

Regional Context

The Town of Clarkson occupies approximately 33.5 square miles (21,700 acres) at the western edge of Monroe County, 21 miles from downtown Rochester. Adjacent communities include the Monroe County towns of Hamlin to the north, Parma to the east, and Sweden, including the Village of Brockport, to the south. To the west, in Orleans County, is the Town of Murray, including the Village of Holley.

Clarkson was founded in 1819 and named after General Matthew Clarkson, one of the four New York City land speculators who purchased the triangle tract. The triangle tract included lands now belonging to the towns of Clarkson, Sweden, Hamlin, Bergen, and LeRoy. From 1809 to 1819, land now in the Town of Clarkson was in the Town of Murray. From 1819 to 1852, the Town of Clarkson also included those lands now in the Town of Hamlin.

Currently, the Town of Clarkson is approximately 4.2 miles from north to south and 6.8 miles from east to west. The historic hamlet of Clarkson Corners lies at the intersection of two state highways: NYS 104 (Ridge Road) and NYS 19 (Lake Road). Other hamlets in the town include the hamlet of Garland, to the east along Ridge Road at Sweden-Walker Road (NYS 260), and Redman Corners, to the west along Ridge Road at Redman Road (CR 236).

Soon after the town's founding, the completion of the Erie Canal diverted business from Clarkson Corners to Brockport with the result that the population in 1880 was roughly the same as in 1830. Noteworthy businesses from Clarkson's early history include the Hamm and Parker Brickyards and Ridge Road Creamery in Clarkson Corners, and the Smithfield Canning Company and Quinn Barrel Factory in Garland.

Natural Features

Geology, Topography, and Soils

The most significant glacial landforms in Clarkson are the Lake Iroquois beach ridge along what is now Ridge Road/NYS 104 and the Lake Iroquois Sandplain, which parallels Ridge Road in a 1.5-mile-wide band in the northern third of the town. Queenston Red Shale underlies over 80 percent of the Town of Clarkson. This shale has been used for brick making. Medina Sandstone bedrock is also found in the vicinity of NYS 104.

The Lockport-Cazenovia-Lairdsville soil association is the dominant soil association in the town (Reference Figure 1). There is also an area of Collamer-Hilton-Niagara soils in the northeast portion of the town and a small area of Colonie-Elnora-Minoa soils in the center of the town along the Clarkson-Hamlin town boundary and southeast to Sweden-Walker Road. Table 1 summarizes soil properties and use limitations. Nearly the entire town has soils with poor suitability for disposal of septic tank effluent due to slow permeability, seasonal high water, and shale bedrock. Seasonal high water and unstable soils also pose moderate limitations for underground public utilities, and home sites or other developed uses.

The topography of the town is predominately level with rolling areas along stream corridors. The flat topography as well as underlying soils contributes to seasonal ponding, particularly in the northwest quadrant of the town. A previous planning study estimated 3,842 acres or 15 percent of the town as unsuitable for development due to flooding. There are no areas of steep slopes, but there are pockets of soils moderately susceptible to erosion, even in gently sloping areas.

Soil Properties and Use Limitations

Soil Type	Agricultural Capability Unit	Depth to (feet)		Permeability (inches/hour)	Development Limitations		
		Bedrock	Seasonal High Water		Underground Public Utilities	Disposal of Septic Effluent	Home Sites
Lockport-Cazenovia-Lairdsville Association							
Casenovia CgA, CgB	II	6+	1½-2	<.63	Moderate-seasonal high water	Severe-slow permeability	Moderate-seasonal high water
Lockport Lp	III	1½-3½	½-1	<.20	Moderate-seasonal high water soft shale bedrock	Severe-slow permeability, seasonal high water, soft shale bedrock	Severe seasonal high water
Lairdsville LaB	II	1½-3½	1½-2	<.20	Moderate-soft shale bedrock	Severe-slow permeability, soft shale bedrock	Moderate-seasonal high water, soft shale bedrock
Colony-Elnore-Minoa Association							
Colonie	III/IV	6+	4+	>6.3	Moderate-sand subject to sloughing	Slight to Severe-pollution hazard increases w/ slope	Slight to Severe-increases w/ slope
Elnore EIA, EIB	II	6+	1½-2	>6.3	Moderate-seasonal high water, sand subject to sloughing	Moderate seasonal high water, pollution hazard	Moderate-seasonal high water
Minoa Mn	III	6+	½-1	<.63-6.3	Moderate-seasonal high water, sand subject to sloughing	Severe seasonal high water, possible pollution hazard	Severe seasonal high water
Collamer-Hilton-Niagara Association							
Collamer CIA, CIB, CIC, CmA, CmB	II	1½-	1½-2	<.63	Moderate-seasonal high water	Severe-slow permeability	Moderate-seasonal high water
Hilton HfA, HfB, HIA, HIB, HmA, HmB	II	4+	1½-2	<.20-2.0	Slight	Severe-slow permeability	Moderate-seasonal high water
Niagara Ng, Nr	III	6+	-1	<.20-2.0	Moderate-seasonal high water unstable soils	Severe-slow permeability seasonal high water	Severe seasonal high water

Source: Monroe County Soil Survey March 1973, Environmental Design & Research.

Water Resources

Clarkson is located in the Lake Ontario West Drainage Basin. Nearly 90 percent of the land in the town (19,193 acres) is located in the Salmon Creek watershed. Land in Clarkson represents approximately one-third of the Salmon Creek Watershed. Secondary Salmon Creek watersheds and their tributary numbers include Moorman Creek (0-125-1), Brockport Creek (0-125-2), Otis Creek (0-125-2-1), and two unnamed tributaries (0-125-3 and 0-125-1-1). The far western portion of the Town of Clarkson (2,507 acres) is in the Sandy Creek watershed. Clarkson represents 4 percent of the land in the Sandy Creek watershed.

As shown on Reference Figure 2, there is an extended flood hazard area along Moorman Creek from Ridge Road northeast to Lawrence Road, and particularly east and west of Lake Road south of Lawton Road. There are also flood hazard areas along Brockport Creek, Otis Creek, the East Branch of Sandy Creek, and the unnamed tributary near Clarkson Parma Town Line Road.

The following table summaries the size and class of New York State-designated wetlands in Clarkson. Location of these wetlands is shown on Reference Figure 2. There are a total of 881.9 acres of state designated class 2 wetlands and 413.3 acres of state-designated class 3 wetlands. State-designated wetlands represent approximately 6.1 percent of Clarkson's total area. There are also numerous smaller wetlands regulated by the U.S. Army Corps of Engineers.

New York State-Designated Wetlands

Wetland Designation	Class	Acres
CK-5	3	44.4
CK-6	3	28.4
CK-8	2	126.5
CK-9	3	54.0
CK-10	3	320.8
CK-1	2	201.5
CK-13	3	48.7
CK-16	3	171.9
CK-18	3	29.0
CK19	3	36.9
CK-20	2	233.1 ^A
TOTAL		1295.2

^A This wetland is part of a 500-acre site identified as a priority preservation site in a 1996 report by the Monroe County Environmental Management Council.

Source: NYSDEC

Demographic and Development Trends

The following table summarizes recent population and household trends for the Town of Clarkson, adjacent towns, and Monroe County.

Area Population and Household Change, 1990 to 2000

	Population			Households		
	1990	2000	% Change	1990	2000	% Change
Town of Clarkson	4,517	6,072	34.4	1,511	2,034	34.6
Town of Murray	4,921	6,259	27.2	1,816	1,886	3.8
Town of Hamlin	9,203	9,355	1.7	3,061	3,255	6.3
Town of Parma	13,873	14,822	6.8	4,734	5,283	11.5
Town of Sweden (incl. V. Brockport)	14,181	13,716	(3.3)	4,302	4,581	6.4
Monroe County	713,968	735,343	3.0	271,944	286,512	5.4

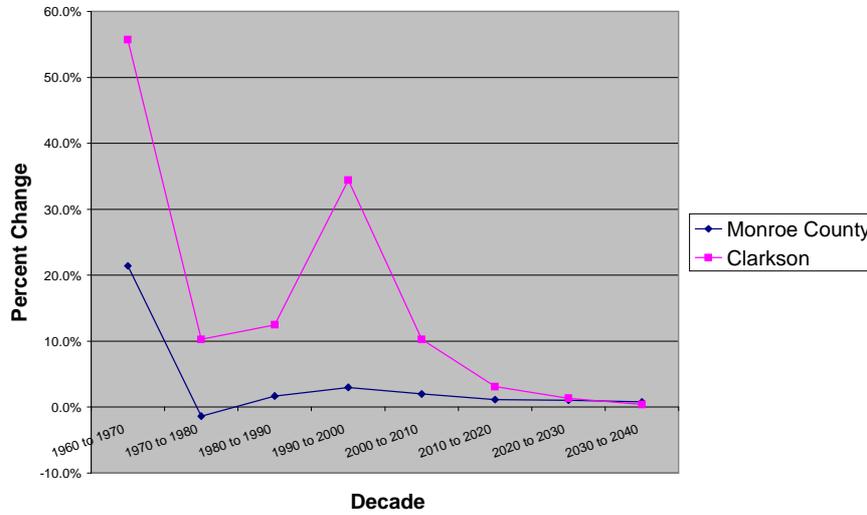
Source: U.S. Census, 1990 and 2000; EDR.

From 1990 to 2000, the Town of Clarkson was the second-fastest growing municipality in the nine-county Genesee Finger Lakes Region. Only the Town of Victor, in Ontario County, exceeded Clarkson's population and household growth rates of 34.4 and 34.6 percent, respectively. A number of rural towns in the region, Murray, Clarendon, Gaines, Perry, Mendon, and Walworth, experienced growth rates of 20 to 30 percent. During this period, Clarkson added 1,555 residents, 483 households, and 527 housing units. In comparison, from 1990 to 2000, the population of Monroe County grew 3.0 percent, adding 21,375 residents, and the number of county households and housing units increased by 5.4 percent (14,568 households) and 6.6 percent (18,864 housing units), respectively.

Many of Monroe County's larger towns (Chili, Greece, Henrietta, Mendon, Penfield, Perinton, Pittsford, and Webster) added more people and housing units, though their rates of growth were slower. The high growth rate in Clarkson from 1990 to 2000 is likely the result of a relatively small population and average residential construction of approximately 50 units annually.

The following chart summarizes inter-census rates of population change from 1960 to 2000 and projections for each decade from 2010 to 2040 for Clarkson and Monroe County. Both jurisdictions experienced unusually high growth rates from 1960 to 1970 and are projected to experience slower growth rates in each future decade compared to 1990 to 2000 trends. From 2000 to 2040, the Genesee Finger Lakes Regional Planning Council has projected that Clarkson will add nearly 1,000 residents, with more than 60 percent of this growth expected by 2010.

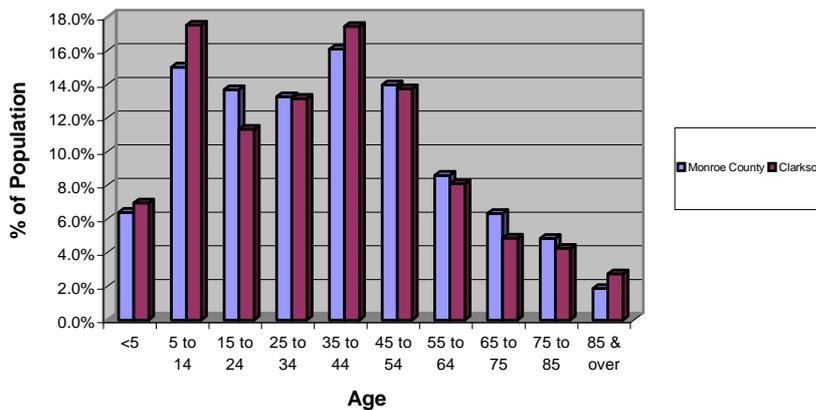
Population Percent Change 1960 to 2040



Source: Genesee Finger Lakes Regional Planning Council: Census 2000; EDR.

The following chart compares the year 2000 population age distribution for Clarkson and Monroe County. The chart shows Clarkson has higher proportions of residents 5 to 14, 35 to 44, and 85 and over, compared with Monroe County. The proportion of Clarkson's population age 15 to 24 is substantially lower than the proportion of this age cohort in Monroe County as a whole.

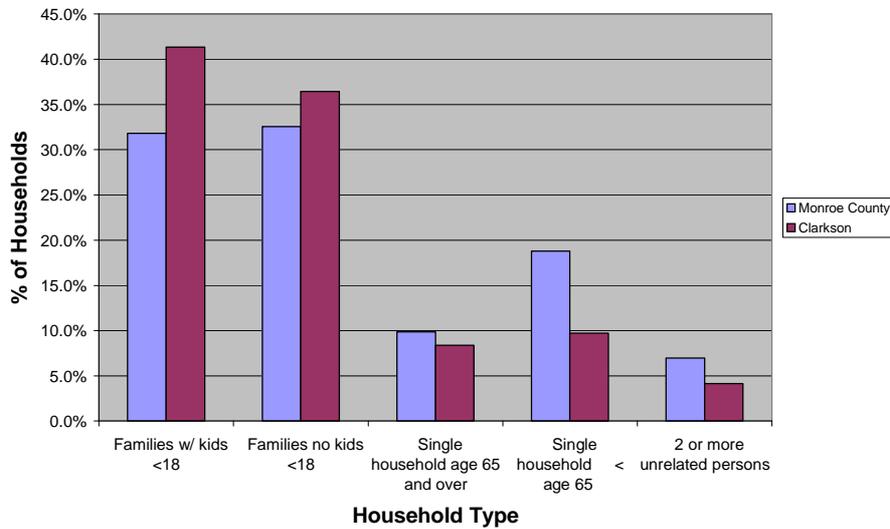
Population Age Distribution



Source: Genesee Finger Lakes Regional Planning Council: Census 2000; EDR.

As shown on the following chart, the high proportions of middle age and school-age residents in Clarkson compared with Monroe County is reflected in the comparison of household-type distribution for Clarkson and Monroe County. Clarkson has a high proportion of family households, especially families with children under age 18, and low proportions of younger single and other non-family households.

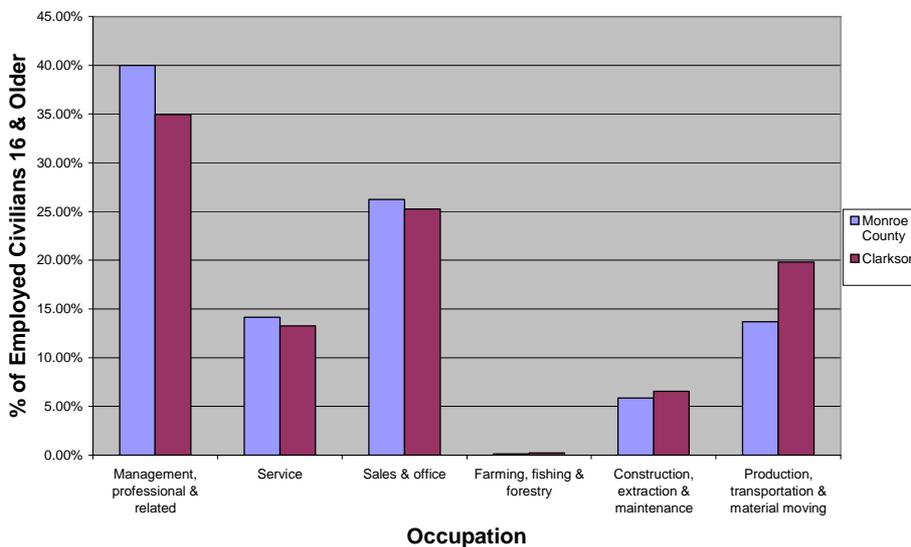
Household Type Distribution



Source: Genesee Finger Lakes Regional Planning Council: Census 2000; EDR.

The following chart compares the occupational distribution of Clarkson and Monroe County. Clarkson residents are more likely to be employed in production, transportation, and materials moving occupations and less likely to be employed in management and professional occupations, compared with residents of Monroe County as a whole.

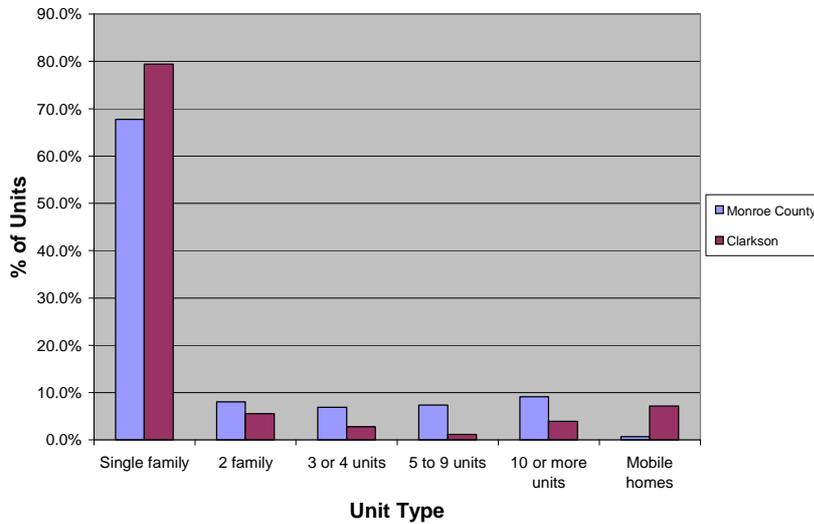
Occupational Distribution



Source: Genesee Finger Lakes Regional Planning Council: Census 2000; EDR.

The household type and age distribution of Clarkson residents is evident in the patterns of housing unit type and household income. Clarkson's predominately single-family housing stock attracts few non-elderly single households. Clarkson's middle-age households, not yet in their peak earning years, are attracted by construction of new single-family homes and overwhelmingly concentrated in the \$50,000 to \$74,999 income group.

Housing Stock by Type 2000

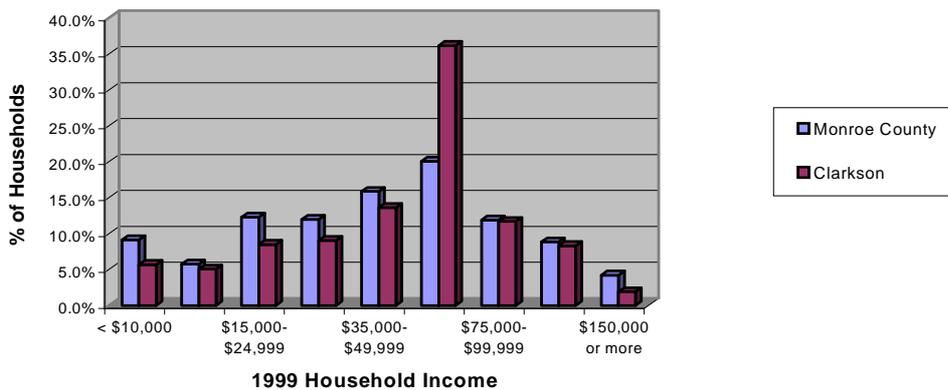


Source: Genesee Finger Lakes Regional Planning Council: Census 2000; EDR.

The comparison of Clarkson and Monroe County’s housing stock shows higher proportions of single-family homes and mobile homes and a lower proportion of all other housing types compared with Monroe County. The Town of Clarkson housing stock also includes a greater proportion of owner-occupied units (81 vs. 65 percent) compared with Monroe County as a whole.

As previously noted, the comparison of income distribution shows an overwhelming concentration of Clarkson residents in the \$50,000 to \$74,000 income group. Clarkson residents are most underrepresented among low (<\$25,000) and high (>\$150,000) income households as compared with Monroe County as a whole. However, the proportions of households earning \$10,000 to \$15,000, possibly single seniors, are comparable.

Household Income Distribution



Source: Genesee Finger Lakes Regional Planning Council: Census 2000; EDR.

Land Use and Zoning

Reference Figure 3 shows existing land use in the Town of Clarkson. The land use is based on the Town Assessor's property class code assignments. The table below compares present and historical acreage devoted to different uses. While not all of the categories are comparable, the table clearly shows major trends in uses.

Use	1967		2003	
	acres	%	acres	%
Residential	1,253	6.1%	7,052	34.1%
Multi-Family & Mobile Home Parks	33	0.2%	45	0.2%
Commercial	69	0.3%	286	1.4%
Community Services	545 ¹	2.6%	118	0.6%
Recreation and Entertainment	--	--	684	3.3%
Industrial	--	--	5	0.0%
Public Services	5	0.0%	127	0.6%
Agricultural	13,080	63.2%	4,563	22.1%
Forest	--	--	20	0.1%
Vacant	5,186 ²	25.1%	7,546	36.5%
Highway Right-of-Way	449	2.2%	³	0.0%
Dumps and Junk Yards	65	0.3%	--	--
Undefined	---	--	233	1.1%
TOTAL	20,685	100.0%	20,682	100.0%

¹ includes recreation and entertainment

² includes woods and water

³ included elsewhere

Source: 1970 Planning Inventory; Monroe County Real Property Tax Service Agency, 8/03; EDR.

Since 1967, the amount of land designated as agricultural has declined by 8,500 acres, while that designated as vacant land has increased by nearly 2,400, and land developed for commercial and residential use have increased by 200 and 5,800 acres, respectively. The categories of community services and recreation/entertainment have also expanded by approximately 250 acres, combined.

Agricultural and Other Undeveloped Lands

Most land in Clarkson is currently undeveloped. Based on August 2003 assessment data, there are 7,546 acres of vacant land and 4,563 acres of agricultural land in the town. Reference Figure 4 shows substantially more land in Monroe County Northwest Agricultural District #5 than identified as agricultural by the assessment role. Both maps indicate agricultural activities are concentrated along Sweden-Walker Road north of Gilmore Road and Redman Road south of Ridge Road. Dominant agricultural activities include field and truck farming, especially cabbage, and orchards. The area of agricultural activity south of Ridge Road surrounding the Garland Cemetery is important to the character of Ridge Road as a rural corridor between the hamlets of Garland and Clarkson.

The vacant land category includes vacant residential land, abandoned agricultural land, and a private hunting club listed in the forest/conservation category.

Residential and Multi-Family/Mobile Home Parks

The residential category includes one-, two-, and three-family homes. Residential lots include smaller lots in typical single-family subdivisions and larger lots supporting a residence and agricultural activities. The multi-family/mobile home park category includes residential uses operated as commercial enterprises. These uses have been reclassified from the commercial property class code.

Commercial, Industrial, and Undefined Use

The commercial and industrial categories include a variety of commercial business such as retail stores, professional offices, and restaurants or manufacturing uses serving local and regional customers. Undefined uses are likely recently developed uses that have not been categorized.

Recreation and Entertainment

This category includes three golf courses, a riding stable, an archery club, a private social club, and Hafner Park. The tax roll used to create the land use map does not reflect the development of Sansouci Park along the canal in the extreme southwest corner of the town. There are also a wide variety of recreational programs and facilities available to town residents at Monroe County's Northhampton Park, Village of Brockport parks, and through partnerships with the Town of Sweden and Brockport Central Schools.

The Towns of Clarkson and Sweden have a joint recreation advisory council and jointly operate recreation programs. Clarkson and Sweden each own and operate large district parks. They also jointly fund a community center, senior center, and library. The Village of Brockport formerly participated in a joint recreation commission. The village owns and operates a number of neighborhood parks and playgrounds. Other locally available recreation facilities include those of Brockport Central Schools, SUNY Brockport, and Monroe County's Northhampton Park. The following summarizes park, community center, and library facilities within the three communities of Clarkson, Sweden, and Brockport.

Area Recreation Facilities

Name & Location	Size	Facilities	Comments
Town of Clarkson			
Hafner Park Hamlet of Clarkson Corners @NYS 104/ NYS 19	24 acres	Playground, pavilion, soccer fields, trails, fishing pond, horse arena	Adjacent to Fire Station No. 2 and Town Garage
Sansouci Park	8 acres	Boat launch, picnic shelter, parking	
Town of Sweden			
Sweden Town Park Redman Road@4th Section Road	156 acres	4 soccer fields, restroom/concession stand	Plans for additional ball fields, skatepark/BMX area, trails, pond, playground, & pavilions
Sweden Wildlife Refuge	38 acres		
Highview Circle@ Sherry Lane	.9 acres	Open grass area	

Village of Brockport			
Corbett Park Smith & Clark Streets	9.4 acres	Playground equipment, basketball & 3 tennis courts, fitness trail, picnic tables and pavilion	
Barry Street Playground @Lyman Street	1.5 acres	Playground equipment, basketball court, benches	
Utica Street Playground @Holley Street	.4 acres	New accessible playground equipment, picnic grounds, parking for 5 cars,	Plans for pavilion, accessible restroom, water play area
Evergreen Tot Lot Evergreen Road@Canal	.3	Playground equipment	
Havenwood Street Tot Lot	.21	Playground equipment	
Sagawa Park Main St. @ Canal	.16	Benches	Site of summer concerts and "cool kids in the park" programs
Harvester Park Canal from Market St. to Water St.		Boat docking facilities, picnic grounds, new walkway, lights, boater water and electric service, and amphitheater	NYS owns, village maintains
Other Community Recreation Facilities			
Brockport Central School District Campus S. of SUNY NE of 4 th Section Rd. and NYS 31	75 acres	Outdoor: 1 football field, 4 softball diamonds, 2 soccer fields, 6 tennis courts, 1 track, 2 playground areas, 3 baseball diamonds, 2 basketball courts Indoor: 1 pool, 6 gym facilities	
SUNY Brockport S. of Holley St. between Redman & Allen Streets	40 acres	¼ mile track, 4 soccer fields, a baseball diamond, 2 field hockey fields, 12 tennis courts, 1 game/1 practice football field, 5 softball diamonds	Available for summer community use, limited maintenance.
Community Center Lake Road s. of NYS 31		Gym, fitness center, changing rooms, multi-purpose room, toddler gym, large activity room, small activity room, 2 game rooms, quiet room, commercial kitchen	Parking for 240 cars and sledding hill; developing 3 outdoor basketball courts
Senior Center 133 State Street			Federal senior nutrition site
Seymour Library 161 East Avenue	3.75 acres	18,000 sq.ft. housing 70,000 items; 60 person meeting room	Built 1996
Northhampton Park	973 acres	Springdale farm, Ogden Museum, downhill ski slope, sledding hill, trails, 2 lodges, group camping, model airplane field, athletic fields	Half in Sweden, half in Ogden; Monroe County has 1990 park master plan
Erie Canal Trail	NA	Multi-use cinder trail connecting more developed park facilities	Part of 524 mile land/water trail from Hudson River to Lake Erie

Source: Town of Sweden Comprehensive Plan; EDR.

The Erie Canal Trail provides east-west movement just south of Clarkson and through Sansouci Park. The 2002 Genesee Transportation Council (GTC) Regional Trails Initiative identifies two additional alignments for east-west trail opportunities in the vicinity of the Canal. Development of a 12.4-mile segment of the NYC Falls Road Branch Trail from the Route 390 Trail west through Gates and Ogden to the Village of Brockport is a proposed mid-term project. Development of another 12.4-mile segment along the existing and proposed NYS 531 corridor is a proposed long-term project.

The GTC Trails Initiative also proposes mid-term development of an east-west trail adjacent to the Ontario State Parkway from Braddock's Bay State Park to Hamlin Beach State Park and a north-south link between the Parkway Trail and the Canal Trail/Northhampton Park via Salmon Creek. No north-south trail alignment has been identified farther west.

A north-south trail in the vicinity of Redman Road could link Hamlin Beach State Park, SUNY Brockport, and the Canal Trail. There is a north-south power line easement east of Redman Road and continuing southwest to the SUNY Campus from the vicinity of Edmunds Road. The easement is owned by Niagara Mohawk.

Community Services

This category includes educational facilities, emergency facilities, municipal offices, churches, cemeteries, and health facilities.

Approximately 80 percent of Clarkson is located in the Brockport Central School District, which also serves the Town of Hamlin and the Town of Sweden. Other districts serving small portions of the northeast and northwest Town of Clarkson include Hilton Central and Holley Central.

Brockport Central School District facilities include five schools and a bus garage on a 119-acre campus north of Fourth Section Road (NYS31A) in the Village of Brockport. The campus is fully developed. Enrollment has been declining at a rate of approximately 60 students per year for the last 5 years. Existing school capacity is expected to be sufficient for the next 10 years. During the 1990s, major capital improvements were completed at all schools. District surveys have identified strong support for a single campus facility. Options to provide additional school capacity or more playing fields in the long term include relocating the bus garage or petitioning the state to purchase land from SUNY Brockport.

The following identifies the individual schools and grades housed.

J. Ginther Elementary	K-1
E. Barclay Elementary	2-3
Fred Hill Intermediate	4-5
A.D. Oliver Middle School	6-8
Brockport High School	9-12

All districts serving the Town of Clarkson participate in the Board of Cooperative Education Services No. 2 with facilities on Big Ridge Road in the Town of Ogden.

The Brockport Fire Department provides fire protection, emergency medical, and ambulance services to most of Clarkson as well as the Village of Brockport and the Town of Sweden. The main facility housing a 110-foot ladder truck, two pumpers, three ambulances, a basic life support vehicle, a small boat, and a squad car is Station No. 1 on Market Street in the Village of Brockport. Station No. 2 is housed in a former Niagara Mohawk facility in Hafner Park west of Lake Road north of Ridge Road in Clarkson. Station No. 3 is located on the

south side of West Avenue and Station No. 4 is on South Main Street, both in Brockport. Stations 2, 3, and 4 each house a pumper truck. The West Avenue station also houses a heavy rescue truck. The Department has 125 volunteers and responds to 1,000 calls annually. The department recently added a paid ambulance crew (Emergency Medical Technician/Basic Life Support) to work 6 a.m. to 6 p.m. to supplement volunteers.

The Walker Fire Department provides fire protection and emergency medical services to the northeast corner of Clarkson. The department includes approximately 31 fire fighters, 15 EMTs, and three certified first responders, and responds to 170 calls annually. Department equipment includes two pumpers, one tanker, and a rescue truck. Ambulance service in this area is provided by Hamlin Ambulance.

Clarkson is patrolled by Monroe County Sheriff's Department deputies from the Zone C substation at 4201 Buffalo Road in the Town of Chili.

Other community facilities include Lakeside Memorial Hospital, town municipal facilities, and various church and cemetery uses. The Clarkson Town Hall is located in a two-story building at the southwest corner of Lake Street and Ridge Road. The building lacks accessible restrooms and the lower story has humidity problems. The Clarkson Town Court and Public Works facilities are located in Hafner Park west of Lake Street north of Ridge Road.

Public Services

The town owns and operates a transfer station at the former town dump east of Redman Road north of Ridge Road. Other public services include water and sewage infrastructure and communications facilities.

The 1968 Master Plan reported that 62 percent of the population was served by public water. The 1990 Census reported that 1,147 of 1,511 households (76 percent) were served by public water, and 676 of 1,511 households (45 percent) were served by public sewer. The 2000 Census did not collect information on access to public utilities.

Public water in the Town of Clarkson is provided by the Monroe County Water Authority. Lake Ontario is the source of public water in Clarkson. Water treatment is provided by the Shoremont Water Treatment Plant on Dewey Avenue (rated capacity 140 million gallons per day). If necessary, water is also available via the former Village of Brockport Treatment Plant in Hamlin. Based on water sales, average daily usage of Clarkson public water users is 400,000 gallons. Recent distribution facility upgrades include new water mains or concrete liners along Ridge Road west of Lake Road, a new pump station near Twin Hills Golf Course on NYS 104 in Parma, and a new 16 inch transmission line from Spencerport to Brockport along NYS 31. There is also a 5 MG water storage tank in the Town of Sweden and a planned pump station at Gallup Road and NYS 31. Together these facilities provide adequate quantity, quality, and pressure to serve existing and additional public water users in Clarkson.

Public sewers are generally available in the subdivisions off Lake Road, East and West Avenues, and the hamlet area at NYS 104 and NYS 19. There is also a sewer along the north side of Ridge Road from Katherine's Way to Otis Creek, which then crosses Ridge Road, and proceeds east to Sweden-Walker Road and south to the Sweden town line. In many cases, existing pipe size, location, and/or pump station capacity make extending town sewers to adjacent areas not economically feasible.

There is also a Monroe County Pure Waters interceptor sewer that parallels Lake Road until splitting into two branches just north of the hamlet at NYS 104 and NYS 19. The west fork continues to Lakeside Memorial Hospital and the SUNY Brockport Campus. Sewage from the Clarkson system is treated at Monroe County's Northwest Sewer Treatment Plant at Payne Beach Road.

Reference Figure 6 shows the location of existing public water and sewer infrastructure.

Transportation System

There are 45 lane miles of state roads, 37 lane miles of county roads, and 39 lane miles of town roads in Clarkson. The table below summarizes roads under county and state jurisdiction.

New York State and Monroe County Roads in Clarkson

County Roads	State Roads and Functional Classification
East-West Orientation	
Clarkson-Hamlin Townline Road (CR 213)	Roosevelt Highway (NYS 18 rural major collector)
Lawrence Road (CR 215)	Ridge Road (NYS 104 rural principal arterial)
Lawton Road (CR 217)	Brockport Holley Road (NYS 31 rural principal arterial)
Ireland Road (CR 219)	West Avenue (NYS 943B urban minor arterial)
East Avenue (CR 221)	
North-South Orientation	
Clarkson-Parma Townline Road (CR 254)	Sweden-Walker Road (NYS 260 rural major collector)
Gallup Road (CR 224)	Lake Road (NYS 19 minor arterial urban south of 104, rural north of 104)
Redman Road (CR 236)	Orleans-Monroe County Line Road (NYS 272 rural minor collector, north of 104)
Orleans County Line Road (CR 238)	

Source: New York State Department of Transportation; Monroe County Department of Transportation; EDR.

Planned state and county capital projects in the Town of Clarkson include resurfacing of NYS 19 from NYS 31 to NYS 18 (West Avenue and north, 2004, south to NYS 31, 2007) and replacement of bridges on Lawrence Road (Moorman Creek and Otis Creek), Gilmore Road (Brockport Creek), and Lawton Creek (Moorman Road). Maintenance resurfacing of Redman Road south of NYS 104 was completed in 2003, and future maintenance activities are anticipated on Redman Road north of NYS 104 and Lawrence Road east of Sweden-Walker Road.

The Rochester Regional Transit Service Route #96 provides weekday commuter service from Clarkson to Kodak Park and downtown. Route #20 provides weekday service from downtown to Brockport and Clarkson including stops at SUNY Brockport, the Village of Spencerport, Rochester Technology Park, and Kodak's corporate headquarters.

Historic and Archaeological Resources

The Town of Clarkson is fortunate to have a large number of buildings remaining from its historic heyday in the early 19th century. There was an architectural and historical survey of Clarkson Corners done by the Landmark Society of Western New York in April 1973. The following identifies the type, location, and age of some of the historic homes remaining in Clarkson.

Historic Homes of Clarkson

Location	Name	Year Built
Cobblestone Buildings		
9626 Ridge Road	Taverna House	1835
7785 Ridge Road	Arthur Coller	1835
2892 Sweden Walker Road	Sumerhays House	1830/1835
9787 Ridge Road	Issac Allen House	1825/1870s
8470 Ridge Road	Nathaniel Merrell House	1820s
7186 Ridge Road	Kermit Mercer Home	1830/1820s
4215 Redman Road	Totter House	1828
7785 Ridge Road	Harry Gifford Garage	--
3726 Lake Road	Cobblestone Shop	
north side of ridge road	West Clarkson School	1830s
Brick Buildings		
8412 Ridge Road	Phillip Boss House	1820s
West of Lake Road	Bowman House	1824
West of Lake Road	Old Jewett Home	1828
3772 or 3773 Lake Road	Henry Martyn House	1829
3759 Lake Road	Elijah Drake House	1840s
3749 Lake Road	Stanton Clark/lee Duryea House	1840
3741 Lake Road	Captain Warren Place	1850
Frame Houses		
8294 Ridge Road	Nathaniel Rowell House	<1820
8625 Ridge Road	Lewis Swift	1840s
8251 Ridge Road	Gallup House	1825
7089 Ridge Road	Houston Tavern	1840s
3321 Lake Road	Frank Cotter House	<1820

Source: Highlights of Clarkson History by Hazel Kleinback; EDR.

Summary of Existing Zoning

Reference Figure 5 shows the mapped location of existing zoning districts. The Town of Clarkson has four residential districts (recreation-conservation, suburban residential–20, suburban residential–10 and high-density single-family), five commercial/industrial districts (retail commercial, highway commercial, planned highway commercial, industrial and limited industrial), and an historic overlay district. Outside the conservation area, single-family residential lot sizes range from 9,000 to 20,000 square feet (roughly 2 to 4 units per acre). Lot size requirements vary based on the provision of public sewers and access from internal subdivision roads. Minimum home size is 960 square feet for a ranch or 1,280 square feet if two-story. The allowable density of multi-family uses in the RS-10 district ranges from 10 to 15 units per acre, depending on the unit type.

Development, alteration, demolition, or relocation of structures within the historic overlay district along Ridge Road and the west side of Lake Road in the hamlet of Clarkson Corners requires review by a licensed architect and the town's architectural review board. Town regulations also allow average density development where lot sizes are reduced to avoid disturbance of natural areas or to achieve other public objectives, but overall density is held constant. The existing average density development regulations do not adjust the allowable density calculation to account for land that is not developable.

Lot sizes in commercial/industrial districts range from 40,000 square feet to 5 acres. Allowable building coverage ranges from 25 to 40 percent. Industrial districts are subject to performance standards related to fire hazard, vibration, noise, smoke, odors, radiation, heat, glare, and wastes.

Implications for Planning

Clarkson's most unique feature is its stock of historic homes, many located in the hamlet of Clarkson Corners, located at the intersection NYS 104 and NYS 19. The availability of public utilities in this area has made additional compact residential development possible and there are some nearby commercial uses and community facilities serving Clarkson Corners residents. There are opportunities to further enhance the appearance and walkability of this hamlet area and to encourage additional mixed-use pedestrian-oriented development.

The local agricultural economy and the viability of farm operators is key to preserving the area's rural character. Clarkson's poorly drained soils and flood-prone stream corridors are also important community assets; they contribute to the town's rural character, provide opportunities for trail development, and direct development to Clarkson Corners, where public services are available.

The Town of Clarkson has had limited success diversifying its tax base by attracting light industrial development. Other economic development opportunities include further development of medical and health facilities near Lakeside Hospital and hamlet area retail and service businesses that serve Clarkson's growing population and build on the rural character and cultural heritage of the Clarkson Corners area.

Clarkson must also participate fully in the feasibility analysis of extending NYS Route 531. Both the alignment and the end point are likely to affect local growth rates and the quality of life along roads that may experience changes in traffic volumes.