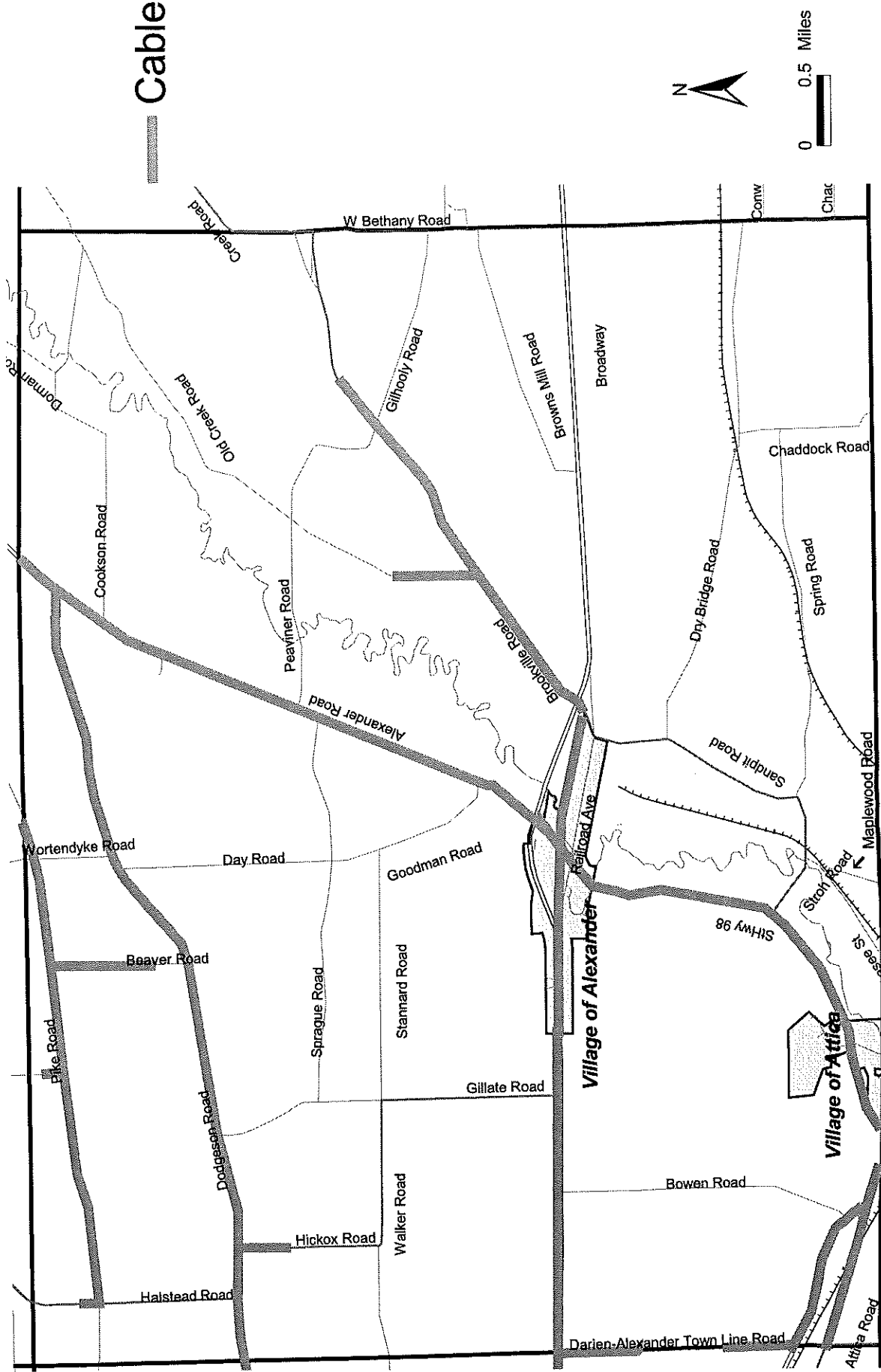


Town of Alexander Comprehensive Plan Time Warner Cable Service Area



Source: Town of Alexander

Base map provided by the Genesee County Planning Department

Map Prepared by Stuart I. Brown Associates

Relevant Plans and Programs

Genesee County Comprehensive Plan (1997)

The Genesee County Comprehensive Plan contains recommendations pertaining to infrastructure and transportation within Genesee County.

Utilities Recommendations

Provide leadership in addressing the County-wide need for a dependable and high-quality public water supply.

Investigate the feasibility/benefits of increased collaboration among water suppliers, including the coordination of administrative activities.

Transportation Recommendations

Develop a shared services program with county and local governments for highway maintenance (i.e., equipment and manpower.)

Genesee County Comprehensive Public Water Supply Study (1996)

One of the conclusions contained in the study is states that improvements within several municipalities, including the Town of Alexander, are required to meet future anticipated water demands.

The improvements suggested include the expansion and interconnection of community water systems.

The study also recommended that Genesee County assist the Town and Village of Alexander and other municipalities to evaluate the feasibility of

intermunicipal water systems or sub-County water districts to meet future water needs.

Genesee County Smart Growth Plan (2001)

The Genesee County Legislature adopted the Smart Growth Plan to guide the expansion of public water service in the County and to mitigate potential adverse impacts.

The Smart Growth Plan has the following three principal 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 objectives will be achieved by restricting new nonagricultural hookups outside designated Development Areas. Land in and around the Villages of Alexander and Attica as well as the Route 98 corridor between the two Villages is the only land within the Town of Alexander that has been designated as a Development Area.

Public Transportation

Batavia Bus Service, Inc., a/k/a B-Line, provides limited public bus service between the Town of Alexander and the City of Batavia on Wednesday of each week. As the service is provided on a demand-responsive basis, riders must schedule rides on the preceding day. The B-Line bus begins to collect passengers in the Alexander and Attica areas at 9:30 a.m. for arrival in Batavia by 10:30 a.m. and begins to collect passengers in Batavia at 1:45 p.m. to return them to the Alexander area by 3:30 p.m.

Relevant Plans and Programs (continued)

Route 63 Corridor Study

The NYS Department of Transportation (DOT) initiated the Route 63 Corridor Study in November 2001. The purpose of the study is develop recommendations for mitigating the adverse impact of truck traffic along Routes 63, 77, 20 and 20A. The target completion date is mid 2003.

DOT held a series of public orientation meetings in December 2001 to explain the project and to receive public comment. The study is being guided by a Study Advisor Committee comprised of municipal and private-sector representatives from the region.

The data collection and analysis stage of the study is slated to be completed by the fall of 2002. During the winter of 2002-2003, NYSDOT will develop proposals.

Issues and Opportunities

Truck Traffic along Routes 98 and 20

Routes 20 and 238 carry large volumes of through truck traffic as these two highways serve as shortcuts between the Pembroke NYS Thruway and the Mount Morris I-390 interchange. Truckers who utilize these shortcuts also have a tendency to exceed the speed limits. The high volume of speeding truck traffic creates a hazard for Town residents. The noise of the traffic also adversely impacts on residences along these highways. Route 98, although not used by truckers as a shortcut also carries significant volumes of truck traffic and also has been identified by Town residents as a concern.

The NYSDOT initiated a Route 63 Corridor Study in the fall of 2001. The study is intended to develop a proposal or set of proposals for mitigating the adverse impacts of the high volumes of speeding truck traffic along the highways that are used as shortcuts. Data is to be collected and analyzed during the winter of 2001 and spring and summer of 2002. The project schedule calls for public meetings in the fall of 2002 to solicit input on developing proposals for mitigating the adverse impact of the truck traffic. Completion of the study is scheduled for mid 2003.

An advisory committee has been appointed by the NYSDOT to assist the agency with the study. The Alexander Town Highway Superintendent is serving as a member of the advisory committee and is in a position to keep Town officials abreast of progress on study and to represent the Town's interests. The public meetings will also provide Town of Alexander officials with the opportunity to provide input and to present the Town's position.

The Rural Preservation League of Wyoming County has already



Residents Survey Results

- ◇ 34.0% of respondents indicated that the volume and speed of truck traffic along Route 20 was a very serious concern.
- ◇ 35.8% of respondents indicated that the volume and speed of truck traffic along Route 20 was somewhat of a concern.
- ◇ 74.0% of respondents who reside along Route 20 identify the volume and speed of truck traffic along Route 20 as a very serious concern.
- ◇ Written comments to the survey revealed that many respondents also had concerns about the volume and speed of truck traffic along Route 98.
- ◇ 47.4% of respondents indicated they have wells that produce insufficient quantities of water and/or poor quality water.
- ◇ Insufficient quantities of water and/or poor water quality exist throughout most areas of the Town.

initiated efforts to oppose any proposal that may call for the construction of a new highway across Wyoming County. The Rural Preservation League is conducting public meetings to encourage area residents to call and write public officials to express opposition to the construction of such a by-pass.

Although the proposal for the construction of a by-pass could possibly be one of the proposals proffered by NYSDOT, other possible proposals may involve upgrading existing highways to increase their carrying capacity, constructing highway calming measures to slow traffic and the implementation of measures to discourage the use of the highways as shortcuts. As the implementation of any proposals coming out of the study will probably impact on the Town of Alexander, it will be important for Town officials to closely monitor the progress of the Route 63 Corridor Study and to actively and assertively participate in the formulation and selection of proposals.

Route 98 is not included in the Route 63 Corridor Study. Therefore, Town officials will need to initiate a dialogue with NYSDOT to express their concerns about Route 98 and to encourage NYSDOT to consider measures that will calm traffic and reduce the adverse impact of truck traffic along Route 98. As NYSDOT is not always receptive or responsive to the needs of local communities, it may take a significant amount of effort on the part of Alexander town officials to persuade NYSDOT to undertake any measures on Route 98.

Flooding of Roadways

Several Town roads are adversely impacted by routine flooding of the Tonawanda Creek. The roadways affected are identified in Table 3 and on Map 22. The frequency of the flooding and a description of the flooding problems are also contained in Table 3.

Public Water Service

Most property owners in the Town must rely on private wells to supply their water needs. Unfortunately, many of these private wells produce insufficient quantities of water and/or poor quality of water. Public water service would provide an effective, long-term solution.

Genesee County Public Water Program

The Genesee County Legislature has taken the lead role in organizing and coordinating a public water program in Genesee County. Genesee County has made arrangements to have the Monroe County Water Authority (MCWA) supply water to municipalities in Genesee County that participate in the program.

Municipalities may participate at two different levels. One, a municipality may purchase water at wholesale from MCWA and in turn sell water to water customers within the municipality, or two, the municipality may permit MCWA to sell water directly to the water customers within the municipality. If a municipality selects option 1, the municipality is responsible for: maintaining its own water distribution system, reading meters, billing customers and administration. If a municipality selects option 2, MCWA assumes all of the foregoing responsibilities. Municipalities that elect to participate in the Genesee County water program are required to adhere to the Genesee County Smart Growth Plan.

Genesee County has assumed financial responsibility for the construction of the water transmission lines. Each participating municipality is financially responsible for the construction of its own water distribution system. The Phase 1 construction of the water transmission lines and storage tanks is nearing completion. Phase 2 which will involve the construction of additional transmission lines to serve other areas of Genesee County has not yet been scheduled nor have the locations for the transmission lines been determined.

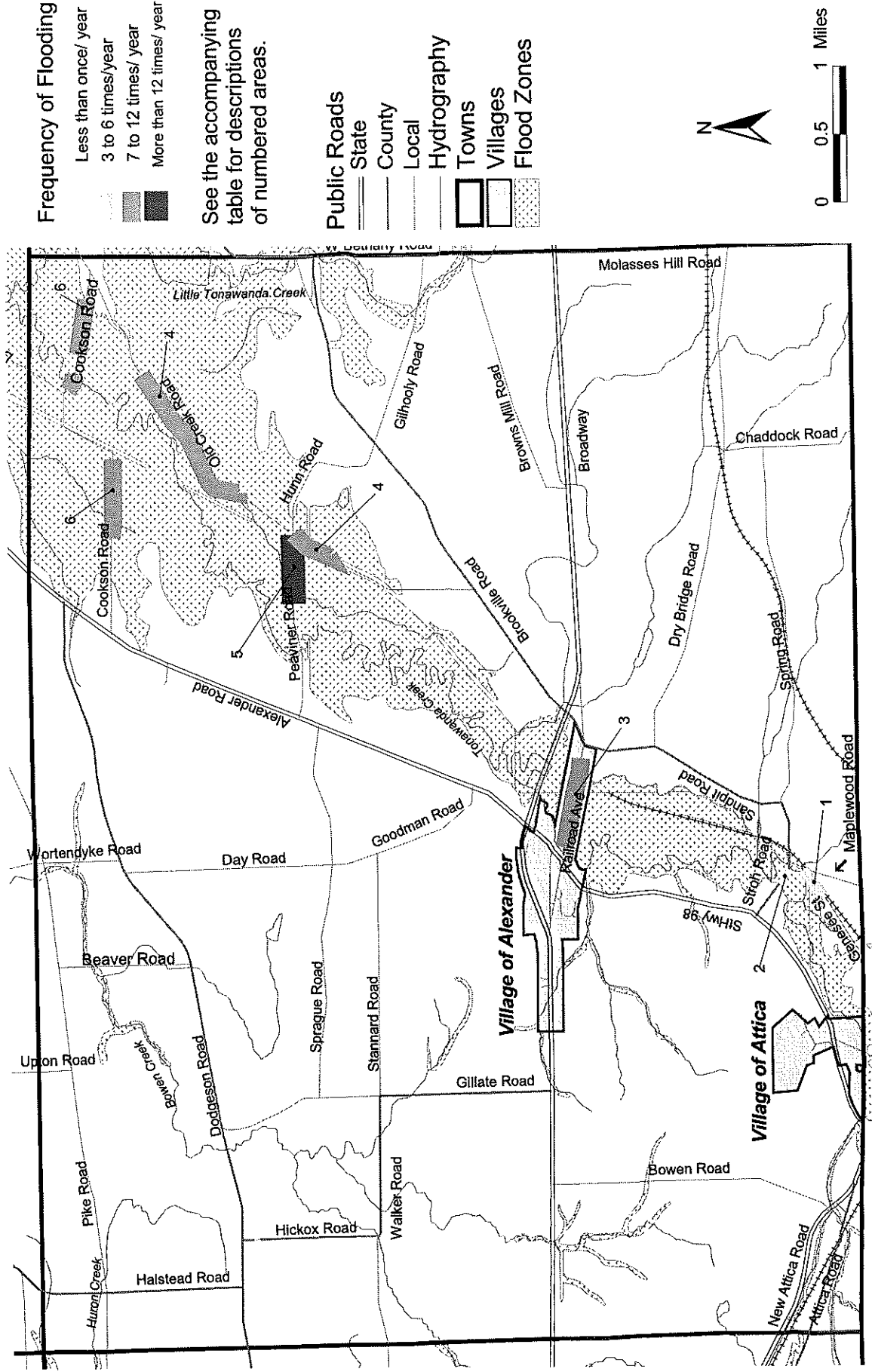
TABLE 3
Roads Frequently Affected by Flooding

Numbers Keyed to Map	Roads Affected by Flooding	Severity	Flooding Frequency	Description of Existing Condition and Flooding Problem
1	Genesee Street	Minor	3-6 times per year	A drainage ditch on the east side of the road is overgrown with bushes and trees. When the Tonawanda Creek spills into the ditch, the ditch fills with water which then flows across the roadway and back into the creek bed. There is also a small tributary in this area that is silted in which contributes to the flooding. The tributary is on private property.
2	Stroh Road	Minor	Once every 4 years	Water from the Tonawanda Creek will flow across an open field on the south side of the road. As the depth of the water increases, the water will submerge the roadway. Flooding occurs approximately once every four years.
3	Telephone Road	Major	7-12 times per year	This is generally the second road to be submerged under water during times of flooding. Water from the Tonawanda Creek fills the fields on either side of the roadway and then submerges the roadway as it continues to rise. Approximately every three years the flooding is so severe that flood water enters residential dwellings along the road. Flood water has also threatened the Town's Highway Garage on three occasions since it was built in 1998.
4	Old Creek Road	Minor	7-12 times per year	The ditches and swales along the roadway are silted in and overgrown with brush and trees. The creek bed also contains log jams which causes water to cross the road at a depth of 3 to 4 inches.
5	Peaviner Road	Major	More than 12 times per year	The roadway tends to be flooded nearly every time there is a hard rainstorm. The water leaves the creek bed, follows an old railroad bed, crosses a field and flows across the roadway at depths ranging from 8 to 24 inches. Although the roadway has a concrete shoulder, the flooding has been undermining the shoulder.
6	Cookson Road	Major	7-12 times per year	The western portion of the road is where the most serious flooding problem occurs. The force of the water typically cuts ravines 24" deep and 4 feet wide into the roadway nearly 3/4 of the way across the road. The drainage ditches along the roadway are silted in and overgrown with brush and trees.

Source: Town of Alexander Highway Superintendent (2002)

Town of Alexander Comprehensive Plan Areas of Road Flooding

Map 22



The following are issues that must be addressed by the Town of Alexander when considering expanding public water service in the Town.

1. Much of the Town of Alexander is within a County Agricultural District. The NYS Department of Agriculture and Markets will require the Town of Alexander to enact restrictions on new water service connections for nonagricultural uses within Agricultural District if public water service is extend into the Agricultural Districts.
2. If the Town participates in the Genesee County public water program, the Town will be required to adhere to the Smart Growth Plan. The Smart Growth Plan sets forth a specific process for determining if water service connections to new development in areas outside designated "Development Areas" are to be permitted. The process requires the County Legislature, or its designee, to evaluate the following:
 - ◇ The impacts the action would have on the viability of agriculture.
 - ◇ The consistency of the action with Genesee County economic development goals.
 - ◇ The consistency of the action with the availability of other infrastructure.
 - ◇ The consistency with local comprehensive plans local zoning regulations and other local land use controls and development objectives.
 - ◇ The impact on Village/City revitalization programs
 - ◇ The relationship of the action to addressing a pressing public health or other community need.

The Town of Alexander may become eligible to be designated to administer the evaluation process. Even if the County Legislature designates the Town to carry out the evaluation process, the Town would be obliged to comply with principles and objectives of the Smart Growth Plan.

Providing public water service to rural areas that have low-density development is usually not cost-effective. The cost to construct watermains over long distances is relatively high and the expense has to be borne by the customers who are served. If only a small number of customers are served, the individual cost to each customer may be so high as to make the project financially infeasible

Alexander Town officials have identified the southwestern quadrant of the Town of Alexander as an area suited for the provision of public water service. Although this area is not with a Smart Growth Plan Development Area, the area is not within any County Agricultural District, has poor soils and a relatively high density of existing residential development which could make the project financially feasible. Town officials are currently exploring funding options for the construction of a water distribution system to serve this area.

Town officials have also identified the Route 98 corridor north of the Village of Alexander and the Route 20 corridor east of the Village of Alexander as areas that should be provided with public water service at some time in the future also. These two corridors contain several businesses, residences and farms that would benefit.

Potential for Additional Public Water Service from the Village of Alexander

The Town of Alexander could elect to not participate in the Genesee County public water program and pursue expanding the public water service through the Village of Alexander. This would relieve the Town of Alexander from adhering to the Genesee County Smart Growth Plan as long the Village of Alexander does not participate in the Genesee County public water program.

This option does have an obstacle, however. As Attica is the sole supplier of water to the Village of Alexander, the Village of Alexander would have to rely on Attica to supply the additional water. Attica has ample source water to be able to supply additional water, however, Attica's water filtration plant is currently operating at near capacity. Consequently, Attica is capable of providing only a limited amount of additional water without upgrading its water filtration plant. In addition, the topography of the area of the Town adjoining the Village of Alexander and the relatively low elevation of the Village's water storage tank would present hydraulic barriers to the Village providing water to the Town.

Whether or not Attica would be willing to expand the capacity of its water filtration plant is a question that has to first be answered. If Attica would be willing to expand its water filtration plant, Attica would most likely require the Town of Alexander to shoulder the full financial burden as the project would be undertaken solely for the benefit of the Town of Alexander. This could present a significant cost to the Town of Alexander. Additionally, the water storage facilities of the Village of Alexander may also have to be upgraded in order to supply water in other areas of the Town of Alexander. Again, the Town of Alexander would also likely have to shoulder most if not all of such an expense.

Potential for Water Service from Town of Darien

A more promising option available to the Town of Alexander is to procure water through the Town of Darien's water system. The Town of Darien is studying the possibility of providing water to the eastern portion of the Darien which adjoins the Town of Alexander. If such expansion of the Darien water distribution system occurs, the Town would be able to connect to the Darien distribution system to supply water to the southwestern quadrant of Alexander.

The Town of Darien purchases water from the Village of Akron. Akron obtains its supply of water from the Niagara River via the Erie County Water Authority. Therefore, there will be adequate source water to supply the Town of Alexander in addition to the Town of Darien. As the intent is for MCWA to assume responsibility for the Darien water system and to operate it as a retailer, the Genesee County Smart Growth Plan regulations will be applicable and the Town of Alexander will need to comply with the regulations.

Tools and Techniques

Grants and Low Interest Loans

Several Federal and New York State programs that provide grants and/or low-interest loans to finance the construction of municipal water systems are available.

Small Cities Grant Program—This Small Cities Community Development Block Grant program is a federally funded program administered by the NYS Governor's Office for Small Cities (GOSC). The program is competitive and has a ceiling of \$400,000 for a project. At least 51% of the households that would benefit from the project must have moderate to low incomes in order for the project to be eligible for Small Cities funding.

Rural Development Program—The Rural Development Program is administered by the U.S. Department of Agriculture. Rural Development provides low interest loans to finance public improvement projects. Communities that can demonstrate financial hardship are eligible for combination grant and loan assistance.

Drinking Water State Revolving Fund Program—The Drinking Water State Revolving Fund (DWSRF) program is administered by the NYS Environmental Facilities Corporation (EFC). EFC provides low-interest loans to finance the construction of public water systems. Communities that can demonstrate hardship are eligible for combination grant and loan assistance.

FEMA Flood Prevention Grants—The Federal Emergency Management Agency provides grant funds for projects to reduce or prevent flooding. The program is administered by New

York State and grants are awarded on a competitive basis.

Capital Improvement Plan

Capital improvement plans (CIP) are tools used to plan for and schedule capital improvements such as road reconstruction projects. CIP's usually cover multiple years, a six-year horizon is typical for New York State municipalities. Projects are added as they are identified. A cost estimate for each project should be developed and included as should the sources and/or potential sources of funding and financing. The CIP should be updated each year to add new projects, delete completed projects and reschedule projects as priorities change.

Capital Improvement Fund

A Capital Improvement Fund is a tool municipalities can use to accumulate revenue for future capital improvement projects. Contributions can be earmarked and made annually to build up revenue over time. Accumulating revenue in this manner can reduce the amount a municipality will need to borrow for projects.

Recommended Actions

1. Continue to participate in the mutual aid program with the highway departments of adjoining towns and the Genesee County Highway Department.
2. Prepare and adopt a Comprehensive Plan that is consistent with the Genesee County Smart Growth Plan.
3. Pursue grant funds and low-interest loan funds for the construction of water distribution mains to serve areas of the Town that rely on private wells that produce insufficient quantities of water and/or poor quality water.
4. Establish a multi-year Capital Improvement Plan.
5. Continue to maintain a Capital Improvement Fund for accumulating funds to construct capital improvement projects.
6. Compile and maintain records that document the frequency and severity of flooding and the amount of damage that results.
7. Seek grants funds for projects to reduce or eliminate flooding.
8. Work with the Genesee County Soil and Water Conservation District and the NYS Department of Environmental Conservation to remove log jams from the Tonawanda Creek.
9. Provide public water service to the southwest quadrant of the Town of Alexander and along the Route 98 and Route 20 corridors.

Chapter Six

Tax Base and Economic Development



Goals

1. Continue to support the agricultural industry, including production agriculture and agriculture related businesses.
2. Encourage business and industrial development that is consistent with the rural character of the Town.

Existing Conditions

Existing Property Tax Base

The preponderance of land in the Town of Alexander is used for agricultural purposes. Residential uses are generally interspersed throughout the Town with some pockets of concentration in areas of the Town. Few business uses exist in the Town of Alexander. Most business uses are concentrated in the Village's of Alexander and Attica. Table 4 identifies the assessed value of land for each type of land use within the Town of Alexander.

Farmland within the Agricultural Districts, and other farmland that is registered with the Assessor under an "individual commitment," is assessed solely on the value of the land for agricultural purposes if it is part of a farm that generate at least \$10,000 per year in sales. If the value of land for development is higher, this can limit the amount of property tax revenue generated from farmland. Although the Town is comprised mostly of land used for agriculture, agricultural land represents only 20% of the taxable assessed value of property within the Town.

Nearly three-quarters (73.7%) of the taxable assessed value of land in the Town is comprised of residential properties. Currently, businesses uses, including gravel mines, account for only 4% of the taxable assessed value of land in the Town.

Sales Tax Base

The local sales tax revenue collected within Genesee County is shared between Genesee County and the municipalities within the County in accord with a revenue sharing formula. Under the formula, Genesee County receives 50%, the City of Batavia receives 16% and the remaining 34% is divided among the Towns. Each

town's share is based on the proportion of full taxable assessed value of property within each town in relation to the aggregate full taxable assessed value of the property within all the towns.

Each village receives a portion of the sales tax allocated to each town in which the village is located. The revenue each village receives is also based proportionately on the full taxable assessed value of the property within the village versus the full taxable assessed value of all property within the town.

Commercial development that occurs anywhere in Genesee County will contribute to increasing the total amount of sales tax revenue to be divided among the municipalities within Genesee County. The extent to which the Town of Alexander would benefit from any increased sales tax revenue will depend on two variables. One is the overall increase in sales tax county-wide. The other variable is the change in the proportion of assessed value of land within each town.

Towns that experience significant development, all other factors being equal, will receive larger proportions of the sales tax revenue than towns in which little or no development occurs. Therefore, it is possible that the Town of Alexander may not receive any additional sales tax revenue even if the total amount of sales tax revenue collected in Genesee County increases due to development, if the development occurs outside the Town of Alexander.

Table 4
Tax Base by Property Classification - 2002

Property Classification	Assessed Value	Percent of Total	Acres	Percent of Total
105 Productive, Vacant Agricultural Land	2,122,602		6,612.01	
112 Dairy Products	2,329,793		3,273.08	
113 Cattle, Calves, Hogs	87,800		88.30	
114 Sheep, Wool	102,000		5.25	
116 Other Livestock	186,150		143.60	
120 Field Crops	4,315,358		4,467.97	
170 Nursery and Greenhouse	106,500		7.20	
Total Agricultural	9,250,203	19.6%	14,597.41	73.5%
210 One-Family Residence	27,079,097		1,080.78	
220 Two-Family Residence	505,500		19.65	
230 Three-Family Residence	44,200		0.38	
240 Rural Residence - 10+ acres	5,809,152		1,762.65	
260 Seasonal Residence	158,500		93.29	
270 Mobile Home	1,003,187		114.95	
280 Multiple Residences	227,800		7.20	
Total Residential	34,827,436	73.7%	3,078.90	15.5%
300s Vacant	1,253,318		1,431.28	
Total Vacant	1,253,318	2.7%	1,431.28	7.2%
422 Diners and Luncheonettes	79,500		7.72	
425 Bar	51,600		5.70	
431 Auto Dealers - Sales and Service	29,200		1.00	
433 Auto Body, Tire Shops, Other Related Auto Sales	238,800		92.50	
443 Grain and Feed Elevators, Mixers, Sales Outlets	91,900		4.17	
449 Storage, Warehouse, Distribution	618,000		22.00	
484 One Story Small Commercial Structure	46,100		2.80	
710 Manufacturing and Processing	94,600		26.80	
721 Sand and Gravel Mining	206,800		134.35	
582 Camping Facilities	427,400		50.20	
Total Commercial, Industrial and Mining	1,883,900	4.0%	347.24	1.7%
681 Cultural Facilities	0		171.00	
682 Recreational Facilities	0		1.27	
695 Cemeteries	0		3.00	
852 Landfills and Dumps	0		9.51	
910 Private Wild and Forest Lands	5,300		10.60	
920 Private Hunting and Fishing Clubs	62,300		201.90	
Total Public, Conservation and Community Service	67,600	0.1%	397.28	2.0%
Total Town Tax Base (for Town Taxes)	47,282,457	100.0%	19,852.11	100.0%

SOURCE: Genesee Real Property Service Database (2001)

Issues and Opportunities

Maintaining the rural character of the Town

The residents' survey demonstrated that Town residents overwhelmingly want the rural character of Alexander to be maintained. In view of this sentiment, efforts to encourage any degree of commercial development in Alexander may be greeted with public opposition.

Any public opposition that may arise may be diminished if the commercial development were to be encouraged in areas of the Town most suitable for such development, i.e., adjacent to the Villages of Alexander and Attica. In addition, encouraging commercial development of the type that would be in harmony with the rural character of Alexander appears to be more acceptable to Alexander residents based on the residents' survey results.

Limited Areas Suitable for Commercial or Industrial Development

The Town of Alexander has a very limited amount of land suitable for commercial or industrial development. Much of the Town of Alexander is in the Genesee County Agricultural District Nos. 7, 8 and 10 which serves to protect agriculture from development. A large portion is also within the Tonawanda Creek floodplain. Only a small area of the Town of Alexander has public water service and none of the Town has sanitary sewer service. The areas with the poorest soils which would be best suited for commercial or industrial development are currently not served with public water, nor is it known if or when public water service will be provided to



Residents Survey Results

Survey respondents were asked to identify the types of commercial and industrial development that should be encouraged in the Town.

- ◇ 49.4% indicated that outdoor recreational types of businesses should be encouraged.
- ◇ 47.2% indicated that retail and service types of businesses should be encouraged.
- ◇ 27.9% indicated that industrial types of businesses should be encouraged.
- ◇ 24.7% indicated that warehousing should be encouraged.
- 29.4% indicated that commercial or industrial development should not be encouraged.

these areas. The areas adjacent to the Villages of Alexander and Attica are areas that would most easily be supplied with public water and sewer service at some future time.

Lack of “shovel-ready” sites for development

Industrial businesses are more apt to locate on sites that are “shovel ready.” Shovel ready sites are sites that have been cleared of vegetation and that are served with public water and sanitary sewer service. Shovel ready sites enable industrial businesses to construct buildings and to begin operations quickly.

Genesee County has several business and industrial parks that contain shovel-ready sites. These business and industrial parks are near the NYS Thruway and/or I-495 which provide very good highway access to the sites. None of these shovel-ready sites, however, are located in the Town of Alexander. Industries that locate in or relocate to Genesee County, therefore, will most likely locate on sites outside the Town of Alexander.

Good Highway Accessibility

Routes 20 and 98 which transect Alexander provides reasonably good highway access to both the NYS Thruway and I-390. Route 20 is currently used by many truckers as a short-cut between Thruway Exits 48 and 48B and the I-390 interchange at Mount Morris. Existing highway access could serve as an asset for attracting business development. Any business development that may occur in the Town of Alexander, however, will contribute to increasing an already high volume of vehicular traffic on Routes 20 and 98 which currently is an issue with residents. See the Transportation and Infrastructure chapter for greater detail.

Suitability of Agriculture Support Businesses

As agriculture is the predominant land use in the Town of Alexander, commercial and industrial businesses that support agriculture are the types of businesses that appear to be most suitable for the Town to encourage. Such businesses included: hardware and agricultural supply stores, agricultural processing plants, agricultural warehousing, and farm equipment and implement sales and repair businesses. Such businesses would both contribute to the Town's tax base while helping to support and preserve agriculture in the Town. Also, with the exception of agricultural processing plants, none of these types of businesses utilize large amounts of water nor generate large amounts of sewage. Such businesses, therefore, would not necessarily need public water and sewer service in order to located in the Town.

Tools and Techniques

A number of tools and techniques are available to attract new business development, retain existing businesses, and/or encourage existing businesses to expand in the Alexander. The following tools and techniques are available to the Town of Alexander.

Zoning Regulations

The Town of Alexander has responsibility for promulgating, administering and enforcing land use regulations. The Town can establish zoning districts and zoning regulations that will permit and encourage appropriate types of commercial and industrial development in the areas best suited for such development.

Business Investment Property Tax Exemptions

Section 485-b of the New York State Real Property Tax Law permits municipalities to provide property tax exemptions to businesses that invest a minimum of \$10,000 in building construction or building improvements. Municipalities may exempt a portion of the increase in the assessed value of the property attributable to the construction or improvements that are made. Fifty percent is exempted first year and the exemption is reduced by 5% in each subsequent year until the exemption is phased out at the end of the tenth year. The Town of Alexander currently provides this property tax exemption.

Section 108 Loan Guarantee Program

The Section 108 Loan Guarantee Program is available to the Town of Alexander through the U.S. Department of Housing and Urban Development. The program is designed to provide loans to businesses at below market rates in exchange for the businesses creating jobs that principally benefit low and moderate income persons. Under the program, the municipality in which the business is located borrows the Section 108 funds and, in turn, lends the funds to the business. As the business repays its loan to the municipality, the municipality repays its loan to HUD.

Recommended Actions

1. Revise Town zoning regulations to permit commercial and industrial businesses of the type that are consistent with the rural character of the Town in areas of the Town best suited for such development.
2. Work with Genesee County to implement the County's "Agricultural Development Plan". (See also the recommendations in the Farmland and Agriculture chapter.

Chapter Seven

Government and Community Facilities and Services



Goals

1. Continue to provide existing Town services and programs.
2. Continue to maintain Town facilities in good condition.
3. Encourage community organizations to continue to provide recreational facilities and programs for Town residents.
4. Encourage private property owners to permit recreational trails across their properties.

Existing Conditions

Governmental / Community Facilities and Services

Town Hall

The Alexander Town Hall is a 3-story building located on Church Street in the Village of Alexander. The building is historically significant and is listed on the New York State and Federal Register of Historic Places.

The Town Hall contains offices for the Town Clerk, Town Supervisor, Town Assessor and Town Justices. The Town Zoning Officer works from his residence.

The Town Hall contains two meeting rooms: the meeting room on the first floor is used for Town Board, Town Planning Board, Town Zoning Board of Appeals meetings and for Town Court. The second floor meeting room is used by community organizations and when there are conflicts in scheduling the use of the meeting room on the first floor. Local groups such as the Girl Scouts, Boy Scouts and 4-H Club also use the Town Hall for meetings. The third floor contains a Town museum.

The Village of Alexander also occupies space in the Town Hall. Village offices are located on the second floor of the building for the Mayor, Village Clerk-Treasurer, Village Justice and Village Tax Collector. The various Village boards use the multi-purpose meeting room on the second floor for their meetings. The location of the Town Hall and other governmental and community facilities discussed in this section are identified on Map 23.

Town Highway Department

The Town Highway Department is located on Railroad Avenue in the Village of Alexander. There are two highway barns located on the site. The Town has no barn for the storage of salt although the Village has been actively pursuing grants to help fund the construction of a salt barn.

The Town Highway Department is responsible for the maintenance of roadways in the Town of Alexander which is described in greater detail in the Infrastructure and Transportation chapter. The Town Highway Department is also responsible for the maintenance of Town buildings and grounds.

Town Refuse Disposal and Recycling Center

The Town operates a refuse transfer station and recycling center for the benefit of Town residents including Village residents. The transfer station and recycling center are located on Walker Road near the Hickox Road intersection.

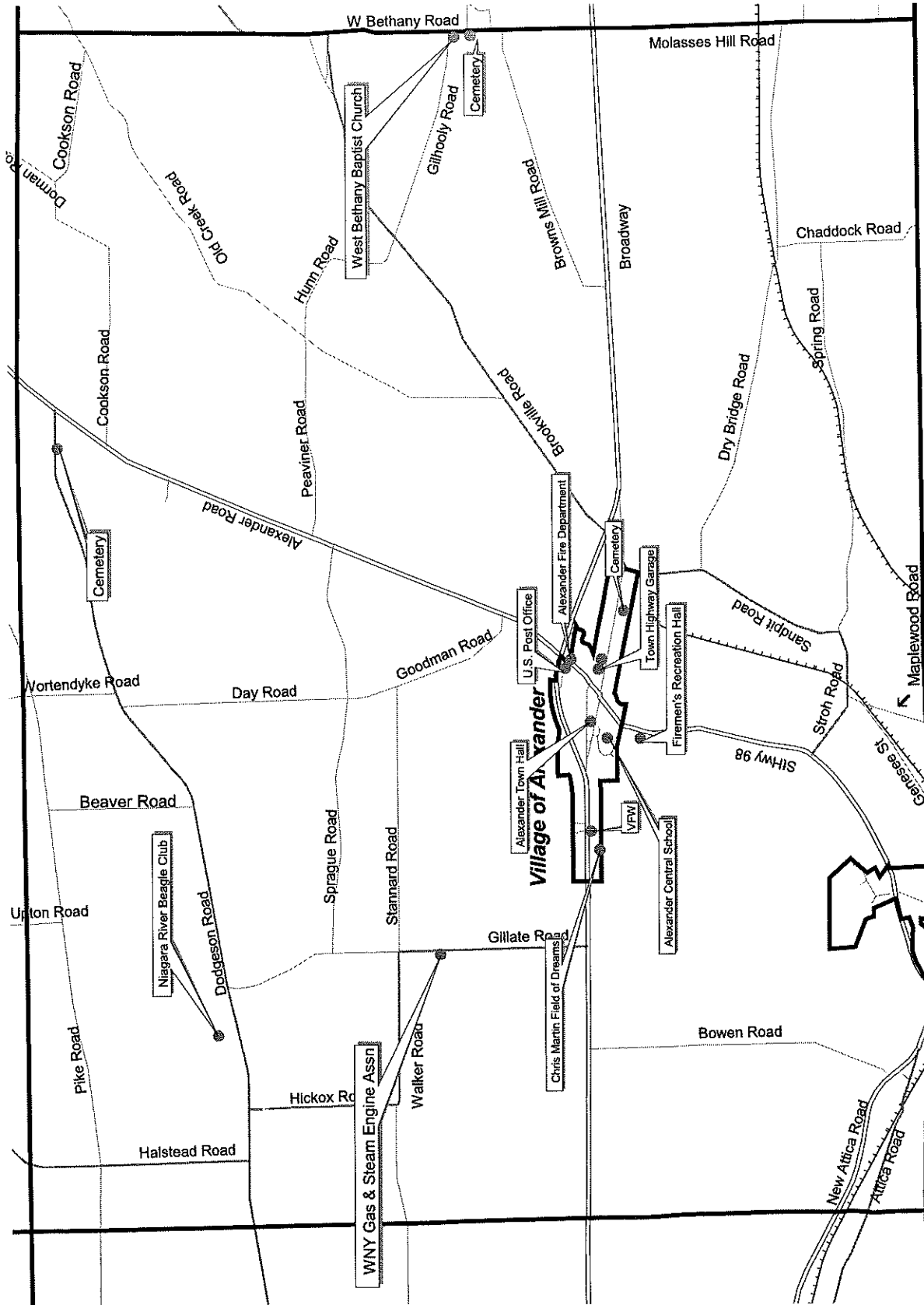
The transfer station and recycling center are open on Saturday mornings and Wednesday evenings in the summer and all day Saturday in the winter for Town and Village residents to drop off their refuse or recyclables. Waste Management disposes of the refuse at one of the company's disposal facilities. The Town disposes of the recyclable materials at the recycling center operated by the Wyoming Correctional Facility in Attica.

Town youth summer recreation program

The Town of Alexander provides a youth summer recreation program for youth who attend the Alexander Central School District. The Towns of Darien, Batavia and Bethany contribute

Town of Alexander Comprehensive Plan Government and Community Facilities

Map 23



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

● Government and Community Facilities

financially in recognition of the fact that some of the youth who reside in these Towns attend Alexander Central Schools. The Village of Alexander also contributes financially.

Historically, the Alexander Elementary School, the High School swimming pool and the school grounds were used for the program. Due to recent school building renovation, the program has been temporarily displaced.

Alexander Fire Department

The Alexander Fire Department, a not-for-profit corporation, provides fire service in the Town and Village of Alexander through service contracts with the Town and Village of Alexander. The boundaries of the fire protection district are coterminous with the boundaries of the Town of Alexander.

The Fire Department also provides ambulance service on a first-responder basis although the provision of ambulance service is not called for in the service agreements. The City of Batavia Fire Department provides assistance when advanced life support ambulance services are needed.

The service agreements are for terms of one year and are subject to annual renewal. The operation of the Alexander Fire Department is funded with fees the agency receives from the Town and Village of Attica and with money raised through various fund raising activities.

The Fire Department is comprised of approximately 250 volunteer members, approximately 45 are active firefighters. The Department owns and operates two pumper trucks, a tanker truck and a NYS certified ambulance. The Fire Department also owns two buildings, i.e., the Fire Hall located along Route 98 immediately south of Route 20 and the Firemen's Recreation Hall also located along Main Street, but south of Buffalo Street.

U.S. Post Office

A U.S. Post Office, a fairly new building, is located on Route 98 in the Village of Alexander across the street from the Fire Hall. The U.S. Postal Service provides both post box and rural delivery service. In the past, the U.S. Postal Service has considered the possibility of consolidating the Alexander and Attica Post Offices, and closing the Alexander Post Office.

Alexander Central School District

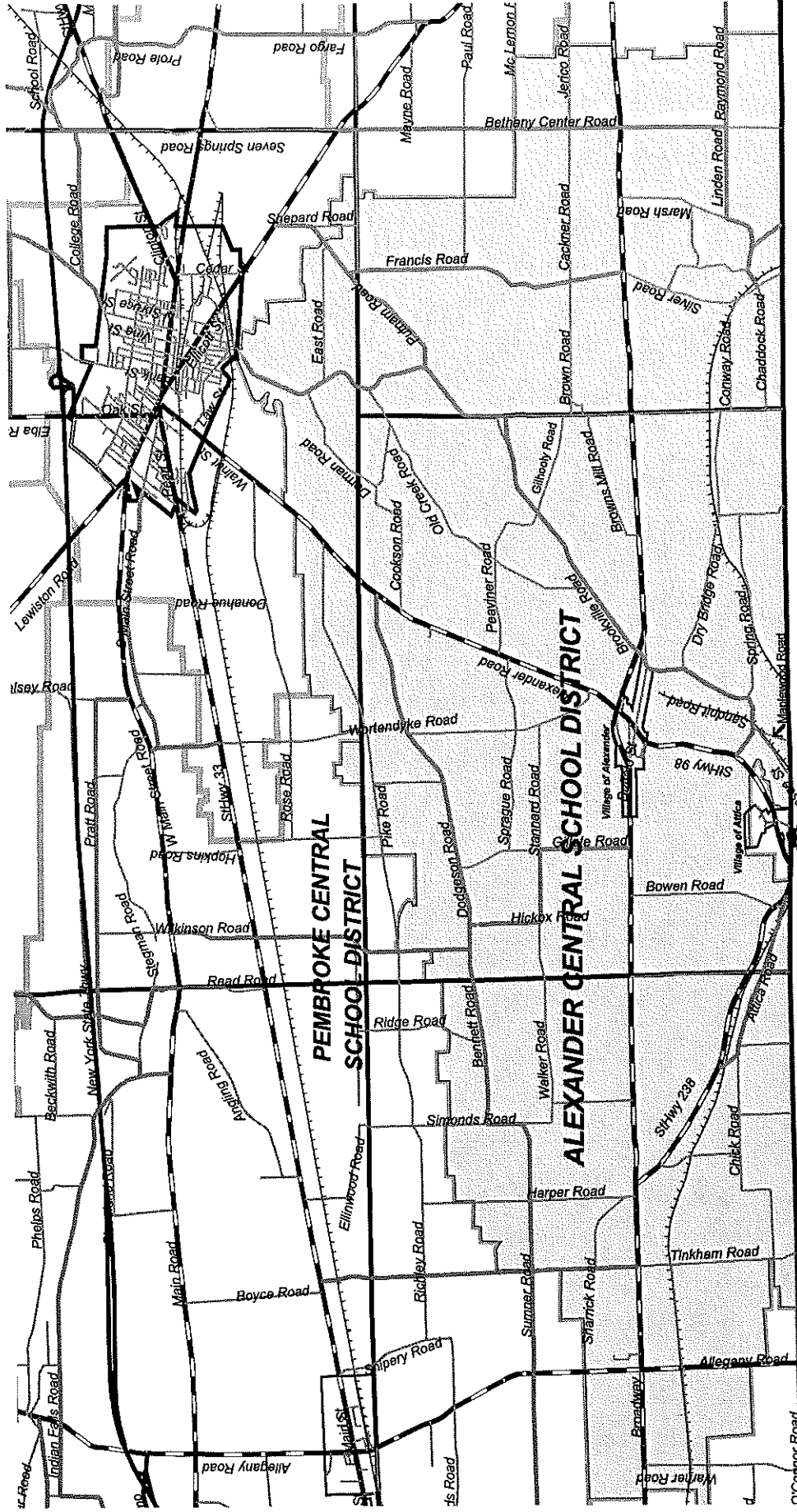
Most of the Town of Alexander is within the Alexander Central School District. A small portion, the northwest corner of the Town is within the Pembroke Central School District (see Map 24).

The Alexander Elementary and Junior-Senior High School buildings and bus garage are located in the Town of Alexander on Buffalo Road. Approximately 1,100 students are enrolled in the School District. Enrollment has been relatively stable for the past several years. The School District is nearing completion of an \$18 million building and renovation project, and has no plans for any expansion projects or other major capital improvements in the foreseeable future.

The school buildings contain a swimming pool and two gymnasiums. In the past, the School District had an informal policy to make the swimming pool and gymnasiums available for use by community groups conditioned on the groups providing liability insurance to indemnify the School District. The practice of letting community groups use the school facilities was suspended during the renovation project. As the School District has a new Superintendent, it is not known if the policy will be reestablished after the building renovations are completed.

Town of Alexander Comprehensive Plan School Districts

Map 24



Alexander Central School District
Other School Districts



0 0.5 1 Miles

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

Tri-Town Youth Recreation Association Facilities

The Tri-Town Youth Recreation Association is a community organization that provides sports and recreation programs for youth. Programs are open to girls and boys, ages 5 through 17. Most participants reside in the Towns of Alexander, Darien and Bethany.

Programs are provided year round, but vary seasonally and include:

- ◇ boys softball ◇ boys and girls basketball
- ◇ girls softball ◇ boys wrestling
- ◇ coed soccer

The organization has also sponsored boys flag football, girls cheerleading and coed karate classes in the past. Tri-Town Youth Recreation Association also sponsors youth dances and "fun nights" periodically.

The Tri-Town Youth Association does not own any of the property or facilities it uses. The organization relies on the use of the facilities owned by other organizations. Tri-Town utilizes property owned by the Alexander Fire Department adjacent to the Alexander Firemen's Recreation Hall, the new "Field of Dreams" facility and the Alexander Central School facilities to operate its youth programs. A combination concession stand and storage building on the Fire Department Property was erected by the Association.

Field of Dreams Recreational Facilities

The Field of Dreams facility is a public park that is being developed by Chris Martin Field of Dreams, Inc., a not-for-profit corporation, using a combination of public and private funds. The park is being developed to memorialize Chris Martin, an Alexander resident who died in an automobile accident in 1995.

The park contains 44 acres of land and is being developed incrementally as funding becomes available. To date, two baseball fields and some hiking trails have been developed and the park. Several picnic tables have also been placed in the park. The baseball fields are used by the Alexander School District for varsity and junior varsity home games and by the Tri-Town Youth Athletic Association for Babe Ruth League home games. The Alexander School District maintains the baseball fields.

Although a master plan for the park has not been developed and plans for future development is not specific, the corporation does intend to develop more facilities on the property including softball and soccer fields. The acquisition of the property and the development of the baseball fields was funded, in part, by a grant through the NYS Office of Parks, Recreation and Historic Preservation and with local funds raised through fund-raising events.

Genesee County/New York State Parks

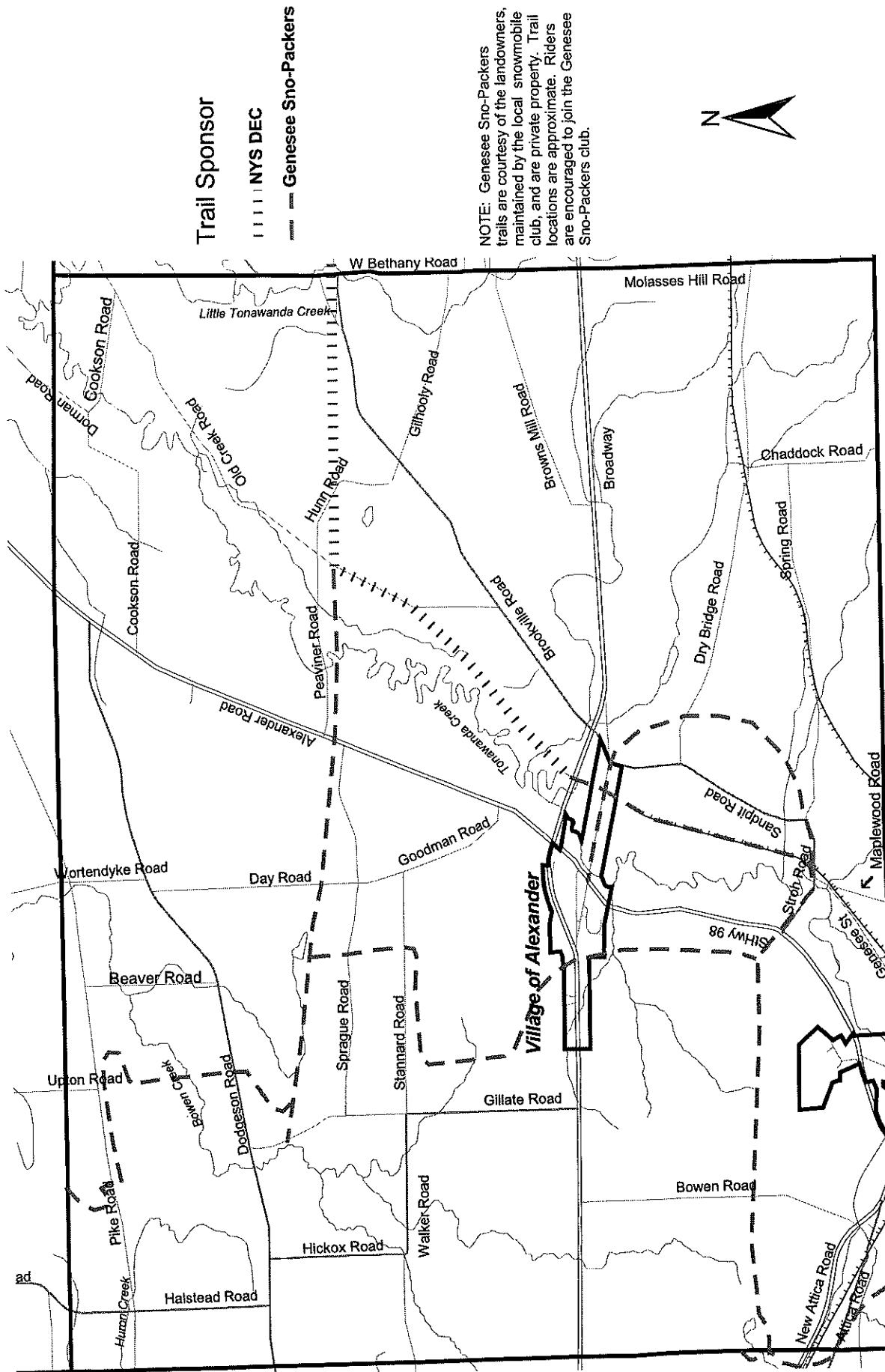
The Genesee County Park and the Darien Lakes State Park, although not located in the Town of Alexander, are nevertheless in adjoining towns close to the Town of Alexander. These parks are used extensively by many Alexander residents as the residents' survey revealed. Portions of both parks are developed with various recreational facilities for a variety of recreational pursuits.

Snowmobile Trails

The Town of Alexander contains a NYSDEC designated and maintained snowmobile trail as well as several informal trails which have been established on private property by Genesee Sno-Packers, a local snowmobile club. Map 25 depicts the location of the trails.

Town of Alexander Comprehensive Plan Snowmobile Trails

Map 25



Police Services

Police service in the Town of Alexander is provided by the Genesee County Sheriff's office and the New York State Police. The Sheriff's office is located in the City of Batavia. The New York State Police barracks is located a short distance north of the City of Batavia immediately east of Route 98. Both agencies provide police patrols in Alexander. The two police agencies operate under the "closest-car" policy, i.e., the patrol car closest to a service call is dispatched regardless of which police agency receives the call for service.

Issues and Opportunities

Tri-Town Youth Recreation Association Facilities

The combination concession stand and storage building is undersized. Although the Association has historically had a good working relationship with the Alexander Fire Department (the property owners), the Association is hesitant to expand any funds to enlarge the facility or to make other significant improvements in the event that at sometime in the future the Alexander Fire Department does not renew the Association's lease agreement.

None of the baseball facilities that were developed by the Association are large enough to accommodate the Association's Babe Ruth Baseball League. However, with the construction of the Field of Dreams baseball fields, it appears that many of the deficiencies will be resolved as the Association will be permitted to play Babe Ruth games on the Field of Dreams baseball fields.

Flooding of Salt Storage Area

The Alexander Highway Department's salt storage area is located within 15 feet of the Tonawanda Creek and subject to being periodically flooded. As the salt is stored outside, the salt is also exposed to rain. The Town Highway.



Residents Survey Results

The proportion of respondents who said they participated in the following recreational activities or used the following recreational facilities within 1/2 hour's travel time from their residences were as follows:

- ◇ 53.9% - picnics at public parks
- ◇ 36.9% use of sports fields
- ◇ 33.5% use of hiking, biking and equestrian trails.
- ◇ 32.6% use of playgrounds
- ◇ 26.3% snowmobile trails
- ◇ 18.2% use of public swimming pools

The following shows the proportion of respondents who go to various locations for recreational activities:

- 68.5% County or state parks
- 33.9% Alexander Central School facilities
- 33.5% City of Batavia
- 19.8% village of Alexander
- 19.8% Village of Attica
- 12.1% Attica Central School District facilities
- 15.3% private clubs

Availability of Firefighters During Weekdays

The Alexander Fire Department has not, to date, experienced difficulty responding to fire calls during weekdays due to a lack of available volunteers. Many volunteers work outside the community during weekdays making them unavailable to respond to fire calls during weekdays. As long as a sufficient number of volunteer firefighters work in and near Alexander, a lack of available volunteers to respond to weekday fire calls will not be a problem. As the membership of the Fire Department changes over time, however, such a problem could arise.