

Town of Alexander

Genesee County, New York

Comprehensive Plan



Adopted June 2003

In memory of Daniel D. Kelsey

*Town Supervisor
January 1988 - October 2003*

Town of Alexander Comprehensive Plan

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Purpose

The purpose of the Town of Alexander Comprehensive Plan is to guide local officials and community members in making decisions that will affect the future of the Town. Future Town actions that will be based on the policies and recommendations in the Plan include revisions to zoning and other local laws and regulations, capital budgeting, and providing services to the community. The Comprehensive Plan addresses the full spectrum of issues facing the Town and balances competing needs and interests in the community.

Legal Basis

The Comprehensive Plan has been prepared pursuant to NYS Town Law §272-a. Town Law §272-a specifies that the Town Board is responsible for preparing and adopting a Comprehensive Plan. As the law also permits the Town Board to delegate this responsibility to an ad hoc committee established for the express purpose of preparing Comprehensive Plans, the Town Board appointed a Comprehensive Plan Committee (CPC) to guide the preparation of the Comprehensive Plan.

The Comprehensive Plan is a policy document that does not, in itself, have the force of law. However, the Plan will influence changes in Town laws and regulations as well as funding decisions and other Town actions during the next 10 to 15 years. In particular, local zoning regulations must be consistent with the Comprehensive Plan.

Process of Preparing the Plan

The Town of Alexander Comprehensive Plan represents the culmination of a planning process that began in August 2000. The Comprehensive Plan Committee met monthly for more than one year to coordinate the preparation of the Plan.

Members of the CPC included representatives from the Town Board and Planning Board, as well as general citizens. The following community representatives served on the Comprehensive Plan Committee:

William Franz	Michael Schneider
Harold Brown	Dan Kelsey
David Kelsey	John E. O'Neil
Donald Woodruff	Joe Higley
David Miller	Louis Breton, Jr.
Wayne Acquard	Daniel Tybor
David Patten	Jeffrey Miller
Gerard Buckenmeyer	Kirk Residorf
Ruth Hulshoff	

The Town retained Stuart I. Brown Associates, a planning and management consulting firm based in Fairport, New York, to facilitate the planning process and prepare the plan document.

Public participation included a Residents Survey, distributed in May 2002, a public informational meeting to present the results of the Residents Survey (June 12, 2002), a CPC public hearing (November 25, 2002), and a Town Board public hearing (May 1, 2003).

Plan Organization

A **Future Land Use Map** presents the Town policy regarding land use, and will be used as a guide in revising the Town's zoning map. This map is included at the end of Chapter One—Land Use.

The topical Chapters of the Comprehensive Plan address the major issues identified by the community:

- **land use**
- **natural resources**
- **farmland and agriculture;**
- **residential development and neighborhoods;**
- **transportation and utilities;**
- **tax base and economic development**
- **government and community services**
- **transportation and infrastructure; and**
- **government and community services.**

In each Chapter, the Plan presents:

- **goals,**
- **background information**
- **issues and opportunities,**
- **tools and techniques, and**
- **recommended actions.**

The **Implementation Strategy** summarizes the recommended actions by topic, with a proposed time frame, responsible agency, cost estimate, and potential funding sources. A summary of the recommended actions by time frame provides a year-by-year guide to implementing the Plan.

“Sidebars” within the Plan document present additional information that supports and/or provides the context for the recommendations in the Plan.

Relevant Plans and Programs include summaries of plans prepared by the Town or other government agencies and descriptions of State or County government programs.

Residents Survey Highlights present the relevant findings from the survey of Alexander residents conducted in Fall 2000. The final report from the Residents Survey is available at the Town Hall and is included as an appendix to the Comprehensive Plan.

Chapter One

Land Use

Goals

1. Preserve and protect the rural small town character of the Town of Alexander.
2. Balance new development with the protection of natural resources, agricultural land, open spaces, views and rural character.
3. Encourage the preservation of privately-owned, historically-significant properties.



Existing Conditions

Regional Orientation

The Town of Alexander is located in the southern portion of Genesee County. It is bordered on the north by the Town of Batavia, on the east by the Town of Bethany, on the west by the Town of Darien, and on the south by the Town of Attica in Wyoming County.

Two State highways divide the Town of Alexander into four quadrants. NYS Route 98 runs north-south, and U.S. Route 20 is a major east-west route. Interstate 90, the New York State Thruway, passes through Genesee County just north of the City of Batavia. (See Map 1)

The Village of Alexander is located at the intersection of Routes 20 and 98 and is entirely contained within the Town of Alexander. The Village had a population of 481 in 2000. The Village contains 178 housing units. The Town Hall, public schools and several businesses are located within the Village.

A portion of the Village of Attica is contained within the Town of Alexander. Significant land uses in the portion of the Village of Attica located within the Town of Alexander include a shopping center, condominiums, and residential parcels.

The City of Batavia is located approximately seven miles north of the Village of Alexander. The City and surrounding areas in the Town of Batavia offer opportunities for shopping, employment and recreation, as well as medical facilities and County government offices.

The Rochester and Buffalo/ Niagara Falls areas offer opportunities for employment, major medical facilities and cultural and sporting attractions. Most areas within the Town of Alexander are within a one-hour drive from Buffalo and Rochester.

History

(Source: Kate Goodman, Town & Village Historian. "A Brief History of Alexander," 1999.)

The Town of Alexander was settled in 1802 by Alexander Rae, a land surveyor for the Holland Land Company. By 1812, approximately 100 families had settled in the area and the Town of Alexander was chartered. The Village of Alexander was incorporated in 1834.

Two hamlets were located in the Town, each with its own post office in the early 1800's: Ray, located at Hickox and Dodgeson Roads, had its own post office between 1891 and 1913. Brookville, located along Brookville Road, had its own post office between 1826 and 1857.

Early businesses included a sawmill, a tavern, a gristmill, and a store.

In 1843, the Buffalo-Rochester Railroad connected with the Attica-Buffalo Railroad, bringing the first train service to Alexander. Two train stations – one operated by the NY Central Railroad and one by the Erie Railroad – were located on Railroad Ave, just east of the Village.

The first telegraph was installed in 1861. The first telephones were connected between the Erie Depot and the Hotel in 1879. Links to Batavia were completed in 1882. Natural gas service was available in the Village by 1911, and powered 14 street lights.

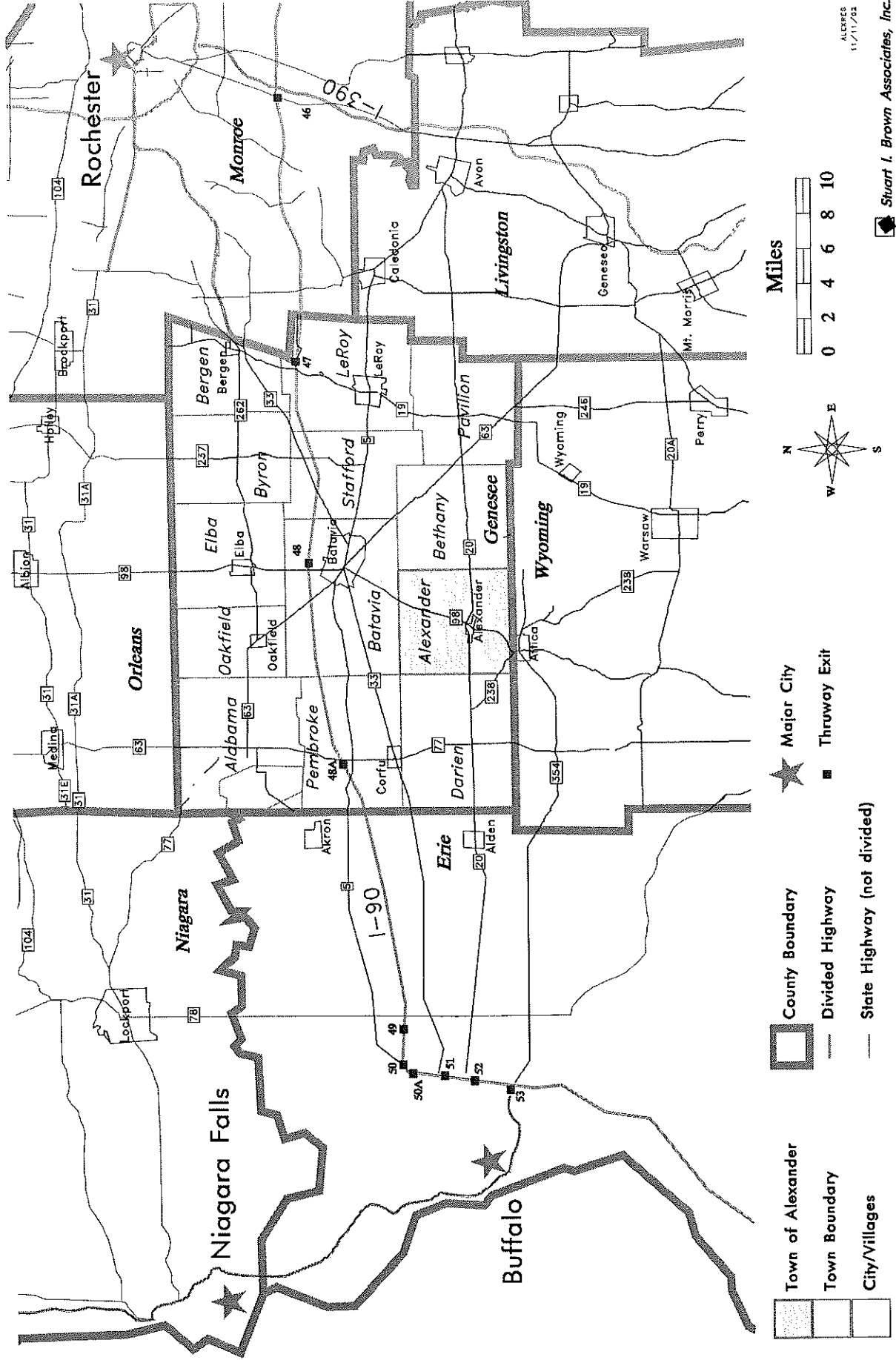
There were 13 district schools in Alexander in the mid-1800's. These were consolidated into nine districts in 1880. The cobblestone Town Hall building was used as a school between 1886 and 1940. In 1939, the Alexander Central School incorporated these districts as well as several from neighboring towns.

The first church in the Town was constructed jointly by the Methodists and the Presbyterians in 1928. A Presbyterian church was

Regional Highway Access

Town of Alexander and Western New York

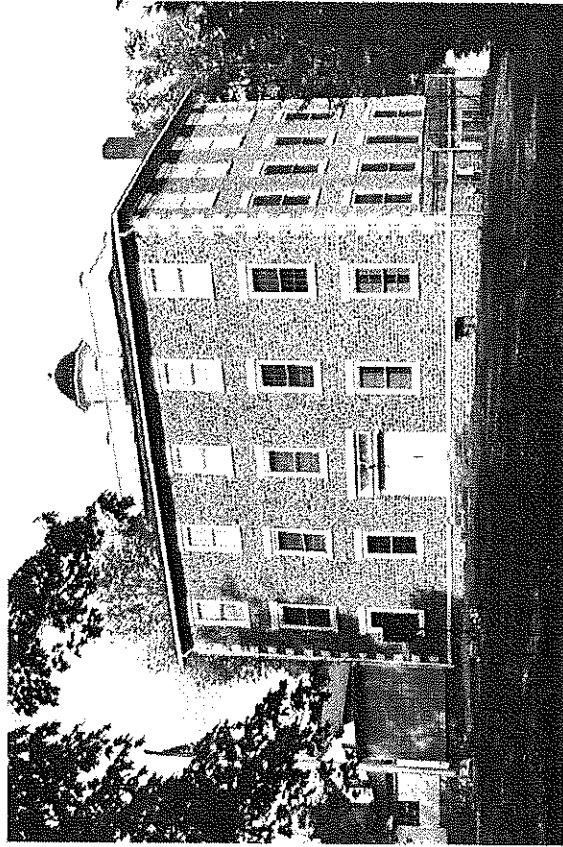
Map 1



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Stuart I. Brown Associates, Inc.

constructed in 1844 and used until 1893. The former District 2 Schoolhouse was used as the First Free Methodist church between 1888 and 1925. A Universalist church was built in 1833 and occupied until 1909. This building was used by the Tonawanda Valley Grange between 1910 and 1970. The Methodist Church burned in 1978. The Former Universalist Church and Grange was demolished in 1972.



Several historic buildings are located in the Town. The Town Hall (see sidebar) was constructed in 1837 as a school. The "mansion" on Route 20 east of the Village was constructed to resemble the original owner's plantation in Georgia. Several of the original one- and two-room schoolhouses have been converted into residences. Map 2 depicts the locations of historic buildings and sites in the Town.

Cobblestone Town Hall

Construction of the cobblestone Town Hall was completed in 1837. The building was originally used as the Alexander Classical School and accommodated more than 250 students.

The Presbytery of Genesee County operated the Genesee and Wyoming Seminary in the building between 1845 and 1885. The Union Free School used the building from 1886 until 1940, when the new Alexander Central School opened across the street.

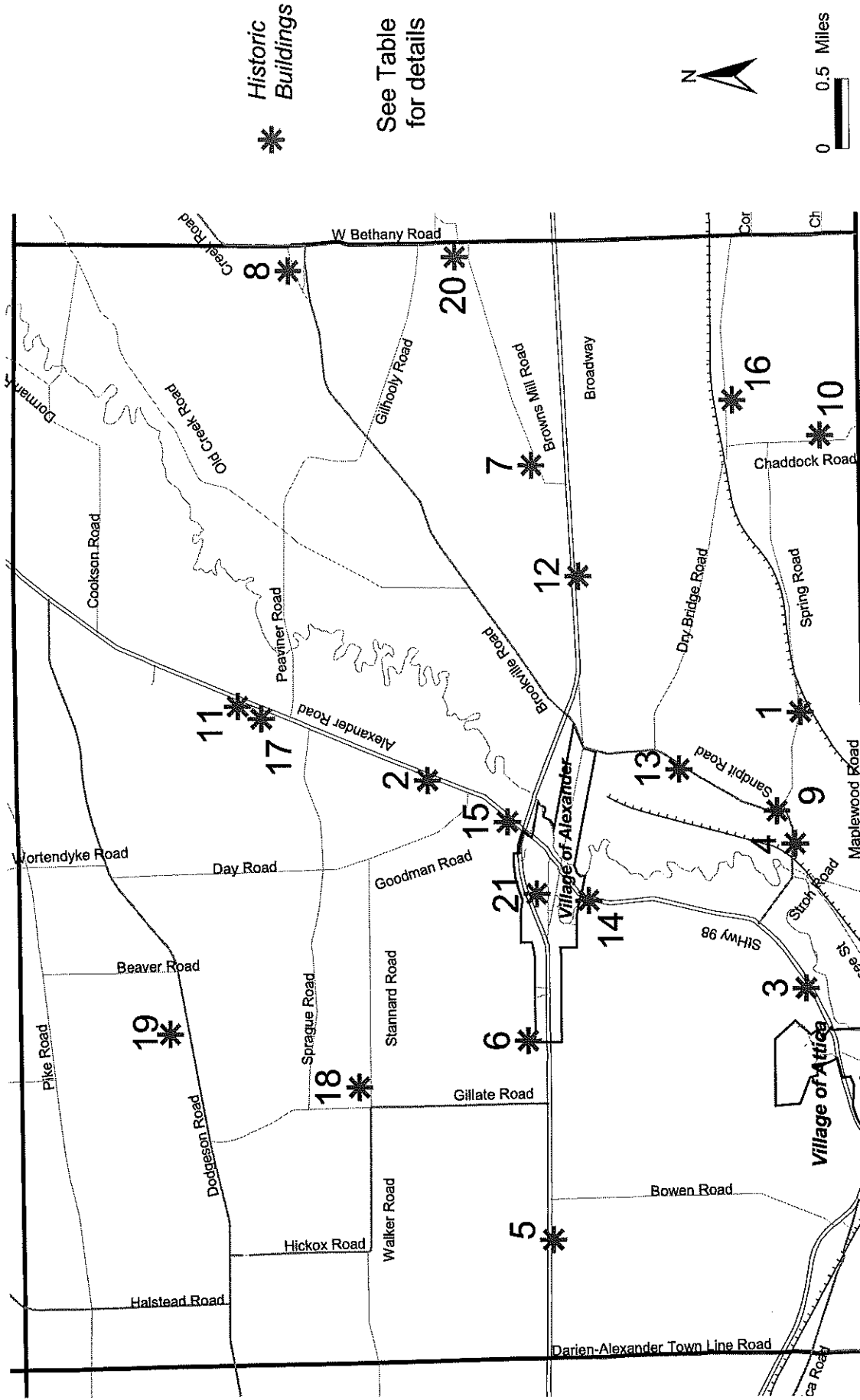
The Alexander Fire Department and Town offices occupied the building beginning in 1940. The Fire Department installed a garage door on the north side, poured concrete over the original wood floor, and reinforced the floor with a new steel beam in the basement. In 1949, the Fire Department constructed a new garage addition on the west end of the building. The Fire Department used the second floor for is social and fund raising activities.

When the Fire Department constructed a new building south of the Village in 1958, the Town of Alexander converted the garage into a meeting room and court., replaced the garage door with new windows and a door, and added a partition at the east side of the building to create space for the Assessors and the Village of Alexander.

The third floor was converted into a museum, which is supervised by the Town Historian. In 1985, the cobblestone exterior walls were repointed. In 1990, the garage addition at the north end was converted into storage space for archival records. In 1992, the Town installed an air-conditioning unit on the first floor. In 1995, the Town built an addition on the north side of the building to house the Town Clerk's office. Between 1995 and 1997, the Town undertook extensive renovations to the interior of the building.

Source: "Alexander Cobblestone Town Hall," Kate Goodman, 1997

Map 2 Town of Alexander Comprehensive Plan Historically and Architecturally Significant Buildings



Source: The Architectural Heritage of Genesee County, N.Y.,
 Landmark Society of Genesee County, 1988;
 Kate Goodman, Town Historian, 2002.

Base map provided by the Genesee County Planning Department
 Map Prepared by Stuart I. Brown Associates

Table 1
Town of Alexander Comprehensive Plan
Historically and Architecturally Significant Buildings

Map #	Address	Year Built	Original Owner	Owner/Occupant (1988)	Historical/ Architectural features
1	3626 Spring Road	c. 1826	Philo Porter	Harold Stringham	Saltbox house.
2	10362 Route 98	c. 1807	Rudolphus Hawkins	Mr. & Mrs. Willard Wolfley	Known as "Hawkins Homestead." Simple 5-bay Federal style farmhouse with original front door.
3	11106 Route 98	c. 1840	Leonidas & Kirkland	Mr. & Mrs. Thomas Wachenheim	Fruit stand (1922-1963). Entrance is Greek Revival style. Colonial Revival style porch is early 20th century addition.
4	3422 Stroh Road	Early 1800s	Ezekiel H. Churchill	Mr. & Mrs. Peter B. Kehl	5-bay Federal brick; fanlight at each gable end, radiating brick lintels, stone window sills, transom over front door.
5	2864 Broadway	c. 1836	David Lee	Mr. Alfred Plewa	Post and beam salt-bax farmhouse with ceentral chimney. Porch was added in late 1800s.
6	Route 20	1813	John Kidder	Mr. & Mrs. Francis Minehan	Phylis Brown Minhan is 9th generation of Kidders to live here.
7	4074 Browns Mill Road	1814 or 1815	Newton brothers	Mrs. Elliott Rhodes	Brick on three sides; clapboards on rear. Entrance has Federal style details in front door.
8	10044 Creek Road	Between 1814 and 1832	Joseph Tanner	Mrs. Hobart Cook	Distinctive Federal style ornamentation retained despite siding.
9	11030 Sandpit Road	Late 1830s	School District #6	Mr. & Mrs. Al Van De Velert	Cobblestone Number 6 school
10	1143 Chaddock Road	1830	Luther Chaddock	Mr. & Mrs. Mark Willard	Restored 1977. Quoins, window sills and lintels are cut stone. After earthquake stucco applied to 3 sides.
11	Valley View Farm, Rt. 98	1837	Sherman Hammond	Mr. & Mrs. Harold Brown	Cobblestone with limestone trim. T-shaped limestone panels on gable ends of 5-bay Federal style house.
12	Route 20	1830s	Peter Remsen	Mr. & Mrs. Dean Lapp	Built to resemble a Mobile, AL plantation. Low-pitched hipped roof, wide frieze, Doric columns, distinctive front door.
13	10803 Sandpit Road	c. 1810	Edmund Tracy	Mr. & Mrs. Vernon Merle	Federal 5-bay facade; 12 over 12 double sash windows. Greek Revival entablature and corner pilasters. Arch doorway.
14	10702 Alexander Road	1901	Mr. & Mrs. George Bowen	Mrs. Anna Foeller	Shingled front gable with 3-part window with keystone arch. Gable end returns and front porch are contemporary.
15	10476 Alexander Road	c. 1893	Mary L. Fargo	Mr. & Mrs. David Howe	Complex massing and variety of surface treatments are typical of time. Shutters can be adjusted on 3 separate tracks.
16	4144 Dry Bridge Road	1930s	Triffhauser family	Mr. & Mrs. Robert Cramer	House constructed from mail order kit (plans and materials) purchased from Sears, Roebuck.
17	Alexander Road	1800s	District School #3		District School #3 until 1937.
18	Stannard Road	1800s	District School #4		District School #4 until 1937.
19	Dodgeson Road	1800s	District School #5		District School #5 until 1937. Cobblestone.
20	W. Bethany Road	1800s	District School #7		District School #7 until 1937.
21	3350 Church Street	1837	Alexander Classical School	Town of Alexander	Was Genesee Wyoming Seminary until 1886, then Union Free School until 1940 when Town took ownership. Cobblestone with limestone quoins; balustrade and bell tower. Listed in National Register of Historic Places on October 25, 1973.

Table 2
Historically Significant Buildings in the Villages of Alexander

Table 2 identifies historically significant buildings located within the Village of Alexander:

Address	Owner/ Occupant (in 1988)	Historical/ Architectural features
3321 Church Street	Mr. & Mrs. James Wade	Shingles and clapboards are typical of c. 1900 residential design. Queen Anne style windows and trim.
10557 North Main Street	Mrs. Shirley A. Harmon	Vernacular style house with Italianate details typical of the mid-19 th century.
10540 North Main Street	United Methodist Church parsonage	Built c. 1835. Became church parsonage c. 1864. Italianate features.
10615 South Main Street	Mary Rider Young	Built mid-19 th century. Brick house on stone block foundation. Hipped roof, brackets and cupola are Italianate style. Frieze windows are Greek Revival style. Federal style entrance added in 1960s.
10532 North Main Street	Mr. & Mrs. Barber Conable	Built in 1830 by Van Rensselaer Hawkins. Wood frame with clapboards on stone foundation. Full pediment on two-story portion is Greek Revival style. Front entrance is Federal style.
10549 Main Street	Mr. & Mrs. Kenneth Hay	Built c. 1825. Was general store from 1935 until 1974. Sided in 1984.
10531 Main Street	Mr. & Mrs. Paul S. Hartwick	Built c. 1848. Was Presbyterian parsonage between 1876 until 1890. Remodeling in early 1900s added 2-story bay. Classical Revival entry and porch with Doric columns.

Source: The Architectural Heritage of Genesee County, N.Y. Landmark Society of Genesee County, 1988.

Existing Land Use

Nearly $\frac{3}{4}$ (73.5%) of the land area in the Town of Alexander (outside of the two Villages) is classified as agricultural land. A total of 15.5% is residential property, 7.2% is vacant, 1.7% commercial, industrial or mining, and 2% is conservation and community services. Map 3 depicts the use of land by tax parcel classification.

For the purpose of analyzing land use in various parts of the Town, the Town was divided into the following seven "neighborhoods" as depicted on Map 4.

- A. Along Route 20
- B. Along Rt. 98 between Attica and the Village of Alexander
- C. Along Rt. 98 north of the Village of Alexander
- D. Southwest quadrant (south of Rt. 20 and west of Rt. 98)
- E. Southeast quadrant (south of Rt. 20 and east of Rt. 98)
- F. Northwest quadrant (north of Rt. 20 and west of Rt. 98)
- G. Northeast quadrant (north of Rt. 20 and east of Rt. 98)

A. Route 20 Corridor

Route 20 is a major transportation corridor through Genesee County. Within the Town of Alexander, Route 20 passes through approximately 1.9 miles west of the Village, and 2.7 miles east of the Village. Most of the frontage along Route 20 is agricultural land.

Route 20 carries a significant amount of truck traffic through the Town of Alexander (see description in Chapter Five: Transportation and Utilities.) The speed and volume of truck traffic affects the quality of life of residents who reside along the corridor.

Approximately 47 dwellings are located within the Route 20 corridor in the Town of Alexander west of the Village. A typical lot along this segment has approximately 200 feet of road frontage.

East of the Village of Alexander, approximately 24 residences are located along Route 20. Most of these residential parcels are less than one acre in size.

Two properties along Route 20 east of the Village were formerly used for businesses -- a diner and a used auto sales lot -- but have been converted to exclusively residential use.



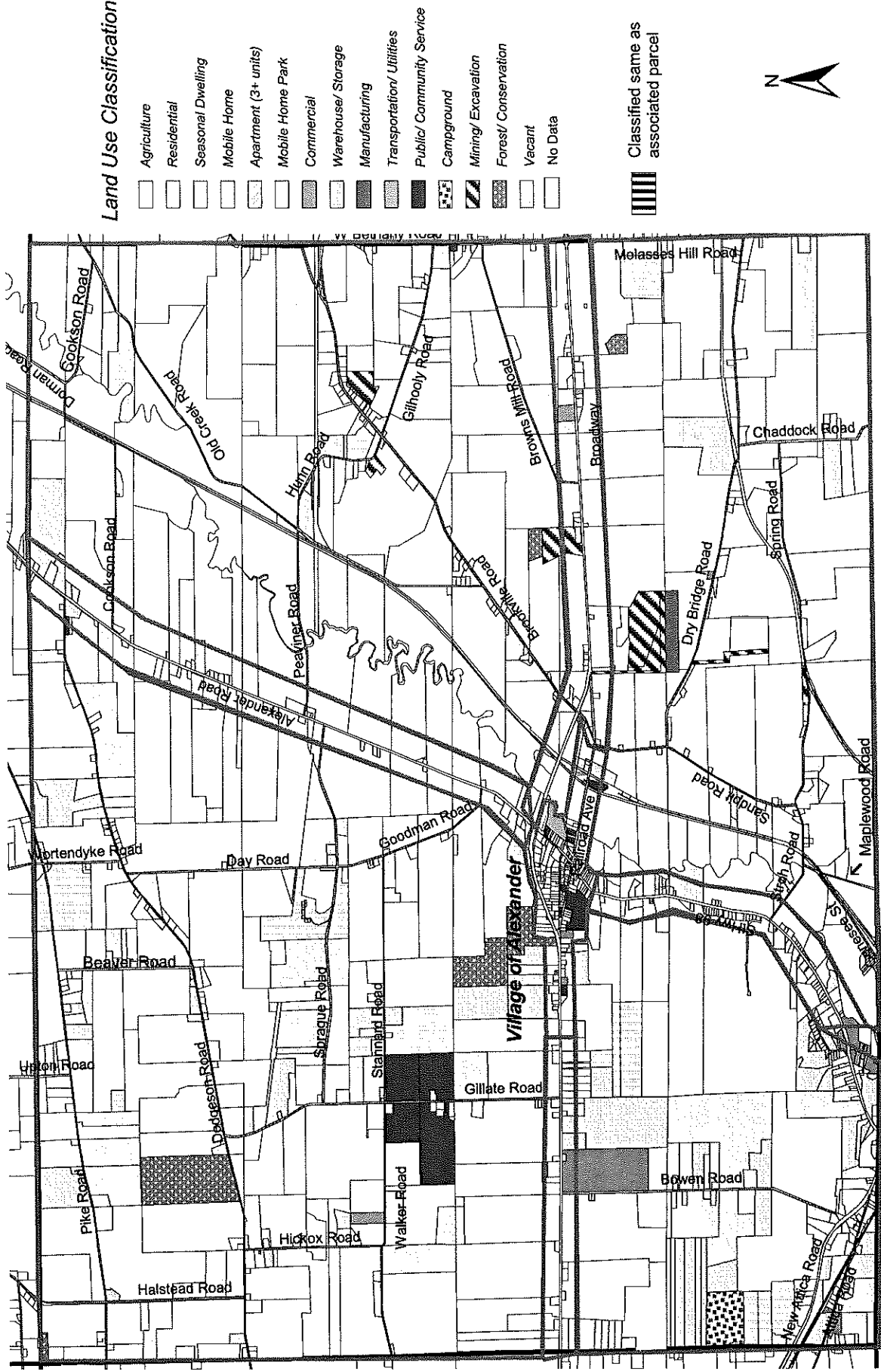
Residents Survey Results

Survey respondents indicated, "What do you like most about the Town of Alexander?" as follows:

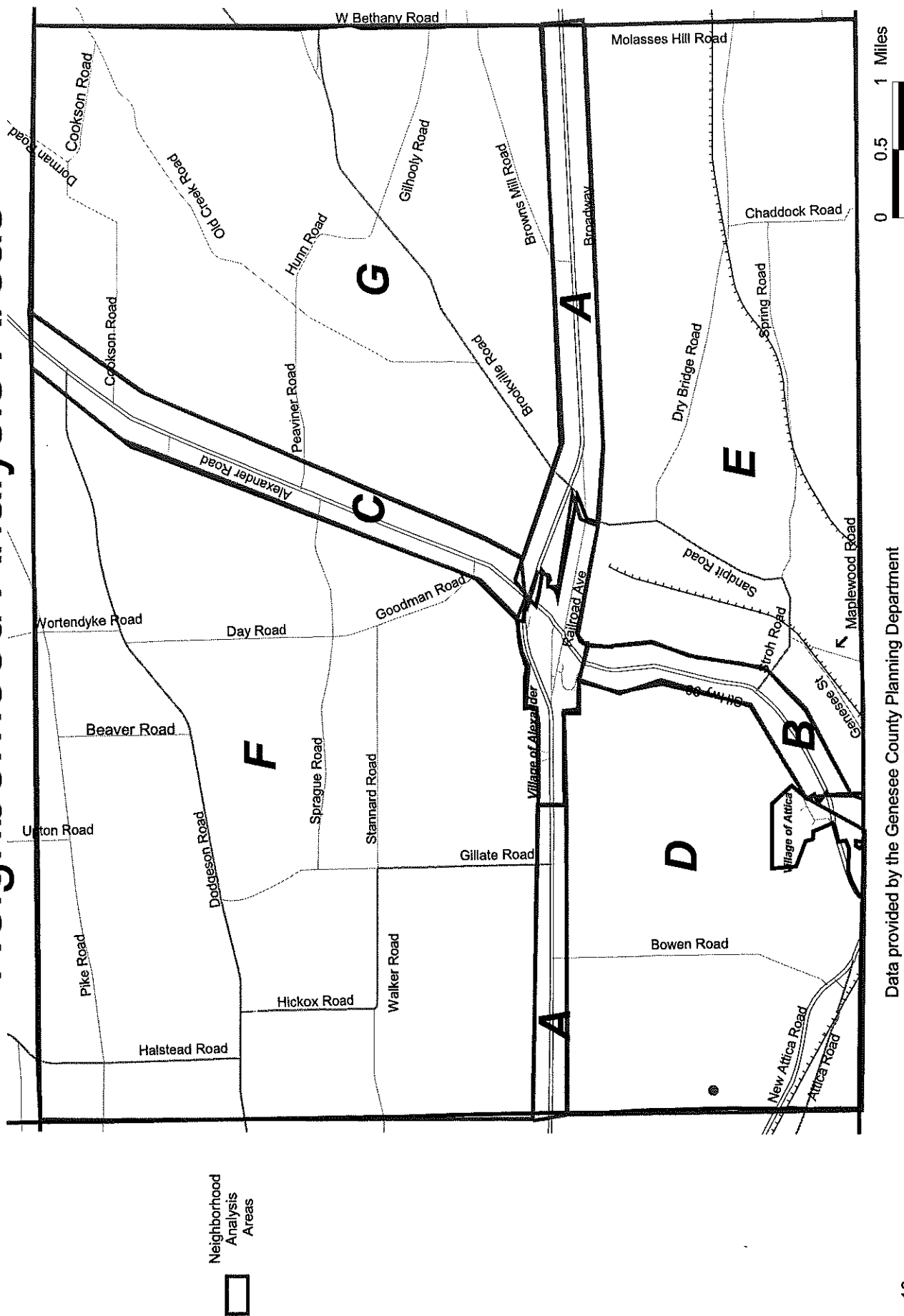
- Rural character 84%
- Small town atmosphere 58%
- Family, grew up in area 42%
- Location 40%

◇ 69% of respondents said "Yes" to the question, "Should the Town encourage the preservation of privately owned historically significant properties?" A total of 15% said "No," and 16% had no opinion.

Town of Alexander Comprehensive Plan Land Use by Tax Parcel Classification



Neighborhood Analysis Areas



Data provided by the Genesee County Planning Department
Neighborhood Analysis Areas and map preparation by Stuart I. Brown Associates

B. Route 98 corridor between the Villages of Attica and Alexander

Approximately 68 residences are located within the 2-mile segment of Route 98 between the Villages of Attica and Alexander. Approximately 25 residences are on lots of one-half acre or smaller; 20 residential lots are between $\frac{1}{2}$ and one acre; 12 are between one and two acres, and 12 are larger than 2 acres. Large areas of farmland are located to the rear of these residences. Some of the properties on the east side of Route 98 adjoin Tonawanda Creek.

Two small business parcels are located along this segment of Route 98: A small structure that adjoins the Village of Attica, and an automobile repair shop approximately $\frac{1}{2}$ mile south of the Village of Alexander.

C. Along Rt. 98 north of the Village of Alexander

Approximately 40 residences are located along the 4-mile segment of Route 98 north of the Village of Alexander. Several large dairy farms and farmland occupy most of the frontage along this segment. A group of storage buildings and businesses are located at the intersection of Route 98 and Dodgeson Road.

D. Southwest quadrant (south of Rt. 20 and west of Rt. 98)

The southwest quadrant of the Town includes approximately 90 residences. These are located primarily along Route 98, north of the Village of Attica, along Route 238 (New Attica Road), along Attica Road, along Bowen Road, and along Darien-Alexander Town Line Road.

Two businesses along Attica Road west of the Village of Attica—the Alexander Town and Country Tavern, and an automobile repair business.

On Darien-Alexander Town Line Road, the Skyline Resort, a

campgrounds, occupies a 50 acre parcel and has applied to the Town Planning Board for Site Plan approval for an expansion.

Most of the interior land is farmed. However, large areas of woodland are found in this quadrant.

E. Southeast quadrant (south of Rt. 20 and east of Rt. 98)

The southeast quadrant is primarily farmed. Approximately 96 residences are located along Dry Bridge Road, Spring Road, Maplewood Road, Chaddock Road, and the west side of Molasses Hill Road.

Two large gravel mines are located in this quadrant. A small auto repair shop is located on Dry Bridge Road.

F. Northwest quadrant (north of Rt. 20 and west of Rt. 98)

Approximately 136 residences are located along the roads in the northwest quadrant. These include 15 along Gillate Road, 57 along Dodgeson Road, 25 along Pike Road, and 11 along Goodman Road.

Notable features include the Gas and Steam Museum, which occupies 171 acres on Gillate, Stannard, and Walker Road. Privately owned forest land is located northwest of the Village (49 acres) and 108 acres operated by the Niagara River Beagle Club located on the north side of Dodgeson Road.

A service facility for U.S. Gypsum is located southeast of the intersection of Pike Road and Halstead Road (Gypsum). Storage buildings are located on the west side of Hickox Road, just south of Dodgeson Road. The Town's former landfill, currently mined for gravel, is located on Walker Road, east of Hickory.

G. Northeast quadrant (north of Rt. 20 and east of Rt. 98)

Most of the northeast quadrant is agricultural land. Much of the land in this quadrant is part of the floodplain of the Tonawanda Creek.

Approximately 76 residences are located along the roads in this quadrant. The largest number are located along Brookville Road and Gilhooly Road.

In addition, two gravel mines are located in this quadrant.

Existing Plans, Programs, and Regulations

Town of Alexander Zoning Ordinance

The Town of Alexander Zoning Ordinance was initially adopted in 1991, and most recently revised in 1997. The Zoning Law creates the following zoning districts:

AR Agricultural-Residential
R: Residential
C-I: Commercial-Industrial
EP: Earth Products
FPO: Flood Plain Overlay
PUD: Planned Unit Development

Map 5 depicts the existing zoning districts in the Town.

Genesee County Smart Growth Plan (2001)

The Smart Growth Plan serves as a guide for the Genesee County Legislature and local communities to identify areas best suited for economic development.

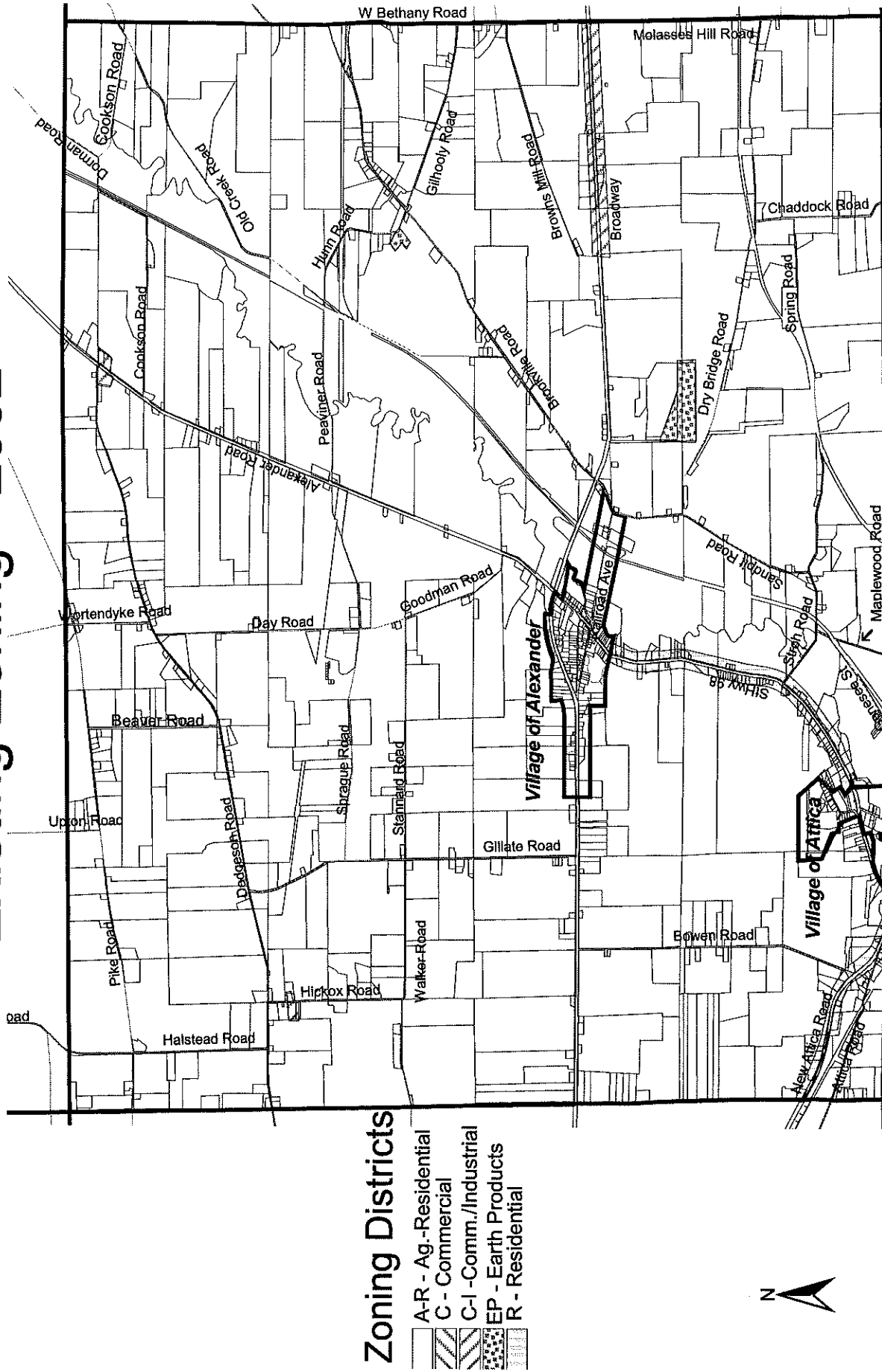
The Smart Growth Plan has the following three main objectives:

1. Support economic development in the most promising locations.
2. Encourage the revitalization of the City of Batavia and developed village areas.
3. Protect farmland and the rural character of the countryside, and maintain the viability of agriculture.

The Smart Growth Plan designates land in and abutting the Villages of Alexander and Attica as well as the Route 98 corridor between the two Villages as the only land in the Town of Alexander as a Development Area suitable for economic development. Map 6 depicts the currently designated Development Areas within the Town of Alexander.

Town of Alexander Comprehensive Plan Existing Zoning - 2002

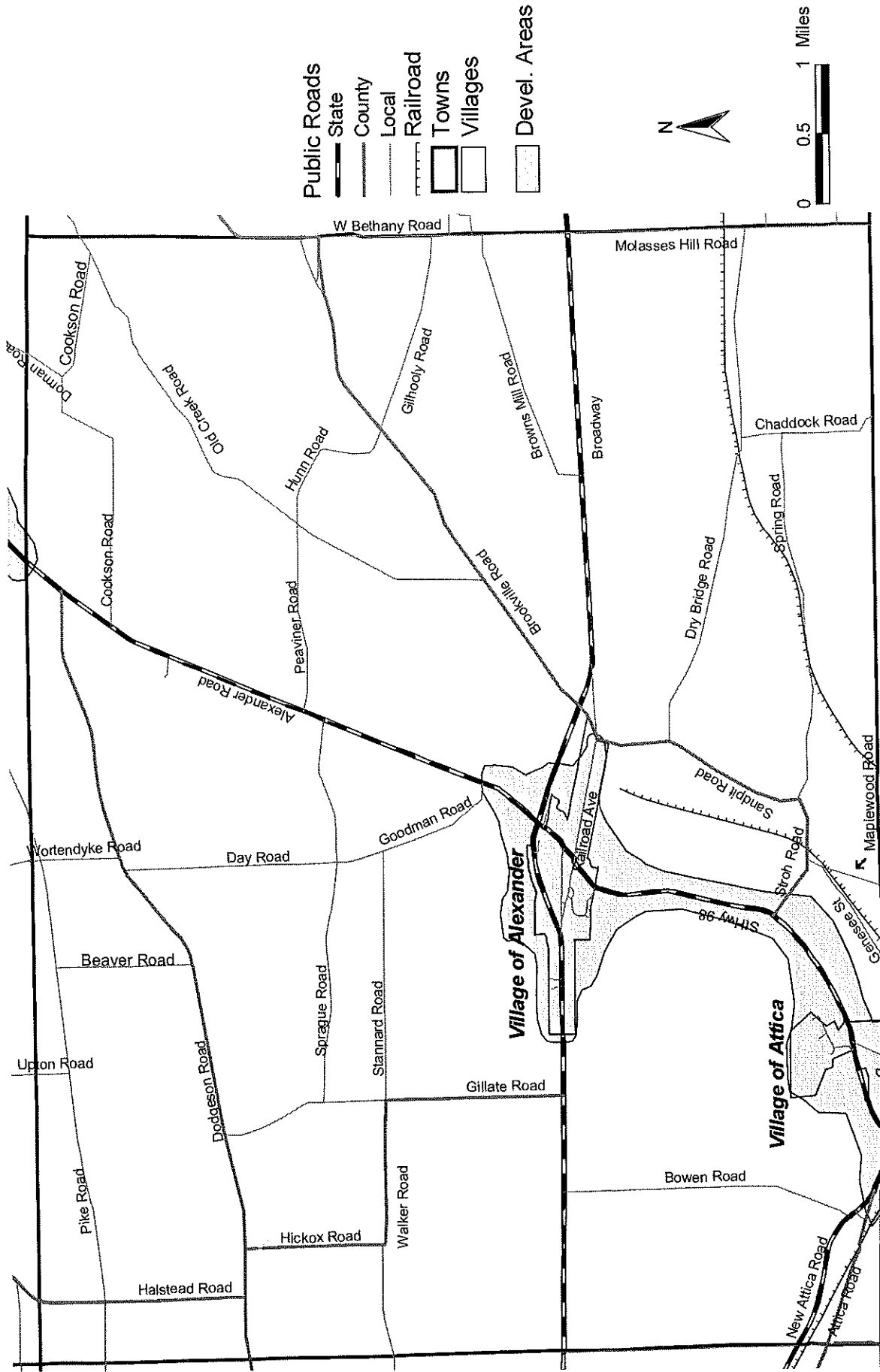
Map 5



Data provided by the Genesee County Planning Department
Map Prepared by Stuart I. Brown Associates

Town of Alexander Comprehensive Plan Genesee County Smart Growth Plan Development Areas

Map 6



Future Land Use

The Future Land Use map designates the preferred land uses for general areas in the Town of Alexander. The Future Land Use map is intended as a guide to be used in updating the Town Zoning map and the County Smart Growth Map. New York State Town Law states that zoning regulations must be consistent with the Comprehensive Plan.

Following are descriptions of the Land Use categories shown on the Future Land Use map (see Map 7).

Agricultural- Residential. The Agricultural- Residential areas encompass most of the land in the Town outside the Village, with the exception of areas specifically designated for more intensive uses.

Agriculture would be the priority use in areas that are currently farmed and viable for farming, and where the owner has indicated a commitment to continue farming. Low density residential development would also be permitted in these areas, provided that it is designed so as not to interfere with farming practices.

As these areas are not served by either public water or public sewers, residential density should be at least one acre per dwelling unit. The predominant residential uses are intended to be single family dwellings served by on-site water supply and sewage disposal. Two-family dwellings may also be provided for by zoning.

Residential. Areas designated Residential are intended to accommodate predominantly single family homes. Zoning may permit accessory apartments under appropriate circumstances. The density of new single family development in the Town is recommended to be approximately two houses per acre, where public water is available. These areas are located along Route 98 between the Villages of Attica and Alexander.

Commercial-Industrial. Areas designated Commercial - Industrial are located along Route 20 east of the Village of Alexander, and in two small areas at the intersection of Route 98 and Dodgeson Road in the northern portion of the Town, and along Hickox Road in the northwestern portion of the Town.

The Commercial-Industrial designation is intended for commercial and light industrial uses which are compatible with the rural character of Alexander require highway access and larger sites than are available in the Central Business District. Such uses may include light manufacturing, storage, and retail and service businesses.

Public/ Community Service. Areas designated for Public/ Community Service use include facilities owned and operated by community organizations for public or community use. These include recreational facilities, cemeteries and churches.

Conservation. Wetlands Conservation areas coincide with the boundaries of the NYS Freshwater Wetlands, which are regulated by the NYS Department of Environmental Conservation. The Flood Hazard Overlay area corresponds with the 100-year flood boundaries shown on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM). Development in these areas is restricted by Federal, State and local regulations.

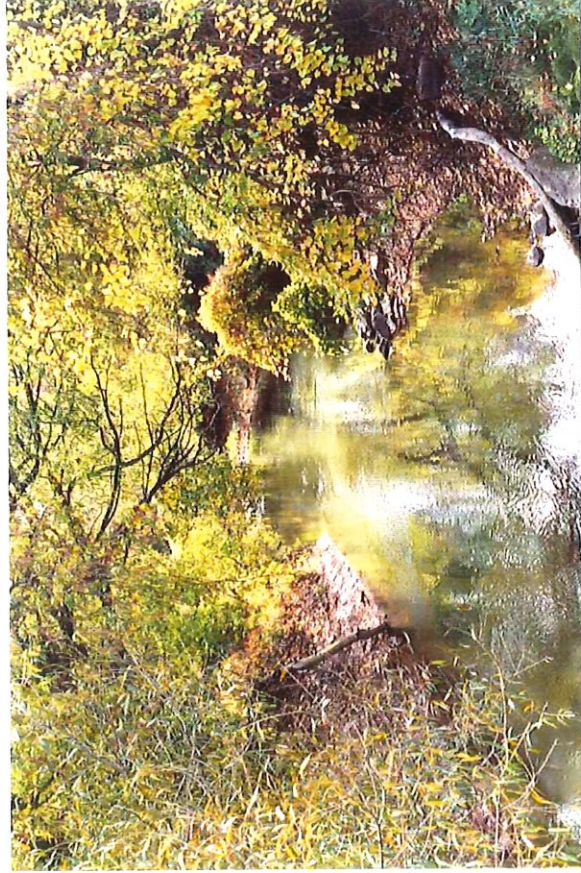
Map 7



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Chapter Two

Natural Resources



Goals

1. Protect natural resources such as streams, wetlands and wildlife habitats.
2. Protect the water quality of the aquifer that underlies Alexander.
3. Protect the water quality of Tonawanda Creek.
4. Minimize impacts from flooding on farmland and other property.
5. Protect groundwater, farmland and residents' quality of life from the impacts of mineral extraction.

Existing Conditions

Geology and Topography

Soils in the Tonawanda Creek valley as well as in the Murder Creek Valley were formed from materials left by receding glaciers ("outwash"). These areas contain significant deposits of gravel.

The topography in the northeast portion of the Town, east of Tonawanda Creek, is characterized by hills known as "kames" that are circular in shape and rise approximately 50 feet above the surrounding ground. North of Route 20, the land is mostly low, with gentle hills. The land south of Route 20 is somewhat more hilly. The USGS topographic map for the Town of Alexander is reproduced as Map 8.

Soils

Maps 9, and 10 depict the areas of the Town that are most suitable for agriculture as well as for building construction. These maps utilize information from the Soil Survey prepared by the USDA for Genesee County.

As shown on Map 9, "Soils with Severe Limitations for Development," soil conditions in much of the Town present limitations for development, due to flooding, high water table, or steep slopes. A high water table (within 2 feet of the ground surface), makes development more difficult in most of the Town. When the groundwater is close to the surface, a conventional septic tank with an absorption field may not be able to properly treat sewage. In these cases, a "raised bed" or other alternative may be required.

In addition, areas within the Tonawanda Creek valley are subject to

frequent flooding. In addition, steep slopes in a few small areas of the Town make development more difficult, as provisions would need to be taken to prevent erosion.

As shown in Map 10, "Soils with Few Limitations for Development," the areas in the Town that would be easiest to develop are concentrated in the southeast and northwest portions of the Town. As soil conditions vary, each parcel must to be investigated prior to developing.

Extensive areas of prime farmland are located in the Tonawanda Creek valley, east of Route 98, and in much of the eastern portion and northwestern corner of the Town. Smaller areas of prime farmland are scattered throughout the Town.

Except for land that is subject to periodic flooding, the soils that are highly suitable for agriculture also have few limitations for development.

Watersheds and Streams

Tonawanda Creek flows through the Town of Alexander from the southwest to the northeast, and drains into the Niagara River. Its tributaries include Little Tonawanda Creek, Bowen Creek, and Murder Creek. Huron Creek flows into Murder Creek. Several unnamed tributaries are also located in the Town. Streams within the Town are depicted in Map 11.

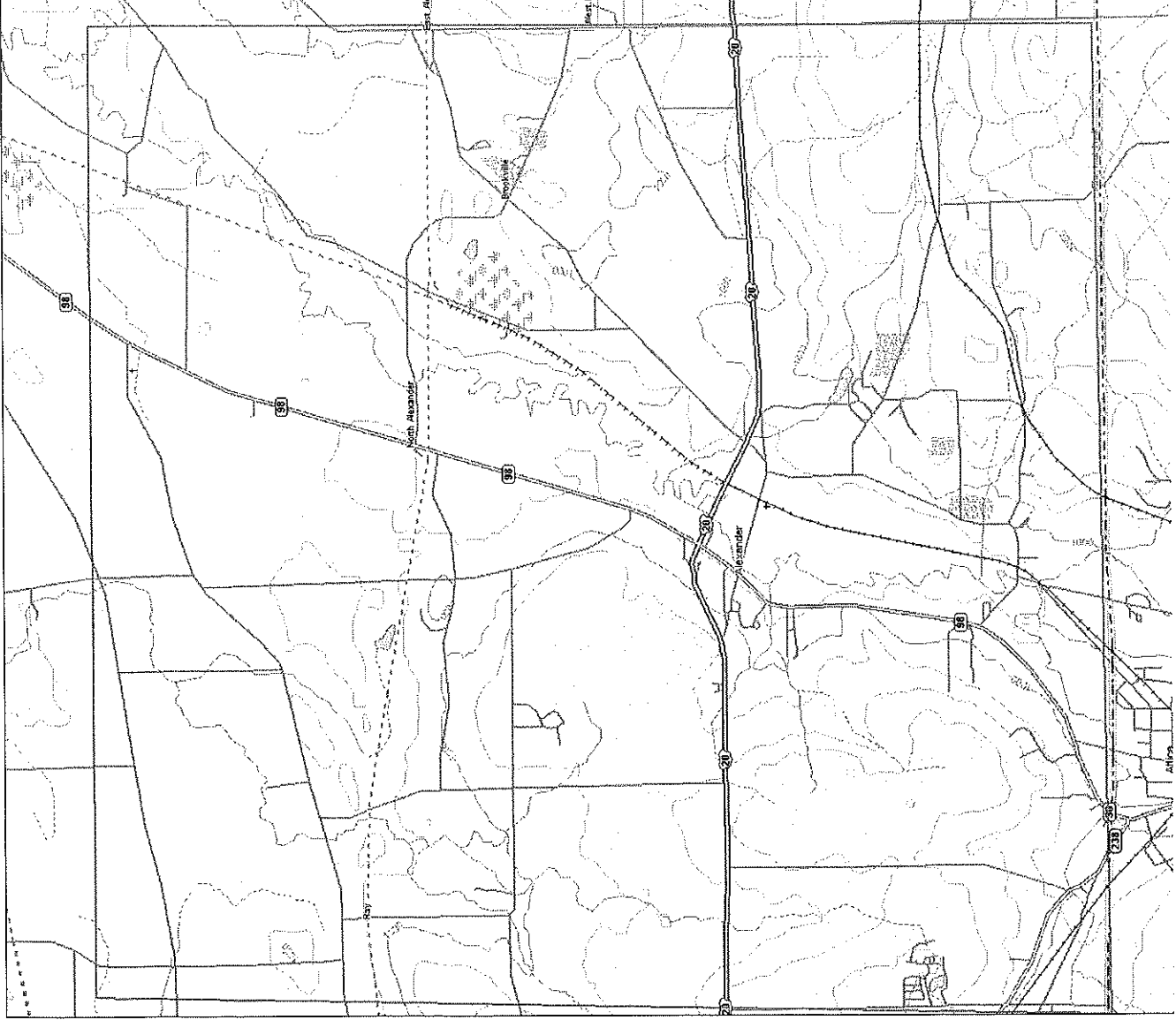
Tonawanda Creek provides some of the water for the City of Batavia public water supply.

Map 8

Town of Alexander Comprehensive Plan

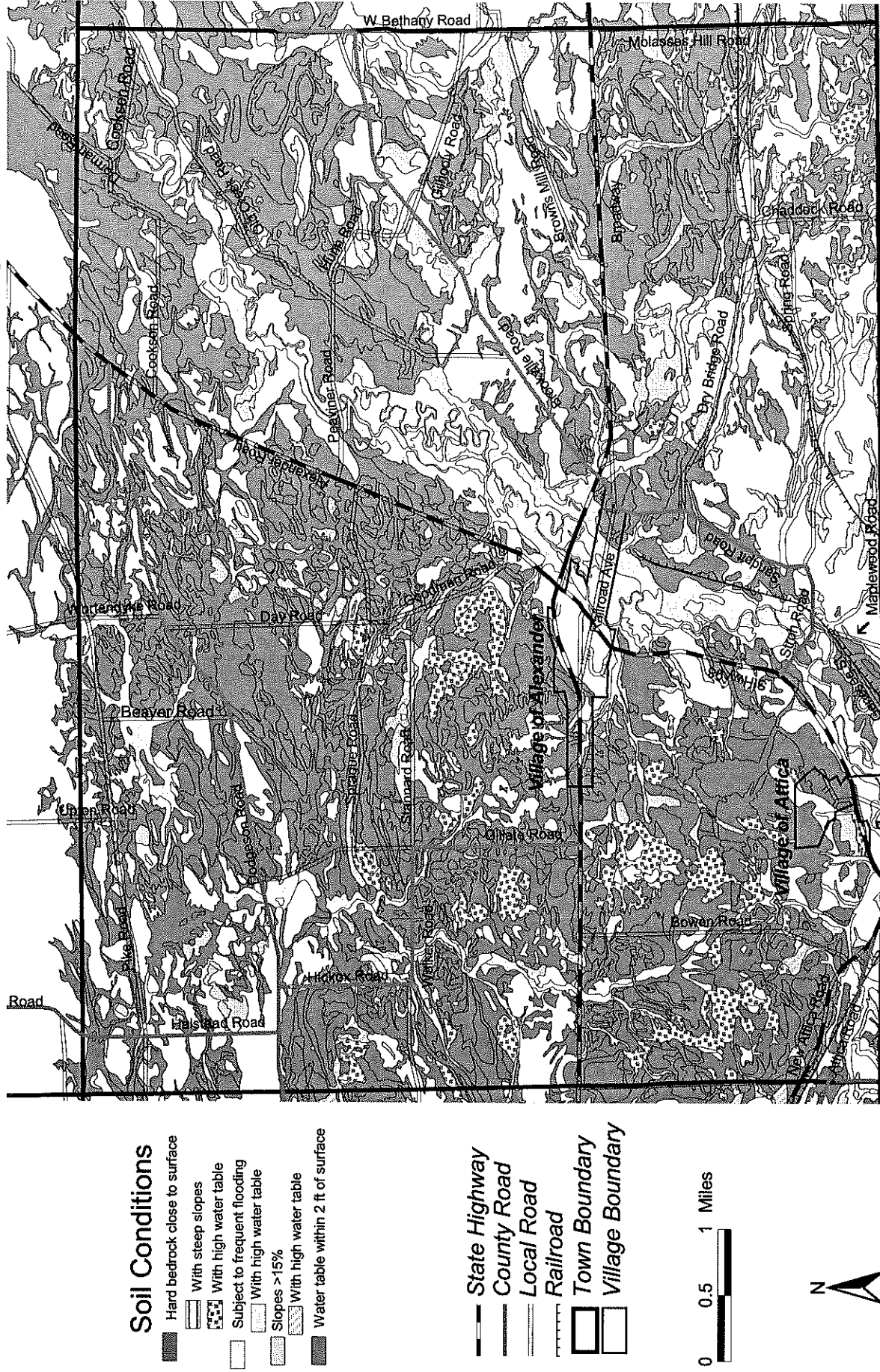
Topography

- Town Boundary
- County Boundary
- US Route
- Primary State Route
- Local Road
- Railroad
- River/Stream
- Intermittent River
- Water
- Rocky or Barren Land
- Sand
- Wetland
- Woodland
- Contours
- Cemetery



Map 8: Topography. Copyright 2010 by the Town of Alexander, North Carolina. All rights reserved.

Town of Alexander Comprehensive Plan Soils with Severe Limitations for Development

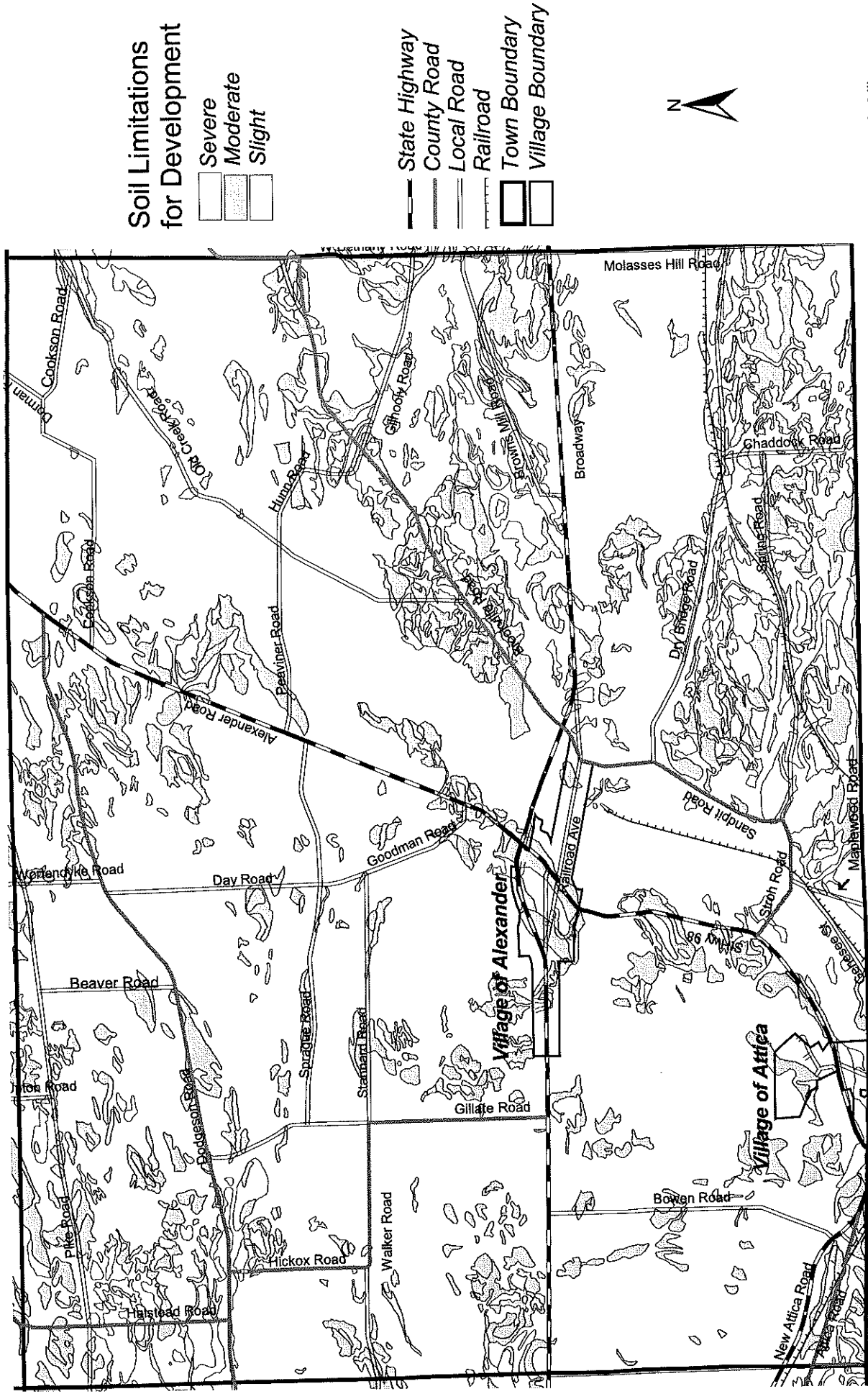


Data provided by the Genesee County Planning Department
Map Prepared by Stuart I. Brown Associates

SOURCE: Soil Survey - Genesee County, New York

Town of Alexander Comprehensive Plan Soils with Few Limitations for Development

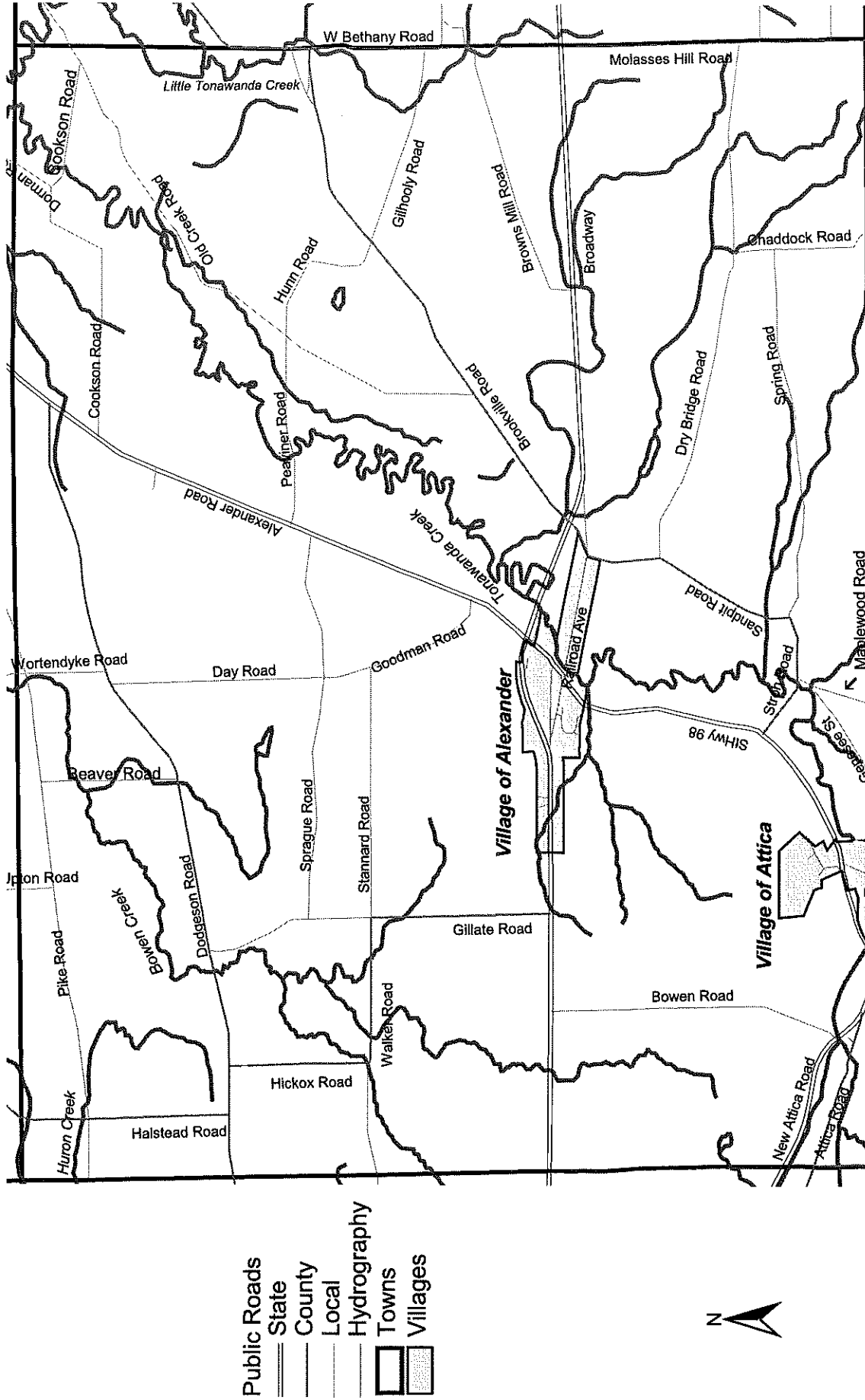
Map 10



Town of Alexander Comprehensive Plan

Streams

Map 11



Data provided by the Genesee County Planning Department
Map Prepared by Stuart I. Brown Associates

Flood Hazard Areas

Large areas within the Tonawanda Creek valley are subject to flooding, particularly in the northeastern portion of the Town, as shown in Map 12. Small areas along Bowen Creek and Murder Creek and their tributaries are also subject to flooding.

Wetlands

Wetlands, such as swamps, marshes, or wet meadows where the ground water level is near or above the surface, provide several ecological benefits. They can store, like a sponge, large quantities of stormwater runoff, and provide unique habitats for a variety of plants and animals.

As shown in Map 13, large areas of State-regulated wetlands are located in the Town of Alexander.

Groundwater

Groundwater provides drinking water for Town residents who do not receive public water. Groundwater is most plentiful within the Tonawanda Creek valley and areas in the eastern part of the Town, including areas along Gilhooly Road and along Spring Road and Dry Bridge Road between Sandpit Road and Chaddock Road (see Map 14). Other productive aquifers are located between Hickox and Walker Road, and in the northwestern portion of the Town along Halstead Road.

The quality of the water drawn from private wells in the Town varies. Sulfur and iron are found in many private wells.

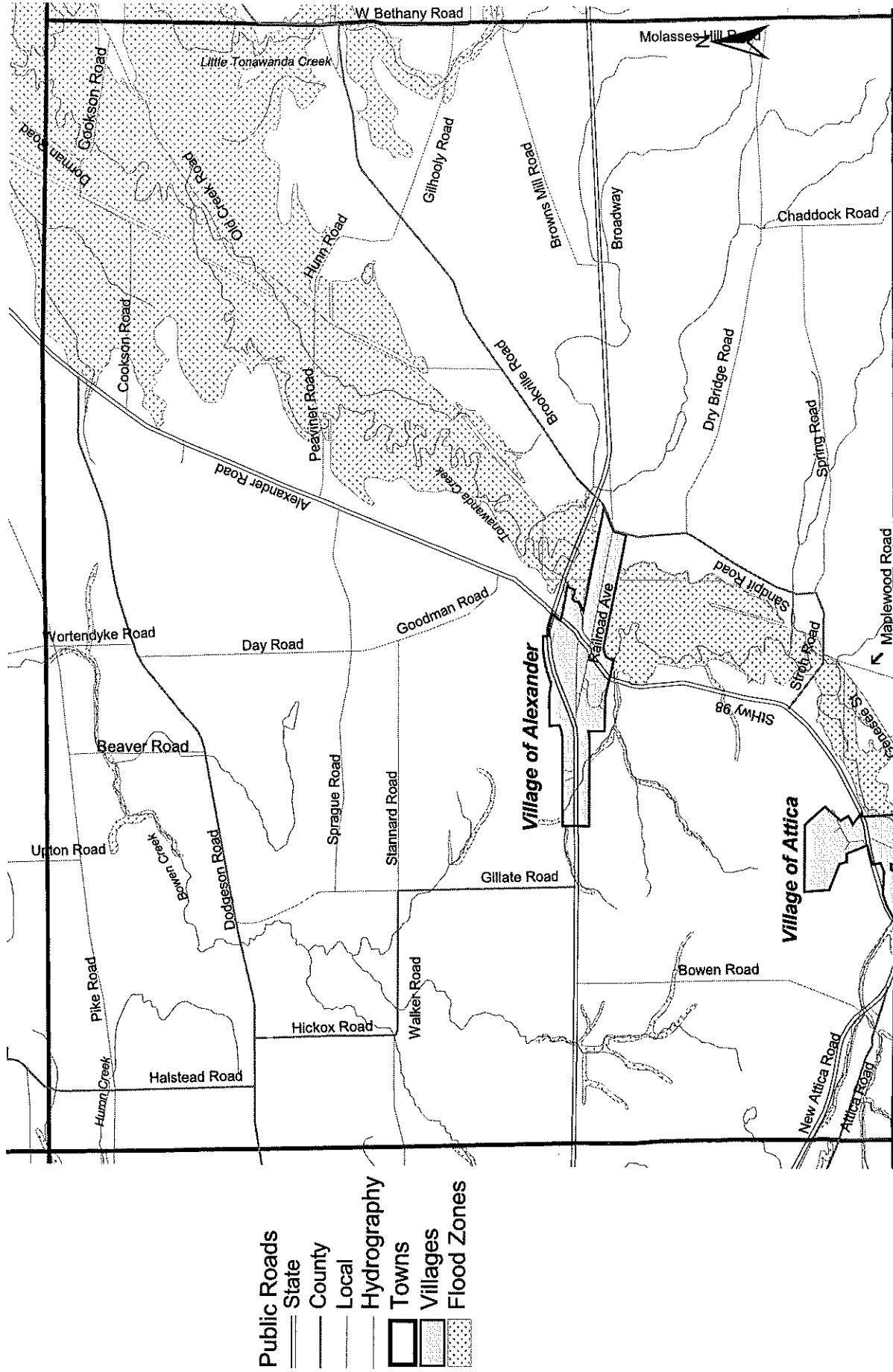
Woodlands

Before the first western settlers arrived in Genesee County, nearly all of the land was forested. Nearly all of the existing woodlands in Alexander were previously farmed. Some areas were planted with evergreen trees such as larch, Scotch pine, and Norway spruce. Areas that have reverted to woodland naturally consist of maples, white ash, aspen and beech trees. Wetter soils have produced dogwood and viburnum in addition to maple.

Woodlands provide habitat for wildlife. Some areas are logged privately. Some of the wooded areas are used as private hunting areas or are part of farms. Wooded areas are depicted in the aerial photograph reproduced as Map 15.

Town of Alexander Comprehensive Plan Flood Hazard Zones

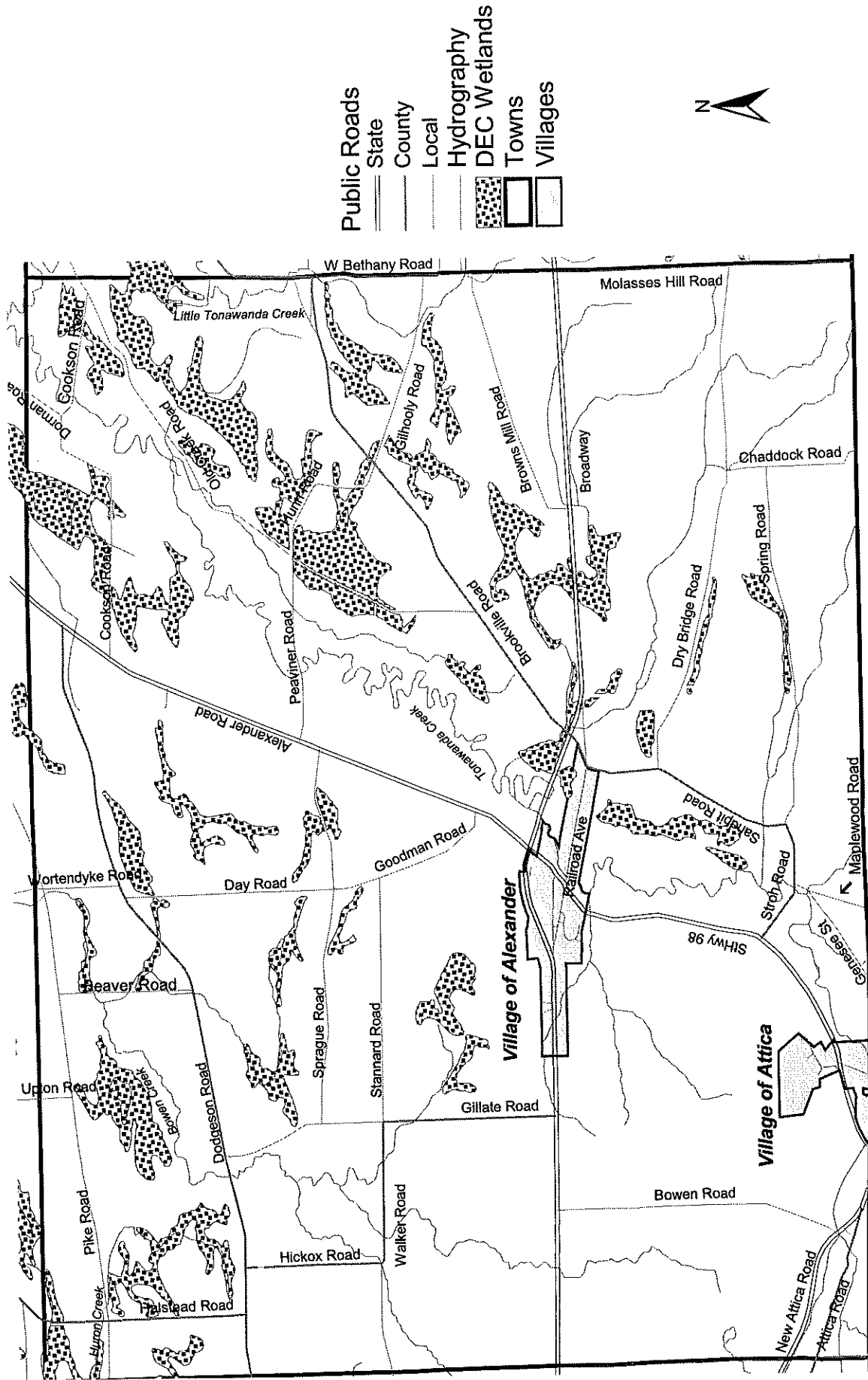
Map 12



Data provided by the Genesee County Planning Department
Map Prepared by Stuart I. Brown Associates

Town of Alexander Comprehensive Plan DEC Regulated Wetlands

Map 13

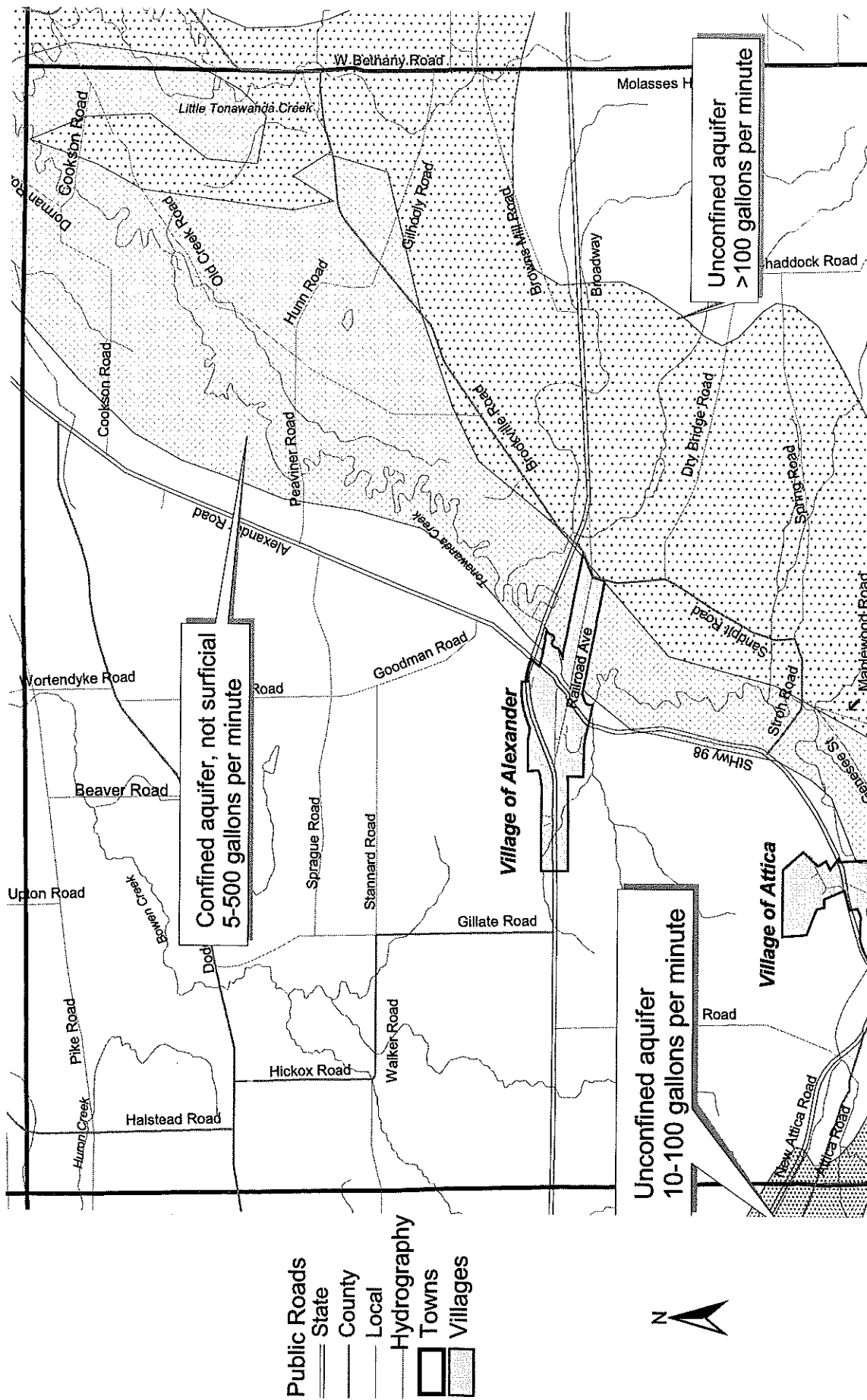


Data provided by the Genesee County Planning Department
Map Prepared by Stuart I. Brown Associates

Town of Alexander Comprehensive Plan

Major Aquifers

Map 14



Map Prepared by Stuart I. Brown Associates
Data provided by the Genesee County Planning Department

NOTE: Do not use this map to predict
yield from individual wells.

Wooded Areas



Aerial photos from the NYS GIS
Clearinghouse from 1999 data

Map prepared by
Stuart I. Brown Associates



Sand and Gravel

Deposits of sand and gravel are located within the Town as a result of the receding glaciers. Sand and gravel are used in construction of highways. Mined land may be reclaimed for agriculture, or as a pond.

Four mines in the Town currently have permits from New York State Department of Environmental Conservation (DEC):

- ♦ Frey Concrete operates the largest mine in the Town. The company is currently permitted to mine material from a 150.8 acre area on Dry Bridge Road, within a 810.6 acre "life of mine" area. Frey's permit expired in December 2001, but the mine can continue under existing permit until it receives approval for a requested modification. The proposed modification will add new acreage for stockpiling. Public comment will be welcomed once the application is complete.
- ♦ Lafarge Corp. has a permit to mine material from a 30-acre site on Brookville Road, within an 80 acre "life of mine" area. Approved operations include washing, screening and crushing. This pit was formerly operated by the Town of Alexander. The permit expires in August 2006.
- ♦ Western NY Concrete Corp. has a permit to mine material from an 8.5 acre site on Route 20; 8.5 acres is also the "life of mine" area. This permit is currently up for renewal. Public comments will be accepted until June 24.
- ♦ Keeler Construction's permit to mine a 2.0 acre site, within a 5.0 acre "life of mine" area, has expired. The mine is not currently operating, although Keeler will be responsible for reclamation. Keeler may apply for a new permit.

Since the adoption of the Town's Zoning Ordinance, mining has been a special permitted use within the AR and EP Districts subject to Town Planning Board's approval pursuant to § 607 of the Zoning Ordinance and permitting by DEC. A combination of events has

occurred over time so as to merit reconsideration of the Town's regulations with respect to mining.

First, the number and magnitude of mines and proposed mines has increased. Were the Town to maintain the status quo, the trend may result in the mining of significant portions of the Town.

Second, a lack of controls on mining will cause the continued conversion of agricultural land (much of it gravelly prime soils) into non-agricultural reclaimed uses. This will impact the traditional economy and community character of the Town.

Third, large-scale mining operations cause noise, dust, traffic, and result in water quality and visual and aesthetic degradation. Such operations in many locations in the Town would adversely affect existing residences and discourage future residential development.

For these reasons and based upon comments from the public, this Comprehensive Plan recommends that Town zoning regulations be amended to prohibit the establishment of new mining operations. The proposed zoning changes would not eliminate existing mining operations within the Town. Existing mining operations would enjoy "grandfathered" status and will be capable of satisfying local aggregate needs, as well as contributing significantly to meeting regional aggregate needs, for a period of years.

The zoning ordinance, when amended as proposed, will recognize the right of existing mining operations to continue subject to the continuing requirement that such mining operations comply with the terms of their DEC mining permits and that smaller mines not regulated by DEC comply with the Town requirements for annual re-certification. Such requirements will help to mitigate the continuing adverse impacts of existing mining operations.