

CHAPTER II: INVENTORY AND ANALYSIS

The Town of Greece enjoys many environmental and socioeconomic resources that can be efficiently utilized and protected to ensure their availability for future generations. These resources are described below in terms of the town's natural characteristics, land use, population, housing, economic base, transportation system, utilities, and historic features. An overview of the regional economy is also provided in reference to the Town of Greece. Studies such as the town's Local Waterfront Revitalization Plans for the Lakefront and Erie Canal and the West Ridge Corridor Study, which were completed since the 1992 Town of Greece Comprehensive Plan, are summarized as well within this section of the report because of their impact on future land use decisions. Many of the recommendations provided in those studies will be incorporated in this master plan update.

A focus of this planning effort was to update the 1990 Parks and Recreation Master Plan. The inventory and analysis of the parks and recreation facilities located in the town is provided as the last component of this section of the report.

I. Location

The Town of Greece is the largest town in Monroe County. It is located in the north-central portion of the county on the southern shore of Lake Ontario. It is bordered by the Towns of Parma and Ogden to the west, the Town of Gates to the south, and the City of Rochester to the east.

II. Natural Characteristics

This section includes a discussion of the natural characteristics of the Town of Greece, including its geology and water resources. It should be noted that the town's natural characteristics have not changed significantly since the 1992 Town Master Plan. The locations of many of the town's natural resources are depicted on the map titled **Figure 1: Natural Characteristics**.

IIA. Bedrock

There are three general categories of depth to bedrock in the Town of Greece. The three categories are: intermittent at 3 feet or less; uniform at 3 feet or less; and uniform between 3 feet and 6 feet. The areas of bedrock between 3 feet and 6 feet are predominantly located south of West Ridge Road.

IIB. Topography

The majority of the Town of Greece is relatively flat land. Some of the areas along the Erie Canal and West Ridge Road in the western section of town contain terrain that changes abruptly, with moderate to steep slopes.

IIC. Water Resources

The Town of Greece contains a number of important water resources, including Lake Ontario and adjacent ponds, wetlands and streams, which flow in a northeasterly direction. The Erie Canal, which flows east to west, runs through the southern section of the town. There are both federal and state classified wetlands within the town.

There are numerous streams throughout the Town of Greece, which could provide opportunities for passive recreational activities. Many streams and water bodies in the town are protected by New York State Department of Environmental Conservation (NYSDEC) stream protection regulations. The protected streams include: Salmon Creek and Buttonwood Creek, to the Lake Ontario State Parkway; Larkin Creek, from Buck Pond to Long Pond Road; and the Erie Canal, from the Town of Ogden border to Long Pond Road. The protected water bodies include: Lake Ontario and Braddock Bay; Cranberry Pond; Long Pond; Buck Pond; Round Pond; and Little Pond. There are some creeks, or portions thereof, that deserve consideration for protection or preservation.

Critical to floodplain management is the identification and protection of the regulatory floodway, which is mapped by the Federal Emergency Management Agency (FEMA). Development occurring within the floodway can result in higher flood elevations upstream unless mitigation measures are taken.

III. Land Use Characteristics and Trends

As with most communities within metropolitan areas, land use in the Town of Greece is dominated by residential development, predominantly single-family homes. The pattern of development is highly reflective of suburban expansion created by our dependence on the automobile. Suburbanization typically occurs in rings pushing outward from the metropolitan center. This generalization is true for Greece, with the earliest subdivisions located closest to the City of Rochester and the newest subdivisions located in the western portion of the town. The age of the subdivision is reflected in its street patterns, as shown on **Figure 2: Existing Land Use Map**. Grid patterns were dominant in pre- and post-war design, while the curvilinear pattern was adopted in the 1960s and 1970s and dominates the design of standard subdivisions today.

The growth of the town and the introduction of various land uses were described in the 1992 Master Plan. Agriculture was the predominant land use in the town by the mid-1800s. Hamlets sprung up to provide goods and services to the farming community. During the same period, the lakeshore developed, first to take advantage of natural resources and shipping, and later as beach/resort communities. The Lake Ontario Shore Railroad, which became active in 1876, along with an electric trolley that connected Ontario Beach with Manitou Beach, provided the linkages that fueled the economy of the beach resorts.

During the late 1800s, the Eastman Kodak Company developed a plant in the southeastern corner of the town, creating new job opportunities. Interestingly, the patterns of development in the town were not necessarily created by the outward push of the urban ring, but rather the advent of a very successful company located in the town. Some of the first residential subdivisions were housing for Kodak employees. At least initially, residential land use patterns in the town were more reflective of typical urban development, whereby residences were located in close proximity to the workplace. This, of course, changed as the automobile became more prevalent.

Commercial development in the town increased as the population of Greece increased, mostly along Dewey Avenue and West Ridge Road in the eastern part of the town. Agriculture became less important, particularly with the focus on Kodak and the need for housing. The flat topography and cleared lands created by agricultural activity became prime areas for subdivisions that could be built quickly and efficiently. Increasing land values as a result of modern suburbanization and the general failure of conventional farming practices on small to medium sized farms has resulted in the conversion of most of the town's agricultural land.

In general, the review of existing land use patterns and information on population trends prepared for Monroe County by the Metropolitan Forum tells us that the Town of Greece is nearing build-out and that attention needs to be paid to the existing housing stock, particularly in the first ring of suburban development (eastern portion of the town). Typically, residents of this area who develop sufficient financial means leave to buy new homes in less densely populated areas. This results in change of lifestyle as well as market conditions and fewer financial resources to maintain the quality of the older neighborhoods. Commercial and service uses often follow these land use trends to remain closer to the higher income range. The result is a loss of essential goods and services in close proximity to population centers, further resulting in more vehicular trips, degradation of the pedestrian environment and a general unraveling of the neighborhood fabric.

The discussions to follow provide information on each of the general land use categories identified on the Existing Land Use Map. Comparisons have been made with the data provided in the 1992 Master Plan to highlight significant land use changes and recent trends. Additionally, the existing land use was compared with the current zoning map to identify any major discrepancies.

III.A. Residential

Residential uses comprise approximately 42.5 percent of the total land area. This general use can be broken down into numerous subcategories reflecting type of housing and density. For the purposes of this inventory, residential uses were divided into single-family residential, large-lot residential, and multi-family.

Single-family residential development is the predominant land use in the town and comprises approximately 40 percent of the total land area. The oldest residential development is located along the lakeshore. This area first developed in the mid-1800s as summer cottages, part of the lakeshore resort era. Later, these lots were redeveloped as year-round homes.

Single-family residential subdivisions became more prevalent in the eastern portion of the town during the 1940s. Development sped up following the war and was primarily dependent upon the availability of sewers, due to high groundwater conditions that precluded standard septic systems. Between 1950 and the early 1970s, development progressed westward to Long Pond Road. From the mid-1970s to the early 1990s, residential development was concentrated between Long Pond Road and North Greece Road.

Since the 1992 Master Plan, according to information provided by the town's assessor, there have been major residential subdivisions built in the town. Most of these subdivisions included 50-60 single-family lots, some with a multi-family component. Recently (early 2001), approval was given for two 100-lot subdivisions. Since 1992, the Town Board approved the final plans for six subdivisions totaling over 100 lots each. Multifamily development is also on the rise.

Multi-family residential development is scattered throughout the town and comprises approximately 2 percent of the total land area. In older neighborhoods, multifamily dwellings were built near commercial areas or on land unsuitable for single-family homes. Newer apartments are typically part of apartment complexes. Since 1992, there has been a shift in emphasis from single-family homes to multi-family and mixed housing projects. As developable land becomes scarcer, there will be a continued interest in intensifying land use through multi-family development and related infill.

Rural residential uses are typically defined in the state land use codes for taxation purposes as being residences with 10 or more acres of land. It comprises approximately 0.5 percent of the town. Most subdivisions in Greece are built with the benefit of municipal sewer and can accommodate smaller lots. Not surprisingly, most large-lot development occurs in the western portion of the town, primarily west of North Greece Road and Flynn Road. These rural uses represent a portion of the remaining open space in the town. The value of this land as open space is dependent upon the management practices of the individual landowners. Typically, however, portions of the property are constrained by regulated environmental features (for example, wetlands) and are allowed to remain natural. Conversely, rural residential properties also represent a portion of the potentially buildable land in the town. How these lands are utilized is an important component of this Community Master Plan Update.

IIIB. Agriculture

By simply looking at the intensity of development in the town and the relatively few parcels within an Agricultural District, one would assume that there is little agricultural use in Greece. However, the Existing Land Use map shows numerous scattered parcels identified as agricultural use, several of which are located in intensely developed areas. Those parcels currently in agricultural use represent approximately 7.5 percent of the town's land area. The majority of agricultural land is located in the western portion of the town. In general, Greece contains fertile lands that produce good yields and many types of crops. Lake Ontario modifies the climate of these areas, providing excellent conditions for fruit production. Remnant parts of farms within highly developed areas of the town probably will not remain viable for farming, at least in the traditional sense. Specialized, high-value crops such as herbs and berries (organic produce) may find a niche within these areas; however, these activities likely will succumb to high land values.

IIIC. Vacant Land

This is the last component of the potential developable land area within the town, comprising approximately 29 percent of the total land area. These lands typically consist of abandoned farmland and environmentally constrained areas. Greece's flat topography, silty soils, and high groundwater provide excellent conditions for the presence of wetland ecology. Not only do wetlands make development more costly, they also are regulated/protected by federal and state agencies.

In general, the loss of open space (rural residential, agricultural, and vacant land uses) has not been significant since 1992, based on a comparison of the Existing Land Use map and land use information provided in the 1992 Master Plan.

IIID. Commercial

Commercial development includes all the retail, service, and office uses in the town. Historically, retail uses have dominated this land use category (In 1992, retail space in the town comprised 12 percent of the total leasable retail space in the metropolitan Rochester area). Initially, commercial development was concentrated in the eastern portion of the town along Dewey Avenue. Today, the most active commercial corridor is West Ridge Road. Commercial uses comprise approximately 4 percent of the town's total area.

Outside of the West Ridge Road corridor, both large and small commercial uses serve neighborhood and community markets. These uses serve an important role in the town, and residents in proximity to such uses benefit from the convenience. However, those same residents also face the impact of commercial uses through increased traffic, increased runoff from large parking areas, and a lack of suitable pedestrian facilities. Such land use conflicts contribute to the erosion of neighborhood character, which, as recent studies show, have encouraged people to move out of established neighborhoods in search of less congested areas.

Since 1992, office development has increased in the town. The relocation or expansion of offices from metropolitan centers to the suburbs has fueled the suburban growth phenomenon by providing employment centers in closer proximity to the work force.

IIIE. Recreation & Open Space

Recreational facilities include active and passive parks and related structures/facilities. Approximately 830 acres of land are devoted to recreational uses, with an additional 3,000 acres designated as wildlife/natural areas, comprising approximately 8 percent of the town. The largest developed recreational area is Basil Marella Park. The town also controls 375 acres of the 2,500-acre Braddock Bay Fish and Wildlife Management Area, under a long-term lease with the state. Greece Canal Park, a Monroe County park, comprises 665 acres of the town, with 88 acres being added in 2000. The town's 1990 Parks and Recreation Master Plan provides numerous recommendations for the development and management of recreational resources in Greece. This plan will be reviewed and updated as a component of this Master Plan Update.

IIIF. Community Services

Greece has approximately 5 percent of its land area devoted to community services. This land use category includes municipal facilities, fire stations, emergency services, police stations, schools, senior services, etc. The Town Hall complex is located on Long Pond Road in the north-central portion of the town. This complex also includes the Greece Historical Society and Department of Public Works.

Major changes in this land use category since the 1992 Master Plan include construction of the new Town Hall complex, new library facility, as well as the addition of two new middle schools, one new high school and an elementary school. In addition, in 2000, a \$119,000,000 bond issue was passed, which will result in 68 new classrooms being added to nineteen schools by the year 2004.

III.G. Industrial

Almost all of the industrial land use in the town continues to be contained within Kodak Park and Canal Ponds Business Park. Despite Kodak's cutback in the use of other facilities in the Rochester Metropolitan Area, the facilities within the Town of Greece remain viable. Significant investments have been made in these facilities, and they are expected to remain a manufacturing center for the foreseeable future. It is anticipated, however, that the number of employees working at Kodak Park will decrease over time. Total industrial land comprises 3 percent of the town.

III.H. Public Service

This land use category includes major utilities such as electricity and gas service, telephone service, and wireless communications. Approximately 1 percent of the town is devoted to this use.

IV. Population

IVA. Historic Growth and Future Forecast

The population of the Town of Greece grew from 48,670 people in 1960 to 75,136 people in 1970 (**Table IV-1**). It was during this period that the greatest increase in population occurred, due to the out-migration from the Central City (Rochester) to the first ring of suburbs. This was a national trend instigated by the growth of automobile ownership and changing trends in life styles. Other towns in the so-called "1st Ring", such as Brighton and Gates, had a similar experience in population growth. The so-called "2nd Ring" of towns, such as Pittsford and Penfield, were also experiencing extraordinary growth during this period.

The Town of Greece continued to grow to 81,367 people in 1980 and then to 90,106 people in 1990. This growth between 1980 and 1990 took place in spite of a severe and long recession in the early 1980s. Greece's growth in the 1980s was substantially greater than other towns in the 1st and 2nd Rings, indicating that the town is an attractive community in which to live.

During this period (1980-1990), the City of Rochester lost population, from 318,611 people in 1960 to 231,636 in 1990. However, Monroe County, as a whole, gained significant population.

The Town of Greece's population was forecasted by regional agencies to reach a plateau, and increase only slightly from 93,224 people in 1990 to 95,408 people in 2030. The town's population in 2000 is actually 94,141 people. By extrapolation in forecasting of the town's population, the consultant's projections provided in this document are higher.

The flattening of the population curve indicates that the town is approaching build-out. This is essentially the last opportunity for the town to manage its growth to ensure its vision of the future and its viability as an attractive place to live and work. It is also an opportunity to formulate and implement public policy for the apportionment of land uses in an economically viable manner.

**Table IV-1
Historic Population and Projections
Monroe County
Town of Greece
Other Towns**

	← HISTORIC POPULATION →					← PROJECTIONS →			
	1960	1970	1980	1990	2000		2010	2020	2030
Monroe County	586,387	711,917	702,238	713,968	735,343		735,708	742,150	747,612
Rochester	318,611	296,233	241,741	231,636	226,791		222,381	219,554	217,496
<i>Ist Ring</i>									
Greece	48,670	75,136	81,367	90,106	94,141		94,398	95,076	95,408
Brighton	27,849	35,065	35,776	34,455	35,588		33,313	33,390	33,390
Gates	13,755	26,442	29,756	28,583	29,275		29,480	29,817	30,033
<i>2nd Ring</i>									
Pittsford	8,469	18,441	21,052	23,069	27,219		25,473	26,164	26,741
Penfield	12,601	23,782	27,201	30,219	34,645		33,995	34,973	35,802
<i>Outlying</i>									
Perinton	7,593	21,609	32,359	37,072	46,090		42,429	44,073	45,454

Source: Monroe County Department of Planning and Development
Genesee/Finger Lakes Regional Planning Council
U.S. Department of Commerce, Bureau of Census

IVB. Analysis of the Population

Analysis of the distribution of age within the population of the town provides an insight into the need for services for specific age groups (for example, education, medical, and recreation). Historically, the distribution of the population curve showed a low population for the early- and late-year age groups, with the peak age groups between 25 and 34 years of age (**Table IV-2**). However, demographic trends have shifted over the decades to be a bimodal distribution curve, showing large populations in the early- and late-year age groups.

The 2000 Census data are currently not available to show the distribution of population by age groups for the Town of Greece. However, we can project them by the age cohorts by ten years and estimating the early age groups from school district data.

An analysis of the projected population of the various age groups shows a decrease in the age cohorts from 25 years of age to 44 years of age. This age group typically includes those households that are establishing families, purchasing homes, buying furniture, etc. This decrease is due to the aging of the baby boomers and a reduced fertility rate after 1960. There may also be some out-migration to the outer ring suburbs and outlying towns.

The age group under 14 years has increased slightly and is reflected in the school enrollment. Likewise, the over 55 years age group has increased. This indicates a need for service for senior citizens and retirees. The largest increase is in the age group from 45 to 54. This group consists of households that have raised their children and may be nearing retirement. They have more disposable income and spend money on recreation and leisure activities. It may be concluded that these trends will continue over the next decade.

Table IV-2
Age Distribution
Town of Greece
1990 and 2000

	§ 1990		§ 2000	
Age Group	Number	Percent of Total	Number	Percent of Total
Under 5	6,647	7.4	7,010	7.5
5-14	13,463	14.9	13,781	14.6
15-24	10,651	11.8	12,483	13.3
25-34	14,252	15.8	11,869	12.6
35-44	15,835	17.6	14,807	15.7
45-54	9,512	10.5	12,961	13.7
55-64	8,337	9.3	9,191	9.8
65 and over	11,409	12.7	12,039	12.8
TOTALS	90,106	100.0	94,141	100.0

§ 1990 U.S. Census of population – adjusted for 10 year cohorts.

§ 2000 census aged

V. Housing

The following is an inventory of various aspects of housing in the Town of Greece. Specifically, the elements of housing reviewed for this inventory and analysis include types of housing units, value of single-family housing units, age of housing structures and the rate of growth in residential housing development. The primary sources of housing data used for this section are the 1990 U.S. Census of Housing, and data provided by the Monroe County Department of Planning and Development and the Genesee/Finger Lakes Regional Planning Council. Housing information from the 2000 U.S. Census will not be available until the year 2003.

The percentage of owner-occupied housing units in the Town of Greece is 75 percent (based on 1990 U.S. Census (**Table V-1**)). This percentage is slightly higher than the national average. Additionally, 75 percent of the homes in the Town of Greece fall in the category of one unit, detached (**Table V-1**).

Table V-1
Town of Greece
Number and Percentage of Housing Units in 1990

Type of Housing	# of Units	Percent of Total
1-unit, detached	26,065	75%
1-unit, attached	1,268	4%
2-4 units	2,607	7%
5-9 units	2,710	8%
10 or more units	1,787	5%
Mobile home, trailer, other	196	1%
Total	34,633	100%

Source: 1990 U.S. Census of Population and Housing

The U. S. Census reported that, in 1990, the average value of an owner-occupied house in the Town of Greece was \$92,900 (**Table V-2**). Also, in 1990, the average household income was approximately \$40,000. Based on the basic rule of thumb that a household can afford a mortgage equal to 2-1/2 times its income, the average household in the Town of Greece at this time could afford to purchase a home for \$100,000. Thus, the average household income is compatible with the average value of a home in the Town of Greece, where 61 percent of the value of housing was between 50,000 and \$99,000. Because the economy has continued to improve over the past ten years, it is safe to assume that people are earning higher incomes and, therefore, can afford the increasing value of housing.

Table V-2
Town of Greece
Value of Housing Units in 1990

Value of Housing	#of Units	Percent
Less than \$50,000	357	1.0%
\$50,000 – \$99,000	14,367	61.0%
\$100,000 – \$149,000	7,067	29.5%
\$150,000 – \$199,999	1,491	6.0%
\$200,000 – 299,999	490	2.0%
\$300,000 – or more	115	0.5%
Total	23,887	100.0%

Source: 1990 U.S. Census of Population and Housing

The age of the housing stock in the Town of Greece is relatively young. In 1990, over 60 percent of the housing structures were less than 30 years old, as shown in **Table V-3**.

Table V-3
Town of Greece
Age of Housing Structures

Year Housing Structure Was Built	Number of Housing Structures	Percent
1989 – March 1990	564	2.0%
1985 – 1988	3,194	9.0%
1980 – 1984	2,280	6.0%
1970 – 1979	6,785	19.0%
1960 – 1969	8,521	24.0%
1950 – 1959	7,016	20.5%
1940 – 1949	3,015	9.0%
1939 or earlier	3,258	9.5%
Total	34,633	100.0%

Source: 1990 census of population and housing

Residential development in the Town of Greece increased by 15 percent from 1980 to 1990, as per the U. S. Census. Based on a review of the amount of new homes built in eight towns in Monroe County, between 1980 and 1998, there was a 29.3 percent increase in residential growth in the town during this period (**Table V-4**). The value of housing within the Town of Greece over this same period only increased by 6.5 percent, which is significantly less than many of the adjacent towns (**Table V-5**).

Table V-4
New Homes (1980-1998)
Select Municipalities in Monroe County

Towns	% Change - property value	Number of homes	% of Growth
Town of Greece	6.5%	7,107	29.3%
Town of Ogden	30.8%	1,462	36.4%
Town of Gates	-9.0%	1,264	14.7%
Town of Parma	23.9%	609	17.8%
Town of Irondequoit	1.6%	750	4.0%
Town of Webster	27.8%	4,017	48.1%
City of Rochester	-26.4%	1,391	2.5%
Town of Brighton	9.1%	742	7.1%

Source: Democrat and Chronicle, June 21, 1999

A review of the residential housing building permits issued over the last decade indicates a continued increase in residential housing development, although at a slower rate than in the past.

**Table V-5
Municipalities in Monroe County that Issued
The Largest Numbers of Permits for New Residential Units
In 1998 & 1999**

	1998	1999	Total
Town of Webster	488	308	796
Town of Perinton	178	476	654
Town of Greece	245	293	538
Town of Henrietta	110	388	498
Town of Penfield	188	196	384

*Source: 1999 Rural County Land Use Monitoring Report.
Genesee/Finger Lakes Regional Planning Council*

VI. Economic Base

The economic base of a community consists of those activities that generate employment and income, such as manufacturing, wholesale trade, retail trade and services. Also included is household income, which supports retail trade and services, housing value and public services. The objective of an analysis of the economic base of the Town of Greece is to develop information for policy makers to determine where to efficiently invest its resources to ensure the future economic well being of the community.

The Town of Greece is economically an integral part of Monroe County and, therefore, the economy of the town is interdependent with the county. The problems of the town's economy are traditional: that of an older suburb having difficulty remaining attractive in comparison to the newly developed suburbs located in the outer rings of Monroe County. According to an article published in the Democrat and Chronicle in 1999, the value of property in the Town of Greece, as well as in the Towns of Brighton and Irondequoit, increased less than ten percent over the past ten years. Meanwhile, the total worth of property in suburbs farthest from the City of Rochester increased at far higher rates; as much as 35 percent and more in some cases. Retail sales in Greece have increased by almost 20 percent during the past five years, but this increase is projected to slow down to a rate of 10 percent between 1999 and 2005. This is in contrast to what is projected to occur in the faster growing areas of the county such as the Towns of Penfield and Webster, where retail sales are projected to grow by more than 20 percent.

Innovative approaches will have to be considered in order to keep Greece as an economically viable and balanced community.

VIA. Household Incomes

The analysis of the distribution of household income is an essential part of this report to ensure that households generate sufficient income to support reasonable housing values, as well as sufficient disposable incomes to generate retail sales and services to support a preferred level of public services.

The U.S. Census information regarding household income in the Town of Greece has not been updated since 1989. Therefore, information and tables regarding this topic discussed in the 1992 Town of Greece Master Plan will be paraphrased below. According to the U.S. Census, the average household income in the town in 1990 was \$42,282. It is important to note that this is considerably higher than the NYS average of \$38,791 and Monroe County's average of \$40,722. The following table illustrates the income ranges for the town, county and the state.

**Table VI-1
Percent Distribution of Household Incomes
Town of Greece, Monroe County, and New York State**

1989 Household Income	Town of Greece	Monroe County	New York State
Under \$7,500	5.1%	8.7%	11.9%
\$7,500 – 14,999	7.5%	11.2%	14.0%
\$15,000 – 24,999	12.5%	14.5%	16.1%
\$25,000 – 34,999	14.5%	13.9%	13.8%
\$35,000 – 49,999	25.8%	20.4%	17.6%
\$50,000 – 74,999	24.7%	20.3%	15.8%
\$75,000 – over	9.9%	11.1%	10.7%
Median Household Income	\$41,077	\$36,246	\$30,728
Mean Household Income	\$42,282	\$40,722	\$38,791

As illustrated by the table above, the Town of Greece has a higher percentage of households with an income between \$35,000 and \$75,000 in comparison to those in all of Monroe County and New York State. In 1989, 50.5 percent of the households in the Town of Greece had incomes within this range, whereas 40.7 percent of households in Monroe County maintained the same level of income, as did 33.4 percent of the households in all of New York State. It can also be noted that in 1989, there were fewer households in the Town of Greece earning incomes of \$25,000 or less, than those in Monroe County and New York State. Only 25.1 percent of the households in Greece earned less than \$25,000, in comparison to 34.4 percent for Monroe County and 42 percent in New York State.

Using this information as a baseline, the Town of Greece appears to be predominantly a middle-income community.

Table VI-2
Town of Greece: Employment by Industry by Place of Work

Industry	1992		1997	
	Greece Employees	Percent of Employ.	Greece Employees	Percent of Employ.
Manufacturing	700	5%	930	6%
Wholesale Trade	281	2%	207	1%
Retail Trade	6,720	52%	7,562	48%
Professional, Scientific & Tech.	390	3%	1,782	11%
Administrative & Support	588	5%	322	2%
Health Care & Social Services	1,399	11%	1,615	11%
Arts, Entertainment & Rec.	395	3%	168	1%
Accommodations & Food Services	2,229	17%	2,512	16%
Personal Services	222	2%	561	4%
Total Employees	12,924	100.00%	15,659	100.00%

Source: 1992 & 1997 Economic Census. This table only recognizes those businesses that are headquartered in the Town of Greece and are taxable. Therefore, employees from Canal Ponds, Kodak and the Greece School District are not included.

VIB. Employment

Table VI-2 represents the number of people employed in the Town of Greece in establishments that are taxable and whose headquarters are located in the Town of Greece. It does not include the Greece Central School District, which employs approximately 3,888 people, because it is a nontaxable entity. Also, those employed at Canal Ponds or Kodak are not included because the headquarters of many of these businesses are located outside the town (Canal Ponds employs approximately 2,360 people and Kodak accounts for 20 percent of the Greece's tax base). Regardless, it is important to note that, as the table illustrates, according to the U.S. Economic Census, those employed in taxable establishments located in the Town of Greece in 1992 increased from 12,924 people to 15,659 in 1997, which is an increase of 17 percent. This is important, in light of the fact that those employed in Monroe County overall decreased from 238,823 in 1992 to 225,200, or five percent, in 1995 (Table VI-3). This indicates that employment opportunities available in the Town of Greece have improved between 1992 and 1997, where the county as a whole is experiencing a decrease. The taxable Greece industries experiencing the greatest increase in number of employees include professional, scientific and technical services. The conclusion can be drawn that the town was able to attract businesses that traditionally employ people with higher levels of education and incomes.

Efforts should be made to continue to broaden the employment base of the Town of Greece by working to attract additional high-tech and office employers. This is necessary to provide a wider variety of job opportunities to residents who wish to work where they reside.

Table VI-3
Monroe County: Employment by Industry by Place of Work

Industry	1992		1997	
	Monroe Co. Employees	Percent of Employem.	Monroe Co. Employees	Percent of Employem.
Manufacturing	106,200	44%	82,459	37%
Wholesale Trade	16,793	7%	15,298	7%
Retail Trade	40,056	17%	43,294	19%
Professional, Scientific & Tech.	9,001	4%	15,316	7%
Administrative & Support	21,538	9%	23,478	10%
Health Care & Social Services	13,493	6%	14,414	6%
Arts, Entertainment & Rec.	2,984	1%	2,026	1%
Accommodations & Food Service	21,303	9%	22,914	10%
Personal Services	7,455	3%	6,001	3%
Total Employees	238,823	100.00%	225,200	100.00%

Source: 1992 & 1997 U.S Economic Census.

VIC. Economic Trends

Tables VI-4 & VI-5 depict the economic trends in the Town of Greece and Monroe County respectively, in terms of the change in number of taxable establishments headquartered in the town and sales per thousand per industry between 1992 and 1997. Highlights of this information are provided below (**Table VI-4**).

As can be seen, sales in manufacturing in the Town of Greece have increased by 31 percent over the past five years, while Monroe County experienced only a 7 percent increase. This indicates that Greece has been successful in attracting this type of industry.

**Table VI-4
Sales Receipts by Industry
Town of Greece**

Industry	1992		1997		Percent Change in Sales
	# of Establishments	Industry Sales (\$1,000)	# of Establishments	Industry Sales (\$1,000)	
Manufacturing	24	75,200	30	109,787	+31%
Wholesale Trade	40	76,665	39	85,718	+10%
Retail Trade	363	838,633	342	1,041,778	+19%
Professional, Scientific & Tech. Services	43	#	77	42,817	
Administrative & Support	46	14,955	44	13,492	-10%
Health Care & Social Services	151	85,947	147	117,479	+27%
Arts, Entertainment & Recreation	30	13,881	18	7,113	-48%
Accommodations & Food Services	113	#	139	77,136	

Source: 1992 & 1997 Economic Census.

Information not disclosed. Does not include sales from Eastman Kodak Company.

Retail sales in the Town of Greece have increased by 19 percent, but with fewer establishments in 1997 than in 1992. This follows a national trend of small establishments no longer being able to meet the needs of the public and “big box” retail establishments taking their place and ultimately generating more sales.

Sales receipts in professional, scientific and technical services have increased by 45 percent in Monroe County. This information was unavailable for the Town of Greece. It can be assumed that there has also been growth in this area by noting the increase in the number of establishments, as well as the increase in the number of employees presented in **Table VI-2** “Employment by Industry by Place of Work for the Town of Greece.” The national trend is towards an increase in technical fields, so it is important for the town to keep pace with this trend by creating a favorable environment for businesses of this type to locate in Greece.

Health care and social services percent of sales have increased by 27 percent in the Town of Greece and 24 percent in Monroe County. This increase is understandable because of the advances in and attention given to providing better medical care. Specialized medicine has become popular and therefore is producing more health care professionals.

Arts, Entertainment and Recreation sales and the number of establishments have dropped by 48 percent from 1992 to 1997. There has been a 16 percent decline in sales for this area in Monroe County during this same period.

Table VI-5
Sales Receipts by Industry
Monroe County

Industry	1992		1997		Percent Change of Sales
	No. of Establishments	Industry Sales (\$1,000)	No. of Establishments	Industry Sales (\$1,000)	
Manufacturing	1067	20,117,100	1007	21,774,715	+7%
Wholesale Trade	1342	7,564,377	1113	9,311,143	+19%
Retail Trade	2614	5,083,471	2546	6,513,211	+22%
Professional, Scientific & Tech. Services	686	895,459		1,648,997	+45%
Administrative & Support	965	948,495	678	1,026,782	+7%
Health Care & Social Services	1320	717,897	1299	951,707	+24%
Arts, Entertainment & Recreation	285	122,356	199	102,241	-16%
Accommodations & Food Services	1339	637,098	1439	760,564	+16%
Total Sales		\$36,086,253		\$42,089,360	100%

Source: 1992 & 1997 U.S. Economic Census.

As indicated by the trends outlined above (**Table VI-5**), the Town of Greece, overall, has experienced a steady growth in its economy. The town should continue working to attract new business to the community, with a focus on higher-end businesses that require limited land area and produce significant sales, such as those in the areas of professional, scientific, and technical services.

Greece's economy is discussed further in the section below.

VII. Regional Economic Overview

The Rochester region is located within the Rochester Metropolitan Statistical Area (MSA), which includes six counties: Orleans; Livingston; Genesee; Monroe; Ontario; and Wayne. The major city in the MSA is Rochester, with approximately 70 percent of the MSA population located within Monroe County.

The City of Rochester, located near the halfway point on the southern shore of Lake Ontario where the Genesee River enters the lake, has been a city of commerce in the northeastern region of the United States for generations. The metropolitan area extends about 20 miles south of Lake Ontario on both sides of Genesee River. This strategic location has only increased in importance with the North America Free Trade Agreement (NAFTA) and the increase in free trade between the United States and Canada. Today, over one third of the combined populations of the United States and Canada live within 500 miles of the Greater Rochester Area.

Rochester is a major manufacturing center for New York State, and the finance center of Upstate New York, characterized by a steadily growing economy. Woods & Poole Economics of Washington, D.C., an economic research firm, predicts that the population for the Rochester MSA will increase by 20.4 percent (from 1990 Census total) by 2005, from 1,002,410 (1990 Census) to 1,206,902. They project that Rochester will be one of the top 50 fastest growing regions in the country by the year 2005. The catalyst behind this growth is an expanding high technology and manufacturing base. In addition to worldwide industry leaders Kodak, Xerox, and Bausch & Lomb, there are over 1,000 manufacturers in the Rochester area that play a significant role in various industries. In addition to optics and imaging, high tech capabilities of the Rochester community extend into the areas of printing, machine tooling, pharmaceuticals, biotechnology and medical instrumentation/products, communications, electronics, manufacturing systems, polymer technology, software and graphic technology, and broadcast media.

The productivity of the Rochester Area manufacturers is the highest in the country. The value added per production worker of \$70,805 is higher than that of any other city in the United States. According to the Greater Rochester Metro Chamber of Commerce, Rochester-area entrepreneurs are granted patents at a rate three times higher than the rest of the country, ranking Rochester fifth in the nation in the total number of patents given. Consistently an export powerhouse, Greater Rochester exported in excess of \$15 billion in 1998. Exports have consistently grown at a rate of 6 percent – 10 percent per year over the past five years.

VIIA. Regional Employment

Monroe County has long been considered to have a healthy and stable economy, especially when compared to other northeastern metropolitan areas. The following economic indicators show positive signs for the local economy (**Table VII-1**). As a result of its diversified economic base and continued strength in value-added manufacturing and services, Monroe County and the Rochester MSA's unemployment rates over the past decade have consistently ranked below state and national averages.

Table VII-1
Monroe County
Rochester MSA and New York State Unemployment Rate

Year	Monroe County	Rochester MSA	New York State	United States
1994	4.8%	5.2%	6.9%	6.1%
1995	4.0%	4.6%	6.3%	5.6%
1996	3.5%	4.0%	6.2%	5.4%
1997	3.6%	4.1%	6.4%	4.9%
1998	3.6%	4.0%	5.6%	4.5%
1999*	3.7%	3.9%	4.8%	3.8%

*November

Source: New York State Department of Labor, Research and Statistics Division

The Greater Rochester area's labor force totals over 500,000 workers, with approximately 25 percent employed in the manufacturing sector. Of that pool, 60 percent of the manufacturing workforce is employed in high tech industries. High technology and manufacturing industries are projected to remain the Rochester area's biggest employer through 2005, comprising 28 percent of total jobs. (That will be almost double the projected national average). In addition, Rochester's percentage of employed scientists and engineers is twice that of the U.S. average.

VII B. Regional Market

Office

The entire Rochester office market comprises approximately 12 million square feet of competitive, multi-tenanted office space. Of this total, 7 million square feet is in the Central Business District (CBD) of Rochester and another 5 million square feet in the suburbs. In addition, there is approximately 3.5 million square feet of additional space that includes non-competitive, owner-occupied buildings in the CBD and suburban office markets. Primary office space users include Eastman Kodak, Xerox, Paychex, Bausch & Lomb, and Alstom Signaling, Inc. The Rochester regional office market has remained relatively stable in terms of vacancies over the past few years.

The suburban market contains approximately 5 million square feet of competitive office space. The vacancy rate for Class A space in these suburban areas is currently in the 6 percent to 8 percent range with quoted rental rates \$18.00 – \$22.00 per square foot.

Since 1990, 1,200,000 square feet of space have been added to the overall Rochester office market inventory. Downtown office space accounts for 545,000 square feet of this total and suburban office space for 700,000 square feet. The suburban growth is limited to high-end Class A buildings within multi-tenanted office parks.

In general, the business climate in the Rochester market and surrounding region is strong and growing with unemployment at a historical low. The economic strength of the Rochester area is further evidenced by steady absorption and continued construction within the office market. Demand is being driven by expanding operations of area businesses.

Rochester Industrial Market

The Rochester area is considered to be a key manufacturing center in New York State. The Rochester Region is home to major facilities for Eastman Kodak, Xerox, and Bausch & Lomb, as well as many small- to mid-sized companies that contract with and provide support to the “big three.” There has continued to be some downsizing in these larger corporations, and Eastman Kodak’s downsizing specifically has provided some quality manufacturing and office space properties outside of Kodak Park. Rochester’s optics and imaging industry is the third largest in the world. In addition, Rochester is home to the seventh largest tooling and machining industry in the United States. The precision and quality required by the optics industry has fostered the growth of high tech, high quality machine tool companies, many of which have penetrated automotive and aerospace markets and are competitive anywhere in the world.

The Rochester area exported \$13.2 billion worth of products in 1995, an increase of 10 percent from the previous year. In 1996 exports totaled \$13.65 billion, and in 1997 increased 12 percent to approximately \$15.29 billion worth of goods. This trend is expected to continue through 2000, with the largest exporters including the “big three” as well as Valeo (formerly ITT Automotive), Harris RF Communications, Gleason Corporation, and Alstom Signaling, Inc.

The Rochester industrial market is comprised of approximately 77.5 million square feet of owner-occupied and tenant-occupied space. Of the total, approximately 26.5 million square feet are located in the City of Rochester; 15 million square feet are located in suburban markets. The remaining 36 million square feet are owned and occupied by Eastman Kodak Company and Xerox Corporation. Xerox’s main operations are in the northeastern suburb of Webster in approximately 7 million square feet. Kodak’s facilities are located in the City of Rochester and in

the Town of Greece (24 million square feet at Kodak Park) and the Town of Gates (5 million square feet at the Elmgrove Campus. It should be noted that the Elmgrove Campus has recently been sold to a group of investors from California and is being redeveloped as a Technology Park.).

Major owner-occupants of space in the overall market include Kodak, Xerox, Bausch & Lomb, Valeo (formerly ITT Automotive), Rochester Gas & Electric, General Motors, and Harris RF Communications. It is estimated that the vacancy rate of the owner-occupied industrial space is currently less than 10 percent in the city and suburbs. The Greater Rochester industrial market continues to offer a substantial number of high-quality, large industrial facilities and major redevelopment projects. The market has seen a great deal of activity on these large redevelopment projects, as well as additions/expansions of existing facilities.

Suburban Industrial Market

The suburban industrial market remains stable. Of the total 15 million square feet, excluding the Kodak and Xerox facilities, approximately 7 million square feet are owner-occupied; 5.5 million square feet are tenant-occupied, and 2.5 million square feet are considered flex space. In the flex market segment, there has been strong growth over the past few years. It is estimated that the overall vacancy has been decreasing from over 10 percent in 1994 to an estimated 7 percent to 9 percent through 1999.

VIIC. Higher Education as Support of the Regional Economic Base

The Rochester region is characterized by high-tech, value-added industries and employment, significant private/public sector investment, strong commercial real estate markets, and outstanding educational systems. The Rochester region is home to numerous colleges and universities, including the University of Rochester (U of R), Rochester Institute of Technology (RIT), U of R's Eastman School of Music, St. John Fisher College, Nazareth College, Roberts Wesleyan College, State University of New York (SUNY) at Brockport, State University of New York (SUNY) at Geneseo, and Monroe Community College (MCC). These schools provide a steady source of highly skilled and educated employees. In addition, several area colleges and universities, including RIT, Cornell University, SUNY Brockport and MCC, have downtown facilities. Rochester is the location of the nationally recognized Strong Memorial Hospital, the teaching facility for the University of Rochester Medical School, and the Eastman Dental Center, the School of Dentistry for the University of Rochester.

VIID. Metropolitan Area Overview

The Rochester Metropolitan Area has grown to be the third largest metropolitan area in New York State, and continues to hold an extremely strong position in the regional economy for commercial activity. The City of Rochester is the focal point of cultural, civic, financial and academic activity, while continuing to remain a viable location for industry.

The Rochester Metropolitan Area, with its strong manufacturing base and growing service sector, will continue to experience growth, the bulk of that being in suburban Monroe County. Rochester has a solid transportation network, many area amenities, abundant higher education facilities, and numerous recreational activities. These factors, among others, will contribute to continued growth and economic stability in the Rochester area throughout the foreseeable future.

VIII. Town of Greece – Northwestern Market

Development is continuing at the Canal Ponds Business Park, the 300-acre mixed-use development bordered by major arteries NY 390, Long Pond Road, and Ridgeway Avenue in the Town of Greece. The park is planned for over 1.4 million square feet of high-tech manufacturing and warehouse space and 1.1 million square feet of office, retail and hotel development. Completed facilities include IBM Corporation's Data Processing facility (200,000 square feet) and Johnson & Johnson's Clinical Products Division (250,000 square feet). During the spring of 1997, Gannett completed its 160,000-square-foot high-tech printing and distribution facility. Office development at Canal Ponds includes a new headquarters facility for Summit Federal Credit Union and Unity Health systems and Catalyst Direct. Johnson & Johnson has also completed a \$35 million, four-story, 104,600-square-foot expansion of office and research and development space at the site. New development includes a 25,000-square-foot facility for Bryant and Stratton and a 120,000-square-foot expansion for Johnson & Johnson. This results in a total of 958,000 square feet and over 2,250 employees. In addition, approval was recently granted to the expansion of a research facility for Rochester Photonics, a fiber optics subsidiary of Corning, Inc., and for construction of a new facility for Performance Technology, Inc., a manufacturer of electronic components.

VIII. Transportation System

The present transportation system in the Town of Greece consists of state, county and town maintained roads. As illustrated on the map titled **Figure 3: Transportation Circulation**, there are two urban principal arterial expressways in the town, Lake Ontario State Parkway and State Route 390, and one urban principal arterial, West Ridge Road (State Route 104). Arterials are streets or roadways that primarily serve through traffic and provide access to abutting properties as a secondary function. These types of roadways tend to be multi-lane roadways and carry the heaviest amounts of traffic. Current traffic volumes on Route 390 vary between 80,000 vehicles per day (vpd) in the southern portion of Greece to 18,000 vpd near the Lake Ontario State Parkway. West Ridge Road traffic volumes run between 21,000 vpd at the western edge of Greece to 47,000 vpd at Route 390. The next classification of roadway is an urban minor arterial. These types of roadways tend to be primarily two-lane roadways with some higher volume roads being four lanes in width. Urban minor arterials include: Manitou Road (State Route 261 north of West Ridge Road); Manitou Beach Road (State Route 261 west of the Lake Ontario State Parkway); Frisbee Hill Road; East Manitou Road; Latta Road (State Route 18); Long Pond Road; Mitchell Road; Dewey Avenue (State Route 18); Mount Read Boulevard; Maiden Lane, Stone Road; Ridgeway Avenue; Mill Road; Vintage Lane; Dorsey Road; Elmgrove Road (State Route 386); Fetzner Road; Latona Road; Lee Road; and Stonewood Avenue. Table VIII-1 presents recently collected traffic volume data for these roadways.

**Table VIII-1
Town of Greece
Urban Minor Arterials
Average Daily Traffic Volumes**

Roadway	Average Daily Traffic
Dewey Avenue	13,000 – 21,000
Dorsey Road	8,000 – 10,000
East Manitou Road	3,000
Elmgrove Road	15,000
Fetzner Road	9,000 – 13,000
Frisbee Hill Road	4,500
Latona Road	13,000
Latta Road	10,000 – 15,000
Lee Road	9,000
Long Pond Road	7,000 – 27,000
Manitou Beach Road	1,000
Manitou Road	11,000
Mill Road	6,000 – 9,000
Mt. Read Boulevard	12,000 – 20,000
Ridgeway Avenue	8,000 – 22,000
Stone Road	12,000
Vintage Lane	14,000 – 21,000

For the most part, where a range of traffic volumes is given, the lower volumes tend to be on the northern or western portions of the roadways. As one moves southward or eastward in the town, traffic volumes have the general tendency to increase, especially as one nears major roadways such as Route 390 and West Ridge Road.

The following arterials in the roadway classification system are urban collectors. These are surface streets that provide land access and traffic circulation within residential, commercial and industrial areas. Almost exclusively, collectors are two lane roadways and carry lesser amounts of traffic. Urban collectors within the Town of Greece include: Peck Road; North Greece Road; Janes Road; Island Cottage Road; Edgemere Drive; Dewey Avenue; English Road; North Avenue; Maiden Lane; Elmgrove Road (State Route 386); and Beach Avenue. The following table presents recently collected traffic volume data for these roadways.

**Table VIII-2
Town of Greece
Urban Collectors
Average Daily Traffic Volumes**

Roadway	Average Daily Traffic
Beach Avenue	3,200
Dewey Avenue	3,000 – 9,000
Edgemere Drive	2,400 – 3,400
English Road	4,000 – 12,000
Island Cottage Road	3,000
Janes Road	3,400
Maiden Lane	7,500
North Avenue	4,000 – 6,000
North Greece Road	3,000 – 10,000

In order to increase the capacity and/or improve the condition of roadways within the Town of Greece, there have been numerous improvements. These improvements include:

- Latta Road – Widened with additional turning lanes at intersections. This improvement also included curbing and new sidewalks.
- Dewey Avenue – Widened with new curbing and sidewalks.
- Ridgeway Avenue – Recently reconstructed from Lee Road to Rochester City Line with new storm sewer and sidewalks.
- Long Pond Road – Reconstruction work recently completed between Latta Road and Janes Road.
- North Greece Road – Recent reconstruction that included widened lanes, new shoulders and closed drainage system.

In addition to the above work, numerous spot improvements to area intersections have also been completed. These locations include the intersection of Stone Road/Dewey Avenue/Maiden Lane and an alignment improvement on Mill Road between North Greece Road and Mill Hollow Crossing.

With current, recurring congestion and future development potential within the town, there is a good chance that future road improvements will be necessary, beyond what has already been completed, to accommodate anticipated traffic demand. The Genesee Transportation Council's (GTC) 2000 - 2020 Long Range Plan Update identifies several roadways within the town that are projected to suffer congestion by 2020, if no improvements to capacity are made. These roadways include portions of Route 390, portions of Ridgeway Avenue, portions of West Ridge Road, and portions of Mount Read Boulevard.

Capacity improvements that are programmed in the GTC 1994 – 2004 Transportation Improvement Program (TIP) include reconstruction and capacity improvements to the following roadways:

- West Ridge Road from the Rochester City Line to North Greece Road/Elmgrove Road
- Route 390 from Lexington Avenue to West Ridge Road

In addition to these planned improvements, the GTC 1999 – 2004 TIP also suggests that capacity improvements to Ridgeway Avenue, between Route 390 and Long Pond Road, and Mount Read Boulevard, north of West Ridge Road, be studied further for possible implementation through 2020. Monroe County will also be reconstructing Long Pond Road, between Larkin Creek and the Lake Ontario State Parkway, and Mill Road, between Long Pond Road and Manitou Road. Although this work may not include capacity improvements, it is likely that the reconstruction will include the design of adequate bicycle space.

Additionally, the following road extensions and connections should be explored to optimize traffic flow within the town:

- The connection of Flynn Road and North Avenue
- The connection of Kirk Road and Fetzner Road
- The extension of Lexington Avenue, from Route 390 into the Canal Ponds Business Park, and through to Long Pond Road

These improvements may be difficult to accomplish due to wetlands and stream crossings and other issues, but should be seriously considered so that additional continuous north-south routes are created, relieving parallel routes and allowing for a wider distribution of traffic.

In addition to vehicle travel, there should be an emphasis on alternative modes of transportation such as bicycling and walking. These alternative modes of transportation have the benefit of reducing congestion by removing vehicles from the roadway. The GTC has published a *Bicycle and Pedestrian Action Plan for the Rochester Metropolitan Area*. This plan has the goal of doubling the current percentage of total trips made by bicycling and walking and to simultaneously reduce, by ten percent, the number of bicyclists and pedestrians killed or injured in traffic accidents. There are two existing off-street multi-use trails in the Town of Greece: the Greece Route 390 trail, which runs parallel to Route 390 between West Ridge Road and the Lake Ontario State Parkway; and the Erie Canal Heritage Trail, located along the southern side of the Erie Canal. Both are paved, and the Canal Trail connects to an extensive series of trails east of the town. The GTC report includes recommendations that additional proposed multi-use trails be studied. These include a connection from the existing Route 390 trail to the Erie Canal Heritage Trail and a new trail between Route 390 and the Village of Hilton, which would run along a right-of-way that is currently owned by Rochester Gas and Electric.

IX. Utilities

IXA. Water System

The major change in the Town of Greece water system is that the town changed from a wholesale customer to a retail customer with Monroe County Water Authority (MCWA). As a result, the residents of the Town of Greece have direct-metered connections with MCWA. The water comes from Lake Ontario through the Shoremont Water Treatment facility located north of the Lake Ontario State Parkway on Dewey Avenue.

With the completion of the northern transmission main, the overall water system will be sufficient to accommodate continued new development throughout the town.

IXB. Storm Water System

The natural and manmade storm water systems throughout the town have not been altered much since 1990. The streams in the town flow in a northeasterly direction into Lake Ontario. The terrain is flat between West Ridge Road and the Lake Ontario State Parkway, and gently rolling south of West Ridge Road. There are approximately 45 detention/retention basins of varying sizes throughout the town. The majority of these basins are located in the central and developed western sections of town.

IXC. Sewer System

The Town of Greece operates and maintains the sanitary sewer system, which consists of approximately 250 miles of sanitary sewers, 3 miles of force main, and 33 sanitary sewage pump stations, which convey wastewater to the treatment plants of Monroe County Pure Waters Authority. Town sewage flows to the sewer treatment plant located north of Manitou Beach Road in the northwestern corner of Greece. The treatment facility is owned and operated by Monroe County as part of the Northwest Quadrant Pure Waters District.

Although the eastern portion of the town currently is operating adequately, future maintenance will be needed, due to the age of the system. The Town of Greece, in cooperation with the Monroe County Division of Pure Waters, has completed an inflow and infiltration (I & I) study focusing on the older, northeastern section of Greece. The I & I study identified the fact that unregulated flow is entering the system. The town will continue its cooperative effort with the county to identify and reduce unregulated flow into the collection system.

Subsequent to the 1992 Master Plan and pursuant to its recommendation, the town had the 1976 Facility Master Plan, prepared by Seelye Stevenson Value and Knecht, reviewed and updated. In February 1996, Bergmann Associates prepared the Sanitary Sewerage Facilities Master Plan Update. When updating the 1976 Facility Master Plan, Bergmann Associates took into consideration the undeveloped areas identified in the 1992 Town Master Plan to determine the future sewer needs of the town. The 1996 Plan focuses on integrating the existing sewage facilities developed both before and after the 1976 Facility Plan with future needs, as described in the 1992 Town Master Plan. The report examined methods for sewerage undeveloped areas of Greece identified in the 1992 Master Plan. Prior plans for sewerage these areas were re-examined and modified based on: (a) the areas of the town where the 1992 Master Plan predicted future growth; (b) actual sewer extensions, which have occurred between 1976 and 1996; and (c) available capacity in existing sewers.

The 1996 Facilities Master Plan Update recommends 34 miles of new interceptors, based upon the build-out analysis of the 1992 Town Master Plan. The 1996 plan focuses on integrating the existing sewage facilities with the future needs of the town. Wherever possible, future facilities have been extended through private, undeveloped lands, thereby decreasing the need for expenditure of public funds to provide downstream facilities. The plan identifies 22 study areas, for which varying levels of improvements to the existing sanitary sewer systems are recommended. Two service areas, the Latta Road area, and the Craig Hill area, were identified as in need of upgrades within the existing system. They are described as follows:

The first service area is referred to as Latta Road Area. This area generally is bounded by Latta Road, Applegate Drive, Hillbridge Drive, MacIntosh Drive, English Road, Mill Road, Manitou Road, and the northern ridgeline of the Smith Creek watershed. Within this service area, it is proposed to replace the existing 10"-diameter gravity sewer along Silver Fox Circle from Deer Path Drive to Wood Musket Trail with a 12"-diameter gravity sewer to convey the ultimate peak

flow generated by the contributing area. Furthermore, 450 linear feet of 8"-diameter gravity sewer on Wood Musket Trail and portions of the 8"-diameter sewer along Raspberry Patch Drive with slopes below 0.4 percent will not convey the peak future flows with the Raspberry Patch/Berkshire area. These sewers must be paralleled with new sewers of equal diameter and slope in order to convey peak future design flows. Also, the existing connection of a 10"-diameter sewer from Wood Musket to the 8"-diameter sewer on Hillbridge should be retained after the connection with the upgraded 12"-diameter sewer on Silver Fox in order to divert a portion of the peak loading, thus preventing surcharging on Silver Fox.

The second service area, referred to as Craig Hill Area, is bounded generally by West Ridge Road, Wood Road, the northern bank of Round Pond Creek, Melwood Drive, Elmgrove Road, and the eastern bank of East Larkin Creek, Ridgemont Drive and West Craig Hill Drive. Within this service area, it is proposed that in order to handle additional flows approximately 2500 linear feet of 10"-diameter gravity sewer along Williams Road, Eden Lane, and Atlee Drive may need to be upgraded. Currently this area is over its calculated capacity and before additional flows are added to the system's physical flow, monitoring is recommended.

The Sanitary Sewerage Facilities Master Plan Update Part II – Lift Station Elimination Study was also prepared by Bergmann Associates in February 1997. The purpose of this study was to determine which of the existing sanitary sewerage pump stations might be eliminated. The elimination of pump stations was examined by determining if a gravity-flow piping solution was physically possible. A determination then was made if the downstream gravity sewer system was physically capable of conveying the added flow. Finally, the cost of the capital improvement to extend gravity sewer facilities to the pump station was calculated and compared with the cost of maintaining that station indefinitely. Using the net present worth method, a break-even point in years was calculated for each station. A determination then was made as to the possibility for pump station elimination and the financial benefit of that elimination.

In July 1997, Chatfield Engineers prepared the Sanitary Sewer Pump Station Facility Plan. The purpose of the Facility Plan was to evaluate the condition of the 33 existing sanitary sewage pump stations, determine the needs of the system, investigate feasible alternatives for rehabilitation or replacement of the pump stations and provide recommendations for a long-term improvement plan. Since then, the town has incorporated a portion of the Facility Plan's list of long-term improvements directly into its annual maintenance program. The report outlined a cost of approximately \$370,000 to complete all of the identified improvements. As of this date, approximately 25 percent of the improvements have been completed.

The long-term improvements outlined in the Facility Plan also identified seven pump stations in need of major rehabilitation or replacement, at an estimated cost of \$150,000 each, for a total cost of \$1.05 million. The town has included the necessary replacement of these pump stations in its Capital Improvement Plan.

These studies will need to be updated after the completion of this Community Master Plan Update, to reassess infrastructure improvements needed to meet the land uses proposed for the future.

IXD. Electrical and Gas System

The Rochester Gas and Electric Corporation (RG&E) continues to maintain primary responsibility for electrical and gas services throughout the Town of Greece. It is expected that RG&E will be able to service future development within the town.

IXE. Telephone Communication System

The Town of Greece is serviced primarily by Frontier Telephone of Rochester. Currently, the service provided is sufficient, and it is expected that the telephone company is capable of handling all future growth within the town.

Time Warner Communications provides cable services throughout the town, and is capable of extending service to those areas of Greece that have yet to be developed.

X. Relationship to Previous Plans

The town has prepared several major plans that interface with or should be incorporated into the Community Master Plan Update. The following is a summary of all of the previous plans that address issues dealt with in the Community Master Plan Update:

XA. Local Waterfront Revitalization Plan (LWRP)

It is recommended that the Local Waterfront Revitalization Program should be adopted as an element of the Master Plan. The LWRP is a set of policies and activities for the development, redevelopment, preservation and conservation of the town's waterfront areas. The following LWRP land use recommendations should be incorporated into the Community Master Plan Update:

- Lake Ontario Area
 - Critical Environmental Areas – The Lake Ontario waterfront area has several sensitive environmental areas. These sensitive areas should be further protected from the adverse effects of human activities. The majority of the Critical Environmental Areas are wetlands and many contain significant wildlife habitats. These areas should be disturbed as little as possible and should not be developed.
 - Conservation & Passive Recreation Areas – These areas are located adjacent to Critical Environmental Areas and require conservation efforts. Passive recreation should be permitted in these areas. Permitted activities include: picnicking; biking (designated trail only); hiking; walking/jogging; fishing; hand-carry boating facilities; environmental education facilities (nature centers); associated parking; and other similar low impact uses.
 - Parks & Active Recreation Areas – Parks and Recreation Areas are high-programmed areas that primarily include the existing active recreation areas (e.g., the marina at Braddock Bay Park and golf courses). Permitted activities include: boating facilities; golf courses; restrooms; trails, fishing piers; associated parking; and other similar types of active recreation.
 - Existing Mixed-use/Residential Areas – The existing mixed use/residential areas within the Lake Ontario waterfront area are substantially built out. The primary focus in these areas is to protect and enhance the existing residential properties. Future development in these areas should be critically reviewed for consistency with the Plan's goals and for potential negative environmental impacts.
 - Business Enhancement Areas – These areas would allow a mix of commercial and industrial uses, which can take advantage of their proximity to the waterfront. Development standards should be established to enhance the visual character; ensure appropriate land use transitions and buffers; and to provide for public access, recreational opportunities, and tourist services in these locations.

- Erie Canal Area
 - The Greece Port (W.D.D.) – Develop an active and exciting canal port in Greece, which would serve as an identifying feature and a hub of activity. A Waterfront Development District (W.D.D.) would be established that provides opportunities for water-oriented uses. Improvements or enhancements for the Greece port would include: public docking; a visitor/interpretive center; restrooms; boater utilities and services (e.g., electricity, water, showers, and laundry facilities); lighting; information directory; trailhead; waterfront park; mixed-use building development program; and a strong connection to adjoining commercial areas and facilities. Permitted uses would include: retail; residential; restaurants; lodging/hotel; office; commercial; institutional; and associated parking.
 - Office/Industrial Waterfront Mixed Uses – Preserve the low-density, rural character of the canal corridor, while encouraging a variety of uses, from natural habitat areas and canal-oriented recreation facilities, to offices and light industry. The district should be connected to, and support, the Greece Port, and should be developed as a well-planned business community. Development standards should provide for a “green” corridor along the Erie Canal, foster a pedestrian-friendly environment, promote public access to the waterfront, interpret history, and dedicate open space for trails and recreation.
 - Residential Development Area – Protect and enhance the existing residential area adjacent to the Erie Canal. Infill residential development should be similar in character to surrounding residential development. When possible, future development should not hinder or restrict public access to the Erie Canal.
 - The Greece Canal Access Center (Henpeck/South Greece) – Develop a clearly identifiable gateway for those accessing the canal corridor through well-marked points of access to both the canal and canal-side trails. The area should include medium density, mixed-use development with village scale and park-like surroundings.
 - Parks & Open Space – Develop, enhance and protect open space and parkland within the Erie Canal corridor. Further develop a multi-use trail system that connects to other Erie Canal corridor improvements and to the Route 390 multi-use trail.

Other recommendations provided in the LWRP for both waterfront areas include zoning ordinance provisions. These are:

- Lake Ontario Cluster District – To encourage the preservation of open space and the protection of sensitive environmental resources and wildlife habitat in remaining developable areas along the Lake Ontario shoreline.
- Office/Industrial Waterfront District – To allow a mix of commercial and industrial uses that can take advantage of the proximity to waterfront locations and to provide for public access, recreational opportunities, and tourist services in these locations.
- Erie Canal Overlay District – To enhance the visual and historic resources along the Erie Canal and to protect sensitive ecological areas.
- Waterfront Development District (W.D.D.) – To encourage a desirable mix of recreational, business, and residential uses that complement each other and take advantage of the unique location and characteristics of the lake.

XB. Erie Canal Plan (1997)

This plan recommends a Greece Canal Front District with definitive boundaries and detailed land use design concepts for a mix of uses, including conservation and preservation. This plan was prepared prior to the preparation of the LWRP. Many of the recommendations made as part of the Erie Canal Plan were incorporated in the LWRP. The plan describes several options for Planned Development. These options are:

- Planned development that is market driven;
- Planned development with an industrial set-aside;
- Planned development with industrial incentives;
- Exclusive industrial zoning.

XC. Update of the West Ridge Road Corridor Study (1995)

The town commissioned a Phase I Evaluation of development trends in the West Ridge Road Corridor from Mount Read Boulevard to Manitou Road. The study evaluated the 1992 Master Plan proposals and recommended land uses for the corridor, as well as the maximum lot coverage rule of twenty percent. The study concluded that the earlier 1988 Corridor Study was consistent with the range of development proposed in the 1992 Master Plan and the twenty-percent rule.

The updated corridor study proposed detailed traffic improvements to meet the needs of the intensity of development proposed under the 1988 Corridor Study, the 1992 Master Plan, and the twenty-percent rule.

The updated study further states that the roadway improvements, as recommended in the 1988 Corridor Study, are incorporated in the NYSDOT's Route 104 reconstruction project design report.

The roadway and traffic improvements being initiated by NYSDOT provide an opportunity for a comprehensive approach for the revitalization and development of the West Ridge Corridor. The Master Plan Update will address recommendations that may include:

- A detailed physical enhancement plan for landscape, streetscape, lighting and other amenities. This will result in a physically attractive corridor and gateway for the town.
- Detailed delineation of the corridor for a West Ridge Corridor District, as an overlay district for future planning.
- Establishment of a business improvement district for maintenance of improvements and marketing.
- Development of programs and activities to implement the revitalization plan.

XI. Growth Management

The Town of Greece has managed its growth over the last few decades primarily through the use of zoning districts and related development regulations, which are set forth in Chapter 211 of the Code of the Town of Greece and in the New York State Town Law. Additionally, there are many land use plans that address various aspects of the Town of Greece and are intended to guide land use and development in the town. However, these plans do not provide the same level of control as the zoning classifications and related regulations.

XIA. Town of Greece Zoning Ordinance

The town's zoning code lists the zoning classifications or districts into which all town properties are divided. Under the zoning code, the town is able to control and manage residential, commercial, industrial and recreational development. The process by which the town reviews all development proposals is set forth in the Zoning Code. The following is a brief description of each zoning district as defined in the zoning ordinance:

- **Single-Family Residential District – SF1, SF2, SF3, SFE**
The intent for this classification is to provide a variety of single-family housing options for the residents of Greece. The permitted principal uses are single-family dwellings and farms. Special permitted uses include two-family dwelling units.
- **Single-Family Residential-Senior Citizen District – SFS**
The intent for this classification is to encourage and provide for a variety of housing options for senior citizens throughout the Town of Greece, with flexibility to meet senior citizens' economic, physical, psychological and social needs.
- **Cluster/Open Space District – COS**
The intent of this classification is to encourage the establishment of parks and recreational open space when the amount of acreage is appropriate, by allowing smaller lots and higher density.
- **Multiple-Family Residential District – MFL, MFH**
The intent of this classification is to provide a variety of multiple-family housing options throughout the town. In the MFL district, the special permitted uses are day-care or child-care centers, adult day-care centers, schools and comfort care homes. In the MFH district, the special permitted uses include all of the uses listed for the MFL district, including retail or service uses, which are provided as a convenience for the residents of the premises.
- **Multiple-Family Residential Senior Citizen District – MFS**
This classification is intended to encourage and provide for a variety of housing options for senior citizens throughout the town, allowing flexibility in the continuum of levels of care specifically designed to satisfy senior citizens' economic, physical, psychological and social needs.
- **Central Health Care District – CHC**
This classification addresses the development of hospitals and other related uses that are an integral part of a health-care complex.
- **Residential/Professional Office District – RPO**
This district is established to permit residential and office uses in areas within the community, which have been residentially developed in the past, and which are adjacent to heavily traveled arterials. It is intended to preserve the residential character and scale of development, while encouraging professional office use.
- **Professional Office District – BP**
The permitted principal uses are health-care professions, lawyers, architects, engineers, accountants, real estate brokers, insurance agents, data processing or computer services, and other listed professional uses.
- **Restricted Business District – BR**
This business district includes all of the permitted uses under the BP district, as well as service uses and retail uses, and funeral homes.
- **General Business District – BG**
This business district includes the uses permitted in the BP and BR districts and other retail or services uses.

- Mixed Use District – MXU
This district encourages a mixture of residential and business/professional uses in an area of 25 contiguous acres or more.
- Light Industrial District – IL
The permitted principal uses include manufacture, assembly or processing of electronic equipment; precision instruments; pharmaceutical supplies and medical products. Also included are training centers, research and testing laboratories, data processing or computer service centers, antenna towers and farms.
- General Industrial District – IG
The permitted principal uses include all of the uses permitted in the IL district, as well as the manufacture, assembly or processing of other products; energy generation facilities; tool and die shops; storage yards for construction materials and equipment.
- Public Land District – PL
This classification is not specifically defined in the Greece Zoning Code; however, it is used to identify those lands owned by a public entity or municipality.

Each of the above-listed zoning districts has accompanying regulations that directly control development within that district. Generally, within each district, the town regulates the types of principal and accessory land uses allowed as well as the special permitted uses. Under each zoning district, the town also specifically sets forth development regulations, which include minimum lot coverage, building setbacks, building height restrictions, and building size, among other restrictions. Within the zoning code are supplementary regulations that control accessory issues with respect to development, such as parking lots, fences, signs, outdoor storage, and lighting.

In addition to the zoning code, the town has an Official Zoning Map, which identifies the location and boundaries of all of the zoning districts. The Official Zoning Map covers all of the properties within the boundaries of the Town of Greece. Although the zoning classifications of some individual properties have been changed since the 1992 Town Master Plan, most of the zoning classifications themselves have not been substantively amended since then. The notable exceptions are the SFS and MFS zoning districts, which address housing specifically for senior citizens; these districts were created in 2000.

A review of the Official Zoning Map reveals where the types of development are already concentrated throughout the town. The northern section of the Town of Greece, from Latta Road north to Lake Ontario, primarily is zoned residential (SF1, SF2, SF3, SFE, MFH), with some business districts (BR, BG) and a few general industrial (IG) sites. The general industrial sites are located in the northwestern section of Greece, north of the Lake Ontario State Parkway and just south of the abandoned Conrail line, from the town line eastward to Flynn Road. The central and southeastern sections of the town, east of Flynn Road and south of Latta Road to the Erie Canal, are densely developed. This area primarily is zoned residential and business, with the business sections concentrated along the primary arterials. The southern border of the town south of the Erie Canal, from its western border to its eastern border, primarily is zoned General Industrial (IG). The western portion of the town west of Flynn Road, from its northern border to its southern border, primarily is zoned single-family, with a few business districts along the West Ridge Road corridor.

XIB. Build-out Analysis

An analysis of the vacant land remaining in the Town of Greece was conducted using the current zoning classifications as a basis. The purpose of this build-out analysis was to assess the number of residential units and/or square footage of office, business and industrial uses in the areas of the town that are presently undeveloped relative to the needs of town residents and long range developmental objectives.

The build-out analysis for the single-family residential districts was completed by calculating the number of lots per acre and subtracting 20 percent of the total land area for the construction of public roads. For the multifamily residential zoning classifications (MFL and MFH), the number of dwelling units allowed per gross acre, as permitted by the town's zoning ordinance, was used to calculate build-out potential. The capacity for build-out of the town's business districts was computed in terms of the square footage of floor area while considering the parking, setbacks and driveway requirements as set forth in the zoning ordinance. The industrial district build-out potential was calculated using the same technique as was used in the analysis of the business districts. **Table XI-1: Build-out Analysis Based on Current Zoning** summarizes the results of the above-described methodology. This build-out analysis will be reviewed again in the recommendation section of this report as part of the discussion for a "Balanced Community."

Table XI-1
Build-out Analysis Based on Current Zoning

Zoning Category	Build-out Current Zoning	
	2001 Total Vacant Land (Acres)	2001 Additional Capacity
Estate – Single-Family	0	0
SF1 – Single-Family Low Density	2,915	4,664 units
SF2 – Single-Family Low/Med Density	2,495	4,990 units
SF3 – Single-Family Med/Hi Density	154	493 units
Single-Family Infill	1,154	2,770
MFL Multi-Family Low Density	175	700 units
MFH Multi-Family High Density	293	1,875 units
Total Residential	7,186	15,492 units
BP Professional Office	21	225,000 s.f.
BR Restricted Business & BG Central Business	560	4,214,000 s.f.
Total Office & Business	581	4,439,000 s.f.
IG Central Industrial	1,374	14,180,000 s.f.
Grand Total	9,141	

XIC. Local Industrial and Commercial Real Property Tax Incentive Law

In 1997, the town adopted the Local Industrial and Commercial Real Property Tax Incentive Law to encourage economic development in specifically targeted areas through real property tax relief. Certain areas within the town have been specifically designated for this tax incentive program.

Developers who locate within these designated areas are given a specific assessment reduction, which is applied to both town and Greece Central School District taxes. The tax exemption starts with a 50 percent exemption, which decreases over the course of 10 years. The properties targeted are zoned General Industrial (IG), Restricted Business (BR), or General Business (BG). The designation of properties for this tax incentive does not affect their zoning classification or the types of land uses permitted. This designation simply encourages growth and development under the existing zoning classifications.

XID. Munipro and Gedpro

Another economic development program involves two local development corporations, Munipro and Gedpro, which were established to provide revenues for the town. Munipro generates revenue by leasing its lands to private corporations/tenants. Gedpro will generate revenues by leasing or selling its lands to private developers. The type of land uses allowed on these properties is determined by their zoning classification. This arrangement is intended to assist the town in generating funds through the use of properties that otherwise would remain unused and a financial burden to the town.

XII. Historical Resources

In October 1997, the Greece Town Board adopted a preservation ordinance to safeguard Greece's heritage by protecting and enhancing local landmarks. The ordinance was intended to foster, encourage and advance the preservation, restoration, and rehabilitation of historic structures. In tandem with the adoption of this new law, the Greece Historic Preservation Commission was formed to administer the new historic preservation law. The responsibilities of the commission are to designate landmarks, promote the preservation of landmarks within the town and to increase public awareness of the value of preservation.

Previous to the ordinance's adoption, 101 sites of historic/architectural significance in the town were identified by the Landmark Society of Western New York. The Town of Greece Historic Preservation Commission has identified three areas within the town where these historic sites are concentrated and could be considered for some type of special designation. These areas include:

XIIA. Intersection of North Greece and Latta Roads

Within one and one half mile radius of this intersection are located twelve historically significant sites. They include such buildings as the former Hotel DeMay and the former Phelps Store and Hoagland Florist and one of the town's early school buildings.

XIIB. Dewey-Stone Area

The Dewey-Stone Area contains eleven historic properties, including the former St. Charles Borromeo Church building, Barnard Fire Department, and St. Joseph's Villa.

XIIC. Edgemere Drive

There are ten properties of historic significance located along a two-mile stretch of this lakeshore road. Eight of them are clustered between Beach Avenue and Dewey Avenue, including many residences.

XIII. Existing Park and Recreation Facilities

A major effort of this master plan update process was to update the 1990 Parks and Recreation Master Plan. The following text provides a discussion of all parks and recreation facilities that exist in the town. In many cases, specific recommendations are provided for enhancement of existing parks. Further recommendations of a more general nature are provided in Chapter V: Update Plan Elements and Recommendations.

The Town of Greece owns a wide array of parks and recreational facilities. These are in addition to large tracts of environmentally sensitive lands owned by New York State located along Lake Ontario and Greece Canal Park, a county-owned facility located in the southwestern section of the town. The Greece Central School District's nineteen schools also provide space for active recreational activities when school is not in session. The recreational facilities located at these public recreational sites, as well as those provided at non-public schools and private recreational facilities, are summarized in the text below and located on the map titled **Figure 4: Existing Park & Recreation Facilities**. This summary was prepared through a review of the 1990 Parks and Recreation Master Plan, information provided by the town's Department of Public Works and discussions held with Greece's Director of Human Services. Developing this summary is the first step to identifying the future recreational needs of the community.

A thorough assessment and evaluation of the existing recreational facilities located in Greece provides a basis for understanding the resources presently available to town residents, the projected need for additional facilities to meet future needs, and alternatives available to meet these needs. After analyzing the specific characteristics of each recreational facility located in the town, the following conclusions can be made, when comparing the existing conditions of Greece's parks and recreation system to what they were in 1990.

- **Based on the table below, it can be concluded that the town owns 83 more acres of parkland than it did in 1990.**

Own in 2001	837 acres
Owned in 1990	<u>753.96</u>
Difference	83.14 acres

This additional acreage is largely due to the town's recent purchase of Klafhen Park and four small pocket parks.

Table XIII-1
Comparison of Amount of Developed Parklands (1990-2000)

	Total Acres		Diff.	Developed Acres		Diff.
	1990	2001		1990	2001	
Town Parks*	753.96	837.1	83.14	93.5	183.7	90.2
School Property	575.5	575.5	0	300	320	20
County Property#	571	659	88	40	40	0
State Property	2500	2500	0	16	16	0
Totals	4291.96	4571.6	171.14	449.5	559.7	110.2

*Includes Braddock Bay Park (375 acres).

#Greece Canal Park; includes 88 acres recently added.

- **The town now maintains approximately 90.2 more acres of parkland than in 1990.**

Maintains in 2001	183.7 acres
Maintained in 1990	<u>93.5 acres</u>
Difference	90.2 acres

This is largely due to the expansion of Basil Marella Park facilities and the development of Frisbee Hill Park as a winter park.

- **There are four more areas designated as town parks since 1990.**

14 parks in 1990

18 Parks in 2001

These new parks are: Klafhen Park; Forest Hill Playground; Pocket Park; and Henpeck Park.

- **There are 130.5 additional acres developed for recreational purposes.**

	<u>1990</u>	<u>2001</u>
Town	77.5 acres	187 acres
School	300	320
County	40	40
State	<u>16</u>	<u>16</u>
Total	433.5 acres	563 acres

Since 1990, the town has made major improvements and added new facilities to Basil Marella Park, the former English Road Park. Frisbee Hill Park was enhanced to function as a winter park facility, with a new playground facility and parking. The Greece School Central District has added more playing fields to their existing sites and developed additional school sites.

XIIIA. Town of Greece Parks and Recreational Facilities

The following is a description of park and recreational facilities that the Town of Greece owns through outright purchase, donation or lease. A description is provided of the improvements made to these parks since the completion of the 1990 Parks Master Plan. A detailed analysis of improvements, which could be made to each park in the future, was not included in the scope of this project. Suggested improvements are provided based on discussions with the Commissioner of Public Works, the Director of Human Services, and staff members of the Department of Public Works.

Basil Marella Park

This 101.7-acre park, once referred to as English Road Park, is the largest developed park in the town. It is located at 975 English Road. Approximately 61 acres have been developed for active use. The entire site is fairly level, with woods being located on most of the park's southern portion. Since the completion of the 1990 Parks and Recreation Master Plan, the following improvements have been accomplished:

- Drainage problems, which existed along the pedestrian routes to the bathrooms, tennis courts and playground, as well two of the soccer fields and lighted softball fields, have been corrected.
- Access to the park from English Road has been improved.
- Gravel parking areas and walkways have been paved.
- An access road has been installed, connecting Fetzner Road to a greatly enlarged parking lot.

Basil Marella Park has a large wooded area, which complements the recreational facilities and areas in the park. These include:

- Restroom building with attached shelter area
- 6 Soccer fields
- 6 Tennis courts (lighted)
- 1 lighted multipurpose field
- Picnic area
- Play equipment
- 2 Basketball courts (lighted)
- Bicycle path
- Shelter (24 ft. x 24 ft.)
- 2 lighted, sand Volleyball courts
- Disc golf course – 18 holes up to 27 holes
- Parking
- Passive green/wooded area
- Parking lot expanded, eliminating three little league baseball fields and one lighted softball field
- 1 lighted, multipurpose field for soccer, football, lacrosse, and rugby built in place of the softball field formerly known as field #10

The town is considering lighting more playing fields for extended use by youth football in the fall and youth soccer in the spring and summer. Also, consideration has been given to adding a new picnic shelter. The topography of Basil Marella Park does not allow for any more significant development than what presently exists.

Braddock Bay Park and Wildlife Management Area

Braddock Bay Park is a 375-acre park located at 199 East Manitou Road, which is leased by the town from New York State. The lease on this park does not expire until 2080. Braddock Bay Park is part of the 2500-acre Braddock Bay Fish and Wildlife Management Area. It fronts on Braddock Bay and is accessed from East Manitou Road. Since the completion of the 1990 Town Park and Recreation Master Plan, improvements to the park have included:

- Parking areas and drive re-paved
- New playground equipment installed
- Hawk tower refurbished
- Nature trail to Cranberry Pond expanded
- Addition of picnic shelters, tables, and grills to the wooded/lawn area near the parking lot
- New fencing around the parking lot
- Boardwalk
- Boat launch

The town currently is undertaking several improvements with the financial assistance of a grant that it obtained from New York State, all of which should be completed in 2001. These include the creation of a nature center at the lodge, heating the attached pavilion for year-round use, extending a boardwalk into Braddock Bay as part of an extended trail system, providing educational signage.

Recreational facilities and areas in the 16-acre developed portion of the park include:

- A heated lodge with kitchen facilities (65-person capacity)
- Enclosed pavilion with a fireplace (90-person capacity)
- Playground
- Two shelters (20 ft. x 28 ft.)
- Hawk lookout tower
- Parking area
- Pedestrian trails
- Picnic facilities

Located within the Braddock Bay Fish and Wildlife Management Area (BBFWMA) is the fishing access site at the northwestern corner of Cranberry Pond. This area is managed and regulated jointly by the County of Monroe, the New York State Department of Environmental Conservation (NYSDEC), and the Town of Greece. The Cranberry Pond nature trails to the south, west, and east of Cranberry Pond are also located in the BBFWMA, and are among the most significant nature trails within the town.

The Beatty Point property is another significant part of the BBFWMA, and is managed jointly by the town and the NYSDEC. It is approximately 200 acres in size and encompasses Buck Pond. Like the Cranberry Pond area, it is significant for its trails and opportunities for passive recreation such as bird watching, hiking, and cross-country skiing. Beatty Point formerly was considered by New York State for use as an 18-hole golf course.

Finally, the lease arrangement with the State includes the Braddock Bay Marina, located at 105 East Manitou Road. This large marina is subleased to a concessionaire, who manages its operation in return for a fee to the town. Facilities at the marina include:

- Boat ramp and launch facilities
- Over 200 docks for rent
- Car-top/canoe launch area
- Full service marine repair facility
- Marine refueling station
- Newly paved and expanded parking area
- New restroom and shower facility
- Fishing access
- Green space adjoining a small beach area

Boat access is allowed in Braddock Bay and some of the ponds located along the northern edge of the town, but public swimming is not sanctioned. Future development within Braddock Bay should continue to be geared towards passive uses, such as hiking, nature observation and cross-country skiing.

George Badgerow Park

This 66-acre park is segmented into two connecting sections, with the northern portion located at 4614 Dewey Road and the southern portion located at 1120 Latta Road. The northern and southern sections, which are developed with facilities for active recreation, are separated by woods and relatively steep slopes. A trail system has been created through this wooded section of the park, linking both the northern and southern sections. Since the completion of the 1990 Parks and Recreation Master Plan, improvements to the northern section of Badgerow Park include:

- Removal of the old park and recreation building
- Construction of a new restroom building
- Addition of a new picnic shelter
- Additional parking and re-paving of parking areas
- Resurfacing of the tennis/basketball courts

Improvements to the southern section of the park include:

- Resurfacing of the tennis and basketball courts
- Additional parking and re-paving of parking areas
- Construction of a third baseball field
- The playground equipment located in both sections of the park is scheduled for replacement in 2001

Badgerow Park North is bordered on the north by an abandoned railroad line. This rail line, currently maintained as a Rochester Gas and Electric right-of-way, should be considered as part of a linear trail, which could connect to the Route 390 bike path to the west and the proposed Lake Ontario State Parkway bikeway to the north. (A substantial portion of this park is heavily wooded and slopes significantly to Slater and Fleming Creeks, making it undevelopable.) The existing restroom building at Badgerow Park South is outdated and needs to be replaced to meet current needs.

Recreational facilities that are located within Badgerow Park include:

Northern Section (7.5 acres developed)

- Restroom building
- 2 Tennis courts
- 1 Basketball court
- Playground equipment
- Picnic shelter (35 ft. in diameter)
- Nature trail
- Multipurpose field (used for soccer, football, and rugby)
- 1 Baseball field
- Parking
- Picnic area
- Passive green/wooded area

Southern Section (7.5 acres developed)

- Restroom building
- 3 Baseball fields
- 1 Multipurpose field (used for soccer and football)
- Nature trail
- 2 Tennis courts
- Picnic shelter (35 ft. in diameter)
- Picnic shelter (20 ft. x 15 ft.)
- Playground equipment
- Picnic area
- Parking
- Passive green/wooded area

Barnard Park

This park, at 410 Maiden Lane, is located on land leased from the Barnard Exempt Firemen's Association. The twenty-year lease will expire at the end of 2009. This park is 15.5 acres, with 10 acres formally developed. Opportunities for expanding recreational facilities exist within the undeveloped areas to meet the needs of those residing in the surrounding neighborhoods. Many improvements have been made to this park since the completion of the 1990 master plan. They include:

- Paving the existing parking lot
- Repairing the roof of the picnic shelter
- Reconditioning of ballfields
- New restroom building
- Thinning, pruning, and leveling of previously unmaintained wooded areas surrounding the park, to provide a clean, mowed appearance, which is aesthetically appealing and promotes better park security
- Installation of new backstops
- Creation of a 3rd little league field

New play equipment for the park is scheduled to be purchased in 2002 and more repairs to the ballfields are planned for 2001. Recreational facilities that exist in the park include:

- Restroom building
- 3 Baseball fields
- 1 Multipurpose field (used for football and soccer)
- 2 Tennis courts
- 1 Basketball court
- 1 Shelter (24 ft. x 24 ft.)
- Picnic area
- Play equipment
- Passive green/wooded area

Consideration should be given to providing practice lighting for the multipurpose field, as the demand for lighted fields grows. Before any additional improvements are made to this park, however, the future extension of the lease should be secured or the town should negotiate to purchase it.

Carter Park

This 12.6-acre park is located at 1281 Long Pond Road. Nine acres of the park are actively developed. Carter Park is a highly visible and accessible park. Greece Community Baseball uses and maintains the fields during the spring and summer months. Improvements to the park since the 1990 master plan was completed include:

- Expanded parking /parking lot re-paved
- Repairs to the picnic shelter
- New play equipment
- New backstops and fencing around ballfields
- Repairs to the restroom building

Recreational facilities that exist at the park include:

- 5 Baseball fields
- 2 Basketball courts (lighted)
- 4 Tennis courts (lighted)
- Restroom building
- Play equipment
- Streamside fishing
- Parking
- Shelter (22 ft. x 58 ft.)
- Picnic Area

There is vacant land adjacent to this park that may be acquired and developed in the future if needed; otherwise, this park is built out.

Sawyer Park

This 12-acre park is located at 732 Long Pond Road. Many improvements have been made to this park since the completion of the 1990 park master plan. They include:

- New restroom building
- New pavement with expanded parking
- Removal of dilapidated shelter
- New playground equipment
- Sand volleyball courts installed
- Erosion control installed along the creek banks

The recreational facilities and areas that now exist in the park include:

- Two lighted volleyball courts
- Playground equipment
- Shelter (30 ft. x 50 ft.)
- Parking
- Picnic area
- Restroom building
- Stream side/fishing access
- Wooded area
- Nature trails

The location of this park within a wooded area and adjacent to Round Pond Creek offers many passive recreational opportunities to nearby residents. Acquisition of land to the north should be explored to expand this park.

Adeline Park

This 6.5-acre park is located at 124 Armstrong Road, within the densely populated northeastern section of Greece. Many improvements have been made to this park since 1990, including:

- New playground equipment
- Elimination of a baseball field
- Addition of a soccer field
- New shelter constructed
- Remodeling of the existing community building
- Tennis and basketball court resurfacing
- Parking lot expansion

The recreational facilities and areas now located within the park include:

- 1 Baseball field
- 2 Mini Soccer fields
- 1 Basketball court
- 2 Tennis courts
- Picnic area
- Playground equipment
- Shelter
- Community building

Beverly Pappas Park

This small 5.16-acre park, located within a housing subdivision, is accessible from California Drive, Haviland Park and Bennington Drive. Improvements to this park since 1990 include:

- Tree planting
- Relocation of park entrance to 67 Haviland Park
- Replacement and expansion of playground equipment
- Extensive (to beautify and enhance the park)

There is no opportunity for the park's expansion because of the lack of available land adjacent to the park for purchase. Recreational facilities now include:

- Picnic area
- Play equipment
- Small sledding hill
- Small parking lot
- Green space

Grandview Park

This park consists of a total of 6.9 acres. The town owns 3.2 acres of the park and leases the rest. The lease is due to expire in 2060. There are many recreational facilities that exist at this small park; many have been improved over the past ten years. These improvements include:

- Parking areas were paved and expanded
- New playground equipment
- The soccer/baseball field has been reconditioned
- The picnic shelter was removed
- Tennis and basketball courts have been resurfaced.

The recreational facilities at the park include:

- 2 Tennis courts
- 1 Basketball court
- 1 Baseball field
- 1 Soccer field
- Picnic area
- Playground equipment

Channel Park

This narrow 2-acre strip of land, located at the northwestern corner of Long Pond Road and Edgemere Drive, has experienced many improvements over the past ten years. The park was once used primarily for fishing along the channel. Since 1990, the following improvements have been made:

- Created a parking lot (to remove parked cars from the shoulder of the road, and to accommodate a growing number of patrons)
- Added picnic area with tables and grills
- Added paved walkways and a boardwalk (making the channel handicapped accessible)
- Added playground equipment
- Brought in portable restrooms for the summer months

Frisbee Hill Park

This park consists of a total of 140 acres of land, of which 50 acres were once used for a municipal landfill. The landfill was closed and capped in the early 1990s. It is located at 141 Frisbee Hill Road. A small historic cemetery is located in the western section of the park. Since 1990, 37.2 acres of the park have been developed. The park is presently being used in the winter for sledding. A natural ice-skating pond is formed each winter in a low-lying area of this park, near the base of the sledding area. It has been suggested that a cabin could be constructed for skate rental and a place for those sledding and skating to get out of the cold. The recreational facilities and areas that presently exist in the park include:

- New playground equipment
- Expanded parking with new pavement
- Sledding hill
- Green space
- Picnic area

As development continues to occur in this section of the town, a separate study should be conducted to determine the future use of the park's undeveloped land. Consideration should also be given to using this park and the lands that surround it for a public/private golf course.

Columbus Park

This 9.8-acre park is located at 461 Bonesteel Street. It was acquired as part of a drainage improvement project. It is adjacent to property formerly leased for a summer playground program. The park features passive recreational opportunities along with playground apparatus, and a 15-car parking lot. Future improvements to this park are not recommended at this time.

Forest Hill Playground

This two-acre parcel is located at 41 East Manitou Road behind a restaurant and adjacent to a fire station. It has been leased from the restaurant owner for ten years. This lease will expire in 2003. The long-term ownership of this parcel should be determined before additional funds are spent on its development. If possible, the town should purchase this parcel to preserve the open space. It currently functions primarily as a neighborhood playground, with a mix of old and new equipment. It is suggested that all outdated playground equipment be removed and that the parcel be converted to open green space.

Pocket Park

This two-acre parcel is located at 375 Lakeshore Drive on land leased from the Neighborhood Association for 20 years. The lease expires in 2020. The land was leased by the town in 2000, and contains some old play equipment, along with a dilapidated tennis court and out-building. Plans to renovate this park are now being developed. The town should give consideration to purchasing this parkland as the lease nears expiration. The immediate priority will be to clean up the area and remove any safety hazards.

Nemetz Field – American Legion Post 468

This parcel is located at 344 Dorsey Road and is four acres in size. The town has a five-year lease with the American Legion with the option to renew at the end of the five-year period. It exists primarily as a baseball field, with adjacent parking and bleacher style seating. The American Legion should be approached by the town to purchase this land for continued use and development.

Town Hall Playground

This two-acre parcel is located at the rear of 1 Vince Tofany Boulevard on the new Town Hall campus. The playground consists of a play structure and play area with ample parking.

Beikirch Park

This park no longer exists as it was in 1990. It is adjacent to the new Town Center, which currently features a new Town Hall and Library. Remnants of this park include two lighted softball fields, along with an out-of-date restroom facility and an old storage shed. Future plans for this parcel of land call for total elimination of the remaining recreational facilities, as the municipal campus continues to grow. Future recreational facilities, such as an amphitheater, at the Town Center should be considered as part of its plans.

Henpeck Park

This park is located adjacent to the Erie Canal, and east of the intersection of Ridgeway Avenue and Elmgrove Road. Henpeck Park is part of an overall plan for the Henpeck Canal Access Center, which was recommended in the 1997 Town of Greece Erie Canal Plan. The park is partly situated on land owned by the NYS Canal Corporation, and also on the land within the County of Monroe right-of-way. The Town of Greece maintains the park. The park includes a picnic area, canoe launch, canal access for fishing, hiking trails, and parking; the parking is planned for expansion in 2001. Plans for a floating dock for launching small boats are to be implemented using a combination of town funds and grants.

Klafehn Park

This 73.64-acre undeveloped parcel is located at 3688 Latta Road. An elaborate plan prepared for the town in 1995 suggested the construction of multiple soccer and softball fields; tennis, basketball, volleyball, and bocce courts; a pavilion-style building with enclosed restrooms; a playground area; and a large parking area.

The future development of this park is generally considered by the town to be critical to the town's system of parks. However, the needs of the community are ever changing, and the 1995 plans for this park should be reviewed based on a recreation needs assessment that is recommended in Chapter V: Update Plan Elements and Recommendations. The lack of a recreation needs assessment as part of this plan update limits the understanding of how this park should be developed for the future. Problems with the lack of sanitary sewer facilities will also need to be addressed.

Table XIII-2, below, summarizes all of the town parks and their facilities.

**TABLE XIII-2
TOWN OF GREECE
PARK AND RECREATION FACILITIES**

PARK	TOTAL ACRES	ACRES DEV.	BASEBALL FIELD	SOCCER FIELD	MULTI-PURPOSE FIELD	BASKET-BALL COURT	VOLLEY-BALL COURT	TENNIS COURT	OPEN SHELTER	ENCLOSED BUILDING	PLAY-GROUND EQUIPMENT	REST-ROOM
Basil Marella Park (1)	101.70	61.00		6	1	2	2	6	2		Yes	Yes
Braddock Bay Park (2)	375.00	16.00							2	2	Yes	Yes
George Badgerow Park	66.30	15.00	4		2	1		4	3		Yes	Yes
Barnard Park	15.50	10.00	3		1	1		2	1		Yes	Yes
Carter Park (3)	12.60	9.00	5			2		4	1		Yes	Yes
Sawyer Park	12.00	10.00					2		2		Yes	Yes
Adeline Park (3)	6.50	5.00	1	2		1		2	2	1	Yes	Yes
Beverly Pappas Park	5.16	4.00									Yes	No
Grandview Park	6.90	4.50	1	1		1		2			Yes	Yes
Channel Park	2.00	2.00									Yes	No
Frisbee Hill Park	140.00	37.20									Yes	No
Columbus Park	9.80	2.00									Yes	No
Forest Hill Playground	2.00	2.00									Yes	No
Pocket Park	2.00	2.00									No	No
Nemetz Field	4.00	4.00	1								No	No
Town Hall Playground	2.00	2.00									Yes	No
Henpeck Park	4.00	4.00									No	No
Klafehn Park	73.64	0.00									No	No
TOTAL:	841.10	189.70	15	9	4	8	4	20	13	3		

- (1) Tennis courts, basketball courts, and volleyball.
(2) The Braddock Bay Lodge buildings are rented and may be reserved in advance. Note: Lodge may become nature center after 2001.
(3) Tennis courts and basketball courts are lighted.

XIIIB. Existing Public School Recreational Facilities

The majority of the town's public school students attend the Greece Central School District, with the remainder attending school in Hilton Central Schools and Spencerport Central Schools. All Greece Central schools are located in the town; Hilton Central Schools has only one school in Greece (Northwood Elementary School), and Spencerport Central Schools does not maintain any schools in the town. Therefore, the following discussion about public schools will focus on the Greece Central School District.

Greece Central School District

The Greece Central School District owns and operates eleven elementary schools, three middle schools, three high schools, and three schools of choice, which include two elementary schools and one school for grades 6-12. In addition, the district owns four undeveloped parcels earmarked for future schools. Representatives from the school district provided assistance in updating the 1990 Parks and Recreation Master Plan regarding school facilities.

The district controls the majority of indoor and outdoor recreational facilities in the town, including fields, gymnasiums and courts. It has been very generous in making these facilities available to the town, co-sponsored groups and private groups, when not being used for extracurricular school activities. The town in turn has assisted with the maintenance of facilities on a scheduled basis, specifically, during the summer when school maintenance is reduced.

Since the 1990 master plan was completed, the school district has built a new middle school on Island Cottage Road adjacent to the Arcadia High School and a new elementary school on English Road between North Avenue and Long Pond Road, called Pinebrook Elementary. New athletic facilities were provided along with these new schools and are reflected in the table that follows. In 2000, Greece residents passed a bond issue for a \$119,500,000 Capital Improvement Program that will provide for building repairs, renovations and/or additions to all district schools. Improvements to recreational/athletic facilities include:

- Renovating/replacing playgrounds and landscaping at all the elementary schools by the year 2003.
- Construction of all-weather tracks at:
 - Apollo Middle School
 - Arcadia High School
 - Athena Middle School and High School
 - Olympia High School
- Renovation of the gymnasiums at:
 - Apollo Middle School
 - Arcadia High School
 - Athena Middle School
 - Athena High School
 - Holmes Road Elementary School
 - Odyssey Middle/High School
 - Olympia High School
- Addition of a new auditorium and stage at the Athena High School (which will become the largest theater in the Town of Greece).

The school district also has plans to add two soccer fields. The location of these fields has not been determined at this time. The district also is looking for funding to add four more fields to meet school and community needs. West Ridge Elementary School was once used as a senior center, meeting center and activity center. In 1990, the school district reclaimed the community center for use as an elementary school and added a 35,000-square-foot addition to house day care, senior center and other activities. The district's fields, gymnasiums and the swimming pools are in constant use for athletic events, recreational use and instruction year around. The Greece Central School District and the Town of Greece have an excellent working relationship. The school district encourages use of school fields by town-sponsored organizations from May through November with few interruptions. The town's Department of Public Works lines ballfields as needed and assists in maintenance responsibilities. The district owns four undeveloped sites, primarily located in the western part of the town. The possible use of these lands for new schools has not been determined at this time. As in 1990, the school district will consider specific proposals from the town for use of any of these sites for the development of recreational facilities. The locations of these parcels are:

- North Greece Road, north of West Ridge Road – 15.3 acres
- Latta Road, adjacent to Athena High School property – 18.6 acres.
- Elmgrove Road, south of West Ridge Road – 14.4 acres.
- Town Center Site – 18 acres

Hilton Central Schools

The Northwood Elementary School is the only Hilton Central Schools facility in the Town of Greece. The school site is approximately 65 acres, with an extensive amount of land in the rear of the property that is vacant. There may be an opportunity for use of this land for future town recreational activities.

XIIC. Existing Parochial School Recreational Facilities

There are six parochial schools presently operating in the Town of Greece. They include:

- **St. Charles Borromeo:** The school is located at the corner of Maiden Lane and Dewey Avenue in a densely populated residential area. There is no room on the property for expansion.
- **Our Mother of Sorrows:** This school is located on the corner of Mount Read Boulevard and Latta Road. The school has access to the athletic fields at the nearby Paddy Hill School.
- **Greece Christian School:** This school is next to the Assembly of God Church at 750 Long Pond Road on an 11.81-acre site. It is located adjacent to Sawyer Park, the Greece YMCA and Athena High School. There is very little space for the addition of new recreational facilities.
- **St. Lawrence School:** This school is located on North Greece Road on a 17-acre site. The neighborhood surrounding this school is growing rapidly with single-family homes and commercial development.
- **Grace and Truth Sports Park:** This park is located at 1039 North Greece Road. This 58-acre site currently holds a soccer field, two practice ballfields, and a baseball field for games. It is not completely developed. The fields are used primarily for church-sponsored programs. Town use of these fields may be a possibility that should be explored further.
- **St. John the Evangelist:** This 9.9-acre school site is located at 2500 West Ridge Road. It is fully developed with buildings, parking areas, athletic fields and playgrounds.

Table XIII-3, below, summarizes the recreational facilities that are located at the public schools described above.

**TABLE XIII-3
PUBLIC SCHOOLS RECREATIONAL FACILITIES**

SCHOOL	TOTAL ACRES	SOCCER FIELD	FOOT-BALL FIELD	BASE-BALL FIELD	SOFT-BALL FIELD	INDOOR POOL	TRACK	BASKET-BALL COURT	TENNIS COURT	PLAY-GROUND EQUIPMENT
Olympia High School	55.00	6	2	2	3	1	1	2	6	No
Odyssey Middle/High School	8.00	1			1			1		Yes
Arcadia Middle/High School	79.00	5	2	2	1	1	1	2	4	No
Athena Middle/High School	66.00	5	2	2	2	1	1		8	Yes
Apollo Middle School	32.40	2	1	1	1		1		2	No
Autumn Lane Elementary School	20.00	3						1		Yes
Barnard Elementary School	7.00	1			1			2		Yes
Brookside Elementary School	18.00	2			1			3		Yes
Buckman Heights Elementary School	15.00	2						2		Yes
Craig Hill Elementary School	19.00	2						2		Yes
English Village Elementary School	19.00	3								Yes
Holmes Road Elementary School	15.00	2			1					Yes
Kirk Road Elementary School	15.00	3						2		Yes
Lakeshore Elementary School	15.00	2								Yes
Longridge Elementary School	22.00	4	1							Yes
Paddy Hill Elementary School	19.00	3						2		Yes
Parkland Elementary School	15.00	3								Yes
Pinebrook Elementary School	15.30	3								Yes
West Ridge Elementary School	13.00	3						2		Yes
Northwood (Hilton) Elementary School	64.60	2								Yes
TOTAL:	532.30	57	8	7	11	3	4	21	20	16

XIIID. Existing County and State Recreational Facilities

The town residents enjoy many acres of passive recreational lands owned by New York State and Monroe County. A description of these facilities is provided below.

Braddock Bay Fish & Wildlife Management Area

The New York State Department of Environmental Conservation controls the Braddock Bay Fish & Wildlife Management Area, which is approximately 2500 acres of wetlands and other natural areas. Braddock Bay Park is located within this area. It is one of four properties that the town leases from New York State, and has been discussed earlier in this document. A plan referred to as the Braddock Bay Fish and Wildlife Management Plan, which established the goals and objectives for the entire area, was created in 1982 and revised as recently as 1987. No revisions to the plan have been completed since the 1990 Parks and Recreation Master Plan. The goals for the plan are:

- To promote and protect habitat for fish and wildlife for spawning, nesting and food supply.
- To provide maximum public opportunity to utilize the area for activities such as wildlife observation, hiking, photography, education, controlled hunting and trapping activities and fishing. Specific wildlife recreational use and activities for the entire Fish and Wildlife Management Area include:
 - Overlooks
 - Bird Watching
 - Nature Trails
 - Wildlife Photography
 - Observation Towers
 - Guided Nature Tours
 - Nature Education

Greece Canal Park

This Monroe County park consists of a total of 659 acres, including 88 acres that the County acquired in 2000. It is located in the southwestern corner of the town between Elmgrove Road and Manitou Road. The 88 acres were purchased to connect two separate park parcels and to provide additional frontage on the Erie Canal. As of this writing, the County has proposed to use the newly acquired land for a tournament-level soccer complex. The master plan for the older sections of the park was updated in 1994. The update reports that there are two existing use areas in the park. The Main Lodge area includes the lodge building with accessible restrooms, parking, a ballfield, soccer field, tennis courts, and a play area. The area is served by the main entry drive from Elmgrove Road and by water, electric and sanitary sewers. Groups and individuals use the area primarily for active recreational activities. The Rotary Park was a separate park facility that has been incorporated into the Greece Canal Park and is now referred to as the Rotary Lodge area. It includes a lodge building with restrooms, a sandlot ballfield and a play area. It is served by a narrow drive off Elmgrove Road with limited parking, as well as public water, electric, and an onsite septic disposal system. The area is reserved by groups for events and by the Greece Rotary for its programs. Access to the canal trail is provided by a boardwalk located adjacent to the canal.

XIII. Existing Private and Semi-Private Recreational Facilities

A discussion of the private and semi-private recreational facilities located within the town is provided below. These are noted because of their availability to Greece residents even though their availability may be on a limited basis.

Golf

- Ridgemont Country Club is a 145-acre private recreational facility with an 18-hole golf course and an outdoor swimming pool. It also has an extensive practice (golf) facility. It is located near the corner of West Ridge Road and Elmgrove. It is not open to the public.
- Lake Shore Country Club is located near the intersection of Greenleaf and Ling Roads. The facility includes an 18-hole golf course, a nine-hole executive par-3 course (Shore Acres), and a par 3, 6-hole course. The facilities are open to the public for a fee.
- Latta Lea Par 3 is located on Latta Road on the border with the City of Rochester. It is a 9-hole course open to the public for a fee and does not have additional space for expansion.

Ice Skating/Roller Skating

- Lake Shore Hockey Arena – This facility is one of the few enclosed ice-skating rinks available in Monroe County, and as such, is a facility widely used by town residents and people who are not residents of the Town of Greece. This facility is open throughout the year and offers various programs for hockey and roller hockey.
- Horizon Fun FX Family Entertainment Center – This facility is located on Ling Road, just off of Dewey Avenue. It provides an indoor play area for children; an arcade; roller skating; and an indoor skate park for bicycles, skateboards, and rollerblades. This facility is available to the general public for an entrance fee. A proposal has been presented to the town for an indoor soccer area, which would occupy 35 percent of the building. A variety of activities involving soccer would be available.

The Greece YMCA

This 7+-acre site maintains numerous indoor and outdoor facilities available to residents of Greece and the general public. The YMCA has dramatically increased its membership from 4,000 to 8,000+. Of the 8,000 members, 1000 are teenagers. The physical facility as well as the programming has multiplied over the years. In 1997, a 1200-square-foot teen center was added. Also added was an inground swimming pool, 24 ft. x 48 ft. This pool is open for general swimming to its members. Recently, an additional 7000 square feet was added to the existing facility. The wellness center will be moved into the new space and a new family adventure center, with child watch services, will be housed in the space previously used by the wellness center. The membership continues to enjoy a baseball field/soccer field, a small playground, picnic shelter, weight room and nautilus, double gym and large 25-yard swimming pool. Programs include: swimming groups; arts and crafts; kids' nursery school; youth sports clinic; baseball; field hockey and gym hockey; gymnastics classes; senior citizens gym and swim; summer camp; and open gym. The programming has expanded to include many new activities specifically for teenagers, such as teen time, new leadership development club, and minority achievers program. The only prior programs discontinued are the basketball leagues. **Table XIII-4**, below, summarizes all of the recreational facilities located in the town by activity (baseball, softball, soccer, etc.).

XIIIF. Summary of Recreational Facilities located in the Town by Activity

The following table provides a summary of all recreational facilities by activity which are located in the town within town and county parks, at public schools (Greece and Hilton Central Schools), private schools (e.g., St. Charles, Mother of Sorrows, etc.) and at commercial sites (e.g., YMCA, Ridgemont Country Club, etc.). Those facilities at town and county parks and public schools are considered available for public use. Those located at private schools and commercial sites are not, but may be available if special arrangements can be made. After a recreation needs assessment is completed, this chart should be referred to as a resource for planning for the future.

**TABLE XIII-4
TOTAL EXISTING PUBLIC RECREATIONAL FACILITIES,
TOWN OF GREECE**

ACTIVITY	TOWN	COUNTY	PUBLIC SCHOOL	PRIVATE SCHOOL	COMMERCIAL	TOTAL AVAILABLE TO THE GENERAL PUBLIC
Baseball	16	1	7	7	1	24
Softball			11			11
Soccer	9	1	55	4		65
Multipurpose Fields	4		8			12
Track			4			4
Basketball	8		21	4		29
Tennis	20	3	20	6		49
Playground	14	1	16	5	1	36
Volleyball	4				1	4
Pavilions	14	2				16
Golf					32	
Swimming Pool			3		2	3
Marina	1					1
Picnic Area	11	2				13
Frisbee Golf	27					27
Private and commercial recreational facilities are not available for public use at all times.						