



Comprehensive Plan



Town of South Bristol, New York

Revised 2023

Acknowledgements

Thank you to the residents of South Bristol for your support and contribution to the South Bristol Comprehensive Plan over the years. We continue to be grateful to those individuals who originally developed a vision for our community. This vision has given us the opportunity to provide our Town with strong guidance and leadership. The Comprehensive Plan was adopted in 1998 and revised in 2008, 2018 and 2023.

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Wilder Cemetery, Rika Asaban

Document Photographs

Photo 1: Vineyard Overlooking Canandaigua Lake from County Route 12, Shutterstock

Photo 2: Ontario County Park, State Route 64, Brian Porter

Photo 3: Founders-Wilder Cemetery, State Route 64, Scott Wohlschlegel

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What a Comprehensive Plan is

A comprehensive plan is the means by which the vision of the town's future is expressed in terms of goals, strategies, and executable action. It is developed through collaboration with the community that it is intended to serve. Topics include:

- land use controls to protect the health and vitality of its residents and the local environment;
- short- and long-term strategies that address growth and development of local assets; and
- the changing needs of the community demographics.

A comprehensive plan is organic in nature and subject to change as situations unfold that have yet to be anticipated. Periodic reviews and updates are part of the process to stay current with changing needs.



Photo 1: Vineyard Overlooking Canandaigua Lake from County Route 12, Shutterstock



Introduction

Among the most important powers and duties granted by the legislature to a town government is the authority and responsibility to undertake town comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens.

New York State Consolidated Laws, Town Law – TWN § 272-a

In 1997, the South Bristol Town Board authorized the Town Planning Board to develop the Town's first Comprehensive Plan. This decision was driven by the need to have, as a matter of record, a master plan that would provide direction and guidance to Town officials, residents, and developers when making decisions that could potentially impact the current and future quality of life in the Town of South Bristol¹.

Adopted in 1998, the Town of South Bristol Comprehensive Plan has proved to be an invaluable reference guide for planning and decision-making in our community. In 2006, the Comprehensive Plan was reviewed and updated. As determined in the development of the original plan, the Town Planning Board, solicited input from Town residents. The survey results expressed the desires and opinions of residents and formed the basis for goals and action plans included in the Town of South Bristol's 2008 Comprehensive Plan. Whereas, previous goals remained important to residents, new goals were developed to address survey results and the changing size and complexity of projects and proposals that were being submitted to the decision makers.



Figure 1: South Bristol 175th Anniversary Logo, Jim Mull

The Town Planning Board and Town officials are acutely aware that South Bristol is a part of a larger lake and watershed community and cannot function independently when dealing with common issues and opportunities. In reviewing the various plans and proposals submitted for consideration, special attention is given to the potential impact to surrounding towns. Consequently, important projects and decisions in surrounding towns are monitored closely.

Since the original plan was adopted, considerable progress has been made in achieving the goals outlined in the Comprehensive Plan. The actions completed since the 2008 revision are further identified in the Accomplishments section (page 16).

In addition to the accomplishments, goals and action plans, this Comprehensive Plan contains important information about the Town, including its vision, history, demographics, points of interest, and photos. Knowing who we are may help those interested in our community to better understand the philosophy behind the positions we have taken in this plan. Based on the results of the recent survey, residents continue to feel strongly that the Town remain much like it is today with a renewed commitment to maintaining its rural character.

¹ The Town of South Bristol is referred to as the "Town" throughout this document.



Vision Statement

As stewards of both the land and the lake, we will preserve and protect our safe, clean, naturally beautiful, rural and scenic environment with thoughtfully planned residential, agricultural, recreational, and commercial development.

Town History

Prior to the Revolutionary War, the areas around the Finger Lakes and the Bristol Hills were home to member Native American tribes of the Iroquois Nation, in particular the Seneca tribe. The British convinced many tribes of the Iroquois Nation to fight with them against the Colonial Army. It was these local Iroquois farms and orchards of the Finger Lakes and Genesee Valley that provided much of the food supply for the British Army in America. It was also believed the British planned a new offensive drive from Iroquois lands that, if successful, would split the Colonies in two. For these reasons, this region of New York was of strategic importance to the fledgling nation.

In late 1778, after the massacre at Cherry Valley in the eastern Finger Lakes, General George Washington, Commander-in-Chief of the Continental Army, with the approval of Congress, planned the Campaign of 1779. Major General John Sullivan commanded one third of the Continental Army and was instructed to lead a “scorched earth” campaign against the Iroquois, then move westward to capture the British Fort Niagara.

With combined troops of approximately 5100 men, Generals Sullivan and Clinton proceeded to the Genesee Valley region. It was during this campaign, that General Sullivan and his troops travelled through Bristol on the “corduroy road” they built to Honeoye. With skirmishes into South Bristol, they destroyed several large Seneca Indian villages and orchards. The only trace remaining of the Seneca’s prosperity was the undiscovered great orchard on Seneca Point.

With the Phelps and Gorham Purchase in 1788 for Iroquois Nation lands, Gamaliel Wilder was able to secure what was to become the township of Bristol. The following year he moved with family and friends from Connecticut to the site of the Old Indian Orchard on Seneca Point where it was said that these new settlers enjoyed the health benefits of the apple and peach trees. Vestiges of the orchard were still evident until 1915 when the last remaining tree was removed 127 years after first settling in the territory.

During 1790, a road was cut over Stid Hill from Seneca Point, and a settlement called Brownstand was established near what is now the intersection of New York State Route 64 and County Route 34, where Wilder established his first sawmill. The next year the road was extended beyond Boswell’s Corners, at the intersection of County Roads 33 and 34, over Frost Hill to Briggs Gully, where Wilder had built a second sawmill.

In March 1838, the Town of South Bristol was formally partitioned off from the Town of Bristol because of the distance required to travel for meetings. At this time, South Bristol established its own local government. The recorded site of the first town meeting, Allen Brown’s Tavern at Brownstand, continued to serve as the Town’s meeting place for many years.



As the community prospered and the population increased, large tracts of land were cleared for farms and orchards. The need for lumber brought about the clear cutting of vast areas of the Bristol Hills. As a result, many sawmills were built to meet the growing demand.

The B. T. Hawkins Sawmill at Bristol Springs was still in operation well after the turn of the 20th century. Although more conservatively harvested today, timber remains one of the Town's most important natural resources.

In the late 1800's, livestock, such as sheep, and key agricultural crops of hops and raspberries were raised in abundance. Raspberries, originally used to dye fabrics, were sold primarily to the Jell-O Company of Leroy, NY as flavoring for the first commercialized gelatin dessert. Some of the berry dry-houses still exist today throughout Town. Hops, used for beer, were shipped to the McKechnie Brewery in Canandaigua and is now making a comeback as part of the recent craft beer brewing trend.

In the late nineteenth century, the lands in the eastern part of the town were turned into vineyards. Mineral deposits from the glacier-formed Finger Lakes made the soil well suited for Native American varieties, including Concord, Catawba, and Niagara. These table grape varieties were shipped by lake boat to Canandaigua where they were loaded onto trains bound for New York City. Later on, European vinifera grapes, including Riesling, Cabernet Franc, and Merlot, were introduced to the Finger Lakes. The lake shore lands throughout the north and south expanse of the Town, were transformed into an almost continuous series of vineyards, interspersed with numerous cottages nestled in groves of trees. Due to the terrain, soil, and climate along the lake, the picturesque vineyards of South Bristol still produce one of the area's principal agricultural crops.

As forests slowly returned, restoring the natural beauty of the once denuded hills, Canandaigua Lake became a summer retreat and resort destination for "city folk." Between Seneca Point and the Hamlet of Woodville were many lake steamboat landings, or "stops" as they were known, providing transportation for passengers, agricultural products, and cargo up and down the lake.

Hotels and cottages sprang up along the shoreline to accommodate the area's guests; one of the most famous hotels was the Seneca Point Hotel, built in 1886. This large distinguished building was constructed by a group of Canandaigua entrepreneurs. With 65 rooms for 200 guests, an orchestra, ballroom, billiard rooms, tennis courts and a baseball diamond, it was undeniably the most popular resort on the lake until it was destroyed by fire in 1899.

The area has had many famous visitors, but a favorite story tells of a young Humphrey Bogart staying at the Bopple Hill Boarding House, visiting his aunt's cottage on the lake, and working at the Seneca Point Hotel.

With the exception of lakeshore development, South Bristol has retained much of its rural charm. We continue to attract sports enthusiasts, from novice to expert, who enjoy hunting, fishing, boating, hiking, camping, and skiing among other year-round outdoor activities.



Location

Geographically speaking, the Town of South Bristol is situated in the Bristol Hills of Ontario County and includes all of Lot No. 8, Range 4, and part of Lot No. 8, Range 3 of the Phelps and Gorham Purchase Map of 1790, with Canandaigua Lake as its eastern boundary.

However, in general, South Bristol can be found 20 minutes south of the City of Canandaigua and five minutes north of the Village of Naples on the west side of Canandaigua Lake. The Town of South Bristol consists of 42 square miles (three square miles is water). It is characterized by four high ridges ranging from north to south that rise from 500 feet to well over 1000 feet above the intervening valleys. These glacially-formed ridges, in particular, Frost Hill to the west and Gannett Hill to the east, rise to over 2290 and 2270 feet above sea level, respectively.



Photo 2: Ontario County Park, State Route 64, Brian Porter

The eastern third of the town is located within the Canandaigua Lake Watershed. The western portion is in the Honeoye Lake Watershed, and the central valley and Mud Creek feed the Irondequoit Watershed. There are numerous other creeks and streams throughout the town that have carved deep gullies into the highlands. Wetlands are found throughout the town; the largest is located in the southwest portion.

With approximately 7.5 miles of shoreline along Canandaigua Lake, and its hilly terrain, the Town's unique geography has created the most scenic vistas in Ontario County.



Population Profile

Since its inception in 1838, the Town's population has remained relatively stable. The 2010 census reported that 1590 people live here, which makes South Bristol the least populated town in Ontario County. Additional information from the United States Census Bureau 2012 – 2016 American Community Survey (ACS) Estimates is represented in Table 1: Population Profile.

Category	Description	Value
Population	2010 Census Total Population	1,590
	2016 ACS 5-Year Population Estimate	1,688
Age Groups	Median Age	53.1
	0 – 9	8.2 %
	10 – 19	11.1%
	20 – 29	5.7%
	30 – 39	7.5%
	40 – 49	15.2%
	50 – 59	23.2%
	60 – 69	18.8%
	70 – 79	6.8%
	80 and over	3.7%
Education	Percent of high school graduates or higher – 25 years and older	97.2%
	No high school diploma	2.7%
	High school diploma or equivalent	21.3%
	Some college	17.5%
	Associate degree	13.5%
	Bachelor's degree	25.2%
	Graduate or professional degree	19.8%
Housing	Total Housing Units	1,344
	Occupied housing units	57.5% (773)
	Vacant housing units	42.5% (571)
Housing Tenure (Occupied housing units)	Owner-occupied	89.1% (689)
	Renter-occupied	10.9% (84)
Income	Median Household Income	\$68,750
	Individuals Below the Poverty Level	10.3%
Employment	Unemployment – Civilian Labor Force	3.7%
Occupation (Civilian Employed Population, 16 years and older)	Management, Business, Science, and Arts	42.5%
	Service – Healthcare, Protective (police and fire)	18.5%
	Sales and Office	20.0%
	Natural resources, Construction, and Maintenance (includes farming, fishing, and forestry)	8.0%
	Production, Transportation, and Materials Moving	11.0%

Table 1: Population Profile



Services

The Town provides a variety of services to its residents, including road and highway maintenance, a transfer and recycling station, cemeteries, parks, and open space management. For many other services, the Town maintains agreements with neighboring towns and other organizations. Fire protection and Emergency Medical Services are primarily provided by the Naples Fire Department and Naples Ambulance, and some portions of the Town are protected by the Bristol, Richmond, and Cheshire Fire Departments. Police protection is covered by the Ontario County Sheriff's Department and the New York State Police.

Most of the children of South Bristol attend the Naples Central School District with a small percentage attending Honeoye Central School District.

Preservation of the Town's history is maintained by the Town Historian and the Bristol Hills Historical Society (a recent consolidation of the Bristol and South Bristol Historical Societies).

Town government consists of the Town Board, led by the Town Supervisor, the Planning Board, the Zoning Board of Appeals, and the Board of Assessment Review. Additional elected officials include the Highway Superintendent and two Justices of the Peace. The Town Hall is located at 6500 West Gannett Hill Road in the Hamlet of Bristol Springs.

Land Use

The Town is a mix of residential, agricultural, and forested lands. The highest concentration of residents lives in the northeast corner of the Town at Bristol Harbour. Along the Town's major arteries, State Routes 64 and 21 and County Roads 12, 33, and 34, there are a mix of older and newer homes. The lakeshore and its immediate rising hills are populated with cottages, lake homes, farms, and vineyards.

The Town's major arteries in existing commercial zones are populated with a variety of commercial businesses including light industry, retail, and food and beverage. The majority of other businesses are small, home-based operations throughout the Town.

South Bristol is predominantly a tourist destination because of its proximity to seasonal and year-round recreational opportunities identified in the South Bristol Highlights section (page 13). Its scenic vistas provide inspiration to the many local artists and supports the annual Finger Lakes Plein Air Festival.



South Bristol Highlights

The Town of South Bristol has a variety of historical, recreational, and commercial highlights that offer residents and visitors much to explore and enjoy.

Points of Interest

- Canandaigua Lake
- South Bristol Overlook, County Road 12
- Hamlet of Bristol Springs, State Route 64
- Jump-off Overlook, Ontario County Park, Gannett Hill Road
- South Bristol Grange Building, State Route 64
- Writers and Books Gell Center, County Road 33
- Wilder Cemetery, State Route 64
- Coye Cemetery, State Route 21
- Founder's Cemetery, State Route 64

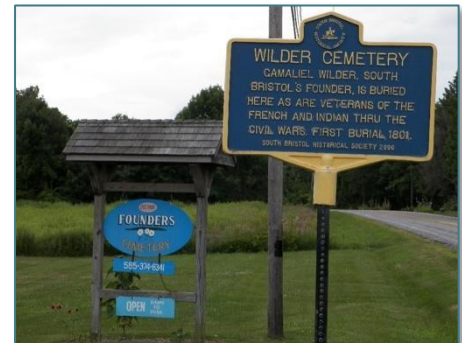
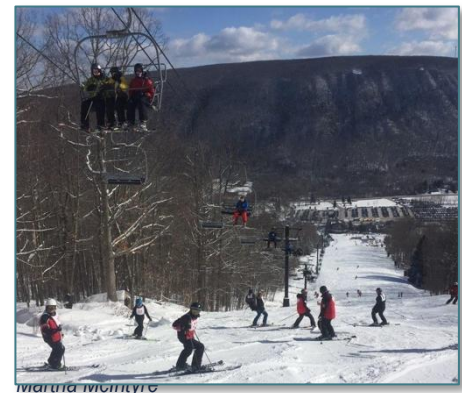


Photo 3: Founders-Wilder Cemetery, State Route 64, Scott Wohlschlegel

Recreation

- Bristol Mountain Winter Resort, State Route 64
- Bristol Mountain Aerial Adventures, Canopy Zipline Tour, and Kids Adventure Park, State Route 64
- Bristol Hill Trail, part of the Finger Lakes Trail System
- NYS Stid Hill Multiple Use Wildlife Management Area, State Route 64
- NYS Woodville Fishing Access Site Boat Launch, Woodville, State Route 21



Museums and Parks

- Rochester Museum and Science Center Cumming Nature Center, Gulick Road
- University of Rochester's C.E.K. Mees Observatory, Gannett Hill Road
- Camp Warren Cutler Otetiana Council Boy Scout



Photo 5: Cumming Nature Center, Gulick Road, Scott Wohlschlegel



Reservation, Gulick Road

- Ontario County Park, Gannett Hill Road
- Woodville Community Park, Woodville, State Route 21
- Community Playground, Bristol Springs, Gannett Hill Road
- Marie Standish Memorial Park, Bristol Springs, State Route 64
- South Bristol Veteran's Memorial Garden, Gannett Hill Road

Land Preservation and Sanctuaries

- Anna V. Brown Wildlife Sanctuary, Gulick Road
- The Wesley Hill Nature Reserve, Wesley and Gulick Roads
- CarolaBarb Park Land Trust, County Road 12
- Richard M. Morse Conservation Land Trust, Seneca Point Road

Events

- Highlander Cycle Tour, Finger Lakes, Annual ride in September
- Naples Open Studio Tour, Annual artist event in October
- Finger Lakes Plein-Air Festival, Annual artist event in June

Finger Lakes Region and Canandaigua Wine Trail

- Award-winning wineries and wine tours throughout the Finger Lakes
- Local vineyards and grape growers providing the region's grape products
- Local organic farms selling produce, poultry, and meats
- Craft beer breweries dot the region building on its hops heritage
- Local cuisine including farm to table restaurants, regional specialties, and local bakers
- Historic hotels and bed and breakfasts

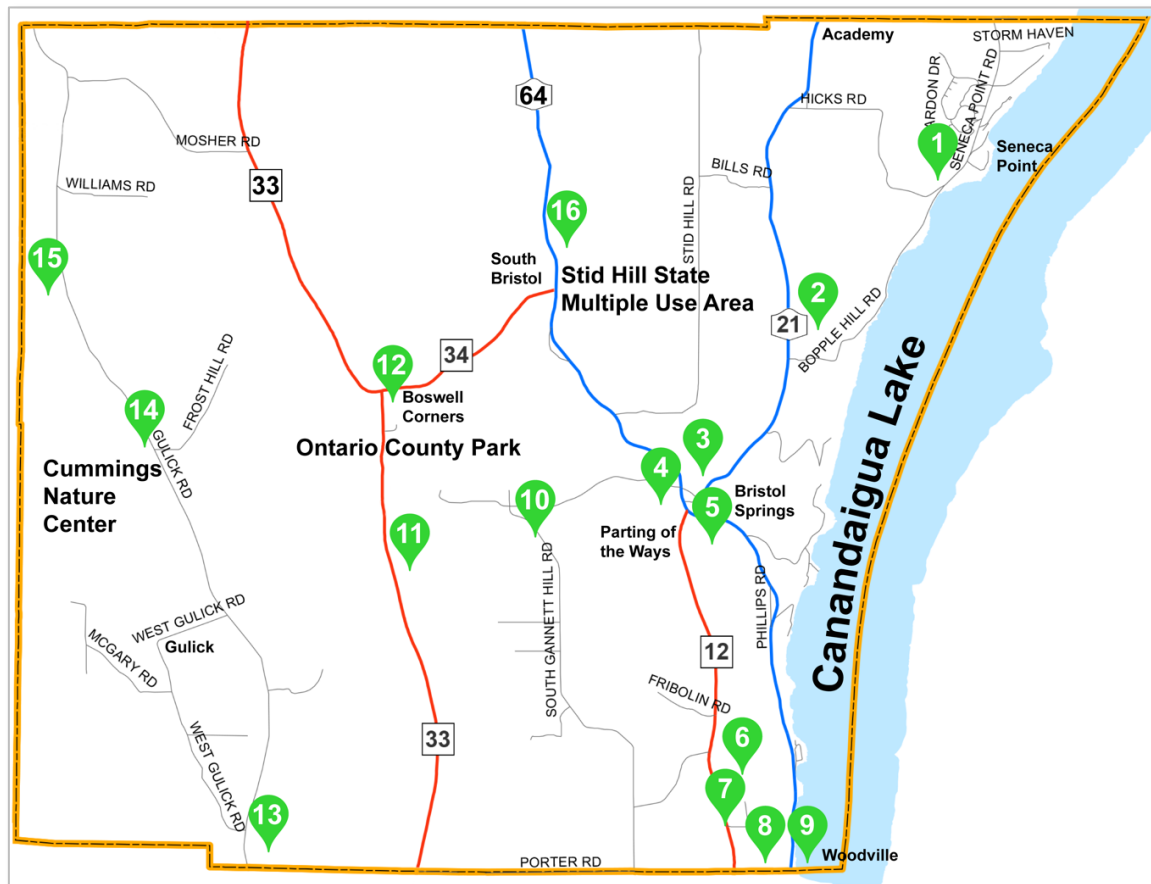
Places of Worship

- Bristol Springs Free Church, Intersection of State Route 64 and County Road 12
- Branch of the Lord Fellowship, County Road 12



South Bristol Map

This map represents only some of the points of interest within the Town of South Bristol.



Item	Points of Interest on Map
1	Richard M. Morse Conservation Land Trust
2	Coye Cemetery
3	South Bristol Grange Building and Marie Standish Memorial Park, Bristol Springs
4	South Bristol Town Hall, Bristol Springs and South Bristol Community Playground
5	Bristol Springs Free Church
6	Branch of the Lord Fellowship
7	South Bristol Overlook and CarolaBarb Park Land Trust
8	Woodville Community Park, Woodville
9	NYS Public Boat Launch Site, Woodville
10	University of Rochester's C.E.K. Mees Observatory
11	Writers and Books Gell Center and Tree House
12	"Jump-off" Overlook, Ontario County Park
13	Camp Warren Cutler Otetiana Council Boy Scout Reservation
14	Rochester Museum and Science Center—Cummings Nature Center
15	Anna V. Brown Wildlife Sanctuary and The Wesley Hill Nature Reserve
16	Wilder Cemetery and Founder's Cemetery

Figure 2: South Bristol Map and Table 2: Key to Map



Accomplishments

Upon receiving a directive from the Town Board to review and update the Comprehensive Plan, the Planning Board cited a number of goals that were attained through the action plans that were identified in the 2008 Comprehensive Plan. Over the last ten years, we have completed the following accomplishments under each goal.

1. Enhance Town identity.
 - 1.1. Improved signage throughout the Town.
 - 1.2. Dedicated the South Bristol Veteran's Memorial Garden at the Town Hall.
 - 1.3. Celebrated South Bristol's 175th birthday.
2. Preserve the rural character of the Town of South Bristol
 - 2.1. Updated zoning to prevent the building and installation of commercial windmills. The only exception is windmills designed for residential use provided they do not impact the views of neighbors.
 - 2.2. Prevented the installation of a major electrical transmission line that would have resulted in a clear-cutting operation through the Town of South Bristol.
3. Ensure awareness and recognition of the Town's heritage
 - 3.1. Consolidated the Bristol and South Bristol Historic Societies to form the Bristol Hills Historic Society.
4. Ensure that future generations desire to live in South Bristol.
 - 4.1. Maintained as low a tax rate as possible.
 - 4.2. Preserved and maintained open spaces within the township, including Cumming Nature Center, Wesley Hill Reserve, the Scenic Overlook on Country Road 12, which includes 30 donated acres overlooking Canandaigua Lake for hiking, and Wilder Cemetery and associated property for hiking trails.
5. Continue open communications on current projects, programs, plans, and issues
 - 5.1. Developed and maintained the Town website with current information regarding Town activities, functions, and special meetings open to the public.
6. Maintain environmental stewardship.
 - 6.1. Updated steep slope and logging laws to protect the local environment by requiring water bars and proper drainage ditches to reduce run-offs, wash-outs, and soil erosion.
 - 6.2. Implemented waste water treatment inspections by lake residents to ensure septic systems are working properly.



7. Identify, preserve, and protect scenic vistas
 - 7.1. Updated steep slope and logging laws to protect viewsheds including Stid Hill Wildlife Management Area, Bristol Mountain, and Jump-off at Ontario County Park.
 - 7.2. Restricted cell tower placements to tower districts within the township.
 - 7.3. Restricted wind turbines to residential size and use provided there are no impacts to neighboring views.
 - 7.4. Restricted the height of residential and commercial buildings within the township to protect ridge top views.
8. Support light commercial and industrial development.
 - 8.1. The Town promotes small scale, light industrial development in the form of entrepreneurial businesses that are customer-focused and highlight local craftsmen.
 - 8.2. The Town promotes small scale, light commercial development in existing commercial zones that supports local tourism.
9. Encourage and facilitate technology enhancements
 - 9.1. Engage in ongoing efforts to encourage investment of internet providers to install high-speed internet access for all residents within the township.



Photo 6: Red Barn, County Route 12, Scott Wohlschlegel



Resident Survey Summary

In early 2017, the South Bristol Town Board assembled an ad hoc committee to review and update the Town Comprehensive Plan. In collaboration with Town personnel, and a local firm, a survey was created and sent to all of the Town's property owners and residents.

In formulating the survey, the primary objective of the Comprehensive Plan Committee was to elicit responses to concerns and key areas of interest within the community. Ten questions were developed addressing basic demographics, general perceptions, including a Strength, Weakness, Opportunity, Threat (SWOT) analysis, commercial and residential development, services, natural resources, and the Town vision.

A total of 1,300 surveys were mailed to property owners and residents in February 2017. Approximately four hundred (400) completed surveys were returned by the March 1st, 2017 deadline. The Town experienced a 30% return rate, which is statistically significant and suggests an overwhelming desire on the part of the residents to be heard.

The results were compiled and reviewed by the Comprehensive Plan Committee. The following is a synopsis of the information and explanation of the data collected in the survey. The 2017 South Bristol Community Survey is in Appendix A (page 27).

Basic Demographics

The first question divided into four parts speaks to the basic demographics of the respondents. This includes age, residency, property owned and/or occupied, and employment status. The findings revealed that 78% of the respondents are 55 years old and older; while only 1% are 25 years old and younger. 51% of the respondents are residents of 10+ years; 45% had homes with three or more acres, and 41% are retired. The remaining detail is plotted on a graph in the Appendix B. (Figure 3: Age of Respondents)

Describe South Bristol

Question two is one of three questions that asked residents for more subjective, qualitative data. Respondents were asked to provide up to three words to describe South Bristol. Five categories were clearly identified in which responses were grouped. They are: Beautiful – 143 responses; Rural – 125 responses; Scenic – 109 responses; Quiet – 108 responses; and Friendly – 74 responses. The remaining detail is in the Appendix B. (Table 3: Subjective Descriptors)

SWOT Analysis

Question three is the second of three questions that asked residents for more subjective, qualitative data. Respondents were asked to participate in a SWOT Analysis that identified South Bristol's Strengths, Weaknesses, Opportunities, and Threats. Strengths identified are the beautiful, unspoiled, rural community setting, Weakness and Threats centered around changes to its strengths through development, taxes, and services. Opportunities included managed development, tourism, and growing the tax base. The remaining detail is on a table in the Appendix B. (Table 4: SWOT Analysis)



Tax Dollars and Spending

Question 4 asked residents to provide feedback on whether or not tax dollars are being spent well. 42% of respondents agreed that tax dollars are spent well; only 8% disagreed. 38% responded neutral. The remaining detail is plotted on a graph in the Appendix B. (Figure 7: Tax Dollar Spending)

Land Use

Question 5, asked residents to provide feedback on land-use regulations (zoning regulations) within the Town of South Bristol. 66% of respondents felt the current land-use regulations are adequate. The remaining respondents were evenly divided among too restrictive, too lenient and not reflective of my vision for the future of South Bristol. The remaining detail is plotted on a graph in the Appendix B. (Figure 8: Land Use Regulation)

Town Zoning Code

Question 6 gave residents an opportunity to voice their opinions about updating the Town Zoning Code affecting multiple areas of potential development or use. Of the 11 choices, 25% of respondents wanted to see changes to the Town Zoning Code for Parks and Open Space, followed by 19% responding to None, indicating no need to change the current Town Zoning Code. Agricultural-related uses and commercial development (Services/Tourism) came in at 13% and 11% respectively. The remaining detail is plotted on a graph in the Appendix B. (Figure 9: Zoning Code Status)

Community Resources and Services

Question 7, divided into eight parts (a – h), addressed local resources in terms of being undersupplied, adequate, oversupplied, or not required. Respondents felt Specialty Stores, Medical Services and Supplies, Eating and Drinking Establishments, Recreational/Educational Opportunities, Tourist Related Lodging, and Building and Code Enforcement are adequate. General Stores are considered undersupplied; responses for Senior Housing are evenly distributed among undersupplied, adequate, and not required. The remaining detail is plotted on a graph in the Appendix B. (Figure 10: Use of Community Resources and Services)

Protection of Natural Resources

Question 8 provided seven options for residents to select from as areas the Town should include in protecting its natural resources. Whereas identifying and protecting local viewsheds was at the top of the list at 75%, the remaining options fell closely behind at between 60% and 72%. These options included adopting land-use regulations for environmental sensitive areas, adopting land-use regulations that support local farms and agricultural activities, and adopting land-use regulation or policies that encourage future development or investment that preserves or enhances existing community assets in that order. The remaining detail is plotted on a graph in the Appendix B. (Figure 11: Natural Resource Use)



My Vision for South Bristol in 2030

Question 9 asked residents to assign priority to five choices and provide comments about the Town's future vision. Respondents gave high priority ratings to maintaining the rural character of South Bristol at 91% and increasing town resources to acquire and protect open spaces at 63%. The remaining choices were given low priority ratings, including resources to acquire land for public recreation, a town community center, and social media presence at between 42% and 44%. The remaining detail is plotted on a graph in the Appendix B. (Figure 12: Vision)

Potential Future Survey Improvements

Question 10 gave residents an opportunity to comment on what they believed the survey failed to address. Comments included:

- No place for political involvement
- How many people in each household and age group
- Pollution from septic systems
- Alignment to Comprehensive Plan
- Abandoned homes and businesses
- Growth and government services
- Attractive quality tourism
- Blockage of solar farms and high-power lines
- Everwilde project, creating another commercial zone
- Taxes
- Post office

These comments can be considered as potential sources for additional survey questions in the future. This is the only place these comments appear.



Comprehensive Plan

The purpose of this comprehensive plan is to serve as a guideline for future land use in order to preserve and protect the health, safety, general welfare, and individual property rights of the residents of the Town of South Bristol. This document is required in the review, revision, and/or creation of zoning codes and laws established by the Town to meet the needs of its residents. It provides the foundation for addressing future development opportunities, issues, and concerns that the Town of South Bristol will encounter.

This plan and the land use regulations that may be derived from it are designed to:

- Conserve our natural resources.
- Protect and preserve the beauty of the land, including scenic overviews, lakes, streams, forests and hills.
- Prevent overdevelopment of the land.
- Restrict large scale commercial and industrial development.
- Guide future development to maintain the rural character of the Town.
- Maintain land values.
- Maintain and enhance the Town's public facilities and services in anticipation of future needs.

After reviewing the goals and the survey results, the Comprehensive Plan's Goals and Action Plans have been updated to reflect the changes and limitations the Town of South Bristol faces. It remains our duty and obligation to serve our community by adhering to the laws and statutes that protect our residents and the environment.

This Comprehensive Plan will be used as a guideline to establish new laws, encourage future generations to reside in South Bristol, entertain opportunities that will bring prosperity to the community, and protect the Town's natural beauty for all to enjoy.

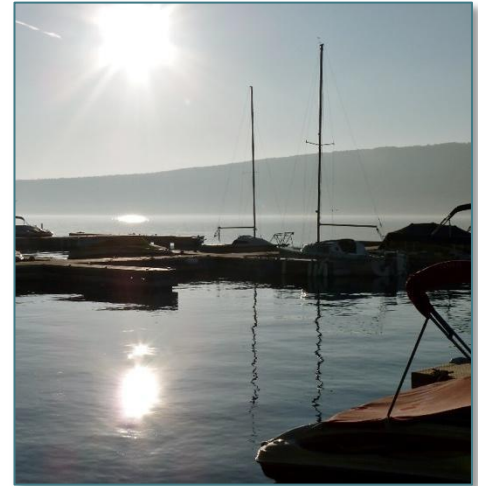


Photo 7: Docks at Woodville, Bob Pierce

Photo 8: J. Warren Cutler Scout Reservation, Gulick Road, Scott Wohlschlegel



Goals and Action Plans

These goals and action plans were developed by the Town Planning Board and represent the current values and priorities expressed by our residents in the recent South Bristol Community Survey. (See Appendix A – 2017 Community Survey and Appendix B – Community Survey Analysis.)

Enhance the Town Identity

The Town's identity can be enhanced by promoting and capitalizing on its rural charm and natural beauty and encouraging exploration of its many recreational and cultural opportunities.

Action Plans

- Place Historical Markers.
- Create maps of natural and historical vistas, points of interest, and historical markers.
- Maintain Town website and access to OnCOR (Ontario County Online Resources).
- Collaborate with local Finger Lakes tourism bureaus and Chambers of Commerce.
- Identify and apply for public and private grant monies, such as New York State Office of Parks, Recreating and Historic Preservation (NYSOPRHP), to acquire property or buildings, renovate and repair historical sites, and support local enterprises.
- Encourage and support cultural endeavors such as the Writers and Books Gell Center, Camp Warrant Cutler Otetiana Council Boy Schout Reservation, the University of Rochester's C.E. K. Mees Observatory, Rochester Museum and Science Center Cummings Nature Center, and the Bristol Hills Historical Society.
- Promote the Hamlet of Bristol Springs as a commerce center, stall signage and encourage publicity.

Maintain the Rural Character of the Town of South Bristol

The rural character of the Town of South Bristol is one of the most notable aspects of this community. Keeping it as is can only be achieved through community vigilance and proper zoning.

Action Plans

- Ensure that commercial and residential development are of a scale that is in harmony with the surrounding neighborhoods and that maintain the rural character of the Town.
- Protect Canandaigua Lake and its watershed and continue to support the implementation of the Canandaigua Lake Watershed Management Plan.
- Identify important scenic vistas, forestlands/natural features, and the rural landscapes that define the Town's character to give direction to changes in the Town's Planning and Zoning Regulations.
- Continue to encourage the preservation of our open, unspoiled, and uncluttered spaces.
- Support agriculture and farming throughout the Town subject to the provisions of Article 25-AA of the NYS Ag and Markets Law. Also support applicable county agricultural and farmland protection plans as created under Article 25-AAA of the NYS Ag and Markets Law.
- Update existing land use regulations (zoning map, zoning code, subdivision regulations, etc.) as necessary to be consistent with the goals of this plan and maintain the rural character of the Town.



- Identify provisions in these regulation that lead to development or redevelopment that are inconsistent with maintaining the rural character, historic resources, protection of open space and agricultural resources, and environmental quality.
- Identify planning and zoning tool options for addressing identified inconsistencies.
- A Short-Term Rental Law was enacted in the Town of South Bristol to support the best uses for lands within the Township that would be in accordance with the Town of South Bristol Comprehensive Plan
 - Based on the study of short-term rental markets around the country and the input from public forums, a committee was formed in the Township to consider areas of concern with the existing law that were revealed during the permitting process of obtaining a permit for short-term rentals.
 - Consider the booming short-term rental market and its positive and negative impacts on the community.
 - Propose ways to streamline the application process
 - Determine if changes to the law would better serve the goals outlined in the Town's Comprehensive plan.
 - Research short-time rentals across the country to come with best methods of regulating short-time rentals within the Township of South Bristol.
 - Public forum meetings were held by the committee within the Township, where the committee outlined several short-term rental options for changing the law and to take suggestions from residents and owners about short-term rentals in the town and how to improve the law.
 - Owners who addressed the committee expressed they had no issue with reasonable regulations and wanted stronger enforcement to deal with problem renters and owners.
 - All owners were vested in preserving the value of their investments and preventing degradation by a problem renter. All participants were interested in a law that allowed them to operate their rental profitably.
 - The committee recognizes that there are positive impacts of short-term rentals, which include promotion of tourism, support of local businesses, trade, labor, service workers and increased local sales tax revenue.
 - The committee also recognized that short-term rentals can negatively impact the town such as a decrease in availability of affordable housing, degradation of the water quality of Canandaigua Lake and associated watersheds, loss of rural character, peace and quiet that Town Residents treasure and wish to protect as noted in the Town of South Bristol's Comprehensive Plan Survey results from Town Residents.
 - The committee re-drafted the short-term rental law so that it would not interfere with the goals of the residents of the Town of South Bristol, as set forth in the Comprehensive plan, namely enhancing the identity of the Town, maintaining the rural character of the Town, ensuring that future generations will desire to live in the town.
 - Due to the negative impacts identified by the committee, and keeping with and maintaining the rural character of the Town of South Bristol, it has been determined that the number of short-



term rental permits shall be limited or capped with a number to be determined and documented in the short-term rental regulations.

- It is also recognized that the short-term rental law has a significant impact on the Town of South Bristol Code Enforcement office and associated staff, which hampers its ability to perform all the work tasks that fall within its jurisdiction.
- Supporting environmental stewardship, preserving and protecting scenic vistas and supporting local businesses and their development.

Ensure Awareness and Recognition of the Town's Heritage

The history of our community speaks to the accomplishments and contributions of its residents to the local community and the Finger Lakes region.

Action Plans

- Encourage Bristol Hills Historical Society to contribute to the Town's website.
- Encourage and support the Bristol Hills Historical Society in formulating a historical site location map.
- Pursue grant money through NYSOPRHP for the restoration of historic barns.
- Establish a Community Center that would also provide a space for the Bristol Hills Historical Society.

Ensure that Future Generations Desire to Live in South Bristol

The lifeblood of a community depends on its residents and future generations. We seek to maintain an environment that is conducive to raising families, supporting livelihoods, encouraging recreation, and providing services as we age.

Action Plans

- Encourage and support community business when and where needs have been identified and provide guidance as to where they would be most appropriate.
- Encourage tourist-related businesses that are appropriately scaled to complement the Town's rural character.
- Encourage a "Right to Farm" community.
- Continue to identify ways of preserving traditional agricultural lands, including vineyards and timber farming.
- Continue to monitor other area towns' methods of preserving agricultural lands and promote information sharing.
- Continue to protect property owners' rights.
- Ensure zoning and subdivision laws reflect the comprehensive plan.
- Explore development of senior housing facilities within commercial zones already existing in the township.



Continue Open Communications on Current Projects, Programs, Plans, and Issues

Keeping residents informed about issues helps to secure community participation and involvement.

Action Plans

- Create an annual “state of the Town” message to the community via the website (Town Supervisor).
- Encourage extensive use of the existing Town website to keep residents informed on a timely basis.
- Encourage Town residents to volunteer and serve in Town of South Bristol government.
- Encourage residents to voice their opinions on plans, projects, issues, and provide ample opportunity for them to do so.
- Take steps to assure that information is made available for timely press releases on Town business, issues, decisions, and plans.
- Pursue networking with the governing bodies of other area towns to promote and support inter-governmental cooperation.
- Consistent with New York State regulations, the comprehensive plan may, and should, be amended as changing conditions warrant it and new information becomes available. In any case, the comprehensive plan shall be reviewed at a maximum of every seven (7) years.
- Upload this Comprehensive Plan to the Town’s website.

Support Environmental Stewardship

As stewards of the land and the lake, we must protect the water quality of Canandaigua and Honeoye Lakes, streams, springs and wells and adopt other environmental initiatives that protect the land.

Action Plans

- Support the input of the Canandaigua Lake Watershed Council on watershed-related issues and projects.
- Support the input of the Honeoye Lake Watershed Task Force on watershed-related issues and projects.
- Implement new legislation for waste-water treatment inspections and septic tank maintenance for all homeowners (full-time and seasonal residences) to ensure septic systems are working properly.
- Continue to closely monitor land use that would impact water quality.
- Ensure that existing and future land-use regulations are consistent with the preservation of water quality.
- Continue to abide by the Canandaigua Lake Uniform Docking and Mooring Law.
- Develop regulations that govern the amount of soil movement and/or removal.
- Reduce waste stream to the Town’s transfer station through community education.



Identify, Preserve, and Protect Scenic Vistas

Scenic vistas within South Bristol are key to its natural beauty.

Action Plans

- Inform landowners residing in scenic vistas about the Finger Lakes Land Trust and encourage participation by setting up informational meetings that are open to the public.
- Explore the feasibility of a South Bristol Scenic Trailways.
- Encourage the development of a plan for the recreational use of the Wilder Cemetery and Scenic Overlook properties.
- Continue to monitor proposed commercial and utilities development that could impact scenic vistas.

Support Light Commercial and Industrial Development

Within existing commercially zoned areas, there are opportunities for business development (light industry) and/or expansion to provide senior housing, general retail stores, medical services, restaurants, recreation, and cultural and educational services.

Action Plans

- Identify and review all existing commercial districts for appropriate zoning.
- Review all zoning regulations with respect to appropriate allowed uses and special use permits.
- Encourage light industry that supports entrepreneurial and local artisan endeavors.

Encourage and Facilitate Technology Enhancements

Technology connects us to the world by supporting small business, government, residential, and academic communications.

Action Plans

- Explore and support enhancement to communication towers within the Town's tower districts.
- Facilitate utilities improving DSL/Broadband communications within the Town.
- Support county high-speed internet fiber optic ring initiative.
- Support Wi-Fi areas within the Town.
- Improve rural communications, including cell phone reception.



Appendix A — 2017 Community Survey

This survey was distributed to Town residents. Results are represented in Appendix B — Community Survey Analysis (page 30).

SOUTH BRISTOL
NEW YORK

COMMUNITY SURVEY | 1

The purpose of this community survey is to help the Town determine the current values and priorities of South Bristol residents and stakeholders for the future of our community. Your responses will serve to inform and guide the Town's subsequent efforts to update our 2008 Comprehensive Plan.

1) I am...

Age	<input type="checkbox"/> < 18 Years	<input type="checkbox"/> 18 to 25 Years	<input type="checkbox"/> 26 to 35 Years	<input type="checkbox"/> 35 to 55 Years	<input type="checkbox"/> 55+ Years
Residency	<input type="checkbox"/> Nonresident	<input type="checkbox"/> Seasonal Resident	<input type="checkbox"/> Resident < 5 Years	<input type="checkbox"/> Resident 5 - 10 Years	<input type="checkbox"/> Resident 10+ Years

Property Owned and/or Occupied
(Check all that apply)

<input type="checkbox"/> Farm 5+ Acres	<input type="checkbox"/> Home on 3+ Acres	<input type="checkbox"/> Home (Rented)	<input type="checkbox"/> Lakefront (Residential)	<input type="checkbox"/> Local Business
<input type="checkbox"/> Farm < 5 Acres	<input type="checkbox"/> Home on < 3 Acres	<input type="checkbox"/> Apartment (Rented)	<input type="checkbox"/> Lakefront (Commercial)	<input type="checkbox"/> Commercial Property
<input type="checkbox"/> None	<input type="checkbox"/> Townhome/Condo	<input type="checkbox"/> Mobile Home	<input type="checkbox"/> Lakefront (Vacant)	<input type="checkbox"/> Undeveloped Land

Employment Status
(Check all that apply)

<input type="checkbox"/> Retired	<input type="checkbox"/> Work at Home	<input type="checkbox"/> Work in South Bristol	<input type="checkbox"/> Work elsewhere in Ontario County
<input type="checkbox"/> Unemployed	<input type="checkbox"/> Self-Employed	<input type="checkbox"/> Work in Rochester	<input type="checkbox"/> Other (please specify)

2) The three words I feel best describe South Bristol are...

1.	2.	3.

3) In my opinion, the Town's biggest...

Strength is: _____

Weakness is: _____

Opportunity is: _____

Threat is: _____

4) In general, I feel that my South Bristol tax dollars are well spent.

☐ Strongly Agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly Disagree

Why? _____

5) In my opinion, the land use regulations (i.e. zoning regulations) within the Town are...

☐ Too restrictive. ☐ Too lenient. ☐ Adequate. ☐ Not reflective of my vision for the future of the Town.

Why? _____

6) I believe the Town's Zoning Code should be updated to provide for additional areas of... (select all that apply)

<input type="checkbox"/> None. It is appropriate as is.	<input type="checkbox"/> Commercial Development (Retail/Offices)	<input type="checkbox"/> Manufacturing & Industrial Development
<input type="checkbox"/> Single-Family Residential Development	<input type="checkbox"/> Commercial Development (Entertainment)	<input type="checkbox"/> Agricultural Related Uses
<input type="checkbox"/> Multi-Family Residential Development	<input type="checkbox"/> Commercial Development (Services/Tourism)	<input type="checkbox"/> Parks & Open Space
<input type="checkbox"/> Mixed Uses (Residential/Commercial)	<input type="checkbox"/> Other (please specify)	

SURVEY CONTINUES ON THE OTHER SIDE OF THIS PAGE



SOUTH BRISTOL NEW YORK

COMMUNITY SURVEY | 2

7) In my opinion, the following community resources and services within the Town are...

	Undersupplied	Adequate	Oversupplied	Not Necessary
a) Senior Housing (patio homes, nursing homes, assisted living, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) General Stores (groceries, medications, hardware, gas station, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Specialty Stores (clothing, shoes, gifts, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Medical Services and Supplies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Eating and Drinking Establishments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Recreational/Educational Opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Tourist Related Lodging	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Building and Code Enforcement Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8) Efforts to protect natural resources within the Town should include... (select all that apply).

- ☐ Providing well testing kits to residents with on-site water supply.
- ☐ Testing local septic systems periodically, especially in areas near to watersheds, floodplains, waterways, and water bodies.
- ☐ Identifying and protecting local viewsheds and vistas from negative development impacts.
- ☐ Adopting land use regulations for environmentally sensitive areas within the Town (e.g. wetlands, floodplains, woodlands, steep slopes, etc.) that ensure future development opportunities do not result in their degradation.
- ☐ Adopting land use regulations or policies that encourage future development or investment that preserves or enhances existing community assets (e.g. open space, parkland, farmland, etc.).
- ☐ Adopting land use regulations that support local farms and agricultural activities.
- ☐ Other (please specify)

9) My vision for South Bristol in 2030 is supported by the following Town actions and/or policies.

	High Priority	Low Priority	Not a Priority
a) Maintain the rural character of South Bristol.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Increase Town resources to acquire and protect open space and environmentally critical areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Increase Town resources to acquire land for additional public recreation opportunities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Provide and maintain a Town Community Center that offers educational and recreational opportunities to South Bristol residents.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Manage a social media presence for dissemination of Town news and events (e.g. Facebook).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify)

10) The one thing I think this survey failed to address is...

I'd like to receive Comprehensive Plan Update information!

If you would like to be notified of future public input opportunities and information regarding the update to the 2008 Comprehensive Plan please provide your contact information below OR to protect survey anonymity, feel free to submit a separate request to the Town Clerk to be added to our contact list.

First Name

Last Name

Email or Phone Number

Thank you for participating!

PLEASE SUBMIT BY MARCH 22, 2017 TO THE TOWN CLERK'S OFFICE

ADDRESS: 6500 Gannett Hill Road West (Naples, NY 14512) EMAIL: townclerk@southbristolny.org

Appendix B — Community Survey Analysis

1) I am...

a) Age

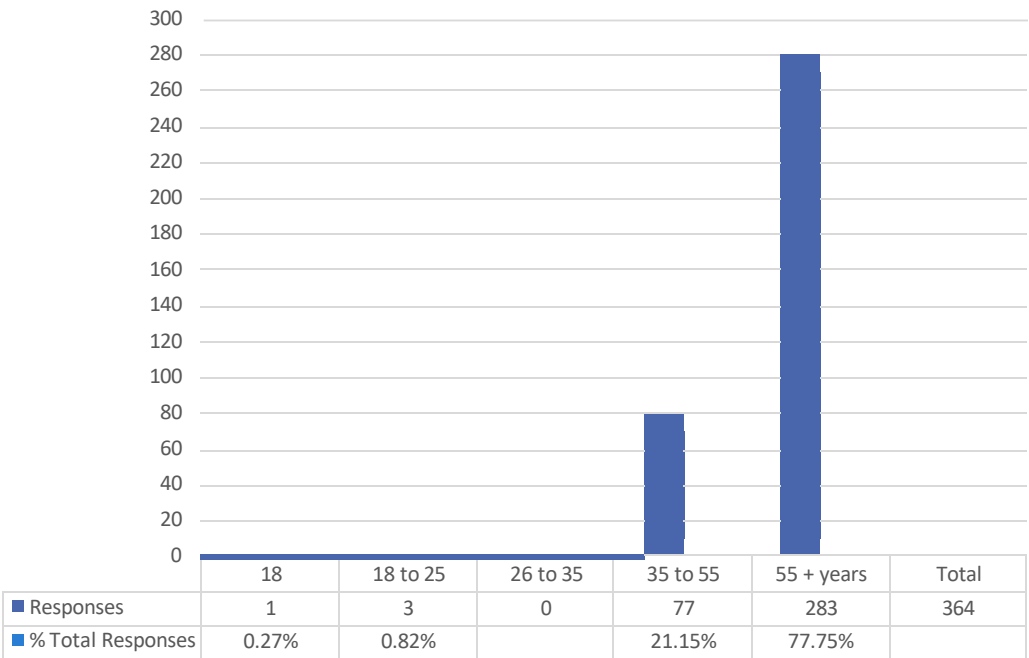


Figure 3: Age of Respondents

b) Residency

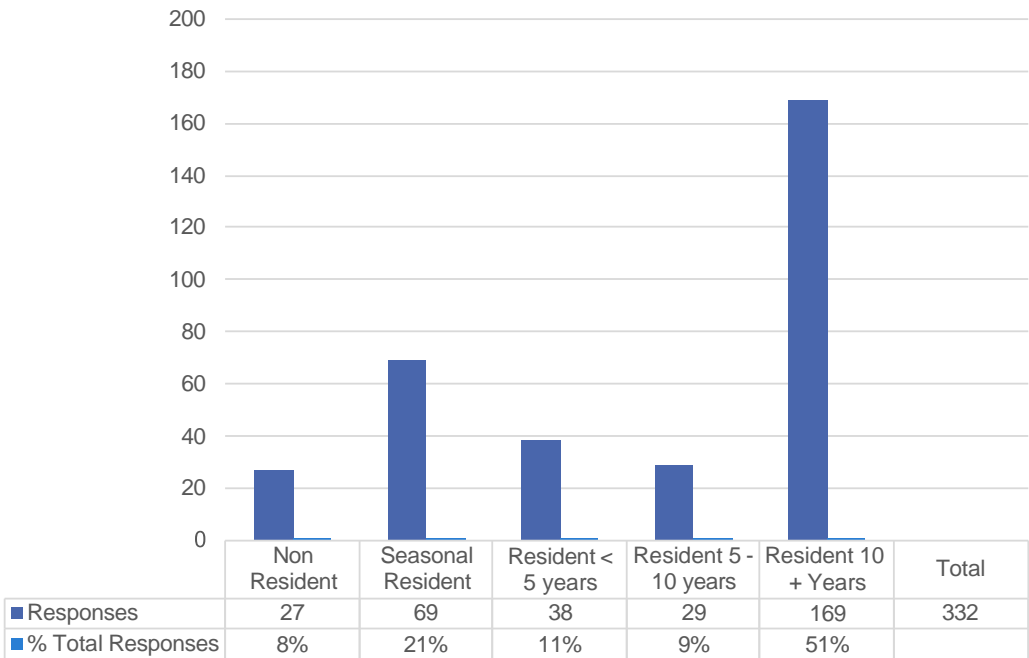


Figure 4: Residency of Respondents



Town of South Bristol Comprehensive Plan

c) Property Owned and/or Occupied

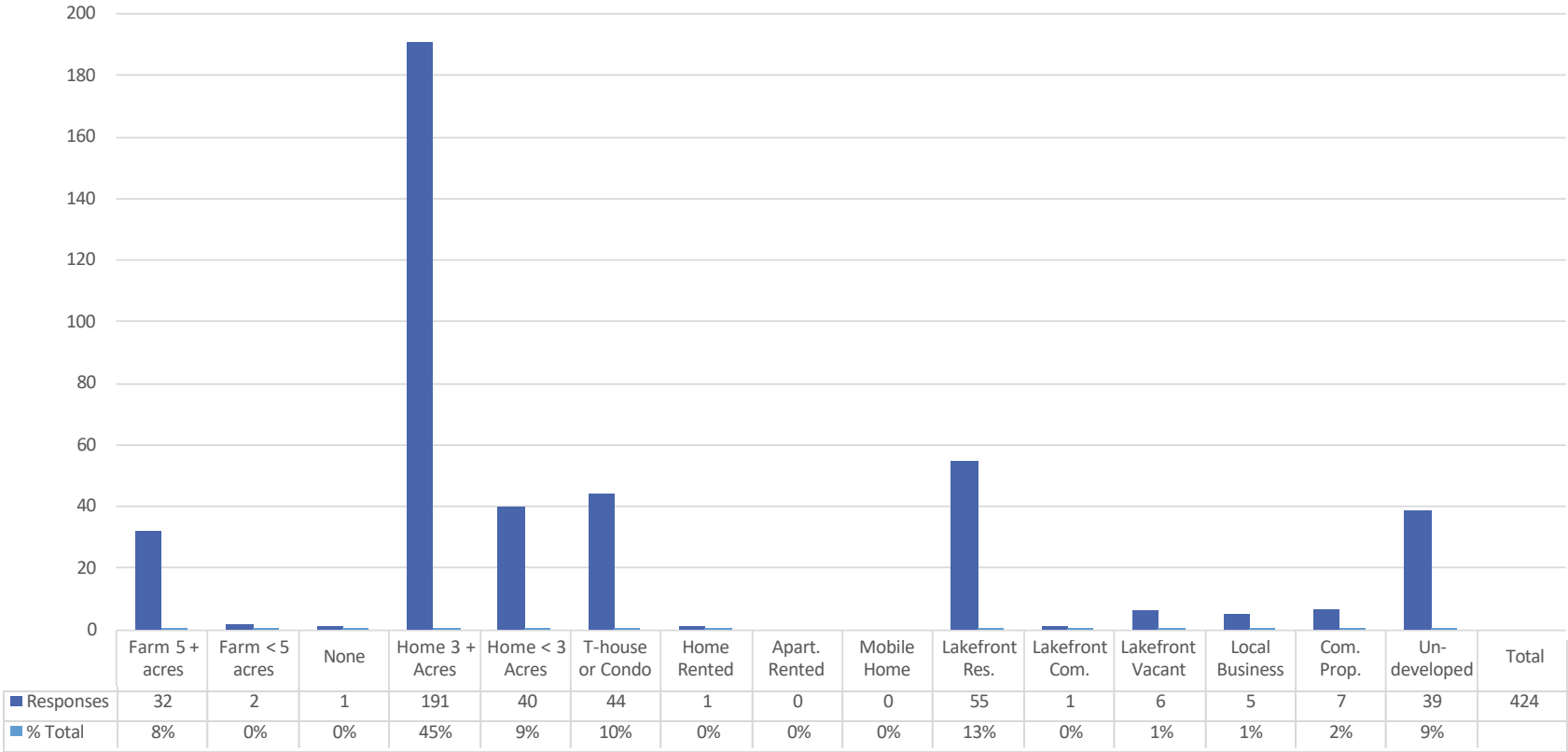


Figure 5: Property Status of Respondents



d) Employment Status

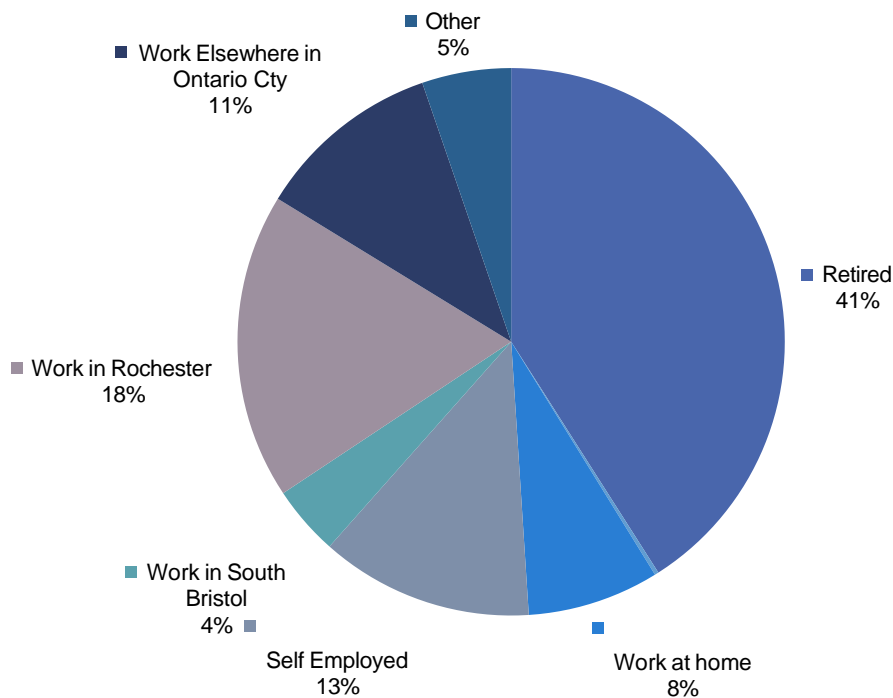


Figure 6: Employment Status of Respondents

2) The three words I feel best describe South Bristol are.....

Category	Descriptors Used	Responses
Beautiful	natural beauty, picturesque, unspoiled, pretty, special, pretty, majestic, vistas, environmental treasure, paradise, chosen spot, and pristine	143
Rural	farms, agricultural, vineyards, unspoiled, expensive, and rustic	125
Scenic	wooded, hilly, forested, hollows, unspoiled, small town, open space, remote, wildlife	109
Quiet	peaceful, tranquil, calm, serene, relaxing, quaint, pastoral, and secluded	108
Friendly	neighborly, comforting, community, homey, hospitable, accessible, close knit, and welcoming	74
Town Government	undeveloped, non-commercial, safe and secure, hardworking, not hard working, non-intrusive, well run, historic, over-taxed, lack of enforcement, good roads, backward thinking, hillbillies, non-cosmopolitan, progressive, and selfish interests	30
Recreational	ski, fun, outdoorsy, active, hiking, enjoyable, vacation, touristy, Bristol Valley, and cultural	15
Others	accessible, special, diverse, colorful, affordable, pride, fair, planned, clean, growing, potential	15

Table 3: Subjective Descriptors



3) In my opinion, the Town's biggest...

Strength	Weakness	Opportunity	Threat
Natural beauty, Canandaigua Lake	Drive to commercialize	Tourism growth	Over-development, commercialization
Open spaces, scenic views	Lack of innovation, underdeveloped	Managed growth, development	Big money, influence
Unspoiled, undeveloped	Lack of tourism opportunities/ access to the lake	Protect natural resources, open land, keeping it rural	Environmental damage, water quality, fracking, wind turbines
Small town, quiet, peaceful	Restrictive land use	Strengthen land use plan, regulations, zoning	Rising taxes, high taxes discouraging growth
Recreational areas: skiing, hiking, fishing, boating	Out dated zoning, enforcement of bldg. regulations	Preserve history	Zoning issues
Proximity to lakes, urban areas (i.e., Canandaigua, Rochester)	Limited tax base	Grow tax base, lower taxes, create tax breaks	Loss of open space
Well run government	Organization, Timely Board actions	Gain economies of scale through merging with other communities	Stagnation
Town services: snow removal, transfer station, staff	Lack of Town services: public water, sewers, internet, road maintenance, police presence	Outdoor recreation for children, starter and senior housing	Canandaigua Watershed authority
Communications	Influence from few	Clean up abandoned properties	Non-taxed land trust properties

Table 4: SWOT Analysis



4) In general, I feel that my South Bristol tax dollars are well spent.

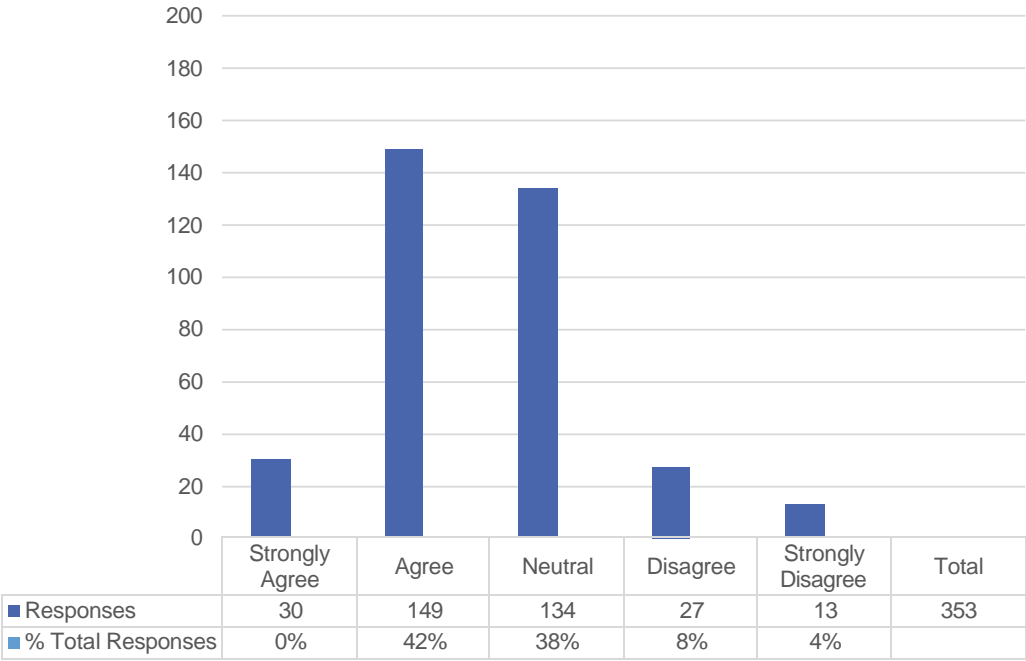


Figure 7: Tax Dollar Spending

5) In my opinion, the land use regulations (i.e. zoning regulations) with the Town are....

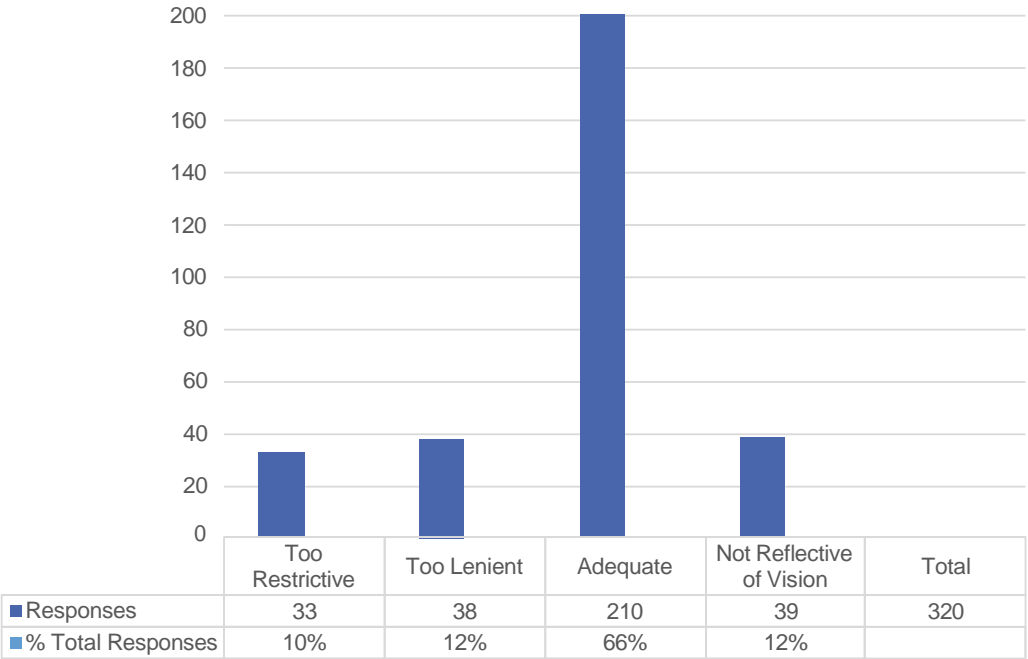


Figure 8: Land Use Regulation



Town of South Bristol Comprehensive Plan

6) I believe the Town’s Zoning Code should be updated to provide additional areas of... (select all the apply)

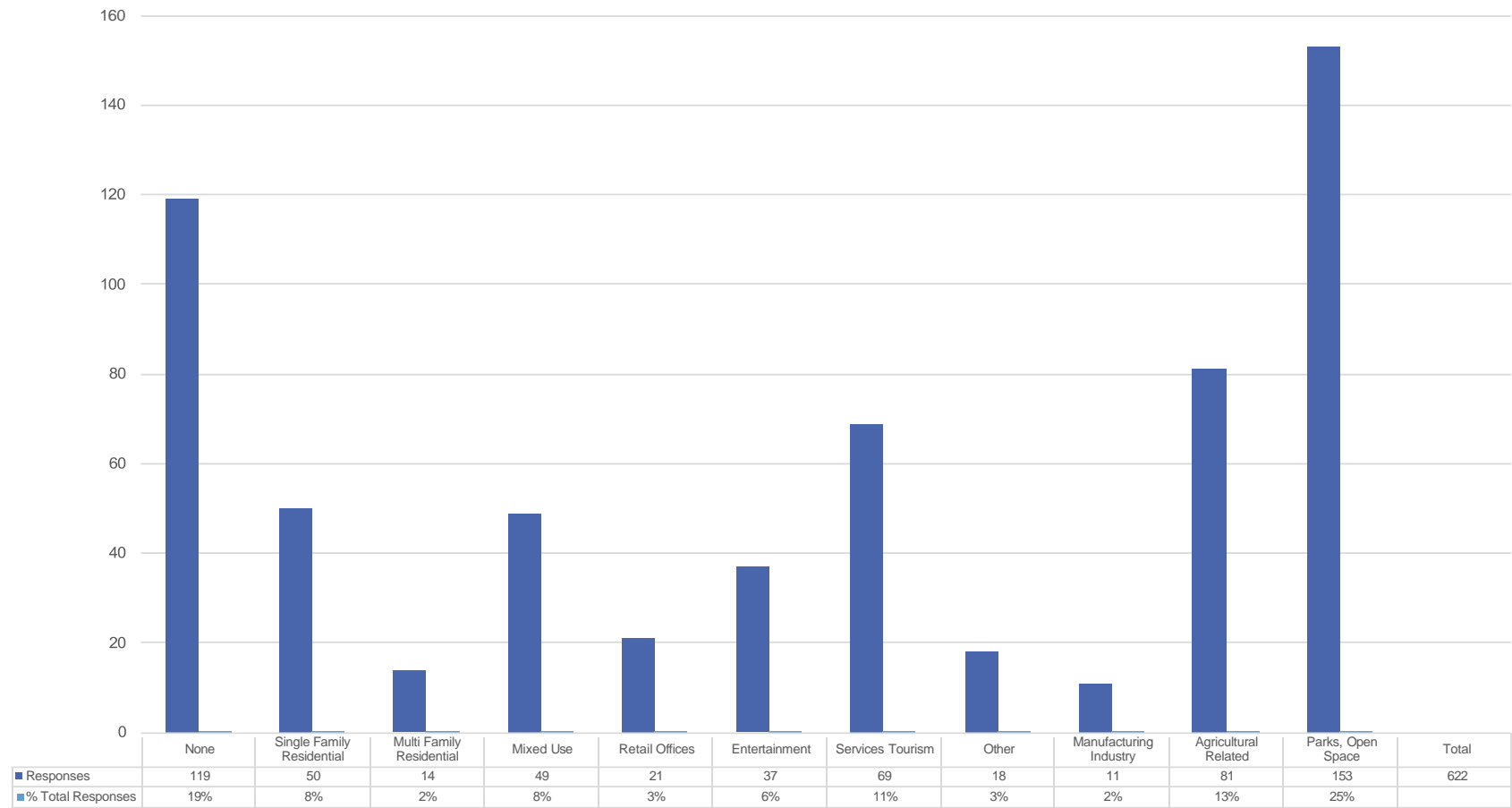


Figure 9: Zoning Code Status



7) In my opinion, the following community resources and services with the Town are...

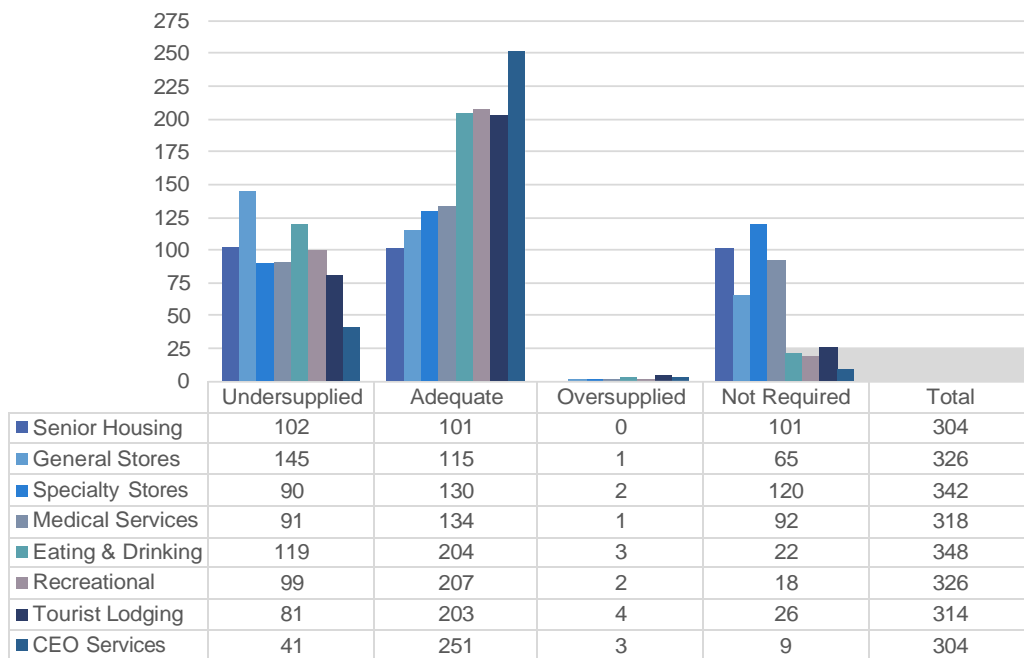


Figure 10: Use of Community Resources and Services

8) Efforts to protect natural resources within the Town should include...(select all the apply)

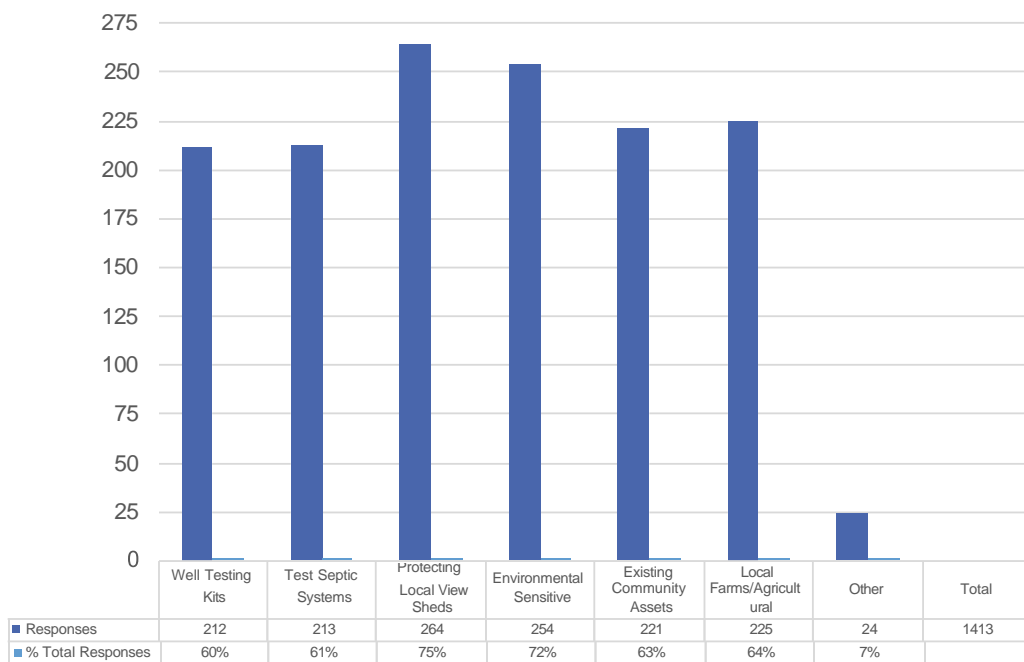


Figure 11: Natural Resource Use



9) My vision for South Bristol in 2030 is supported by the following Town actions and/or policies.

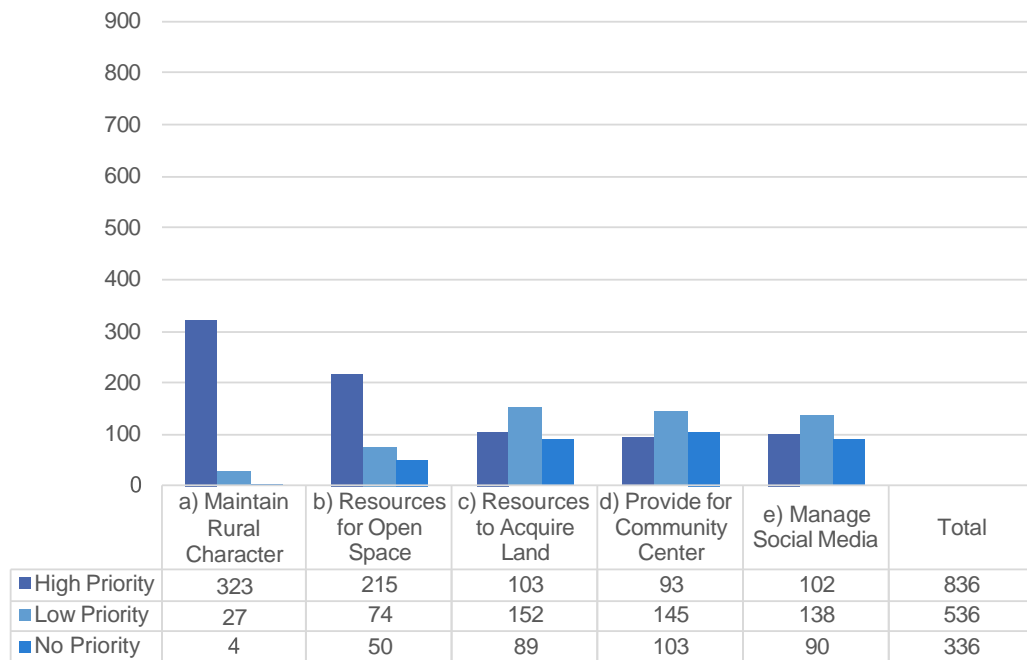


Figure 12: Vision

