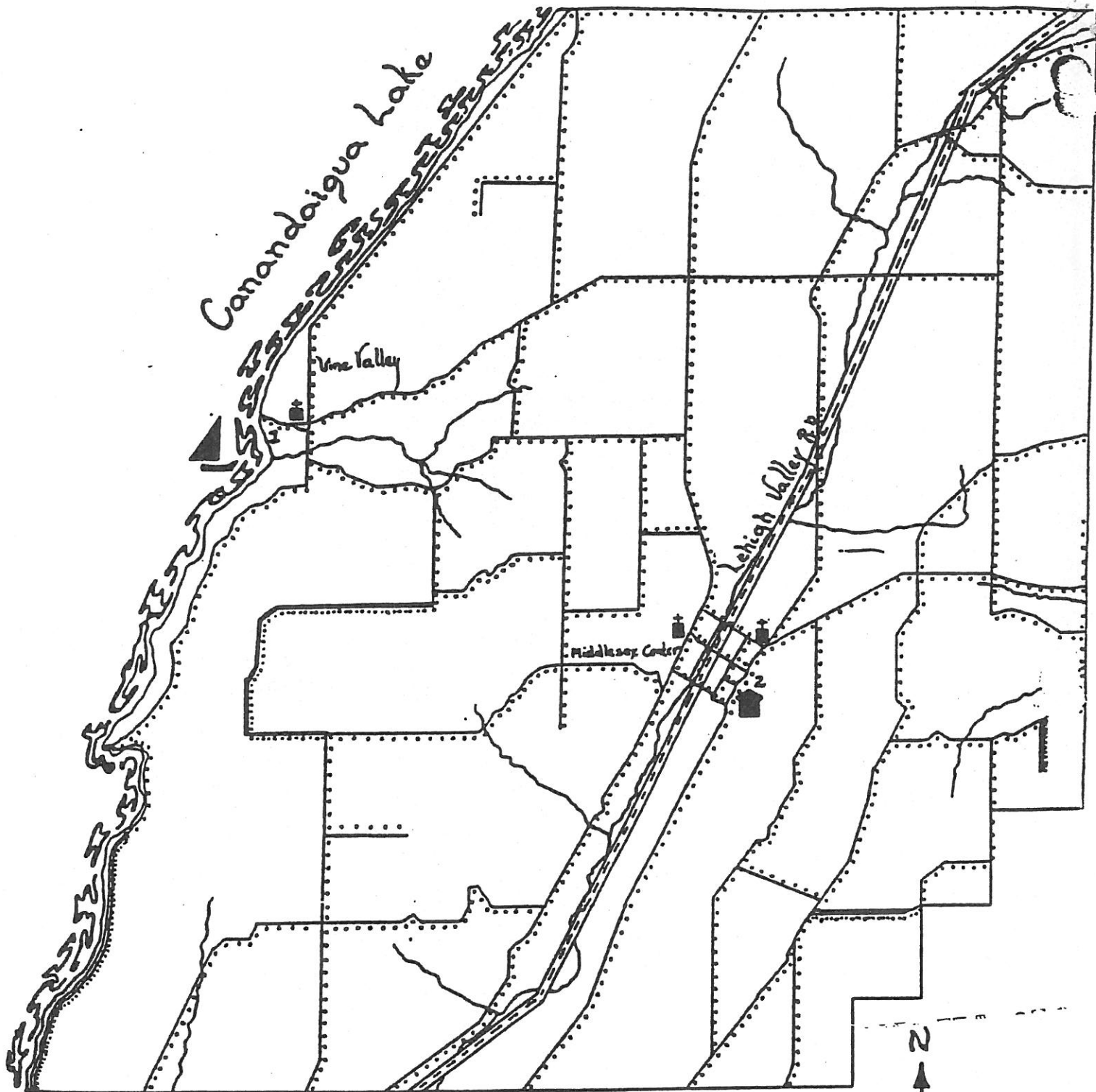
Vine Valley's Charles Robeson was already a veteran grocer, having purchased the store in 1898; he would still be operating there in the 1950s.

In Middlesex Center the Francisco Hotel and Odd Fellows' Hall next door were rebuilt after the fire of 1899, and then had to be rebuilt again after another fire in 1907.

In 1915 Floyd DeWick started the first garage in the hamlet. The same year Hickory Grove Farms was raising poultry and the railroad station was struck by lightning during a Fourth of July celebration, "adding much to the entertainment of the crowd."

The Robeson store (1) has been renovated by the town and now stands in a small lakefront park.

The Francisco Hotel (2) building is now a private residence. The Odd Fellows' Hall houses a store and the post office.



Middlessex
1916

