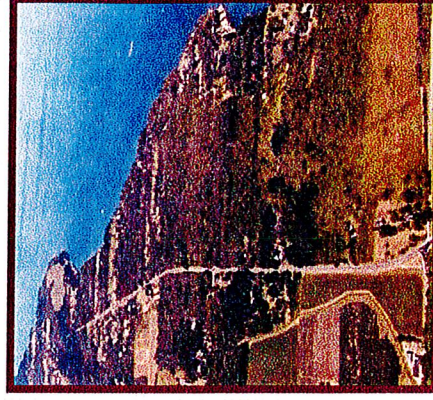


*Town Clerk*

# Town of Webster Greenprint

## A Plan for Open Space Conservation



Behan Planning Associates, LLC  
Planning Community Futures



December 3, 2001





Title: The Town Of Webster Greenprint™ : A Plan for Open Space Conservation

Project Location: Town of Webster, Monroe County, New York

Prepared by: Behan Planning Associates, LLC

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Date of Completion: December 3, 2001

*Town of Webster Greenprint: A Plan for Open Space Conservation  
December 3, 2001*

### Credits:

Webster residents, too numerous to mention individually, civic and religious organizations, property owners, and builders, helped contribute to this plan through input at meetings, letters, emails and telephone conversations

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## THE WEBSTER GREENPRINT: EXECUTIVE SUMMARY

Webster's Greenprint is a specific plan for natural resource conservation in the town. Like a blueprint for a building, a Greenprint details the areas for future land conservation efforts by the community. The Webster Greenprint identifies a comprehensive list of properties that possess significant agricultural, ecological, scenic, and open space values that are important to the community. By the identification of properties in the Webster Greenprint, it is intended that the community and the property owners work together to accomplish a program for the long-term conservation of the natural resources inherent in these lands.



Mature trees, unique topography and great views are characteristic of valuable open space areas.

Landowner participation in the Webster Greenprint program is a voluntary activity. The designation of an area on the map as proposed for resource conservation means that the community is interested in helping the property owner ensure that these lands are forever kept as open space. Further, should these properties be developed, a significant loss would occur to the natural resources and character of the community.

Need. In 1974 the residents of Webster created an open space plan, recognizing the value of protecting the character of their town and its resources. The loss of agricultural land, from 12,500 acres in 1954 to 3,100, was cited as a motivating factor. At that time the population of Webster was 25,000 and there were more than 10,000 acres of open space. The goal of that plan was to protect 5,000 acres of open space. In 2001 the population of Webster is 37,000, there are less than 1,000 permanently protected acres, 1,500 acres of agricultural land, and less than 8,000 total acres of open space left. Almost the entire waterfront is developed, with little opportunity for public access.

Development is progressing quickly, and landowners are under pressure to subdivide their land or sell it to developers. The opportunity to fulfill the farsighted plan the residents of Webster created a quarter century ago is slipping away.

Waterfront Resources. Webster is blessed with a beautiful waterfront. A few important opportunities remain to secure the conservation of waterfront resources for current and future generations of Webster residents. Three primary areas are identified in the Webster Greenprint:

- Devil's Cove - Village Wellfields
- A portion of the Sandbar
- Eastern waterfront

Agricultural Resources. A small, yet dedicated core group of individuals and families are practicing a diverse mix of agriculture in the town. Several clusters of farm parcels and a strong corridor in the eastern part of town create an effective base for long-term farmland conservation.

These working farms include:

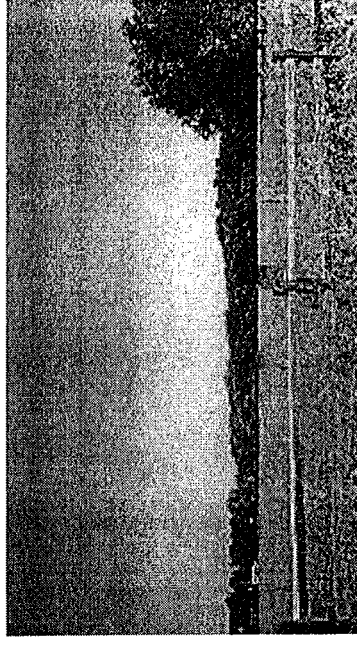
- Orchards/vineyards
- Field crops
- Specialty agriculture

Woodlands and Other Open Space Resources. Several opportunities exist to conserve important contiguous natural areas in the town.

Lands along the Hojack rail trail corridor offer significant conservation values. There are several woodland properties that provide important wildlife habitat values – in particular the



There are few opportunities remaining to provide permanent public access to the shoreline.



This is an example of the landscape that the people of Webster enjoy. One carelessly sited house could spoil this vista for all.

large block of woodlands and fields near Lake Road, west of Monroe County's Webster Park. Other natural areas presenting opportunities for connection to park and other public resources are identified in the Greenprint.

Stream Corridors. Streams and their associated wetlands and floodplains offer both fish and wildlife habitat. Other community values include their inherent scenic character and benefits to water quality protection. Major stream corridors identified in the Webster Greenprint connect existing and proposed conservation areas.

Trails and Bikepaths. The town system will be made complete with the development of the interconnected trail system identified in the Greenprint. The main walking-biking path along NYS Route 104 would become the heart of an expanded system to connect neighborhoods, parks, and schools throughout the community. It is envisioned that Webster residents would be able to safely traverse the town by walking or biking on paths separated from roadways.

Financing. All told, the Webster Greenprint identifies approximately 4,000 acres of land resources recommended for conservation. The plan recommends purchasing the development rights of approximately 3,000 acres. In order to conserve these resources and address the landowners' equity, the community would need to come forward with a compensation program to secure necessary conservation easements from property owners. The cost of this level of conservation is approximately \$22.5 million. This translates to about \$94 for an average home assessed at \$130,000 in the first year, and an average of \$82 annually for 30 years. This would be financed through municipal bonds issued by the town authorized by a special election to be held in the spring of 2002. While taxes would have to be increased to pay the cost of the bond in the short term, conservation would lead to a future reduction in residential development. This will likely



Webster's location along Lake Ontario makes its streams particularly valuable as fisheries resources.

reduce taxes in the long term, by avoiding the costs of community and educational development services to additional development. These tax savings are estimated to begin around year 10 and continue indefinitely. Hence, the actual cost of the Greenprint presents a slight savings over the baseline or "no action" scenario.

Municipal bond financing would allow the community to invest in the conservation of these lands in cooperation with willing landowners. Time is of the essence, as the opportunity to conserve these lands continues to disappear as each month passes. The land conservation goal and actual amount of funds to be secured is based in part on the town-wide open space survey and the market valuation analysis that have been performed as part of the Greenprint analysis.

Conclusion. The execution of the Webster Greenprint will yield long-term benefits to the community of Webster in terms of environmental resource conservation, increased community access to open space resources, and the strengthening of property values through sound local open space planning. The alternative to the Greenprint is to take no action. This alternative will lead to the buildout of the town, by some estimates adding thousands of homes and school age children, 20,000 additional auto trips per day to the town's roads, and 300 acres of blacktop, the equivalent of 400 football fields.

The Greenprint policies support a balance of new construction along with conservation of community resources. This plan will offer property owners the option to conserve the town's resources for the benefit of the entire community. It will preserve the character of the town and fulfill the wish of the residents of Webster for a balance of conservation and attractive development.

## Introduction

Webster has experienced a great deal of growth over the past thirty years. This has resulted in the loss of important agricultural land and natural resources such as forests, wildlife, habitat, wetlands and other resources. More than half of Webster is presently developed and the town, with the help of its citizens, has created this comprehensive open space plan, this Greenprint<sup>1</sup>, to determine the fate of the remaining undeveloped land in the community.

A Greenprint is an action plan for protecting important resources; like a blueprint for a building it provides specific guidance. Like a blueprint, a Greenprint is intended to add value. It will guide public and private actions to a balanced blend of farmlands, open spaces and appropriate development.

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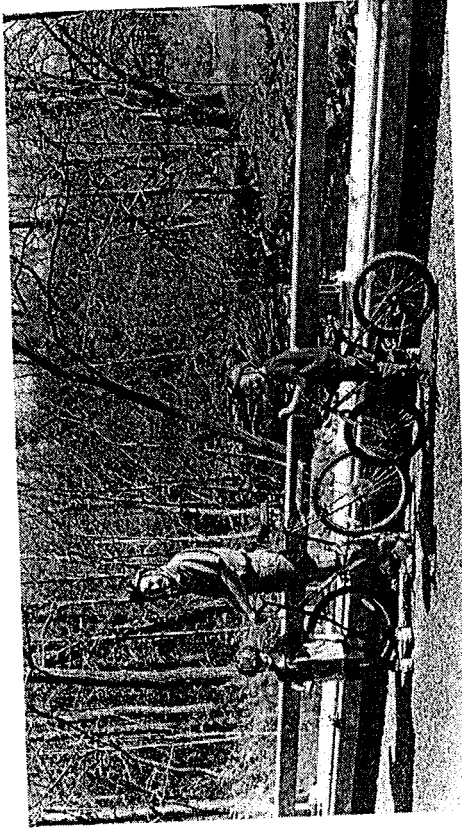
<sup>1</sup> Trademark Status for the expression 'Greenprint' has been applied for to the U.S. Department of Commerce, Patent and Trademark Office by John J. Behan, Behan Planning Associates, LLC.

These permanently protected lands will contribute profoundly to Webster's position as a community of value.

According to the Genesee-Finger Lakes Regional Planning Commission, cited in Town of Webster Comprehensive Plan of 2000 "Vision for the New Millennium", the town is among the fastest growing communities in the region. The number of new housing units each year totals more than 200 single-family homes. In addition, a number of apartments and multi-family dwellings are being added to the already estimated 12,000 plus dwelling units. This development is altering the town. While change is inevitable, it should proceed in a planned way that does not diminish the town's value.

The Town of Webster has undergone a tremendous amount of change since the 19<sup>th</sup> century, when agriculture was the primary lifestyle. After World War II, increasing growth and migration from nearby Rochester and environs turned the town into one of Monroe County's major suburban residential regions.

In 1954, the town included some 12,500 acres of farmland and several thousand additional acres of woodland and open space. Today, about eight percent of the remaining land in the town is in active agricultural use, and while approximately fifty percent of the town remains undeveloped, open land is being consumed quickly.



Webster's lifestyle includes outdoor activities related to enjoyment of open space resources.

Growth has proceeded at a rapid rate. Even during the creation of this Greenprint, some properties had to be removed from consideration because they were being developed and lost their conservation value.

There are many costs of unmitigated growth that may present problems. These include increased costs of community services, the loss of open space and scenic resources, the loss of agricultural land, and the fragmentation of habitat. It is the goal of the Greenprint to mitigate growth by balancing it with additional conservation.

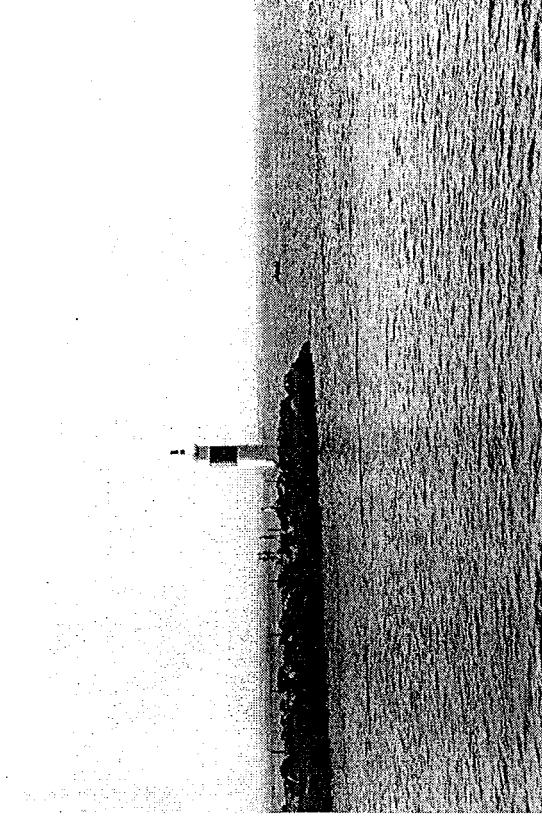
As the town continues to grow and develop, the cost to service it will continue to increase. However, it has been demonstrated that by preserving open space, the tax burden can actually decrease over the long term. In fact, farm, forest and open land generate a surplus of revenues for local budgets, while residential development typically creates a net loss due to its high service demands. A study by the American Farmland Trust of 83 communities around the country found that for every dollar these communities received from residential uses, the median amount the communities had to expend to service them was \$1.15. In contrast, for every dollar received from commercial/industrial uses and from farm/forest/open space uses, the median amount they had to expend was \$0.29 and \$0.37 respectively. In New York, the mean costs of

residential, commercial and open space uses reported in the study were \$1.31, \$0.24 and \$0.35 respectively. Commercial and agricultural/open space land uses create net revenue for the community. It pays to conserve.

There are many aspects to the community of Webster that contribute to the high quality of life. Scenic views are one of these factors. Woodlots, views of the lake and agricultural areas throughout town have attractive aesthetic value. This Greenprint values all types of scenic vistas and seeks to conserve them for the benefit of the community, recognizing the inherent worth of the aesthetic value of the natural landscape. What is the benefit of watching weather blow in from the lake, or the leaves change in a woodlot, or the crops grow in the field? While unnoticed by some, the beautiful scenery has immense value to many.

The shoreline provides some of the most beautiful views in Webster. Many of the shoreline properties have become developed or have been purchased for future development. Public access to the waterfront of

Lake Ontario is limited to a few sites and future opportunities for access are quickly disappearing. There are still a few beautiful waterfront parcels potentially available for conservation that provide visual and physical access to the water, but they will not likely be available for much longer.



Scenic views contribute greatly to the character of Webster.

Another important and complex issue faced by Webster is the loss of farmland. Webster has a long history of productive agricultural use, due in part to its prime soils. Land is critical to the continued viability

of agriculture. For farmers, land generates income. Agricultural operations are far more economically viable if they encompass large, contiguous areas. Jeffrey Hopkins, of the USDA Economic Research Service, wrote:

“... The distribution of returns for large farm businesses...exceeds at every point in the distribution the return to assets of small farm businesses. Returns at the median are higher (more than five times higher) for larger farm businesses than small businesses. ...the relative economic advantage possessed by larger farms extends to the operating profits and asset turnover distributions as well...larger sized farm businesses are more cost efficient in production. ...large farms do not just have more assets, but use their assets more efficiently in producing sales. The financial performance [implies] that cost control can be achieved by well-managed small farms, but that well-managed small farms did not achieve a sales volume relative to asset

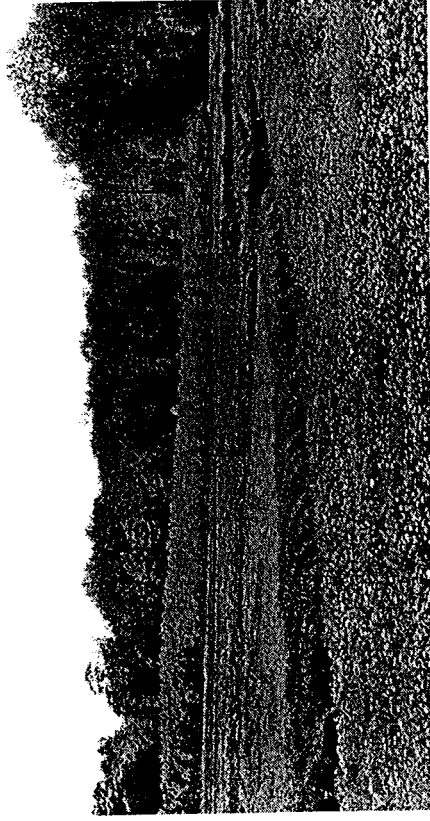
value equal to well-managed large farms. The steady and positive relationship between farm size and business income has been a persistent feature of the structure of agriculture and is not likely to be surprising to most observers.”<sup>2</sup>

As farmland gets developed, Webster farmers lose critical land resources they need to make a living. The encroaching development and the provision of services, like water, roads and sanitary sewer, increase the taxable value of agricultural land because of the increase in development potential. Although an agricultural property tax abatement lessens the tax burden, estate issues, the most formidable of land and other farmland transfer challenges, make maintaining otherwise viable farms difficult in the long run. Even if the next generation wants to continue farming the land, it will often have to be sold to pay for the owner's retirement and estate issues. By offering owners the option to sell the development rights and permanently

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<sup>2</sup> “An Empirical Analysis of the Farm Problem: Comparability in Rates of Return”, Jeffrey Hopkins, USDA Economic Research Service, September 25, 2000, pp. 8 - 9.

commit the land to conservation, the Webster community can help solve this problem.



Agricultural areas offer scenic views, contribute to the economy and cost little in community services.

Another important issue for the Webster community to consider is the fragmentation of ecological resources, which reduces valuable habitat and has environmental impacts. This can happen when a woodlot is developed with roads, driveways, houses and yards, destroying nesting areas for birds and habitat for plants and animals. Fragmentation of habitat affects all types of animals in different ways. Some

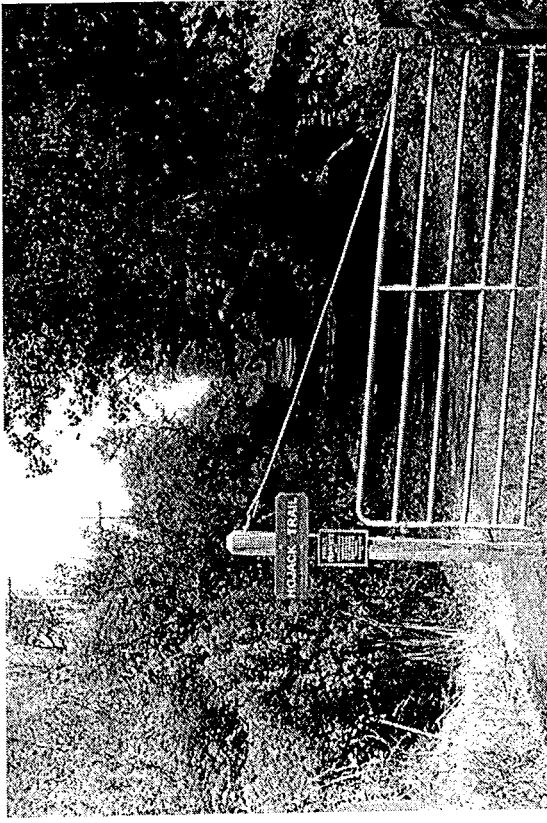
animals may be gravely affected. For example, fragmentation causes the corridors between feeding and bedding habitat for deer to be developed, forcing deer to cross roads and encounter traffic. In all cases, fragmentation will have an effect on habitat and the animals that call it home.



Development fragments the ecological landscape.

Another component of the quality of life in Webster is the availability of alternate modes of transportation. Car-based transportation is a fact of modern American life. The number of trips taken on foot in America

has dropped by forty-two percent in the last twenty years.<sup>3</sup> Some of this drop can be attributed to a lack of opportunity and availability of safe and accessible



Trails make non-motorized transportation a viable option.

trails. Environmental barriers, a lack of sidewalks, trails and bike lanes give people no option other than to use their cars for most trips. An important part of this Greenprint is the recognition of the importance of connecting the Town of Webster with a hiking and

biking trail network that brings residential areas together with schools and recreational opportunities. Opportunities to safely use non-motorized transportation around Webster will have short and long-term benefits to the quality of life and value of the town.

Unmitigated development can have complex and deleterious effects on the environment. By changing the natural landscape, we are, in fact, tinkering with a system we do not fully comprehend. Developing and paving the landscape alters factors like soil permeability, evaporation, sunlight reflectivity and nutrient balances. Consider the following hypothetical example: Development increases the impermeable surface around a stream used by fish to spawn.

Vegetation on the shore is cut down. The new lawns are fertilized. Nutrients wash over the lawns, roads and driveways into the stream, instead of soaking into the soil. Water treatment facilities handle a larger volume due to an increased population, which is discharged into the stream. This increased nutrient load in the stream provides more nutrients to algae. This in turn may cause an algal bloom. The increased

<sup>3</sup> New Urban News, April/May 2001. pp. 16-17.

population of algae consumes more oxygen in the water, reducing the oxygen concentration available for the fish<sup>4</sup>. Fish populations may be diminished over the long run. This illustrative example shows one way that development may impact the surrounding ecosystem. While growth may have far-reaching impacts, conservation has far-reaching benefits to the ecological landscape, because it maintains the natural systems upon which we all depend.

A Greenprint is a specific plan for open space resource conservation in a community. It preserves these resources for the benefit of the community and its residents. It enumerates the properties to conserve, the reasons behind conserving those properties, and the mechanisms for conserving them. The Webster Greenprint is composed of the map, the studies and the reports that have been developed for the town, as well as this narrative explanation and the accompanying implementation manual. It lays out actions necessary to help conserve the community's

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<sup>4</sup> [rondequoit Bay is currently being oxygenated by environmental conservation efforts via mechanical means to address oxygen depletion.]

character while providing for appropriate commercial and residential development.

Participation in the Greenprint by landowners is entirely voluntary. The Greenprint does not mandate compliance with its recommendations. A property's appearance on the Greenprint map indicates its value and need for conservation in an overall strategy to maintain agricultural, ecological, scenic and open space resources. The mission of the Greenprint is to address the community's need for a resource conservation plan as it continues to grow and change, so future residents will continue to enjoy the unique and exceptional quality of life that the Town of Webster provides.

The Town of Webster created this Greenprint in order to preserve valuable elements in its natural and working landscape. The residents of the community have come together in support of a plan that can map a strategy to ensure that the agricultural, ecological and aesthetic future of their town is secure. Webster has a balanced blend of residential, industrial, agricultural and undeveloped land in addition to scenic

resources on the shore of Irondequoit Bay and Lake Ontario. The character imparted to Webster by these resources has made it one of the fastest growing towns in Monroe County. By taking affirmative steps now, the residents of the town can ensure this balance, that has made their town so attractive, will continue to exist well into the future.

## Greenprint Background

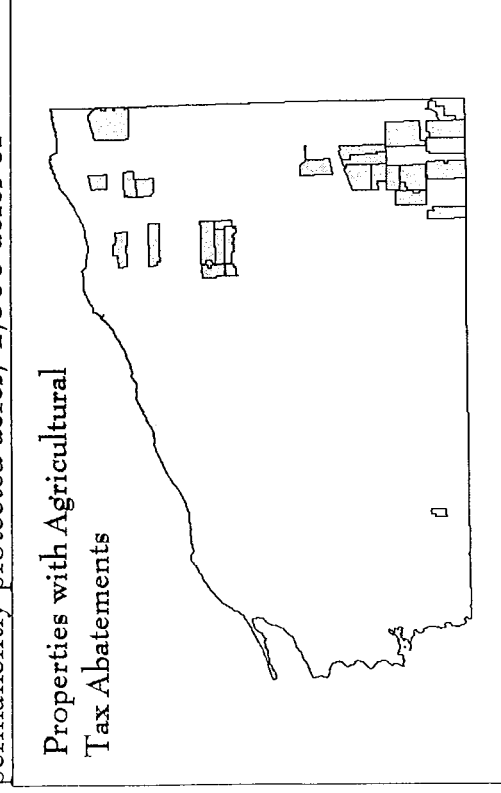
Preserving environmental resources and open spaces is one of the major topics 2000 Town of Webster Comprehensive Plan. Of the three major themes in the plan; keeping Webster green by protecting open space, increasing public access to the waterfront and concentrating high density land uses in the core, all three are directly or indirectly related to open space conservation. The comprehensive plan also specifically called for the creation of the open space committee (OSC), and charges the committee with developing an open space plan with the assistance of a consultant. Further, the OSC is to identify open space sites and recommend enhancements to the current open space

preservation program. This Greenprint is the natural outcome of the ideas put forth in the comprehensive plan. This Greenprint will give the Town of Webster guidance on preserving critical open space as it continues to grow.

The community has been involved in the Greenprint process in a variety of ways. Most influential has been the input of the Town of Webster Open Space Committee. The committee is a group of citizens that advises the town board on open space matters. The trails committee also had input on the general desired routes of trails, to connect open space throughout the town for the benefit of the residents. The Greenprint has been fine-tuned through a series of meetings with the town board, when policies and recommendations are established and confirmed, and contributors to the plan have included the Village of Webster, the development community, residents, owners of property in potential Greenprint conservation areas and community organizations at public meetings.

This is not the first time the community has come together to conserve open space. In 1974 the

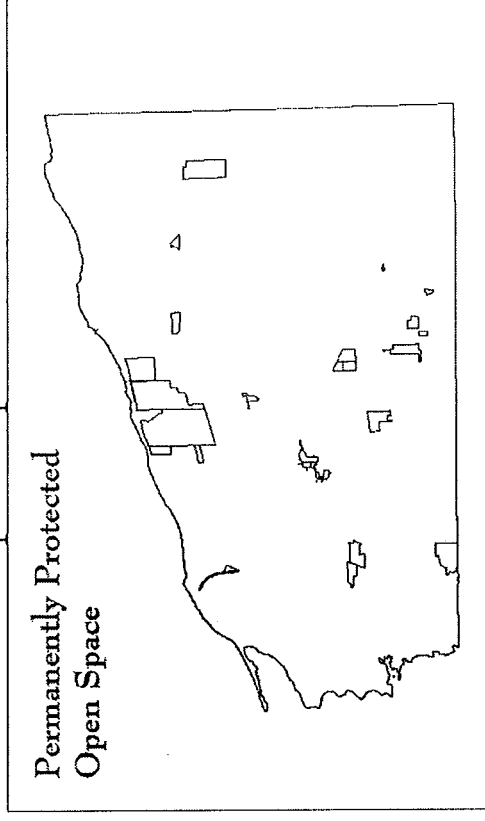
residents of Webster created an open space plan, recognizing the value of protecting the character of their town and its resources. The loss of agricultural land, from 12,509 acres in 1954 to 3,102 in 1974, was cited as a motivating factor. At that time the population of Webster was 25,000 and there were more than 10,000 acres of developable open space. The goal of that plan was to permanently protect 5,000 acres of open space. In 2001 the population of Webster is 37,000, there are less than 1000 permanently protected acres, 1,500 acres of



agricultural land and less than 8,000 total acres of open space left.<sup>5</sup> Some properties in the town are under some degree of open space or agricultural protection already. The maps show properties under agricultural and term easement tax abatement (temporary programs), as well as permanently protected open space.

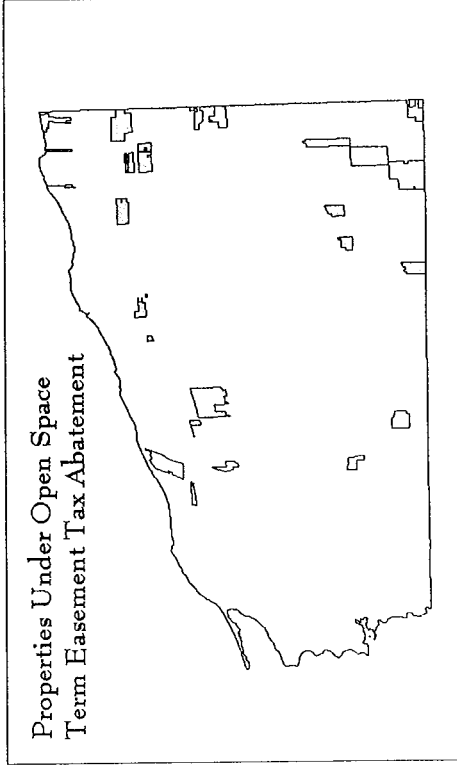
With the implementation of this Greenprint, property owners and developers can plan with confidence where

**Permanently Protected  
Open Space**



<sup>5</sup> Maps and data are a result of a GIS area analysis by Behan Planning Associates, LLC with data provided by Monroe County Planning, the Town of Webster, and developed by BPA, in 2001.

natural areas, corridors and trails will be a permanent part of a contiguous whole. Land preserved through purchase in fee or purchase of development rights (PDR) is committed permanently to conservation, much longer than is presently provided for in the town's term easement program. This encourages land conservation by private owners. If builders reserve an area of green space with their development, they can make it a valuable part of an overall program, instead of an island unto itself, because the community's open space plan is established and known to the builders, town and residents.



The resources of the Town of Webster that the Greenprint strives to protect can be broken down into three main categories, although in truth they are all elements of an integrated landscape and the categories are somewhat arbitrary.

First, agricultural resources describe the historic and active areas of agriculture. These areas are mostly along the eastern edge of town along the border with the Towns of Ontario and Penfield. Agricultural resources, valuable in and of themselves by producing



Wildlife needs habitat to survive

food for the town, are also economic, scenic, wildlife and open space resources.

Second, ecological resources describe the value that forests, streams, wetlands, floodplains and wild areas provide as habitat, buffers between residential and agricultural use, flood mitigation and as beautiful, quiet places that recharge our spirit.

Finally, scenic and other resources include shore areas, trails, wildlife habitats, recreation areas, and vistas over inland fields, Irondequoit Bay and Lake Ontario. The Seaway Trail, along Lake Road, and vistas to Irondequoit Bay are especially notable scenic resource within the town. Trails are resources that can provide an alternative to motorized travel among residential, educational and recreational areas. Knitting all of these resources into a cohesive whole and providing a clear path to their eventual protection is the goal of this Greenprint

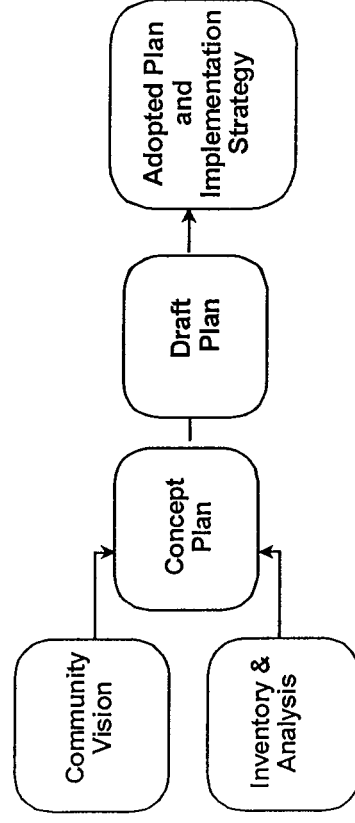
## Greenprint Strategy

The Greenprint Process puts all of these issues into the larger context of the landscape. The process looks at all types of resources to conserve and recognizes how they are interrelated and complementary. All of these aspects of the town considered as a whole may be thought of as community character. Community character is the impression people have of Webster. It is an important reason why they choose to live here.

Community character is in part comprised of the agricultural land use and ecological habitats in the town, as well as open space and recreational resources. Protecting agricultural and ecological resources will automatically protect scenic open space and potential passive recreational areas. Community character is enhanced by balancing wise growth with conservation, as the Greenprint prescribes. Community character will also be secured with agricultural and ecological resources protected and balanced with growth for the long-term benefit of Webster.

A balance of growth and preservation, while providing a healthy environment and fiscal soundness, public services and transportation, recreation and preservation of aesthetic and historic resources, requires a broad, far-sighted approach. The Greenprint provides a comprehensive, rational and forward-looking guide to direct a long-term, balanced community enhancement effort.

## The Greenprint Process



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## Resource Evaluation

In the Town of Webster, the preservation of open space and ecological resources is a balance of

protecting agricultural land use and valuable habitat, both woodlots and wetlands, streams and shoreline. Many goals come together when conserving open space. Streams and floodplains connect through agricultural areas, parks and woodlots in a logical and ecologically sound way. This provides interconnected and varied habitat for wildlife and spawning grounds for fish. The connections are also available for a future trail network. The preservation of valuable shoreline habitat protects scenic vistas and is a destination of a trail network. Utilizing a specific methodology, the Greenprint was created by first considering individual parcels, then by looking at the town as a whole.

A systematic process has been used to evaluate resource values on properties in the Greenprint. This is part of the inventory and analysis stage. -First, the town's open space committee, made up of about twenty-five residents of Webster, rated larger undeveloped properties throughout the town. These ratings were used to identify parcels of significance to the town based on agricultural value, recreational potential, wildlife habitat and other factors. These

parcels provided a starting point for the evaluation of properties.

Next, properties were considered for inclusion in the Greenprint that connected the identified parcels along stream corridors, other wildlife habitats, or natural trail linkages. Areas such as stream corridors and floodplains are valuable for many reasons, including mitigating flooding and improving surface water quality. Stream corridors are also valuable as wildlife habitat. Encountering wildlife is an important part of Webster residents' outdoor experience and preserving habitat helps ensure it will remain so. A connected network of multi-use trails among schools, recreation and residential areas will allow residents to walk or bike around town, to the benefit of both their health and the environment. Parcels were also chosen to evenly distribute open space throughout the town, especially adjacent to existing parks and the waterfront.

### *Rating System*

The Town of Webster Open Space Committee used a rating system to evaluate the open space value of parcels in the town over eighteen acres in size. The general requirements for the rating system were established in the 2000 comprehensive plan. The specific categories were developed by the open space committee, using input from the community garnered through a questionnaire. The evaluation of parcels can be found in appendix A. For each parcel the following characteristics were given a score; aesthetic beauty, agricultural value, contiguity with other parcels, cultural & historic value, recreational potential, significant geologic features & steep slopes, significant wildlife habitat, opportunity for trail linkages, vulnerability to development, waterfront and woodlots. These values were summed for each parcel. In addition, it is known that a parcel's true value lies not merely what it contains, but what surrounds it. The parcel must be considered in the big picture. Animals and habitat do not respect property boundaries. Further, connected parcels and corridors can be linked with trails. Therefore, the highest rated

parcels were mapped, and infill parcels were chosen by the consultant in order to create contiguous parcels suitable as habitat corridors and an eventual trail network.

### *Connectivity & Contiguity*

Open space has value. It comprises many different resources serving multiple functions. Forests provide habitat, wetlands mitigate flooding and trails provide enjoyable transportation. Contiguous parcels have a synergistic value. The sum of the value of the parcels together is greater than the sum of the parcels if taken individually. Large patches of contiguous habitat provide for species that need a larger territory, as well as more common species, preserving habitat for a larger number of species. Longer trails can connect more places, making them viable means of transportation and providing a healthy alternative to automobiles. For this reason infill parcels were chosen to connect the larger parcels and areas of parkland around the town. Finally, throughout the process, parcels were also chosen adjacent to existing parks and community facilities, to make the largest contiguous



Streams offer opportunities to provide connections and corridors.

areas of open space possible. Even on developed parcels and subdivision plans, land can be set aside with an overall plan objective in mind to keep corridors and contiguous undeveloped land preserved. In combination with stream corridors and their surrounding floodplains and wetlands, the Greenprint will result in parks and open spaces connected with natural corridors and trails. This completed the inventory and analysis stage of the Greenprint process.

### *Public Input*

With the inventory stage completed, the concept plan and draft plan were generated. At first, the draft plan was a map of parcels of conservation interest and ecological resources. It was further developed through an iterative process of analysis and refinement. When it was in a presentable form, it was brought to the public. Through meetings with property owners, the development community and open public meetings, the draft plan was revised to produce the final draft plan, the Greenprint. Once adopted, this Greenprint will be implemented according to the manual contained in appendix J.

## **Ecological Greenprint Areas**

The Greenprint map at the end of this report illustrates lands of conservation value recommended for long-term protection by the community. These lands can be categorized into three geographic areas; eastern agricultural areas, the shoreline, and the central properties. These represent the most highly-rated open space resources in Webster. Adjacent areas outside of the designated Greenprint properties may offer opportunities for expansion or refinement of the Greenprint, when planning on a site-specific level in the future.

The greatest remaining opportunity for preservation of large blocks of open space is in the eastern part of town. The lack of sanitary sewer and the continued agricultural use of the land have kept much of it undeveloped. The Greenprint plan calls for protecting a large swath of agricultural areas connected by parcels along Four Mile Creek.

To the west end of town, finding undeveloped space is more of a challenge, yet the Greenprint identifies

some important conservation opportunities there as well. Development pressure has been and continues to be high in that area.

The shoreline has few areas of public access and most of the land is privately owned and developed. Creating opportunities for the public to enjoy scenic and recreational opportunities near the bay and lake are important goals. If referencing the map, the discussion of Greenprint areas generally travels counter-clockwise around the town, beginning on the shoreline in the northeast corner of town along County Line Road.

### *Eastern Agricultural Areas*

Four Mile Creek runs through much of the eastern agricultural area. A major creek with many tributaries, wetlands and floodplains, it runs through parcels that contain ecological and agricultural value. Many of the farms it traverses are some of the largest and oldest continually operating ones in the town. By preserving these agricultural areas and Four Mile Creek and its floodplain, a pattern of large contiguous

areas connected by natural corridors is created. This pattern is valuable because large contiguous agricultural areas are sheltered from development encroachment and will be less likely to bother their residential neighbors. Many of the agricultural areas also contain wildlife habitat, and the stream corridors give the animals room to live and move. Properties of note in this area include Windmill Farms and adjacent properties, and farms bounded by Basket Road on the east, Lake Road on the north, Phillips on the west and the Irving Kent Park on the south.

### *Shoreline*

As previously stated, public visual and physical access to the waterfront is limited, and access to this area is a goal of the Webster Comprehensive Plan. Currently, there are some undeveloped properties available for conservation. Some exist north of Windmill Farms across Lake Road just west of County Line Road, and have been designated as lands of conservation interest.

Nine Mile Point is also a prime candidate for conservation for many reasons. First, it offers scenic vistas of Lake Ontario. Also, valuable habitat exists

there: Four Mile Creek runs through the center of the parcel and into the lake. This is an ideal site for blending conservation and development. The protection of the creek and floodplain provides a public access opportunity on a proposed trail that could run alongside it.

Another valuable area is Webster Park, which is the largest park within the town and is linked to the Seaway Trail (Lake Rd.). Areas contiguous to this Monroe County park have been included in the Greenprint in order to create a larger contiguous area. Mill Creek runs from the Webster Core Area, north through residential areas to Webster Park. Protection of the creek and its floodplain preserves the habitat along it that extends out from the park into nearby development, and provides a habitat corridor for wildlife.

Another area of importance is Shipbuilders Creek. It runs from Empire Park in the southwest of town, through the newly purchased park properties between Maple Drive and Gravel Road, to the Hojack line and Lake Road. Protection of portions of the floodplain and parcels where it meet the Hojack Line will protect

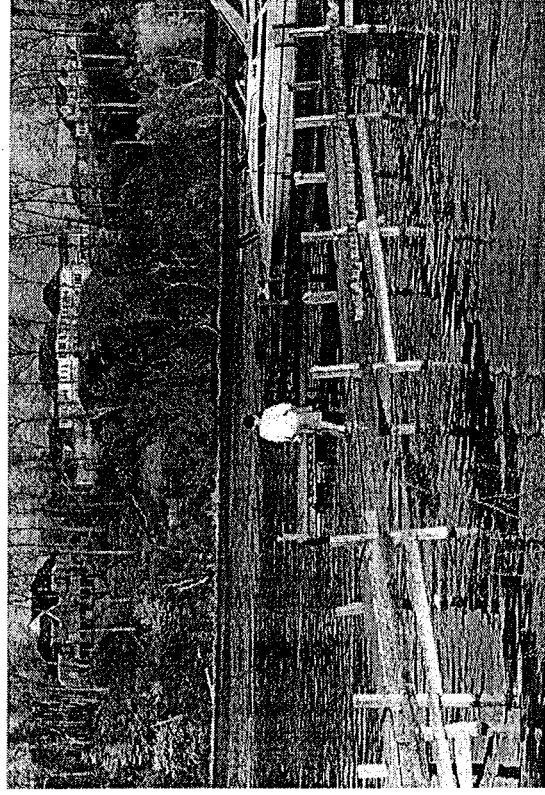
habitat and open space. It will also distribute protected areas more evenly throughout the town. In some cases it may allow for trail connections.

A unique area to be conserved in part is the sandbar, which is a narrow strip of land extending from the northeastern point of town into Irondequoit Bay. It is an exceptional space, with a marina, residential use, and several restaurants, one offering a large area of park-like land. Previously, the town had proposed a sandbar park of 6.5 acres that encompassed this area. It would have formalized permanent public access to this valuable and beautiful space. Unfortunately, this proposal was not successful.

This Greenprint proposes only the securing of permanent conservation of the undeveloped area, to establish both safe and common sense public access to and preservation of the sandbar's unique character. These parcels have unique resource value, but their best use will have to be determined in the future, prior to any potential negotiated future acquisition by the town from the current owners. Property owners, neighboring residents, and the community will be engaged in the process of identifying an appropriate

use and management plan prior to any negotiated public acquisition of the property.

The area around the Village of Webster well field and adjacent areas, south of the Irondequoit Bay Bridge, contains contiguous subdivided but undeveloped parcels. These parcels are vacant, and partially owned by the county, town, village and private owners. They were subdivided long ago, and are typically too small to



Continued public access to the shoreline should be ensured.

build upon under current zoning regulations. In that area is a large stand of mature black oaks, some over 100 years old. There is also a clearing within the site that is a rare plant community. The site also contains state regulated wetlands. These resources of habitat, shoreline and vistas comprise the only publicly owned waterfront on the Webster portion of the bay, and are prime candidates for formal inclusion in the Greenprint because of the scenic and ecological resources they contain.



The shoreline is a unique feature of Webster.

Devil's Cove is an inlet of Irondequoit Bay and is one of many areas of habitat for migratory songbirds there. It is also important for fish spawning and waterfowl breeding, and the mix of ecological communities includes emergent marsh, shrub swamp, and upland woods. Since sunlight can penetrate the water to reach the bottom of the cove, it is an area of high ecological productivity and importance. The draft Irondequoit Bay Harbor Management Plan identifies Devil's Cove as having critical scenic value as well.



*Irondequoit Bay has valuable shoreline habitat, like here by the wellfields.*

## *Central Properties*

Many central properties in Webster are already developed, and several do not provide scenic vistas or resources in need of protection. Those that are both undeveloped and have valuable natural or scenic resources were evaluated for how they would fit into the overall Greenprint. Where possible, areas adjacent to existing parks were identified for protection. For example, the area has been chosen to connect Wilmore Playground and Ridgcrest Park near the village. Also taken into consideration were parcels that could play a role in creating trail and habitat connections to other areas. For example, areas north and south of the Hojack Line were also selected between Maple and Van Alstyne Roads. This will augment the town's existing effort to increase the recreation and trail opportunities there.

Creating the option for non-motorized transportation for Webster residents is a great opportunity that complements the Greenprint. It is valuable to connect the Village of Webster and the Webster Core to educational and residential areas within the town and

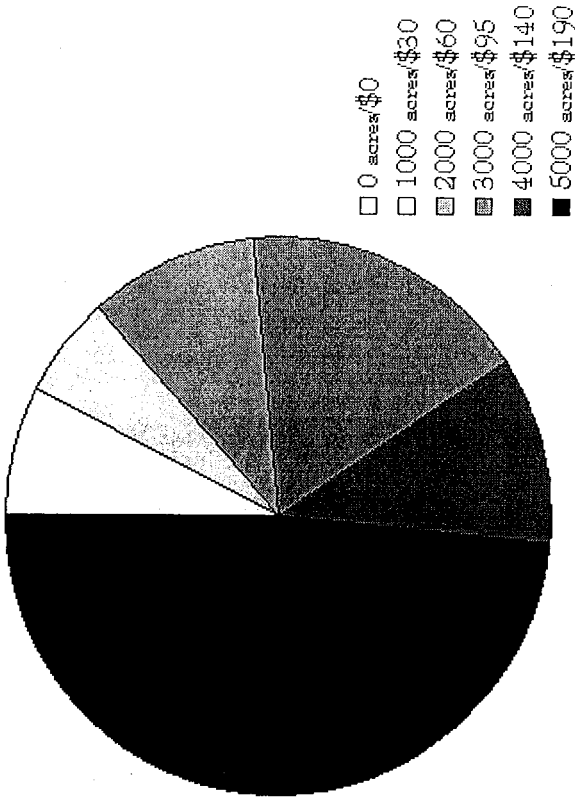
to parks and areas of open space elsewhere using trails. Corridors were identified in the central area for this purpose. North Ponds Park provides a logical "hub" for a trail system which could connect the core and village to recreational, educational and scenic areas throughout town. This would capitalize on the opportunity that the town has to act now while lands are still available. If one parcel is developed on a planned trail route, the path route would be blocked and could no longer be used for town-wide transportation. Thence, to create a comprehensive, town-wide trail system, the community should act soon.

### Open Space Survey

The town, with the assistance of the open space committee and consultant, conducted a survey of residents to estimate their open space preferences, including the supported amount, use and cost. The questionnaire, which can be found in appendix F, was included in the town newsletter and mailed to over 18,000 households in the Webster zip code areas. Over 1,300 were returned, a response rate for a survey

of this type indicating high community interest. Of those received, over 1,200 were from Webster residents. Of this subset almost half supported conserving the largest amount offered, 5,000 acres at an estimated annual cost of \$190 to the average household assessed at \$130,000. Over 75 percent of Webster respondents supported protecting 3,000 or

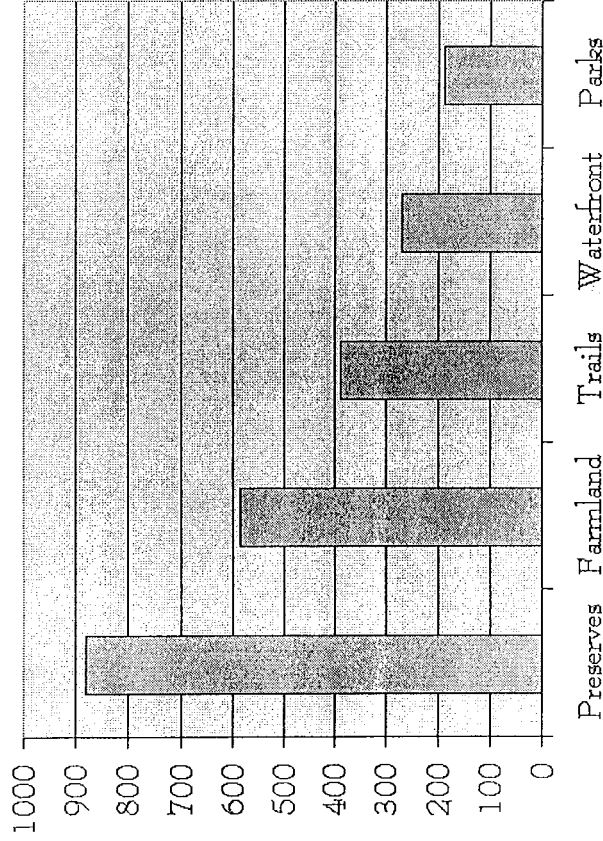
Acres of Open Space Preferred



more acres at an estimated annual cost of \$95 to the average household. The Greenprint recommendations take into account the results of this survey.

With over 75 percent of respondents supporting conservation of 3,000 acres or more, it can reasonably be determined that a Greenprint of 3,000 acres

Preferences for types of open space



matches the preference for open space for the majority of the residents of Webster in terms of cost and conservation.

The survey also asked the respondents the desired use of the open space. Over one-third indicated a preference for habitat conservation and wildlife preserves. The next preference was for farmland conservation. Waterfront and parks, surprisingly, were not as popular. This indicates that residents rate highly the value of habitat and farmland conservation. (It should be noted that each respondent was given two choices for open space use, so the total of responses is approximately twice the number of respondents.)

## Greenprint Financing

It has become very clear that for significant conservation to occur in Webster, an investment by the community is required. This section of the report addresses the fiscal impacts of a land conservation program for Webster and the costs of acquiring conservation easements to property. The estimate of

cost is based on the fair market value of either purchase in fee (outright purchase) of properties in the Greenprint or purchase of development rights alone. (The predominant form of protection will be purchase of development rights only.) Projections for future fiscal effects of the Greenprint are also determined. The future fiscal implications, or fiscal impact, are the projection of the tax rate in town given both a scenario with a Greenprint and a scenario without one.

Many issues besides the Greenprint will have an influence on the future fiscal conditions in Webster. Future land use policy of the town will have a marked impact on tax rates and densities. While this analysis touches on those issues, this Greenprint is focused on the issue of protecting land of high conservation value.

### *Fiscal Impact Overview*

A financial analysis is one useful perspective to look at the potential outcomes of planning strategies. Other perspectives include environmental, habitat, recreational, and transportation, which must also be taken into consideration. A fiscal analysis is mainly

concerned with the tax rate and revenue implications of a planning choice. A fiscal analysis uses a model, usually in the form of a spreadsheet or a database based on present trends and conditions, to anticipate future conditions. Many factors will have an effect on the actual future conditions. The rate and form of land consumption is especially important. The future market demand will influence the rate of buildout. The form of future land use and density of development will influence the density and the repercussions of development. Future zoning will determine the density and form of development. Demographic and housing forms will influence the size of the school age population – an important variable in the analysis. These factors all influence actual future conditions.

We must address two important issues before discussing the fiscal analysis specifically. One is the potential for decreased property tax revenues for protected lands. This potential exists because development rights, which have value, are purchased on the lands in the Greenprint, and conserved through a permanent conservation easement. Of just over

4,000 acres identified in the Greenprint, much is already receiving real property tax abatements through agricultural district program or the town's open space term easement program. This means that these properties are already taxed at a reduced rate, as if they had no development rights. This protected area amounts to 1,399 acres and 761 acres for agricultural district and term easement respectively, for a total of 2,160 acres. The fiscal model incorporates the potential loss of future tax revenue for conserved lands, taking into account the amount of land that was already receiving real property tax abatements.

Another important issue in the model is the number of school aged children added per household by new home constructed, now and in the future. A recent study by the Webster Central School District conducted for this report in 2001, indicates that for current new single-family construction, this number is 1.38. We have consistently used the enrollment figure of 1.4 children per household, which was

provided as part of the fiscal analysis by the Center for Governmental Research<sup>6</sup>. (Found in appendix C)

Foretelling the future is a difficult proposition, since there are so many factors that change as time progresses. When one considers the history of growth and change in the town, region and nation, it is clear that growth has been a continuous process and that growth will occur in the future. Much of the town's future plans are detailed in the 2000 comprehensive plan.

The Center for Governmental Research (CGR), which has developed a fiscal analysis model for Webster in the past, was asked to employ the model to compare the fiscal impact of a "baseline" development scenario to that of the proposed Greenprint plan. The baseline scenario projects future costs of growth without a land conservation program. The Greenprint scenario projects future costs of growth and also includes

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<sup>6</sup> CGR provided the potential enrollment numbers of 1.0 and 1.4 children per household in new single-family construction, before the Webster Central School District provided its findings.

protection of 3,000 acres through the purchase of development rights.

This model projects conditions into the future based on an inventory of buildable land in each zoning district, provided by Behan Planning Associates, LLC. The estimated future conditions include future population, land consumption rates, school enrollment and property tax rates, and can be called a “buildout analysis”. The Greenprint buildout analysis assumes that the town will implement the land use policy recommended in the town’s 2000 comprehensive plan. This is because, at some point in the future, all the buildable land in the town will be used, and the town will be called “built out”. All projections in this analysis are estimates for decision support purposes, used to guide the town’s long range planning of open space.<sup>7</sup>

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<sup>7</sup>Please note that the amount of development impact could extend to double or more for some or all of these figures, depending upon the actual future zoning and development densities, rate of construction, sales and other factors.

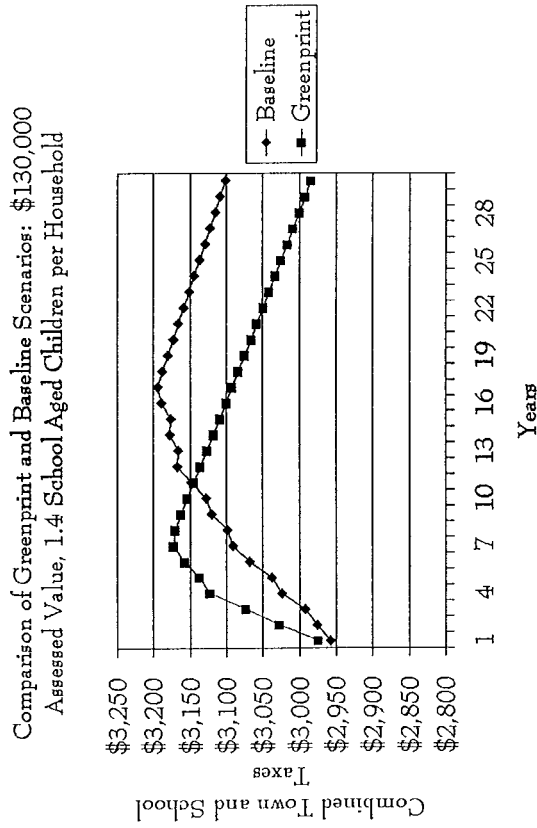
The “baseline” development scenario shows that, without a Greenprint, all residential land in Webster will be developed in about 20 years.<sup>8</sup> CGR expects that the tax rate may increase by about six percent by year 10, assuming that each new household adds 1.4 school age children to the community. By year 20 the estimated tax increase is eight percent. If an average of only one child were added per home, the tax rates would decrease slightly by year 10 and decrease by three percent by year 20.

The Greenprint development scenario assumes that the Greenprint permanently commits 3,000 acres of land to conservation. Total new homes built will be about half that under the baseline scenario. Population will increase by about 5,700 with school enrollment growth of as much as 2,400. With the cost of development rights included, taxes are expected to rise between one and seven percent by year 10, when the all residential land will be exhausted. Then

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<sup>8</sup>From the present time until buildout, under this scenario, the community will have added about 4,100 homes, 11,800 residents and as many as 5,000 school age children.

taxes will begin to decline as commercial and industrial development continue, reducing taxes for a range minus two to four percent by year 20.



CGR's model estimates that the aggregate tax rate (town and school district) under the Greenprint will roughly equal that in the baseline model in year 10, and remain lower than the baseline rate through the rest of the planning period. The balance of taxes between town and school district varies, of course. The cost of the bonds increases the town tax rate

relative to the baseline scenario. However, the difference is more than made up for by an expected reduction in the school tax rate. This analysis is summarized in the graph at left.

The increase in the town tax rate is more than offset by the forecasted reduction in the school tax rate. CGR also explored the impact of the Greenprint on the discounted present value of the stream of tax payments over the 30-year life of the proposed bonds. The table below represents the structure of property tax payments over 30 years for a home with a market value of \$130,000. These are estimates only. Many of the assumptions underlying these figures can reasonably be expected to vary by a significant degree, leading to a wide range of possible outcomes.

The Greenprint scenario has the effect of increasing the tax burden on the Town of Webster while reducing the number of children entering the school district, thus reducing the rate of increase in the school property tax rate.

Table 1 indicates that at the higher enrollment figure, the investment in conservation is expected to save

| Table 1: Tax Paid by<br>Owner of \$130,000<br>Dwelling |  | Discounted Present Value (30 yrs @5%) |            |
|--------------------------------------------------------|--|---------------------------------------|------------|
| Assumption: Children per<br>Dwelling Unit              |  | Baseline                              | Greenprint |
| Town of Webster                                        |  | 1.4                                   | 1.4        |
| Webster Central School<br>District                     |  | \$7,300                               | \$8,700    |
|                                                        |  | \$40,300                              | \$38,800   |
| SUM                                                    |  | \$47,600                              | \$47,500   |

about \$100 in present value terms for the owner of a home worth \$130,000. As the higher costs are incurred in the early years (as the bonds are issued) and savings experienced in the later years, the discounted value of the stream of tax payments is

lower under the Greenprint due to a lower population leading to a lower total cost of services.

These figures for a hypothetical \$130,000 home apply proportionately to any home value and could be recalculated as the tax levy per \$1000 of assessed property value. These figures appear in Table 2.

| Table 2: Tax Paid per<br>\$1000 Assessed Value | Discounted Present Value (30 yrs @5%) |              |
|------------------------------------------------|---------------------------------------|--------------|
|                                                | Baseline                              | Greenprint   |
| Assumption: Children per Dwelling Unit         | 1.4                                   | 1.4          |
| Town of Webster                                | \$56                                  | \$66         |
| Webster Central School District                | \$309                                 | \$298        |
| <b>SUM</b>                                     | <b>\$365</b>                          | <b>\$364</b> |

### Market Study Overview

The Market Study of Open Space Land Values was commissioned by the town from Pomeroy Appraisal Associates, Inc. to determine the value of property and development rights within the town. The values arrived at were based on property sales in the towns of Webster and Penfield, as well as on research of conservation easements in the region. A summary of this study can be found in appendix B.

The market study classified the properties in Webster into seven types; high and low density potential above ten acres, high and low density potential below ten acres, prime waterfront lots, outlying waterfront lots, and waterfront lots with inaccessible frontage. Each type was given a value range for purchase in fee and purchase of development rights.

### Greenprint Cost Estimate

The Greenprint areas in the plan were classified based on Pomeroy's market study classifications to prepare the cost estimate for the land conservation program. The financial projections are based on the market

study and on a Greenprint of 3,000 acres, as indicated in the survey.

The cost estimate was based on the average of the range of values in the market study for each property type. This total value was then reduced by 10 percent. This reduction recognizes the request by the community of property owners for payment slightly below this average value. If owners agree to this approach and convey the easement rights as a "bargain sale" the percent reduction in monies paid versus appraised value would be eligible for consideration as a charitable donation for tax purposes. Additionally, it provides for a partnership between the property owner and the community to secure this open space legacy for continuing generations of Webster residents.

It is estimated that the cost of payments to finance the Greenprint at \$22.5 million would be approximately \$94 to the average homeowner with a property assessed at \$130,000 in the initial year, and an average of \$82 over the life of the bonds. The cost for those with other than average home values will be correspondingly higher or lower.

## Greenprint Cost Projections<sup>9</sup>

| Greenprint Conservation-Recommended Greenprint Target for 3,000 acres financed (Note all figures are approximate) | Greenprint Conservation Target 3,000 Acres        |
|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| Acquisition, Implementation and Monitoring Costs                                                                  | \$22,500,000                                      |
| Annual Cost for 30-year municipal bonds per \$130,000 property                                                    | \$94 initially<br>\$82 over the life of the bonds |

The total approximate amount of property in each property type in the Greenprint plan was multiplied by the estimated average value. (An assumption in the estimate is that 90% of properties would be protected by conservation easement and 10% purchased outright by the town.)

<sup>9</sup> All projections are estimates. Actual offerings, appraisals, and terms negotiated, among other factors, will establish final costs and total acreage protected.

## Recommendations

Based on the extensive study of the natural and scenic resources of the Town of Webster, the public's comments and volunteer board input, and the fiscal analysis by CGR, the following recommendations are made:

### *Community Financing*

Local funding is a cornerstone of the Greenprint. Local funds need to be the primary source of financing to purchase development rights to permanently conserve approximately 3,000 acres.<sup>10</sup> This investment by the community is a critical element of the plan.

The supply of conservation land in Webster is finite, irreplaceable and shrinking. No other level of government or private organization will step forward to protect Webster's community resources to the extent

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<sup>10</sup> The properties identified amount to approximately 4000 acres. Some property owners may not be interested in participating.

needed. The first, and most significant, response falls to the Webster community. As Will Rodgers once wisely said; "...buy land. They ain't makin' any more of it..." This is an investment in the future that will provide many benefits for current and future generations. (Enumerated properties for conservation can be found in appendix G.)

It is anticipated that the development rights on 3000 acres will be purchased at 90 percent value, with 10 percent being a tax-deductible charitable contribution to the town. This would require a bond of approximately \$22.5 million. A thirty year term would be reasonable. This includes some funds for a network of trails to connect open spaces with neighborhoods, parks and schools.

It is also anticipated that the adoption and funding of a comprehensive open space program will make additional sources of funding more easily attainable, and these funds should be pursued diligently. These funds may be used to reduce the \$22.5 million obligation, or purchase additional Greenprint lands.

### *Detailed Implementation Efforts*

More detailed planning and community and landowner input will be necessary for implementation. Areas in the Greenprint plan that present involved planning issues, such as the sandbar, the core area, trail alignments, etc., will require special attention and the production of an area plan. The Greenprint is a town-wide plan, painted in broad strokes. Area plans would address the specific issues of concern of smaller, specific spaces.

The execution of the Greenprint strategy will require extensive collaboration with property owners. The major implementation tasks are explained in the Implementation Procedures Manual provided in an appendix to this report.

### *Conservation Design Guidelines*

Design guidelines should be developed to describe site-specific considerations concerning open space issues during the development of the planning and review

process, and help to expound upon and thereby implement the general concepts in the Greenprint. Design guidelines may cover such issues as streamside buffering and greenspace siting recommendations for new developments, among others.

Clustering is covered at length in the comprehensive plan. It is a useful concept that can result in better land use with no loss of density for the builder. However, a recommended approach for new development in areas with open space resources is conservation-based design. Instead of focusing on density, like clustering, conservation-based design focuses on conserving unique resources.

Conservation-based design can include measures to save areas of scenic value from development and concentrate development in areas of the parcel with fewer resources. Conservation-based design, coupled with conservation incentive zoning, which incorporates conservation based design into the town's zoning code, is recommended for development and implementation by the town in concert with the development community.

Conservation incentive zoning has great potential. For example, a developer may own several parcels in town, one with important open space resources and one without. The developer could give Greenprint land to the town in one area of valuable open space resources for an increase in density, or a reduction in greenspace requirements, in a development on his other property without open space resources. This zoning ordinance and the individual land transactions would have to be carefully scrutinized, so the outcome is fair and the increase in density is ecologically sound.

Good, creative, collaboration planning and design through conservation-based design and incentive zoning can yield attractive and livable new neighborhoods, while protecting important open space resources.

## Land Trust Role

A land trust can be an important partner with the town in working with landowners regarding stewardship and monitoring of lands protected under

the Webster Greenprint program. The inclusion of the services of a land trust may also be beneficial during implementation of the Greenprint. Land trusts are local, regional, statewide or national nonprofit conservation organizations directly involved in helping protect natural, scenic, recreational, agricultural, historic, or cultural property. They can respond rapidly to conservation needs. While the majority of the funds for purchases come from contributions, land trusts also borrow money to buy land. In the case of advance acquisitions for local, state or federal conservation agencies, loans are repaid when public funds are available and the property is repurchased by the municipality. This may aid in the acquisition and temporary holding of development rights to 'bridge the gap' in funding as the plan moves forward. Further, a land trust can help the town with its obligation to monitor the lands subject to a conservation easement and help owners address stewardship issues.

## Conclusions

The Greenprint is a tool that will help guide growth in Webster and mitigate the negative impacts of development. In order to properly understand the Greenprint, it must be considered in an overall context. It is an implementation program of the already approved 2000 comprehensive plan. The goals in the plan and of the open space committee created by the plan have been examined and refined through the planning process to produce this document.

The Greenprint is not a zoning code, nor does it contain any changes to the zoning of Webster. Lands identified for preservation remain available for development until such time as the development rights are purchased or otherwise protected. If no agreement can be reached between the landowner and the town, then the owner can proceed to develop that land 'as of right' regardless of its Greenprint designation. A fair offer and a willing landowner are crucial to the success of this plan.

This plan recommends specific protection strategies for important resources in the town. Some Greenprint areas will logically be purchased outright by the town, yet most of the areas can be best protected by purchasing development rights (PDR) only. PDR separately purchases only the development rights of a parcel. Once purchased, these development rights are extinguished. The legal mechanism that protects the land under a PDR is the conservation easement. The conservation easement in this case would be permanent and "run with the land." For all intents and purposes, the land subject to a conservation easement cannot be developed upon forever. Conservation and monitoring of the property under protection of the easement will be the responsibility of the property owner and the entity holding those development rights (the Town of Webster and/or a land trust organization). It is also expected that, over time, the residents of the town will know, understand and appreciate the Greenprint enough to contact the responsible entity if questionable activities should occur.

In considering the important commitment inherent in Webster's Greenprint, it is useful to consider the implications of not acting. Not implementing the Greenprint will have long-term implications. What are the consequences of developing an additional 3,000 acres in the town? More than 300 acres of pavement, the equivalent of 400 football fields, due to roads, driveways and parking areas will be added. An increase of more than 20,000 auto trips per day, not counting commercial, school bus and other related traffic, will place higher demand on the town's transportation infrastructure. Loss of agriculture, significant habitat, scenic vistas and overall quality of life will be inevitable. Future taxes will likely increase, mostly in later years as taxes are raised to cover the

cost of additional schools, road construction and maintenance, and other community services. There is also the potential for the loss of property value as Webster becomes less of a desirable place to live. The choice is not between change and no change. The choice for Webster is what type of change the future will bring.

The outcome of the Town of Webster Greenprint will be a commitment of valuable land resources to conservation in the Town of Webster. The future residents of the community will look back with gratitude on the legacy of conservation and stewardship the town has created.



# Town of Webster Greenprint

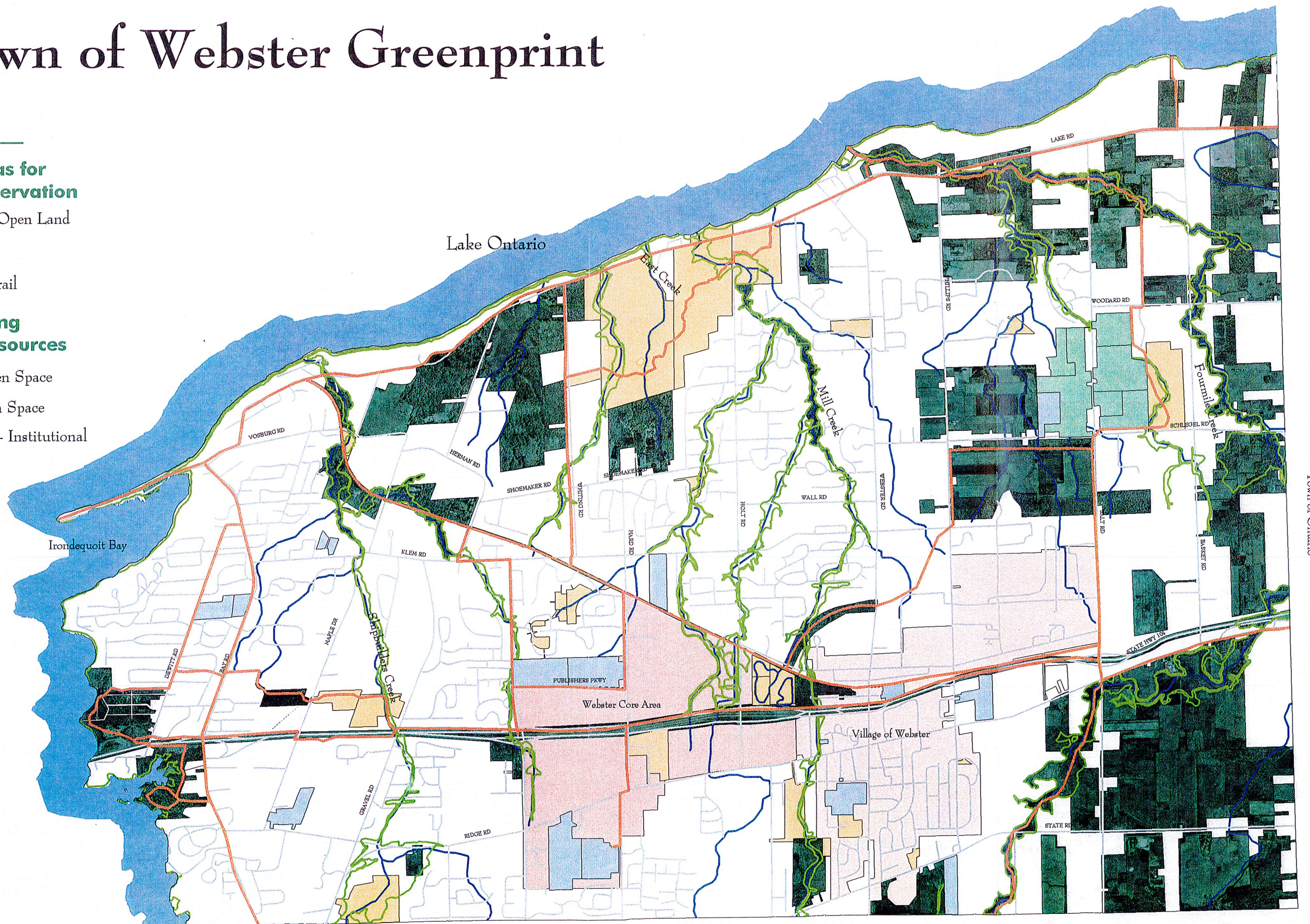
## Legend

### Proposed Areas for Resource Conservation

-  Agricultural/Open Land
-  Forest
-  Bike/Hike Trail

### Areas of Existing Community Resources

-  Existing Open Space
-  Private Open Space
-  Educational - Institutional
-  Floodplain



Town of Penfield



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- A. Open Space Resource Evaluations
- B. Market Study Results
- C. Fiscal Impact Analysis Results
- D. Cost of Community Services
- E. Greenprint Cost Estimate
- F. Open Space Questionnaire
- G. Listing of Properties:  
Lands of Conservation Value
- H. Environmental Assessment Form
- I. Coastal Assessment Form
- J. Implementation Manual



## Appendix A: Open Space Resource Evaluations



| Parcel | Weighted score   |                    |                    |                     |                        |                     |                  |                |                              |            |          |          | Weighted sum |
|--------|------------------|--------------------|--------------------|---------------------|------------------------|---------------------|------------------|----------------|------------------------------|------------|----------|----------|--------------|
|        | Aesthetic beauty | Agricultural value | Contiguous parcels | Cultural / historic | Recreational potential | Geological features | Wildlife habitat | Trail linkages | Vulnerability to development | Waterfront | Wetlands | Woodlots |              |
| 2784   | 27.0             | 7.0                | 18.0               | 12.0                | 5.0                    | 18.0                | 30.0             | 18.0           | 12.0                         | 7.0        | 21.0     | 24.0     | 199.0        |
| 2970   | 27.0             | 7.0                | 18.0               | 12.0                | 5.0                    | 18.0                | 30.0             | 18.0           | 12.0                         | 7.0        | 21.0     | 24.0     | 199.0        |
| 3307   | 27.0             | 7.0                | 18.0               | 12.0                | 5.0                    | 18.0                | 30.0             | 18.0           | 12.0                         | 7.0        | 21.0     | 24.0     | 199.0        |
| 3989   | 18.0             | 21.0               | 12.0               | 6.0                 | 15.0                   | 6.0                 | 30.0             | 12.0           | 18.0                         | 7.0        | 21.0     | 16.0     | 182.0        |
| 153    | 27.0             | 14.0               | 12.0               | 6.0                 | 5.0                    | 18.0                | 30.0             | 18.0           | 6.0                          | 7.0        | 21.0     | 16.0     | 180.0        |
| 312    | 27.0             | 21.0               | 12.0               | 6.0                 | 10.0                   | 12.0                | 30.0             | 6.0            | 12.0                         | 7.0        | 12.3     | 24.0     | 179.3        |
| 416    | 22.5             | 14.0               | 15.0               | 6.0                 | 10.0                   | 9.0                 | 30.0             | 12.0           | 18.0                         | 7.0        | 14.0     | 16.0     | 173.5        |
| 3495   | 27.0             | 14.0               | 12.0               | 6.0                 | 5.0                    | 6.0                 | 30.0             | 12.0           | 6.0                          | 7.0        | 21.0     | 24.0     | 170.0        |
| 9603   | 22.5             | 21.0               | 12.0               | 9.0                 | 15.0                   | 6.0                 | 20.0             | 12.0           | 18.0                         | 7.0        | 10.5     | 12.0     | 165.0        |
| 7527   | 27.0             | 17.5               | 12.0               | 8.0                 | 10.0                   | 10.0                | 21.7             | 9.0            | 16.0                         | 7.0        | 14.0     | 12.0     | 164.2        |
| 11255  | 22.5             | 21.0               | 12.0               | 6.0                 | 12.5                   | 18.0                | 20.0             | 15.0           | 15.0                         | 7.0        | 7.0      | 8.0      | 164.0        |
| 11281  | 22.5             | 21.0               | 12.0               | 6.0                 | 12.5                   | 18.0                | 20.0             | 15.0           | 15.0                         | 7.0        | 7.0      | 8.0      | 164.0        |
| 11917  | 18.0             | 10.5               | 12.0               | 6.0                 | 15.0                   | 6.0                 | 25.0             | 12.0           | 18.0                         | 7.0        | 14.0     | 20.0     | 163.5        |
| 2709   | 27.0             | 7.0                | 12.0               | 6.0                 | 5.0                    | 6.0                 | 30.0             | 12.0           | 6.0                          | 7.0        | 21.0     | 24.0     | 163.0        |
| 278    | 27.0             | 21.0               | 12.0               | 6.0                 | 15.0                   | 6.0                 | 20.0             | 12.0           | 18.0                         | 7.0        | 10.5     | 8.0      | 162.5        |
| 11445  | 18.0             | 14.0               | 18.0               | 6.0                 | 15.0                   | 12.0                | 20.0             | 18.0           | 18.0                         | 7.0        | 7.0      | 8.0      | 161.0        |
| 9803   | 22.5             | 21.0               | 12.0               | 6.0                 | 12.5                   | 12.0                | 20.0             | 12.0           | 15.0                         | 7.0        | 7.0      | 12.0     | 159.0        |
| 9114   | 22.5             | 21.0               | 12.0               | 6.0                 | 10.0                   | 18.0                | 20.0             | 12.0           | 15.0                         | 7.0        | 7.0      | 8.0      | 158.5        |
| 3122   | 27.0             | 7.0                | 12.0               | 6.0                 | 5.0                    | 6.0                 | 30.0             | 12.0           | 6.0                          | 7.0        | 14.0     | 24.0     | 156.0        |
| 2414   | 27.0             | 7.0                | 12.0               | 6.0                 | 5.0                    | 6.0                 | 30.0             | 12.0           | 6.0                          | 7.0        | 21.0     | 16.0     | 155.0        |
| 7654   | 22.5             | 21.0               | 12.0               | 6.0                 | 12.5                   | 12.0                | 20.0             | 12.0           | 15.0                         | 7.0        | 7.0      | 8.0      | 155.0        |
| 8665   | 22.5             | 21.0               | 12.0               | 6.0                 | 12.5                   | 12.0                | 20.0             | 12.0           | 15.0                         | 7.0        | 7.0      | 8.0      | 155.0        |
| 9149   | 22.5             | 21.0               | 12.0               | 6.0                 | 12.5                   | 12.0                | 20.0             | 12.0           | 15.0                         | 7.0        | 7.0      | 8.0      | 155.0        |
| 8027   | 27.0             | 14.0               | 6.0                | 6.0                 | 15.0                   | 6.0                 | 20.0             | 12.0           | 18.0                         | 7.0        | 7.0      | 16.0     | 154.0        |
| 8155   | 22.5             | 14.0               | 12.0               | 6.0                 | 5.0                    | 9.0                 | 30.0             | 6.0            | 12.0                         | 7.0        | 14.0     | 16.0     | 153.5        |
| 9169   | 22.5             | 21.0               | 12.0               | 6.0                 | 10.0                   | 12.0                | 20.0             | 12.0           | 15.0                         | 7.0        | 7.0      | 8.0      | 152.5        |
| 92     | 18.0             | 21.0               | 12.0               | 6.0                 | 10.0                   | 12.0                | 20.0             | 12.0           | 12.0                         | 7.0        | 14.0     | 8.0      | 152.0        |
| 11791  | 18.0             | 14.0               | 9.0                | 6.0                 | 12.5                   | 9.0                 | 25.0             | 12.0           | 12.0                         | 7.0        | 7.0      | 20.0     | 151.5        |
| 7249   | 22.5             | 21.0               | 12.0               | 6.0                 | 5.0                    | 15.0                | 20.0             | 12.0           | 15.0                         | 7.0        | 7.0      | 8.0      | 150.5        |
| 7398   | 22.5             | 21.0               | 12.0               | 6.0                 | 5.0                    | 15.0                | 20.0             | 12.0           | 15.0                         | 7.0        | 7.0      | 8.0      | 150.5        |
| 8296   | 18.0             | 14.0               | 12.0               | 6.0                 | 10.0                   | 6.0                 | 20.0             | 12.0           | 18.0                         | 7.0        | 11.4     | 16.0     | 150.4        |
| 112    | 21.0             | 7.0                | 12.0               | 6.0                 | 5.0                    | 12.0                | 27.5             | 10.0           | 7.5                          | 7.0        | 12.3     | 20.0     | 147.2        |
| 8970   | 18.0             | 21.0               | 6.0                | 6.0                 | 15.0                   | 6.0                 | 20.0             | 6.0            | 18.0                         | 7.0        | 7.0      | 16.0     | 146.0        |
| 215    | 18.0             | 14.0               | 12.0               | 6.0                 | 15.0                   | 6.0                 | 20.0             | 12.0           | 18.0                         | 7.0        | 7.0      | 8.0      | 143.0        |
| 541    | 27.0             | 14.0               | 6.0                | 6.0                 | 5.0                    | 12.0                | 30.0             | 6.0            | 12.0                         | 7.0        | 8.8      | 8.0      | 141.8        |
| 2159   | 18.0             | 21.0               | 6.0                | 6.0                 | 15.0                   | 6.0                 | 20.0             | 6.0            | 18.0                         | 7.0        | 7.0      | 8.0      | 138.0        |
| 182    | 9.0              | 14.0               | 12.0               | 6.0                 | 10.0                   | 6.0                 | 25.0             | 6.0            | 18.0                         | 7.0        | 7.0      | 16.0     | 136.0        |
| 5970   | 9.0              | 7.0                | 12.0               | 6.0                 | 10.0                   | 6.0                 | 20.0             | 18.0           | 18.0                         | 7.0        | 14.0     | 8.0      | 135.0        |
| 1625   | 18.0             | 14.0               | 6.0                | 6.0                 | 15.0                   | 6.0                 | 20.0             | 6.0            | 12.0                         | 7.0        | 14.0     | 8.0      | 132.0        |
| 8455   | 13.5             | 10.5               | 12.0               | 6.0                 | 12.5                   | 6.0                 | 20.0             | 15.0           | 12.0                         | 7.0        | 7.0      | 8.0      | 129.5        |
| 550    | 18.0             | 21.0               | 6.0                | 6.0                 | 15.0                   | 6.0                 | 10.0             | 6.0            | 18.0                         | 7.0        | 7.0      | 8.0      | 128.0        |
| 546    | 0.0              | 0.0                | 0.0                | 0.0                 | 0.0                    | 0.0                 | 0.0              | 0.0            | 0.0                          | 0.0        | 0.0      | 0.0      | 0.0          |
| 1872   | 27.0             | 14.0               | 18.0               | 6.0                 | 10.0                   | 9.0                 | 30.0             | 18.0           | 18.0                         | 7.0        | 14.0     | 20.0     | 191.0        |
| 64     | 24.8             | 12.3               | 10.5               | 7.5                 | 11.3                   | 16.5                | 30.0             | 8.0            | 18.0                         | 21.0       | 12.3     | 19.0     | 191.0        |
| 95     | 24.8             | 12.3               | 10.5               | 7.5                 | 11.3                   | 16.5                | 30.0             | 8.0            | 16.5                         | 21.0       | 8.8      | 18.0     | 185.0        |
| 2790   | 27.0             | 7.0                | 6.0                | 6.0                 | 15.0                   | 12.0                | 30.0             | 18.0           | 18.0                         | 7.0        | 14.0     | 24.0     | 184.0        |
| 2980   | 22.5             | 7.0                | 18.0               | 18.0                | 10.0                   | 9.0                 | 30.0             | 12.0           | 15.0                         | 7.0        | 14.0     | 20.0     | 182.5        |
| 1987   | 27.0             | 7.0                | 18.0               | 6.0                 | 10.0                   | 9.0                 | 30.0             | 18.0           | 15.0                         | 7.0        | 14.0     | 20.0     | 181.0        |
| 967    | 27.0             | 7.0                | 15.0               | 6.0                 | 10.0                   | 15.0                | 30.0             | 18.0           | 12.0                         | 7.0        | 7.0      | 24.0     | 178.0        |
| 128    | 24.8             | 8.8                | 10.5               | 7.5                 | 6.3                    | 15.0                | 27.5             | 18.0           | 12.0                         | 7.0        | 15.8     | 22.0     | 175.0        |

| Parcel | Weighted score   |                    |                    |                     |                        |                     |                  |                |                              |            |          |          |              |
|--------|------------------|--------------------|--------------------|---------------------|------------------------|---------------------|------------------|----------------|------------------------------|------------|----------|----------|--------------|
|        | Aesthetic beauty | Agricultural value | Contiguous parcels | Cultural / historic | Recreational potential | Geological features | Wildlife habitat | Trail linkages | Vulnerability to development | Waterfront | Wetlands | Woodlots | Weighted sum |
| 10060  | 27.0             | 7.0                | 6.0                | 6.0                 | 5.0                    | 18.0                | 30.0             | 12.0           | 12.0                         | 21.0       | 7.0      | 24.0     | 175.0        |
| 9126   | 21.0             | 18.7               | 12.0               | 6.0                 | 11.7                   | 10.0                | 26.7             | 9.0            | 16.0                         | 7.0        | 14.0     | 21.3     | 173.3        |
| 1888   | 22.5             | 7.0                | 15.0               | 6.0                 | 10.0                   | 12.0                | 30.0             | 18.0           | 15.0                         | 7.0        | 10.5     | 20.0     | 173.0        |
| 96     | 24.8             | 20.1               | 13.5               | 7.5                 | 12.5                   | 9.0                 | 25.0             | 10.0           | 16.5                         | 7.0        | 12.3     | 14.0     | 172.1        |
| 185    | 18.0             | 10.5               | 12.0               | 6.0                 | 6.3                    | 12.0                | 30.0             | 18.0           | 12.0                         | 7.0        | 15.8     | 24.0     | 171.5        |
| 1728   | 22.5             | 17.5               | 15.0               | 6.0                 | 12.5                   | 9.0                 | 30.0             | 18.0           | 18.0                         | 7.0        | 7.0      | 8.0      | 170.5        |
| 548    | 18.0             | 7.0                | 18.0               | 12.0                | 10.0                   | 6.0                 | 30.0             | 18.0           | 15.0                         | 7.0        | 7.0      | 20.0     | 168.0        |
| 12418  | 20.3             | 21.0               | 15.0               | 6.0                 | 10.0                   | 7.5                 | 25.0             | 12.0           | 15.0                         | 7.0        | 8.8      | 20.0     | 167.5        |
| 1633   | 21.0             | 21.0               | 14.0               | 6.0                 | 13.3                   | 10.0                | 18.3             | 13.5           | 17.0                         | 7.0        | 11.7     | 14.7     | 167.5        |
| 658    | 22.5             | 17.5               | 15.0               | 9.0                 | 10.0                   | 6.0                 | 25.0             | 18.0           | 18.0                         | 7.0        | 7.0      | 12.0     | 167.0        |
| 377    | 19.1             | 19.3               | 12.8               | 7.5                 | 12.5                   | 6.0                 | 23.8             | 18.0           | 17.3                         | 7.0        | 10.5     | 11.0     | 164.6        |
| 11243  | 20.3             | 15.8               | 15.0               | 6.0                 | 7.5                    | 9.0                 | 25.0             | 18.0           | 15.0                         | 7.0        | 7.0      | 18.0     | 163.5        |
| 99999  | 18.0             | 7.0                | 18.0               | 6.0                 | 5.0                    | 6.0                 | 30.0             | 18.0           | 18.0                         | 7.0        | 14.0     | 16.0     | 163.0        |
| 610    | 18.0             | 10.5               | 15.0               | 6.0                 | 10.0                   | 9.0                 | 30.0             | 18.0           | 15.0                         | 7.0        | 7.0      | 16.0     | 161.5        |
| 3876   | 21.4             | 14.0               | 12.0               | 6.0                 | 10.0                   | 9.0                 | 26.3             | 10.0           | 15.0                         | 7.0        | 9.6      | 19.0     | 159.3        |
| 121    | 18.0             | 12.8               | 14.0               | 6.0                 | 8.3                    | 9.0                 | 26.7             | 18.0           | 12.0                         | 7.0        | 9.3      | 16.0     | 157.2        |
| 11303  | 12.0             | 17.5               | 12.0               | 8.0                 | 11.7                   | 12.0                | 20.0             | 12.0           | 14.0                         | 7.0        | 14.0     | 16.0     | 156.2        |
| 3582   | 18.0             | 10.5               | 6.0                | 12.0                | 7.5                    | 9.0                 | 30.0             | 18.0           | 15.0                         | 7.0        | 7.0      | 16.0     | 156.0        |
| 7864   | 18.0             | 7.0                | 16.0               | 6.0                 | 11.7                   | 6.0                 | 20.0             | 15.0           | 16.0                         | 7.0        | 11.7     | 21.3     | 155.7        |
| 8909   | 19.5             | 14.0               | 12.0               | 6.0                 | 10.0                   | 7.0                 | 25.0             | 9.0            | 11.0                         | 7.0        | 12.8     | 21.3     | 154.7        |
| 7885   | 18.0             | 10.5               | 15.0               | 6.0                 | 7.5                    | 6.0                 | 20.0             | 18.0           | 15.0                         | 7.0        | 14.0     | 16.0     | 153.0        |
| 454    | 19.1             | 19.3               | 12.0               | 7.5                 | 12.5                   | 6.0                 | 23.8             | 8.0            | 17.3                         | 7.0        | 9.6      | 11.0     | 153.0        |
| 1921   | 18.0             | 21.0               | 12.0               | 7.5                 | 13.8                   | 7.5                 | 17.5             | 11.0           | 17.3                         | 7.0        | 7.0      | 12.0     | 151.5        |
| 6376   | 18.0             | 7.0                | 12.0               | 6.0                 | 5.0                    | 6.0                 | 30.0             | 12.0           | 18.0                         | 7.0        | 14.0     | 16.0     | 151.0        |
| 342    | 15.8             | 14.0               | 12.0               | 6.0                 | 8.8                    | 9.0                 | 25.0             | 18.0           | 10.5                         | 7.0        | 10.5     | 14.0     | 150.5        |
| 1997   | 20.3             | 12.3               | 12.0               | 6.0                 | 10.0                   | 6.0                 | 26.3             | 10.0           | 13.5                         | 7.0        | 8.8      | 18.0     | 150.0        |
| 4156   | 18.0             | 21.0               | 6.0                | 18.0                | 15.0                   | 6.0                 | 20.0             | 6.0            | 18.0                         | 7.0        | 7.0      | 8.0      | 150.0        |
| 1356   | 13.5             | 10.5               | 15.0               | 6.0                 | 7.5                    | 6.0                 | 30.0             | 15.0           | 15.0                         | 7.0        | 7.0      | 16.0     | 148.5        |
| 1791   | 13.5             | 10.5               | 15.0               | 6.0                 | 7.5                    | 6.0                 | 30.0             | 15.0           | 15.0                         | 7.0        | 7.0      | 16.0     | 148.5        |
| 5889   | 18.0             | 10.5               | 9.0                | 6.0                 | 10.0                   | 6.0                 | 27.5             | 6.0            | 18.0                         | 7.0        | 10.5     | 20.0     | 148.5        |
| 355    | 18.0             | 17.5               | 12.0               | 6.0                 | 11.3                   | 7.5                 | 20.0             | 10.0           | 15.0                         | 7.0        | 7.0      | 16.0     | 147.3        |
| 6567   | 18.0             | 10.5               | 15.0               | 6.0                 | 7.5                    | 6.0                 | 20.0             | 12.0           | 15.0                         | 7.0        | 14.0     | 16.0     | 147.0        |
| 7187   | 18.0             | 7.0                | 6.0                | 6.0                 | 10.0                   | 6.0                 | 27.5             | 6.0            | 18.0                         | 7.0        | 10.5     | 24.0     | 146.0        |
| 21     | 18.0             | 7.0                | 8.0                | 6.0                 | 6.7                    | 10.0                | 26.7             | 8.0            | 12.0                         | 16.6       | 8.8      | 17.3     | 145.0        |
| 161    | 18.0             | 21.0               | 18.0               | 6.0                 | 10.0                   | 6.0                 | 20.0             | 18.0           | 6.0                          | 7.0        | 7.0      | 8.0      | 145.0        |
| 165    | 18.0             | 21.0               | 18.0               | 6.0                 | 10.0                   | 6.0                 | 20.0             | 18.0           | 6.0                          | 7.0        | 7.0      | 8.0      | 145.0        |
| 3186   | 18.0             | 7.0                | 12.0               | 6.0                 | 10.0                   | 6.0                 | 30.0             | 12.0           | 18.0                         | 7.0        | 7.0      | 12.0     | 145.0        |
| 68     | 18.0             | 7.0                | 6.0                | 6.0                 | 10.0                   | 6.0                 | 20.0             | 12.0           | 12.0                         | 21.0       | 7.0      | 16.0     | 141.0        |
| 889    | 21.0             | 9.3                | 12.0               | 6.0                 | 8.3                    | 6.0                 | 26.7             | 9.0            | 10.0                         | 7.0        | 7.0      | 18.7     | 141.0        |
| 8968   | 18.0             | 21.0               | 6.0                | 6.0                 | 10.0                   | 6.0                 | 20.0             | 12.0           | 18.0                         | 7.0        | 7.0      | 8.0      | 139.0        |
| 1681   | 15.8             | 21.0               | 12.0               | 6.0                 | 13.8                   | 6.0                 | 15.0             | 10.0           | 17.3                         | 7.0        | 7.0      | 8.0      | 138.8        |
| 3823   | 13.5             | 19.3               | 6.0                | 6.0                 | 10.0                   | 6.0                 | 20.0             | 6.0            | 18.0                         | 7.0        | 10.5     | 16.0     | 138.3        |
| 1623   | 18.0             | 21.0               | 6.0                | 6.0                 | 15.0                   | 6.0                 | 20.0             | 6.0            | 18.0                         | 7.0        | 7.0      | 8.0      | 138.0        |
| 31     | 15.8             | 8.8                | 9.0                | 6.0                 | 7.5                    | 6.0                 | 27.5             | 8.0            | 13.5                         | 8.8        | 7.0      | 20.0     | 137.7        |
| 2188   | 15.8             | 21.0               | 12.0               | 6.0                 | 12.5                   | 6.0                 | 15.0             | 10.0           | 15.8                         | 7.0        | 7.0      | 8.0      | 136.0        |
| 36     | 18.0             | 7.0                | 12.0               | 6.0                 | 5.0                    | 6.0                 | 30.0             | 12.0           | 6.0                          | 7.0        | 14.0     | 12.0     | 135.0        |
| 877    | 16.9             | 10.5               | 9.0                | 6.0                 | 8.8                    | 9.8                 | 25.0             | 8.0            | 13.5                         | 7.0        | 7.0      | 13.0     | 134.4        |

Town of Webster - Parcels 18 Acres and Larger

| ID No. | Tax Account Number         | Parcel Street Number | Parcel Street Address | Acres  | Property Class Code | Owner Name                |
|--------|----------------------------|----------------------|-----------------------|--------|---------------------|---------------------------|
| 112    | 26548905002000010500000000 |                      | LAKE RD               | 18.11  | 322                 | ECKLER RONALD & HARRIET   |
| 153    | 26548905002000010220000000 | 152                  | SALT RD               | 29.6   | 240                 | STADT RUTH                |
| 182    | 26548905001000010470000000 |                      | LAKE RD               | 40.9   | 320                 | DANGLER CHAS G JR & WF    |
| 215    | 26548905002000010470000000 | 190                  | PHILLIPS RD           | 46.7   | 312                 | CASE GERARD R JR AS       |
| 312    | 26548905101000010230000000 | 231                  | TOWN LINE RD          | 61.5   | 120                 | GERRITZ PETER A &         |
| 416    | 26548905001000010050000000 | 264                  | BURNETT RD            | 23.3   | 240                 | SIMS JAMES R JR & WF      |
| 550    | 26548905101000010481100000 | 1780                 | WOODARD RD            | 44.1   | 240                 | BISCHOPING ANTHONY & WF   |
| 1625   | 26548905103000010461110000 |                      | TOWN LINE RD          | 46     | 322                 | LABARBERA GUISEPPE &      |
| 2159   | 26548906502000010020000000 | 490                  | PHILLIPS RD           | 50.95  | 240                 | SCHREINER KENNETH SR.     |
| 2188   | 26548906502000010020000000 | 490                  | PHILLIPS RD           | 50.95  | 240                 | SCHREINER KENNETH SR.     |
| 2414   | 26548906601000010830000000 |                      | SCHLEGEL RD           | 19.3   | 311                 | PELLITTIERI DOREEN &      |
| 2709   | 26548906601000010640000000 | 549                  | TOWN LINE RD          | 27.1   | 320                 | GROSS ANTONIO & ROSEMARIE |
| 2784   | 26548906307000020440000000 | 540                  | WAHLMONT DR           | 18     | 240                 | WAHL ROBERT A             |
| 2790   | 26548906307000020440000000 | 540                  | WAHLMONT DR           | 18     | 240                 | WAHL ROBERT A             |
| 2983   | 26548906601000010640000000 | 549                  | TOWN LINE RD          | 27.1   | 320                 | GROSS ANTONIO & ROSEMARIE |
| 3122   | 26548906601000010660000000 | 581                  | TOWN LINE RD          | 31.3   | 240                 | LAVOIE FERNAND A          |
| 3296   | 26548906601000010730000000 |                      | BASKET RD             | 19.6   | 320                 | LARKIN MARY C             |
| 3307   | 26548906302000010201000000 | 566                  | DRUMM RD              | 20.18  | 240                 | KOZA GAIL A               |
| 3495   | 26548906601000020080000000 | 590                  | SALT RD               | 33     | 240                 | MILLER JOHN & ALEX        |
| 3876   | 26548906603000010181000000 |                      | BASKET RD             | 30.38  | 340                 | THURSTON LEWIS R          |
| 3989   | 26548906603000010281000000 |                      | ROUTE 104             | 85.5   | 105                 | BEH GORDON                |
| 4373   | 26548906419000020251000000 | 999999               | WEBSTER NY            | 39.69  | 380                 | ROCHESTER GAS & ELECT     |
| 4865   | 26548906419000020251000000 | 999999               | WEBSTER NY            | 39.69  | 380                 | ROCHESTER GAS & ELECT     |
| 5816   | 26548906419000020251000000 | 999999               | WEBSTER NY            | 39.69  | 380                 | ROCHESTER GAS & ELECT     |
| 5970   | 26548906419000020201000000 |                      | HARD RD               | 37.31  | 340                 | WEBSTER WOODS ASSOCIATES  |
| 7249   | 26548908101000010211000000 | 1763                 | RIDGE RD              | 40.8   | 240                 | TURRILL FRANK E & JANE    |
| 7258   | 26548906419000020251000000 | 999999               | WEBSTER NY            | 39.69  | 380                 | ROCHESTER GAS & ELECT     |
| 7398   | 26548908101000010180000000 | 1717                 | RIDGE RD              | 53.2   | 112                 | SCHREIBER ADAM EST        |
| 7527   | 26548908101000010170000000 | 1707                 | RIDGE RD              | 53.3   | 120                 | SCHREIBER PAUL P          |
| 8027   | 26548907807000010190000000 |                      | MAPLE DR              | 19.2   | 311                 | SCHLONSKI THOMAS J & WF   |
| 8155   | 26548908002000020260000000 | 1561                 | RIDGE RD              | 23.1   | 311                 | WILBERT G PETER & ELLYN   |
| 8455   | 26548908002000020520000000 |                      | RIDGE RD              | 41.05  | 311                 | PALERMO TIMOTHY &         |
| 8665   | 26548908101000010160000000 |                      | SALT RD               | 38.44  | 120                 | SCHREIBER ELIZABETH       |
| 8970   | 26548907909000010371000000 | 959                  | FIVE MILE LINE RD     | 18.16  | 240                 | KUNZ JAMES R              |
| 9114   | 26548908103000010100000000 |                      | STATE RD              | 102.55 | 120                 | SCHREIBER PAUL P          |
| 9169   | 26548908103000010010000000 |                      | SALT RD               | 39.8   | 120                 | SCHREIBER PAUL P          |
| 9603   | 26548908004000010032100000 |                      | SALT RD               | 47.21  | 322                 | SCHREIBER MARK & DEAN     |
| 9803   | 26548908103000010040000000 |                      | SALT RD               | 76.5   | 120                 | SCHREIBER PAUL P          |
| 11255  | 26548908103000010191000000 |                      | STATE RD              | 81.9   | 320                 | KUBRICH CATHERINE E       |
| 11281  | 26548908103000010200000000 | 1785                 | STATE RD              | 70.2   | 240                 | KUBRICH JAMES R           |
| 11445  | 26548908017000030040000000 | 1216                 | STATE RD              | 59.29  | 120                 | FARRELL MICHAEL           |
| 11791  | 26548908103000010251100000 |                      | SALT RD               | 37.1   | 322                 | WILBERT RONALD & PETER    |
| 11917  | 26548909501000020011000000 |                      | STATE RD              | 31.47  | 322                 | EVANS ROBERT & PATRICIA   |
| 21     | 26548903703000010021110000 | 1668                 | LAKE RD               | 27.89  | 313                 | HANNA THOMAS A            |
| 64     | 26548903603000010081000000 |                      | LAKE RD               | 88.7   | 313                 | HEGEDORN ASSOCIATES       |
| 95     | 26548903603000010012000000 |                      | LAKE RD               | 31.95  | 260                 | HEGEDORN BRUCE C          |
| 161    | 26548905001000010551000000 | 1333                 | LAKE RD               | 20     | 240                 | RIEDEL J SCOTT & CHRISTIE |
| 165    | 26548905001000010571000000 |                      | LAKE RD               | 22.04  | 320                 | RIEDEL CARL & JOAN        |
| 355    | 26548905002000010382000000 | 230                  | SALT RD               | 35.43  | 105                 | SCHWENZER NANCY           |
| 377    | 26548905002000010400000000 | 256                  | PHILLIPS RD           | 50.7   | 240                 | STRUCK FREDERICK W        |
| 541    | 26548905101000010320000000 |                      | WOODARD RD            | 48.9   | 312                 | PITTS JOHN & WF           |
| 546    | 26548905101000010481100000 | 1780                 | WOODARD RD            | 44.1   | 240                 | BISCHOPING ANTHONY & WF   |
| 548    | 26548904903000010250000000 |                      | LAKE RD               | 20.3   | 320                 | HALE WB II & PATRICIA F   |
| 610    | 26548904903000010230000000 | 885                  | LAKE RD               | 74.5   | 311                 | GOSNELL THOMAS & GEORGIA  |
| 658    | 26548904903000010171000000 | 833                  | LAKE RD               | 62.2   | 240                 | CINQUEFOIL CORPORATION    |
| 877    | 26548905103000010361110000 | 371                  | TOWN LINE RD          | 20.67  | 120                 | LIVUSH ALAN & SUSAN M     |
| 889    | 26548905103000010320000000 | 1823                 | WOODARD RD            | 29.2   | 320                 | PLANTE EDW T & WF         |
| 967    | 26548904903000010010000000 |                      | LAKE RD               | 69.4   | 320                 | GOSNELL THOMAS & GEORGIA  |
| 1356   | 26548904903000010240000000 | 403                  | WHITING RD            | 18.9   | 312                 | GOSNELL THOMAS & GEORGIA  |
| 1389   | 26548904903000010120000000 |                      | PELLETT RD            | 22.9   | 311                 | GOSNELL THOMAS & GEORGIA  |
| 1728   | 26548906302000010011000000 |                      | BAKER RD              | 58.11  | 322                 | BARCLAY CAPITAL INC       |
| 1791   | 26548906401000010450000000 | 515                  | WHITING RD            | 117.5  | 240                 | HALE WB II & PATRICIA F   |
| 1872   | 26548906402000010120000000 |                      | SHOEMAKER RD          | 76.8   | 320                 | DE BRINE JAMES & DONALD   |
| 1888   | 26548904903000010030000000 |                      | PELLETT RD            | 35.9   | 311                 | GOSNELL THOMAS & GEORGIA  |

Town of Webster - Parcels 18 Acres and Larger

| ID No. | Tax Account Number         | Parcel Street Number | Parcel Street Address | Acres  | Property Class Code | Owner Name                |
|--------|----------------------------|----------------------|-----------------------|--------|---------------------|---------------------------|
| 2295   | 26548906401000010170000000 |                      | HERMAN RD             | 28.7   | 311                 | WOOD GARY E               |
| 2980   | 26548906302000010270000000 | 595                  | DRUMM RD              | 26.88  | 240                 | STONE JOE T & WF          |
| 3582   | 26548906401000020190000000 | 589                  | VAN ALSTYNE RD        | 20.9   | 240                 | BARTUSEK KEVIN            |
| 3823   | 26548906412000010900000000 | 623                  | HOLT RD               | 43.3   | 240                 | MAIER NORMAN A            |
| 7187   | 26548907807000010010000000 |                      | BAY RD                | 30     | 311                 | TAUSCH HAROLD W           |
| 8968   | 26548907909000010372000000 |                      | CARDILE DR            | 18.2   | 311                 | KUNZ FREDERICK            |
| 9126   | 26548908103000010121000000 |                      | STATE RD              | 84.7   | 100                 | BRADSTREET JACK & JOYCE   |
| 11243  | 26548908103000010181100000 |                      | STATE RD              | 27.82  | 311                 | ANDERS CAMERON F          |
| 12418  | 26548909601000010011110000 |                      | TOWN LINE RD          | 29.46  | 320                 | STUMPF ANTHONY & DORIS    |
| 31     | 26548903703000010360000000 |                      | LAKE RD               | 21.8   | 311                 | HARRIS CORNELIA           |
| 68     | 26548903604000010040000000 | 1516                 | LAKE RD               | 20.6   | 280                 | SMITH DRAKE               |
| 92     | 26548903604000010260000000 | 1671                 | LAKE RD               | 30     | 240                 | SMITH WILLIAM M           |
| 121    | 26548905101000010010000000 | 151                  | BASKET RD             | 48.3   | 240                 | MARTIN ANASTASIA L        |
| 128    | 26548905002000010070000000 |                      | LAKE RD               | 26.54  | 320                 | FINLEY ROBERT             |
| 185    | 26548905002000010111000000 |                      | SALT RD               | 23.66  | 311                 | YAEGER WILFRED C &        |
| 278    | 26548905002000010231000000 |                      | SALT RD               | 35.43  | 105                 | SMITH WILLIAM M & MARTHA  |
| 342    | 26548905002000010381110000 | 235                  | SALT RD               | 37.7   | 240                 | MORLEY ROBERT             |
| 454    | 26548905002000010391000000 | 280                  | PHILLIPS RD           | 52.92  | 240                 | BRUCKER CARL F & WF       |
| 1997   | 26548906601000010480000000 | 479                  | TOWN LINE RD          | 19.9   | 240                 | PETRAGLIA DAVID & KARLA   |
| 2430   | 26548906401000010050000000 | 492                  | DRUMM RD              | 18.2   | 240                 | KELLETT EDWARD ROBERT JR  |
| 2569   | 26548906401000010540000000 | 920                  | SHOEMAKER RD          | 22.7   | 240                 | PROULX DOROTHY            |
| 3186   | 26548906601000020122000000 |                      | SALT RD               | 20.04  | 320                 | KRASUCKI DOUGLAS & VOGEL  |
| 5889   | 26548906319000010030000000 | 714                  | BAY RD                | 34.1   | 170                 | FENICCHIA LINDA           |
| 6567   | 26548907908000010120000000 |                      | HOLT RD               | 41.5   | 340                 | MARTIN JOHN H             |
| 7560   | 26548907807000010040000000 |                      | MAPLE DR              | 19.59  | 311                 | MISSEL DAVID & JAMES &    |
| 7654   | 26548908101000010130000000 | 1629                 | RIDGE RD              | 69.3   | 120                 | PINKNEY ROBERT            |
| 7864   | 26540108005000010570000000 |                      | KITTELBERGER PK       | 25.66  | 340                 | PAPPALARDO FRANK D & WF   |
| 7885   | 26548907908000010140000000 |                      | RIDGE RD              | 40     | 311                 | JERROLD MORGULAS ESQ      |
| 8909   | 26548908002000020511100000 |                      | SALT RD               | 20.7   | 311                 | VAN APELDOORN JOHN &      |
| 9149   | 26548908103000010050000000 | 1714                 | STATE RD              | 89.3   | 120                 | BECHTOLD ROBERT M         |
| 11303  | 26548908103000010231000000 | 1659                 | STATE RD              | 80     | 120                 | BECHTOLD JEAN             |
| 96     | 26548903703000010490000000 |                      | TOWN LINE RD          | 136.8  | 105                 | WINDMILL FARMS            |
| 1633   | 26548905004000010735000000 |                      | PHILLIPS RD           | 67.3   | 170                 | MAIER MICHAEL & JOSEPH R  |
| 1681   | 26548905003000020161000000 | 445                  | PHILLIPS RD           | 32.4   | 105                 | MAIER MICHAEL & JOSEPH R  |
| 1921   | 26548906502000010010000000 | 474                  | PHILLIPS RD           | 40     | 120                 | MAIER MICHAEL & JOSEPH R  |
| 326    | 26548904902000010121000000 | 1100                 | LAKE RD               | 243.71 | 962                 | COUNTY OF MONROE WEB PK   |
| 327    | 26548904902000010121000000 | 1100                 | LAKE RD               | 243.71 | 962                 | COUNTY OF MONROE WEB PK   |
| 365    | 26548904902000010121000000 | 1100                 | LAKE RD               | 243.71 | 962                 | COUNTY OF MONROE WEB PK   |
| 431    | 26548904904000010010000000 | 1009                 | LAKE RD               | 255.6  | 962                 | COUNTY OF MONROE          |
| 525    | 26548904903000010260000000 | 927                  | LAKE RD               | 20     | 962                 | COUNTY OF MONROE PARKS    |
| 1266   | 26548905103000010500000000 | 1700                 | SCHLEGEL RD           | 84.3   | 590                 | TOWN OF WEBSTER           |
| 6180   | 26548906603000010061140000 |                      | BASKET RD             | 20.51  | 330                 | BOULTER WILLIAM G         |
| 8052   | 26548907808000010201000000 |                      | MAPLE DR              | 19.6   | 312                 | MAHANEY MARK A &          |
| 8843   | 26548907911000010100000000 | 1008                 | RIDGE RD              | 38.1   | 963                 | TOWN OF WEBSTER           |
| 12322  | 26548909308000010020000000 | 2130                 | EMPIRE BLVD           | 62.6   | 963                 | TOWN OF WEBSTER           |
| 979    | 26548905004000010691110000 | 350                  | SALT RD               | 31.52  | 552                 | RIEFLIN EDWARD & MURPHY   |
| 1021   | 26548905003000010240000000 | 345                  | WEBSTER RD            | 18.4   | 695                 | WEBSTER UNION CEMETERY    |
| 1092   | 26548905004000010721100000 | 415                  | SALT RD               | 84.7   | 552                 | RIEFLIN                   |
| 1326   | 26548905004000010701100000 | 440                  | SALT RD               | 58.48  | 552                 | RIEFLIN EDWARD & MURPHY   |
| 1865   | 26548904903000010110000000 | 760                  | SHANGRI LA LANE       | 22.6   | 632                 | KIWANIS CLUB OF WE INC    |
| 1885   | 26548906601000010010000000 |                      | SALT RD               | 34.3   | 330                 | RIEFLIN EDWARD &          |
| 1898   | 26548906502000010330000000 |                      | SALT RD               | 18     | 320                 | RIEFLIN EDWARD & MURPHY   |
| 1910   | 26548906502000010240000000 | 1548                 | SCHLEGEL RD           | 21.3   | 612                 | WEBSTER CENTRAL SCH DIST  |
| 4766   | 26548906416000020150000000 | 675                  | HOLT RD               | 19.2   | 620                 | WEBSTER BIBLE CHURCH      |
| 4783   | 26548906415000020300000000 | 1015                 | KLEM RD               | 24.8   | 612                 | WEBSTER CENTRAL SCHL DIST |
| 7862   | 26548908002000010281000000 | 1460                 | RIDGE RD              | 24.45  | 620                 | HOLY TRINITY CHURCH       |
| 9904   | 26548907915000010161110000 | 991                  | RIDGE RD              | 29.99  | 280                 | CAMP SMILE                |
| 9918   | 26540108013000010880000000 | 119                  | SOUTH AVE             | 29.16  | 612                 | SCHOOL DIST NO 1          |
| 9963   | 26548907815000010171000000 | 1008                 | MAPLE DR              | 22.4   | 620                 | ST RITA'S CHURCH          |
| 10060  | 26548907814000010510000000 | 979                  | BAY RD                | 37.9   | 632                 | DAMASCUS TEMPLE           |
| 10533  | 26548907918000010310000000 | 875                  | RIDGE RD              | 53.9   | 612                 | WEBSTER CENTRAL SCHL DIST |
| 11806  | 26548908004000010220000000 | 1401                 | STATE RD              | 20     | 612                 | WEBSTER CENTRAL SCH DIST  |
| 35     | 26548903703000010150000000 | 1720                 | LAKE RD               | 27.4   | 330                 | MONROE CO WATER AUTHORITY |
| 36     | 26548903703000010150000000 | 1720                 | LAKE RD               | 27.4   | 330                 | MONROE CO WATER AUTHORITY |

# Town of Webster - Parcels 18 Acres and Larger

| ID No. | Tax Account Number         | Parcel Street Number | Parcel Street Address | Acres    | Property Class Code | Owner Name                |
|--------|----------------------------|----------------------|-----------------------|----------|---------------------|---------------------------|
| 300    | 26548905002000010420000000 | 226                  | PHILLIPS RD           | 37.7     | 853                 | TOWN OF WEBSTER           |
| 3182   | 26548906601000020070000000 |                      | BASKET RD             | 33.6     | 340                 | MONROE COUNTY WATER       |
| 7017   | 26548907907000010100000000 | 1005                 | PICTURE PKWY          | 19.6     | 651                 | TOWN OF WEBSTER           |
| 7445   | 26548907906000010290000000 | 800                  | FIVE MILE LINE RD     | 40       | 612                 | CENTRAL SCHOOL DIST 1 WEB |
| 7647   | 2654890780500001049100WEB  | 831                  | DE WITT RD            | 45.43    | 822                 | WEBSTER VILLAGE WATER WKS |
| 9327   | 26548908013000020160000000 | 1213                 | RIDGE RD              | 23.97    | 662                 | WEBSTER FIRE DEPT         |
| 9438   | 26548908013000020171100000 | 985                  | EBNER DR              | 32.23    | 652                 | TOWN OF WEBSTER           |
| 1666   | 26548905003000010331000000 |                      | WEBSTER RD            | 43.86    | 311                 | HG BUILDERS               |
| 1909   | 26548905003000010680000000 |                      | WEBSTER RD            | 29.09    | 311                 | HG BUILDERS               |
| 2079   | 26548905003000010320000000 |                      | WEBSTER RD            | 20.1     | 312                 | HG BUILDERS               |
| 2560   | 26548906502000010400000000 | 737                  | PHILLIPS RD           | 496.1    | 710                 | XEROX CORPORATION         |
| 2654   | 26548906501000010300000000 |                      | WEBSTER RD            | 31.5     | 320                 | FARASH                    |
| 2894   | 26548906601000020140000000 |                      | SALT RD               | 19.6     | 320                 | DOMUS HOMES INC           |
| 2971   | 26548906502000010430000000 |                      | PHILLIPS RD           | 47.9     | 700                 | XEROX CORPORATION         |
| 3453   | 26548906401000020650000000 |                      | WHITING RD            | 39.4     | 321                 | BARRY S BARONE CONST.CORP |
| 3652   | 26548906403000010010000000 | 694                  | KLEM RD               | 19.5     | 240                 | HEMBROOK GORDON R         |
| 3921   | 26548906403000010010000000 | 694                  | KLEM RD               | 19.5     | 240                 | HEMBROOK GORDON R         |
| 3967   | 26548906603000010092000000 | 610                  | SALT RD               | 22.48    | 449                 | COUNTY OF MONROE          |
| 4202   | 26548906603000010050000000 | 640                  | SALT RD               | 61.17    | 320                 | XEROX CORPORATION         |
| 4257   | 26548906603000010070000000 | 655                  | BASKET RD             | 22.4     | 447                 | BOULTER WILLIAM G         |
| 4518   | 26548906502000010400000000 | 737                  | PHILLIPS RD           | 496.1    | 710                 | XEROX CORPORATION         |
| 4652   | 26540106519000010010000000 | 800                  | PHILLIPS RD           | 456.07   | 710                 | XEROX CORPORATION         |
| 4684   | 26548906603000010061130000 | 675                  | BASKET RD             | 18       | 464                 | MONROE COUNTY INDUSTRIAL  |
| 4887   | 26548906414000010200000000 | 859                  | KLEM RD               | 20.7     | 473                 | GALLAGHER WILLIAM J & WF  |
| 5214   | 26548906603000010061110000 |                      | BOULTER IND PKWY      | 54.37    | 105                 | BOULTER WILLIAM G.        |
| 5601   | 26548906603000010061130000 | 675                  | BASKET RD             | 18       | 464                 | MONROE COUNTY INDUSTRIAL  |
| 5937   | 26548906320000010181000000 |                      | GRAVEL RD             | 20.6     | 312                 | SIRAGUSA PHILIP           |
| 6371   | 26548906517000010021000000 |                      | WATERBROOK CROSSING   | 31.99    | 330                 | RANDSHIRE BUILDING CORP   |
| 6376   | 26548906517000010021000000 |                      | WATERBROOK CROSSING   | 31.99    | 330                 | RANDSHIRE BUILDING CORP   |
| 6761   | 26540106519000010010000000 | 800                  | PHILLIPS RD           | 456.07   | 710                 | XEROX CORPORATION         |
| 6890   | 26548907908000010130000000 | 799                  | HOLT RD               | 24.2     | 485                 | WEBSTER LUMBER COMPANY    |
| 6989   | 26548908101000010291100000 |                      | RIDGE RD              | 63.3     | 105                 | T&L DEVELOPMENT CO        |
| 7371   | 26548908101000010451100000 |                      | RIDGE RD              | 27.64    | 322                 | T&L DEVELOPMENT CO        |
| 7686   | 26540106519000010010000000 | 800                  | PHILLIPS RD           | 456.07   | 710                 | XEROX CORPORATION         |
| 8074   | 26540108005000010570000000 |                      | KITTELBERGER PK       | 25.66    | 340                 | PAPPALARDO FRANK D & WF   |
| 8158   | 26548907911000010090000000 |                      | HARD RD               | 19.7     | 340                 | 1022 LAND DEVELPOMENT     |
| 8494   | 26548907911000010090000000 |                      | HARD RD               | 19.7     | 340                 | 1022 LAND DEVELPOMENT     |
| 8578   | 26548907809000010341100000 |                      | DE WITT RD            | 23.2     | 311                 | KLEINHENZ & BIRCHER INC   |
| 8668   | 26548908009000030010000000 | 1172                 | RIDGE RD              | 25.42    | 220                 | RIDGE ROAD DEVELOPMENT    |
| 8748   | 26548907912000010191000000 | 1062                 | RIDGE RD              | 77.87    | 330                 | WEGMANS FOOD MARKETS INC  |
| 8754   | 26548907912000010062110000 | 900                  | HOLT RD               | 30.15    | 452                 | WEGMANS FOOD MARKETS INC  |
| 8977   | 26548907910000010020000000 |                      | FIVE MILE LINE RD     | 26.6     | 330                 | HEGEDORN BRUCE C          |
| 9198   | 26548908004000010021000000 |                      | STATE RD              | 118.78   | 322                 | PHILIPPONE ASSOCIATES     |
| 9292   | 26548907915000010013000000 | 950                  | RIDGE RD              | 40.42    | 453                 | HARD RD ASSOCIATES        |
| 9506   | 26540108015000010500000000 |                      | PHILLIPS RD           | 37.9     | 411                 | PHILLIPS VIL LTD PARTNER  |
| 9508   | 26540108015000010500000000 |                      | PHILLIPS RD           | 37.9     | 411                 | PHILLIPS VIL LTD PARTNER  |
| 9781   | 26540108015000010500000000 |                      | PHILLIPS RD           | 37.9     | 411                 | PHILLIPS VIL LTD PARTNER  |
| 9814   | 26540108015000010500000000 |                      | PHILLIPS RD           | 37.9     | 411                 | PHILLIPS VIL LTD PARTNER  |
| 9960   | 26548907914000010401000000 | 860                  | RIDGE RD              | 18.28    | 330                 | NJRB ASSOC                |
| 11101  | 26548907819000020201000000 |                      | RIDGE RD              | 24.9     | 320                 | JACK & JILL DEVEL. INC    |
| 11380  | 26548908004000010101000000 |                      | STATE RD              | 47       | 311                 | RABER HOMES INC           |
| 11447  | 26548907819000020360000000 | 563                  | RIDGE RD              | 20.16    | 320                 | STRAND HOMEOWNERS         |
| 11577  | 26548907819000020360000000 | 563                  | RIDGE RD              | 20.16    | 320                 | STRAND HOMEOWNERS         |
| 11846  | 26548907819000020360000000 | 563                  | RIDGE RD              | 20.16    | 320                 | STRAND HOMEOWNERS         |
| 12193  | 26540109506000010020000000 |                      | WEBSTER-FAIRPORT RD   | 43.15    | 311                 | SCHANTZ JOHN J            |
| 12791  | 26548909307000010550000000 |                      | EMPIRE BLVD           | 31.2     | 411                 | BRESCIA LOUIS V &         |
| 13102  | 26548909408000010020000000 |                      | JACKSON RD            | 36.07    | 320                 | TRA-MAC BUILDERS INC      |
| 13104  | 26548909306000010080000000 | 1121                 | BAY RD                | 28       | 313                 | LEGACY DEVELOPMENT CO     |
|        |                            |                      |                       | 10097.55 |                     |                           |



## Appendix B: Market Study Results



## SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

|                                    |                                                                                |
|------------------------------------|--------------------------------------------------------------------------------|
| Study Location:                    | Town of Webster<br>Monroe County, New York                                     |
| Type of Properties:                | Agricultural, Recreational, and Waterfront                                     |
| Total Land Area:                   | Various                                                                        |
| Building Improvements:             | None considered                                                                |
| Highest and Best Use:              | Agricultural, Recreational, and Waterfront with various size ranges considered |
| Zoning Classifications:            | Various                                                                        |
| Client/Intended User:              | Cathryn Thomas, John Behan, Town of Webster and related parties                |
| Purpose/Intended Use:              | Fee Simple/Agricultural Conservation Easement acquisition purposes             |
| Defined Value:                     | Market                                                                         |
| Interest Appraised:                | Fee Simple                                                                     |
| Date of Inspection/Price Estimate: | July 17, 2001                                                                  |
| Date of Preparation:               | July-August 2001                                                               |
| Marketing Period:                  | Up to two years (dependent upon use)                                           |
| Exposure Time:                     | Up to two years (dependent upon use)                                           |
| Market Price Estimates:            |                                                                                |

| Land Class                                      | Overall Price Range          | Conservation Easement Range |
|-------------------------------------------------|------------------------------|-----------------------------|
| High Density Development Potential (10-35 Ac.)  | \$12,000 to \$16,000 per Ac. | \$7,800 to \$13,600 per Ac. |
| High Density Development Potential (35+ Ac.)    | \$11,000 to \$15,000 per Ac. | \$7,150 to \$12,750 per Ac. |
| Low Density Development Potential (10-40 Ac.)   | \$2,500 to \$5,000 per Ac.   | \$1,625 to \$4,250 per Ac.  |
| Low Density Development Potential (40+ Ac.)     | \$2,500 to \$5,000 per Ac.   | \$1,625 to \$4,250 per Ac.  |
| Prime Waterfront Lots                           | \$900 to \$1,200 per F.F.    | \$585 to \$1,020 per F.F.   |
| Outlying Waterfront Lots                        | \$500 to \$600 per F.F.      | \$325 to \$510 per F.F.     |
| Waterfront Parcels with Non-Accessible frontage | \$7,000 to \$11,000 per Ac.  | \$4,550 to \$9,350 per Ac.  |

**1. Medium-sized parcels (10 to 35 Ac.) with high density development potential:**

Comparables range in price from \$2,117 to \$17,356 per Ac. The weighted mean and median are \$11,480 and \$11,275 per Ac., respectively. The low end of the range reflects parcels with development difficulties related to topography, access, proximity/cost of extending public utilities, and/or intended use (subdivision vs. single user).

Although the data indicates that \$12,000 to \$16,000 per Ac. is typical of highly desirable land tracts, the lower end of the range is meaningful for those parcels with one or more development problems previously outlined.

**Implied Price Range: \$12,000 to \$16,000 per Ac.**

**2. Large parcels (35+ Ac.) with high density development potential:** Sales of prime parcels in excess of 35+ Ac. have been uncommon in Penfield and Webster since 1995. Those that have taken place sold at substantial unit prices considering their larger size. The range of \$10,120 to \$15,716 per Ac. (weighted mean and median of \$12,701 and \$12,690 per Ac., respectively) was surprising as 10% to 15% discounts are not uncommon when compared to parcels with half the area (due to economies of scale). This is an indication of a healthy residential market as builders are not too concerned about high land inventories that usually facilitate such a discount.

**Implied Price Range: \$11,000 to \$15,000 per Ac.**

**3. Medium-sized parcels (10 to 40 Ac.) with low density development potential:** Comparables range in price from \$1,101 to \$7,583 per Ac. The weighted mean and median are \$3,072 and \$2,881 per Ac., respectively.

Although the low end of the range is typical of rural parcels with limited development prospects, unit prices in excess of \$5,000 per Ac. were unexpected. However, these are generally smaller (i.e. 10± to 15± Ac.) and commonly found in peripheral development areas where the costs to extend sewers are not as detrimental or the potential for higher lot prices can be realistically obtained. These smaller size parcels also tend to be purchased by buyers with the intent to construct a single residence on the site (implying that the buyer's perception is limiting the parcel to a single building site or *one development right*).

**Implied Price Range: \$2,500 to \$5,000 per Ac.**

**4. Large parcels (40+ Ac.) with low density development potential:** Comparables range in price from \$1,643 to \$7,364 per Ac. with a weighted mean and median of \$3,307 and \$3,057 per Ac., respectively.

Likewise, market values of specific parcels will depend not only on existence of sewers, but development prospects within the immediate area. As in the case of the high density development transfers, size is not a major issue given the relative strength of the Webster market.

**Implied Price Range: \$2,500 to \$5,000 per Ac.**



**5. and 6. Waterfront parcels along Lake Ontario/Irondequoit Bay:** Comparables range in price from \$54 to \$1,703 per front foot. The weighted mean and median are \$364 and \$616 per front foot, respectively.

The disparity in the price range is related to several factors. First, quality of frontage is perhaps the primary factor in establishing value, as swampy, poorly accessible frontage along Irondequoit Bay (\$54/f.f.) is in no way comparable to prime lots at Stony Point in a \$250,000+ subdivision (\$1,500 to \$1,700 per f.f.). Based on our research of Irondequoit Bay vs. Lake Ontario (Town of Webster), as well as Long Pond vs. Lake Ontario (Town of Greece), no quantifiable difference is apparent between good frontage on Irondequoit Bay and Lake Ontario.

Second, possibility for development is another consideration as accessory waterfront parcels command a much lower unit price than nearby parcels that are developable. Location within the Town is also a factor as outlying parcels along Lake Road are sold at about half (on a f.f. basis) of the easterly lots. Availability of water and/or sewers, as well as proximity to the City, are the primary reasons for this.

**Implied Price Range of Prime Waterfront Lots: \$900 to \$1,200 per f.f.**

**Implied Price Range of Outlying Waterfront Lots: \$500 to \$600 per f.f.**

The final land class considered is waterfront parcels with non-accessible frontage. This is a fairly common circumstance along Irondequoit Bay. However, it is also the most difficult to quantify because of the wide ranging physical differences inherent in such land tracts. Size, usable area for development, neighborhood values, proximity to Rt. 104, etc. effect the value of this land class.

On a general basis, underlying values are more closely related to standard lot or acreage prices adjusted upwards for view. As one would expect, such premiums are also variable depending on the objects within the panorama (i.e. sewage treatment facility or NYS Route 104 bridge versus lake view).

Considering this disparity, the following price ranges are offered as a general guide only. More than any other land class, actual market prices/values of waterview or non-accessible waterfront may vary considerably from the range specified below:

**Implied Price Range of Waterfront Lots with Non-Accessible Frontage:  
\$7,000 to \$11,000/Ac.**

**Final Estimate of Value:** As discussed, the Sales Comparison Approach was utilized to estimate price ranges for specified land classes. A summary is shown below:

| Land Class                                      | Price Range                  |
|-------------------------------------------------|------------------------------|
| High Density Development Potential (10-35 Ac.)  | \$12,000 to \$16,000 per Ac. |
| High Density Development Potential (35+ Ac.)    | \$11,000 to \$15,000 per Ac. |
| Low Density Development Potential (10-40 Ac.)   | \$2,500 to \$5,000 per Ac.   |
| Low Density Development Potential (40+ Ac.)     | \$2,500 to \$5,000 per Ac.   |
| Prime Waterfront Lots                           | \$900 to \$1,200 per F.F.    |
| Outlying Waterfront Lots                        | \$500 to \$600 per F.F.      |
| Waterfront Parcels with Non-Accessible frontage | \$7,000 to \$11,000 per Ac.  |

These ranges are based on fee simple ownership and are provided to establish general ranges of value.

**Conservation Easement Analysis:** Before a value can be established for a particular right or group of rights, it is important to understand what they represent. Ownership of real property is often compared to a bundle of sticks, each symbolizing unique rights or interests, with the entire bundle representing fee simple title. The value levels of individual rights will vary depending on the property appraised and its highest and best use.

Ownership rights of the typical property type generally fall into four main categories: development, agricultural or timber, recreational, and general ownership (right to lease, rights of ingress and egress, right to sell, etc.). Generally, agricultural and timber rights do not both exist in substantial amounts on the same property at the same time, therefore, they exist in an "either/or" state. These broad categories tend to overlap, and are not mutually exclusive of each other. For example, a small lake can enhance both the development and recreational rights of a property, as well as agricultural rights (e.g. irrigation), but can adversely affect the timber rights. Further, timber rights can complement development and recreational rights; conversely, when the timber is clear-cut the development and recreational rights can be adversely affected.

**Methods of Valuation:** There are three primary methods involved in valuing partial interests. First involves actual sales of easements where the seller retains ownership of the base fee, but transfers a particular right or group of rights. Common conveyances involve development rights to preserve open space or protect watershed and other environmentally sensitive areas, recreational rights and timber rights, enabling effective management of wilderness areas without many of the burdens associated with fee simple ownership.

Second involves conveyances of land encumbered with restrictive easements. In most cases "Before" and "After" valuations were conducted prior to sale with the appraised compensation (i.e. value of the conservation easement) based on the difference between the two. Within this section, we will explore the value of partial interests across New York State.

Third, sales of acreage in largely rural areas where development pressures are limited can be used to establish "after" values. Central tendencies of this data can be compared and deducted from the fee simple price ranges estimated herein to establish approximate conservation easement prices.

## Appendix C: Fiscal Impact Analysis Results





*Research to drive informed decisions.  
Expertise to create effective solutions.*

TO: Webster Town Board  
FROM: Kent Gardner  
(716) 327-7054  
kgardner@cgr.org  
DATE: October 22, 2001  
RE: Fiscal Impact of Proposed Greenprint

## **MEMORANDUM**

CGR was asked to employ the fiscal impact model developed for the Town of Webster to compare the fiscal impact of a "baseline" development scenario to that of a proposed "greenprint" plan that would remove about 3,000 acres of developable land through the purchase of development rights.

Behan Planning provided revised estimates for currently available developable land (see Table 1) and expected actual development densities by zoning classification. These figures make a number of assumptions about the development potential of lands throughout the Town, particularly with respect to environmental limitations to development. The details of these assumptions can be obtained from Behan Planning.

In all cases we assume that the underlying unit cost of providing education and town services does not change and that the overall demography of the district (household size, number of school-aged children per dwelling unit, etc) is also constant. It is not that we expect these important factors to remain constant; we don't wish to confuse our analysis of the impact of land use policy on tax rates and demography with other trends that are unaffected by land use policy.

The assumed rate of commercial and industrial development is constant in the two scenarios. This development rate is roughly comparable to recent experience.

### **Baseline**

Using revised development potential estimates provided by Behan Planning and assuming a fairly constant rate of housing development over time (at a rate roughly corresponding to recent experience), CGR estimates that all residential land in Webster will be developed in about 20 years. From the present time until build-out, the community will have added about 4,100 homes, 11,800 residents and as many as 5,000 school aged children. We expect that the tax rate change to range from a slight decrease to an increase of about 6% through year 10. The range of property tax rate for year 20 is wider—from a 3% decline to an 8% increase

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The variation in the property tax rate estimate is driven by different assumptions about the number of school-aged children added to the district through new development. Were each new home to contribute 1.4 children to district enrollment, the increase in property tax rate would be about 8% by year 20 (6% by year 10). If only one child is added to enrollment from each new home, then we estimate that the aggregate tax rate will trend slightly downward.

**Table 1: Land Currently Available for Development**

| <b>Zoning Class</b>           | <b>Acreage</b> |
|-------------------------------|----------------|
| SF Residential (R-1/New R-1A) | 320            |
| SF Residential (R-2/New R-1)  | 300            |
| SF Residential (R-3/New R-2)  | 1,000          |
| Med High Residential          | 120            |
| Waterfront Development        | 90             |
| Large Lot Residential         | 3,450          |
| Core Commercial (sq ft)       | 100            |
| Other Commercial (sq ft)      | 170            |
| Office Park (sq ft)           | 170            |
| Industrial (sq ft)            | 430            |

## **Greenprint**

Behan Planning also provided figures on the expected configuration of developable land after the Greenprint has reduced available land in particular zoning classifications. These figures appear in Table 2.

Under the Greenprint scenario, all land available for residential development will be consumed in about 10 years. Total new homes built will be about half of that expected under the baseline scenario. Population will increase about 5,700 with school enrollment growth of as much as 2,400. With the cost of purchasing development rights included\*, taxes are expected to rise between 1% and 7% through the point at which residential land has been exhausted, then begin to decline as commercial and industrial development continued for a range of -2% to 4% by year 20. As above, the difference is driven by the number of children added to enrollment from each household.

If the higher enrollment estimate is used, CGR's model estimates that the aggregate tax rate (town and school district) under the Greenprint will roughly equal that in the baseline model in year 10, and remain lower than the baseline rate through the rest of the planning period. The balance of tax between town and school district varies, of course. The cost of the bonds

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\* CGR's model assumes \$22m in 30 year bonds issued over a five year period. The bonds are assumed to pay 5% interest. Assuming a constant annual principal and interest payment over the life of the bonds, they will add about \$1.4m to the town's annual tax levy. Different amortization assumptions would alter the timing and impact of the bonds on the tax levy.

increases the town tax rate relative to the baseline scenario. The difference is more than made up for by an expected reduction in the school tax rate.

If the lower enrollment estimate is used, the aggregate tax rate under the Greenprint is slightly higher than the baseline estimate throughout the planning period.

**Table 2: Land Available for Development Under Proposed Greenprint (3,000 Acres in Conservation)**

| Zoning Class                  | Acreage |
|-------------------------------|---------|
| SF Residential (R-1/New R-1A) | 320     |
| SF Residential (R-2/New R-1)  | 90      |
| SF Residential (R-3/New R-2)  | 320     |
| Med High Residential          | 120     |
| Waterfront Development        | 50      |
| Large Lot Residential         | 1,620   |
| Core Commercial (sq ft)       | 90      |
| Other Commercial (sq ft)      | 180     |
| Office Park (sq ft)           | 170     |
| Industrial (sq ft)            | 190     |

CGR also explored the impact of the Greenprint on the discounted present value of the stream of tax payments over the 30-year life of the proposed bonds. The table below represents the stream of property tax payments over 30 years for a home with a market value of \$130,000. These are estimates only. Many of the assumptions underlying these figures can reasonably be expected to vary by a significant degree, leading to a wide range of possible outcomes.

The “Greenprint” scenario has the effect of increasing the tax burden on the Town of Webster while reducing the number of children entering the school district, thus reducing the rate of increase in the school property tax rate. If the higher enrollment estimate is used, the increase in the town tax rate is more than offset by the forecast reduction in the school tax rate.

**Table 3: Tax Paid by Owner of \$130,000 Dwelling**

|                                        | Discounted Present Value (30 yrs @ 5%) |                 |                 |                 |
|----------------------------------------|----------------------------------------|-----------------|-----------------|-----------------|
|                                        | Baseline                               | Greenprint      | Baseline        | Greenprint      |
| Assumption: Children per Dwelling Unit | 1.4                                    | 1.4             | 1.0             | 1.0             |
| Town of Webster                        | \$7,300                                | \$8,700         | \$7,300         | \$8,700         |
| Webster CSD                            | \$40,300                               | \$38,800        | \$37,100        | \$36,600        |
| <b>SUM</b>                             | <b>\$47,600</b>                        | <b>\$47,500</b> | <b>\$44,400</b> | <b>\$45,300</b> |

Table 3 indicates that at the higher enrollment figure, an investment in conservation is expected to save about \$100 in present value terms for the owner of a home worth \$130,000. If the gain

in enrollment by dwelling unit is closer to 1 student (rather than 1.4), then the Greenprint will cost the owner of a \$130,000 home the equivalent of about \$900.

These figures for a hypothetical \$130,000 home apply proportionately to any home value and could be re-calculated as the tax levy per \$1000 of assessed property value. These figures appear below in Table 4.

| <b>Table 4: Tax Paid per \$1000<br/>Assessed Value</b> | <b>Discounted Present Value (30 yrs @ 5%)</b> |                   |                 |                   |
|--------------------------------------------------------|-----------------------------------------------|-------------------|-----------------|-------------------|
|                                                        | <b>Baseline</b>                               | <b>Greenprint</b> | <b>Baseline</b> | <b>Greenprint</b> |
| Assumption: Children per Dwelling Unit                 | 1.4                                           | 1.4               | 1.0             | 1.0               |
| Town of Webster                                        | \$56                                          | \$66              | \$56            | \$66              |
| Webster CSD                                            | \$309                                         | \$298             | \$284           | \$281             |
| <b>SUM</b>                                             | <b>\$365</b>                                  | <b>\$364</b>      | <b>\$340</b>    | <b>\$347</b>      |

The discounted present value of the total tax levy isn't meaningful as both the levy *and* the total value of assessed real property changes as a result of the Greenprint. The discounted present value of the 30 year levy is lower under the Greenprint for both sets of enrollment assumptions—but this is largely driven by the fact that the total amount of services provided by the town and school district are lower due to a lower total population. From a *fiscal* perspective, expenditure expressed as a share of the total value of taxable real property (as in Table 4) fairly captures the impact of the Greenprint.

## Appendix D: Cost of Community Services





# FACT SHEET

## COST OF COMMUNITY SERVICES STUDIES



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### DESCRIPTION

Cost of Community Services studies are an inexpensive, easy-to-understand way to determine the net fiscal contribution of different land uses to local budgets. Municipal records are reorganized to assign the cost of local public services to privately owned farm, forest and open lands, as well as residential, commercial and industrial lands. The result is a set of ratios that compare the annual income to the annual expenditures for different land uses.

COCS studies are a snapshot in time of costs versus revenues for each type of land use. They do not predict future costs or revenues or the impact of future growth. They do provide a baseline of current information to help local officials and citizens make informed land use and policy decisions.

### METHODOLOGY

COCS studies involve five basic steps:

1. Define the scope of the project and identify land use categories to study (e.g., residential, commercial, industrial, farm and forest land).
2. Collect data on local revenues and expenditures.
3. Group revenues and allocate them to the land use categories identified in step 1.
4. Group expenditures and allocate them to the land use categories identified in step 1.
5. Analyze the data and calculate revenue-to-expenditure ratios for each land use category.

The process is straightforward, although ensuring reliable figures requires the assistance of local officials and service providers. The most complicated task is interpreting existing records to reflect COCS land use categories. Allocating revenues and expenses requires a significant

amount of research, including extensive personal interviews.

### HISTORY

Communities often evaluate the impact of growth on local budgets by conducting or commissioning fiscal impact analyses. Fiscal impact studies project public costs and revenues from different land development patterns. They generally show that residential development is a net fiscal loss for communities and recommend commercial and industrial development as a strategy to balance local budgets.

Rural towns and counties that are likely to benefit most from the information provided by fiscal impact analyses rarely have the expertise or resources to conduct a study, which tends to be expensive. Also, these studies rarely consider the fiscal contribution of farm, forest and recreational lands, which are very important to rural economies.

American Farmland Trust developed COCS studies in the mid-1980s to give communities a simple, inexpensive method of evaluating the contribution of farm, forest and ranch lands to the local tax base. COCS studies have been conducted in at least 83 communities in the United States.

### FUNCTIONS & PURPOSES

Communities pay a high price for unplanned growth. Scattered development frequently causes traffic congestion, air and water pollution, loss of open space and increased demand for costly public services. This is why it is important for citizens and community leaders to understand the relationships between residential and commercial growth, land conservation and their municipality's bottom line.

COCS studies can help local officials and farmland protection advocates counter three claims that are commonly heard at local meetings in rural and suburban communities:

## COST OF COMMUNITY SERVICES STUDIES

*For additional information on cost of community services studies and farmland protection, the Farmland Information Center offers publications, an online library and technical assistance. The Farmland Information Library is a searchable database of literature, abstracts, statutes, maps, legislative updates and other useful resources. It can be found at <http://www.farmlandinfo.org>. For additional assistance on specific topics, call the technical assistance service at (413) 586-4593.*

1. Residential development will lower property taxes by increasing the tax base;
2. Farmland gets an unfair tax break when it is assessed at its actual use for agriculture instead of its potential use for development;
3. Open lands, including productive farms and forests, are interim uses just waiting to be developed to their "highest and best use."

While it is true that an acre of land with a new house generates more total revenue than an acre of hay or corn, this tells us little about a community's fiscal stability. In areas where farming and forestry are major industries, it is especially important to consider the real property tax contribution of privately owned natural resource lands. Farms, forests and other open lands may generate less revenue than residential, commercial or industrial properties, but they require little public infrastructure and few services.

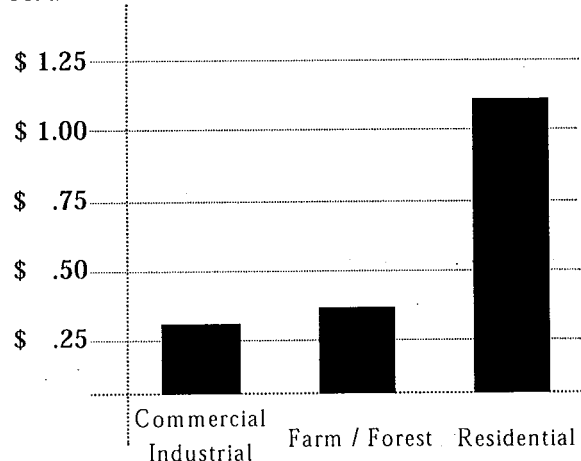
COCs studies conducted in more than 83 communities show that owners of farm, forest and open lands pay more in local tax revenues than it costs local government to provide services to their properties. Residential land uses, in contrast, are a net drain on municipal coffers: It costs local governments more to provide services to homeowners than residential landowners pay in property taxes.

The findings of COCS studies are consistent with those of conventional fiscal impact analyses, which document the high cost of residential development and recommend commercial and industrial development to help balance local budgets. What is unique about COCS studies is that they show that agricultural land is similar to other commercial and industrial uses. In every community studied, farmland has generated a fiscal surplus to help offset the shortfall created by residential demand for public services. This is true even when the land is assessed at its current agricultural use.

Communities need reliable information to help them see the full picture of their land uses. COCS studies are an inexpensive way to evaluate the net contribution of farm and open lands. They can help local leaders discard the notion that natural resources must be converted to other uses to ensure fiscal stability. They also dispel the myths that residential development leads to lower taxes, that differential assessment programs give landowners an unfair tax break and that farmland is just waiting around for development.

One type of land use is not intrinsically better than another, and COCS studies do not judge the overall public good or long-term merits of any land use or taxing structure. Communities must balance goals such as maintaining affordable housing, creating jobs and conserving land and resources. With good planning, these goals can complement rather than compete with each other. COCS studies give communities another tool to make decisions about their futures.

SUMMARY: COST OF COMMUNITY SERVICES STUDIES



*Graph: Median cost—per dollar of revenue raised—to provide public services to different land uses.*

## SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

| Community            | Residential<br>including<br>farm houses | Combined<br>Commercial<br>& Industrial | Farm/Forest<br>Open Land | Source                                            |
|----------------------|-----------------------------------------|----------------------------------------|--------------------------|---------------------------------------------------|
| <b>Connecticut</b>   |                                         |                                        |                          |                                                   |
| Bolton               | 1 : 1.05                                | 1 : 0.23                               | 1 : 0.50                 | Geisler, 1998                                     |
| Durham               | 1 : 1.07                                | 1 : 0.27                               | 1 : 0.23                 | Southern New England Forest Consortium, 1995      |
| Farmington           | 1 : 1.33                                | 1 : 0.32                               | 1 : 0.31                 | Southern New England Forest Consortium, 1995      |
| Hebron               | 1 : 1.06                                | 1 : 0.47                               | 1 : 0.43                 | American Farmland Trust, 1986                     |
| Litchfield           | 1 : 1.11                                | 1 : 0.34                               | 1 : 0.34                 | Southern New England Forest Consortium, 1995      |
| Pomfret              | 1 : 1.06                                | 1 : 0.27                               | 1 : 0.86                 | Southern New England Forest Consortium, 1995      |
| <b>Idaho</b>         |                                         |                                        |                          |                                                   |
| Canyon County        | 1 : 1.08                                | 1 : 0.79                               | 1 : 0.54                 | Hartmans and Meyer, 1997                          |
| Cassia County        | 1 : 1.19                                | 1 : 0.87                               | 1 : 0.41                 | Hartmans and Meyer, 1997                          |
| <b>Kentucky</b>      |                                         |                                        |                          |                                                   |
| Lexington-Fayette    | 1 : 1.64                                | 1 : 0.22                               | 1 : 0.93                 | American Farmland Trust, 1999                     |
| <b>Maine</b>         |                                         |                                        |                          |                                                   |
| Bethel               | 1 : 1.29                                | 1 : 0.59                               | 1 : 0.06                 | Good, Antioch New England Graduate School, 1994   |
| <b>Maryland</b>      |                                         |                                        |                          |                                                   |
| Carroll County       | 1 : 1.15                                | 1 : 0.48                               | 1 : 0.45                 | Carroll County Dept. of Management & Budget, 1994 |
| Cecil County         | 1 : 1.12                                | 1 : 0.28                               | 1 : 0.37                 | Cecil County Office of Economic Development, 1994 |
| Frederick County     | 1 : 1.14                                | 1 : 0.50                               | 1 : 0.53                 | American Farmland Trust, 1997                     |
| <b>Massachusetts</b> |                                         |                                        |                          |                                                   |
| Agawam               | 1 : 1.05                                | 1 : 0.44                               | 1 : 0.31                 | American Farmland Trust, 1992                     |
| Becket               | 1 : 1.02                                | 1 : 0.83                               | 1 : 0.72                 | Southern New England Forest Consortium, 1995      |
| Deerfield            | 1 : 1.16                                | 1 : 0.38                               | 1 : 0.29                 | American Farmland Trust, 1992                     |
| Franklin             | 1 : 1.02                                | 1 : 0.58                               | 1 : 0.40                 | Southern New England Forest Consortium, 1995      |
| Gill                 | 1 : 1.15                                | 1 : 0.43                               | 1 : 0.38                 | American Farmland Trust, 1992                     |
| Leverett             | 1 : 1.15                                | 1 : 0.29                               | 1 : 0.25                 | Southern New England Forest Consortium, 1995      |
| Middleboro           | 1 : 1.08                                | 1 : 0.47                               | 1 : 0.70                 | American Farmland Trust, 2001                     |
| Southborough         | 1 : 1.03                                | 1 : 0.26                               | 1 : 0.45                 | Adams and Hines, 1997                             |
| Westford             | 1 : 1.15                                | 1 : 0.53                               | 1 : 0.39                 | Southern New England Forest Consortium, 1995      |
| Williamstown         | 1 : 1.11                                | 1 : 0.34                               | 1 : 0.40                 | Hazler et al., 1992                               |
| <b>Michigan</b>      |                                         |                                        |                          |                                                   |
| Scio Township        | 1 : 1.40                                | 1 : 0.28                               | 1 : 0.62                 | University of Michigan, 1994                      |
| <b>Minnesota</b>     |                                         |                                        |                          |                                                   |
| Farmington           | 1 : 1.02                                | 1 : 0.79                               | 1 : 0.77                 | American Farmland Trust, 1994                     |
| Lake Elmo            | 1 : 1.07                                | 1 : 0.20                               | 1 : 0.27                 | American Farmland Trust, 1994                     |
| Independence         | 1 : 1.03                                | 1 : 0.19                               | 1 : 0.47                 | American Farmland Trust, 1994                     |

## SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

| Community               | Residential<br>including<br>farm houses | Combined<br>Commercial<br>& Industrial | Farm/Forest<br>Open Land | Source                                            |
|-------------------------|-----------------------------------------|----------------------------------------|--------------------------|---------------------------------------------------|
| <b>Montana</b>          |                                         |                                        |                          |                                                   |
| Carbon County           | 1 : 1.60                                | 1 : 0.21                               | 1 : 0.34                 | Prinzing, 1999                                    |
| Gallatin County         | 1 : 1.45                                | 1 : 0.16                               | 1 : 0.25                 | Haggerty, 1996                                    |
| Flathead County         | 1 : 1.23                                | 1 : 0.26                               | 1 : 0.34                 | Citizens for a Better Flathead, 1999              |
| <b>New Hampshire</b>    |                                         |                                        |                          |                                                   |
| Deerfield               | 1 : 1.15                                | 1 : 0.22                               | 1 : 0.35                 | Auger, 1994                                       |
| Dover                   | 1 : 1.15                                | 1 : 0.63                               | 1 : 0.94                 | Kingsley et al., 1993                             |
| Exeter                  | 1 : 1.07                                | 1 : 0.40                               | 1 : 0.82                 | Niebling, 1997                                    |
| Fremont                 | 1 : 1.04                                | 1 : 0.94                               | 1 : 0.36                 | Auger, 1994                                       |
| Groton                  | 1 : 1.01                                | 1 : 0.12                               | 1 : 0.88                 | New Hampshire Wildlife Federation, 2001           |
| Stratham                | 1 : 1.15                                | 1 : 0.19                               | 1 : 0.40                 | Auger, 1994                                       |
| Lyme                    | 1 : 1.05                                | 1 : 0.28                               | 1 : 0.23                 | Pickard, 2000                                     |
| <b>New Jersey</b>       |                                         |                                        |                          |                                                   |
| Freehold Township       | 1 : 1.51                                | 1 : 0.17                               | 1 : 0.33                 | American Farmland Trust, 1998                     |
| Holmdel Township        | 1 : 1.38                                | 1 : 0.21                               | 1 : 0.66                 | American Farmland Trust, 1998                     |
| Middletown Township     | 1 : 1.14                                | 1 : 0.34                               | 1 : 0.36                 | American Farmland Trust, 1998                     |
| Upper Freehold Township | 1 : 1.18                                | 1 : 0.20                               | 1 : 0.35                 | American Farmland Trust, 1998                     |
| Wall Township           | 1 : 1.28                                | 1 : 0.30                               | 1 : 0.54                 | American Farmland Trust, 1998                     |
| <b>New York</b>         |                                         |                                        |                          |                                                   |
| Amenia                  | 1 : 1.23                                | 1 : 0.25                               | 1 : 0.17                 | Bucknall, 1989                                    |
| Beekman                 | 1 : 1.12                                | 1 : 0.18                               | 1 : 0.48                 | American Farmland Trust, 1989                     |
| Dix                     | 1 : 1.51                                | 1 : 0.27                               | 1 : 0.31                 | Schuyler County League of Women Voters, 1993      |
| Farmington              | 1 : 1.22                                | 1 : 0.27                               | 1 : 0.72                 | Kinsman et al., 1991                              |
| Fishkill                | 1 : 1.23                                | 1 : 0.31                               | 1 : 0.74                 | Bucknall, 1989                                    |
| Hector                  | 1 : 1.30                                | 1 : 0.15                               | 1 : 0.28                 | Schuyler County League of Women Voters, 1993      |
| Kinderhook              | 1 : 1.05                                | 1 : 0.21                               | 1 : 0.17                 | Concerned Citizens of Kinderhook, 1996            |
| Montour                 | 1 : 1.50                                | 1 : 0.28                               | 1 : 0.29                 | Schuyler County League of Women Voters, 1992      |
| Northeast               | 1 : 1.36                                | 1 : 0.29                               | 1 : 0.21                 | American Farmland Trust, 1989                     |
| Reading                 | 1 : 1.88                                | 1 : 0.26                               | 1 : 0.32                 | Schuyler County League of Women Voters, 1992      |
| Red Hook                | 1 : 1.11                                | 1 : 0.20                               | 1 : 0.22                 | Bucknall, 1989                                    |
| <b>Ohio</b>             |                                         |                                        |                          |                                                   |
| Madison Village         | 1 : 1.67                                | 1 : 0.20                               | 1 : 0.38                 | AFT and Lake County Ohio SWCD, 1993               |
| Madison Township        | 1 : 1.40                                | 1 : 0.25                               | 1 : 0.30                 | AFT and Lake County Ohio SWCD, 1993               |
| Shalersville Township   | 1 : 1.58                                | 1 : 0.17                               | 1 : 0.31                 | Portage County Regional Planning Commission, 1997 |

## SUMMARY OF COST OF COMMUNITY SERVICES STUDIES, REVENUE-TO-EXPENDITURE RATIOS IN DOLLARS

| Community             | Residential<br>including<br>farm houses | Combined<br>Commercial<br>& Industrial | Farm/Forest<br>Open Land | Source                                       |
|-----------------------|-----------------------------------------|----------------------------------------|--------------------------|----------------------------------------------|
| <b>Pennsylvania</b>   |                                         |                                        |                          |                                              |
| Allegheny Township    | 1 : 1.06                                | 1 : 0.14                               | 1 : 0.13                 | Kelsey, 1997                                 |
| Bedminster Township   | 1 : 1.12                                | 1 : 0.05                               | 1 : 0.04                 | Kelsey, 1997                                 |
| Bethel Township       | 1 : 1.08                                | 1 : 0.17                               | 1 : 0.06                 | Kelsey, 1992                                 |
| Bingham Township      | 1 : 1.56                                | 1 : 0.16                               | 1 : 0.15                 | Kelsey, 1994                                 |
| Buckingham Township   | 1 : 1.04                                | 1 : 0.15                               | 1 : 0.08                 | Kelsey, 1996                                 |
| Carroll Township      | 1 : 1.03                                | 1 : 0.06                               | 1 : 0.02                 | Kelsey, 1992                                 |
| Maiden Creek Township | 1 : 1.28                                | 1 : 0.11                               | 1 : 0.06                 | Kelsey, 1998                                 |
| Richmond Township     | 1 : 1.24                                | 1 : 0.09                               | 1 : 0.04                 | Kelsey, 1998                                 |
| Stewardson Township   | 1 : 2.11                                | 1 : 0.23                               | 1 : 0.31                 | Kelsey, 1994                                 |
| Straban Township      | 1 : 1.10                                | 1 : 0.16                               | 1 : 0.06                 | Kelsey, 1992                                 |
| Sweden Township       | 1 : 1.38                                | 1 : 0.07                               | 1 : 0.08                 | Kelsey, 1994                                 |
| <b>Rhode Island</b>   |                                         |                                        |                          |                                              |
| Hopkinton             | 1 : 1.08                                | 1 : 0.31                               | 1 : 0.31                 | Southern New England Forest Consortium, 1995 |
| Little Compton        | 1 : 1.05                                | 1 : 0.56                               | 1 : 0.37                 | Southern New England Forest Consortium, 1995 |
| Portsmouth            | 1 : 1.16                                | 1 : 0.27                               | 1 : 0.39                 | Johnston, 1997                               |
| West Greenwich        | 1 : 1.46                                | 1 : 0.40                               | 1 : 0.46                 | Southern New England Forest Consortium, 1995 |
| <b>Texas</b>          |                                         |                                        |                          |                                              |
| Hays County           | 1 : 1.26                                | 1 : 0.30                               | 1 : 0.33                 | American Farmland Trust, 2000                |
| <b>Utah</b>           |                                         |                                        |                          |                                              |
| Cache County          | 1 : 1.27                                | 1 : 0.25                               | 1 : 0.57                 | Snyder and Ferguson, 1994                    |
| Sevier County         | 1 : 1.11                                | 1 : 0.31                               | 1 : 0.99                 | Snyder and Ferguson, 1994                    |
| Utah County           | 1 : 1.23                                | 1 : 0.26                               | 1 : 0.82                 | Snyder and Ferguson, 1994                    |
| <b>Virginia</b>       |                                         |                                        |                          |                                              |
| Augusta County        | 1 : 1.22                                | 1 : 0.20                               | 1 : 0.80                 | Valley Conservation Council, 1997            |
| Clarke County         | 1 : 1.26                                | 1 : 0.21                               | 1 : 0.15                 | Piedmont Environmental Council, 1994         |
| Northampton County    | 1 : 1.13                                | 1 : 0.97                               | 1 : 0.23                 | American Farmland Trust, 1999                |
| <b>Washington</b>     |                                         |                                        |                          |                                              |
| Skagit County         | 1 : 1.25                                | 1 : 0.30                               | 1 : 0.51                 | American Farmland Trust, 1999                |
| <b>Wisconsin</b>      |                                         |                                        |                          |                                              |
| Dunn                  | 1 : 1.06                                | 1 : 0.29                               | 1 : 0.18                 | Town of Dunn, 1994                           |
| Dunn                  | 1 : 1.02                                | 1 : 0.55                               | 1 : 0.15                 | Wisconsin Land Use Research Program, 1999    |
| Perry                 | 1 : 1.20                                | 1 : 1.04                               | 1 : 0.41                 | Wisconsin Land Use Research Program, 1999    |
| Westport              | 1 : 1.11                                | 1 : 0.31                               | 1 : 0.13                 | Wisconsin Land Use Research Program, 1999    |

American Farmland Trust's Farmland Information Center acts as a clearinghouse for information about cost of community services studies.

Inclusion in this table does not necessarily signify review or endorsement by American Farmland Trust.



## Appendix E: Greenprint Cost Estimate



# Webster Greenprint Detailed Cost Estimate December 3, 2001

| Market Study Land Class                                        | Greenprint Acres - Approx 4000 Total Financed | Greenprint Linear Feet of Waterfront - Approx. Total | Approximate Unit Value Range (acre or frontage feet) for purchase in fee in dollars | Approximate Unit Value Range (acre or frontage feet) for purchase of conservation easements in dollars | Total 4,000 Acres Greenprint Cost range based upon purchase of conservation easements in dollars | Greenprint Acreage Option - 3000 acres (.75 reduction from 4000 acres) | Greenprint Linear Feet - 3000 acre option | Total Greenprint option - +/- 3000 acres financed in dollars (acres or frontage feet x value) |
|----------------------------------------------------------------|-----------------------------------------------|------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------|-----------------------------------------------------------------------------------------------|
| High Density Potential                                         | 1750                                          | n/a                                                  | 12,000                                                                              | 7,150                                                                                                  | 12,512,500                                                                                       | 1312.5                                                                 | n/a                                       | 9,384,375                                                                                     |
| Low Density Potential                                          | 2050                                          | n/a                                                  | 2,500                                                                               | 1,625                                                                                                  | 3,331,250                                                                                        | 1537.5                                                                 | n/a                                       | 2,498,438                                                                                     |
| Prime Waterfront                                               | 10                                            | 2000                                                 | 900                                                                                 | 585                                                                                                    | 1,170,000                                                                                        | 7.5                                                                    | 1500                                      | 877,500                                                                                       |
| Outlying Waterfront                                            | 60                                            | 1000                                                 | 500                                                                                 | 325                                                                                                    | 325,000                                                                                          | 45                                                                     | 750                                       | 243,750                                                                                       |
| Non-accessible                                                 | 130                                           | n/a                                                  | 7,000                                                                               | 4,550                                                                                                  | 591,500                                                                                          | 97.5                                                                   | n/a                                       | 443,625                                                                                       |
| SUB-TOTAL                                                      | 4000                                          |                                                      |                                                                                     |                                                                                                        | 17,930,250                                                                                       | 3000                                                                   |                                           | 13,447,688                                                                                    |
| MEAN VALUE OF RANGE                                            |                                               |                                                      |                                                                                     |                                                                                                        | 27,109,125                                                                                       |                                                                        |                                           | 20,331,844                                                                                    |
| Landowner Community Donation (90 % of Mean Value)              |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                  |                                                                        |                                           |                                                                                               |
| Physical Access Improvements (lump sum)                        |                                               |                                                      |                                                                                     |                                                                                                        | 24,398,213                                                                                       |                                                                        |                                           | 18,298,659                                                                                    |
| SUB-TOTAL                                                      |                                               |                                                      |                                                                                     |                                                                                                        | 750,000                                                                                          |                                                                        |                                           | 750,000                                                                                       |
| Allowance for purchase in fee of 10 % of Greenprint properties |                                               |                                                      |                                                                                     |                                                                                                        | 25,148,213                                                                                       |                                                                        |                                           | 19,048,659                                                                                    |
| SUB-TOTAL                                                      |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                  |                                                                        |                                           | 621,471                                                                                       |
| PROGRAM DELIVERY AND ADMINISTRATIVE COSTS                      |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                  |                                                                        |                                           | 19,670,130                                                                                    |
| Project Management                                             |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                  |                                                                        |                                           |                                                                                               |
| Landowner Contact                                              |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                  |                                                                        |                                           | 250,000                                                                                       |
| Title Research & Closings                                      |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                  |                                                                        |                                           | 75,000                                                                                        |
| Baseline Natural Resources Conditions                          |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                  |                                                                        |                                           | 200,000                                                                                       |
| Phase I Hazardous Materials Site                               |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                  |                                                                        |                                           | 275,000                                                                                       |
| Easement Negotiation                                           |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                  |                                                                        |                                           | 100,000                                                                                       |
| Easement Drafting                                              |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                  |                                                                        |                                           | 35,000                                                                                        |
| Appraisal                                                      |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                  |                                                                        |                                           | 35,000                                                                                        |
| Survey                                                         |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                  |                                                                        |                                           | 200,000                                                                                       |
| Easement Monitoring                                            |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                  |                                                                        |                                           |                                                                                               |
| Trust Endowment                                                |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                  |                                                                        |                                           | 500,000                                                                                       |
| Bond Offering                                                  |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                  |                                                                        |                                           | 100,000                                                                                       |
| Planning Services                                              |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                  |                                                                        |                                           | 250,000                                                                                       |
| SUB-TOTAL                                                      |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                  |                                                                        |                                           | 2,320,000                                                                                     |
| Contingency                                                    |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                  |                                                                        |                                           | 500,000                                                                                       |
| TOTAL                                                          |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                  |                                                                        |                                           | 22,490,130                                                                                    |

Note the the following figures are estimates. Acreage estimates are based on analysis of town/county real property data, review of aerial photography. Land and easement costs are based upon information developed by Pomeroy Appraisal Associates, Inc. Final figures and amount of land conserved will depend on several factors including but not limited to actual transaction costs ( planning, legal, survey, etc.), terms of conservation easement, final appraisal/price negotiations.



# Webster Greenprint Detailed Cost Estimate

December 3, 2001

| Market Study Land Class                                        | Greenprint Acres - Approx 4000 Total Financed | Greenprint Linear Feet of Waterfront - Approx. Total | Approximate Unit Value Range (acre or frontage feet) for purchase in fee in dollars | Approximate Unit Value Range (acre or frontage feet) for purchase of conservation easements in dollars | Total 4,000 Acre Greenprint Cost range based upon purchase of conservation easements in dollars | Greenprint Average Option - 3000 acres (.75 reduction from 4000 acres) | Greenprint Linear Feet - 3000 acre option | Total Greenprint option - +/- 3000 acres financed in dollars (acres or frontage feet x value) |
|----------------------------------------------------------------|-----------------------------------------------|------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------|-----------------------------------------------------------------------------------------------|
| High Density Potential                                         | 1750                                          | n/a                                                  | 12,000                                                                              | 7,150                                                                                                  | 12,512,500                                                                                      | 1312.5                                                                 | n/a                                       | 9,384,375                                                                                     |
| Low Density Potential                                          | 2050                                          | n/a                                                  | 2,500                                                                               | 1,625                                                                                                  | 3,331,250                                                                                       | 1337.5                                                                 | n/a                                       | 2,498,438                                                                                     |
| Pine Waterfront                                                | 10                                            | 2000                                                 | 900                                                                                 | 585                                                                                                    | 1,170,000                                                                                       | 7.5                                                                    | 1500                                      | 877,500                                                                                       |
| Outlying Waterfront                                            | 60                                            | 1000                                                 | 500                                                                                 | 325                                                                                                    | 325,000                                                                                         | 45                                                                     | 750                                       | 243,750                                                                                       |
| Non-accessible                                                 | 130                                           | n/a                                                  | 7,000                                                                               | 4,550                                                                                                  | 591,500                                                                                         | 97.5                                                                   | n/a                                       | 443,625                                                                                       |
| SUB-TOTAL                                                      | 4000                                          |                                                      |                                                                                     |                                                                                                        | 17,930,250                                                                                      | 3000                                                                   |                                           | 13,447,688                                                                                    |
| MEAN VALUE OF RANGE                                            |                                               |                                                      |                                                                                     |                                                                                                        | 36,288,000                                                                                      |                                                                        |                                           | 27,216,000                                                                                    |
| Landowner Community Donation (90 % of Mean Value)              |                                               |                                                      |                                                                                     |                                                                                                        | 27,109,125                                                                                      |                                                                        |                                           | 20,331,844                                                                                    |
| Physical Access Improvements (lump sum)                        |                                               |                                                      |                                                                                     |                                                                                                        | 750,000                                                                                         |                                                                        |                                           | 750,000                                                                                       |
| SUB-TOTAL                                                      |                                               |                                                      |                                                                                     |                                                                                                        | 25,148,213                                                                                      |                                                                        |                                           | 19,048,656                                                                                    |
| Allowance for purchase in fee of 10 % of Greenprint properties |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                 |                                                                        |                                           | 621,471                                                                                       |
| PROGRAM DELIVERY AND ADMINISTRATIVE COSTS                      |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                 |                                                                        |                                           | 19,670,130                                                                                    |
| Project Management                                             |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                 |                                                                        |                                           | 250,000                                                                                       |
| Landowner Contact                                              |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                 |                                                                        |                                           | 75,000                                                                                        |
| Title Research & Closings                                      |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                 |                                                                        |                                           | 200,000                                                                                       |
| Baseline Natural Resources Conditions                          |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                 |                                                                        |                                           | 275,000                                                                                       |
| Phase I Hazardous Materials Site                               |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                 |                                                                        |                                           | 100,000                                                                                       |
| Easement Negotiation                                           |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                 |                                                                        |                                           | 35,000                                                                                        |
| Easement Drafting                                              |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                 |                                                                        |                                           | 300,000                                                                                       |
| Appraisal                                                      |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                 |                                                                        |                                           | 200,000                                                                                       |
| Survey                                                         |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                 |                                                                        |                                           | 200,000                                                                                       |
| Easement Monitoring                                            |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                 |                                                                        |                                           | 500,000                                                                                       |
| Trust Endowment                                                |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                 |                                                                        |                                           | 100,000                                                                                       |
| Bond Offering                                                  |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                 |                                                                        |                                           | 250,000                                                                                       |
| Planning Services                                              |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                 |                                                                        |                                           | 2,320,000                                                                                     |
| SUB-TOTAL                                                      |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                 |                                                                        |                                           | 500,000                                                                                       |
| Contingency                                                    |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                 |                                                                        |                                           | 22,490,130                                                                                    |
| TOTAL                                                          |                                               |                                                      |                                                                                     |                                                                                                        |                                                                                                 |                                                                        |                                           |                                                                                               |

Note the the following figures are estimates. Average estimates are based on analysis of town/county real property data, review of aerial photography. Land and easement costs are based upon information developed by Pioneer Appraisal Associates, Inc. Final figures and amount of land conserved will depend on several factors including but not limited to actual transaction costs (planning, legal, survey, etc.), terms of conservation easement, final appraisal/price negotiations.



## Appendix F: Open Space Questionnaire



**PLEASE – Before Completing this survey, read the Newsletter (pgs. 9-12) on Open Space.**

# **Town of Webster Open Space Conservation Survey**

## **We need your help!**

*Please take a few minutes to complete this questionnaire. In advance, thanks for your participation.*

1. How important is it to you that the Town of Webster protect open space?

☐ Important    ☐ Not Important    ☐ Don't know

2. Do you own property in the Town of Webster?    ☐ Yes    ☐ No

3. In which municipality do you reside?

☐ Webster    ☐ Penfield    ☐ Ontario    ☐ Rochester    ☐ Other \_\_\_\_\_

4. Please select **two** of the following options that closely matches your personal preference for conservation.

*Select only two*

☐ Working Farmland    ☐ Unique areas and wildlife preserves    ☐ Active parks and ball fields  
☐ Readily-accessible trail systems/bike paths    ☐ Waterfront recreation sites

5. If it can be demonstrated that by preserving open space now, it will help avoid increases in future community service costs (i.e., road maintenance, school costs, etc.), and could help stabilize taxes in the future, would you be willing to spend a reasonable percentage of your property taxes for conservation purposes in the Town of Webster?

☐ Yes    ☐ No    ☐ Not sure

6. There are approximately 8,000 undeveloped acres in the Town of Webster. The Town of Webster is considering a special referendum to finance open space protection. The following figures represent a preliminary estimate of the amount of land that could be permanently protected as open space given a corresponding additional annual property tax increase to the average homeowner. This estimate does not include potential tax savings by avoiding costs for additional town and school district services associated with growth. With this in mind, please select the level of open space protection you feel is appropriate.

Select only **one** please:

- ☐ 0 (zero) acres of land permanently protected with \$0 cost per year per average household.  
☐ 1,000 acres of land permanently protected at \$30 cost per year per average household.  
☐ 2,000 acres of land permanently protected at \$60 cost per year per average household.  
☐ 3,000 acres of land permanently protected at \$95 cost per year per average household.  
☐ 4,000 acres of land permanently protected at \$140 cost per year per average household.  
☐ 5,000 acres of land permanently protected at \$190 cost per year per average household.

8. Thank you for your participation in this survey and helping plan the future of the Town of Webster. Please feel free to add any additional comments here:

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**Please return the survey no later than September 21. Thank You!**

**Tear page from newsletter, fold as illustrated on the reverse side. Drop in the mail. No stamp is necessary.**

## Webster Open Space Survey Results

Results are calculated from the subset of 1233 people who both own property in Webster and live in Webster. Therefore, questions 2 and 3 are assumed.

1. How important is it to you that the Town of Webster protect open space?

|               |           |
|---------------|-----------|
| Important     | 1139      |
| Not Important | 57        |
| Don't Know    | 23        |
| Blank         | <u>14</u> |
|               | 1233      |

4. Please select two of the following options that closely matches your personal preference for conservation.

|                                            |           |
|--------------------------------------------|-----------|
| Working Farmland                           | 596       |
| Unique areas and Wildlife preserves        | 901       |
| Active parks and ballfields                | 201       |
| Readily accessible trail system/bike paths | 403       |
| Waterfront recreation sites                | 314       |
| Blank                                      | <u>51</u> |
|                                            | 2466      |

5. If it can be demonstrated that by preserving open space now, it could help stabilize tax rates, would you be willing to spend property taxes for conservation?

|          |           |
|----------|-----------|
| Yes      | 997       |
| No       | 81        |
| Not Sure | 135       |
| Blank    | <u>20</u> |
|          | 1233      |

6. Please select the level of open space protection you feel is appropriate.

|            |           |
|------------|-----------|
| 0/\$0      | 92        |
| 1000/\$30  | 71        |
| 2000/\$60  | 111       |
| 3000/\$95  | 212       |
| 4000/\$140 | 125       |
| 5000/\$190 | 580       |
| Blank      | <u>42</u> |
|            | 1233      |

## Appendix G: Listing of Properties:

### Lands of Conservation Value



Owner Name: ANDERS CAMERON F  
Owner Address:  
1845 STATE RD  
WEBSTER NY 14580  
Parcel Acres: 27.820000000  
Parcel Address: STATE ROAD  
Parcel Key: 2654890810300001018110  
Parcel Tax ID: 081.03-1-18.11

Owner Name: ANDERSON THOMAS & HOLLY  
Owner Address:  
683 LAKE RD  
WEBSTER, NY 14580  
Parcel Acres: 5.390000000  
Parcel Address: 683 LAKE ROAD  
Parcel Key: 2654890480400001006000  
Parcel Tax ID: 048.04-1-6

Owner Name: APOLANT, GEORGIANNA  
Owner Address:  
41 EASTBOURNE RD.  
ROCHESTER, N.Y. 14617  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002004000  
Parcel Tax ID: 078.05-2-4

Owner Name: APOLANT, GEORGIANNA  
Owner Address:  
41 EASTBOURNE RD.  
ROCHESTER, N.Y. 14617  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002005000  
Parcel Tax ID: 078.05-2-5

Owner Name: BARCLAY CAPITAL INC  
Owner Address:  
890 CLINTON SQUARE  
ROCHESTER NY 14606  
Parcel Acres: 58.110000000  
Parcel Address: BAKER ROAD  
Parcel Key: 2654890630200001001100  
Parcel Tax ID: 063.02-1-1.1

Owner Name: BARRETT NANCY  
Owner Address:  
250 CUMBERLAND ST  
ROCHESTER NY 14605  
Parcel Acres: 3.940000000  
Parcel Address:  
Parcel Key: 2654890481900002066100  
Parcel Tax ID: 048.19-2-66.1

Owner Name: BARTUSEK KEVIN  
Owner Address:  
589 VAN ALSTYNE RD  
WEBSTER NY 14580  
Parcel Acres: 20.900000000  
Parcel Address: 589 VAN ALSTYNE ROAD  
Parcel Key: 2654890640100002019000  
Parcel Tax ID: 064.01-2-19

Owner Name: BECHTOLD JEAN  
Owner Address:  
1659 STATE RD  
WEBSTER NY 14580  
Parcel Acres: 80.000000000  
Parcel Address: 1659 STATE ROAD  
Parcel Key: 2654890810300001023100  
Parcel Tax ID: 081.03-1-23.1

Owner Name: BEERS PAMELA & KITCHEN THOMAS M.  
Owner Address:  
1151 COUNTY LINE RD  
WEBSTER, NY 14580  
Parcel Acres: 7.330000000  
Parcel Address: TOWN LINE RD  
Parcel Key: 2654890960100001001103  
Parcel Tax ID: 096.01-1-1.103

Owner Name: BEERS PAMELA L & KITCHEN THOMAS M  
Owner Address:  
1151 COUNTY LINE RD  
WEBSTER NY 14580  
Parcel Acres: 6.010000000  
Parcel Address: TOWN LINE RD  
Parcel Key: 2654890960100001001102  
Parcel Tax ID: 096.01-1-1.102

Owner Name: BEH GORDON  
Owner Address:  
PO BOX L142  
UNION HILL NY 14563  
Parcel Acres: 85.500000000  
Parcel Address:  
Parcel Key: 2654890660300001028100  
Parcel Tax ID: 066.03-1-28.1

Owner Name: BIRCHER RALPH L & WF LOIS  
Owner Address:  
411 HERON RD  
CLEARWATER FL 33764  
Parcel Acres: 4.300000000  
Parcel Address: GLEN EDYTHE BAY FR  
Parcel Key: 2654890780900001045000  
Parcel Tax ID: 078.09-1-45

Owner Name: BISCHOPING ANTHONY & WF  
Owner Address:  
1780 WOODARD RD N S  
WEBSTER N Y 14580  
Parcel Acres: 44.100000000  
Parcel Address: 1780 WOODARD ROAD  
Parcel Key: 2654890510100001048110  
Parcel Tax ID: 051.01-1-48.11

Owner Name: BOULTER WILLIAM G.  
Owner Address:  
545 BASKET RD  
WEBSTER N Y 14580  
Parcel Acres: 54.370000000  
Parcel Address: BOULTER INDUSTRIAL PKWY  
Parcel Key: 265489060300001006111  
Parcel Tax ID: 066.03-1-6.111

Owner Name: BOWMAN ROBERT M & WF  
Owner Address:  
933 BAY RD W S  
WEBSTER N Y 14580  
Parcel Acres: 5.440000000  
Parcel Address: 933 BAY ROAD  
Parcel Key: 2654890781000002073000  
Parcel Tax ID: 078.10-2-73

Owner Name: BRADSTREET JACK & JOYCE  
Owner Address:  
1039 TOWN LINE RD  
ONTARIO NY 14519  
Parcel Acres: 84.700000000  
Parcel Address: STATE ROAD  
Parcel Key: 2654890810300001012100  
Parcel Tax ID: 081.03-1-12.1

Owner Name: BRUCKER CARL F & WF  
Owner Address:  
280 PHILLIPS RD E S  
WEBSTER N Y 14580  
Parcel Acres: 52.920000000  
Parcel Address: 280 PHILLIPS ROAD  
Parcel Key: 2654890500200001039100  
Parcel Tax ID: 050.02-1-39.1

Owner Name: CASE GERARD R JR AS TRUSTEES OF THE  
MARITAL  
Owner Address:  
TRUST OF GERARD R. CASE SR.  
2511 NORTON ST  
ROCHESTER NY 14609  
Parcel Acres: 46.700000000  
Parcel Address: 190 PHILLIPS ROAD  
Parcel Key: 2654890500200001047000  
Parcel Tax ID: 050.02-1-47

Owner Name: CIARDI DONNA  
Owner Address:  
449 PELLETT RD W S  
WEBSTER N Y 14580  
Parcel Acres: 3.280000000  
Parcel Address: PELLETT ROAD  
Parcel Key: 2654890490300001002130  
Parcel Tax ID: 049.03-1-2.13

Owner Name: CINQUEFOIL CORPORATION  
Owner Address:  
P.O. BOX 1211  
WEBSTER NY 14580  
Parcel Acres: 62.200000000  
Parcel Address: 833 LAKE ROAD  
Parcel Key: 2654890490300001017100  
Parcel Tax ID: 049.03-1-17.1

Owner Name: COUNTY OF MONROE  
Owner Address:  
39 WEST MAIN ST  
ROCHESTER NY 14614  
Parcel Acres: 0.340000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002062000  
Parcel Tax ID: 078.05-2-62

Owner Name: COUNTY OF MONROE  
Owner Address:  
39 WEST MAIN ST  
ROCHESTER NY 14614  
Parcel Acres: 0.170000000  
Parcel Address: MOHAWK DR  
Parcel Key: 2654890780900001052000  
Parcel Tax ID: 078.09-1-52

Owner Name: COUNTY OF MONROE  
Owner Address:  
39 WEST MAIN ST  
ROCHESTER NY 14614  
Parcel Acres: 0.680000000  
Parcel Address: MOHAWK DR  
Parcel Key: 2654890780900001051000  
Parcel Tax ID: 078.09-1-51

Owner Name: COUNTY OF MONROE  
Owner Address:  
39 WEST MAIN ST  
ROCHESTER NY 14614  
Parcel Acres: 0.170000000  
Parcel Address: MOHAWK DR  
Parcel Key: 2654890780900001024000  
Parcel Tax ID: 078.09-1-24

Owner Name: COUNTY OF MONROE  
Owner Address:  
39 WEST MAIN ST  
ROCHESTER NY 14614  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002032000  
Parcel Tax ID: 078.05-2-32

Owner Name: COUNTY OF MONROE  
Owner Address:  
39 W MAIN ST  
ROCHESTER NY 14614  
Parcel Acres: 0.170000000  
Parcel Address: SUNSET BLVD  
Parcel Key: 2654890780900001007000  
Parcel Tax ID: 078.09-1-7

Owner Name: COUNTY OF MONROE  
Owner Address:  
39 WEST MAIN ST  
ROCHESTER NY 14614  
Parcel Acres: 0.170000000  
Parcel Address: MOHAWK DR  
Parcel Key: 2654890780900001053000  
Parcel Tax ID: 078.09-1-53

Owner Name: COUNTY OF MONROE  
Owner Address:  
39 WEST MAIN ST  
ROCHESTER NY 14614  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002063000  
Parcel Tax ID: 078.05-2-63

Owner Name: COUNTY OF MONROE  
Owner Address:  
39 WEST MAIN ST  
ROCHESTER NY 14614  
Parcel Acres: 0.170000000  
Parcel Address: SUNSET BLVD  
Parcel Key: 2654890780900001008000  
Parcel Tax ID: 078.09-1-8

Owner Name: COUNTY OF MONROE  
Owner Address:  
39 WEST MAIN ST  
ROCHESTER NY 14614  
Parcel Acres: 0.170000000  
Parcel Address: MOHAWK DR  
Parcel Key: 2654890780900001025000  
Parcel Tax ID: 078.09-1-25

Owner Name: COUNTY OF MONROE  
Owner Address:  
39 WEST MAIN ST  
ROCHESTER NY 14614  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002031000  
Parcel Tax ID: 078.05-2-31

Owner Name: COUNTY OF MONROE  
Owner Address:  
39 WEST MAIN ST  
ROCHESTER NY 14614  
Parcel Acres: 0.170000000  
Parcel Address: MOHAWK DR  
Parcel Key: 2654890780900001026000  
Parcel Tax ID: 078.09-1-26

Owner Name: COUNTY OF MONROE  
Owner Address:  
39 WEST MAIN ST  
ROCHESTER NY 14614  
Parcel Acres: 0.850000000  
Parcel Address: MOHAWK DR  
Parcel Key: 2654890780900001050000  
Parcel Tax ID: 078.09-1-50

Owner Name: COUNTY OF MONROE  
Owner Address:  
39 WEST MAIN ST  
ROCHESTER NY 14614  
Parcel Acres: 0.170000000  
Parcel Address: SUNSET BLVD  
Parcel Key: 2654890780900001009000  
Parcel Tax ID: 078.09-1-9

Owner Name: COUNTY OF MONROE  
Owner Address:  
39 WEST MAIN ST  
ROCHESTER NY 14614  
Parcel Acres: 0.170000000  
Parcel Address: MOHAWK DR  
Parcel Key: 2654890780900001027000  
Parcel Tax ID: 078.09-1-27

Owner Name: COUNTY OF MONROE  
Owner Address:  
39 WEST MAIN ST  
ROCHESTER NY 14614  
Parcel Acres: 0.340000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002064000  
Parcel Tax ID: 078.05-2-64

Owner Name: COUNTY OF MONROE  
Owner Address:  
39 WEST MAIN ST  
ROCHESTER NY 14614  
Parcel Acres: 0.170000000  
Parcel Address: MOHAWK DR  
Parcel Key: 2654890780900001028000  
Parcel Tax ID: 078.09-1-28

Owner Name: COUNTY OF MONROE  
Owner Address:  
39 WEST MAIN ST  
ROCHESTER NY 14614  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002030000  
Parcel Tax ID: 078.05-2-30

Owner Name: COUNTY OF MONROE  
Owner Address:  
39 WEST MAIN ST  
ROCHESTER NY 14614  
Parcel Acres: 0.170000000  
Parcel Address: MOHAWK DR  
Parcel Key: 2654890780900001029000  
Parcel Tax ID: 078.09-1-29

Owner Name: COUNTY OF MONROE  
Owner Address:  
39 WEST MAIN ST  
ROCHESTER NY 14614  
Parcel Acres: 0.340000000  
Parcel Address: MOHAWK DR  
Parcel Key: 2654890780900001054000  
Parcel Tax ID: 078.09-1-54

Owner Name: COUNTY OF MONROE  
Owner Address:  
39 WEST MAIN ST  
ROCHESTER NY 14614  
Parcel Acres: 0.480000000  
Parcel Address: SUNSET BLVD  
Parcel Key: 2654890780500002065000  
Parcel Tax ID: 078.05-2-65

Owner Name: COUNTY OF MONROE  
Owner Address:  
39 WEST MAIN ST  
ROCHESTER NY 14614  
Parcel Acres: 0.170000000  
Parcel Address: MOHAWK DR  
Parcel Key: 2654890780900001030000  
Parcel Tax ID: 078.09-1-30

Owner Name: COUNTY OF MONROE  
Owner Address:  
39 WEST MAIN ST  
ROCHESTER NY 14614  
Parcel Acres: 0.170000000  
Parcel Address: MOHAWK DR  
Parcel Key: 2654890780900001031000  
Parcel Tax ID: 078.09-1-31

Owner Name: COUNTY OF MONROE  
Owner Address:  
ATTN: DEPT OF LAW  
39 WEST MAIN STREET  
ROCHESTER NY 14614  
Parcel Acres: 5.210000000  
Parcel Address: 980 GLEN EDYTHE BAY FR  
Parcel Key: 2654890781400001005000  
Parcel Tax ID: 078.14-1-5

Owner Name: CUMBERLAND HOLLY  
Owner Address:  
3550 CROSS CREEK LANE  
MALIBU CA 90265  
Parcel Acres: 12.000000000  
Parcel Address: LAKE ROAD  
Parcel Key: 2654890360400001041000  
Parcel Tax ID: 036.04-1-41

Owner Name: DAILEY PHILIP ALAN  
Owner Address:  
15 WEYBURN WAY  
FAIRPORT, N.Y. 14450  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002010000  
Parcel Tax ID: 078.05-2-10

Owner Name: DAMASCUS TEMPLE  
Owner Address:  
979 BAY RD  
WEBSTER NY 14580  
Parcel Acres: 37.900000000  
Parcel Address: 979 BAY ROAD  
Parcel Key: 2654890781400001051000  
Parcel Tax ID: 078.14-1-51

Owner Name: DE BRINE JAMES & DONALD  
Owner Address:  
112 DEERHURST LANE #3  
WEBSTER NY 14580  
Parcel Acres: 76.800000000  
Parcel Address: SHOEMAKER ROAD  
Parcel Key: 2654890640200001012000  
Parcel Tax ID: 064.02-1-12

Owner Name: DEBRINE MICHAEL W  
Owner Address:  
1052 SHOEMAKER RD  
WEBSTER N Y 14580  
Parcel Acres: 5.900000000  
Parcel Address: PELLETT ROAD  
Parcel Key: 2654890490300001002120  
Parcel Tax ID: 049.03-1-2.12

Owner Name: EVANS ROBERT & PATRICIA  
Owner Address:  
1341 STATE RD  
WEBSTER NY 14580  
Parcel Acres: 31.470000000  
Parcel Address: STATE ROAD  
Parcel Key: 2654890950100002001100  
Parcel Tax ID: 095.01-2-1.1

Owner Name: FARRELL MICHAEL J  
Owner Address:  
1216 STATE RD N S  
WEBSTER NY 14580  
Parcel Acres: 59.290000000  
Parcel Address: 1216 STATE ROAD  
Parcel Key: 2654890801700003004000  
Parcel Tax ID: 080.17-3-4

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: 850 IRONDEQUOIT DR  
Parcel Key: 2654890780500002002000  
Parcel Tax ID: 078.05-2-2

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 W MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: SENECA DR  
Parcel Key: 2654890780500002044000  
Parcel Tax ID: 078.05-2-44

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 W MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: SENECA DR  
Parcel Key: 2654890780500002045000  
Parcel Tax ID: 078.05-2-45

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 W MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: SENECA DR  
Parcel Key: 2654890780500002046000  
Parcel Tax ID: 078.05-2-46

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 W MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002041000  
Parcel Tax ID: 078.05-2-41

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 W MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: MOHAWK DR  
Parcel Key: 2654890780900001020000  
Parcel Tax ID: 078.09-1-20

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 W MAIN STREET  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002040000  
Parcel Tax ID: 078.05-2-40

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: MOHAWK DR  
Parcel Key: 2654890780900001021000  
Parcel Tax ID: 078.09-1-21

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 W MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: SUNSET BLVD  
Parcel Key: 2654890780900001003000  
Parcel Tax ID: 078.09-1-3

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 W. MAIN STREET  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: MOHAWK DR  
Parcel Key: 2654890780900001022000  
Parcel Tax ID: 078.09-1-22

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: SUNSET BLVD  
Parcel Key: 2654890780500002051000  
Parcel Tax ID: 078.05-2-51

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: SUNSET BLVD  
Parcel Key: 2654890780500002052000  
Parcel Tax ID: 078.05-2-52

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: SUNSET BLVD  
Parcel Key: 2654890780500002053000  
Parcel Tax ID: 078.05-2-53

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: SUNSET BLVD  
Parcel Key: 2654890780500002054000  
Parcel Tax ID: 078.05-2-54

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: SUNSET BLVD  
Parcel Key: 2654890780500002055000  
Parcel Tax ID: 078.05-2-55

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 W. MAIN ST.D  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: SUNSET BLVD  
Parcel Key: 2654890780900001010000  
Parcel Tax ID: 078.09-1-10

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 W MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: SUNSET BLVD  
Parcel Key: 2654890780500002056000  
Parcel Tax ID: 078.05-2-56

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 W. MAIN ST.  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: SUNSET BLVD  
Parcel Key: 2654890780900001011000  
Parcel Tax ID: 078.09-1-11

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 W MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002013000  
Parcel Tax ID: 078.05-2-13

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 W MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002014000  
Parcel Tax ID: 078.05-2-14

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002016000  
Parcel Tax ID: 078.05-2-16

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 W MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002017000  
Parcel Tax ID: 078.05-2-17

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 W MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: DEWITT ROAD  
Parcel Key: 2654890780500002019000  
Parcel Tax ID: 078.05-2-19

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 2.500000000  
Parcel Address: GLEN EDYTHE BAY FR  
Parcel Key: 2654890781400001003000  
Parcel Tax ID: 078.14-1-3

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 2.900000000  
Parcel Address: GLEN EDYTHE BAY FR  
Parcel Key: 2654890781400001002000  
Parcel Tax ID: 078.14-1-2

Owner Name: FIDEOR ROBERT C  
Owner Address:  
75 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 1.300000000  
Parcel Address: BAY ROAD  
Parcel Key: 2654890781400001008100  
Parcel Tax ID: 078.14-1-8.1

Owner Name: FIDEOR ROBERT C.  
Owner Address:  
75 W. MAIN ST.  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002003000  
Parcel Tax ID: 078.05-2-3

Owner Name: FIDEOR ROBERT C.  
Owner Address:  
75 W. MAIN ST.  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: SUNSET BLVD  
Parcel Key: 2654890780900001012000  
Parcel Tax ID: 078.09-1-12

Owner Name: FINLEY ROBERT, WILLIAM & DON  
Owner Address:  
C/O ROBERT FINLEY  
1137 RIDGE RD  
WEBSTER NEW YORK 14580  
Parcel Acres: 53.400000000  
Parcel Address: LAKE ROAD  
Parcel Key: 2654890500200001007000  
Parcel Tax ID: 050.02-1-7

Owner Name: FOMIN LISA  
Owner Address:  
20 CORLEY DR.  
ROCHESTER, N.Y. 14622  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002036000  
Parcel Tax ID: 078.05-2-36

Owner Name: FOMIN LISA  
Owner Address:  
20 CORLEY DR.  
ROCHESTER, N.Y. 14622  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002035000  
Parcel Tax ID: 078.05-2-35

Owner Name: FOX ALTON L & NANCY L  
Owner Address:  
1472 LAKE RD  
WEBSTER NY 14580  
Parcel Acres: 5.000000000  
Parcel Address: 1472 LAKE ROAD  
Parcel Key: 2654890360400001001320  
Parcel Tax ID: 036.04-1-1.32

Owner Name: FRANCO RICHARD & VALERIE  
Owner Address:  
1220 JACKSON RD  
WEBSTER NY 14580  
Parcel Acres: 5.000000000  
Parcel Address: 1456 LAKE ROAD  
Parcel Key: 2654890360400001001220  
Parcel Tax ID: 036.04-1-1.22

Owner Name: FUGMANN CAROL A  
Owner Address:  
1845 STATE RD  
WEBSTER NY 14580  
Parcel Acres: 6.900000000  
Parcel Address: 1845 STATE ROAD  
Parcel Key: 2654890810300001018200  
Parcel Tax ID: 081.03-1-18.2

Owner Name: GEFELL JOHN & JOANN  
Owner Address:  
1442 LAKE RD  
WEBSTER NY 14580  
Parcel Acres: 10.540000000  
Parcel Address: 1442 LAKE ROAD  
Parcel Key: 2654890360400001001100  
Parcel Tax ID: 036.04-1-1.1

Owner Name: GERRITZ PETER A & DEBORAH L  
Owner Address:  
249 COUNTY LINE RD  
ONTARIO NY 14519  
Parcel Acres: 28.590000000  
Parcel Address: 249 TOWN LINE RD  
Parcel Key: 2654890510100001024110  
Parcel Tax ID: 051.01-1-24.11

Owner Name: GOSNELL THOMAS & GEORGIA  
Owner Address:  
890 CLINTON SQUARE  
ROCHESTER NY 14604  
Parcel Acres: 35.900000000  
Parcel Address: PELLETT ROAD  
Parcel Key: 2654890490300001003000  
Parcel Tax ID: 049.03-1-3

Owner Name: GOSNELL THOMAS & GEORGIA  
Owner Address:  
890 CLINTON SQUARE  
ROCHESTER NY 14604  
Parcel Acres: 69.400000000  
Parcel Address: LAKE ROAD  
Parcel Key: 2654890490300001001000  
Parcel Tax ID: 049.03-1-1

Owner Name: GOSNELL THOMAS & GEORGIA  
Owner Address:  
890 CLINTON SQUARE  
ROCHESTER NY 14604  
Parcel Acres: 22.900000000  
Parcel Address: PELLETT ROAD  
Parcel Key: 2654890490300001012000  
Parcel Tax ID: 049.03-1-12

Owner Name: GOSNELL THOMAS & GEORGIA  
Owner Address:  
890 CLINTON SQUARE  
ROCHESTER NY 14604  
Parcel Acres: 74.500000000  
Parcel Address: 885 LAKE ROAD  
Parcel Key: 2654890490300001023000  
Parcel Tax ID: 049.03-1-23

Owner Name: GROSS ANTONIO & ROSE MARIE  
Owner Address:  
254 SAN RON DR  
WEBSTER NY 14580  
Parcel Acres: 6.510000000  
Parcel Address: SCHLEGEL ROAD  
Parcel Key: 2654890660100001062100  
Parcel Tax ID: 066.01-1-62.1

Owner Name: GUENTHER ROBERT H  
Owner Address:  
257 W. CRAIG HILL DR.  
ROCH., N.Y. 14626  
Parcel Acres: 0.170000000  
Parcel Address: SUNSET BLVD  
Parcel Key: 2654890780900001006000  
Parcel Tax ID: 078.09-1-6

Owner Name: GUENTHER ROBERT H & COX V ET AL  
Owner Address:  
257 W CRAIG HILL DR  
ROCHESTER NY 14626  
Parcel Acres: 0.200000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002042000  
Parcel Tax ID: 078.05-2-42

Owner Name: HALE WB II & PATRICIA F  
Owner Address:  
67 WOODBURY PLACE  
ROCHESTER NY 14618  
Parcel Acres: 117.500000000  
Parcel Address: 515 WHITING ROAD  
Parcel Key: 2654890640100001045000  
Parcel Tax ID: 064.01-1-45

Owner Name: HALE WB II & PATRICIA F  
Owner Address:  
67 WOODBURY PLACE  
ROCHESTER NY 14618  
Parcel Acres: 20.300000000  
Parcel Address: LAKE ROAD  
Parcel Key: 2654890490300001025000  
Parcel Tax ID: 049.03-1-25

Owner Name: HARRIS CORNELIA,EDWARD, STEPHEN &  
 JONATHAN  
 Owner Address:  
 C/O STEPHEN HARRIS 1086 W. LAKE SAMMAMISH  
 PARKWAY, N.E.  
 BELLEVUE WASHINGTON 98008  
 Parcel Acres: 7.600000000  
 Parcel Address: LAKE ROAD  
 Parcel Key: 2654890370300001039000  
 Parcel Tax ID: 037.03-1-39

Owner Name: HARRIS CORNELIA EDWARD STEPHEN &  
 JONATHAN  
 Owner Address:  
 C/O STEPHEN HARRIS 1086 W. LAKE SAMMAMISH  
 PARKWAY N.E.  
 BELLEVUE WASHINGTON 98008  
 Parcel Acres: 7.000000000  
 Parcel Address: LAKE ROAD  
 Parcel Key: 2654890370300001038000  
 Parcel Tax ID: 037.03-1-38

Owner Name: HARRIS CORNELIA EDWARD STEPHEN &  
 JONATHAN  
 Owner Address:  
 C/O STEPHEN HARRIS 1086 W. LAKE SAMMAMISH  
 PARKWAY N.E.  
 BELLEVUE WASHINGTON 98008  
 Parcel Acres: 7.700000000  
 Parcel Address: LAKE ROAD  
 Parcel Key: 2654890360300001008100  
 Parcel Tax ID: 036.03-1-8.1

Parcel Key: 2654890370300001040000  
 Parcel Tax ID: 037.03-1-40

Owner Name: HARRIS CORNELIA,EDWARD, JONATHAN  
 Owner Address:  
 C/O STEPHEN HARRIS 1086 W LAKE SAMMAMISH  
 PARKWAY N.E.  
 BELLEVUE WASHINGTON 98008  
 Parcel Acres: 21.800000000  
 Parcel Address: LAKE ROAD  
 Parcel Key: 2654890370300001036000  
 Parcel Tax ID: 037.03-1-36

Owner Name: HAWKINS WILLIAM & EVE  
 Owner Address:  
 575 DRUMM RD  
 WEBSTER NY 14580  
 Parcel Acres: 4.110000000  
 Parcel Address: DRUMM ROAD  
 Parcel Key: 2654890630200001038000  
 Parcel Tax ID: 063.02-1-38

Owner Name: HEGEDORN ASSOCIATES  
 Owner Address:  
 964 RIDGE ROAD  
 WEBSTER NEW YORK 14580  
 Parcel Acres: 88.700000000  
 Parcel Address: LAKE ROAD  
 Parcel Key: 2654890360300001008100  
 Parcel Tax ID: 036.03-1-8.1

Owner Name: HEGEDORN BRUCE C  
Owner Address:  
964 RIDGE RD  
WEBSTER NY 14580  
Parcel Acres: 31.950000000  
Parcel Address: LAKE ROAD  
Parcel Key: 2654890360300001001200  
Parcel Tax ID: 036.03-1-1.2

Owner Name: HEGEDORN BRUCE C  
Owner Address:  
964 RIDGE RD  
WEBSTER NY 14580  
Parcel Acres: 3.200000000  
Parcel Address: LAKE ROAD  
Parcel Key: 2654890360300001004000  
Parcel Tax ID: 036.03-1-4

Owner Name: HEGEDORN BRUCE C  
Owner Address:  
964 RIDGE RD  
WEBSTER NY 14580  
Parcel Acres: 5.000000000  
Parcel Address: 1432 LAKE ROAD  
Parcel Key: 2654890360300001008200  
Parcel Tax ID: 036.03-1-8.2

Owner Name: KEIM MICHAEL A & SACKETT-KEIM SUZANNE E  
Owner Address:  
225 TOWN LINE RD  
ONTARIO NY 14519  
Parcel Acres: 34.190000000  
Parcel Address: 231 TOWN LINE RD  
Parcel Key: 2654890510100001023100  
Parcel Tax ID: 051.01-1-23.1

Owner Name: KING GENE P & CANNIOTO TINA M  
Owner Address:  
584 BASKET RD E S  
WEBSTER N Y 14580  
Parcel Acres: 0.730000000  
Parcel Address: 584 BASKET ROAD  
Parcel Key: 2654890660100001075000  
Parcel Tax ID: 066.01-1-75

Owner Name: KLEINHENZ & BIRCHER  
Owner Address:  
411 HERON RD  
CLEARWATER FLA 33764  
Parcel Acres: 0.540000000  
Parcel Address: DEWITT ROAD  
Parcel Key: 2654890780900001056000  
Parcel Tax ID: 078.09-1-56

Owner Name: KLEINHENZ & BIRCHER INC  
Owner Address:  
411 HERON RD  
CLEARWATER FLA 33764  
Parcel Acres: 0.410000000  
Parcel Address: DEWITT ROAD  
Parcel Key: 2654890780900001055000  
Parcel Tax ID: 078.09-1-55

Owner Name: KOZA GAIL A  
Owner Address:  
566 DRUMM RD  
WEBSTER N Y 14580  
Parcel Acres: 20.180000000  
Parcel Address: 566 DRUMM ROAD  
Parcel Key: 2654890630200001020100  
Parcel Tax ID: 063.02-1-20.1

Owner Name: KUBRICH CATHERINE E AS TRUSTEE  
Owner Address:  
532 DUNBAR DR  
HENDERSON NV 89014  
Parcel Acres: 81.900000000  
Parcel Address: STATE ROAD  
Parcel Key: 2654890810300001019100  
Parcel Tax ID: 081.03-1-19.1

Owner Name: KUBRICH JAMES R TRUSTEE UNDER JAMES R  
Owner Address:  
KUBRICH TRUST OF 2000  
1785 STATE RD S S  
WEBSTER NY 14580  
Parcel Acres: 70.200000000  
Parcel Address: 1785 STATE ROAD  
Parcel Key: 2654890810300001020000  
Parcel Tax ID: 081.03-1-20

Owner Name: KUNZ JAMES R & LUCILLE  
Owner Address:  
959 FIVE MILE LINE RD  
WEBSTER N Y 14580  
Parcel Acres: 19.090000000  
Parcel Address: 959 FIVE MILE LINE ROAD  
Parcel Key: 2654890790900001037110  
Parcel Tax ID: 079.09-1-37.11

Owner Name: LABARBERA GUISEPPE & ANTONIA  
Owner Address:  
212 BAYCREST DR  
ROCHESTER NY 14622  
Parcel Acres: 46.000000000  
Parcel Address: TOWN LINE RD  
Parcel Key: 2654890510300001046111  
Parcel Tax ID: 051.03-1-46.111

Owner Name: LARKIN MARY C  
Owner Address:  
58 PARKVIEW DR  
ROCHESTER NY 14625  
Parcel Acres: 10.000000000  
Parcel Address: 610 BASKET ROAD  
Parcel Key: 2654890660100001072000  
Parcel Tax ID: 066.01-1-72

Owner Name: LARKIN MARY C  
Owner Address:  
58 PARKVIEW DR  
ROCHESTER NY 14625  
Parcel Acres: 19.600000000  
Parcel Address: BASKET ROAD  
Parcel Key: 2654890660100001073000  
Parcel Tax ID: 066.01-1-73

Owner Name: LAVOIE FERNAND A  
Owner Address:  
581 TOWN LINE RD W S  
ONTARIO NY 14519  
Parcel Acres: 31.300000000  
Parcel Address: 581 TOWN LINE RD  
Parcel Key: 2654890660100001066000  
Parcel Tax ID: 066.01-1-66

Owner Name: LITTLE SEELYE E  
Owner Address:  
1820 LAKE RD  
WEBSTER NY 14580  
Parcel Acres: 3.800000000  
Parcel Address: LAKE ROAD  
Parcel Key: 2654890370300001035000  
Parcel Tax ID: 037.03-1-35

Owner Name: LOCKWOOD JAMES  
Owner Address:  
559 LAKE RD  
WEBSTER, NEW YORK 14580  
Parcel Acres: 1.080000000  
Parcel Address: LAKE ROAD  
Parcel Key: 2654890481900002066200  
Parcel Tax ID: 048.19-2-66.2

Owner Name: LUNDY DOUGLAS & CHRISTINA  
Owner Address:  
887 DE WITT RD  
WEBSTER NY 14580  
Parcel Acres: 0.230000000  
Parcel Address: DEWITT ROAD  
Parcel Key: 2654890780900001034120  
Parcel Tax ID: 078.09-1-34.12

Owner Name: LUNDY DOUGLAS & CHRISTINA  
Owner Address:  
887 DEWITT RD  
WEBSTER NY 14580  
Parcel Acres: 0.140000000  
Parcel Address: DEWITT ROAD  
Parcel Key: 2654890780900001034200  
Parcel Tax ID: 078.09-1-34.2

Owner Name: MAIER HAROLD G  
Owner Address:  
609 RIDGE RD  
WEBSTER, N.Y. 14580  
Parcel Acres: 11.800000000  
Parcel Address: 683 RIDGE ROAD  
Parcel Key: 26548907820000001043000  
Parcel Tax ID: 078.20-1-43

Owner Name: MAIER MICHAEL & JOSEPH W  
Owner Address:  
450 PHILLIPS RD  
WEBSTER N Y 14580  
Parcel Acres: 32.400000000  
Parcel Address: 445 PHILLIPS ROAD  
Parcel Key: 2654890500300002016100  
Parcel Tax ID: 050.03-2-16.1

Owner Name: MAIER MICHAEL & JOSEPH W  
Owner Address:  
450 PHILLIPS RD  
WEBSTER NY 14580  
Parcel Acres: 67.300000000  
Parcel Address: PHILLIPS ROAD  
Parcel Key: 2654890500400001073500  
Parcel Tax ID: 050.04-1-73.5

Owner Name: MAIER MICHAEL & JOSEPH W  
Owner Address:  
450 PHILLIPS RD  
WEBSTER N Y 14580  
Parcel Acres: 40.000000000  
Parcel Address: 474 PHILLIPS ROAD  
Parcel Key: 2654890650200001001000  
Parcel Tax ID: 065.02-1-1

Owner Name: MAIER MICHAEL & JOSEPH W  
Owner Address:  
450 PHILLIPS RD  
WEBSTER N Y 14580  
Parcel Acres: 15.400000000  
Parcel Address: SCHLEGEL ROAD  
Parcel Key: 2654890650200001020000  
Parcel Tax ID: 065.02-1-20

Owner Name: MALCZEWSKI DONALD J & WF  
Owner Address:  
935 BAY RD W S  
WEBSTER NY 14580  
Parcel Acres: 3.800000000  
Parcel Address: 935 BAY ROAD  
Parcel Key: 2654890781400001001000  
Parcel Tax ID: 078.14-1-1

Owner Name: MARTIN ANASTASIA L  
Owner Address:  
C/O WEBSTER LUMBER CO  
P O BOX 310  
WEBSTER NY 14580  
Parcel Acres: 48.300000000  
Parcel Address: 151 BASKET ROAD  
Parcel Key: 2654890510100001001000  
Parcel Tax ID: 051.01-1-1

Owner Name: METILDI STEPHEN & GIANFORTE CARL J  
Owner Address:  
1450 LAKE RD  
WEBSTER NY 14580  
Parcel Acres: 5.540000000  
Parcel Address: 1450 LAKE ROAD  
Parcel Key: 2654890360400001001210  
Parcel Tax ID: 036.04-1-1.21

Owner Name: MILKS JOHN & BARBARA  
Owner Address:  
3131 TOWN WALK DR  
HAMDEN CT 06518  
Parcel Acres: 6.990000000  
Parcel Address: SCHLEGEL ROAD  
Parcel Key: 2654890660100001062200  
Parcel Tax ID: 066.01-1-62.2

Owner Name: MILLER JOHN & ALEX  
Owner Address:  
590 SALT RD E S  
WEBSTER NY 14580  
Parcel Acres: 33.000000000  
Parcel Address: 590 SALT ROAD  
Parcel Key: 2654890660100002008000  
Parcel Tax ID: 066.01-2-8

Owner Name: MONROE CO WATER AUTHORITY  
Owner Address:  
645 NORRIS DR  
ROCHESTER NY 14610  
Parcel Acres: 27.400000000  
Parcel Address: 1720 LAKE ROAD  
Parcel Key: 2654890370300001015000  
Parcel Tax ID: 037.03-1-15

Owner Name: MONROE CO WATER AUTHORITY  
Owner Address:  
LAKE RD NS  
WEBSTER N.Y. 14580  
Parcel Acres: 1.900000000  
Parcel Address: LAKE ROAD  
Parcel Key: 2654890370300001010000  
Parcel Tax ID: 037.03-1-10

Owner Name: MORLEY ROBERT  
Owner Address:  
960 KLEM RD  
WEBSTER N Y 14580  
Parcel Acres: 37.700000000  
Parcel Address: 235 SALT ROAD  
Parcel Key: 2654890500200001038111  
Parcel Tax ID: 050.02-1-38.111

Owner Name: NAJM ARAGHI MENDI & WF LAUREL  
Owner Address:  
906 DEWITT RD  
WEBSTER N Y 14580  
Parcel Acres: 1.250000000  
Parcel Address: DEWITT ROAD  
Parcel Key: 2654890780900001037000  
Parcel Tax ID: 078.09-1-37

Owner Name: ORLEN SANDRA M  
Owner Address:  
1084 GLEN EDYTH DR  
WEBSTER, N.Y. 14580  
Parcel Acres: 8.000000000  
Parcel Address: GLEN EDYTHE BAY FR  
Parcel Key: 2654890781000002074000  
Parcel Tax ID: 078.10-2-74

Owner Name: ORLEN SANDRA M  
Owner Address:  
1084 GLEN EDYTH DR  
WEBSTER, N.Y. 14580  
Parcel Acres: 3.300000000  
Parcel Address: 923 BAY ROAD  
Parcel Key: 2654890781000002072000  
Parcel Tax ID: 078.10-2-72

Owner Name: PAPPALARDO FRANK D & WIFE  
Owner Address:  
16 BRIDGEWOOD DR  
FAIRPORT NY 14450  
Parcel Acres: 25.660000000  
Parcel Address: KITTLEBERGER PARK  
Parcel Key: 2654010800500001057000  
Parcel Tax ID: 080.05-1-57

Owner Name: PELLITTIERI DOREEN & PETER  
Owner Address:  
1791 SCHLEGEL RD  
WEBSTER NY 14580  
Parcel Acres: 19.300000000  
Parcel Address: SCHLEGEL ROAD  
Parcel Key: 2654890660100001083000  
Parcel Tax ID: 066.01-1-83

Owner Name: PINEGROVE MANAGEMENT INC  
Owner Address:  
1325 7TH STREET SOUTH  
# 7A  
NAPLES FLA 34102  
Parcel Acres: 1.570000000  
Parcel Address: 302 LAKE ROAD  
Parcel Key: 2654890630900001032100  
Parcel Tax ID: 063.09-1-32.1

Owner Name: PINEGROVE MANAGEMENT INC C/O DAVID L.  
BROOKE  
Owner Address:  
1325 SEVENTH ST S., #7A  
NAPLES FLA 33940  
Parcel Acres: 2.700000000  
Parcel Address: LAKE ROAD  
Parcel Key: 2654890630900001037000  
Parcel Tax ID: 063.09-1-37

Owner Name: PINKNEY ROBERT  
Owner Address:  
1695 LAKE ROAD  
ONTARIO NY 14519  
Parcel Acres: 69.300000000  
Parcel Address: 1629 RIDGE ROAD  
Parcel Key: 2654890810100001013000  
Parcel Tax ID: 081.01-1-13

Owner Name: PITTS JOHN & WF  
Owner Address:  
1021 SHOECRAFT RD  
WEBSTER NY 14580  
Parcel Acres: 48.900000000  
Parcel Address: WOODARD ROAD  
Parcel Key: 2654890510100001032000  
Parcel Tax ID: 051.01-1-32

Owner Name: PLANTE EDW T & WF  
Owner Address:  
1835 WOODARD RD  
WEBSTER NY 14580  
Parcel Acres: 29.200000000  
Parcel Address: 1823 WOODARD ROAD  
Parcel Key: 2654890510300001032000  
Parcel Tax ID: 051.03-1-32

Owner Name: RABER HOMES INC  
Owner Address:  
1112 OHSTROM PARK  
WEBSTER NY 14580  
Parcel Acres: 47.000000000  
Parcel Address: STATE ROAD  
Parcel Key: 2654890800400001010100  
Parcel Tax ID: 080.04-1-10.1

Owner Name: RICE JAMES & JOYCE  
Owner Address:  
841 DEWITT RD  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002029000  
Parcel Tax ID: 078.05-2-29

Owner Name: RICE JAMES & JOYCE  
Owner Address:  
841 DEWITT RD  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002028000  
Parcel Tax ID: 078.05-2-28

Owner Name: RICE JAMES & JOYCE  
Owner Address:  
841 DEWITT RD  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002027000  
Parcel Tax ID: 078.05-2-27

Owner Name: RICE JAMES & JOYCE  
Owner Address:  
841 DEWITT RD  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002026000  
Parcel Tax ID: 078.05-2-26

Owner Name: RICE JAMES G & WF JOYCE A  
Owner Address:  
841 DE WITT RD  
WEBSTER NY 14580  
Parcel Acres: 1.190000000  
Parcel Address: 841 DEWITT ROAD  
Parcel Key: 2654890780500002021000  
Parcel Tax ID: 078.05-2-21

Owner Name: RIEDEL CARL & JOAN  
Owner Address:  
169 PHILLIPS ROAD  
WEBSTER, N.Y. 14580  
Parcel Acres: 22.040000000  
Parcel Address: LAKE ROAD  
Parcel Key: 2654890500100001057100  
Parcel Tax ID: 050.01-1-57.1

Owner Name: RITZENTHALER BARRY A  
Owner Address:  
1382 CHILL AVE  
ROCH., N.Y. 14624  
Parcel Acres: 0.170000000  
Parcel Address: SENECA DR  
Parcel Key: 2654890780500002043000  
Parcel Tax ID: 078.05-2-43

Owner Name: ROCHESTER GAS & ELECTRIC CORP  
Owner Address:  
S9 EAST AVE  
ROCHESTER NY 14649  
Parcel Acres: 8.500000000  
Parcel Address: 999999  
Parcel Key: 2654010800600001036000WEB  
Parcel Tax ID: 080.06-1-36./WEB

Owner Name: ROGERS CLINTON R ATTN: JANNETTE SANTOS  
Owner Address:  
BESSEMER TRUST CO 38TH FLOOR  
630 5TH AVE  
NEW YORK NY 10111  
Parcel Acres: 10.000000000  
Parcel Address: 1512 LAKE ROAD  
Parcel Key: 2654890360400001003000  
Parcel Tax ID: 036.04-1-3

Owner Name: RONCHI MICHAEL  
Owner Address:  
853 DE WITT RD  
WEBSTER NY 14580  
Parcel Acres: 0.200000000  
Parcel Address: SUNSET BLVD  
Parcel Key: 2654890780500002057000  
Parcel Tax ID: 078.05-2-57

Owner Name: SACCONE RUSSELL R & CHERYL L  
Owner Address:  
293 TOWN LINE RD  
ONTARIO NY 14519  
Parcel Acres: 13.600000000  
Parcel Address: TOWN LINE RD  
Parcel Key: 2654890510100001028000  
Parcel Tax ID: 051.01-1-28

Owner Name: SCHANTZ JOHN J  
Owner Address:  
4029 ST PAUL BLVD  
ROCHESTER NY 14617  
Parcel Acres: 43.150000000  
Parcel Address: WEBSTER FAIRPORT RD  
Parcel Key: 2654010950600001002000  
Parcel Tax ID: 095.06-1-2

Owner Name: SCHLONSKI THOMAS J & WF DONNA  
Owner Address:  
849 MAPLE DR  
WEBSTER NY 14580  
Parcel Acres: 19.200000000  
Parcel Address: MAPLE DR  
Parcel Key: 2654890780700001019000  
Parcel Tax ID: 078.07-1-19

Owner Name: SCHREIBER ADAM EST  
Owner Address:  
1717 RIDGE RD S S  
WEBSTER N Y 14580  
Parcel Acres: 53.200000000  
Parcel Address: 1717 RIDGE ROAD  
Parcel Key: 2654890810100001018000  
Parcel Tax ID: 081.01-1-18

Owner Name: SCHREIBER ELIZABETH  
Owner Address:  
1717 RIDGE RD  
WEBSTER NY 14580  
Parcel Acres: 38.440000000  
Parcel Address: SALT ROAD  
Parcel Key: 2654890810100001016000  
Parcel Tax ID: 081.01-1-16

Owner Name: SCHREIBER MARK & DEAN  
Owner Address:  
1717 RIDGE RD  
WEBSTER NY 14580  
Parcel Acres: 47.200000000  
Parcel Address: SALT ROAD  
Parcel Key: 2654890800400001003210  
Parcel Tax ID: 080.04-1-3.21

Owner Name: SCHREIBER PAUL P  
Owner Address:  
1717 RIDGE RD  
WEBSTER NY 14580  
Parcel Acres: 39.800000000  
Parcel Address: SALT ROAD  
Parcel Key: 2654890810300001001000  
Parcel Tax ID: 081.03-1-1

Owner Name: SCHREIBER PAUL P  
Owner Address:  
1717 RIDGE RD  
WEBSTER NY 14580  
Parcel Acres: 76.500000000  
Parcel Address: SALT ROAD  
Parcel Key: 2654890810300001004000  
Parcel Tax ID: 081.03.1-4

Owner Name: SCHREIBER PAUL P  
Owner Address:  
1717 RIDGE RD  
WEBSTER NY 14580  
Parcel Acres: 53.300000000  
Parcel Address: 1707 RIDGE ROAD  
Parcel Key: 2654890810100001017000  
Parcel Tax ID: 081.01.1-17

Owner Name: SCHREIBER PAUL P  
Owner Address:  
1717 RIDGE RD  
WEBSTER NY 14580  
Parcel Acres: 102.550000000  
Parcel Address: STATE ROAD  
Parcel Key: 2654890810300001010000  
Parcel Tax ID: 081.03.1-10

Owner Name: SCHREINER KENNETH SR.  
Owner Address:  
505 PHILLIPS RD  
WEBSTER NY 14580  
Parcel Acres: 50.950000000  
Parcel Address: 490 PHILLIPS ROAD  
Parcel Key: 2654890650200001002000  
Parcel Tax ID: 065.02.1-2

Owner Name: SCHWENZER NANCY  
Owner Address:  
282 SALT RD  
WEBSTER NY 14580  
Parcel Acres: 35.430000000  
Parcel Address: 230 SALT ROAD  
Parcel Key: 2654890500200001038200  
Parcel Tax ID: 050.02.1-38.2

Owner Name: SHIFFLER JOHN J & KAREN  
Owner Address:  
1464 LAKE RD LAKE FR N S  
WEBSTER N.Y. 14580  
Parcel Acres: 2.160000000  
Parcel Address: 1464 LAKE ROAD  
Parcel Key: 2654890360400001002100  
Parcel Tax ID: 036.04.1-2.1

Owner Name: SIMS JAMES R JR & WF  
Owner Address:  
264 BURNETT RD W S  
WEBSTER NY 14580  
Parcel Acres: 23.300000000  
Parcel Address: 264 BURNETT ROAD  
Parcel Key: 2654890500100001005000  
Parcel Tax ID: 050.01-1-5

Owner Name: SMITH DRAKE  
Owner Address:  
1516 LAKE RD  
WEBSTER NY 14580  
Parcel Acres: 20.600000000  
Parcel Address: 1516 LAKE ROAD  
Parcel Key: 2654890360400001004000  
Parcel Tax ID: 036.04-1-4

Owner Name: SMITH WILLIAM M  
Owner Address:  
1671 LAKE RD S S  
WEBSTER NY 14580  
Parcel Acres: 30.000000000  
Parcel Address: 1671 LAKE ROAD  
Parcel Key: 2654890360400001026000  
Parcel Tax ID: 036.04-1-26

Owner Name: SMITH WILLIAM M & MARTHA  
Owner Address:  
1671 LAKE RD  
WEBSTER NY 14580  
Parcel Acres: 35.430000000  
Parcel Address: SALT ROAD  
Parcel Key: 2654890500200001023100  
Parcel Tax ID: 050.02-1-23.1

Owner Name: SPEER CHARLES  
Owner Address:  
426 MURWOOD LANE  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: MOHAWK DR  
Parcel Key: 2654890780900001017000  
Parcel Tax ID: 078.09-1-17

Owner Name: STADT RUTH  
Owner Address:  
152 SALT RD E S  
WEBSTER NY 14580  
Parcel Acres: 29.600000000  
Parcel Address: 152 SALT ROAD  
Parcel Key: 2654890500200001022000  
Parcel Tax ID: 050.02-1-22

Owner Name: STEFFEN JOSEPH  
Owner Address:  
6708 LAKE BLUFF RD  
NORTH ROSE NY 14516  
Parcel Acres: 0.600000000  
Parcel Address: 943 BAY ROAD  
Parcel Key: 2654890781400001010000  
Parcel Tax ID: 078.14-1-10

Owner Name: STERN JANET & ELLIOTT LYDIA & CALABRESE  
MARCIA

Owner Address:  
1822 LAKE RD  
WEBSTER, NY 14580  
Parcel Acres: 14.200000000  
Parcel Address: LAKE ROAD  
Parcel Key: 2654890370300001032100  
Parcel Tax ID: 037.03-1-32.1

Owner Name: STIRPE ANGELO  
Owner Address:  
1845 SCHLEGEL RD S S  
WEBSTER N Y 14580  
Parcel Acres: 1.030000000  
Parcel Address: 1845 SCHLEGEL ROAD  
Parcel Key: 2654890660100001060000  
Parcel Tax ID: 066.01-1-60

Owner Name: STIRPE ANGELO  
Owner Address:  
1845 SCHLEGEL RD  
WEBSTER, NY 14580  
Parcel Acres: 3.000000000  
Parcel Address: SCHLEGEL ROAD  
Parcel Key: 2654890660100001059000  
Parcel Tax ID: 066.01-1-59

Owner Name: STONE JOE T & GAIL A.  
Owner Address:  
595 DRUMM ROAD W S  
WEBSTER NY 14580  
Parcel Acres: 26.880000000  
Parcel Address: 595 DRUMM ROAD  
Parcel Key: 2654890630200001027000  
Parcel Tax ID: 063.02-1-27

Owner Name: STREM HENRY & WF  
Owner Address:  
385 COLEBOURNE RD.  
ROCH., N.Y. 14609  
Parcel Acres: 0.170000000  
Parcel Address: 848 IRONDEQUOIT DR  
Parcel Key: 2654890780500002001000  
Parcel Tax ID: 078.05-2-1

Owner Name: STRUCK FREDERICK W  
Owner Address:  
256 PHILLIPS RD E S  
WEBSTER NY 14580  
Parcel Acres: 50.7000000000  
Parcel Address: 256 PHILLIPS ROAD  
Parcel Key: 2654890500200001040000  
Parcel Tax ID: 050.02-1-40

Owner Name: STUMPF ANTHONY & DORIS  
Owner Address:  
1550 PORTLAND AVE  
1120 CHAPEL OAKS  
ROCHESTER, NY 14621  
Parcel Acres: 15.9500000000  
Parcel Address: TOWN LINE RD  
Parcel Key: 2654890960100001001101  
Parcel Tax ID: 096.01-1-1.101

Owner Name: SYRACUSA CAROLE D  
Owner Address:  
875 DEWITT RD  
WEBSTER NY 14580  
Parcel Acres: 0.4000000000  
Parcel Address: 877 DEWITT ROAD  
Parcel Key: 2654890780900001013000  
Parcel Tax ID: 078.09-1-13

Owner Name: SYRACUSA CAROLE D  
Owner Address:  
875 DEWITT RD  
WEBSTER NY 14580  
Parcel Acres: 0.3600000000  
Parcel Address: 873 DEWITT ROAD  
Parcel Key: 2654890780900001015100  
Parcel Tax ID: 078.09-1-15.1

Owner Name: SYRACUSA STEPHEN J  
Owner Address:  
877 DEWITT RD  
WEBSTER NY 14580  
Parcel Acres: 0.1500000000  
Parcel Address: MOHAWK DR  
Parcel Key: 2654890780900001049000  
Parcel Tax ID: 078.09-1-49

Owner Name: SYRACUSA STEPHEN J  
Owner Address:  
877 DEWITT RD  
WEBSTER NY 14580  
Parcel Acres: 0.1500000000  
Parcel Address: MOHAWK DR  
Parcel Key: 2654890780900001048000  
Parcel Tax ID: 078.09-1-48

Owner Name: SYRACUSA STEPHEN J  
Owner Address:  
877 DEWITT RD  
WEBSTER NY 14580  
Parcel Acres: 0.2200000000  
Parcel Address: SUNSET BLVD  
Parcel Key: 2654890780900001046000  
Parcel Tax ID: 078.09-1-46

Owner Name: SYRACUSA STEPHEN J  
Owner Address:  
877 DEWITT RD  
WEBSTER NY 14580  
Parcel Acres: 0.2100000000  
Parcel Address: MOHAWK DR  
Parcel Key: 2654890780900001047000  
Parcel Tax ID: 078.09-1-47

Owner Name: THURSTON LEWIS R  
Owner Address:  
1116 ROUSSEAU DR  
WEBSTER NY 14580  
Parcel Acres: 30.3800000000  
Parcel Address: BASKET ROAD  
Parcel Key: 2654890660300001018100  
Parcel Tax ID: 066.03-1-18.1

Owner Name: TOWN OF WEBSTER  
Owner Address:  
1000 RIDGE RD  
WEBSTER NY 14580  
Parcel Acres: 37.7000000000  
Parcel Address: 226 PHILLIPS ROAD  
Parcel Key: 2654890500200001042000  
Parcel Tax ID: 050.02-1-42

Owner Name: TURRILL FRANK E & JANE  
Owner Address:  
1759 RIDGE RD  
WEBSTER NY 14580  
Parcel Acres: 40.8000000000  
Parcel Address: 1763 RIDGE ROAD  
Parcel Key: 2654890810100001021100  
Parcel Tax ID: 081.01-1-21.1

Owner Name: VAN APELDOORN JOHN & SUSAN  
Owner Address:  
937 SALT RD  
WEBSTER NY 14580  
Parcel Acres: 20.7000000000  
Parcel Address: SALT ROAD  
Parcel Key: 2654890800200002051110  
Parcel Tax ID: 080.02-2-51.11

Owner Name: VAN HORN ELIZABETH M  
Owner Address:  
249 INSPIRATION PT RD S S  
WEBSTER NY 14580  
Parcel Acres: 12.100000000  
Parcel Address: 249 INSPIRATION POINT ROAD  
Parcel Key: 2654890781300001017000  
Parcel Tax ID: 078.13-1-17

Owner Name: VANDERHORST PAUL D & DENISE M  
Owner Address:  
479 TOWN LINE RD  
ONTARIO NY 14519  
Parcel Acres: 19.900000000  
Parcel Address: 479 TOWN LINE RD  
Parcel Key: 2654890660100001048000  
Parcel Tax ID: 066.01-1-48

Owner Name: VILLAGE OF WEBSTER  
Owner Address:  
28 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.300000000  
Parcel Address: MOHAWK DR  
Parcel Key: 2654890780900001019000  
Parcel Tax ID: 078.09-1-19

Owner Name: VILLAGE OF WEBSTER  
Owner Address:  
28 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002039000  
Parcel Tax ID: 078.05-2-39

Owner Name: VILLAGE OF WEBSTER  
Owner Address:  
28 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: SUNSET BLVD  
Parcel Key: 2654890780500002047000  
Parcel Tax ID: 078.05-2-47

Owner Name: VILLAGE OF WEBSTER  
Owner Address:  
28 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: MOHAWK DR  
Parcel Key: 2654890780900001018000  
Parcel Tax ID: 078.09-1-18

Owner Name: VILLAGE OF WEBSTER  
Owner Address:  
28 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002038000  
Parcel Tax ID: 078.05-2-38

Owner Name: VILLAGE OF WEBSTER  
Owner Address:  
28 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: SUNSET BLVD  
Parcel Key: 2654890780500002048000  
Parcel Tax ID: 078.05-2-48

Owner Name: VILLAGE OF WEBSTER  
Owner Address:  
28 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002037000  
Parcel Tax ID: 078.05-2-37

Owner Name: VILLAGE OF WEBSTER  
Owner Address:  
28 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: SUNSET BLVD  
Parcel Key: 2654890780900001004000  
Parcel Tax ID: 078.09-1-4

Owner Name: VILLAGE OF WEBSTER  
Owner Address:  
28 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002006000  
Parcel Tax ID: 078.05-2-6

Owner Name: VILLAGE OF WEBSTER  
Owner Address:  
28 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: SUNSET BLVD  
Parcel Key: 2654890780900001005000  
Parcel Tax ID: 078.09-1-5

Owner Name: VILLAGE OF WEBSTER  
Owner Address:  
28 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002007000  
Parcel Tax ID: 078.05-2-7

Owner Name: VILLAGE OF WEBSTER  
Owner Address:  
28 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002008000  
Parcel Tax ID: 078.05-2-8

Owner Name: VILLAGE OF WEBSTER  
Owner Address:  
28 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002009000  
Parcel Tax ID: 078.05-2-9

Owner Name: VILLAGE OF WEBSTER  
Owner Address:  
28 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002034000  
Parcel Tax ID: 078.05-2-34

Owner Name: VILLAGE OF WEBSTER  
Owner Address:  
28 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002033000  
Parcel Tax ID: 078.05-2-33

Owner Name: VILLAGE OF WEBSTER  
Owner Address:  
28 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: SUNSET BLVD  
Parcel Key: 2654890780500002049000  
Parcel Tax ID: 078.05-2-49

Owner Name: VILLAGE OF WEBSTER  
Owner Address:  
28 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: SUNSET BLVD  
Parcel Key: 2654890780500002050000  
Parcel Tax ID: 078.05-2-50

Owner Name: VILLAGE OF WEBSTER  
Owner Address:  
28 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: MOHAWK DR  
Parcel Key: 2654890780900001023000  
Parcel Tax ID: 078.09-1-23

Owner Name: VILLAGE OF WEBSTER  
Owner Address:  
28 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002011000  
Parcel Tax ID: 078.05-2-11

Owner Name: VILLAGE OF WEBSTER  
Owner Address:  
28 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002012000  
Parcel Tax ID: 078.05-2-12

Owner Name: VILLAGE OF WEBSTER  
Owner Address:  
28 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 0.170000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780500002015000  
Parcel Tax ID: 078.05-2-15

Owner Name: VISCA BUILDERS INC  
Owner Address:  
1 VISCA LANE  
ROCHESTER NY 14626  
Parcel Acres: 17.440000000  
Parcel Address: PHILLIPS ROAD  
Parcel Key: 2654890500100001067200  
Parcel Tax ID: 050.01-1-67.2

Owner Name: WAHL ROBERT  
Owner Address:  
540 WAHLMONT DR  
WEBSTER NY 14580  
Parcel Acres: 2.120000000  
Parcel Address: VOSBUSRG RD  
Parcel Key: 2654890630800001006000  
Parcel Tax ID: 063.08-1-6

Owner Name: WAHL ROBERT  
Owner Address:  
540 WAHLMONT DR  
WEBSTER NY 14580  
Parcel Acres: 2.120000000  
Parcel Address: VOSBUSRG RD  
Parcel Key: 2654890630800001006000  
Parcel Tax ID: 063.08-1-6

Owner Name: WAHL ROBERT A  
Owner Address:  
540 WAHLMONT DR N S  
WEBSTER NY 14580  
Parcel Acres: 18.000000000  
Parcel Address: 540 WAHLMONT DR  
Parcel Key: 2654890630700002044000  
Parcel Tax ID: 063.07-2-44

Owner Name: WEBSTER VILLAGE WATER WKS  
Owner Address:  
28 WEST MAIN ST  
WEBSTER NY 14580  
Parcel Acres: 45.430000000  
Parcel Address: 831 DEWITT ROAD  
Parcel Key: 2654890780500001049100WEB  
Parcel Tax ID: 078.05-1-49.1/WEB

Owner Name: WEIDMAN RICHARD & SHARON  
Owner Address:  
1111 MON-WAYNE CTY LN RD  
WEBSTER NY 14580  
Parcel Acres: 4.140000000  
Parcel Address: TOWN LINE RD  
Parcel Key: 2654890960100001001112  
Parcel Tax ID: 096.01-1-1.112

Owner Name: WILBERT G PETER & ELLYN  
Owner Address:  
1575 RIDGE RD  
WEBSTER NY 14580  
Parcel Acres: 23.100000000  
Parcel Address: 1561 RIDGE ROAD  
Parcel Key: 2654890800200002026000  
Parcel Tax ID: 080.02-2-26

Owner Name: WILBERT RONALD & PETER  
Owner Address:  
1575 RIDGE RD  
WEBSTER N Y 14580  
Parcel Acres: 37.100000000  
Parcel Address: SALT ROAD  
Parcel Key: 2654890810300001025110  
Parcel Tax ID: 081.03-1-25.11

Owner Name: WINDMILL FARMS, LLC  
Owner Address:  
193 TOWN LINE RD  
ONTARIO NY 14519  
Parcel Acres: 136.800000000  
Parcel Address: TOWN LINE RD  
Parcel Key: 2654890370300001049000  
Parcel Tax ID: 037.03-1-49

Owner Name: WINDMILL FARMS, LLC  
Owner Address:  
193 COUNTY LINE RD  
ONTARIO NY 14519  
Parcel Acres: 7.800000000  
Parcel Address: LAKE ROAD  
Parcel Key: 2654890370300001044000  
Parcel Tax ID: 037.03-1-44

Owner Name: XEROX CORPORATION USMG TAX  
DEPARTMENT  
Owner Address:  
XEROX SQUARE-040A  
ROCHESTER NY 14644  
Parcel Acres: 47.900000000  
Parcel Address: PHILLIPS ROAD  
Parcel Key: 2654890650200001043000  
Parcel Tax ID: 065.02-1-43

Owner Name: XEROX CORPORATION USMG TAX  
DEPARTMENT  
Owner Address:  
XEROX SQUARE-040A  
ROCHESTER NY 14644  
Parcel Acres: 496.100000000  
Parcel Address: 737 PHILLIPS ROAD  
Parcel Key: 2654890650200001040000  
Parcel Tax ID: 065.02-1-40

Owner Name: ANTONIO & ROSMARIA GROSS  
Owner Address:  
549 TOWN LINE RD.  
WEBSTER NY  
Parcel Acres: 26.03  
Parcel Address: 549 TOWN LINE RD.  
Parcel ID: 2654890660100001064000  
Parcel Tax ID: 066.01-1-64.1

Owner Name: GENE & JEANNE MIDNIGHT  
Owner Address:  
101 MIDNIGHT TRAIL  
Parcel Acres: 38.4  
Parcel Address: 101 MIDNIGHT TRAIL  
Parcel ID: 2654890640200001011000  
Parcel Tax ID: 64.02-1-11.1

Owner Name: BRAHMAN, JOHN H. (deceased)  
Owner Address:  
C/O LAUREL J BURNS  
1455 RIDGE RD  
WENBSTER NY  
Parcel Acres: 81.8  
Parcel Address: 1813 RIDGE RD  
Parcel ID: 2654890810100001022100  
Parcel Tax ID: 81.01-1-23

Owner Name: BRAHMAN, JOHN H. (deceased)  
Owner Address:  
C/O LAUREL J BURNS  
1455 RIDGE RD  
WENBSTER NY  
Parcel Acres: 10.4  
Parcel Address: 1803 RIDGE RD  
Parcel ID: 2654890810100001022100  
Parcel Tax ID: 81.01-1-2

Owner Name: RG&E  
Owner Address:  
89 EAST AVE  
ROCHESTER NY, 14649  
Parcel Acres: 39.7  
Parcel Address: 1108 WEBSTER NY  
Parcel ID: 2654890641900002025100  
Parcel Tax ID: 64.19-2-25.1/WEB

Owner Name: ROBERT BECHTOLD  
Owner Address:  
1659 STATE RD  
WEBSTER NY  
Parcel Acres: 85  
Parcel Address: 1714 STATE RD  
Parcel ID: 2654890810300001005000  
Parcel Tax ID: 81.03-1-5.1

Owner Name: ROBERT BECHTOLD  
Owner Address:  
1659 STATE RD  
WEBSTER NY  
Parcel Acres: 3  
Parcel Address: 1714 STATE RD  
Parcel ID: 2654890810300001005000  
Parcel Tax ID: 81.03-1-5.2

Owner Name: NO DATA  
Owner Address:  
Parcel Acres: -9999.0000000000  
Parcel Address:  
Parcel Key: 26548907805000002049100  
Parcel Tax ID:

Owner Name: KLEINHENZ & BIRCHER INC  
Owner Address:  
411 HERON RD  
CLEARWATER FL 33764  
Parcel Acres: 22.3  
Parcel Address: DEWITT RD  
Parcel Key: 26548907809000001034110  
Parcel Tax ID: 78.09-1-34.11 OR 78.09-1-34.001

Owner Name: GORDON H HEMBROOK  
Owner Address:  
694 KLEM RD  
WEBSTER NY  
Parcel Acres: 19.5  
Parcel Address: 694 KLEM RD  
Parcel Key: 2654890640300001001000  
Parcel Tax ID:

Owner Name: NO DATA  
Owner Address:  
Parcel Acres: -9999.0000000000  
Parcel Address:  
Parcel Key: 2654890650100001029000  
Parcel Tax ID:

Owner Name: COUNTY OF MONROE  
Owner Address:  
39 WEST MAIN ST  
ROCHESTER NY 14614  
Parcel Acres: 0.1700000000  
Parcel Address: IRONDEQUOIT DR  
Parcel Key: 2654890780900001003000  
Parcel Tax ID: 078.09-1-30

Owner Name: ANELLO, TINA  
Owner Address:  
525 COUNTY LINE RD  
ONTARIO NY 14519  
Parcel Acres: 3  
Parcel Address: COUNTY LINE RD  
Parcel Key: 2654890660100001063000  
Parcel Tax ID: 066.01-1-63

Owner Name: VISCA BUILDERS  
Owner Address:  
1 VISCA LN  
ROCHESTER NY 14626  
Parcel Acres:  
Parcel Address: PHILLIPS RD  
Parcel Key: 2654890500100001067200  
Parcel Tax ID: 50.01-1-67.2

Owner Name: NO DATA  
Owner Address:  
Parcel Acres: -9999.0000000000  
Parcel Address:  
Parcel Key: 2654890810100001022100  
Parcel Tax ID:



## Appendix H: Environmental Assessment Form



**FULL ENVIRONMENTAL ASSESSMENT FORM  
TOWN OF WEBSTER GREENPRINT:  
OPEN SPACE PLAN AND IMPLEMENTATION STRATEGY**

November 6, 2001

The following New York State Environmental Quality Review Full Environmental Assessment Form (EAF) has been completed as appropriate, considering the limitation of the form, which was designed primarily to analyze the impact of construction projects. The responses address the EAF format and questions to the extent possible. Attached please find Parts 1 and 2, and an attached separate text "Environmental Assessment" to serve as the response for Part 3. Please note that the Part 3 analysis may yet be refined prior to the town board's making a determination of significance on the project.

The Full EAF and the attached environmental assessment serve as the environmental review documentation that establishes town board compliance with the New York State Environmental Quality Review Act (SEQRA) along with the implementing regulations.

3. What is predominant soil type(s) on project site?

Throughout the town, a variety of soil types exist and have been inventoried and reported in the National Cooperative Soil Survey and the Soil Survey of Monroe County, New York, published by the U.S. Department of Agriculture's Soil Conservation Service. Predominant soils in the Town of Webster are the Arkport-Dunkirk-Palmyra, Hudson-Rhinebeck-Collamer, and Minoa-Arkport-Lamson soil associations, according to the above-named soil survey.

- a. Soil drainage: ☐ Well drained \_\_\_\_\_ % of site ☐ Moderately well drained \_\_\_\_\_ % of site  
☐ Poorly drained \_\_\_\_\_ % of site
- b. Land Classification System? \_\_\_\_\_ acres

4. Are there bedrock outcroppings on project site? ☐ Yes ☐ No

a. What is depth to bedrock? Presence of bedrock outcropping varies throughout the town (in feet)

5. Approximate percentage of proposed project site with slopes: ☐ 0-10% \_\_\_\_\_ % ☐ 10-15% \_\_\_\_\_ % ☐ 15% or greater \_\_\_\_\_ Slope conditions vary throughout the town. Steep slopes (15% or greater) are concentrated in the western and northern parts of the town, adjacent to Irondequoit Bay and Lake Ontario, and also bordering creeks in the northwest and north central portions of the town, according to the Town of Webster Comprehensive Plan (9/6/00).

6. Is project substantially contiguous to, or contain a building, site or district listed on the State or the National Registers of Historic Places?  
☐ Yes ☐ No

Historic resources exist within the Town of Webster, including about 72 architecturally significant buildings, structures and historic places and sights that were identified by the Landmark Society of Western New York in 1976. The Town of Webster Town Historian compiled a List of Historic Properties, and included as Appendix A to the *Town of Webster Comprehensive Plan, 2000*. Additional sources of data about the historic resources in the town include Esther Dunn's *History of Webster*, 1971, and the collection of the Webster Historical Society. Individual listings of buildings, sites or districts listed on the State or National Registers of Historic Places are maintained by the New York State Office of Parks, Recreation and Historic Preservation.

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No

8. What is depth of the water table? Varies throughout the town (in feet)

9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☐ No

Abundant ground water recharge zones exist throughout the project area, and nearby due to the town's proximity to Lake Ontario.

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☒ Yes ☐ No  
Areas for fishing and hunting are located throughout the town.

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?  
☐ Yes ☐ No

The Town of Webster contains numerous plant and animal species. The United States Department of the Interior, and the New York State Natural Heritage Program through the New York State Department of Environmental Conservation maintain listings of Federal Endangered and Threatened Plants, Federal Endangered Species, New York State Rare and Endangered Vascular Plant Species, New York State Threatened Bird Species, New York State Bird Species of Concern and New York State Reptile Species of Concern.

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formation)

☒ Yes ☐ No The town shares a nearly 20-mile length of shoreline along Lake Ontario, including Irondequoit Bay. The town enjoys a unique sandbar in Irondequoit Bay.

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

☒ Yes ☐ No If yes, explain -

Many open spaces exist in the town that include important working farms, ecological resources and scenic and historic resources of considerable value to the town and its visitors. Several sites identified as high priorities are: Irondequoit Bay's Northeastern Shoreline (the Sandbar), Webster Village well field, Devil's Cove on Irondequoit Bay, Nine-Mile Point on Lake Ontario, and Vosburgh Hollow, according to the Town of Webster Comprehensive Plan (9/6/00).

14. Does the present site include scenic views known to be important to the community?

☒ Yes ☐ No

The topography and open farm landscape and the rural character offers important scenic vistas throughout the project area. According to the Town of Webster Comprehensive Plan (9/6/00) the Lake Road corridor is known as a scenic route, and is part of New York State's Seaway Trail (a state-designated scenic touring route that has attained National Recreational Trail designation.) Irondequoit Bay and the upper plateau of the bay offer scenic opportunities. The Sandbar, a narrow strip of land at the outlet to Irondequoit Bay, also offers scenic attributes.

15. Streams within or contiguous to project area:

Numerous streams exist throughout the town, refer to New York State Department of Environmental Conservation for summary information. Three primary creeks flow through the town north to Lake Ontario: Shipbuilders Creek, Mill Creek, and Four Mile Creek.

a. Name of stream and name of river to which it is tributary \_\_\_\_\_

16. Lakes, ponds, wetland areas within or contiguous to project area:

a. Name: \_\_\_\_\_ b. Size (in acres) \_\_\_\_\_

One of the Great Lakes, Lake Ontario, is adjacent to the Town of Webster. Numerous other lakes and ponds exist. There is a large percentage of wetlands, including federal, state, and locally regulated wetlands in the town. Maps of state-regulated wetlands are on file with the NYS Department of Environmental Conservation.

17. Is the site served by existing public utilities? ☒ Yes ☐ No Public water and sewer utilities are located in town.

a. If Yes, does sufficient capacity exist to allow connection? ☐ Yes ☐ No

N/A

b. If Yes, will improvements be necessary to allow connection? ☐ Yes ☐ No

N/A

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?

☒ Yes ☐ No A significant portion of the eastern edge of the town is designated as part of the Monroe County Agricultural District.

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☐ No

The Town of Webster has one site that has been nominated for designation as a Critical Environmental Area. The potential CEA site is known as the Four Mile Creek Area, at the Nine-Mile Point (the outlet of the Four Mile Creek). This potential CEA was nominated in the 1990 Monroe County Waterfront Recreation Opportunities Study. A complete list of Critical Environmental Areas are filed with the New York State Department of Environmental Conservation.

20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☐ No

According to the Town of Webster Comprehensive Plan (9/6/00), the NYS DEC lists seven sites in the Town of Webster in its April 1997 report, *Inactive Hazardous Waste Disposal Sites in New York State, Volume 8*. Five sites are listed as occurring on Xerox Corporation lands as either remediated or in the process of remediation. Two other sites (933 Ridge Road, formerly Romeo Ford) and 560 Salt Road (R. D. Specialties), are either closed or remediated with monitoring.

**B. Project Description - This section is generally not applicable to the adoption of an open space plan and implementation strategy. See cover pages and Part 3 for more detailed information.**

1. Physical dimensions and scale of project (fill in dimensions as appropriate)

N/A

a. Total contiguous acreage owned or controlled by project sponsor: \_\_\_\_\_ acres

b. Project acreage to be developed: \_\_\_\_\_ acres initially; \_\_\_\_\_ acres ultimately.

c. Project acreage to remain undeveloped: \_\_\_\_\_ acres

d. Length of project, in miles: \_\_\_\_\_ (if appropriate)

e. If the project is an expansion, indicate percent of expansion proposed: \_\_\_\_\_ %

f. Number of off-street parking spaces existing: \_\_\_\_\_; proposed \_\_\_\_\_.

g. Maximum vehicular trips generated per hour \_\_\_\_\_ (upon completion of project)

h. If residential: Number and type of housing units:

|            | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially  | _____      | _____      | _____           | _____       |
| Ultimately | _____      | _____      | _____           | _____       |

i. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; \_\_\_\_\_ length

j. Linear feet of frontage along a public thoroughfare project will occupy is \_\_\_\_\_ ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? \_\_\_\_\_ tons/cubic yards

N/A

3. Will disturbed areas be reclaimed? ☐ Yes ☐ No

N/A

a. If yes, for what intended purpose is the site being reclaimed? \_\_\_\_\_

b. Will topsoil be stockpiled for reclamation? ☐ Yes ☐ No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? \_\_\_\_\_ acres

N/A

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? ☐ Yes ☐ No

N/A

6. If single phase project: Anticipated period of construction \_\_\_\_\_ months (including demolition)

N/A

7. If multi-phased:

a. Total number of phases anticipated: \_\_\_\_\_ (number)

b. Anticipated date of commencement phase 1 \_\_\_\_\_ (month) \_\_\_\_\_ (year) (including demolition)

c. Approximate completion date of phase \_\_\_\_\_ (month) \_\_\_\_\_ (year)

N/A

d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No

8. Will blasting occur during construction? ☐ Yes ☐ No

N/A

9. Number of jobs generated: During construction \_\_\_\_\_; After project is complete \_\_\_\_\_ N/A
10. Number of jobs eliminated by this project: \_\_\_\_\_ N/A
11. Will project require relocation of any projects or facilities? ☐ Yes ☐ No N/A
12. Is surface liquid waste disposal involved? ☐ Yes ☐ No N/A  
 a. If yes, indicate type of waste (sewage, industrial, etc.) and amount \_\_\_\_\_  
 b. Name of water body into which effluent will be discharged \_\_\_\_\_
13. Is subsurface liquid waste disposal involved? ☐ Yes ☐ No N/A
14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☐ No N/A
15. Is project or any portion of project located in a 100-year flood plain? ☐ Yes ☐ No
16. Will the project generate solid waste? ☐ Yes ☐ No N/A  
 a. If yes, what is the amount per month? \_\_\_\_\_ tons  
 b. If yes, will an existing solid waste facility be used? ☐ Yes ☐ No  
 c. If yes, give name: \_\_\_\_\_; Location \_\_\_\_\_  
 d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☐ No  
 e. If yes, explain \_\_\_\_\_
17. Will the project involve the disposal of solid waste? ☐ Yes ☐ No N/A  
 a. If yes, what is the anticipated rate of disposal? \_\_\_\_\_ tons/month  
 b. If yes, what is the anticipated site life? \_\_\_\_\_ year.
18. Will project use herbicides or pesticides? ☐ Yes ☐ No N/A
19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☐ No N/A
20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☐ No N/A
21. Will project result in an increase in energy use? ☐ Yes ☐ No N/A
22. If water supply is from wells, indicate pumping capacity: \_\_\_\_\_ gallons/minute N/A
23. Total anticipated water usage per day: \_\_\_\_\_ gallons/day N/A

24. Does project involve local, state or federal funding? ☒ Yes ☐ No

25. Approvals Required:

|                                                                       |                                                                     | Type                                          | Submittal Date   |
|-----------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------|------------------|
| City, Town, Village Board                                             | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | accept/adopt Greenprint;<br>authorize funding | 09/01            |
| City, Town, Village Planning Board                                    | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | LWRP Review                                   | December 6, 2001 |
| City, Town, Village Zoning Board                                      | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |                                               |                  |
| City, Town, Village Health Department                                 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |                                               |                  |
| Other Local Agencies (Conservation Board)                             | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Review                                        | December 6, 2001 |
| Other Regional Agencies (County Planning and abutting municipalities) | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |                                               |                  |
| State Agencies                                                        | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |                                               |                  |
| Federal Agencies                                                      | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |                                               |                  |

### C. Zoning and Planning Information

This section is generally not applicable to the adoption of an open space plan and implementation strategy. See cover pages and Part 3 Environmental Assessment for more detailed information.

1. Does proposed action involve a planning or zoning decision? ☐ Yes ☐ No N/A  
If yes, indicate decision required:  
☐ zoning amendment ☐ zoning variance ☐ special use permit ☐ subdivision ☐ site plan  
☐ new/revision of master plan ☐ resource management plan ☐ other
2. What is the zoning classification(s) of the site? N/A
3. What is the maximum potential development of the site if developed as permitted by the present zoning? N/A
4. What is the proposed zoning of the site? N/A
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning? N/A
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☐ Yes ☐ No N/A
7. What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action? N/A
8. Is the proposed action compatible with adjoining/surrounding land uses within a 1/4 mile? ☐ Yes ☐ No N/A
9. If the proposed action is the subdivision of land, how many lots are proposed? N/A  
a. What is the minimum lot size proposed?
10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☐ No N/A
11. Will proposed action create a demand for any community provided services (recreation, education, police, fire protection)?  
☐ Yes ☐ No N/A
12. Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☐ No N/A

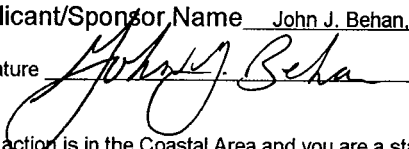
### D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

### E. Verification

I certify that the information provided above is true to the best of my knowledge.

For the Town of Webster:

Applicant/Sponsor Name John J. Behan, AICP Date 11/06/01  
Signature  Title Principal, Behan Planning Associates, LLC  
Consultants to the Town

If the action is in the Coastal Area and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

The Coastal Management Program – Coastal Assessment Form is to be attached at a later date.

## PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

### Responsibility of Lead Agency

#### General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- The Examples provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the state and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

#### Instructions (Read carefully)

- Answer each of the 19 questions in PART 2. Answer **Yes** if there will be **any** impact.
- Maybe** answers should be considered as **Yes** answers.
- If answering **Yes** to a question, then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- If reviewer has doubt about size of the impact, then consider the impact as potentially large and proceed to PART 3.
- If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

**The Webster Greenprint will have many beneficial impacts as discussed in Part 3.**

#### IMPACT ON LAND

**Refer to Environmental Assessment section regarding affected environment natural or depletable resource requirements.**

1. Will the proposed action result in a physical change to the project site? ☒ No ☐ Yes

Examples that would apply to column 2

- Any construction on slopes of 15% or greater (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally with 3 feet of existing ground surface
- Construction that will continue for more than 1 year or involve more than one phase or stage
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year
- Construction or expansion of a sanitary landfill
- Construction in a designated floodway
- Other impacts \_\_\_\_\_

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.) ☒ No ☐ Yes

• Specific land forms: \_\_\_\_\_

| 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated by<br>Project Change     |
|-------------------------------------|-----------------------------------|----------------------------------------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
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| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |

# IMPACT ON WATER

## Refer to Environmental Assessment section affected environment natural or depletable resource requirements and wetlands and floodplains

3. Will the proposed action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law (ECL)? ☒ No ☐ Yes

Examples that would apply to column 2

- Developable area of site contains a protected water body.
- Dredging more than 100 cubic yards of material from channel of a protected stream
- Extension of utility distribution facilities through a protected water body.
- Construction in a designated freshwater or tidal wetland.
- Other impacts \_\_\_\_\_

4. Will proposed action affect any non-protected existing or new body of water? ☒ No ☐ Yes

Examples that would apply to column 2

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease
- Construction of a body of water that exceeds 10 acres of surface area.
- Other impacts \_\_\_\_\_

5. Will Proposed action affect surface or groundwater quality or quantity? ☒ No ☐ Yes

Examples that would apply to column 2

- Proposed action will require a discharge permit
- Proposed action requires use of a source of water that does not have approval to serve proposed (project) action
- Proposed action requires water supply from wells with greater than 45 gallons per minute pumping capacity
- Construction or operation causing any contamination of a water supply system
- Proposed action will adversely affect groundwater
- Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity
- Proposed action would use water in excess of 20,000 gallons per day.
- Proposed action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.
- Proposed action will require the storage of petroleum or chemical products greater than 1,100 gallons
- Proposed action will allow residential uses in areas without water and/or sewer services
- Proposed action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities
- Other impacts \_\_\_\_\_

| 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated by<br>Project Change     |
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| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
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6. Will proposed action alter drainage flow or patterns, or surface water runoff? ☒ No ☐ Yes

Examples that would apply to column 2

- Proposed Action would change flood water flows
- Proposed action may cause substantial erosion
- Proposed action is incompatible with existing drainage patterns
- Proposed action will allow development in a designated floodway

• Other impacts \_\_\_\_\_

#### IMPACT ON AIR

**No significant impact**

7. Will proposed action affect air quality?

☒ No ☐ Yes

Examples that would apply to column 2

- Proposed action will induce 1,000 or more vehicle trips in any given hour.
- Proposed action will result in the incineration of more than 1 ton of refuse per hour
- Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour
- Proposed action will allow an increase in the amount of land committed to industrial use
- Proposed action will allow an increase in the density of industrial development within existing industrial areas

• Other impacts \_\_\_\_\_

#### IMPACT ON PLANTS AND ANIMALS

**Refer to Environmental Assessment section affected environment endangered or threatened plants and animals and their habitat**

8. Will proposed action affect any threatened or endangered species?

☒ No ☐ Yes

Examples that would apply to column 1

- Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site
- Removal of any portion of a critical or significant wildlife habitat
- Application of pesticide or herbicide more than twice a year, other than for agricultural purposes

• Other impacts \_\_\_\_\_

9. Will proposed action substantially affect non-threatened or non-endangered species?

☒ No ☐ Yes

Examples that would apply to column 2

- Proposed action would substantially interfere with any resident or migratory fish, shellfish or wildlife species
- Proposed action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation

1  
Small to  
Moderate  
Impact

2  
Potential  
Large  
Impact

3  
Can Impact Be  
Mitigated By Project  
Change

☐
☐

☐ Yes ☐ No

☐
☐

☐ Yes ☐ No

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☐ Yes ☐ No

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☐ Yes ☐ No

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☐ Yes ☐ No

### IMPACT ON AGRICULTURAL LAND RESOURCES

**Refer to Environmental Assessment section affected environment prime and unique agricultural lands section.**

10. Will the proposed action affect agricultural land resources? ☒ No ☐ Yes

Examples that would apply to column 2

- The proposed action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.
- Construction activity would excavate or compact the soil profile of agricultural land
- The proposed action would irreversibly convert more than 10 acres of agricultural land or, if located in an agricultural district, more than 2.5 acres of agricultural land
- The proposed action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g., cause a farm field to drain poorly due to increased runoff)
- Other impacts: \_\_\_\_\_

| 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated by Project<br>Change     |
|-------------------------------------|-----------------------------------|----------------------------------------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
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| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |

### IMPACT ON AESTHETIC RESOURCES

**Refer to Environmental Assessment section on affected environment urban quality, historic and cultural resources, and design of the built environment.**

11. Will proposed action affect aesthetic resources? ☒ No ☐ Yes  
(If necessary, use the Visual EAF Addendum in Section 617.21, Appendix B)

Examples that would apply to column 2

- Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural
- Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource
- Project components that will result in the elimination or significant screening of scenic views known to be important to the area
- Other impacts: \_\_\_\_\_

|                          |                          |                                                          |
|--------------------------|--------------------------|----------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

### IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

**Refer to Environmental Assessment section affected environment important scientific, archeological and other cultural resources**

12. Will proposed action impact any site or structure of historic, prehistoric or paleontological importance? ☒ No ☐ Yes

Examples that would apply to column 2

- Proposed action occurring wholly or partially within or substantially continuous to any facility or site listed on the State or National Register of Historic Places
- Any impact to an archaeological site or fossil bed located within the project site
- Proposed action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory
- Other impacts: \_\_\_\_\_

|                          |                          |                                                          |
|--------------------------|--------------------------|----------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |



### IMPACTS ON PUBLIC HEALTH

**Refer to Environmental Assessment section affected environment public health and safety section**

17. Will proposed action affect public health and safety? ☒ No ☐ Yes  
Examples that would apply to column 2

- Proposed action may cause a risk of explosion or release of hazardous substances (i.e., oil, pesticides, chemicals, radiation, etc.) in the event that accident or upset conditions, or there may be a chronic low level discharge or emission.
- Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: \_\_\_\_\_

| 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated By Project<br>Change     |
|-------------------------------------|-----------------------------------|----------------------------------------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |

### IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

**Refer to the Environmental Assessment on growth and character.**

18. Will proposed action affect the character of the existing community? ☒ No ☐ Yes  
Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use
- Proposed action will replace or eliminate existing facilities, structures or areas of historic importance to the community
- Development will create a demand for additional community services (e.g., schools, police and fire, etc.)
- Proposed action will set an important precedent for future projects
- Proposed action will create or eliminate employment
- Other impacts: \_\_\_\_\_

|                          |                          |                                                          |
|--------------------------|--------------------------|----------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes <input type="checkbox"/> No |

19. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts? ☒ No ☐ Yes

If Any Action in Part 2 Is Identified As A Potential Large Impact or  
If You Cannot Determine the Magnitude of Impact, Proceed to Part 3

## PART 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions:

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is important.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact

**Evaluation of the importance of impacts (Part 3), and applicable responses to identify the magnitude of each impact are discussed in length throughout the Environmental Assessment discussion – a separate attached text.**

## Town of Webster Greenprint

### Part 3 EAF – Environmental Impacts Discussion

#### Overview of Impacts

The *Town of Webster Greenprint* helps guide future development away from lands with important conservation value. The Webster Greenprint provides landowners of the town with an additional option aside from development for obtaining part of the equity value in their properties – while affording landowners the ability to maintain the current use of the property. Overall, the implementation of the *Town of Webster Greenprint* will have significant beneficial impacts to the community and the environment. The benefit of the Webster Greenprint is the opportunity for the preservation of historical agricultural land use patterns, valuable habitat of woodlots, wetlands, streams, shoreline, and open space, and the increased opportunity for the use of trails and recreation areas. The Webster Greenprint leads the way for future establishment of trail systems connecting some of the open space resources and for expanding park and recreational facilities for the town's citizens. Protecting large agricultural areas will pave the way for future coordination for protecting viable farmland at a regional scale. In sum, the implementation of the Webster Greenprint will fulfill these opportunities and commit valuable resources to permanent protection.

The Webster Greenprint was initially established by the Town of Webster Open Space Committee, who utilized a rating system to evaluate parcels over 18 acres. The consultant for the town, Behan Planning Associates LLC, refined the list of parcels with those that provided larger contiguous areas or connections for wildlife and a potential future trail system. The plan was further refined through a series of public meetings. The Greenprint comprises approximately 4,000 acres of agricultural and open space of high resource value. Based on the Greenprint areas, a market study conducted by Pomeroy Appraisal Associates, Inc., a fiscal analysis by the Center for Governmental Research, and a survey of open space preferences, the town has determined that local bond of approximately \$22 million will fund the

purchase of development rights of approximately 3,000 acres from among the enumerated parcels. It is assumed that further funding will be secured through a variety of sources, including federal, state and local matching grant programs. (Please refer to the entire Town of Webster Greenprint: A Plan for Open Space Conservation and related documents, attached hereto by reference.)

A general impact of the Webster Greenprint is potentially that future development may occur in parts of the non-Greenprint areas of the town more quickly than if the Greenprint were in place – due to the effect of limiting the supply of some available land for residential, commercial and industrial development. However, property owners in the non-Greenprint areas of the town are not obliged to pursue future hastened development. Rather future development will be a factor related to economic conditions and real estate market supply and demand, and landowners may continue to maintain their non-Greenprint land in its existing use and/or conserve their property in the future. The Town of Webster will remain open to other opportunities for adding land to the Greenprint on a case-by-case basis for lands not initially identified in the Greenprint. For example, the town would potentially be interested in additional properties for land conservation that would help in the connectivity of the Greenprint. Overall, the non-Greenprint areas would not be expected to experience nor would the town assume any significant increase in future density beyond the allowable density under existing town zoning law.

Protection of the agricultural, open space and ecological resources of the town has tangible and intangible benefits to the resident of Webster. Intangible benefits include the enjoyment of open space vistas, wildlife and beautiful places, such as mature woodlots and tranquil stream banks. Tangible benefits include flood mitigation, water quality protection, viable farms for local produce and reduction of sprawl and its attending traffic congestion, noise and higher property taxes.

As noted above, the Webster Greenprint includes two additional concepts – establishing trails and parks on appropriate Greenprint properties. Notably,

prior to any physical improvements being approved by the town for any specific trail sections and system locations as well as any park improvements, the town will be required to perform additional site-specific planning, coordination with property owners and neighbors, and comprehensive public and environmental review processes. The Webster Greenprint does not authorize construction of any trails or park improvements. Thus the potential impacts associated with the physical development for such trails or park improvements are not incorporated into the discussion of the Town of Webster Greenprint potential environmental impacts because the discussion of such would be reserved for specific review at the time of future detailed projects.

### **Background: Community Support for Open Space Protection Efforts**

The Webster Greenprint has its basis in community-wide support as an implementation action of the *Town of Webster Comprehensive Plan: A Vision for the New Millennium*, approved in 2000. As an action item in the town comprehensive plan the Greenprint is in conformance with the concepts and goals of the community plan. The Greenprint must be understood in this context – that it is a directed step supported in the comprehensive plan developed through an extensive nearly two-year public process. The planning process included six focus group sessions on various topics, a community design workshop where citizens participated in discussions of alternative plan proposals, and three public hearings. The planning process for the *Town of Webster Greenprint* proceeded through the efforts of the Town of Webster Open Space Committee and the town's open space planning consultant, Behan Planning Associates, LLC. The establishment of the town open space committee by the town board was also an implementation action of the comprehensive plan. The Webster Greenprint is an essential tool to be used by the town and its citizens for guiding growth and protecting important community resources.

The comprehensive plan adopted three themes: to keep the town green by protecting natural resources and maintaining and enhancing open space; to increase public access to the town's waterfront that encompasses a 20-mile

shoreline; and to concentrate high-density uses in the core areas of the town – in the vicinity of the existing community and commercial center. Clearly the comprehensive plan supports the preservation of agricultural, ecological resource and open space areas.

The comprehensive plan includes an inventory of Webster's environmental, cultural and financial resources. The 2000 comprehensive plan included a complete economic analysis performed by the Center for Governmental Research. Additional studies were completed prior to the 2000 Comprehensive Plan. The Webster Chamber of Commerce prepared a report in 1999, *A Case for Business* that initially developed the idea and support for concentrating high-density land uses in the core area of the town. A draft *Irondequoit Bay Harbor Management Plan* identified critical issues and identified Devil's Cove in Webster as having critical scenic value.

Additional studies that provided background and impetus to the community planning efforts were the 1999 *Monroe County Agricultural and Farmland Protection Plan*; the 1999 *Irondequoit Bay Hiking Trail Plan*, completed by the Towns of Webster, Irondequoit, and Penfield in conjunction with the Monroe County Department of Planning; the 1998 Town of Webster *Local Waterfront Revitalization Program*; the 1998 *Route 404 Corridor Study*, conducted by the Genesee Transportation Council; The Long Range Transportation Plan for the Greater Rochester Area, also conducted by the Genesee Transportation Council; the 1996 Webster *Master Plan for Parks, Recreation, and Community Services*; the 1996 *Preservation of Environmentally Sensitive Areas in Monroe County*; the 1990 Monroe County *Waterfront Recreation Opportunities Study*; and the Webster *Open Space Inventory*, 1973, prepared by the Webster Environmental Advisory Council.

Importantly, the economic analysis performed as part of the 2000 comprehensive plan supported the creation of a diverse development plan for the community that includes high quality residential development along with high quality commercial and industrial development as the best future development scenario for tax stability. The comprehensive plan was prepared

under guidance of the Webster Comprehensive Plan Committee, which met over a two-year period. The planning process included six focus group sessions on various topics, a community design workshop where citizens participated in discussions of alternative plan proposals, and three public hearings.

The comprehensive plan recommends the preservation of agricultural lands, ecological resources and open space as important community-wide goals that also serve as the foundation for the Webster Greenprint. The town's local zoning law, Chapter 225 of the Town Code, was adopted in 1969, and has been amended periodically since then. Currently, local laws provide for resource protection including with the provision for Environmental Protection Overlay Districts protecting flood plains town-wide, steep slopes, and woodlots along Irondequoit Bay; a Progressive Development Overlay District. The 2000 Webster Comprehensive Plan recommends implementing revisions to the zoning law and the subdivision law. The plan seeks to protect ecological resources and open space through preparation of a detailed Open Space Inventory as an update to the 1973 inventory, use of Environmental Protection Overlay Districts, cluster development, land trust programs, purchase of land and/or development rights, and conservation easements, as well as through changes to the large lot zoning district provisions. The conservation easement program is to be implemented through making revisions to the town's Open Space Ordinance. A conservation easement program provides for the acquisition of rights in real property for the preservation of farmland and other natural areas and open space resources. The Greenprint – designed to advance the town conservation easement program – along with the implementation of the other local ordinances, all serve to mitigate against the potential adverse impacts of development, while providing opportunity for focused growth in town.

The comprehensive plan also recommends a number of programs in support of and complementary to the Greenprint such as: the implementation of an open space inventory update, the development of a Sandbar plan, conservation easements, park improvement program, a trail system planning and expansion, trail maintenance, a Monroe County Water Authority Trail

Easement, and a Seaway Trail. In effect, some of the recommendations of the comprehensive plan hinge on the success of the Greenprint in acquiring open space resources that are identified for future expanded public access and level of use.

The Webster Greenprint does not contain any changes to the zoning laws. Lands identified for preservation in the Greenprint remain available for development or for privately-funded conservation, until such time as the conservation easements on levels of development rights are purchased or protected. If no agreement can be reached between the town and the owner of a parcel designated for protection, then the owner can choose to conserve or develop that land as of right. Thus, if property owners choose not to participate voluntarily in the protection program, the land regardless of its status as an identified Greenprint site, will remain vulnerable to development.

Notably, any future development that occurs on Greenprint identified land will remain subject to existing regulations and reviews that apply to all development.

Given that the Greenprint serves as a guide and does not force any private or public actions, all discussion of impacts assumes willing participation and acceptance of the Greenprint recommendations. Overall, the impacts of the Greenprint are overwhelmingly positive in protecting Webster's valuable scenic, agricultural, and ecological beauty.

## **Land and Agricultural Resources**

Implementation of the Greenprint will have primarily beneficial impacts on land and agricultural resources. Reduction of development in Greenprint areas will lessen development-related impacts on land resources and agricultural resources. The impacts associated with development such as construction-related soil disturbances, erosion, creation of impermeable surfaces and increased potential for stormwater runoff will be minimized by the implementation of the Greenprint.

A primary goal of the Greenprint is to protect viable farmland and thus to protect the best agricultural land and the farms in current operation most likely to succeed over time. Large contiguous areas of agricultural land will be preserved to help assure the continued viability of farming in Webster. The primary agricultural resources proposed for protection are located mostly along the eastern edge of town along the border with the Town of Ontario and the northeastern border of the Town of Penfield. Protecting large, contiguous areas of farmland will preserve the ability of farmers to operate their agricultural activities at a scale necessary to compete successfully in the global marketplace. Likewise protecting large agricultural acreage in town that is near viable agricultural lands in neighboring towns sets the stage for regional efforts to protect farmland. Prime agricultural soils will be protected, ensuring that healthy, productive soil and thus future food supply is protected. In addition, the protection of these large agricultural areas will benefit the Town of Webster residents in general by reserving the rural, scenic vistas, open space and historic working landscapes within the town.

Agricultural use is an occurring land use in Webster and has been for more than a century, and thus continuing agricultural use is not considered a significant impact on ecological resources.

A potential adverse impact of protecting agricultural lands is the shifting of development pressure toward unprotected lands in the town that are not included in the Greenprint. As discussed earlier, these sites could end up being developed more rapidly or on occasion with town consent established on a case-by-case basis, with higher density development. Existing local and state regulations will serve to protect significant land resources on these parcels through the existing zoning code, subdivision review, and site plan review process.

## Ecological Impacts

Implementation of the Town of Webster Greenprint will have significant beneficial impacts on terrestrial and aquatic ecological resources in town. In addition to agricultural value, ecological value was a major criterion in

selecting the parcels for inclusion in the Greenprint. The open space committee systematically evaluated land parcels to identify parcels of significance for their respective agricultural value, botanical, wildlife, and aquatic resources and habitat potential, and recreational value. Stream corridors, floodplains and other wildlife habitats, or other natural trail linkages were evaluated to connect potential Greenprint parcels. Access to Irondequoit Bay and Lake Ontario was also considered in the ecological assessment. Significant geological features, steep slopes, opportunity for trail linkages, and vulnerability to development were all characteristics considered for each parcel. The criteria express the value to the residents of the parcels in terms of the ecological values that each provide, creating an overall healthy and enjoyable environment that residents have come to appreciate and expect as the character of their town. Parcels were also selected to evenly distribute open space throughout the town, especially adjacent to existing parks and the waterfront. The highest scoring parcels were typically large ones with a diversity of natural communities.

Notably, the parcels were evaluated for not only their on-site ecological resources, but also the relationship of individual parcels to surrounding parcels. Wildlife and plants do not recognize property lines; thus even a small site with limited ecological value alone may have greater ecological value in its role as a link to other parcels in an otherwise contiguous habitat corridor or area. Conversely, the protection of a highly rated parcel might not be a priority where the parcel is surrounded by highly developed and disturbed sites.

The most critical areas of water quality resources are preserved under this Greenprint. Water quality is comprised of several factors, and is interwoven with the physical landscape. Preservation of wetlands, flood plains and streamside hedgerows and buffers are crucial to water quality. The limitation of growth in some areas decreases the total future impermeable surface area in the town (i.e. roofs, roads and parking lots) and thus limits the total future generation of stormwater runoff from impermeable surfaces – a significant water quality issue. As water soaks into the ground and permeable surfaces,

flooding is mitigated, water quality is improved, and runoff or non-point source pollution is reduced.

Air quality in town is benefited by the Webster Greenprint by the preservation of woodlots and open space, and by the reduction in sprawling development and the reduction of traffic that would be associated with the protected areas of town.

### **Aesthetic and Visual Impacts**

The aesthetic resources of the town are benefited greatly by the Webster Greenprint. Scenic vistas, active agriculture, mature woodlots and streamside trails are valuable aesthetic attributes of the town. The value of aesthetic resources to the residents of Webster should not be underestimated.

Quality of life issues are important considerations when deciding to remain in or relocate to a place. People clearly value beautiful places. Webster is endowed with a beautiful shoreline, open space vistas and natural areas. Merely driving past these areas is a pleasurable experience. Maintaining and expanding public recreation opportunities and access to scenic vistas would be a valuable public service.

### **Growth and Community Character Impacts**

The Webster Greenprint is expected to hold beneficial impacts on the preservation and enhancement of the semi-rural character of the Town of Webster. Webster is experiencing rapid growth, which has the possibility of permanently altering its character as a semi-rural community. This Greenprint will balance growth with the preservation of the most valuable and vulnerable resources, and preserve the character of the town. The protection of critical resources in the Greenprint will cause development to be diverted to areas of the town that will be subjected to potentially a higher rate of additional development opportunities. Development may be expected to occur in a few areas that do not possess the significant agricultural, ecological or cultural resources as for those areas identified in the Webster Greenprint.

Density increases may be permitted by the town board in areas outside the Webster Greenprint on a case-by-case basis where such can be accommodated without significant adverse impact. While development may be prevented in some locations even outside of the identified Greenprint because of existing zoning laws, other regulations, or existing development constraints, the options for development in the Town of Webster and in the region remain substantial, thus limiting the significant impact of the Greenprint on overall development opportunities.

Further, the Webster Greenprint does not prevent future development opportunities. Rather it helps guide development away from lands with important conservation values.

### **Historic and Archaeological Resources**

Historic and archaeological resources will incur no significant impacts with the Webster Greenprint. In fact, the historical and archaeological resources may be expected to gain substantial benefits through the adoption of the Webster Greenprint – by the reduction in development and development pressures in the area identified in the Greenprint. The identification process for the Greenprint included a consideration of cultural and historical value, and thus some parcels in the Webster Greenprint have some valuable cultural and historic resources. For example, many farms included in the Webster Greenprint have been in continuous agricultural use for over 100 years and thus could be permanently protected through the implementation of the Greenprint.

Regarding the potential increased density of development in the areas of the town not designated in the Greenprint, the implementation of the Greenprint may place pressure on historic or cultural resources in this area. The Town of Webster Historical Society and other entities have prepared inventories of local historical resources that can be consulted for all future development throughout the town. In general, historic and archeological resources are protected on an individual basis as specific development

projects are implemented. Protection plans that follow applicable local, state, and national standards, can be prepared to ensure these historical and cultural resources are adequately protected.

## **Open Space and Recreation**

The impacts of the Webster Greenprint will be significantly beneficial to the town in the protection of open space and recreational resources. The goal of the Greenprint and its recommendations is to preserve open space and increase recreational opportunities within the Town of Webster. Some residential areas and the core commercial and community center area may experience a faster rate of development with town zoning law's existing allowable density through the potential for shifting development to more focused areas of the town. However, any shift in the location of future growth and related impacts will be balanced by creating permanent protection of open space and recreational resources throughout town.

## **Impact on Public Health**

The impact on public health will be beneficial. The opportunity for non-motorized transportation around the city through an interconnected network of trails will be a health benefit for those who choose to use them. Increased recreational opportunity and the benefit of being in scenic public places will increase the resident's physical and mental well being.

## **Public Facilities, Schools, Services, Transportation, and Energy Impacts**

The Greenprint will have no significant impact on sewer and water services; police, fire and ambulance services; energy generation and distribution sources; and transportation networks and highway services, because the Greenprint will serve to concentrate growth in more focused areas of town. By focusing new development to more focused areas closer to existing developments and existing infrastructure, there will be a reduced total future demand for expansion of new infrastructure and services into rural and

undeveloped areas of town. By implementing the Webster Greenprint, the municipality is in a better position to deliver these water, sewer, and transportation services in a more cost effective manner.

Community services such as ambulance, fire and police safety and protective services will benefit from implementation of the Greenprint.

The Greenprint and the implementation of the protection of open space will not require any significant energy, by aiming to protect land from development. In effect the Webster Greenprint will limit an increase in demand for energy resources, by focusing new development away from more rural, open space areas. Thus the Greenprint will have a beneficial impact in terms of not contributing to increased demands for additional energy.

### Fiscal Impacts

The Webster Greenprint helps to provide a means to achieve stabilization of the property tax rates. Over the long term there will not be a significant adverse fiscal impact from implementing the Webster Greenprint. In the short term taxpayers will pay an affordable increase in costs; while in the long term taxpayers will realize a valuable savings by supporting the Greenprint.

Residential development typically requires more public and educational services than industrial, agricultural or open space. In most cases residential development requires more in services that it generates in tax revenue. In a town with excess infrastructure, such as under capacity schools, sewer and water systems, fire and police agencies, underutilized streets, etc, some additional residential development will not necessitate a greater provision of services. As more residential development occurs, the existing capacity of the town will be exceeded, and town will have to raise more taxes in order to provide needed services. Preserving open space and agricultural land will stabilize tax rates by controlling the amount of new residential development and requisite services and infrastructure.

The Webster Greenprint will provide a balanced blend of open space to complement residential, commercial and industrial uses in town.

### Mitigation of Impacts

The measures, procedures, and proposed actions of the Town of Webster Greenprint are designed to mitigate the impacts of growth and the loss of the unique character of Webster anticipated by the current rate of development, while protecting the significant scenic, natural and open space resources. The open space, ecological, cultural and historic resources that are proposed for protection in the Webster Greenprint can never be reclaimed once the land is developed. Thus the adoption and implementation of the Webster Greenprint and its recommendations will have a beneficial impact by managing the future growth process throughout the town. The Greenprint mitigates against poorly planned development by ensuring that the resources important to defining Webster's character are adequately protected.

### Discussion of Alternatives

Obviously one of the available alternatives to the implementation of the Greenprint is the alternative of taking no action or in effect, choosing to not adopt the plan. However, the creation of an open space committee, and the development of an open space plan, namely the Town of Webster Greenprint, were mandated by the 2000 Town of Webster Comprehensive Plan. Not adopting the Webster Greenprint after the town has already invested the time and money into the systematic study and evaluation of Webster's resources – would be an irresponsible and counterproductive to all of the preceding efforts and would fail to advance the community's stated and adopted goal to protect important resources.

The no action alternative would expose Webster's ecological, agricultural, and open space resources to an uncertain future. Allowing development to proceed in an unplanned manner over the identified Greenprint sites would result in the loss of the community's highest rated resources and would thus permit significant negative impacts.

Failure to implement the Greenprint would result in significant adverse impacts to the Town of Webster. Without the Greenprint, valuable ecological, cultural, recreational, and scenic resources may not be protected. Without the focus and priorities set by the Webster Greenprint, the town-wide system of natural, cultural and recreational resources could be lost to development.

Reducing the scale of the Greenprint by substantially reducing the number of acres to be protected will fail to accomplish the goals set by the community in its 2000 comprehensive plan for protecting important resources in town. The result of protecting too little remaining open space resources would result in not a noticeable difference in the future for either protection of scenic resources, for habitat, or for protection of viable farmland.

Expanding the program substantially by seeking to include more land to be placed under conservation easements would likely not receive sufficient public support, and not be balanced land use planning. The cost effectiveness of such a significant expansion of the purchase of development rights would also be less likely. The reason for setting the proper balance of purchase of development rights through the conservation easements is to establish a level of cost for taxpayers in the short term that will assure a long term return on their investment in terms of savings and benefits from the long-range protection of open space resources.

Further, the alternative of purchase in fee of all of the open space properties, in lieu of purchase of conservation easement would not be feasible, nor cost-effective, nor balanced land use planning. The purchase of all the Greenprint land outright is not a viable option, because it would be financially not achievable by the town, nor would it likely be publicly supported. In addition, farmland owners are not necessarily interested in selling their farms outright to the town, while the idea of selling the development rights associated with conservation easements is palatable. The town's purchasing of conservation easements is the most cost-effective means

for the community in that the community only pays for the benefits it needs – the protection of the land from development – while the costs of the property maintenance, taxes, and management, and the rights of use remain respectively, the responsibility and privilege of the landowner.

The other alternatives discussed are modifications of the recommendations that are believed will achieve the most efficient balance of resources. The other alternatives discuss either protecting more or fewer resources than the Webster Greenprint currently specifies.

### **Unavoidable Impacts and Irretrievable Commitment of Resources**

The most significant unavoidable impact of the Webster Greenprint is the permanent protection of the character and scenic beauty of the town.

Unavoidable impacts include a moderate increase in property taxes for all landowners, and the same minor increased residential development potential in a portion of the non-Greenprint areas of town. However, the moderate increase in town property taxes are offset by the savings to taxpayers in removing land in the Webster Greenprint from future development and the avoidance of the costs for servicing such development. As discussed earlier in this environmental impacts discussion, the sites outside of the Webster Greenprint that may be expected to experience increased development potential, and residential and existing commercial districts may be subject to increased density.

The implementation of the Webster Greenprint will be insignificant in terms of the impacts to irretrievable resources. The acquisition of land and conservation easements by the Town of Webster will result in the irreversible and irretrievable commitments of time and fund resources of the municipality. Implementation of the Greenprint will result in the commitment of an increased partial interest in land for public purposes.



## Appendix I: Coastal Assessment Form



NEW YORK STATE DEPARTMENT OF STATE  
COASTAL MANAGEMENT PROGRAM

Coastal Assessment Form

A. INSTRUCTIONS (Please print or type all answers)

1. State agencies shall complete this CAF for proposed actions which are subject to Part 600 of Title 19 of the NYCRR. This assessment is intended to supplement other information used by a state agency in making a determination of significance pursuant to the State Environmental Quality Review Act (see 6 NYCRR, Part 617). If it is determined that a proposed action will not have a significant effect on the environment, this assessment is intended to assist a state agency in complying with the certification requirements of 19 NYCRR Section 600.4.
2. If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the coastal policies contained in Article 42 of the Executive Law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to either (a) making a certification of consistency pursuant to 19 NYCRR Part 600 or, (b) making the findings required under SEQRA, 6 NYCRR, Section 617.11, if the action is one for which an environmental impact statement is being prepared. If an action cannot be certified as consistent with the coastal policies, it shall not be undertaken.
3. Before answering the questions in Section C, the preparer of this form should review the coastal policies contained in 19 NYCRR Section 600.5. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the coastal area.

B. DESCRIPTION OF PROPOSED ACTION

1. Type of state agency action (check appropriate response): **Not applicable. This is a local action, not a state action.**

- (a) Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) \_\_\_\_\_
- (b) Financial assistance (e.g. grant, loan, subsidy) \_\_\_\_\_
- (c) Permit, license, certification \_\_\_\_\_

2. Describe nature and extent of action: The Town of Webster Town Board action is to accept the "Town of Webster Greenprint™ - A Plan for Open Space Conservation" and authorize a public referendum vote and permit issuance of municipal bonds up to \$22 million.

3. Location of action:

Monroe  
County

Town of Webster  
City, Town or Village

town-wide  
Street or Site Description

4. If an application for the proposed action has been filed with the state agency, the following information shall be provided:

(a) Name of applicant: Town of Webster Town Board

(b) Mailing address: 1000 Ridge Road, Webster, NY 14580

(c) Telephone Number: Area Code (716)872-1000

(d) State agency application number: Not applicable

5. Will the action be directly undertaken, require funding, or approval by a federal agency?

Yes \_\_\_\_\_ No ☒

If yes, which federal agency? \_\_\_\_\_

C. **COASTAL ASSESSMENT** (Check either "YES" or "NO" for each of the following questions) **Adoption of the Webster Greenprint - Open Space Plan will have significant beneficial effects.**

1. Will the proposed activity be located in, or contiguous to, or have a significant effect upon any of the resource areas identified on the coastal area map:

|     |                                                   | YES                                            | NO    |
|-----|---------------------------------------------------|------------------------------------------------|-------|
| (a) | Significant fish or wildlife habitats? .....      | beneficial <input checked="" type="checkbox"/> | _____ |
| (b) | Scenic resources of statewide significance? ..... | beneficial <input checked="" type="checkbox"/> | _____ |
| (c) | Important agricultural lands? .....               | beneficial <input checked="" type="checkbox"/> | _____ |

2. Will the proposed activity have a significant effect upon:

|     |                                                                                                                  |                                                |                                     |
|-----|------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------------|
| (a) | Commercial or recreational use of fish and wildlife resources? .....                                             | beneficial <input checked="" type="checkbox"/> | _____                               |
| (b) | Scenic quality of the coastal environment? .....                                                                 | beneficial <input checked="" type="checkbox"/> | _____                               |
| (c) | Development of future, or existing water dependent uses? .....                                                   | _____                                          | <input checked="" type="checkbox"/> |
| (d) | Operation of the State's major ports? .....                                                                      | _____                                          | <input checked="" type="checkbox"/> |
| (e) | Land and water uses within the State's small harbors? .....                                                      | beneficial <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) | Existing or potential public recreation opportunities? .....                                                     | beneficial <input checked="" type="checkbox"/> | _____                               |
| (g) | Structures, sites or districts of historic, archeological or cultural significance to the State or nation? ..... | beneficial <input checked="" type="checkbox"/> | _____                               |

3. Will the proposed activity involve or result in any of the following:

|     |                                                                                                                                   |       |                                     |
|-----|-----------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------------|
| (a) | Physical alteration of two (2) acres or more of land along the shoreline, land under water or coastal waters? .....               | _____ | <input checked="" type="checkbox"/> |
| (b) | Physical alteration of five (5) acres or more of land located elsewhere in the coastal area? .....                                | _____ | <input checked="" type="checkbox"/> |
| (c) | Expansion of existing public services of infrastructure in undeveloped or low density areas of the coastal area? .....            | _____ | <input checked="" type="checkbox"/> |
| (d) | Energy facility not subject to Article VII or VIII of the Public Service Law? .....                                               | _____ | <input checked="" type="checkbox"/> |
| (e) | Mining, excavation, filling or dredging in coastal waters? .....                                                                  | _____ | <input checked="" type="checkbox"/> |
| (f) | Reduction of existing or potential public access to or along the shore? .....                                                     | _____ | <input checked="" type="checkbox"/> |
| (g) | Sale or change in use of state-owned lands located on the shoreline or under water? .....                                         | _____ | <input checked="" type="checkbox"/> |
| (h) | Development within a designated flood or erosion hazard area? .....                                                               | _____ | <input checked="" type="checkbox"/> |
| (i) | Development on a beach, dune, barrier island or other natural feature that provides protection against flooding or erosion? ..... | _____ | <input checked="" type="checkbox"/> |

4. Will the proposed action be located in or have a significant effect upon an area included in an approved Local Waterfront Revitalization Program? ..... beneficial ✓

D. SUBMISSION REQUIREMENTS - **Not applicable.**

If any question in Section C is answered "Yes", AND either of the following two conditions is met:

Section B.1(a) or B.1(b) is checked; or  
Section B.1(c) is checked AND B.5 is answered "Yes",

THEN one copy of the Completed Coastal Assessment Form shall be submitted to:

New York State Department of State  
Division of Coastal Resources  
41 State Street, 8th Floor  
Albany, New York 12231

If assistance of further information is needed to complete this form, please call the Department of State at (518) 474-6000.

E. REMARKS OR ADDITIONAL INFORMATION

See the attached Full Environmental Assessment Form. The "Town of Webster Greenprint™ - A Plan for Open Space Conservation" is a mitigation for ongoing land development that has impacted open space resources of the community. The plan includes recommended programs and projects to help open space resources within the town, and determines how much land should be protected from development to conserve the natural landscape character of the town. The Webster Greenprint is consistent with and beneficially advances the policies of the Town of Webster Local Waterfront Revitalization Program.

Preparer's Name: John J. Behan, AICP  
(Please print)

Title: Principal Agency: Behan Planning Associates, LLC,  
Consulting Planners to the Town of Webster

Telephone Number: ( 518 ) 583-4335 Date: November 6, 2001



## Appendix J: Implementation Manual



# Town of Webster Greenprint – A Plan for Open Space

## IMPLEMENTATION PROCEDURES MANUAL

November 26, 2001

### Introduction

The Webster Greenprint Implementation Manual is designed to assist the Town of Webster Town Board and the Town of Webster Open Space Committee in purchasing conservation easements and in some cases full title to property from willing open space landowners utilizing the funding which will be made available for the program. The manual will assist the committee in expediting the Webster Greenprint goals in a timely manner. The manual also helps set the stage for creative implementation of the Town of Webster Greenprint by encouraging conservation-based development design. To accomplish the intent of the Webster Greenprint, new and amended local land use management tools are recommended such as conservation amenity (incentive) zoning.

Following the public approval of a town-wide bond referendum in support of the Webster Greenprint, the open space committee and town board will be faced with the question of what to do next. This manual provides a framework for the procedure and steps for approaching landowners about their properties, determining public benefit of individual properties, and deciding about the type of easement or fee for the rights to types of open space properties. The manual is intended to serve as an overall guide, recognizing that more detailed protocol will be developed as necessary.

The implementation of the open space plan will involve efforts by the open space committee, the town board and town supervisor, and other professional services by the town staff and by external consultants for the real estate transactions. It is important to recognize that a significant effort for communication between town representatives and property owners is the critical ingredient to successful implementation of the Webster Greenprint. The process for taking an owner step by step from initial interest to the final closing is outlined below in detail.

## What do we do to implement the Greenprint? An Overview.

In general, the Town of Webster will need to work through the following logical steps to protect the desired open space properties identified in the Greenprint. The first step following the bond referendum<sup>1</sup> is to perform a focused outreach to individual landowners in a comprehensive manner. Once the comprehensive outreach has occurred, the committee and its planning consultant will recommend to the town board the best approach for making offers in terms of fixed price offers for each property type or individual appraisals for each property. The terms of the conservation easement will need to be established and the specific language drafted for the various types of easements (agricultural, ecological, etc.) Each parcel will need to be closely evaluated for the type of protection (e.g., easement or full purchase, partial purchase, etc.) that best meets the community's need and the landowners goals.

Once a list of properties is identified, the conservation method determined, and owner interest is confirmed, a list of recommended properties for conservation would be submitted to the town board. The town board would review and confirm this list and extend informal (mutually non-binding) offers to purchase development rights or fee in the property as appropriate to the respective owners.

While the owners are considering these offers, the town will be advancing the stewardship program. This program will describe how the conservation easements will be monitored and by whom. After offers are accepted by the property owners, the town will proceed to work with the owners to develop any detailed site planning for any properties where public access is proposed. Any detailed environmental reviews required under the state environmental quality review act would be carried out at this time.

Once all of this ground work is completed, a formal, binding purchase and sales agreements would be executed by the town and the property owners. Upon execution of these agreements, pre-closing activities would occur including title search, etc.

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<sup>1</sup> Note: This outreach effort could also begin prior to the bond vote to explore property owner interest and other activities to help advance the program.

The closings would be conducted similar to any real estate closing. After closing, most properties will have no apparent changes. For any properties where public access is negotiated, provisions would be made for that to occur.

Once the easements or properties have been acquired, the town's remaining task is to work with the owners to ensure ongoing, long-term stewardship of the protected open space and to proceed with constructing public facilities for any land purchased for public use such as parks or trails. The town board may also need to negotiate some form of intergovernmental agreement for publicly-held land in the Greenprint to ensure that other governmental landowners are consistent with the public purpose of long-term stewardship of land within the Greenprint.

The town should collaborate with the development community to create complementary conservation-based design guidelines, and develop and adopt conservation amenity (incentive) zoning to support the implementation of the Greenprint. Another consideration is to seek additional project grant funding and private donations in land or cash to supplement local financial resources.

### **Who implements the Webster Greenprint?**

The implementation of the Webster Greenprint will continue to be a shared responsibility, similar to the effort required to create the plan. The open space committee will be involved in recommending policy to the town board and in review of draft documents and procedures. The town board with the town supervisor as executive, will establish policies and will take all official actions of the town. An open space planning consultant would be assigned the role of project coordinator on behalf of the town to get the implementation program initiated and up and running smoothly. Town staff would assist the open space planning consultant with project coordination and in administering the details of the plan. At some point, once the program for implementation is adequately established, the town may consider dedicating staff resources to the role of project coordinator, and thus the role of the open space planning consultant would change to become the role of providing more strategic "as needed" consulting services. Additional services will be needed to address legal, appraisal, survey, easement monitoring, and similar efforts.

Throughout the implementation program process, the project coordinator will continue to work with the Town of Webster Open Space Committee. The town may want to work with a local land trust and/or stewardship consultant to play a role in helping to establish the easement stewardship and monitoring program.

The Town of Webster Town Board will be responsible for making the decisions on which properties to make purchase offers, as well as which properties to pursue with contracts and closing on conservation easements. It is recommended that the town board designate the town supervisor to act on its behalf with the negotiations about the individual parcels to be considered for purchase offers and the execution of the closing. The town's attorney will also assist in the execution of the real estate transactions.

As components of the implementation actions called for in the Town of Webster Greenprint, the town board will need to adopt appropriate conservation incentive (amenity) zoning tool as an amendment to town zoning code, as well as conservation-based design guidelines. The development community, planning board, open space committee, and conservation board will play roles in developing and using these new land use tools that will serve to implement the Town of Webster Greenprint.

## **Task Assignments**

On the following page please find a table outlining the suggested task assignments.

| IMPLEMENTATION<br>TASKS                                                                                                                                                                                                                                            | RESPONSIBLE ENTITIES    |                                       |                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------------------|---------------------------|
|                                                                                                                                                                                                                                                                    | PROJECT COORDINATOR     |                                       |                           |
|                                                                                                                                                                                                                                                                    | Open Space<br>Committee | Town Board<br>&/or Town<br>Supervisor | Town Staff/<br>Consultant |
| 1. Pursue individual landowner interest.                                                                                                                                                                                                                           | ×                       |                                       | ×                         |
| 2. Establishing easement offering price.                                                                                                                                                                                                                           | ×                       | ×                                     | ×                         |
| 3. Develop Town of Webster Conservation Easement.                                                                                                                                                                                                                  |                         | ×                                     | ×                         |
| 4. Evaluate and determine desired type of conservation easement per parcel.                                                                                                                                                                                        | ×                       |                                       | ×                         |
| 5. Recommend properties to the town board.                                                                                                                                                                                                                         | ×                       |                                       | ×                         |
| 6. Target "offers to purchase" to individual landowners.                                                                                                                                                                                                           |                         | ×                                     |                           |
| 7. Plan for and manage the stewardship of town open space properties.                                                                                                                                                                                              | ×                       | ×                                     | ×                         |
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| 9. Purchase and sale agreement. Proceed with preparation of any relevant documents, such as a property survey, title search, and environmental audits.                                                                                                             |                         | ×                                     | ×                         |
| 10. Execute the closing on the conservation easements or land in fee.                                                                                                                                                                                              |                         | ×                                     | ×                         |
| 11. Construct and install any site specific improvements for Greenprint open space properties.                                                                                                                                                                     |                         | ×                                     | ×                         |
| 12. Develop an incentive (amenity) zoning tool for creative solutions land development and conservation that mutually benefits both the public and developers.                                                                                                     | ×                       | ×                                     | ×                         |
| 13. Develop conservation-based design guidelines for adoption as an addition to the town zoning code.                                                                                                                                                              | ×                       | ×                                     | ×                         |
| 14. Seek additional, supplemental funding resources.                                                                                                                                                                                                               | ×                       | ×                                     | ×                         |

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4. **Evaluate and determine desired type of conservation easement per parcel.** As a basis for determining the level of conservation easement or whether to outright purchase individual properties, it would be justified to utilize a professional consultant and/or town technical staff to perform land planning and prepare site documentation. This work would involve close working relationship with property owners. The work with the owner is important to make participation in the program feasible from an economic and practical sense. The land planning may include field visits by the consultant/technical staff and landowners. Open space committee

members—in particular those involved in the resource inventory can be very helpful with this activity—either as active participants or as advisors. A site inventory and land plan and report will assist in the negotiation and drafting of the specific type of easement per individual parcel. In addition, the site inventory will be useful to describe current site features and conditions as a benchmark for ensuring ongoing commitment to stewardship of the identified open space resources. The opportunity or need for trails or utility easements would be determined by the town and the land owner. Areas to exclude from an easement would be determined, owners' preferences for setting aside any future buildable area (outside of the easement), are all some of the features and considerations to be explored in the process of studying the parcels and determining the easement types.

As part of this process of determining the types of conservation easements to pursue with each individual parcel, the open space committee with its open space planning consultant would be in a good position to perform detailed Webster Greenprint land use master planning. This activity would be a worthwhile concurrent project to pursue to prepare a base land use master plan for the town board to consider for adoption and implementation in the long-term management and stewardship of Greenprint properties. This land use plan would identify in a comprehensive manner the types of easements, the overall trail network, and the details of the land protection program. The product of this effort would be a detailed map, plan, and report.

5. **Recommend properties to the town board.** Once the open space committee feels it has received the level of response that is desirable, the committee needs to define a list of properties to recommend to the town board to pursue for offers, further evaluation, and negotiation. The committee may choose to recommend one property at a time, however, it would be most appropriate and logical to develop a first round of recommendations that includes a comprehensive list of properties to pursue. Along the process of pursuing landowners who responded with interest, some may later drop out, and others who had not initially responded may seek to enter the process, and these could later be negotiated on a case by case basis.

The open space committee should prepare all of its recommendations to be addressed to the Town of Webster Town Board. However, one suggestion is that the town board designate one representative to oversee the negotiations for this program. Typically it the town supervisor would be authorized to make decisions and execute contracts for this type program on behalf of the town. This would not preclude the town supervisor from providing regular updates on program progress to the full town board, and providing opportunities for the town board members to offer input.

6. **Target “offers to purchase” to individual landowners.** The offer of purchase letter would be a document stating intent, naming a price per acre signed by the town and landowner. Such an offer to purchase is the first formal step in the process of acquiring a type of conservation easement or the full title to a parcel. Both the town and the landowner would maintain their rights to exit the process at this stage at any time. This level of possibility will enable the town to maximize reaching its protection goals even in the event some landowners decide to discontinue the negotiations. A technical town staff member and/or consultant would assist the town attorney in developing the language and preparation of such offers to purchase.
7. **Plan for and manage the stewardship of town open space properties.** The town will want to establish an initial management structure and process for maintaining ongoing relationships with property owners with lands under town conservation easements. The town’s efforts to protect open space will involve an ongoing stewardship relationship with landowners. In addition, the town may need to consider ongoing public education about stewardship to ensure future generations feel ownership and responsibility for long-term protection of open space. An example would be building signs and interpretive boards on Greenprint lands to increase public awareness and understanding. The town may want to consider engaging assistance for easement monitoring from such entities as local land trusts, for example, the Genesee Land Trust.

8. **Perform master planning for Greenprint parcels that are proposed for public access.** As part of the vision for open space protection, public access to the resources for passive and active recreational uses was envisioned. Specific Greenprint parcels would be designated for public access, and the levels of access would vary depending on the open space resources and the terms of the conservation easement with private property owners. The town will need to plan ahead for any capital expenditures such as installing parking areas or building trails to create access and enable opportunities at certain open space sites.

In addition to master planning for public access, specific site planning and design will be necessary per each Greenprint site proposed additionally for any physical improvements. Site planning and design will be necessary per each site proposed for physical improvements. Complete any necessary environmental reviews and similar processes.

9. **Purchase and sale agreement.** Once the type of conservation easement relevant per parcel is established, the next step is for the town's legal counsel to work with the town and for the town board to execute the purchase and sale agreement with the landowner. The purchase and sale agreement is legally binding. At this time in the process, the town would proceed with obtaining an official property boundary survey that indicates the proposed conservation easement, and perform any legally required or recommended title search and environmental audit as/if required.
10. **Execute the closing on the conservation easements or land in fee.** The closing on the real estate transaction will need to be performed by an authorized town representative – likely the town supervisor with assistance from legal counsel.
11. **For properties with public access, construct and install any site specific improvements for Greenprint open space properties.** Opportunities for public access will be an important amenity that is appropriate on some of the Webster Greenprint properties. The town will

need to design any improvements and will arrange for town staff or contract with private contractors, and/or coordinate with volunteers to accomplish the installation of any physical improvements for designated sites.

12. **Develop an open space amenity (incentive) zoning tool for creative solutions land development and conservation that mutually benefits both the public and developers.** The Webster Greenprint can be accomplished in part with the help of the development community. In particular, for creation of conservation lands in and adjacent to development areas. Additional land use management and zoning tools will help this get accomplished.

Open space amenity (incentive) zoning should be developed to offer creative solutions to both the town review boards and to developers to ensure that open space is designed as an integral component of development projects, not just left as a remnant of the development process. Open space incentive zoning should operate on the basis that there is a fair exchange between developer's provision of an amenity (or package of amenities) that directly benefits the public and the municipality's offer of an incentive in exchange.

For example, in the Town of Pittsford, NY, a developer purchased an important greenprint parcel along Irondequoit Creek to be set aside for permanent conservation in exchange for obtaining town approval for higher density development at another, less environmentally-sensitive site outside of the greenprint. This is one example of a creative arrangement for concurrent land use development and land conservation, through the use of the incentive zoning code tool. The key to the successful application of incentive zoning is the advance planning for such types of exchanges of amenities and incentives in a logical, and not random way.

13. **Develop conservation-based design guidelines for adoption as an addition to the town zoning code.** Such a conservation-based design tool would be applicable for new development and construction, and redevelopment if applicable, of properties with sensitive natural resources or aesthetic values. The purpose of conservation-based design guidelines is to

assist developers and their design professionals with the town's vision of new development – that it should be respectful of existing viewsheds, natural features, and the integrity of the site's character as expressed through the topography and landscape. This conservation-based design would be applicable to new residential, commercial, and institutional development for undeveloped land throughout town. This type of design would also apply to “infill” sites – undeveloped sites in more developed areas of town – that have existing features worthy of conservation. The conservation-based design guidelines are a complement as well to the incentive zoning tool and these two tools may be activated and applied in conjunction with each for specific development projects.

Items to be addressed would include treatment of road frontage open space, streams and habitat areas, community-wide trail system, creation of internal open spaces—squares, commons, and buffers, and other important topics.

14. **Seek additional, supplemental funding resources.** As part of this implementation process, and also to ensure that the highest possible level of the Webster Greenprint goals are met, the town would seek supplemental funding sources for open space protection and implementation – through state, federal and private grant sources. The town technical staff, an outside consultant, county planning staff, and members of the open space committee would be likely avenues for assistance with this task.

## Conclusion

This implementation manual provides a starting point and suggested framework for the pursuit of open space protection in the Town of Webster. The process outlined above is open to refinement as the program progresses. The key to successful implementation is to maintain open lines of communication among town elected officials, staff, and appointed boards and their advisors and the landowners identified with potential open space resources. The process should remain flexible and accommodating to the changing needs of the town and individual landowners. This partnership for conservation will secure the lasting legacy for the Webster community.

# Town of Webster Greenprint – A Plan for Open Space

## IMPLEMENTATION PROCEDURES MANUAL

November 26, 2001

### Introduction

The Webster Greenprint Implementation Manual is designed to assist the Town of Webster Town Board and the Town of Webster Open Space Committee in purchasing conservation easements and in some cases full title to property from willing open space landowners utilizing the funding which will be made available for the program. The manual will assist the committee in expediting the Webster Greenprint goals in a timely manner. The manual also helps set the stage for creative implementation of the Town of Webster Greenprint by encouraging conservation-based development design. To accomplish the intent of the Webster Greenprint, new and amended local land use management tools are recommended such as conservation amenity (incentive) zoning.

Following the public approval of a town-wide bond referendum in support of the Webster Greenprint, the open space committee and town board will be faced with the question of what to do next. This manual provides a framework for the procedure and steps for approaching landowners about their properties, determining public benefit of individual properties, and deciding about the type of easement or fee for the rights to types of open space properties. The manual is intended to serve as an overall guide, recognizing that more detailed protocol will be developed as necessary.

The implementation of the open space plan will involve efforts by the open space committee, the town board and town supervisor, and other professional services by the town staff and by external consultants for the real estate transactions. It is important to recognize that a significant effort for communication between town representatives and property owners is the critical ingredient to successful implementation of the Webster Greenprint. The process for taking an owner step by step from initial interest to the final closing is outlined below in detail.

Throughout the implementation program process, the project coordinator will continue to work with the Town of Webster Open Space Committee. The town may want to work with a local land trust and/or stewardship consultant to play a role in helping to establish the easement stewardship and monitoring program.

The Town of Webster Town Board will be responsible for making the decisions on which properties to make purchase offers, as well as which properties to pursue with contracts and closing on conservation easements. It is recommended that the town board designate the town supervisor to act on its behalf with the negotiations about the individual parcels to be considered for purchase offers and the execution of the closing. The town's attorney will also assist in the execution of the real estate transactions.

As components of the implementation actions called for in the Town of Webster Greenprint, the town board will need to adopt appropriate conservation incentive (amenity) zoning tool as an amendment to town zoning code, as well as conservation-based design guidelines. The development community, planning board, open space committee, and conservation board will play roles in developing and using these new land use tools that will serve to implement the Town of Webster Greenprint.

### Task Assignments

On the following page please find a table outlining the suggested task assignments.

| IMPLEMENTATION<br>TASKS                                                                                                                                                                                                                                            | RESPONSIBLE ENTITIES    |                                       |                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------------------|---------------------------|
|                                                                                                                                                                                                                                                                    | PROJECT COORDINATOR     |                                       |                           |
|                                                                                                                                                                                                                                                                    | Open Space<br>Committee | Town Board<br>&/or Town<br>Supervisor | Town Staff/<br>Consultant |
| 1. Pursue individual landowner interest.                                                                                                                                                                                                                           | ×                       |                                       | ×                         |
| 2. Establishing easement offering price.                                                                                                                                                                                                                           | ×                       | ×                                     | ×                         |
| 3. Develop Town of Webster Conservation Easement.                                                                                                                                                                                                                  |                         | ×                                     | ×                         |
| 4. Evaluate and determine desired type of conservation easement per parcel.                                                                                                                                                                                        | ×                       |                                       | ×                         |
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How long will this implementation process take?

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