

# VILLAGE OF LEROY

COMPREHENSIVE PLAN UPDATE

February 2026



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## **ACKNOWLEDGMENTS**

This Village of LeRoy Comprehensive Plan update was completed through the joint efforts of the Genesee/Finger Lakes Regional Planning Council, the Comprehensive Plan Update Committee, Village Officials, Trustees, Staff, and residents. The contents herein serve as an update to the Village of LeRoy 2001 Comprehensive Plan, providing a framework for future decision-making and guidance for local leaders. In addition to these contributors, the Village would also like to thank the community members and stakeholders who contributed to this Plan’s vision for the betterment of the Village. Resources for the preparation of this document and its contents include data from the 2020 US Census, American Community Survey, the Genesee County, and the NYS Agricultural Census.

## **STEERING COMMITTEE**

The Steering Committee was integral in the drafting of this Comprehensive Plan Update through the contribution of their institutional knowledge, and feedback.

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The Steering Committee gratefully acknowledges the assistance of Board of Trustees members Bill Kettle, and Ray Yacuzzo.

The Steering Committee gratefully acknowledges the assistance of Felipe Oltremari and Julie Boasi of the Genesee County Planning Department.

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## LETTER FROM THE MAYOR

It was the goal of the Village board to update the comprehensive plan. To have a living document that protects the history and charm of our community while preparing and planning to grow and sustain the quality of life our citizen has come to enjoy.

Through the hard work of our steering committee and all the people who came with their ideas and feelings, I believe this group has over exceeded our expectation.

On behalf of myself and the Village board I would like to THANK ALL who contributed to this plan, and a special Thanks to Jenny Loewenstien who guided us through this and kept the process moving. It is my honor to be the mayor of this great Village and no place I would rather be or raise my family.

Greg "Porp" Rogers  
Mayor of the beautiful Village of LeRoy



### EXECUTIVE SUMMARY

Located on the eastern border of Genesee County, the Village of LeRoy takes pride in its history and envisions itself as a community of choice where residents, businesses, and visitors can thrive. The Village offers a quiet, rural, charming landscape with tree-lined streets, an excellent school system, and restaurants and shops along the Historic Landmark Main Street. Residents strongly value the rural, quiet, and peaceful environment afforded by their natural surroundings, and consistently identify this aspect of the local lifestyle as the primary motivator for living in LeRoy.

The Village of LeRoy Comprehensive Plan Update 2025 provides a long-term framework to guide growth, investment, and preservation in a way that reflects the community's shared vision. Building upon the 2001 Comprehensive Plan, this update responds to changing conditions, addresses unmet needs, and prepares the Village for future opportunities and challenges. The Plan was developed through a highly collaborative process that emphasized community engagement, smart growth, and sustainability.

*Our Vision is to make the Village of LeRoy a 'Community of Choice' that people and businesses want to belong to and thrive in. Our rich heritage and unique spirit, as well as our rural character and small-town charm, will add to a growing community that expands in ways that beneficially contribute to the lives of all who will live here, work here, and visit our beautiful Village.*

This Comprehensive Plan Update presents the shared vision of the future for the Village of LeRoy, built on the extensive and thoughtful community input, supporting the development of zoning updates, infrastructure projects, and funding strategies. This Plan serves as the Village's strategic blueprint to ensure future development aligns with community priorities and vision. The Plan emphasizes:

- A strong sense of community and pride.
- A resilient local economy that supports existing businesses and attracts new opportunities.
- Preservation of the Village's rural character, historic Main Street, and natural resources.
- Diverse housing choices for all ages and life stages.
- Vibrant public spaces, parks, and recreational amenities that promote well-being and social connection.
- Smart Growth principles to support the desire to enhance the Village's quality of life, protect the environment, and create economic opportunities.

### PLAN FRAMEWORK

The Village of LeRoy Comprehensive Plan establishes a clear vision and actionable framework to protect the Village's unique character and ensure a more resilient future by Improving connectivity, continuing to deliver excellent municipal services, promoting a vibrant economy and sustainably managing natural resources. The Plan is organized around three core themes that translate the community's vision into goals, strategies, and actions these are outlined in Chapter 2.

### Downtown Activation & Neighborhood Investment

The Village of LeRoy seeks to strengthen its small-town charm while planning for future growth. By supporting local businesses, revitalizing downtown, preserving historic character, and expanding housing options, the Village will ensure it remains a welcoming community for all ages. Smart growth and thoughtful infrastructure investments will guide LeRoy toward a vibrant, sustainable, and prosperous future. Main goals:

1. Increase business retention and attraction by supporting local businesses, updating zoning, and encouraging new investment.
2. Encourage thoughtful development and infrastructure improvements that enhance safety, accessibility, and connectivity while maintaining human-scale design. Maintaining and diversifying the housing stock to provided choices that meet the needs of residents of all ages and lifestyles.

### Protect Natural Resources

The Village of LeRoy is committed to preserving and protecting its natural resources, with a particular focus on safeguarding the health and vitality of Oatka Creek. By practicing responsible stewardship, supporting sustainable investments, and engaging the community, the Village aims to balance conservation and development while ensuring that future generations can continue to enjoy these vital natural assets. Main goals:

1. Protect and preserve natural resources, with emphasis on Oatka Creek through planning, inventories, and updated regulations.
2. Implement the Oatka Creek Watershed Management Plan to reduce runoff, control erosion, and prevent contamination through collaborative, community-driven efforts.
3. Support renewable energy development that maintains rural character while improving efficiency and resiliency in Village operations.

### Community Driven Planning

The Village of LeRoy is dedicated to enhancing community well-being by creating safe, engaging, and accessible spaces for all ages. By investing in recreation, fostering volunteer participation, and celebrating cultural heritage, the Village seeks to strengthen community connections, promote healthy lifestyles, and inspire pride in its shared history. Main goals:

1. Promote LeRoy's unique character by celebrating cultural assets, strengthening community identity, and positioning the Village as a welcoming regional destination.
2. Invest in community spaces and events to provide inclusive recreation opportunities, encourage local pride, and support long-term maintenance and sustainability.

## KEY STRATEGIES AND ACTIONS

The Action Plan in Chapter 3 outlines a clear, phased strategy to guide the community from vision to implementation. This approach recognizes that progress will take time and relies on partnerships between the Town, regional agencies, local organizations, and private stakeholders. Economic development initiatives include pursuing incentives and fostering partnerships that help retain existing businesses, attract new investment, and encourage the adaptive reuse of vacant or historic buildings. Housing priorities focus on zoning updates to allow for accessory dwelling units, senior-friendly housing options, and neighborhood design guidelines that promote compatible growth. Infrastructure actions emphasize the importance of long-term planning through multi-year capital improvements, expanded broadband access, improved pedestrian and bicycle connections, parking studies, and ensuring ADA-compliant building access.

## **PLAN IMPLEMENTATION**

The Comprehensive Plan Update is a roadmap shaped by residents, business owners, students, and community leaders. It builds on the Village of LeRoy's historic strengths while charting a course toward a resilient, inclusive, and prosperous future for all residents. Successful implementation will require commitment from elected officials, staff, volunteers, and trusted community partners. A phased approach, supported by collaboration and accountability, ensures that goals remain realistic and achievable.

This Plan is designed to be a living document integrated into daily decision-making, updated regularly, and tracked through measurable outcomes. Priority Actions identify key initiatives to advance over time, while Immediate Actions highlight short-term steps that demonstrate early progress. Lead entities and partners are assigned to provide structure, coordination, and accountability. Together, these strategies translate the community's vision into action, offering LeRoy the tools, partnerships, and timeline needed to guide decisions, deliver results, and sustain progress over the long term. Most importantly, this Plan strengthens LeRoy's identity as a community of choice welcoming to all ages, supportive of diverse housing options, and proud of its historic character and vibrant future.

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## Chapter 1:

# INTRODUCTION

**Every community needs a vision.** One of the most important powers and responsibilities granted to local governments by New York State is the authority to undertake comprehensive planning. This process enables communities to establish a long-term vision, protect public health and safety, and promote the general welfare of their residents. A comprehensive plan outlines a community's goals, grounded in the values and aspirations of its people. Most importantly, these goals are shaped by the voices of the community and serve as a blueprint for the future. This Comprehensive Plan (Plan) for the Village of LeRoy documents the process and community dialogue that informed the vision for the Village and identifies the steps needed to bring that vision to life.

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## VILLAGE OF LEROY

The Village of LeRoy is a vibrant and historic community located in the center of the Town of LeRoy in Genesee County, New York. Encompassing approximately 2.7 square miles, the Village is defined by its walkable neighborhoods, historic architecture, and strong sense of community pride. Oatka Creek, a scenic tributary of the Genesee River, flows through the heart of the Village, contributing to its natural beauty and shaping its early development. The intersection of New York State Routes 5 and 19 provides convenient regional access and supports Le Roy's role as a local hub for commerce, education, and culture.

The area was first settled in 1797, with the Town formally incorporated in 1812 and the Village later in 1834. LeRoy's history is closely tied to its industrial and agricultural roots. Early industries such as limestone quarrying, salt production, and patent medicine manufacturing helped establish the Village as a center of innovation and enterprise. Over time, notable employers such as Lapp Insulator, Union Steel Chest, and the world-famous Jell-O brand further shaped Le Roy's economic identity. The influence of these industries can still be seen in the Village's distinctive architecture, much of which features locally quarried limestone.

Education and culture have also played an important role in Le Roy's story. Ingham University, founded in 1837, was one of the first institutions in the nation dedicated exclusively to women's higher education. Though the University no longer stands, its legacy endures through the Woodward Memorial Library, constructed in 1929 using stone from the former Ingham Art Conservatory building.

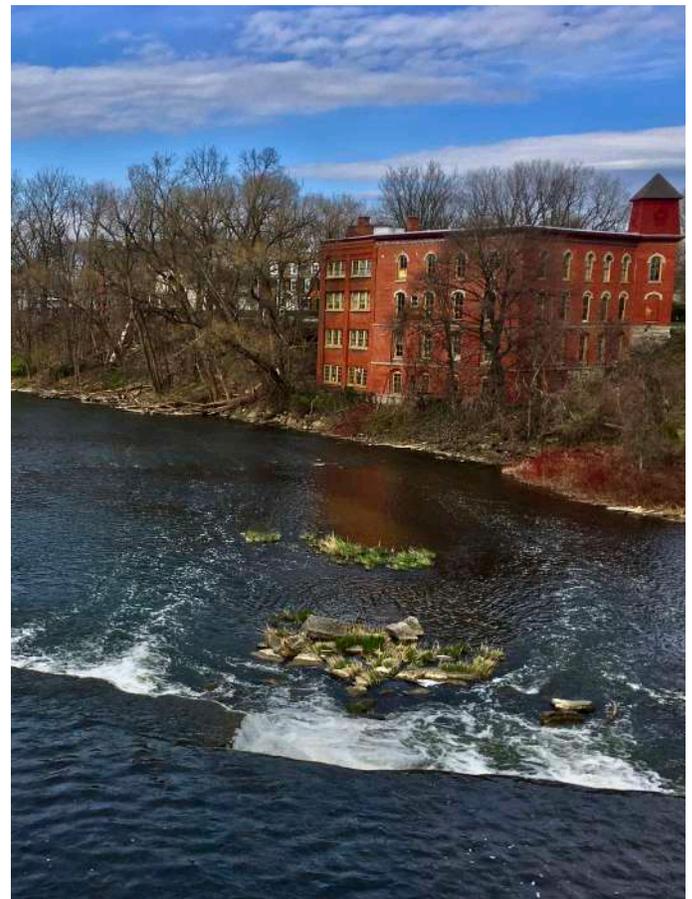
Today, the Village of Le Roy continues to honor its past while looking toward the future. Its blend of historic charm, natural resources, and community

spirit make it a desirable place to live, work, and visit, a community that values both its heritage and its continued growth and resilience.

## PLAN UPDATE

The last plan for the Village of LeRoy was adopted in March 2001. Maintaining an updated comprehensive plan is important, not just because it helps course-correct for gradual changes in our demographics and values over time. Many communities rely on these plans to identify new trends which should be addressed, potential future challenges to prepare for, and opportunities to capitalize on.

The 2025 Plan sets forth an updated direction that is reflective of today's community conditions and a vision for the future of the Village of LeRoy. The Plan will serve as the foundation that future planning and policy decisions are to be based. The 2025 Plan provides a roadmap for the Village of LeRoy



to guide decision making and planning efforts. The plan defines actionable goals and provides recommendations to shape the future land use and growth.

### IMPORTANT CONSIDERATIONS

There are several important considerations that guide the Plan update process.

**Smart Growth Planning:** The goal of smart growth is to have sensible growth that balances our need for jobs and economic development with our desire to protect our natural environment. Smart growth means making land-use decisions that steer any new growth to the places where it does the economy, and the environment the most good. By utilizing smart growth principles LeRoy can create more jobs and business opportunities, improve local tax bases, create a strong sense of community, enhance existing neighborhoods, and ensure a healthy future for residents.

**Community Needs and Aspirations:** Understanding the needs and aspirations of LeRoy's residents is fundamental. Through surveys, public workshops, and direct engagement, the Plan reflects the community's desires for economic development, housing, infrastructure, and more.

**Current Conditions and Future Projections:** The Plan incorporates current data and projections to ensure it addresses both present challenges and future opportunities. This includes demographic trends, economic conditions, and environmental considerations.

**Inclusive and Accessibility:** Ensuring that the planning process is accessible to all community members, including traditionally underrepresented groups, is a priority. Innovative outreach techniques and multiple engagement platforms helped achieve this goal.

**Implementation:** Many aspects of the 2001 Comprehensive Plan are still relevant today. A key issue was lack of implementation of the 2001 Plan. This plan update focuses on developing

goals, actions, and desired outcomes aligned with community vision.

### THE PLANNING PROCESS

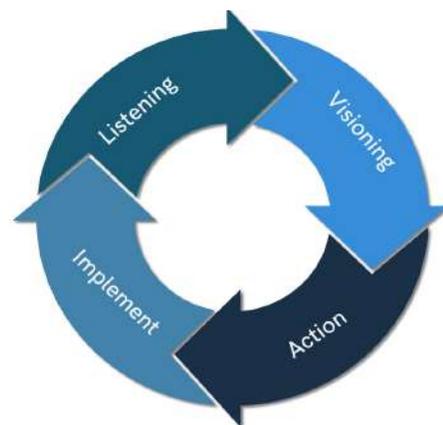
The 2025 Plan sets forth an updated direction that is reflective of today's community and the vision for the future of LeRoy. The Plan serves as a framework to shape future planning and policy decisions. Developing a Comprehensive Plan is a process requiring detailed analysis, public engagement, and multiple rounds of feedback from project partners and the community at large. Background information is gathered through the review of prior planning efforts, researching existing environmental and demographic conditions, and soliciting input from a broad section of the community. The update process involved four key phases, each designed to ensure community involvement and input.

**Listening Phase:** Where are we now? Hear from the community members about challenges and values to understand existing conditions in the Village.

**Visioning Phase:** Where are we headed? Develop a vision for the future of the Village.

**Action Phase:** How do we get there? Develop strategies and actions to realize the vision.

**Implementation Phase:** The plan is adopted and becomes an actionable document.



# COMMUNITY ENGAGEMENT

Community engagement is the cornerstone of the Comprehensive Plan. Collaboratively developing and updating the Plan not only helps to define the issues and shape a unifying vision, but it also establishes community consensus and fosters stewardship for the Plan.

To ensure that the Plan addresses the desires and concerns of the public, opportunities were provided to engage Village residents and stakeholders in the development of the Plan's content. A range of public engagement methods were employed to ensure meaningful input from residents and local stakeholders.

### Steering Committee

The Plan Steering Committee (Committee) was made up of Village residents, as well as support from the Mayor, Village Board members, and County staff. The Committee served as a working group that provided guidance and direction to Village staff and the consultant at crucial steps throughout the planning process. The Committee members played an active role in soliciting public engagement throughout the planning process. The Committee met multiple times throughout 2024 and 2025.

### Community Survey

In addition to public outreach efforts held in person the Village decided to implement a community wide survey. The questionnaire was developed with input from the Committee and was hosted on the Village website and copies were made available in the Village Hall. Responses were solicited using various methods such as the Village website, online links on social media, direct emails to civic groups, and the LeRoy Central School District, Penny Saver advertising, at events, and posters/flyers. Property owners were also mailed a postcard in November that had information about the survey and upcoming events.

The survey was conducted from September 10, 2024, until February 1, 2025, and in total 86 residents completed the survey.

### Youth Workshop

On January 3, 2025, a Youth Workshop was held with four high school classes at LeRoy High School. There were approximately 45 students in the four class periods. A presentation was given to each class about New York State local government and comprehensive planning. Each class then discussed what they liked about growing up in LeRoy and what their priorities are for the community.

### January 13, 2025, Workshop

The first public engagement event for the Plan Update occurred on January 13, 2025, at 6:30pm at the Memorial Auditorium on Trigon Park in Wolcott Street School (2 Trigon Park, LeRoy). Approximately 45 residents, steering committee members, and students were in attendance. The purpose of the Workshop was to explain the planning process and how public input will be collected. Attendees participated in key brainstorming exercises to identify what the key priorities should be for the Plan Update.

### May 7, 2025, Workshop

The second public engagement event for the Plan Update occurred on May 7, 2025, at 6:30pm at the Memorial Auditorium on Trigon Park in Wolcott Street School (2 Trigon Park, LeRoy). Approximately 15 residents and steering committee members were in attendance. The purpose was to review Plan progress and discuss residents' vision for the future of LeRoy by conducting a visual preference activity.

A detailed report of the workshops and survey results can be found in Appendix B.

Village of LeRoy Comprehensive  
Plan Update Survey



**THE FUTURE OF THE  
VILLAGE IS IN YOUR  
HANDS**

The Village of LeRoy is updating  
their Comprehensive Plan  
&  
we want your feedback!

**YOU'RE INVITED!**

Village of LeRoy Comprehensive  
Plan Workshop

**January 13, 2025, 6:30PM**  
Trigon Park Auditorium  
2 Trigon Park, LeRoy

**Take the Survey!**  
Or Visit:  
<https://villageofleroy.org/village-comprehensive-plan-update>



*Reach out to Jenny Loewenstein,  
Genesee Finger Lakes Regional Planning Council  
at [jloewenstein@gflrpc.org](mailto:jloewenstein@gflrpc.org)*





## Chapter 2:

# Vision & Themes

*Our Vision is to make the Village of LeRoy a 'Community of Choice' that people and businesses want to belong to and thrive in. Our rich heritage and unique spirit, as well as our rural character and small-town charm, will add to a growing community that expands in ways that beneficially contribute to the lives of all who will live here, work here, and visit our beautiful Village.*

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We will do this by:

- Cultivating a resilient, connected, and equitable rural community that serves as a thriving economic center
- Fostering innovation, supporting local businesses, and ensuring access to opportunities for all
- Strengthening our village as a hub of growth and prosperity
- Preserving the unique spirit and heritage of our community

Indicators of success include:

- Strong sense of community
- Thriving businesses
- Sense of pride among LeRoy residents and businesses

## PLAN FRAMEWORK

The Village of LeRoy Comprehensive Plan establishes a clear vision and actionable framework to protect the Village's unique character and ensure a more resilient future by improving connectivity, continuing to deliver excellent municipal services, promoting a vibrant economy and sustainably managing natural resources.

### Core Themes

The Plan is organized around three core themes that translate the community's vision into goals, strategies, and actions.



#### **Theme 1: Downtown Activation & Neighborhood Investment**

Key Words: Thoughtful growth and investment, support local businesses, vibrant neighborhoods

Page: 9



#### **Theme 2: Natural Resource Protection**

Key Words: Preserve and protect, responsible environmental stewardship

Page: 12



#### **Theme 3: Community Driven Planning**

Key Words: Community well being and connections, appreciation of our shared history

Page: 14

### Definitions

Chapters 2 and 3 of the Plan are based on the overall vision for the community, and each of the themes. A set of overarching goals, policies, and actions were also presented. The Vision is the most general, and the actions are the most specific as shown in the graphic below.

**Vision:** A general statement about the future condition of the Village and the shared aspirations of the community. The vision is broken down into three core themes.

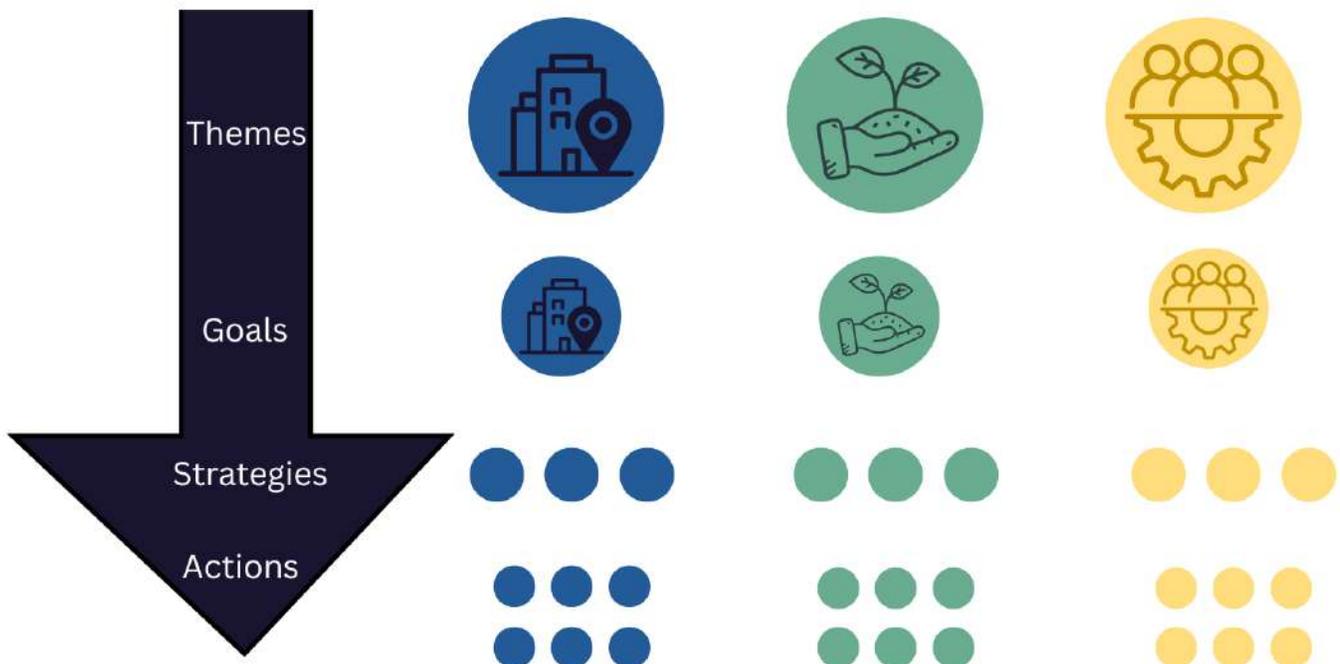
**Mission:** A present focused statement that defines the Village’s role, who it serves, and how it operates for each of the core themes.

**Goals:** Overarching statements that describe the direction LeRoy wants to go and are used as a basis for Village-wide planning strategy. Each core themes has several goals.

**Strategies:** Specific direction that expand on the goals and guide the decisions in the Village. Each of the policies are broken down into specific implementation Actions as described in Chapter 3.

**Actions:** Discrete, specific actions that should be implemented to carry out the Plan’s goals and policies. An action may take the form of one of the six Big Moves: zoning regulations, village operations, studies, plans, programs, and interagency cooperation between the village, town, county, or other local agencies. Big Move Actions address both short- and long-term goals.

# Community Vision





## **THEME 1: DOWNTOWN ACTIVATION & NEIGHBORHOOD INVESTMENT**

### **MISSION STATEMENT**

*Enhance the quality of life in our community by fostering sustainable growth, supporting local businesses, and attracting new investment.*

*Through thoughtful development and strategic economic initiatives, we aim to create vibrant, diverse neighborhoods that promote long-term prosperity, environmental responsibility, and a strong tax base for future generations.*



## DRIVERS OF PLANNING

Throughout the planning process, many residents indicated that they live in the Village of LeRoy due to its small village charm and the cost of living. To continue to attract new residents and make it feasible for current residents to age in place in LeRoy, the Village will have to continue to be a place of choice by addressing the following priorities.

- Activating downtown and enhancing the vibrancy of Main Street
- Supporting existing local businesses while attracting new ones
- Preserving historic buildings and encouraging new development that reflects their character

Between 2010 and 2020, the Village experienced a 10% increase in residents aged 25–34 and a 4% increase in those 65 and older. This growth in both younger adults looking to purchase their first homes and start families, and older residents wishing to age in place, is prompting the Village to reconsider how it provides housing and services to meet these evolving needs.

It is recommended that the Village pursue downtown infrastructure improvements such as business broadband and utility access, parking, and pedestrian enhancements, along with the development of design standards. The Village should also work to integrate a variety of housing types into established neighborhoods to better meet evolving housing demands.

The Village of LeRoy submitted their Letters of Intent to become a Pro Housing Community stating the Village’s commitment to addressing housing growth. Becoming certified will open new discretionary funding program opportunities.

## SMART GROWTH

Smart growth and downtown activation work hand in hand to create vibrant, sustainable downtowns. Applying smart growth principles can make the Village core more attractive and accessible, boosting foot traffic, business activity, and public life. These efforts also support diverse housing options, helping expand affordability across price points. Inclusive zoning that encourages downtown investment and varied housing choices will strengthen LeRoy’s identity as a community of choice for all ages. This theme also reflects the Village’s commitment to fostering an inclusive, resilient, and vibrant future one where growth balances the preservation of historic character with new opportunities for residents, businesses, and visitors alike.



## GOALS & STRATEGIES

**Goal #1:** Increase business retention and attraction to the Village

- **Strategy 1.1:** Incentivize and support local businesses.
- **Strategy 1.2:** Attract new investments and businesses by updating zoning regulations that reflect recent development trends and accommodate the desired uses and design.

**Goal #2:** Encourage thoughtful development and infrastructure improvements that prioritize human-scale design through safety, accessibility, and connectivity.

- **Strategy 2.1:** Identify high-priority infrastructure and beautification needs and pursue related improvements.
- **Strategy 2.2:** Invest in efforts to address dilapidated, unsafe, abandoned, and nuisance structures. Promote maintenance of public facilities, and improve the overall appearance of the Village.
- **Strategy 2.3:** Develop a pedestrian-friendly Village with appealing streetscapes and accessible public spaces.

**Goal #3:** Maintain the existing housing stock and develop a diversity of housing choices for all ages and lifestyles.

- **Strategy 3.1:** Support the development of diverse and well-distributed housing for aging in place.
- **Strategy 3.2:** Develop new neighborhoods that complement the traditional village density, variation, and scale planning and regulatory frameworks.

### Funding Resources

- Empire State Development Restore New York Communities Initiative
- New York State Department of State Local Government Efficiency Grant Program
- U.S. Department of Housing & Community Renewal Community Development Block Grant
- New York State Smart Growth Community Planning & Zoning Program
- New York State Environmental Protection Fund
- New York State Homes & Community Renewal Pro-Housing Community Program
- New York State Homes & Community Renewal New York Main Street Program
- Genesee Transportation Council Unified Planning Work Program (UPWP) funding
- Federal Highway Administration Safe Routes to School Program





## THEME 2: NATURAL RESOURCE PROTECTION

### MISSION STATEMENT

*Preserve and protect the natural resources of our community, with a particular focus on safeguarding the health and vitality of Oatka Creek.*

*Through responsible stewardship, sustainable practices, and community engagement, we strive to maintain the ecological balance, ensuring that future generations can enjoy and benefit from these vital natural spaces.*



## DRIVERS OF PLANNING

Oatka Creek, the third longest tributary of the Genesee River, flows through Wyoming, Genesee, and Monroe Counties, supporting fishing, boating, recreation, and drinking water for the region. Its scenic character is a major community asset, and residents identified its protection as essential to maintaining the Village's identity.

The Oatka Creek Watershed Committee (OCWC), a nonprofit, leads watershed planning, promotes consistent development guidelines, educates the public, and coordinates efforts across municipalities and stakeholders to preserve water quality for future generations.

While renewable energy was not a primary focus of this plan, minimizing environmental impacts and supporting sustainable investments will benefit residents and Village operations while aligning with New York State's Climate Leadership and Community Protection Act (CLCPA), which sets ambitious goals for renewable energy and carbon neutrality.

## SMART GROWTH

Smart growth and natural resources protection are closely tied. Smart growth promotes development patterns that minimize environmental impacts and conserve natural resources. Smart growth strategies prioritize preserving existing open space, and natural areas, recognizing their ecological and recreational value. This can lead to reduced habitat loss, lower carbon emissions, and improved air and water quality. The Village places a high value on its natural environment, so it will be important to balance land conservation and development.

## GOALS & STRATEGIES

**Goal #1:** Develop and implement plans and regulations that support the protection and preservation of natural resources, with special emphasis on Oatka Creek.

- **Strategy 1.1:** Develop natural resources, inventories and related planning documents and implement actions.
- **Strategy 1.2:** Integrate environmental protection into local planning and regulatory frameworks

**Goal #2:** Implement the Oatka Creek Watershed Management Plan to protect and restore the health of the watershed in a sustainable, collaborative, and community-driven way.

- **Strategy 2.1:** Reduce runoff, controlling erosion, and protecting waterways from development impacts and containment risk in the watershed
- **Strategy 2.2:** Reducing contaminant risks to the watershed.

**Goal #3:** Support and manage renewable energy development in a manner that preserves LeRoy's Rural character while improving efficiency and resiliency of Village facilities and operations.

- **Strategy 3.1:** Support the expansion of clean energy opportunities throughout the Village.
- **Strategy 3.2:** Participate in state programs and pursue grants that reward communities for energy efficiency and resiliency.

### Funding Resources

- Department of Agriculture and Markets Farmland Protection Planning Grant
- Smart Growth Community Planning and Zoning Grant
- U.S. Environmental Protection Agency Recreation Economy for Rural Communities Initiative
- New York State Department of Environmental Conservation Climate Smart Communities Grant
- New York State Environmental Facilities Corporation Green Innovation Grant Program



## THEME 3: COMMUNITY DRIVEN PLANNING

### MISSION STATEMENT

*We strive to enhance community well-being by providing diverse, accessible recreation opportunities for all ages.*

*By developing and maintaining safe, engaging spaces, we promote healthy lifestyles, and strengthen community connections. Additionally, we foster volunteer participation, inspiring appreciation for our shared history, and empowering individuals to protect cultural landmarks.*



## DRIVERS OF PLANNING

Throughout the planning process, enhancing community well-being remained a central goal of the Comprehensive Plan. Residents expressed a strong desire for more engaging and accessible public spaces that preserve LeRoy's cultural heritage and foster community connections through local events and volunteerism. Community members also emphasized the need for more local job opportunities, improved communication from Village leadership, and expanded volunteer initiatives. Additionally, there was broad support for more multi-use and nature trails, playgrounds, picnic shelters, and the preservation of passive open spaces for recreation. Students specifically highlighted the need for more recreational activities for youth, noting that they often feel the need to leave the Village to socialize with peers.

## SMART GROWTH

Smart growth is complementary to enhancing community well-being and community connections by emphasizing livability, health, inclusion, and stewardship. By offering diverse and accessible recreation opportunities for all ages, we support smart growth and enhance community well-being. Safe, engaging spaces encourage healthy lifestyles, strengthen social connections, and foster a sense of belonging. Through volunteer involvement and cultural preservation, we inspire pride in our shared history and empower individuals to protect the places that define our community.

## GOALS & STRATEGIES

**Goal #1:** Celebrate and promote the Village as a welcoming regional destination by highlighting its unique character and strengthening community identity

- **Strategy 1.1:** Develop an approach designed to enhance the Village's identity and visibility to promote its unique assets, and attract increased visitation from both locals and visitors

**Goal #2:** Foster a community where people love to live and recreate through investment in and promotion of new and existing community spaces and events.

- **Strategy 2.1:** Enhance community engagement and local pride among Village residents.
- **Strategy 2.2:** Evaluate long-term use, maintenance, and operations of community spaces and opportunities.

### Funding Resources

- New York State Parks, Recreation and Historic Preservation Park & Trail Partnership Grant Program
- U.S. Department of Agriculture Facility Grants
- U.S. Environmental Protection Agency Recreation Economy for Rural Communities Initiative



## Chapter 3:

# Action Plan

Chapter 3 presents a set of tables outlining implementation guidance. This guidance will help set funding and action priorities for achieving the Plan's vision over the next decade. Successful implementation will require leadership from the Village Board, with support from the Planning Board, Zoning Board, municipal departments, committees, and partner organizations. Although this plan identifies priorities, it will be the decision of the Village Board to determine which steps to take and when. Each of the strategies outlined in the previous chapter are broken down into Actions which are specific items that should be implemented to carry out the Comprehensive Plan's goals and policies.

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## ACTION PLAN

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Actions will fall into six Big Moves:

- Interagency Cooperation between Town, Village, County or other local agencies (IC)
- Operations requiring functional changes and the expenditure of funds (O)
- Plans will guide decision making and action (PL)
- Programs to be established that will to solve a particular problem (PR)
- Studies will identify solutions to specific challenges in key locations in Village (S)
- Zoning regulations will guide future land use development (Z)

It is not realistic to expect that all of the action items will be implemented immediately. Those items that require immediate action are identified within each section by topic. Other items are classified as either Short Term actions that should be implemented within 2 years, Medium-Term 3-5 years, Long Term actions are targeted for implementation over 5 years' timeframe, or ongoing initiatives with no definitive timeframe. Policies and actions with an \* indicate priority actions.

Each action also identifies the leading Village Department or Committee, State and County partners, and the potential need for outside consultant support. Some of the partners include but are not limited to:

- Business and Property Owners
- Code Enforcement Officer (CEO)
- Consultants
- NYS Department of Transportation (DOT)
- NYS Department of Environmental Conservation (DEC)
- Genesee County Economic Development Center (EDC)
- Genesee County Planning Department
- Genesee County Soil and Water
- Genesee/Finger Lakes Regional Planning Council (G/FLRPC)
- LeRoy Historical Society
- Office of Emergency Management (OEM)
- Oatka Creek Watershed Committee (OCWC)
- PB: Planning Board (PB)
- PW: Public Works (PW)
- VB: Village Board (VB)
- Village Recreation Department
- Regional Transit Service (RTS)
- NYS Research and Development Authority (NYSERDA)
- Town of LeRoy
- Zoning Board of Appeals (ZBA)



## THEME 1: DOWNTOWN ACTIVATION & NEIGHBORHOOD INVESTMENT

**Mission Statement:** Enhance the quality of life in our community by fostering sustainable growth, supporting local businesses, and attracting new investment.

**Through thoughtful development and strategic economic initiatives, we aim to create vibrant, diverse neighborhoods that promote long-term prosperity, environmental responsibility, and a strong tax base for future generations.**

<b>Goal #1: Increase business retention and attraction to the Village.</b>				
Strategy 1.1: Incentivize and support local businesses.		Timeframe	Action Type	Lead/Partners
	Action 1: Offer grants, tax breaks, or low-interest loans to support existing businesses and attract new investment.	Mid-term	PL	EDC
	Action 2: Work with the EDC and LeRoy Business Council to create opportunities for small businesses and entrepreneurs to test the market with temporary retail spaces and pop-up spaces.	Mid-term	IC	VB EDC
	Action 3: Require formula businesses such as chain stores, and big box retail to obtain a special use permit.	Short-term	O Z	PB ZBA
*	Action 4: Partner with the Town to develop a retail leakage study to identify potential opportunities for new businesses or improvements to existing ones. <b>Immediate Action:</b> develop a retail business focus group to discuss the challenges and opportunities of operating a retail business in LeRoy.	Mid-term	S IC PL	VB Town EDC
Strategy 1.2: Attract new investments and businesses by updating zoning regulations that reflect recent development trends and accommodate the desired uses and design.		Timeframe	Action Type	Lead/Partners
*	Action 1: Develop design standards and preservation guidelines for Main Street, enforceable by code, with periodic review and updates.	Mid-term	Z PR	PB LeRoy Historical Society
	Action 2: Review the intent and application of commercial and industrial zoning districts and update the zoning law to attract investments that align with the Village's desired aesthetic and future land use pattern.	Short-term	Z	VB PB G/FLRPC
*	Action 3: Partner with the Town and County to identify vacant and underutilized properties and promote adaptive reuse of vacant spaces especially historic structures. <b>Immediate Action:</b> Evaluate the success and effectiveness of the current Vacant Property Inventory.	Mid-term	S IC	CEO VB Town County Planning

**Action Type:**

IC: Interagency Cooperation  
O: Operations

PL: Plans  
PR: Program

S: Study  
Z: Zoning

## ACTION PLAN

<b>Goal #2: Encourage thoughtful development and infrastructure improvements that prioritize human-scale design through safety, accessibility, and connectivity.</b>				
Strategy 2.1: Identify high-priority infrastructure and beautification needs and pursue related improvements.		Timeframe	Action Type	Lead/Partners
	Action 1: Update the Capital Investments Plan to add improvements and allocate funds for needed capital projects.	Mid-term	PR O	VB PB
	Action 2: Establish focused investment areas to encourage infill and mixed-use development, promote the adaptive reuse of existing structures, and focus growth in areas with existing infrastructure.	Short-term	PL	PB ZBA CEO
*	Action 3: Conduct a parking study and inventory to determine if parking within the village is adequate for businesses and residents. A Parking study would assess the adequacy of existing parking, shared parking agreements to ensure efficient and alternate uses. <b>Immediate Action:</b> Map parking resources within the Village and distribute to community members. Re-stripe public parking spaces within the Village.	Mid-term	S	VB PW DOT
	Action 4: Conduct an accessibility study within downtown to ensure all buildings are compliant with American with Disabilities Act standards to support the use of upper floor space within the Village.	Short-term	S	VB CEO PW

### Lead Village Department, Committee or Partner:

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G/FLRPC: Genesee/Finger Lakes Regional Planning Council

HDO: Housing Development Officer

OCWC: Oatka Creek Watershed Committee

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ZBA: Zoning Board of Appeals

## ACTION PLAN

Strategy 2.2: Invest in efforts to address dilapidated, unsafe, abandoned, and nuisance structures. Promote maintenance of public facilities, and improve the overall appearance of the Village.		Timeframe	Action Type	Lead/Partners
*	Action 1: Review and update the property maintenance and other relevant provisions of the village code to ensure better enforcement. Examples include: More specific standards for property aesthetics, yard maintenance, and removal of debris, and better defining deadlines for compliance.	Short-term	Z	VB CEO
*	Action 2: Commit increased resources to code enforcement and the Vacant Building Registry	Short-term	O IC	VB Town
	Action 3: Identify and Support funding for property for facade improvements. <b>Immediate Action:</b> Support funding through grant programs to property owners.	Mid-term	PL	PB Property Owners
*	Action 4: Address vacant or zombie properties by participating in the Genesee County Land Bank program or establishing a local ordinance such as incentive zoning or other regulatory tools. <b>Immediate Action:</b> Establish a Vacant Property Task Force to identify and address zombie and distressed property issues and update the Vacant Building Registry.	Mid-term	Z	VB CEO PW Attorney

### Action Type:

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## ACTION PLAN

Strategy 2.3: Develop a pedestrian-friendly Village with appealing streetscapes and accessible public spaces.		Timeframe	Action Type	Lead/Partners
	Action 1: Collaborate with RTS to improve public transportation access and connectivity for residents particularly seniors and students, including signage, maintenance, and connections to key destinations.	Long-term	IC S	RTS
*	Action 2: Develop and implement a bicycle/ pedestrian master plan and/or a transportation master plan in partnership with the town to address multi-modal (i.e. walking, biking etc) and public transportation issues and opportunities. <b>Immediate Action:</b> Map transportation resources, bike paths and parking opportunities within the Village and distribute it to community members and Genesee County Tourism.	Mid-term	PL IC	VB DOT PW
	Action 3: Review and revise the Site Plan Review procedures to ensure that circulation and pedestrian access is carefully addressed.	Short-term	Z	VB PB
*	Action 4: Develop a wayfinding program that assists people around the Village both on foot and in a motor vehicle. Signage from I-90 to the Village especially needs to be improved. <b>Immediate Action:</b> Map shopping, services, dining and recreational options, along with parking opportunities within the Village and distribute it to community members and Genesee County Tourism.	Mid-term	S	VB County EDC
	Action 5: Conduct a downtown streetscape audit to inventory sidewalks, lighting, crosswalks, accessibility features, and auditory signaling. Use audit results to identify gaps and prioritize improvements to complete the existing sidewalk network. Require the inclusion of sidewalks, pedestrian lighting, and accessible infrastructure including auditory signaling in all new neighborhood developments.	Mid-term	S	DOT PW PB Consultant
	Action 6: Install traffic calming features to slow traffic and enhance safety and improve street design.	Long-term	IC	PW DOT PB

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## ACTION PLAN

<b>Goal #3: Maintain the existing housing stock and develop a diversity of housing choices for all ages and lifestyles.</b>				
Strategy 3.1: Support the development of diverse and well-distributed housing for aging in place by implementing recommendations in the 2024 Genesee County Housing Needs Assessment.		Timeframe	Action Type	Lead/Partners
	Action 1: Streamline the permitting process for multifamily housing, affordable housing, accessible housing, accessory dwelling units (ADUs), and housing for seniors. ADUs are smaller, secondary homes on the same lot as a primary residence such as basement apartments, attic conversions, or detached cottages. They offer independent living, support multi generational households, increase housing supply, and provide rental income.	Short-term	Z	VB PB
	Action 2: Update the zoning code to allow for a variety of housing types such as accessory dwelling units.	Short-term	Z	VB PB
*	Action #3: Work with the County to create a senior home modification program that offers grants, low interest loans, and/or volunteer labor to help mobility challenged seniors live safely in their current homes (such as ramps, stair lifts, bathroom grab bars, roll-in showers, and ground floor bedroom conversion). <b>Immediate Action:</b> Promote the <a href="#">Genesee County Handyman Program</a> to Village Seniors. This program provides adults 60+ in Genesee County, assistance for minor home repairs.	Mid-term	PR IC	VB County
Strategy 3.2: Develop new neighborhoods that complement the traditional village density, variation, and scale planning and regulatory frameworks.		Timeframe	Action Type	Lead/Partners
	Action 1: Revise the zoning and site development guidelines to address lot size, frontage, and setback requirements.	Short-term	Z	VB PB
	Action 2: Modify the zoning and site development guidelines develop new neighbor blocks by expanding the existing street grid and to prohibit cul-de-sac development.	Short-term	Z	VB PB
	Action 3: Develop design guidelines for the preferred development pattern of future neighborhood development.	Mid-term	Z OP	VB PB
	Action 4: Modify the zoning code and offer incentives to restore single-family occupancy homes that have been converted to multi-family.	Short-term	Z	VB PB G/FLRPC
	Action 5: Coordinate with the County Housing Development Officer, to expand and enhance local housing initiatives. This includes developing new housing programs, inventorying and improving existing housing stock, and pursuing and managing grant funding to support housing goals.	Ongoing	IC	HDO

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## THEME 2: PROTECT NATURAL RESOURCES

**Mission Statement:** *Preserve and protect the natural resources of our community, with a particular focus on safeguarding the health and vitality of Oatka Creek.*

*Through responsible stewardship, sustainable practices, and community engagement, we strive to maintain the ecological balance, ensuring that future generations can enjoy and benefit from these vital natural spaces.*

<b>Goal #1: Develop and implement plans and regulations that support the protection and preservation of natural resources, with special emphasis on Oatka Creek.</b>				
Strategy 1.1: Develop natural resources inventories and related planning documents and implement actions.		Timeframe	Action Type	Lead/Partners
	Action 1: Inventory and identify areas of contaminated sediments and groundwater, and quantify discharge to Oatka Creek.	Mid-term	PL	Soil & Water OCWC DEC
	Action 2: Develop and adopt a stormwater management plan.	Mid-term	PL	VB OCWC Soil & Water
*	Action 3: Develop and maintain an invasive species inventory to track and manage the presence of invasive plants, pests, or animals present in the Village.	Ongoing	PL	Soil & Water OCWC DEC
	Action 4: Develop a wetland inventory to support wetland restoration and incorporate updates from the new flood insurance maps.	Short-term	PL	OCWC Soil & Water
*	Action 5: Develop an ecological resiliency plan using the County network map to define connected natural, cultural, scenic, and recreational assets. <b>Immediate Action:</b> Map resources and share with residents and Genesee County Tourism.	Short-term	PL	OCWC Soil & Water VB PB
	Action 6: Adopt a tree preservation ordinance and pursue Tree City USA designation. <b>Immediate Action:</b> Partner with Cornell University on a tree inventory to guide a tree preservation ordinance, maintenance, planting and Tree City certification.	Mid-term	OP	Soil & Water VB PB PW

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## ACTION PLAN

Strategy 1.2: Integrate environmental protection into local planning and regulatory frameworks.		Timeframe	Action Type	Lead/Partners
	Action 1: Adopt stream buffer/riparian setback regulations. Create and maintain riparian buffer zones for streams adjacent to agricultural land starting with the critical areas.	Short-term	Z OP	PB Soil & Water
	Action 2: Adopt a Stormwater Management & Erosion Control Local Law and the enforcement of performance standards and integrate into all Integrate into all zoning, subdivision, and/or site plan review controls.	Mid-term	Z OP	PB Soil & Water
	Action 3: Adopt ordinances prohibiting development in 100-year floodplain.	Short-term	Z	PB Soil & Water
	Action 4: Require new developments to maintain the volume of runoff at pre-development levels by using structural controls and pollution prevention strategies.	Short-term	Z OP	PB Soil & Water
<b>Goal #2: Implement the Oatka Creek Watershed Management Plan to protect and restore the health of the watershed in a sustainable, collaborative, and community-driven way.</b>				
Strategy 2.1: Reduce runoff, controlling erosion, and protecting waterways from development impacts and containment risk in the watershed.		Timeframe	Action Type	Lead/Partners
	Action 1: Restore very severe stream bank segments using ecologically-based stream restoration.	Mid-term	O	OCWC Soil & Water PB
	Action 2: Implement vegetated filter strips where appropriate.	Mid-term	O	OCWC Soil & Water PB
	Action 3: Revising zoning codes to incorporate green infrastructure and low-impact development standards.	Short-term	Z	OCWC Soil & Water PB
Strategy 2.2 Reducing contaminant risks to the watershed.		Timeframe	Action Type	Lead
	Action 1: Identify and retrofit existing retention/detention areas, stormwater ponds.	Mid-term	PR O	OCWC Soil & Water PB
	Action 2: Target training programs for highway officials, contractors, construction workers, inspectors, zoning and planning officials.	Ongoing	PR	VB PB
	Action 3: Routinely inspect, maintain and resize storm drainage structures when necessary so that they will remain unobstructed during storm events. Blockages resulting from sedimentation, debris, excessive vegetation and structural failure should be identified and mitigated.	Ongoing	PR O	OCWC Soil & Water PW

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## ACTION PLAN

<b>Goal #3: Support and manage renewable energy development in a manner that preserves LeRoy's Rural character while improving efficiency and resiliency of Village facilities and operations.</b>				
Strategy 3.1: Support the expansion of clean energy opportunities throughout the Village.		Timeframe	Action Type	Lead/Partners
	Action 1: Implement standard permit application procedures tailored specifically to clean energy technologies; make permit applications, inspection information, and fee schedules available online; allow for digital permit application submissions using email or a web portal; set reasonable permit fees based on actual cost to administer; and create or utilize an existing inspection checklist for clean energy installations.	Mid-term	Z	PB ZBA CEO
*	Action 2: The Village should support the professional development and continuing education for Village officials, board members, and code officials to ensure they are up-to-date on best practices in renewable energy.	Ongoing	O	VB ZBA PB
Strategy 3.2: Participate in state programs and pursue grants that reward communities for energy efficiency and resiliency.		Timeframe	Action Type	Lead/Partners
	Action 1: Participate in Climate Smart Community or other state programs to qualify for grants and technical assistance to build community resilience to climate change.	Ongoing	PR IC	VB G/FLRPC
	Action 2: Become a Green Purchasing Community by prioritizing the selection of products and services that are healthier for our community and the environment. Local governments that become a Green Purchasing Community commit to following the GreenNY purchasing specifications that New York State government uses. With over 75 different GreenNY purchasing specifications covering office and building management supplies, electronic equipment and appliances, food service items, and transportation items, there are specifications to follow for a wide variety of items frequently purchased by local governments.	Mid-term	O	VB
*	Action 3: Review and update the Village Emergency Management Plan to reduce the impact of emergencies and support community recovery from natural disasters. This plan will include the evaluation of public safety facilities (local police, protection, fire protection, and emergency medical services) to ensure adequate service levels and will be reviewed and updated as needed following significant changes or events.	Short-term	PL IC	OEM VB CEO Consultant

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## THEME 3: COMMUNITY DRIVEN PLANNING

**Mission Statement:** *We strive to enhance community well-being by providing diverse, accessible recreation opportunities for all ages.*

**By developing and maintaining safe, engaging spaces, we promote healthy lifestyles, and strengthen community connections. Additionally, we foster volunteer participation, inspiring appreciation for our shared history, and empowering individuals to protect cultural landmarks.**

<b>Goal #1: Celebrate and promote the Village as a welcoming regional destination by highlighting its unique character and strengthening community identity.</b>				
		Timeframe	Action Type	Lead/Partners
Strategy 1.1: Develop an approach designed to enhance the Village’s identity and visibility to promote its unique assets, and attract increased visitation from both locals and visitors.				
*	Action 1: Identify and establish community gateways at key points within the Village. Community gateways should have developed design guidelines that include welcome signage, plants, and lighting.	Long-term	PL	VB PW DOT
	Action 2: Develop targeted marketing strategies to raise the profile and awareness of existing Village offerings and improve overall visitation to the Village’s unique assets.	Mid-term	PR IC	EDC VB Recreation Dept
*	Action 3: Map cultural resources and recreational opportunities and distribute it to community members, Genesee County Tourism, and made available online.	Short-term	PL	VB Recreation Dept
	Action 4: Develop self-guided walking tours using QR codes, featuring recordings by local experts, such as Barn Quilt tours.	Mid-term	PR	VB LeRoy Historical Society Recreation Dept

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<b>Goal #2: Foster a community where people love to live and recreate through investment in and promotion of new and existing community spaces and events.</b>				
Strategy 2.1: Enhance community engagement and local pride among Village residents.		Timeframe	Action Type	Lead/Partners
	Action 1: Create an annual Oatka Creek Art Contest to capture the beauty and significance of LeRoy’s most cherished natural resource. Winning entries can be showcased in public spaces, at community events, and on social media, helping to foster a deeper connection to the creek and highlight the importance of its preservation.	Short-term	PR	OCWC Recreation Dept
	Action 2: Launch a community art contest themed “LeRoy The Center of It All” to showcase the Town’s identity. The contest will engage residents of all ages in creating artwork that highlights LeRoy’s location within the region and the unique experiences it offers. Winning entries can be showcased in public spaces, at community events, and on social media, helping strengthen community pride and visibility.	Mid-term	PR	OCWC Recreation Dept
*	Action 3: Collaborate with volunteer organizations and neighborhood groups to promote community events, volunteerism for maintenance and improvement of public facilities.	Short-term	PR IC	VB LeRoy Historical Society Recreation Dept
*	Action 4: Work with the Town to establish a community calendar for upcoming events and meetings. The library, churches, school district, and the HOPE Center are all potential sources for the community calendar.	Short-term	PR IC	VB LeRoy Historical Society Recreation Dept
	Action 5: Support the weekly LeRoy Farmers Market in the Village during the growing season. Support access to locally grown fresh food for all residents, especially those with lower incomes.	Ongoing	IC	VB

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## ACTION PLAN

Strategy 2.2: Evaluate long-term use, maintenance, and operations of community spaces and opportunities.		Timeframe	Action Type	Lead/Partners
*	Action 1: Adopt a Parks and Recreation Master Plan identifying all recreation facilities and programs to ensure that the Village and Town is providing adequate range of recreational opportunities.	Mid-term	PL O	VB Town LeRoy Historical Society Recreation Dept
	Action 2: Partner with the Town and the LeRoy Historical Society to identify historic landmarks and to ensure their preservation and/or enhancement, as appropriate.	Mid-term	PL IC	VB Town LeRoy Historical Society Recreation Dept
	Action 3: Partner with the Town to identify and assess potential locations for new trails and trail connections that enhance local recreation, active transportation, and regional access. Ensure the trail is safe, accessible, and well maintained.	Mid-term	PL IC	VB PB Town Recreation Dept
	Action 4: Explore the use of existing buildings and churches as community building centers, especially for youth activities.	Mid-term	PL O	VB Recreation Dept
	Action 5: Add public seating and game tables (e.g., chess and checkers) in Trigon Park and other public places to encourage socializing, provide rest, and create more interactive gathering spaces.	Mid-term	O	VB Recreation Dept

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## Chapter 4:

# FUTURE LAND USE PLAN

The future land use plan and associated maps represent a long-term vision. Land use plan maps are not legally binding and are not zoning maps. The Village may choose to create zoning and other regulations that support the Plan, but this section is not regulatory. It is a vision and a guide.

The future land use plan incorporates LeRoy's vision for future growth, preservation, and development and helps guide the character of specific areas throughout the Village. The land use plan aims to preserve key areas such as neighborhoods, downtown, and environmentally sensitive sites while envisioning new development that fits within the established context.

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The Future Land Use Plan is a strategic tool that visually communicates the goals, visions, and recommended actions outlined in the Comprehensive Plan. It identifies areas appropriate for development and conservation and supports the prioritization of community goals by informing future land use and zoning changes. The Future Land Use Plan outlines a long-term vision that helps the Village plan intentionally for growth, preservation, and reinvestment.

The accompanying Future Land Use Maps on the following pages illustrates the desired patterns of development across the Village of LeRoy. It is a generalized map that does not define property-specific uses or zoning classifications, but rather serves as a guide for how land might best be used in the future to support community goals. The map informs future zoning updates, development proposals, and infrastructure planning. Boundaries are intentionally broad and should be interpreted flexibly, reflecting overall intent rather than exact parcel-level designations. Key features of the map include:

**Designated Investment Areas:** Locations prioritized for future development and reinvestment. These areas are suitable for new residential, commercial, or mixed-use projects that support economic growth and align with the Village's vision. Directing growth toward these areas helps manage infrastructure demands, preserve open space elsewhere, and strengthen existing neighborhoods and business districts.

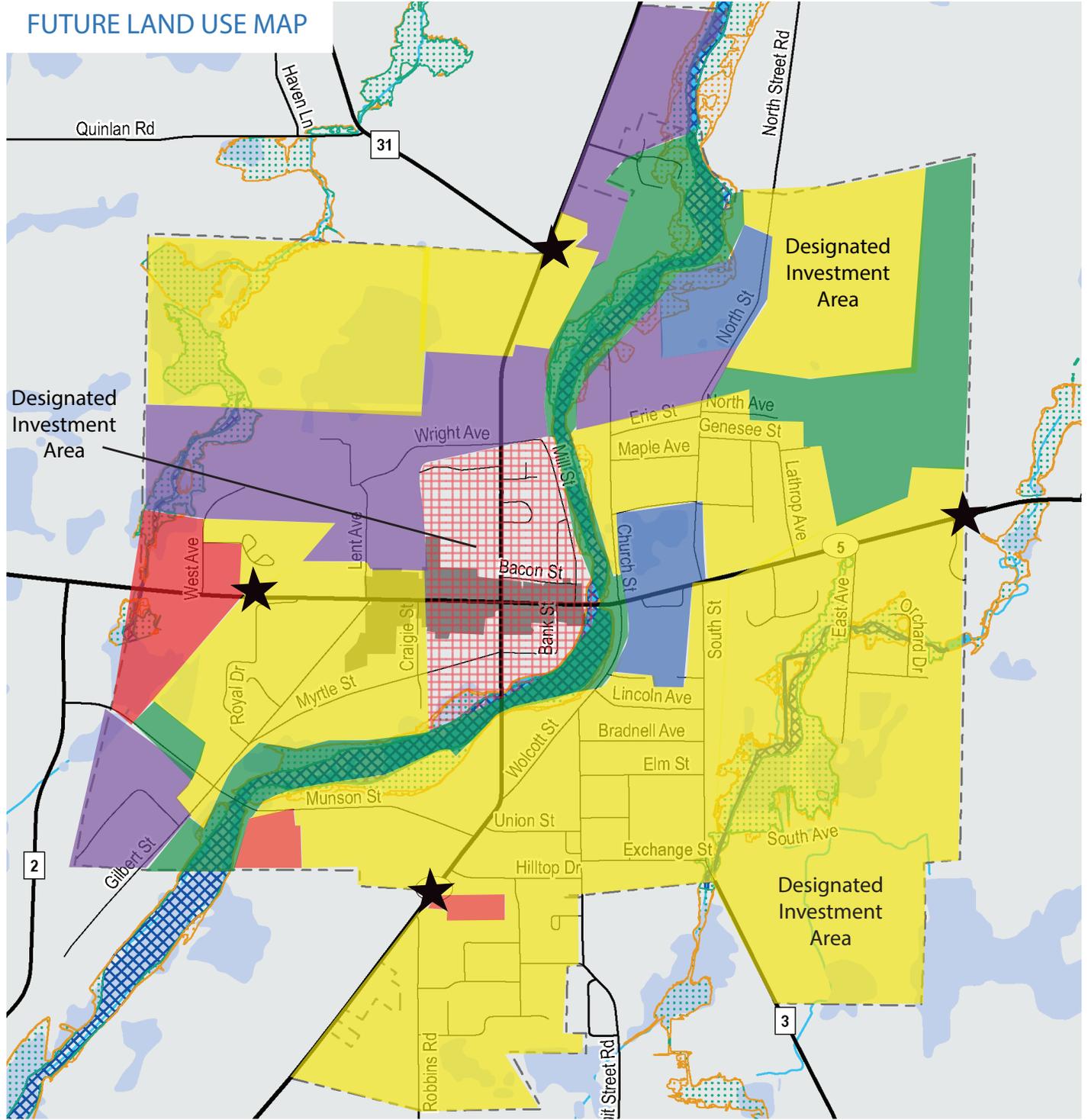
**Community Gateways:** Important entry points into the Village that create first impressions and offer opportunities for visual enhancement, cohesive signage, landscaping, and architectural design. Improvements to these gateways can reinforce community identity and support placemaking goals.

**Floodplain:** The Floodplain Overlay identifies areas within the 100-year and 500-year flood zones as defined by FEMA Flood Insurance Rate Maps (FIRMs). This overlay is intended to guide future development away from areas of high flood risk and to promote land uses that are compatible with periodic flooding, such as open space, recreation, or agriculture. The Floodplain Overlay does not change the underlying land use designation but serves as an additional layer of information to inform site planning, infrastructure investment, and emergency management decisions.

The land use categories illustrated on the Future Land Use Map include:

- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Mixed-Use
- General Commercial
- Public
- Industrial
- Conservation/Recreation

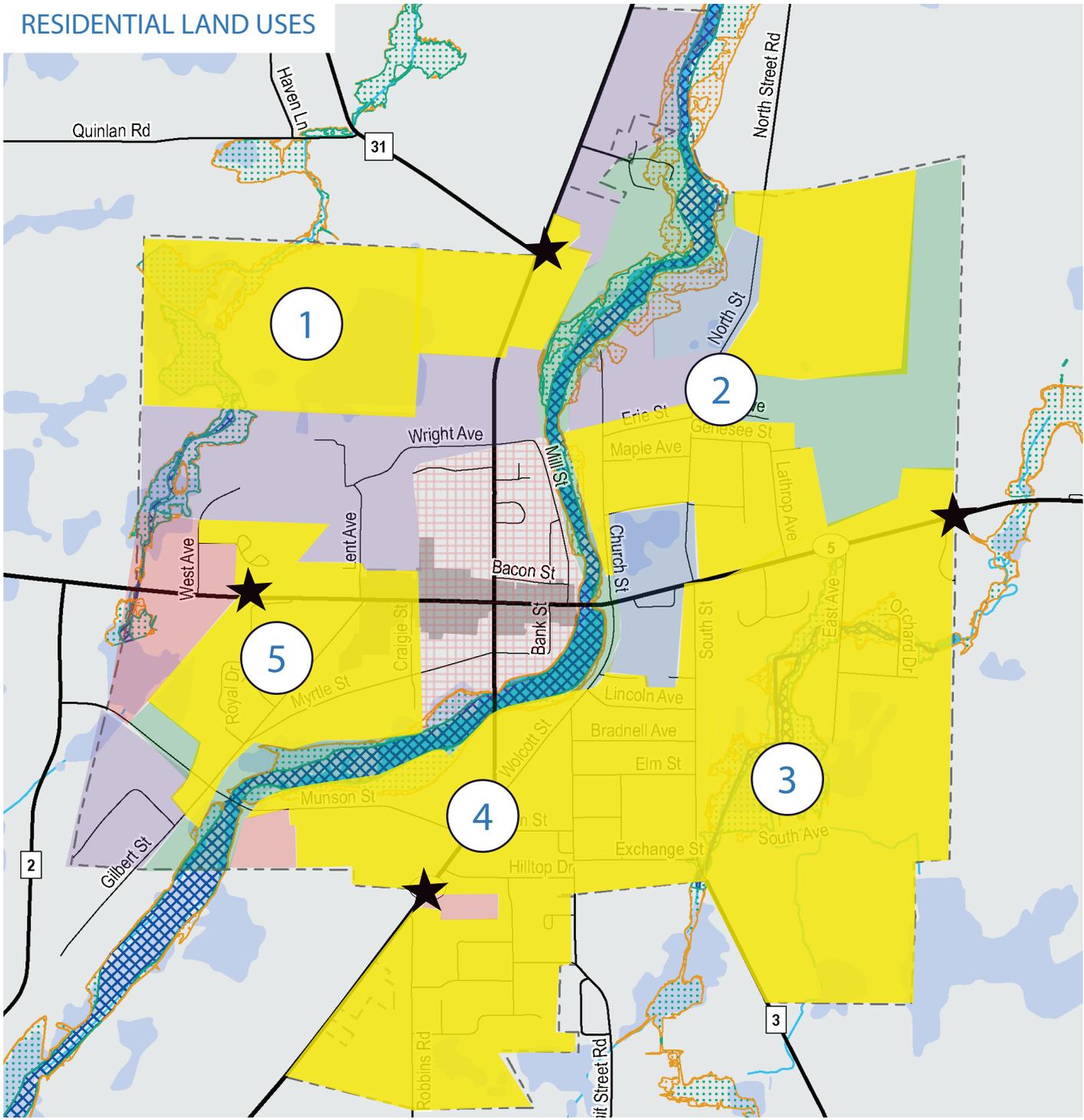
The future land use map should be used by the Village Board, Planning Board and Zoning Board of Appeals, as well as developers and the public to guide future zoning decisions, other land use regulations, community services, and priorities for capital improvements and land acquisition over the next decade. It should be noted that the uses portrayed on the future land use map are not intended to supplant the Village's ability to scrutinize development proposals that may be consistent with the general intent of this Plan. The next several pages will include the intent, recommendations, and land use changes for each land use type.



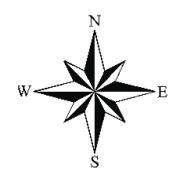
- |  |   |   |
|--|---|---|
|  Residential        |  Industrial              |  Informational Wetland |
|  Mixed use          |  Conservation/Recreation |  Water Body            |
|  General Commercial |  Community Gateway       |  Floodway              |
|  Public             |  Historic District       |  1% Flood Chance       |
|  |   |  0.2% Flood Chance     |



RESIDENTIAL LAND USES



- |                    |                         |                       |
|--------------------|-------------------------|-----------------------|
| Residential        | Industrial              | Informational Wetland |
| Mixed use          | Conservation/Recreation | Water Body            |
| General Commercial | Community Gateway       | Floodway              |
| Public             | Historic District       | 1% Flood Chance       |
|                    |                         | 0.2% Flood Chance     |



## RESIDENTIAL LAND USES

Residential land use in the Village of LeRoy currently accounts for the largest use of land after within the Village. Given the Village's aging population, future residential uses should strive to provide a variety of housing types to retain and attract residents. It is also highly important to residents that the Village preserves open space; future residential uses should strive to develop in a way that does not detract from the rural landscape. To accommodate a variety of housing types and avoid sprawl, the following residential future land uses have been identified. Residential areas of the Village are divided into five subareas.

### LOW DENSITY RESIDENTIAL

Lower density residential will help maintain the rural character of the Village and support single family living. It is ideal to locate this type of density on the outskirts of the Village. This area will accommodate detached single-family homes on large lots and hobby farms. Design features will include large setbacks and yards and the integration of natural features.

**Subarea 3:** This area is currently zoned single family residential and is currently defined by open agricultural space. While this area is productive farmland it is a prime future neighborhood development area. It can be easily be connected to the existing street grid system within a primarily residential area. This areas proximity to the Jr/ Sr. High School located just south makes it a particularly suitable for new residential growth.

This subarea is envisioned as a priority investment area for new large-lot single-family homes. To accommodate future low-density housing in this area it is recommended that Poplar Lane be extended to Asbury Road. Maintain single family zoning designation allowing for future growth that better fits within the desired character of LeRoy.

Smaller lot sizes may be considered if a development proposal demonstrates the preservation of

significant open space, such as through the implementation of conservation subdivisions.

Portions of Subarea 3 are located within regulated flood zones. Any future development must comply with all applicable New York State and Village of LeRoy floodplain management regulations, including those related to building elevations, stormwater management, and minimizing impacts to natural drainage systems. Development should be carefully planned to avoid flood-prone areas and preserve natural features that provide stormwater and habitat benefits. Areas within Special Flood Hazard Areas are additionally regulated by Chapter 113, Flood Damage Prevention, of the Code of the Village of LeRoy, which is administered by the Zoning Enforcement Officer or other designee of the Village Board. These requirements apply in addition to those contained within the underlying zoning district.

### MEDIUM DENSITY RESIDENTIAL

These areas will provide a transition between low- and high-density areas and support a mix of housing types for families and seniors. This area will accommodate small lot single-family homes and multi-family homes. Design features will include moderate setbacks, and community green spaces.

**Subarea 1:** This area primarily consists of medium and larger lot single family homes along Route 19 with undeveloped land to the west. In June 2025 Ivy Village Corp. was approved to construct 20 units of market-rate adult patio homes as part of the second phase of three-phase, 60-unit development on 16 acres. This undeveloped area of the Village provides for flexible development that can support both large and small lot single family homes, multi-family homes, and agricultural uses. Portions of Subarea 1 are located within regulated flood zones. Any future development must comply with all applicable New York State and Village of LeRoy floodplain management regulations, as stated in Subarea 3 above.

**Subarea 2:** This area includes a mix of higher density single family and multi-family homes. The area north of the train tracks and east of North Street is primarily undeveloped farmland and is considered a priority investment area. It is envisioned that this area will support a mix of small-lot single-family homes and duplexes.

**Subarea 4:** This area includes both single family (R-1) and multi family (R-2) zoning designations. This area includes a mix of higher density single family and multi-family homes as well as a few public parks. It is envisioned that this area will support a mix of larger lot single family homes, and small lot single family homes and duplexes.

### HIGH DENSITY RESIDENTIAL

The purpose of high density residential areas is to permit a higher density of development pattern near the Village center. These areas will accommodate more density than that of other residential areas by allowing smaller lot sizes and a variety of housing options. This area will accommodate town homes, and 2-4 story residential apartments. The intent is to preserve the residential, walkable, and in many places historic character of the existing neighborhoods.

It is recommended that the Village utilize the outcomes of the proposed parking study and inventory, as included in Theme 1, Goal 2 to evaluate the adequacy of existing parking supply in higher-density residential areas. Shared parking agreements should also be explored as a strategy to improve parking efficiency and accessibility.

**Subarea 5:** This area is home to a variety of land uses including a mix of higher density single family and multi-family homes, small-scale industrial uses, and commercial uses bordering the mixed-use Village center. It is envisioned that this area will continue to support a similar range of housing types in the future.



Subareas 1, 3



Subareas 1, 2, 4, 5



Subareas 2, 4, 5

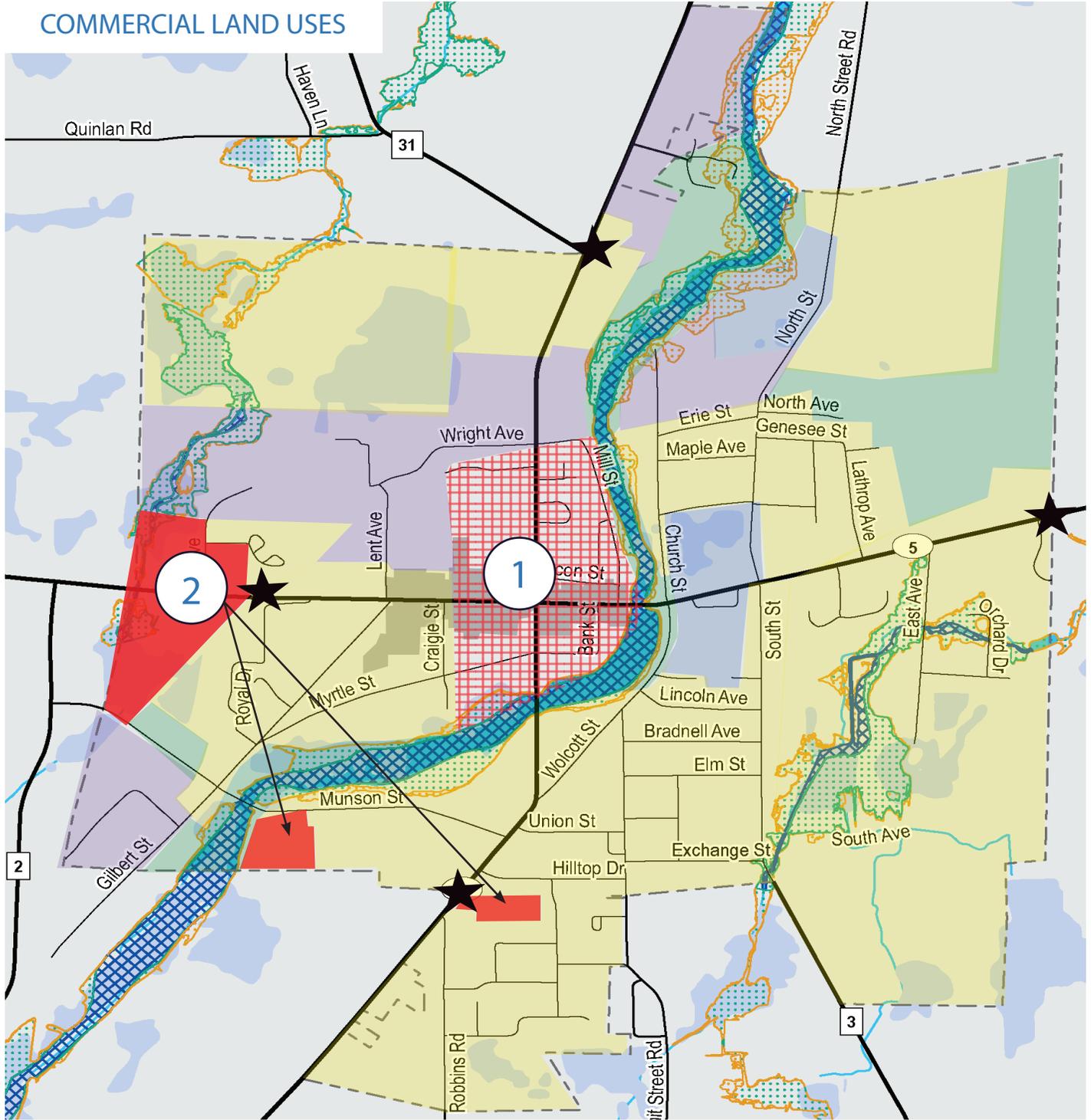


Subarea 5



Subarea 5

COMMERCIAL LAND USES



- |                    |                         |                       |
|--------------------|-------------------------|-----------------------|
| Residential        | Industrial              | Informational Wetland |
| Mixed use          | Conservation/Recreation | Water Body            |
| General Commercial | Community Gateway       | Floodway              |
| Public             | Historic District       | 1% Flood Chance       |
|                    |                         | 0.2% Flood Chance     |



## COMMERCIAL LAND USES

There are two commercial areas in the Village. The first being the Central Business District (subarea 1) and the second being the Route 5 commercial node on the western edge of the Village (subarea 2).

### MIXED USE

Mixed-use is a type of development or zoning that integrates multiple functions, such as residential, commercial, and office spaces, into a single project or area, allowing people to live, work, shop, and play in close proximity. This approach reduces commutes, fosters vibrant and socially active neighborhoods, promotes sustainability by encouraging walking and biking, and can provide higher tax revenues.

**Subarea 1:** The Central Business District along Main Street and Route 19 provides a mix of restaurants, professional offices, specialty shops, and community services. The Central Business District has all of the hallmarks of being a mixed use area: located in the core of a Village and have historically functions as the central focal point of the community. This will help support local economies, reduce the need for cars, and keeps the heart of the village active and livable. The Central Business District is envisioned as a designated investment area for mixed-use commercial and residential development that promotes a vibrant and walkable downtown core.

It is recommended that the Village review the Central Business District zoning and design regulations to better encourage a blend of residential, commercial, and civic uses within walkable, human scale areas, helping to revitalize key corridors, historic landmarks, and create vibrant community centers.

It is also recommended that the Village utilize the outcomes of the recommended parking study and inventory (Theme 1, Action 2.1.3) to evaluate the adequacy of existing parking supply in mixed-use and commercial areas. Identify opportunities for shared parking agreements and other strategies that promote efficient use of parking resources,

ensuring sufficient availability without creating an overabundance of spaces.

### Amend Zoning

Amend the Central Commercial District (C-2) to include zoning provisions to support mixed-use development. These can include:

- Permitting upper-story apartments, live-work units, and town homes
- Permitting retail stores and services on the first floor.
- Minimize commercial setbacks, with buildings close to sidewalks by reducing the maximum building setback to 20 or 30 feet.
- Reduce parking requirements for mixed-use sites by incentivizing shared parking agreements.

### Establish Design Guidelines

Establish design guidelines for mixed-use district. Guidelines will provide design direction for redevelopment, and enhancement of buildings, architectural character, signage, site design, parking, streetscapes, and public open spaces.

Sensitive development enhancements will help advance the community goal of enhancing quality of life, supporting local businesses, and attracting new investment. These guidelines will help improve the visual aesthetic of local buildings and landscapes, reduce the visual clutter of commercial signs, and promote the integration of individual buildings to create an attractive and cohesive public environment.

### Building Design

- Maximum of 2–3 stories to maintain small-town scale.
- Buildings should be located close to the sidewalk with minimal front setbacks to promote walkability.
- Main entrances must face the street and be clearly visible and accessible.

- Traditional materials such as brick, stone, wood, or materials that replicate this appearance should be utilized.
- Ground-floor facades should have large display windows (minimum 50% transparency) to promote visual interest and retail visibility.
- All new development must meet ADA accessibility standards.

### Architectural Character

- Design should reflect and complement the historic character of LeRoy's existing buildings
- Flat or gently sloped roofs are preferred; decorative cornices encouraged.
- Use complementary, historically appropriate color palettes.

### Signage

- Signs should be pedestrian-scale, not overpowering the building facade.
- Wall signs, projecting signs, and window signs are encouraged. Rooftop and internally illuminated box signs are discouraged.
- Wood, metal, or painted signs preferred.

### Site Design & Parking

- Parking Location: Encourage rear or side parking lots, not in front of buildings.
- Pedestrian Access: Clear, safe pedestrian pathways from parking areas to storefronts must be provided.
- Screening: Dumpster areas and mechanical equipment must be screened with landscaping or fencing.

### Streetscape & Public Realm

- Sidewalks: Wide, accessible sidewalks to accommodate outdoor seating, planters, and pedestrian flow.
- Street Trees & Landscaping: Install and maintain street trees, planters, and green elements.
- Lighting: Decorative, pedestrian-scale lighting to enhance safety and ambiance.



Subarea 1



Subarea 1



Subarea 1

## GENERAL COMMERCIAL

**Subarea 2:** The Route 5 commercial node on the western side of the Village provides important services that ensure a convenient shopping experience for Le Roy residents and the region. The anchor store of the area is Tops Friendly Markets. It is recommended that the Village continue to focus future commercial uses that will require parking and large building footprints in this area.

The Visual Preference Survey results indicate that the Village is supportive of building and site design elements that are architecturally pleasing, well landscaped, and pedestrian friendly. The images on this page are the highest scoring from the Visual Preference Survey and are the preferred design of commercial areas.



Subarea 2

## COMMUNITY GATEWAY

It is recommended to establish community gateways in strategic locations in the Village. Gateways are important features that symbolically define LeRoy, create an identity and help people find their way around. A gateway not only indicates that you have entered the Village but will help make the best first impression. Development at gateways should help shape this sense of identity by the nature and quality of landscaping, built form and design features.

The community gateways are indicated by a  on the Future Land Use Map.

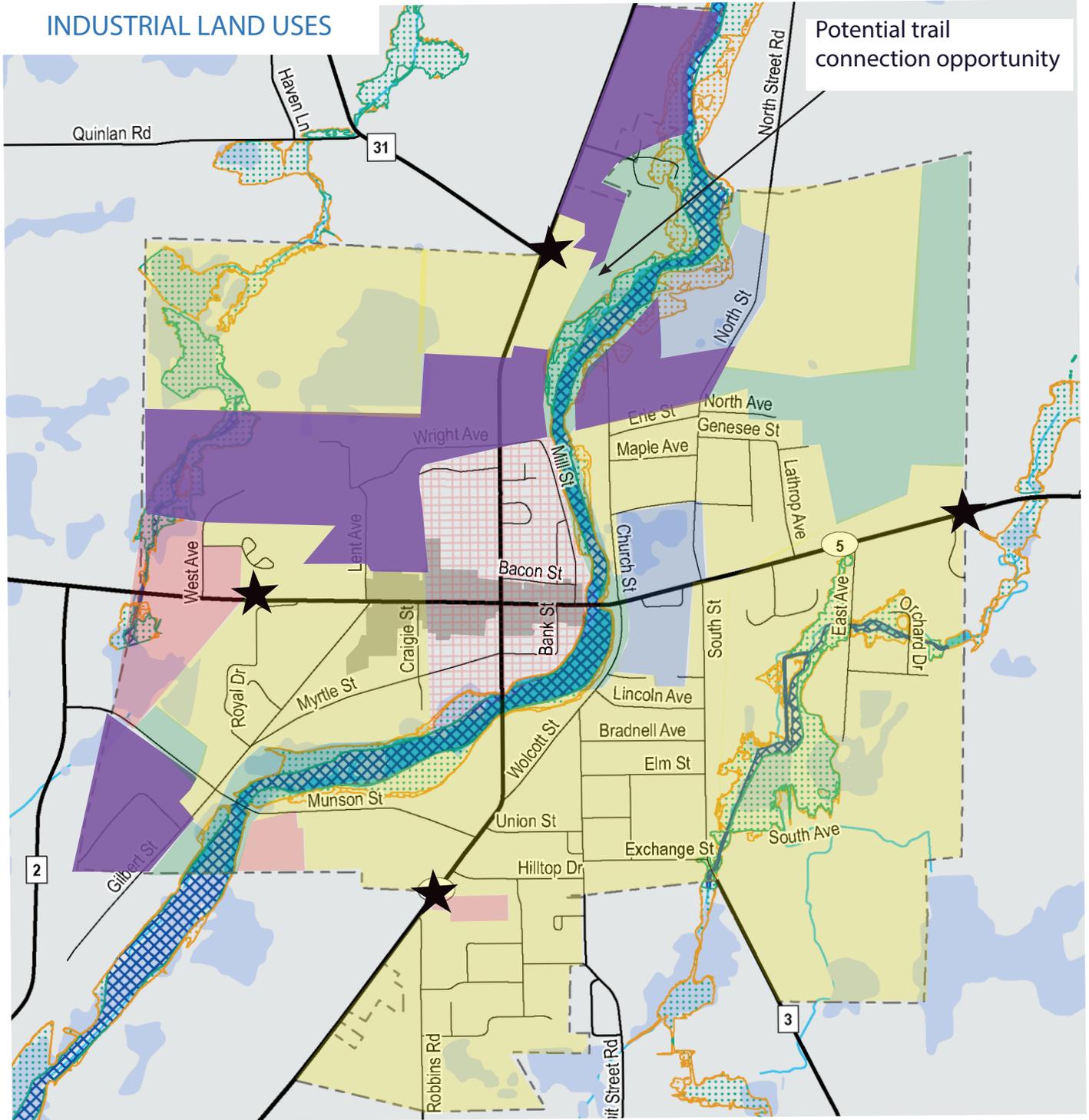


Subarea 2



Subarea 2

INDUSTRIAL LAND USES



- Residential
- Industrial
- Informational Wetland
- Mixed use
- Conservation/Recreation
- Water Body
- General Commercial
- Community Gateway
- Floodway
- Public
- Historic District
- 1% Flood Chance
- 0.2% Flood Chance

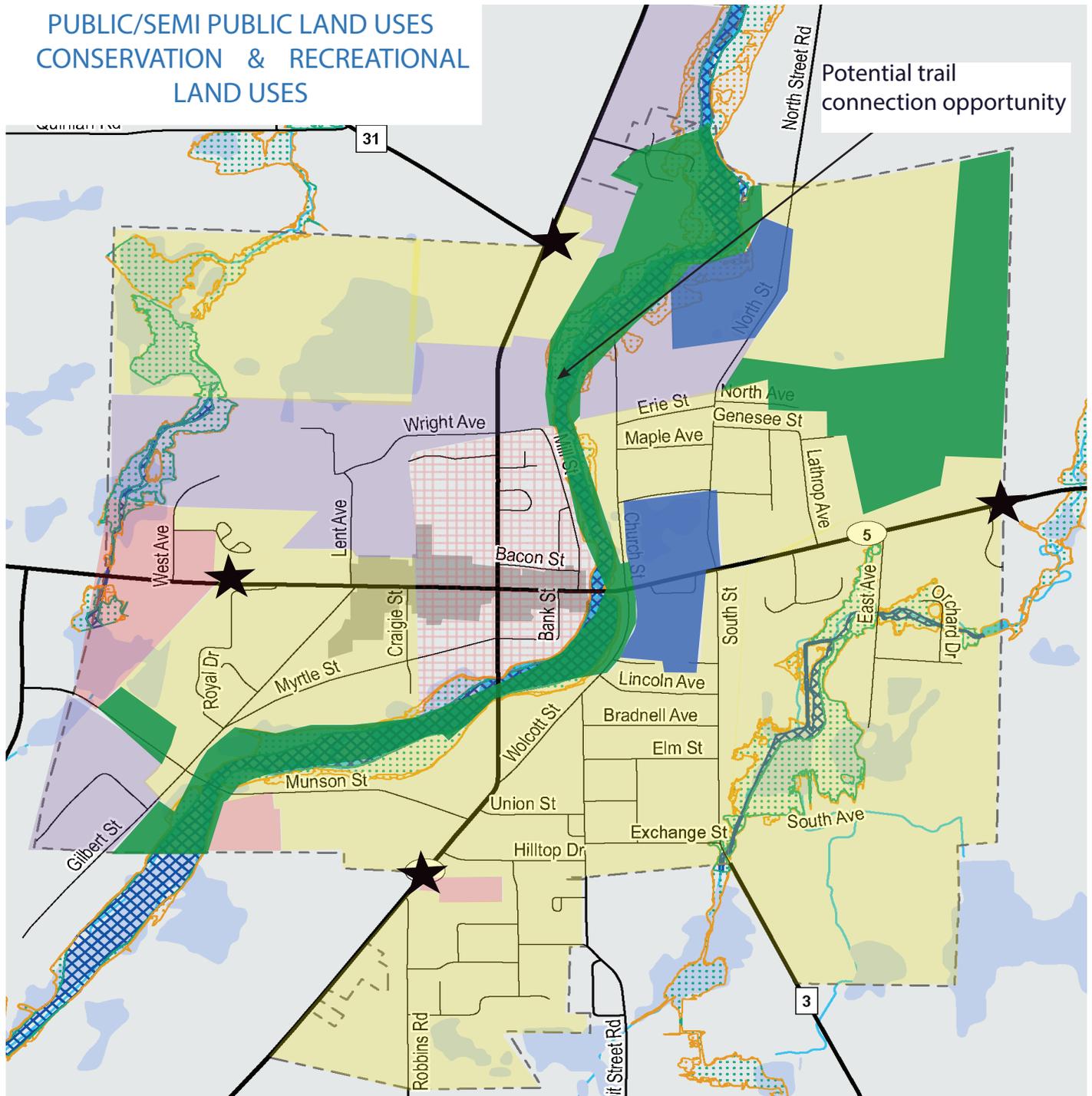


## **INDUSTRIAL**

The Village of Le Roy is fortunate to have maintained a strong industrial and manufacturing base. Industrial land uses contribute significantly to the Village's tax base, help reduce the tax burden on residents, and enhance opportunities for future business attraction. Existing lands surrounding the railroad tracks in the northwest quadrant of the Village will continue to serve industrial purposes, as will the Lapp Insulator property. The Genesee County Economic Development Center (GCEDC) has identified the Le Roy Food & Tech Park as an ideal location for industrial projects. The 75-acre business park, located in the Town of Le Roy at the intersection of West Bergen Road and Route 19 on the northeast edge of the Village, represents a key area for coordinated economic development. It is recommended that the Village collaborate closely with the Town to support future development and infrastructure in this area.

The McGinnis property on Lake Street, which is scheduled to go up for auction, presents a potential opportunity for community connectivity. The rear portion of this property is instrumental in completing the desired trail connection from the Village to the Wastewater Treatment area. The Village should monitor the sale and work with the future property owner to explore options for acquiring or negotiating a small parcel needed to complete this important link in the trail network.

PUBLIC/SEMI PUBLIC LAND USES  
CONSERVATION & RECREATIONAL  
LAND USES



Potential trail connection opportunity

- |                    |                         |                       |
|--------------------|-------------------------|-----------------------|
| Residential        | Industrial              | Informational Wetland |
| Mixed use          | Conservation/Recreation | Water Body            |
| General Commercial | Community Gateway       | Floodway              |
| Public             | Historic District       | 1% Flood Chance       |
|                    |                         | 0.2% Flood Chance     |



## **PUBLIC/SEMI PUBLIC**

The blue areas on the Future Land Use Map indicate both the public and semi-public facilities located within the Village. Public facilities are those that are owned and operated by a governmental entity and are accessible to all members of the community. Semi-public facilities are typically owned by private or nonprofit organizations but serve a public function, such as museums, cemeteries, or places of worship.

Along East Main Street, the Village includes several of these uses, such as the Wolcott Street School, the Woodward Memorial Library, and historic properties like the Jell-O Museum and the LeRoy House. Further north along North Street, the Machpelah Cemetery also serves as a semi-public space providing community value. These facilities are important community assets and contribute to the Village's civic and cultural character. Due to the established nature and public function of this land use area, opportunities for future development are limited.

## **CONSERVATION & RECREATION**

The green areas on the Future Land Use Map indicate conservation and recreation land uses. Oatka Creek is one of LeRoy's most important natural resources. The Creek offers some of the region's best "Blue Ribbon" trout fishing. There are access points north and south of the Munson Street dam for fishing and kayaking.

During outreach activities residents stated that the protection and enhancement of the creek were a top priority. There is an opportunity to expand recreational resources within the Village, particularly along the creek, as well as in or near designated investment areas in the northeast and southeast of the Village where the majority of future residential development will occur. Residents are also very interested in a trail system that will connect the major recreational, commercial, and historic assets of the Village.

The McGinnis property on Lake Street, which is scheduled to go up for auction, presents a potential opportunity for community connectivity. The rear portion of this property is instrumental in completing the desired trail connection from the Village to the Wastewater Treatment area. The Village should monitor the sale and work with the future property owner to explore options for acquiring or negotiating a small parcel needed to complete this important link in the trail network.



## CHAPTER 5:

# PLAN IMPLEMENTATION

The following pages translates the Village’s vision, goals, and strategies into a clear sequence of actions. It provides a roadmap for moving from planning to action by identifying lead entities, potential partners, available resources, and a structure for phasing and prioritization. By aligning day-to-day decision-making with the broader policy direction of this Comprehensive Plan, the framework ensures that progress is measurable, accountable, and sustainable over time.

## IMPLEMENTATION

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The tables on the following pages show the priority and immediate action items that should be taken by the Village. Priority Actions highlight key initiatives to be advanced over time, while Immediate Actions identify short-term, achievable steps that demonstrate early progress and provide measurable outcomes. Lead entities including the Village Board, Planning Board, Code Enforcement, Public Works, are assigned to ensure coordination, accountability, and integration with ongoing municipal planning efforts.

### Priority and Immediate Actions

<b>Downtown Activation &amp; Neighborhood Investment: Goal #1: Increase business retention and attraction to the Village</b>		
Strategy 1.1:	Incentives and support local businesses.	
Action 4:	<p><b>Priority:</b> Partner with the Town to develop a retail leakage study to identify potential opportunities for new businesses or improvements to existing ones.</p> <p><b>Immediate Action:</b> Develop a retail business focus group to discuss the challenges and opportunities of operating a retail business in LeRoy.</p>	<i>Village Board</i>
Strategy 1.2:	Attract new investments and businesses by updating zoning regulations that reflect recent development trends and accommodate the desired uses and design.	
Action 1:	<p><b>Priority:</b> Develop design standards and preservation guidelines for Main Street, enforceable by code, with periodic review and updates.</p>	<i>Planning Board</i>
Action 3:	<p><b>Priority:</b> Partner with the Town and County to identify vacant and underutilized properties and promote adaptive reuse of vacant spaces especially historic structures.</p> <p><b>Immediate Action:</b> Evaluate the success and effectiveness of the current Vacant Property Inventory.</p>	<i>Code Enforcement, Village Board</i>

<b>Downtown Activation &amp; Neighborhood Investment: Goal #2: Encourage thoughtful development and infrastructure improvements that prioritize human-scale design through safety, accessibility, and connectivity.</b>		
Strategy 2.1	Identify high-priority infrastructure and beautification needs and pursue related improvements.	
Action 3:	<p><b>Priority:</b> Conduct a parking study and inventory to determine if parking within the village is adequate for businesses and residents. A Parking study would assess the adequacy of existing parking, shared parking agreements to ensure efficient and alternate uses.</p> <p><b>Immediate Action:</b> Map parking resources within the Village and distribute to community members. Re stripe public parking spaces within the Village.</p>	<i>Village Board, Public Works</i>
Strategy 2.2:	Invest in efforts to address dilapidated, unsafe or abandoned structures, nuisance conditions to promote the maintenance of public facilities, and improve the overall appearance of the village.	
Action 1:	<p><b>Priority:</b> Review and update the property maintenance and other relevant provisions of the village code to ensure better enforcement. Examples include: More specific standards for property aesthetics, yard maintenance, and removal of debris, and better defining deadlines for compliance.</p>	<i>Village Board, Code Enforcement</i>
Action 2:	<p><b>Priority:</b> Commit increased resources to code enforcement and the Vacant Building Registry</p>	<i>Village Board</i>
Action 3:	<p><b>Immediate Action:</b> Support funding through grant programs to property owners.</p>	<i>Planing Board</i>
Action 4:	<p><b>Priority:</b> Address vacant or zombie properties by participating in the Genesee County Land Bank program or establishing a local ordinance such as incentive zoning or other regulatory tools.</p> <p><b>Immediate Action:</b> Establish a Vacant Property Task Force that to discuss zombie and distressed property issues and update the Vacant Building Registry.</p>	<i>Village Board, Code Enforcement, Public Works</i>
Strategy 2.3:	Develop a pedestrian-friendly Village with appealing streetscapes and accessible public spaces.	
Action 2:	<p><b>Priority:</b> Develop and implement a bicycle/ pedestrian master plan and/ or a transportation master plan in partnership with the town to address multi-modal (i.e. walking, biking etc) and public transportation issues and opportunities.</p> <p><b>Immediate Action:</b> Map transportation resources, bike paths and parking opportunities within the Village and distribute it to community members and Genesee County Tourism.</p>	<i>Village Board, Public Works</i>
Action 4:	<p><b>Priority:</b> Develop a wayfinding program that assists people around the Village both on foot and in a motor vehicle. Signage from I-90 to the Village especially needs to be improved.</p> <p><b>Immediate Action:</b> Map shopping, services, dining and recreational options, along with parking opportunities within the Village and distribute it to community members and Genesee County Tourism.</p>	<i>Village Board</i>

**Downtown Activation & Neighborhood Investment: Goal #3: Maintain the existing housing stock and develop a diversity of housing choices for all ages and lifestyles.**

Strategy 3.1: Support the development of a diversity and well-distributed housing for aging in place by implementing recommendations in the 2024 Genesee County Housing Needs Assessment.

Action 3: **Priority:** Work with the County to create a senior home modification program that offers grants, low interest loans, and/or volunteer labor to help mobility challenged seniors live safely in their current homes (such as ramps, stair lifts, bathroom grab bars, roll-in showers, and ground floor bedroom conversion). **Immediate Action:** Promote the Genesee County Handyman Program to Village Seniors. *Village Board*

**Natural Resources: Goal #1 Develop and implement plans and regulations that support the protection and preservation of natural resources, with special emphasis on Oatka Creek.**

Strategy 1.1: Develop natural resources inventories and related planning documents and implement actions.

Action 3: **Priority:** Develop and maintain an invasive species inventory to track and manage the presence of invasive plants, pests, or animals present in the Village. *Genesee County Soil & Waer Conservation District*

Action 5: **Priority:** Develop an ecological resiliency plan using the County network map to define connected natural, cultural, scenic, and recreational assets. **Immediate Action:** Map resources and share with residents and Genesee County Tourism. *Village Board, Planning Board*

Action 6: **Immediate Action:** Partner with Cornell University on a tree inventory to guide a the tree preservation ordinance, maintenance, planting and Tree City certification. *Village Board, Planning Board, Public Works*

**Natural Resources: Goal #3: Support and manage renewable energy development that preserves LeRoy’s Rural character and improves efficiency and resiliency of Village facilities and operations**

Strategy 3.1: Support the expansion of clean energy opportunities throughout the Village.

Action 2: **Priority:** The Village should support the professional development and continuing education for Village officials, board members, and code officials to ensure they are up-to-date on best practices in renewable energy. *Village Board, Planning Board, Zoning Board of Appeals*

Strategy 3.2: Participate in state programs and pursue grants that reward communities for energy efficiency and resiliency.

Action 3: **Priority:** Review and update the Village Emergency Management Plan to reduce the impact of emergencies and support community recovery from natural disasters. This plan will include the evaluation of public safety facilities (local police, protection, fire protection, and emergency medical services) to ensure adequate service levels and will be reviewed and updated as needed following significant changes or events. *Village Board, Code Enforcement*

**Community Driven Planning: Goal #1 Celebrate and promote the Village as a welcoming regional destination by highlighting its unique character and strengthening community identity.**

Strategy 1.1: Strategy 1.1: Develop an approach designed to enhance the Village’s identity and visibility to promote its unique assets, and attract increased visitation from both locals and visitors.

Action 1: **Priority:** Identify and establish community gateways at key points within the Village. Community gateways should have developed design guidelines that include welcome signage, plants, and lighting. *Village Board, Public Works*

Action 3: **Priority:** Map cultural resources and recreational opportunities and distribute it to community members, Genesee County Tourism, and available online. *Village Board, Recreation Department*

**Community Driven Planning: Goal #2 Foster a community where people love to live and recreate through investment in and promotion of new and existing community spaces and events.**

Strategy 2.1: Enhance community engagement and local pride among Village residents.

Action 3: **Priority:** Collaborate with volunteer organizations and neighborhood groups to promote community events, volunteerism for maintenance and improvement of public facilities. *Village Board, Recreation Department*

Action 4: **Priority:** Work with the Town to establish a community calendar for upcoming events and meetings. The library, churches, school district, HOPE Center are all potential sources for the community calendar. *Village Board, Recreation Department*

Strategy 2.2: Evaluate long-term use, maintenance, and operations of community spaces and opportunities.

Action 1: **Priority:** Adopt a Parks and Recreation Master Plan identifying all recreation facilities and programs to ensure that the Village and Town is providing adequate range of recreational opportunities. *Village Board, Recreation Department*

### SUCCESSFUL IMPLEMENTATION

To successfully implement and maintain the Plan requires proactive measures by the Village Board, working in collaboration with community-based organizations, regulatory agencies, county government and the private sector over a period of years. In looking to the future, the Village understands that the success of this Plan relies on the continued efforts of its elected officials, staff, volunteers and other community stakeholders to implement the goals and recommendations. A truly implementable comprehensive plan needs to remain current, and front and center. There should be established procedures for integrating the plan into decision-making, keeping it updated and providing accountability for implementation over time.

By integrating this plan into government processes and continually looking to implement, update and supplement the recommendations and policies, the Village will increase the odds of achieving its vision and goals.

#### Strong Leadership & Governance

Successful implementation of the Plan will require ongoing coordination, resources, and accountability. The following strategies outline the organizational tools and supports needed to ensure that actions are carried out effectively and sustainably.

**Technical Expertise:** Develop contracts with a planning consultant and/or technical expert to provide regular assistance as needed such as grant writing, strategic action planning, community engagement, studies, mapping, etc.

**Clear Roles and Responsibilities:** Define and communicate the roles and responsibilities of various stakeholders in the implementation process, and establish mechanisms to ensure accountability for carrying out assigned tasks.

**Annual Work Plans and Budgets:** Develop achievable annual work plans and associated budget allocations dedicated to implementation activities.

**Funding:** Identify and apply for grants and funding opportunities

#### Phased & Prioritized Implementation

Implementation should be phased and prioritized to ensure that the most urgent and high-impact actions are addressed first.

**Phased Approach:** Develop an action plan that breaks down the plan into manageable phases, focusing on high-priority actions first.

**Prioritization Criteria:** Establish clear criteria to help guide which actions are advanced first.

**Short-, Medium-, and Long-Term Goals:** Identify near-term “quick wins” alongside medium- and long-term initiatives to maintain momentum and track progress over time.

#### Community Engagement & Outreach

Ongoing communication and engagement will be essential to keeping the community involved in implementation.

**Community Meetings and Updates:** Hold frequent meetings to discuss progress, gather feedback, and maintain transparency. Use multiple communication channels to keep the community informed about implementation progress.

**Educational Workshops:** Educate the community about the plan’s goals and how they can contribute.

**Success Stories:** Highlight and celebrate successes to maintain momentum.

### Partner Collaboration & Capacity Building

Strong partnerships and capacity building will be key to successful implementation. Collaboration, partnerships, and training programs will help leverage resources, expand expertise, and strengthen local capacity.

**Interagency Collaboration:** Partner with regional planning agencies, neighboring communities, Livingston County, and state agencies to leverage resources and expertise. Public-Private

**Partnerships:** Engage with local businesses and non-profits to support implementation through funding, expertise, and volunteerism.

**Training Programs:** Provide training and resources to local officials and community members to build capacity for implementation.

### Legal & Regulatory Support

Legal and regulatory tools are essential for turning the plan's vision into action. Ensuring that local policies and regulations align with the goals of the comprehensive plan, and updating zoning and land use regulations to reflect its recommendations, will provide the framework needed to guide development and decision-making

## PLAN MAINTENANCE

To ensure that the Comprehensive Plan remains an effective guide for decision-makers over the long term, the Village Board should conduct annual reviews of the Plan and conduct evaluations of the plan's goals and policies at least once every five years. A full evaluation and major update every ten to 15 years should be completed. The evaluation process should consider:

- Progress in implementing the plan;
- Changes in community needs and other conditions that form the basis of the plan;
- Fiscal conditions and the ability to finance public investments recommended by the plan;
- Community support for the plan's goals and policies; and

- Changes in state or federal laws that may impact plan implementation.

For this plan to serve as a useful living document, it is important that it be referenced on a regular basis and used as a guide to help decisions and periodically evaluated. The Village Board should take the following steps to ensure that the plan remains maintained and relevant for the Village.

### Monitoring

Establish a Comprehensive Plan Implementation Committee to regularly review action items and guide successful implementation. This committee will evaluate progress, identify necessary steps, and adjust priorities as needed. To address specific initiatives or thematic areas, the committee may form working groups or task forces composed of relevant stakeholders and subject-matter experts.

The Planning Board, Zoning Board of Appeals, and Building Department should each maintain an ongoing log of challenges encountered during the routine application and enforcement of Village laws and regulations. These logs will serve as a resource to identify patterns, inconsistencies, or inefficiencies in existing codes. Collected insights should be reviewed collectively and used to inform potential amendments during the next scheduled Village Code or Zoning Code update process. Share progress with the public through annual public information sessions and the Village website.

### Annual Plan Review

The Implementation Committee will conduct a review each year, ideally aligned with the Village's budget cycle. This review will evaluate progress on implementation actions, identify any emerging issues, trends, or policy gaps, and recommend minor updates or adjustments to priorities. During the review, responsibilities will be reaffirmed or reassigned to relevant boards, departments, or committees to ensure continued advancement of the Plan's goals and action items.

## IMPLEMENTATION

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During the annual review demographics, land use trends, and infrastructure needs should all be reassessed. The vision statements, goals, policies and implementation strategies should be reviewed based on progress and feedback.

An annual report should be prepared and published to summarize progress, highlight accomplishments, and maintain transparency and accountability with the community and stakeholders.

### Goal Review

The Comprehensive plan should be formally evaluated at least once every five years to assess the relevance and effectiveness of its goals, policies, and implementation strategies. This periodic review will examine progress made, identify emerging trends or challenges, and recommend updates or adjustments as needed to ensure the plan continues to guide the community's growth and development effectively.

### Major Update

A full-scale update of the plan to reflect major changes in population or development trends, State or federal regulations, and community values or environmental conditions.

This will require re-engaging in a full planning process with robust public participation to adopt a new Comprehensive Plan that addresses the needs of the Village.

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## APPENDIX A:

# COMMUNITY PROFILE

The Village of Le Roy was incorporated in 1834 and is governed by a Mayor and a Board of four Trustees. Located in the center of the Town of Le Roy in Genesee County, Western New York, the Village encompasses approximately 2.7 square miles. Oatka Creek, a tributary of the Genesee River, flows through the Village, providing both scenic and ecological value. The community is well-connected by major transportation routes, with New York State Routes 5 and 19 intersecting in the heart of the Village.

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Both the Town and Village are named after Herman LeRoy, a prominent New York City merchant. The Village of Le Roy was an early center for manufacturing and patent medicine production. In its formative years, the local economy was supported by fertile farmland and the abundant water power supplied by Oatka Creek. One of Le Roy's first major industries was limestone quarrying, which played a significant role in the community's development. The abundance of locally quarried limestone is still evident throughout the Village, reflected in the construction of many historic buildings and architectural details.

Le Roy's industrial history is rich and diverse, reflecting the community's long-standing role as a hub of manufacturing and innovation. Historic industries included the LeRoy Salt Company,

LeRoy Plow Company, several patent medicine manufacturers, and the production of railroad cars and carriages. Other notable enterprises included the LeRoy Canning Company, LeRoy Machine Company, LeRoy Cotton Mills, Lapp Insulator, Union Steel Chest, and, most famously, Jell-O.

Ingham University was another defining institution in Le Roy's history. Founded in 1837 by sisters Emily and Marietta Ingham at the corner of what is now Wolcott Street and Trigon Park, it was an early institution of higher learning for women in the United States. The University offered degrees in the humanities, fine arts, and music, and profoundly enriched the cultural and intellectual life of the Village. By providing advanced education for women from primary through graduate levels, Ingham University secured a lasting legacy as a pioneer in women's higher education. In 1929, the University's

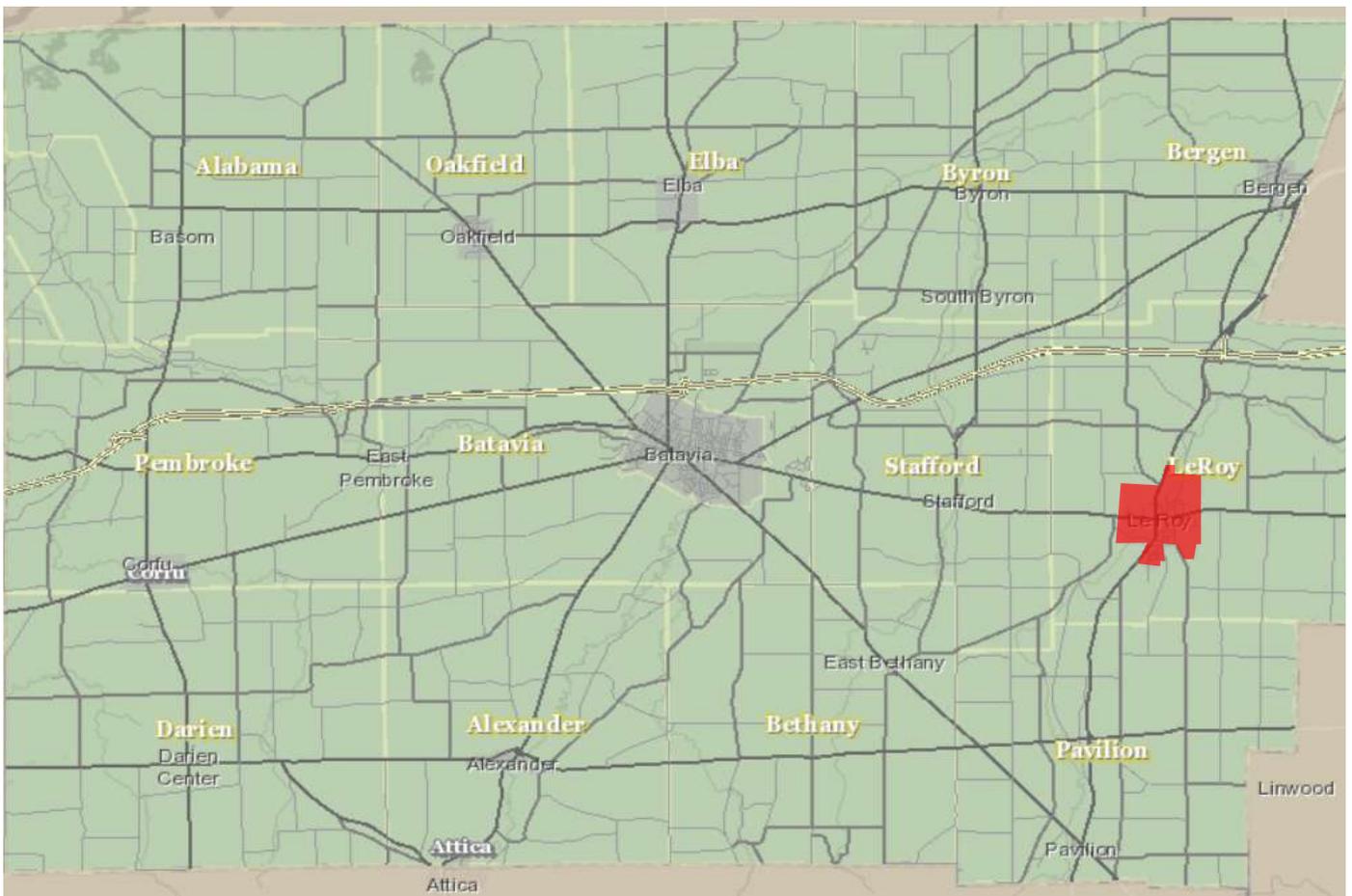


Figure 1: Location Map of the Village of LeRoy

Art Conservatory building was dismantled, and its stone was repurposed for the construction of the Woodward Memorial Library, preserving a tangible connection to Le Roy's educational past.

Today, visitors to Le Roy can experience the community's rich history, architectural charm, and natural beauty by exploring its local parks, historic landmarks, and scenic resources along Oatka Creek and throughout the Village.

## ABOUT OUR RESIDENTS

In 2020 the Village of LeRoy 4,220, a 4% decrease from 2010 after years of slow and steady growth. The population trends of the Village are very similar to those of the Town of LeRoy. According to Cornell University's Program on Applied Demographics it is anticipated that Genesee County population will decrease steadily and lose approximately 3,225 people between 2024 and 2040.

Village residents are getting older, the median age has increased from 36.4 in 2010 to 38.2 in 2020. However, the mean age in the Village of LeRoy is younger than the mean age of Genesee County (43.6) and New York State (40.2). In 2020 the largest age group are children between 5 and 19 (18%), and adults 65 years and over (23%) as shown in Figure 4. Almost half of the population is over 45 years or older.

Between 2010 and 2020, the Village had a large increase in population of those between 25 and 34 years old. This population grew by 10%. The population 65+ also increased by 4%. The increase in population between these two age brackets puts pressure on the Village to not only rethink resident services and the availability of elder care, but also provide services for younger adults who may be looking to buy their first home and raise a family in the Village.



Figure 2: Main Street LeRoy 1913 (New York Genealogy and HistoryProject)

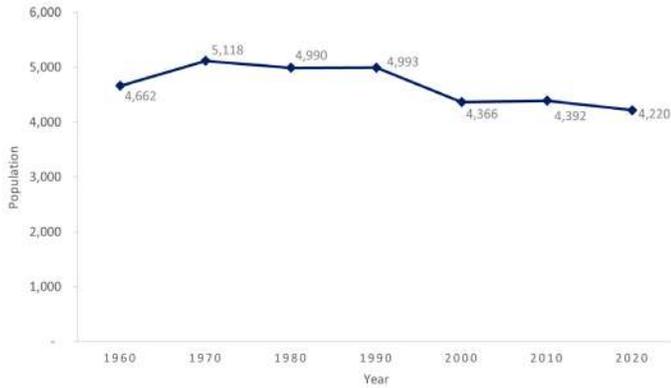


Figure 3: Village of LeRoy Population, 1960-2020 (U.S. Census Bureau)

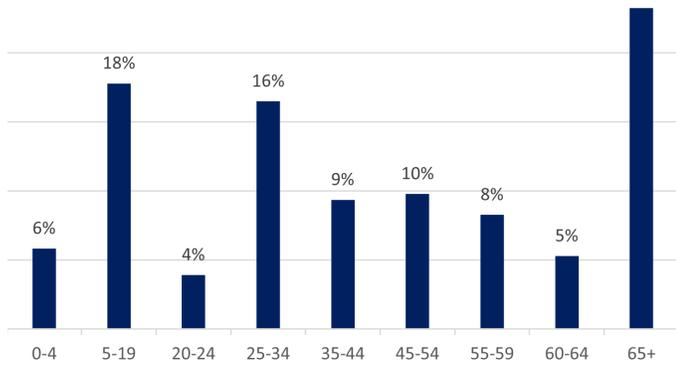


Figure 4: Village of LeRoy Age Distribution, 2020 (U.S. Census Bureau)

In **2020** there were **4,220** residents in the Village of LeRoy. A 4% decrease since **2010**.

**23%** of the population are adults **65 years and older**.

**18%** of the population are children between **5 and 19**.

The median age is approximately **38.2**. This is younger than Genesee County & NYS.

Figure 5: Population Statistics, 2020 (U.S. Census Bureau)



Figure 6: Oatka Creek Festival

## ECONOMIC INDICATORS

### Education

Village residents primarily attend LeRoy Central Schools. The LeRoy Central School district is consistently identified as one of the top 10 schools in Western New York State according to Business First magazine. The Junior-Senior High School serves approximately 560 students from the Town and Village of LeRoy as well as portions of the Towns of Stafford, Bergen, Pavilion and Caledonia.

In the village 95% of individuals 25 and older have a high school diploma (including equivalency) and 24.7% have a bachelor’s degree or higher. This is very similar to the educational attainment in Genesee County as whole.

Many of the residents with the highest education are still in their working years. This benefits the Town and Village in terms of providing a high-quality workforce, but it can also create a challenge in finding enough employment to satisfy those with higher levels of education. It will be critical to retain and attract workers to the area by aligning the curriculum/degrees offered at schools and the jobs available.

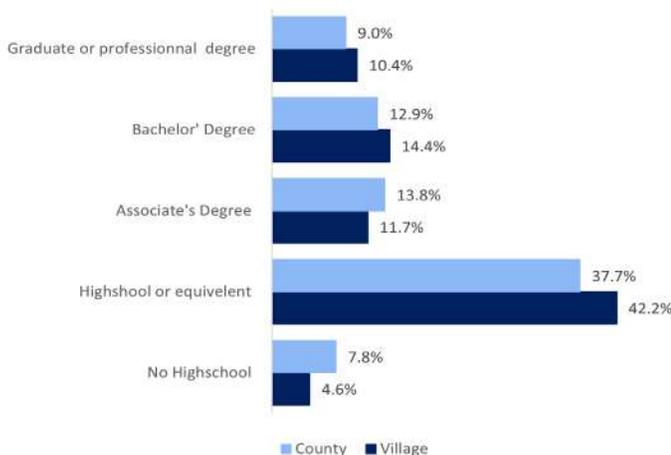


Figure 7: Educational Attainment Village and County, Ages 25+, 2020 (U.S. Census Bureau)

### Employment

59.1% of Village residents 16 years and older are in the labor force. This means approximately 2,036 people are part of the civilian non-institutional



Figure 8: Economic Statistics, 2020 (U.S. Census Bureau)

population (people who are sixteen years or older, not inmates of institutions, such as prisons, jails, mental facilities, or homes for the aged or on active duty in the Armed Forces), and are employed or are unemployed and actively seeking employment.

Since 1990, the largest employment sectors for Village residents have remained consistent: manufacturing, trade, and service-based industries. However, over time, more residents have shifted toward service-based employment. This trend may be attributed to local manufacturing companies such as Lapp and Le Roy Machines reducing their workforce, as well as the relocation of Jones Chemicals’ operations.

Approximately 20% of civilian-employed Village residents 16 and older are employed in manufacturing and 22% are employed in retail and wholesale trade. While less Village residents are employed in these two sectors it is likely they will remain an important part of the local economy

even as other job sectors grow.

Approximately 32% of Village residents are employed in services-based work such as education and healthcare services, entertainment and food services, and business services.

Median household income for Village households is \$45,625 which is significantly lower than that of median income in Genesee County and the State. Income has remained stagnant over the last ten years. The Village-wide unemployment rate in 2020 was just 2.1%.

### Poverty

In 2020 approximately 14% of the Village population was considered in poverty. Approximately 19% of all households are receiving Supplemental Nutrition Assistance Program (SNAP or Food Stamps) benefits. Both poverty and household SNAP status have increased since 2010. This could be due to stagnant wages among Village residents, the COVID-19 pandemic, among other factors.

### Affordability

While many statistics might only look at the median home price or average mortgage or rent to determine the affordability of an area, there is more to affordable housing than a mortgage or rent. Transportation costs are the second-biggest budget item for most households and this cost has an important relationship with the location and cost of housing. Typically, the further you drive from developed areas such as villages and cities, housing cost decreases while the need to drive increases. The more each household drives, the more money it pays for gas, insurance, and maintenance. These costs are frequently considered separate from housing costs, but they directly impact overall affordability.

In general, the housing in the Village of LeRoy is considered affordable in relation to median household income even with sale price increases in the last several years. On average residents spend about 20% of their income on housing costs.

However, LeRoy has high transportation costs with respect to income, making living in the Village less affordable overall. On average residents spend 25% of their income on transportation costs. Due to the rural nature and lack of public transportation options in LeRoy, people own more vehicles and rely upon driving them farther distances. The average household vehicle miles traveled (VMT) per year is 21,367 miles and annual transportation costs are \$15,093 per year. VMT represents the average annual auto travel as modeled for the typical household. This includes commute travel as well as other daily auto trips.

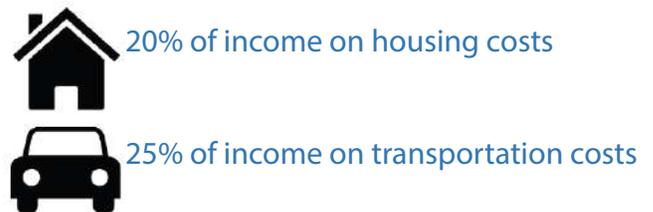


Figure 9: H+T Analysis 2020 (U.S. Census Bureau)

## TRANSPORTATION

LeRoy's location near Buffalo and Rochester, combined with excellent roadway, provides access to a wide range of economic assets, services, and amenities that provides opportunities for residents and industry. Additionally, LeRoy has convenient access to both the Greater Rochester International Airport and the Buffalo Niagara International Airport, as well as several quality universities and colleges in the region. The transportation system of the Village connects LeRoy to local and regional resources through interstate highways, railways, transit, and trails.

### Road System

The Village of LeRoy is well connected by interstate highways, state and county routes, and a network of local roads. The western terminus of Interstate 490 meets Interstate 90 and State Route 19 in LeRoy, making the community an integral and highly accessible part of both the Rochester and Buffalo metropolitan areas. Within the Village, State Routes 19 and 5 intersect at its center. Route 19 runs

north–south, linking LeRoy to Interstate 90 and the communities of Bergen and Brockport to the north, as well as Route 20, Pavilion, and Warsaw to the south. Route 5 runs east–west, providing direct access to Caledonia to the east and Batavia to the west. These connections are illustrated in Figure 11.

### Commuting Patterns

Based on the US Census’s OnTheMap data for 2021, almost 83% of residents of the Village work outside of the Village limits. About 325 people live and work in the Village of LeRoy, and 1,500 people live outside the Village and are employed within it. 43% of residents commute between 10 and 24 miles, many of which commute west towards Batavia and Buffalo, and northeast towards Rochester. Given the rural nature of the Village, 82.6% of all workers 16 and older drove alone to work. 2.7% of all workers worked from home, and 5.2% of workers carpooled to work. The census recorded that no Village residents take public transportation to work.



Figure 10: Inflow/Outflow Job Count, 2021(U.S. Census, OnTheMap)

### Public Transportation

Approximately 21% of the Village’s population does not have access to a vehicle, making alternative modes of transportation an important resource to residents. The Regional Transit Service (RTS) is available in the Village, known as RTS Genesee. In the Village residents have access to four RTS routes that connect them to locations throughout Genesee County and connect to Orleans and Wyoming County RTS services as show in Figure 11. RTS also operates a Dial-A-Ride service within Genesee County. This service is a curb-to-curb service that customers schedule in advance. Increasing and enhancing alternative transportation options such as current RTS services, as well as encouraging carpooling, walking/ biking, car or bike share, as well as delivery services and more connected Dial-A-Ride will be very important to Village Residents.

### Parking

The Village provides several public parking lots. These include the Bank Street Parking Lot, Main Street Parking Lot, Mill Street Parking Lot, and the Village Hall Parking Lot. The Village enforces a winter parking ban that prohibits overnight on street parking from November 1 to April 1.

### HOUSING

There is a total of 2,098 in the Village of LeRoy, this is a 4% increase in the housing stock from 2010. There are approximately 2 people per household on average in the Village. Housing consists primarily of single-family, owner-occupied homes. The predominant housing types in the Village are single-family homes and homes with three or more units. This is typical of other similar rural villages in the area. 53% of all homes in the Village are single-family detached homes, and 47% are homes with 2 or more units. Between 2021 and 2022 the median property value increased from \$119,600 to \$143,800; over a 20% increase.

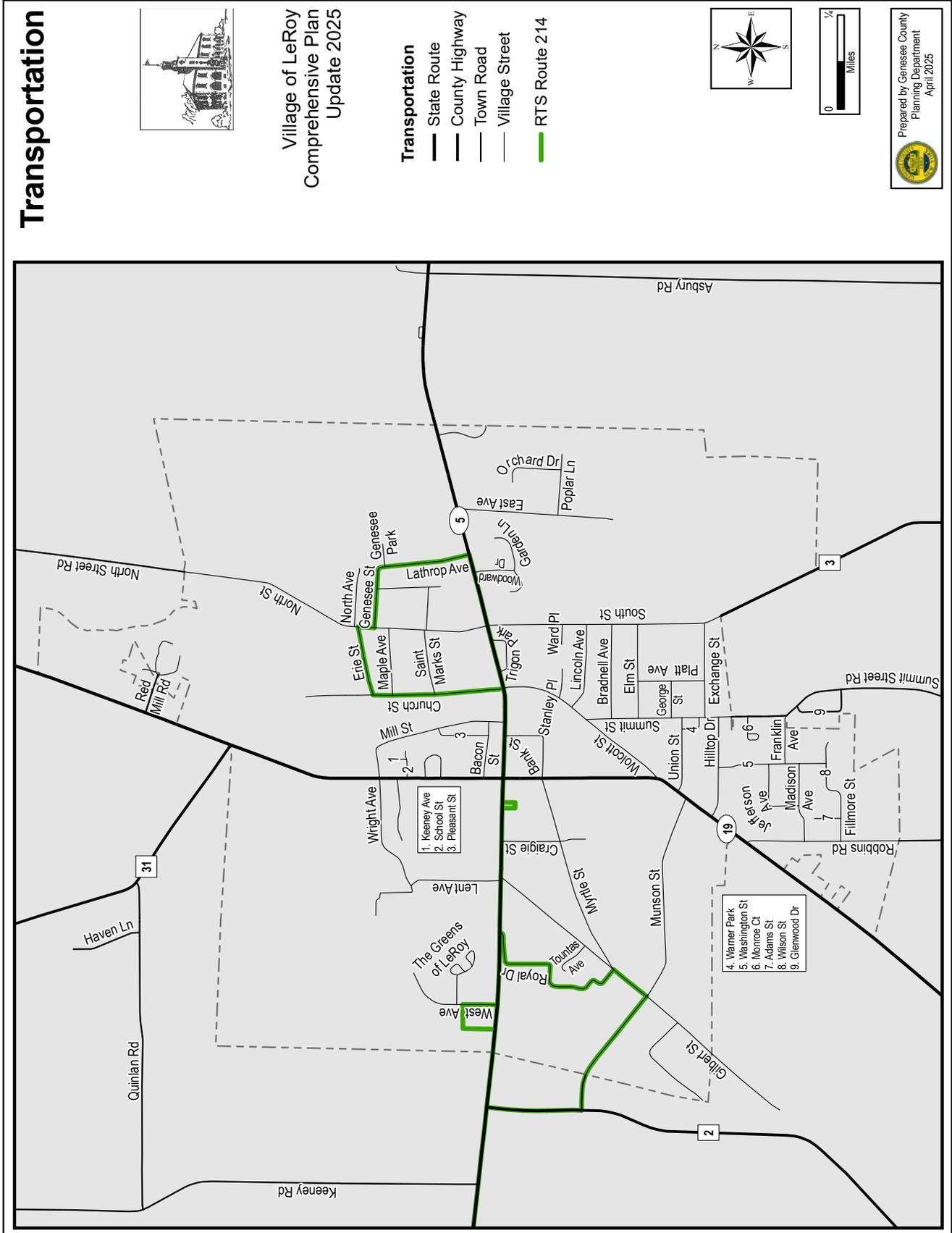


Figure 11: Village of LeRoy Transportation

### Age of Home

Over half of the housing stock in the Village Town was built before 1939 or earlier. Older housing stock can require more frequent and expensive changes to modernize or maintain quality. While some residents will have the resources to invest in older homes, many residents may not. This may be especially true for first-time home buyers and aging residents looking to downsize or transition to senior housing.

### Homeownership

64% of all housing units in the Village are owner-occupied, which has remained consistent since 2010. Le Roy has a high percentage of its housing occupied by renters (36%), compared to Genesee County where 27.4% of housing units are occupied by renters. The Village should encourage both entry level and high-end single-family home construction. A mix of owner-occupied town homes, condos, senior housing, and single-family homes can provide a diverse mix of housing for all incomes

The Village has a low rate of housing vacancies, only 5.3% of units were vacant in 2020. This vacancy rate is higher than that of the Town, but lower than that of the County (0.9% Town, 6.4% County). The Village has only constructed 191 new housing units since 2010.

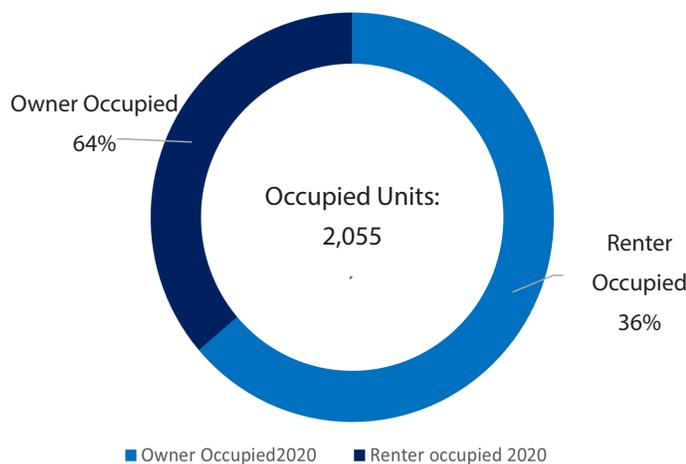


Figure 12: Owner vs. renter occupied units, 2020 (U.S. Census)



Figure 13: Home Value vs. Sale Price, 2016-2022 (U.S. Census)

### Home Value

The Village of LeRoy home value in 2022 was \$143,800 which is on par with the median home value in Genesee County. Home values in both the Village and Genesee County slightly increased from 2016 to 2019, seeing on average a 4.6% annual increase. However, between 2019 and 2022 home values skyrocketed in the Village like they did in many places, increasing by 12.5% between 2019 and 2020, and then 16.8% between 2021 and 2022. Sale prices during this time also increased; the average sale price increased approximately 16%.

### Rental Costs

The median rent in 2022 in the Village of LeRoy was \$909 per month. This is the same monthly cost of a rental unit in the Town, and little higher than the median rental cost in all of Genesee County. Median rent in the Village has increased by \$286 since 2010. Between 2010 and 2011, 2019 and 2020, and 2021 and 2022 median rent increased by approximately \$100. However, there were several years were median rent decreased.

## DEVELOPMENT ACTIVITY

The Genesee Finger Lakes Regional Planning Council completes an annual report on building permits for residential, industrial, commercial, community service, and mixed-use building permit data, including subdivision applications and permitted demolitions, as well as rezoning and conversion applications and the number of upgrades and remodels per municipality.

Traditionally the Village of Le Roy has experienced a low number of building permit applications for new residential development. In general, the Village issues on average two building permits per year while the Town issues an average 14 building permits per year. The lower number of permits issued in the Village as compared to the Town is common due to the high taxes and service charges associated with Village living can be an incentive to building a new home in the Town.

However, between 2018 and 2019 the Village saw an increase in residential permits. In 2018 and 2019 the Village of LeRoy permitted the second highest residential units in Genesee County, with 70 units permitted. In 2018 Community service building was permitted in the Village.

## INFRASTRUCTURE

Residents of the Village receive many services. Some are provided by the Village, while others are provided by the Town or by shared service agreements.

### Utilities

All of Genesee County including the Village and Town of LeRoy receive water services from Monroe County Water Authority, whose primary water source is Lake Ontario. The Village of LeRoy maintains the storm and sanitary sewer systems throughout the Village and to some outside the Village addresses.

The Village of LeRoy receives gas services from RG&E and electric services from National Grid.

## COMMUNITY SERVICES

Currently, the only community area or building in the Village is the Village Hall which is predominantly used for government functions. The Village Hall is located at 3 West Main Street.

### Code Enforcement

The Code Enforcement Office helps to protect the Village of LeRoy public's well-being and enhance the quality of life by enforcing the health, safety, zoning and sanitation codes. Village Code Enforcement Officers work out of the Town of LeRoy offices.

### Village Boards

The town and village have a joint planning board and the village has their own zoning board of appeals.

### Emergency Services

The village operates a village alert system that residents can subscribe to in order to have alerts delivered directly via email and/or text.

The village and town are served by the Leroy fire department. This is an all-volunteer fire department. The station is located at 7 Clay Street in the village. The Leroy fire department will provide support during flooding and other water related emergency response.

Police protection is provided by the village of Leroy police department.

LeRoy ambulance service primarily responds to incidents in the town and village of LeRoy. They provide services to a 45 square mile area that borders Livingston county to the east, and the towns of Pavillion, Bethany, Stafford, Byron, and Bergen within Genesee County.

### Community Events

The Village hosts several recurring events with support from local organizations and the Town.

These include the LeRoy Farmers Market that runs from June to October, the Oatka Creek Festival and the Oatka Creek Fishing Derby in June, the annual Halloween Parade in October, annual Winterfest in December, and First Night on December 31.

## NATURAL RESOURCES

### Oatka Creek

The defining natural feature in the Village of Le Roy is Oatka Creek. Oatka Creek is a tributary of the Genesee River flowing 60 miles. The creek bisects the Village flowing under the Main Street bridge and the Clay Street Bridge. Oatka Creek, the third-longest tributary of the Genesee River, flows 60 miles from Gainesville in Wyoming County to Scottsville, crossing Wyoming, Genesee, Monroe, and parts of Livingston County. Its 215-square-mile watershed spans 26 municipalities and supports drinking water, fishing, boating, and recreation, while much of the surrounding area remains rural and agricultural.

In dry seasons, sections of the creek near LeRoy lose flow and go underground, notably around the Onondaga Escarpment, before resurfacing upstream. Known pollutants include algae, nutrients, and sediment from agriculture and erosion, with suspected contributors like road salt, septic failures, and urban runoff. Despite these pressures, data from 2002 shows stable populations of pollution-sensitive aquatic life, with ongoing efforts to protect the creek.

Human alterations are minimal, with only one dam creating a 25-acre lake in LeRoy; historic milling dams have been removed. The Oatka Creek Watershed Committee (OCWC), a volunteer-led nonprofit, completed a Watershed Management Plan in 2014 to preserve water quality and guide development. The plan divides the creek into six sub watersheds, with LeRoy containing the Village and Mud Creek sub watersheds as shown on Figure 15.

### Other Water Bodies

There are several stream habitat types within the Village. There are pooling areas, with slow moving

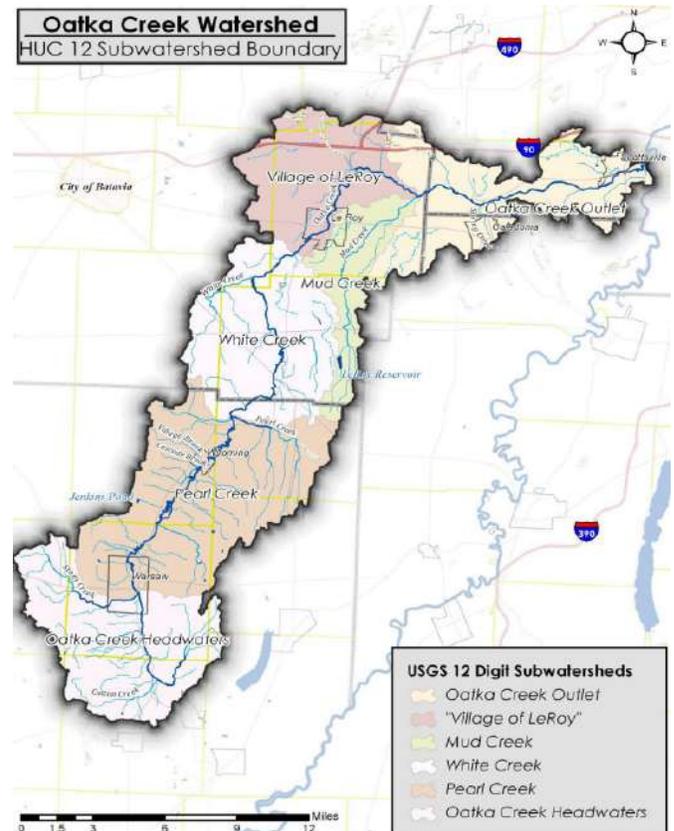


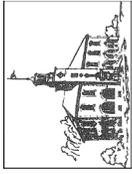
Figure 14: Oatka Creek Sub Watershed Boundaries (Oatka Creek Watershed Management Plan)

water, inhabited by aquatic vegetation that provides protection for insects and food resources necessary in fish rearing. There are also riffles north of the main street dam that aid in the breakdown of plant materials; and runs between the Main Street and Munson Street Dam that provide slow, open water habitats for fish and migrating birds.

Mud Creek is a tributary of the Oatka Creek rising southeast of a private pond, formerly the LeRoy Reservoir and drains in a northeast direction before joining Oatka Creek 2½ miles east of Buttermilk Falls.

Floodplains located in the Village are primarily associated with the Oatka and Mud Creeks. These floodplains should be protected from future

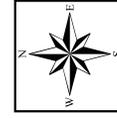
# Wetlands & Floodplains



Village of LeRoy  
Comprehensive Plan  
Update 2025

## Water Features

- Informational Wetland
- Waterbody
- Floodway
- 1% Flood Chance
- 0.2% Flood Chance



Prepared by Genesee County  
Planning Department  
April 2025

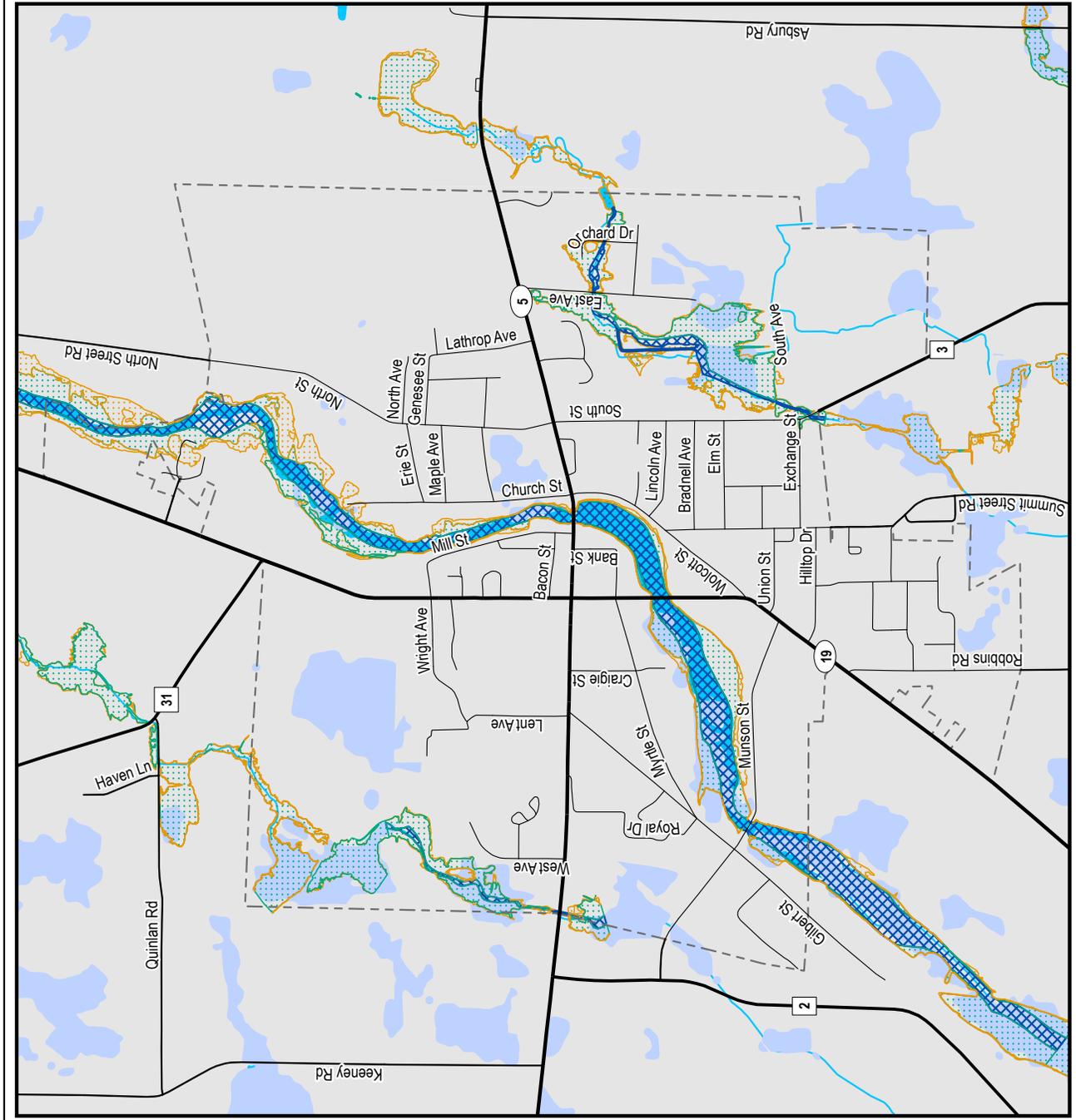


Figure 15: Village of LeRoy Wetlands & Floodplains

development through a variety of land use and regulatory mechanisms. The Village of LeRoy also has two areas of State designated wetlands made of 987 acres. Only a portion of each wetland lies within the Village; however, the Village recognizes their importance for flood control, wildlife habitat, and aesthetic value. The Village and the Town should work together to protect these natural assets and the essential functions they provide.

These natural features are shown on the wetlands and floodplains map on Figure 15.

## RECREATION

LeRoy boasts extensive recreation opportunities and natural resources for residents and visitors. Visitors and residents can enjoy the rich history and character of the Town and Village by exploring local parks and historic landmarks.

The Red Bridge launch on Munson Street provides access to Oatka Creek for canoes and kayaks. This launch allows paddlers to explore the creek both upstream and downstream.

Mill Street Park is located off of Mill Street. The park has a wooden viewing platform and stairs that lead down to the lower viewing area of LeRoy Falls. The falls spans 200 feet across Oatka Creek, both the natural waterfall and the man-made dam are the centerpieces of the Village. Wildwood Park is located on Munson Street Extension and is home to a number of recreational opportunities. Wildwood Park has a pool, spray park, basketball court, little league baseball diamonds, and a pavilion.

## HISTORIC PRESERVATION

The Village of LeRoy has a strong standing commitment to historic preservation. The Village has a designated downtown historic district which is listed on the National Register of Historic Places. This district is made up of the LeRoy House, the Jell-o Museum, and several stops on the Underground Railroad.

The Barn Quilt Trail of LeRoy features a network of trails with over 100 hand-painted barn quilt art installations. The first quilt was painted in July 2011 at the annual Oatka Festival, since that time more quilts have been added, and have come to represent the pride shared by the people of LeRoy.

The Village is also home to LeRoy Historical Society which actively works to preserve the history of the Town and Village. The Historical Society offers exhibits, tours, and educational programs.



Figure 16: LeRoy House

## LAND USE SUMMARY

The Village of LeRoy is characterized primarily by single-family neighborhoods, which make up the majority of its developed land. Overall, about 80% of the Village's acreage is developed, and residential uses account for two-thirds of this total as shown in Figures 17 and 18.

While new housing construction has generally been limited, the Village did see an unusual spike in activity between 2018 and 2019, when 70 new residential units were permitted. This moment of growth highlights the potential for future housing demand, even within a community that

has historically experienced slower development patterns.

The remaining 20% percent of land is undeveloped and includes a mix of vacant parcels, wooded areas, farmland, and conservation lands, offering opportunities for careful consideration of how growth and open space preservation can be balanced moving forward.

Land Use Category	Acres	% Total Acres	% Of Developed Acres
Single Family Residential	512.8	33%	57%
Vacant/Forested	306.3	20%	-
Agriculture	263.7	17%	-
Commercial	111.8	7%	12%
Conservation/Recreation	75.6	5%	-
Government/Institutional	75.5	5%	8%
Transportation/Utilities	74.6	5%	8%
Industrial	63.8	4%	7%
Multi Family Residential	58.8	4%	7%
Mobile Home Residential	1.9	0.1%	0.2%
Total Developed Land	899.2	80%	-
Total Undeveloped Land	645.6	20%	-

Figure 17: Village Land Use By Acreage



## ZONING

The Village of LeRoy utilizes eight zoning districts throughout the Village to permit business, residential, industrial, and agricultural uses in desired areas. Zoning is the means by which communities regulate the use of land and buildings to protect and promote the quality of life within their boundaries. The Village also utilizes three special districts that meet specific community needs and address particular land features. Zoning regulations are also an important means of implementing the goals of the Village's comprehensive plan.

Figure 19 illustrates the relative acreage of each mapped district, while Figure 20 shows how the zoning districts relate to one another.

A listing of the Village's general zoning districts and their intent statements are on the following pages.

### Residential Districts

**Residential District (R-1):** Designed to accommodate primarily single-family residential uses. The primary purposes of this district are to preserve the character of existing single-family neighborhoods and to encourage quality residential development in those newly developed or still undeveloped areas of the Village.

**Residential District (R-2):** Designed to accommodate primarily single- and two-family dwellings. The primary purpose of this district is to encourage the retention of a positive community character within those developed residential areas of the Village. The R-2 district provides areas within the Village for single- and two-family homes at a somewhat greater density than allowed in R-1 Districts. The primary use of this district is meant to be residential in nature; however, certain other uses are allowed by special use permit which are intended to not conflict with the enjoyment of private residence.

Zoning District	Abbreviation	Acres
<b>Residential Districts</b>		
Single-Family Residential	R-1	518.8
2-Family Residential	R-2	368.6
Multi-Family Residential	R-3	156.6
Neighborhood Commercial	C-1	27.3
Central Commercial District	C-2	38.5
Industrial	I	330.2
<b>Special Districts</b>		
Land Conservation District	LC	215.2
Planned unit Development	PUD	32.3
Floodplain Overlay Zone	FPO	Information purposes only

Figure 19: Village Zoning By Acreage

**Residential District (R-3):** Designed to accommodate single- and two-family dwellings, together with a mixture of multifamily dwellings. It is recognized that conversion of existing one- and two-family dwellings into multifamily dwellings will take place within this district. In order to retain a positive community character, such conversions should comply with all appropriate guidelines. The R-3 district provides areas within the Village homes at a somewhat greater density than allowed in R-1 and R-2 Districts. The primary use of this district is meant to be residential in nature; however, certain other uses are allowed by special use permit which are intended to not conflict with the enjoyment of private residence.

### Business & Industrial Districts

**Neighborhood Commercial District (C-1):** The C-1 district is designed to accommodate primarily commercial uses. The primary purpose of this district is to provide areas for small- to medium-sized commercial uses. Site plan review is required of all uses in C-1 Districts. The following types of uses are permitted uses in a C-1 district, other uses are allowed with a special use permit.

- Retail store or service
- Hotel or motel
- Warehouse/storage (enclosed no hazardous materials)
- Funeral home
- Business and professional office
- Restaurant
- Bakery
- Places of worship
- Accessory building
- Laundromat

**Central Commercial District (C-2):** The Central Commercial District (C-2) is designated to accommodate primarily concentrated commercial development. Site plan review is required of all uses in C-2 Districts. The following types of uses are permitted uses in a C-2 district, other uses are allowed with a special use permit.

- Retail store or service
- Business and professional office
- Restaurant
- Hotel or motel
- Funeral home
- Bank
- Club
- Medical Clinic
- Veterinary Facility
- Boarding House
- Places of worship
- Laundromat

**Industrial District (I):** The Industrial District (I) is designed to accommodate industrial uses. Site plan review is required of all uses in the I District. The following types of uses are permitted uses in the Industrial district, other uses are allowed with a special use permit. The following types of uses are permitted in Industrial District, other uses are allowed with a special use permit.

- Enclosed manufacturing industry
- Enclosed warehouse or wholesale use
- Public utility structure
- Enclosed service and repair
- Machinery and transportation equipment, sales, service and repair
- Enclosed industrial processes and service
- Freight or trucking terminal
- Contractor's yard
- Public garage
- Restaurant
- Retail store or service
- Greenhouse
- Accessory building
- Business and professional offices
- Laundromat

## Special Districts

**Land Conservation District:** The purpose of the Land Conservation District (LC) is to delineate those areas where substantial development of the land in the way of building or structures is prohibited due to special or unusual conditions of topography, drainage, floodplain or other natural conditions whereby considerable damage to the buildings or structures and possible loss of life may occur due to the processes of nature. Development may also be prohibited due to the lack of proper facilities or improvements resulting in the land not being suitable for development at the present time and where such facilities or improvements must be undertaken on an area-wide rather than individual-parcel basis in order to adequately serve the area at a reasonable cost to the Village.

To promote this purpose, in Land Conservation Districts no building or structure shall be erected, altered or extended, and no land, building, structure or part thereof shall be used, for other than one or more of the following uses, all of which will require a special use permit within the Land Conservation District:

- Farm and other agricultural operations, including gardens, nurseries and usual farm accessory buildings, not including dwellings.
- Park, playground, athletic field, golf course, hiking trails and other similar uses, including usual accessory buildings.
- Municipal or public utility structures or facilities.
- Detention/Retention pond.

**Planned Unit Development PUD District:** The purpose of the Planned Unit Development District is to permit greater flexibility, more creative and imaginative design and utilization of innovative land development techniques while promoting more economical and efficient use of land, buildings, circulation systems and utilities; to provide for both individual building sites and common property which are planned and developed as a unit; to provide harmonious land uses which offer a high level of amenities; to permit a variety of residential

types, including mobile home parks, and/or nonresidential uses; and to preserve natural and scenic qualities of the site during the development process.

**Floodplain Overlay Zone:** The Floodplain Overlay Zone (FPO) is shown on the Zoning Map of the Village of LeRoy for information purposes only to identify potential areas of special flood hazard, to ensure coordinated review of zoning and flood damage prevention regulations, and to minimize the threat of flood damages. Exact boundaries of the special flood hazard areas can be found on the Federal Emergency Management Agency's (FEMA) most current Flood Insurance Rate Map (FIRM) or equivalent map for the Village of LeRoy.

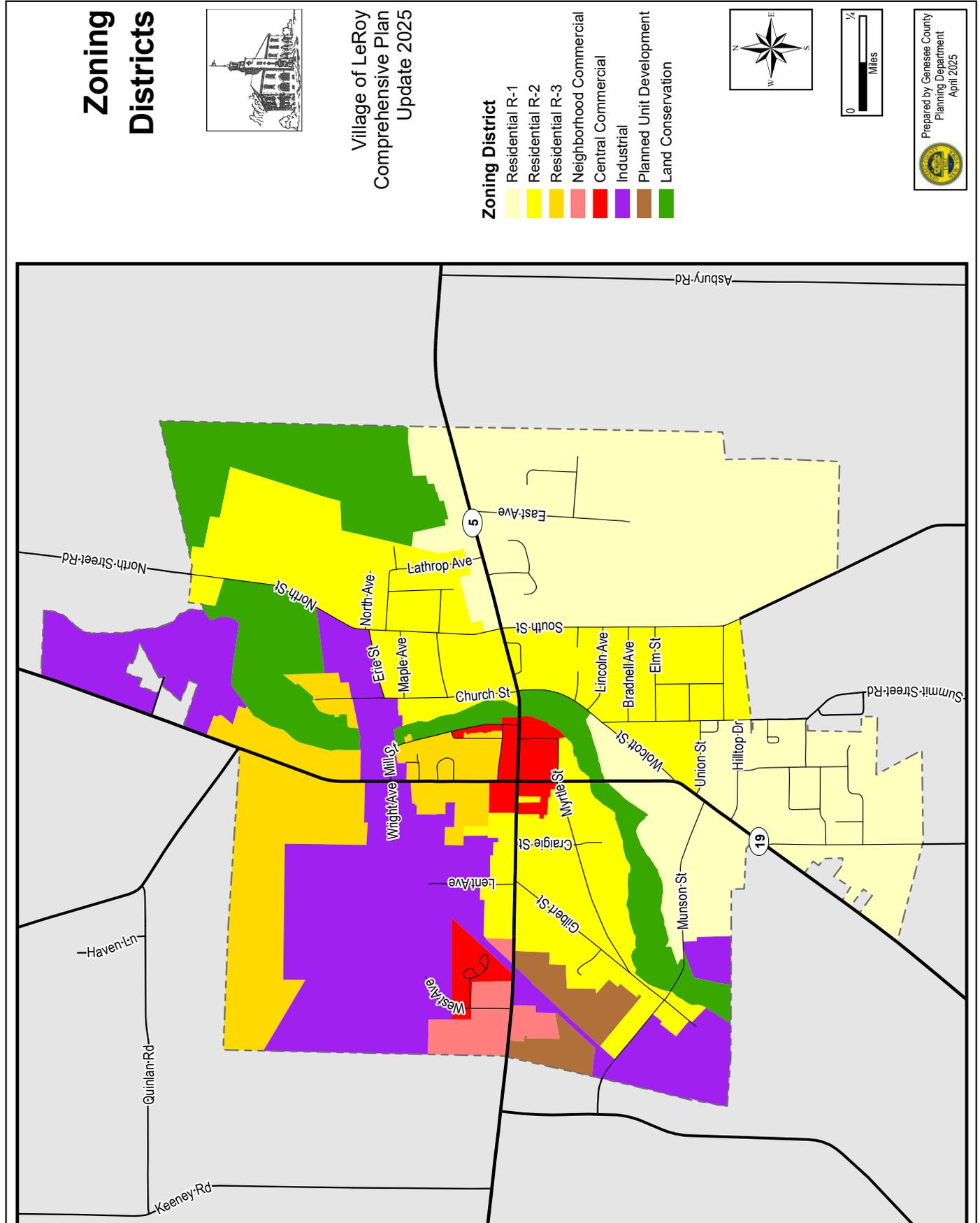


Figure 20: Village of LeRoy Current Zoning Districts

## RELEVANT PLANS

As part of the 2025 Plan Update, a number of relevant and important plans from both the Village and the County were reviewed and referenced.

### OATKA CREEK WATERSHED MANAGEMENT PLAN

The Oatka Creek Watershed spans 138,092 acres (215.8 square miles) across Wyoming, Genesee, Livingston, and Monroe Counties and includes 26 municipalities. The Oatka Creek Watershed makes up approximately 9% of the entire Genesee River Basin, making it the second-largest sub-watershed in the basin.

The Oatka Creek Watershed Management Plan is a long-term strategy focused on protecting and restoring water quality and promoting compatible land use and development within the Oatka Creek Watershed. The plan outlines specific components and development processes aimed at safeguarding the watershed. The Watershed Plan emphasized the importance of community involvement and cooperation among local governments, farmers, residents, and other stakeholders to ensure plan success.

The plan was funded by the New York State Department of State through a grant awarded to the Town of Wheatland under Title 11 of the Environmental Protection Fund. The goals of the plans are to:

- Protect and enhance water quality
- Support sustainable land use and agricultural practices
- Promote public education and involvement
- Enhance aquatic and riparian habitats
- Establish collaborative implementation and long-term monitoring strategies

The Oatka Creek Watershed Management Plan provides several recommendations that include best management practices in agriculture, to restore riparian buffers and wetlands, upgrade stormwater infrastructure, conduct public outreach

and stewardship program, and encourage inter-municipal coordination.

### GENESEE COUNTY HOUSING NEEDS ASSESSMENT (2024)

Addressing the housing challenges in Genesee County requires a collaborative and coordinated approach. No single municipality or submarket has the resources or capacity to resolve these issues alone. A collective effort involving the County, municipalities, non-profit organizations, and businesses is crucial for making measurable progress.

LeRoy is designated in the East Submarket. This submarket includes the Towns of Bergen, Bethany, Byron, Elba, Le Roy, Pavilion, and Stafford, as well as the Villages of Bergen, Elba, Le Roy, and Pavilion. The submarket represents 34.5% of the total county's housing supply, with a total of 8,985 units. The Village of Le Roy reports the largest supply of housing in the East Submarket.

The Housing Needs Assessment provided several recommendations, implementation strategies, and action steps are based on the quantitative analysis performed above, with input and guidance from Genesee County staff, municipal representatives, key stakeholders, and the public at-large. They represent the most significant themes for the County and its housing partners to pursue in the coming decade, with policies the County may consider in the effort to promote a healthy and balanced residential market in Genesee County.

### GENESEE COUNTY RESILIENCY PLAN (2023)

The Green Genesee/Smart Genesee Phase II Countywide Resiliency Plan is a comprehensive strategy to prepare Genesee County for the impacts of climate change by identifying vulnerabilities, setting goals, and prioritizing resiliency projects. The goal of the Plan is to build a resilient natural and built environment to support a vibrant economy

and quality of life for current and future generations. The Resiliency Plan outlined several priority project areas and actions that were ranked by the community impact and feasibility. Examples of priority projects included flood management and emergency preparedness, land conservation and water quality, infrastructure resilience, and local community capacity building.

## GENESEE COUNTY SMART GROWTH PLAN (2022)

The Genesee County Smart Growth Plan is designed to mitigate potential environmental impacts of the Genesee County Water Supply Project on the viability of agriculture. The Plan encourages the revitalization of villages and hamlet areas while protecting valuable agricultural resources. Most recently the Plan was reviewed in 2022.

Key goals of the Smart Growth Plan:

- Focus County resources on supporting economic development opportunities in the most promising locations
- Revitalize existing areas, including industrial areas, business districts, and residential neighborhoods in the City of Batavia and developed village areas.
- Protect farmland and the rural character of the countryside, maintaining the viability of agriculture

To promote sustainable growth, the County limits access to public water systems for new development. Public water service is available to properties located within designated Smart Growth Development Areas. The entirety of the Village of LeRoy and portions of the Town are located within a Genesee County Smart Growth Development Area. The Town and Village Smart Growth Map is on the following page.

## GENESEE 2050 (2021)

In 2021, Genesee County adopted the Genesee 2050 Comprehensive Plan. This Plan was prepared in coordination with the community and local government stakeholders to address development challenges by defining the future character of Genesee County communities, protecting natural resources, and promote economic development. Genesee County has experienced growth and increased urbanization in recent decades, which has been accompanied by a variety of development challenges. Beginning in 2025, the plan will be updated on a yearly basis through the work of the Focus Groups and the Steering Committee.

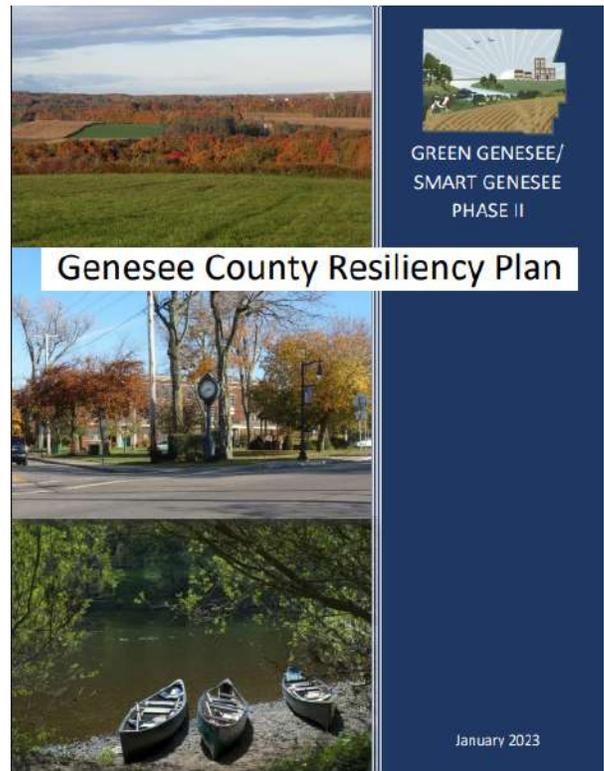


Figure 21: 2023 Genesee County Resiliency Plan

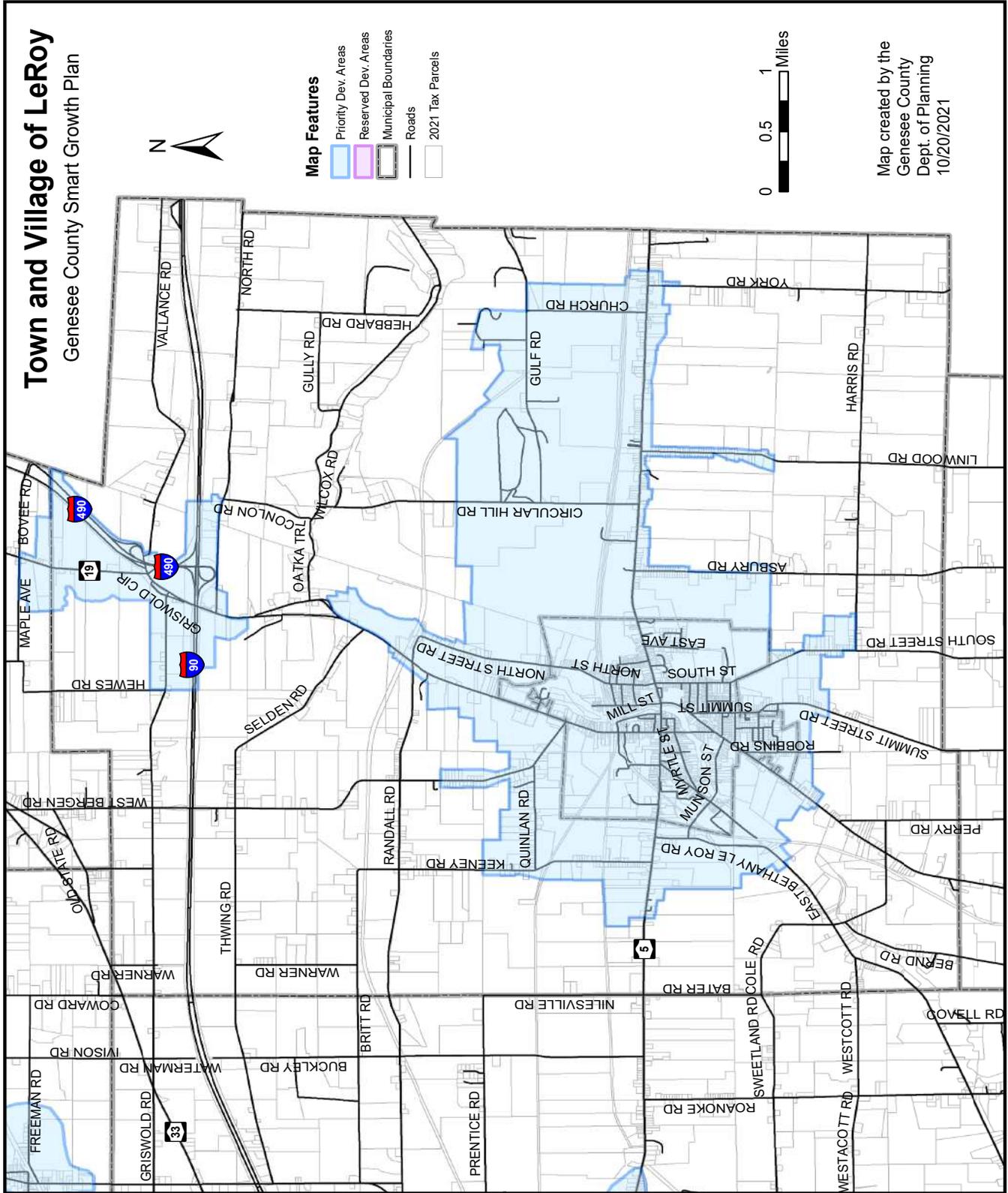


Figure 22: Town & Village of LeRoy Smart Growth Plan

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**APPENDIX B:**

# **ENGAGEMENT REPORT**

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The planning process was divided into three main phases: a Listening phase, Visioning phase, and Action phase, which is followed by adopting and implementing the plan. This three-phase approach helped to define LeRoy's vision for the future, establish goals, and set a framework for future decision-making. The goal of this Plan is to provide a blueprint for the future of the Village that is flexible, adaptive, implementable, and in harmony with the vision residents have for their community. To ensure that the Plan addresses the desires and concerns of the public, opportunities were provided to engage Village residents and stakeholders in the development of the Plan. These included a public survey, five committee meetings, and two public workshops.

## **JANUARY 3, 2025 YOUTH WORKSHOP**

On January 3, 2025, a Youth Workshop was held with four senior high school government classes at the LeRoy High School. The workshops were conducted in class periods throughout with approximately 45 students participating.

At the start of each class the teachers introduced Jenny Loewenstein, the consultant from Genesee/Finger Lakes Regional Planning Council provided a presentation on local government in New York State with the primary takeaway defining the difference between a Town and a Village. Ms. Loewenstein then provided the students with some background on comprehensive planning and her role as planning consultants with the Village.

### **WHAT WE HEARD**

The preliminary survey results guided the discussion, which sought answer to the following questions:

- What did you like about growing up in LeRoy?
- What didn't you like about growing up in LeRoy?
- If you were the town supervisor or the village mayor what would your priorities be?

### **What did You Like About Growing Up in LeRoy?**

- The Village was walkable, and it was easy to get to things
- Safe community
- Small community
- Very involved and supportive community, people come to High School sports events
- Library
- Easy to get around, close to a lot of things (entertainment, shopping, recreation) in nearby communities
- The main street
- Small businesses

### **What Didn't You Like About Growing Up in LeRoy?**

- Limited number of jobs for teenagers
- Limited number of activities for teenagers
- Too small
- Boring- not a lot to do in LeRoy, you must travel for entertainment, recreation, etc.
- Need more shopping, recreation, and dining options

### **If You Were the Mayor for the Day What Would Your Priorities Be?**

- Clean up Oatka Creek
- More recreation activities and opportunities such as mini golf, movie theater/drive in, bowling, concert venue, etc.
- Ensure housing affordability and safety-Landlord issues, poverty challenges
- More and different food options- Chipotle, coffee shops
- More grocery store options- Wegmans, Costco, Target
- Build a recreation/community center
- Revitalize Main Street- there are too many empty buildings in downtown, clean up downtown
- Bring in more businesses- a mix of large companies/big businesses and local businesses
- More unique places that bring in visitors

- Make downtown look like other downtowns in the area: Brockport, Pittsford, Mount Morris
- Road maintenance
- Flooding issues
- Bring art and murals into downtown

## **JANUARY 13, 2025, PUBLIC WORKSHOP**

The first public engagement event for the Plan Update occurred on January 13, 2025, at 6:30pm at the Memorial Auditorium on Trigon Park in Wolcott Street School (2 Trigon Park, LeRoy). The purpose of the Workshop was to explain the planning process and how public input will be collected. A prioritization exercise was also conducted.

Jenny Loewenstein of the Genesee/Finger Lakes Regional Planning Council and approximately 45 residents, steering committee members, and students were in attendance. Mayor Greg “Porp” Rogers did an introduction, and a presentation was given by Ms. Loewenstein. The presentation provided an overview of the comprehensive plan update process, including the plan update timeline and engagement activities. The presentation also provided an overview of smart growth and visioning. After the presentation time for questions was available and a prioritization exercise was conducted.

### **PRIORITIZATION EXERCISE: WHAT WE HEARD**

During the prioritization exercise attendees placed red dots on several topic areas to indicate that they should be considered a priority for the Plan update.

- Housing
- Business and Economic Development
- Infrastructure (transportation, utilities, code enforcement, emergency services, etc.)
- Natural Resources (parks, and recreation, Oatka Creek, land use, etc.)

### **Housing**

Housing received 29 red dots.

- Price of homes and rentals is too high, how to control prices
- More single-family homes are needed
- Aging in place- support seniors
- Mixed use
- Renovating older big homes for seniors, by installing elevators, etc.
- Too many rentals
- New developments lead to more traffic, we need smarter planning

### **Business and Economic Development**

Business and economic development received 46 red dots.

- Need more people to support businesses
- Work with Town to make use of access to thruway- better signage to lead people to Village (AKA marketing)

### **Infrastructure**

Infrastructure includes transportation, utilities, code enforcement, and emergency services received 34 red dots.

- Expand broadband/internet access
- Parking for Main Street businesses
- Improve Bacon Street parking lot, expand parking access, and safety
- Make existing assets attractive
- Pedestrian safety
- Improve public transportation access, RTS service and senior transportation services
- Traffic diversion and maintenance

### **Natural Resources**

Natural resources includes parks, and recreation, Oatka Creek, and land use received 52 red dots; the most out of all of the other topic areas.

- Overlook on Mill Street needs upkeep
- Water quality improvements
- Creek is an important asset
- Farms using water from Creek affecting water level and quality
- Weed control

## Other Priorities

- The 'other' category received 12 red dots.
- Historic preservation
- Bedroom community vision
- Community/social opportunities events
- Youth recreation
- Jobs for youth outside of food services
- Resources for visitors- LeRoy is a destination
- Cemeteries- beautiful for walking, but not safe
- Marketing plan for the Village
- Community services and involvement

## VISIONING EXERCISE: WHAT WE HEARD

Participants were given a visioning activity sheet. Each person wrote down their answers to the following questions:

**Image:** What do you want the Village to be like in the next 10- 30 years? What is the Village known for, and what do you want it to be known for?

**Assets:** What are the assets of the Village that should be capitalized on? What things in the Village enhance the quality of life and provide opportunities?

**Actions:** What actions should be taken to enhance the image and assets of the Village?

**Values:** What convictions and beliefs should guide the Village's actions?

Afterwards participants formed a small group with the people at their table to discuss their vision for LeRoy and developed a list of key words/phrases.

Words in bold were mentioned by several participants while discussing their lists.

### Image

- **Affordable**, suitable homes for families & seniors
- **Clean creek and water**
- Maintain quaint facade
- Businesses to meet all community needs, small businesses

- Local jobs to attract and keep citizens
- **Attractive**
- No drug issues
- Active community participation.
- **Make LeRoy a destination, welcoming to tourists. A place where you can spend the day**
- **Small Town**
- **Rural**
- **Clean**
- **Friendly**
- All generations thriving in a small town
- Connected
- Well-rounded **community** of all age groups
- Village surrounded by open space
- Independent
- Thriving main street
- Trees, beautiful landscapes, and parks
- Accessible walking routes- to the falls
- Safe
- Build a walking area near the creek
- Farmers market
- Maintenance

### Assets

- **Facade and architecture**
- **Oatka Creek**
- **Walkable layout**
- **Community**
- **Village board**
- **Parks, trails, and recreation**
- Village government/**services**
- Small businesses
- **Library**
- Main Street
- Fire/**Police** departments
- Gas/Electric infrastructure and service
- School/education
- Services within the community, no need to go to Batavia or Rochester
- Large trees
- Jello
- Redevelopment opportunities
- Mill Street Overlook
- **History, LeRoy Historical Society**

- Arts Council, Wyoming Arts council events
- Viewsheds
- Safety
- RTS offering medical transportation

### Actions

- Utilize underutilized assets
- Incentivize landlords, developers, etc. to build more affordable, suitable homes for families & seniors
- Create community
- Parking
- Utilize our parks and recreation areas
- **More events-** Weekly Creekside activity with food, beer, and music; Ice cream stand; adult activities; family activities; teen activities; events that bring in customers to small businesses (like Oatka and Winterfest)
- Limit the percentage of home rentals to owner occupied
- **Get people involved, volunteerism**
- Advertisement of what is available to partake in- you need the events and the advertising
- Develop a walking or geocaching program
- Collaborate/partner/engage with nearby communities
- Further develop parks and trails
- Clean the creek, Work with DEC
- Community garden
- Mill Street Overlook- needs maintenance
- Coordination between business
- More local support for local goods (Co-ops)
- Lighting makes the Village more comfortable at night
- WeWork-support people working from home and bring in revenue from nearby communities.
- More police presence
- Job opportunities
- Land banks- for zombie and decaying properties
- Evaluate LeRoy Business Park
- Reduce traffic noise on Main Street
- Incentivize business growth

### Values

- **Community connection and engagement**
- Sustainability
- Beauty
- **History**
- Quiet
- **Safe**
- **Families**
- Services
- Good schools
- Togetherness
- Small business success and new business development
- Education
- Neighbors helping neighbors
- Taking care of our aging population with housing options
- Nostalgia
- **Nature and green space preservation**
- Small businesses
- Places for studying/working
- A place people can live and afford to keep living in.
- Job opportunities

Village of LeRoy Comprehensive Plan Update Survey



**Welcome!**

PLEASE SHARE YOUR FAVORITE THING ABOUT THE VILLAGE OF LEROY ON THE POSTER AT THE FRONT OF THE ROOM

1



Village of LeRoy Comprehensive Plan Update Workshop  
January 13, 2025

2



**Agenda**

- What is a comprehensive plan & why are we updating it?
- Planning process
- Engagement
- Q&A
- Prioritization Exercise
- Visioning Exercise

3

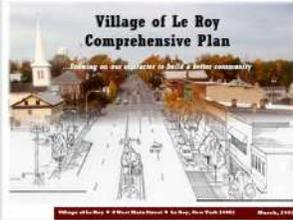
**Genesee/Finger Lakes Regional Planning Council**

- Local planning council serving the nine-county Genesee- Finger Lakes region.
- We work with municipalities throughout the region providing planning and local government technical assistance.
- The Village of LeRoy has contracted with us to provide technical assistance in updating the comprehensive plan.



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**What is a Comprehensive Plan?**



Long-term vision, as well as short-range and long-range goals and objectives, to guide the future actions of LeRoy.

Determines the social, economic, and environmental aspirations of a community.

This process will be informed by community input and will form the basis for the policies and recommendations within the plan.

Ultimately, a comprehensive plan is a plan. They are just words on paper if the recommended actions are not pursued and implemented effectively.

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**What Topics are Covered in a Comprehensive Plan?**

- Economy
- Housing
- Community Services
- Agriculture, natural resources, parks, and recreation
- Land use and zoning
- Transportation

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### Plan Approach

The intent is **NOT** to start over.  
Rather we seek to connect and verify guidance and information of past and existing efforts

Build on previous plans & studies

Incorporate Smart Growth principles

Incorporate best practices

Leverage public input & support

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### Benefits of a Plan



- Represents policy & priorities by the Village.
- Provides direction for decision makers.
- Increases the Village's standing in the face of legal challenges.
- Increases the chance of receiving funding.
- Fosters economic development
- Strengthens community partnerships.
- Provides a forum for discussion.

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### Smart Growth



Smart growth covers a range of development and conservation strategies that help protect our health and natural environment and make the Village more attractive, economically stronger, and more socially diverse.

[www.smartgrowthamerica.org](http://www.smartgrowthamerica.org)

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### Planning Process



**Where are we now?** (Listening)

**Where are we headed?** (Visioning)

**How do we get there?** (Action)

**Adopt & Implement the Plan** (Implement)

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### LeRoy Planning Timeline

October- December 2024	December 2024- March 2025	March – May 2025	May- July 2025
<p><b>Listening</b></p> <ul style="list-style-type: none"> <li>• Community Survey</li> <li>• Community Workshop</li> <li>• Determine the Village's vision</li> </ul>	<p><b>Visioning</b></p>	<p><b>Action</b></p> <ul style="list-style-type: none"> <li>• Draft strategies</li> <li>• Draft plan</li> <li>• Community Workshop</li> </ul>	<p><b>Implement &amp; Adopt</b></p> <ul style="list-style-type: none"> <li>• Village Board Presentation</li> <li>• Genesee County Approval</li> <li>• Public Hearing</li> <li>• Adoption</li> </ul>

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### Engage in the Process!

Survey closes February 1, 2025:  
<https://tinyurl.com/u5y5tnjd>

Visit the Village website for updates!

Village of LeRoy Comprehensive Plan Update Survey



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### Prioritization Exercise

**Directions:** take a dot and place it next to the topic(s) that you feel should take the highest priority. You can use all your dots on one topic, or you can spread them around.

Everyone will have **Five** dots

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### What is Visioning?

- Visioning is a **KEY** part of the comprehensive planning process that informs the Village's future.
- Vision Statements should:
  - Positive, present-tense
  - Villages uniqueness
  - Inclusive
  - People focused

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### LeRoy's Draft Vision

Draft vision from the survey responses and from committee:

**"To cultivate a resilient, connected, and equitable rural community that serves as a thriving economic center. By fostering innovation, supporting local businesses, and ensuring access to opportunities for all, we aim to strengthen our village as a hub of growth and prosperity, while preserving the unique spirit and heritage of our community."**

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## Visioning Exercise

1. Write down your answers.
2. Pair up/form small groups and develop a joint list of key words/phrases.
3. We will then come to a consensus about the concepts and key words for the Village's vision.

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<b>Image</b> How would you like your Village to look in 2035?	<b>Assets</b> What are the assets to the Village that should be capitalized on? What things should the Village enhance the quality of life and provide opportunities?
<b>Actions</b> What actions should be taken to enhance the image and assets of the Village?	<b>Values</b> What convictions or beliefs should guide the Village's actions? What are the Values that define the Village's identity?

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## Thank You!

### Please Reach Out

Jenny Loewenstein  
Sustainability Program Manager,  
G/FLRPC  
[Jloewenstein@gflrpc.org](mailto:Jloewenstein@gflrpc.org)



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## MAY 7 2025, PUBLIC WORKSHOP

The second public engagement event for the Plan Update occurred on May 7, 2025, at 6:30pm at the Memorial Auditorium on Trigon Park in Wolcott Street School (2 Trigon Park, LeRoy). The purpose of the Workshop was to review Plan progress and discuss residents' vision for the future of LeRoy by conducting a visual preference activity.

Jenny Loewenstein of the Genesee/Finger Lakes Regional Planning Council and approximately 15 residents, steering committee members, and students were in attendance. Deputy Mayor Bill Kettle did an introduction, and a presentation was given by Ms. Loewenstein. The presentation provided an overview of the comprehensive plan update process, including the plan update timeline. The presentation also included feedback received to date. After the presentation a visual preference activity was conducted by residents.

### WHAT WE HEARD

**Aging in Place:** The community is committed to supporting older residents so they can continue to live independently and remain active members of the LeRoy community, rather than being placed in institutional settings.

- Update building infrastructure to support older adults aging in place. The Village should seek grants to install elevators, lifts, and convert buildings to ADA compliant.
- Support the conversion of larger homes and buildings to first floor retail and businesses and upper floor apartments.

**Buildings and Infrastructure:** LeRoy residents support utilizing and beautifying the community's existing resources to enhance the village's character and vitality.

- Increase code enforcement and support code enforcement officers to increase code compliance.
- Invest in neighborhood beautification

efforts, including sidewalk extensions and improvements, landscaping, public art, and building maintenance, to enhance community pride and visual appeal.

- Better define high vs low density and encourage higher densities around the downtown core and near current development and infrastructure.
- Increase lighting in downtown to promote safety
- Invest in traffic calming efforts.

**YOU'RE INVITED!**

## COMPREHENSIVE PLAN WORKSHOP

The Village of LeRoy Comprehensive Plan Committee is making progress, and we want YOUR input! Join us to learn about the plan's development and share your vision for the future of our community.

**MAY 7, 2025**  
6:30 pm  
Trigon Park Auditorium

<https://villageofleroyny.org>



## VISUAL PREFERENCE ACTIVITY: WHAT WE HEARD

As part of a community visual preference activity, participants evaluated a series of photographs representing five categories of land use and development. These images were displayed on posters at the front of the room, with each image intended to illustrate a distinct type of development or preservation approach within the Village.

Stakeholders were also able to participate online utilizing Microsoft Forms. This was open from May 8 until June 9, 2025, collecting feedback from 15 additional individuals. Microsoft Forms utilized a star system; 1 star was unfavorable (similar to the red stickers), and 3 stars was favorable (similar to the blue stickers).

### Neighborhood Development

Respondents ranked single-family large development as the lowest among all the residential images, receiving a favorability score of just 25%. Respondents ranked single-family high density as the highest; this image was 90% favorable amongst respondents. The single-family high density image reflects a style of home common in LeRoy today.



Single-Family High Density  
Percent Favorable: 90%  
Score Rank: 1



Single-Family Low Density  
Percent Favorable: 75%  
Score Rank: 2



Mixed- Use Residential (Retail with residential above)

Percent Favorable: 72%

Score Rank: 3

Liked the idea of supporting people as they aged, however participants want to make sure that both existing and new structures are ADA compliant.



Town home

Percent Favorable: 62%

Score Rank: 4 (tied)



Accessory Dwelling Unit (AD)

Percent Favorable: 62%

Score Rank: 4 (tied)



2-Family Residential

Percent Favorable: 55%

Score Rank: 5



Single-Family Small Cul De Sac  
Percent Favorable: 45%  
Score Rank: 6



Tiny Home Development  
Percent Favorable: 35%  
Score Rank: 7



Single- Family Large Development  
Percent Favorable: 25%  
Score Rank: 8

## Commercial Development

Respondents ranked single-family large development as the lowest among all the residential images, receiving a favorability score of just 25%. Respondents ranked single-family high density as the highest; this image was 90% favorable amongst respondents.



Retail Existing Building (Adaptive Reuse)

Percent Favorable: 95%

Score Rank: 1



Small Format Retail

Percent Favorable: 87%

Score Rank: 2



Mixed- Use

Percent Favorable: 86%

Score Rank: 3



Mixed-Use  
Percent Favorable: 75%  
Score Rank: 4



Multi-Tenant Retail Building  
Percent Favorable: 72%  
Score Rank: 5



Small Format Retail  
Percent Favorable: 69%  
Score Rank: 6



Light Industrial  
Percent Favorable: 52%  
Score Rank: 7



Drive-Through Retail  
Percent Favorable: 33%  
Score Rank: 8



Large Format Retail (Multiple Tenants)  
Percent Favorable: 5%  
Score Rank: 9

## Parking Lot Design

Respondents ranked the asphalt parking lot with no landscaping as the lowest (9), receiving a 5% favorability score. The planted buffer as the highest (1), receiving a 86% favorability score. Permeable pavers were ranked fourth, however attendees at the workshop brought up several concerns about the effectiveness in the winter and making sure they are clean enough to effectively drain water. There is a desire to utilize more sustainably friendly paving materials within the Village, while ensuring effectiveness and an efficient use of Village funds.



Planted Buffer  
Percent Favorable: 86%  
Score Rank: 1



Green Infrastructure  
Percent Favorable: 82.5%  
Score Rank: 2



Perimeter Landscaping and Screening  
Percent Favorable: 81%  
Score Rank: 3(tied)



Perimeter Landscaping and Screening  
Percent Favorable: 81%  
Score Rank: 3 (tied)



Permeable Pavers  
Percent Favorable: 48%  
Score Rank: 4 (tied)  
Concerns about winter use and making sure they are clean enough to effectively drain water.



Parking Lot Solar  
Percent Favorable: 48%  
Score Rank: 4 (tied)



Planted Buffer  
Percent Favorable: 77.5%  
Score Rank: 5



Pedestrian Walkway through Parking Lot  
Percent Favorable: 50%  
Score Rank:6



Green Infrastructure  
Percent Favorable: 82.5%  
Score Rank: 2



Asphalt Parking Lot, No Landscaping  
Percent Favorable: 5%  
Score Rank: 9

## Streetscape Design

Respondents ranked the neighborhood street image the highest, receiving a 100% favorability score. Single-family large development as the lowest among all the residential images. The major thoroughfare was ranked the lowest, with a 43% favorability score. This image is from Route 5 in LeRoy, showcasing the desire for improved streetscape design within the Village. The gateway signage also scored very low, many people liked the idea of gateway signage, but did not think this example was a good fit for the Village



Neighborhood Street  
Percent Favorable: 100%  
Score Rank: 1



Sidewalk with Pedestrian Amenities  
Percent Favorable: 95%  
Score Rank: 2



Sidewalk with Pedestrian Amenities  
Percent Favorable: 76%  
Score Rank: 3



Multi-Modal Road  
Percent Favorable: 74%  
Score Rank: 4



Major Thoroughfare with Pedestrian Connections  
Percent Favorable: 69%  
Score Rank: 5



Wayfinding Signage  
Percent Favorable: 43%  
Score Rank: 6



Neighborhood Street  
Percent Favorable: 41%  
Score Rank: 7



Gateway Signage

Percent Favorable: 26%

Score Rank: 8

Many people liked the idea of gateway signage, but did not think this example was a good fit for the Village.



Major Thoroughfare (e.g. Route 5)

Percent Favorable: 18%

Score Rank: 9

## Open Space & Public Gathering

Respondents ranked the open space and public gathering images very high; all images received favorability scores over 70%. The public gathering and event space image was ranked the highest, receiving a 100% favorability score. Public gathering spaces has come up several times during several conversations and other feedback opportunities. The community center image received the lowest score, with a 72% favorability score. Respondents want to see a community center in the Village, however some did not feel that this image was a good example for the Village causing the score to be a little lower.



Public Gathering and Event Spaces  
Percent Favorable: 100%  
Score Rank: 1



Nature Trails  
Percent Favorable: 98%  
Score Rank: 2



Multi-Use Trail  
Percent Favorable: 95%  
Score Rank: 3



Playground  
Percent Favorable: 92%  
Score Rank: 4



Picnic Shelter  
Percent Favorable: 86%  
Score Rank: 5



Passive Open Space  
Percent Favorable: 79%  
Score Rank: 6



Boat and Fishing Access  
Percent Favorable: 77%  
Score Rank: 7



Sports and Recreation Complex  
Percent Favorable: 73%  
Score Rank: 8



Community Center  
Percent Favorable: 72%  
Score Rank: 9  
Many people liked the idea of having a community center (this has also come up several during engagement), but did not think this example fit the Village.

## Survey Results

The Village of LeRoy conducted this survey of residents to learn more about their views on issues facing the village. Gathering input from residents is an important part of the development of a Comprehensive Plan. The questionnaire was developed by Genesee/Finger Lakes Regional Planning Council (G/FLRPC) with input from the Steering Committee.

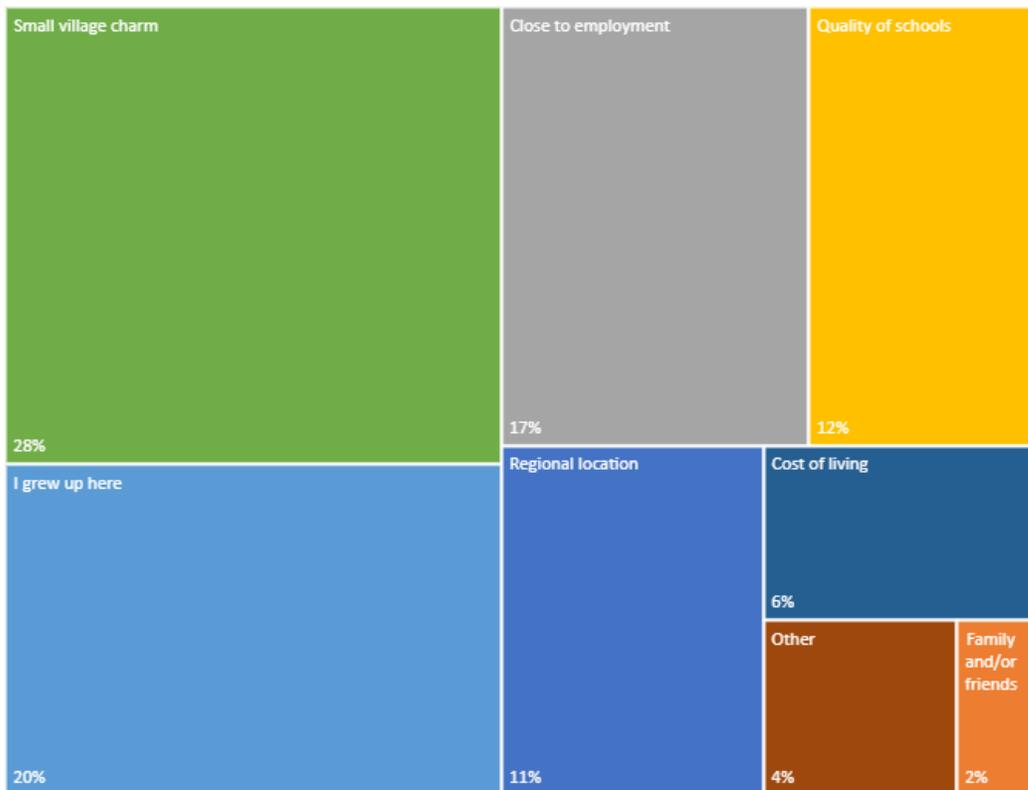
Response was garnered using various methods such as the Village website, online links on social media and the Village website, direct emails to civic groups, and the LeRoy Central School District, Penny Saver advertising, at events, and posters/flyers. Property owners were mailed a postcard in November that had information about the survey and upcoming events.

The survey was conducted from September 10, 2024, until February 1, 2025, and in total 86 residents completed the survey. Responses from the survey are outlined below.

### What We Heard

#### What are the main reasons you chose to live in the Village of LeRoy?

82 people responded, and responders were able to select all answers that applied. Small village charm was the most selected answer (28%), followed by 'I grew up here' (20%), 4% of respondents selected 'other.'



### What are your favorite things about the Village of LeRoy?

77 people responded. The word cloud below shows the keywords that were mentioned. Answers related to the people, small town, and community were the top answers. Some responses include:

- *The spirit of LeRoy and the pride that people take in the village.*
- *Overall feeling of safety in our small town.*
- *We LOVE the Woodward Memorial Library. The programs they offer, and the friendly staff make the library one of our very favorite things about LeRoy.*
- *The old buildings that are still in beautiful shape and the creek.*
- *Small village with easy access to bigger cities and culture, and shopping.*



### What specific amenities or attractions do you think the Village of LeRoy lacks that could make it a better place to live and/or visit?

81 people responded. Answers related to additional community spaces, businesses, and parks were the top answers. Some responses include:

- *More vibrant Main Street. Cultural activities would be nice, walking/ biking paths*
- *More things for kids to do outside of school. A family recreation center or department all year round.*
- *Better dining options*
- *More employment opportunities, more employers to increase the tax base*
- *Access to Oatka Creek, e.g. kayak/canoe launches.*
- *Larger trails/nature-oriented park*
- *There is a huge need for a community center. A place for activities for Senior Citizens and kids.*
- *More affordable rental options for single professionals.*
- *Work to retain the basic businesses and services that already exist in the village - banking, pharmacy, medical services, grocery store, salons, fitness centers, and restaurants.*
- *Put effort into promoting LeRoy as a place to visit with walking maps, parking maps, guided walking tours, and an annual list of community events.*

### What are the most important elements in maintaining the character of downtown LeRoy (e.g. preservation of the historic architecture, walkable environment, building façade, etc.)

80 people responded. Answers related to buildings, preservation, and walkability were some of the top answers. Some responses include:

- *Preservation is extremely important. The planning/ zoning should protect the visual aspects of the community as well.*
- *Walking infrastructure is important*
- *Don't get caught up with parking on Main Street - we have locations to get out of your car and walk around the Village.*
- *Preserve and improve utilization of historical architecture. Ex. History seminars at the library, walking tours*

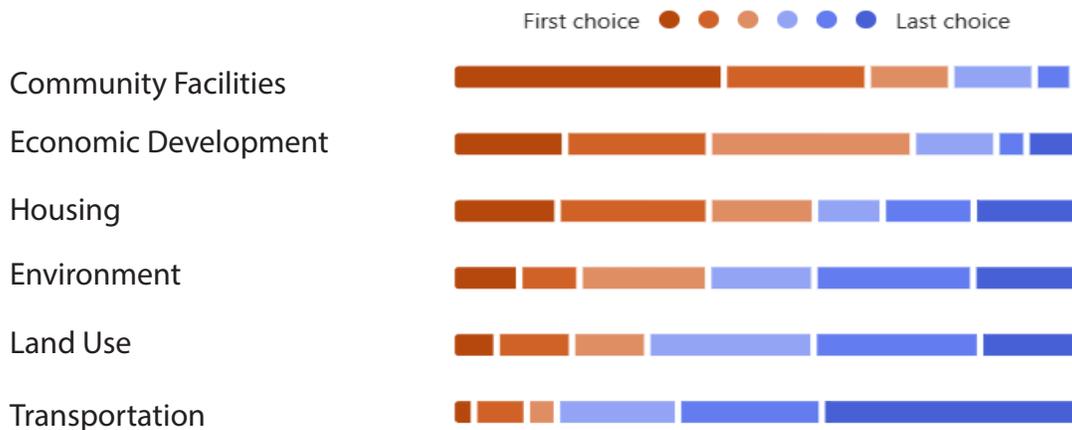


**Rank the following issues. Order the issues from the most important at the top and the least important at the bottom?**

83 people responded. The issues were ranked in the following order (1 being the most important):

- **Community Facilities:** Emergency services, community and recreational facilities, utility infrastructure (water, sewer, broadband). 43% of respondents ranked this as their most important issue.
- **Economic Development:** Workforce development, business opportunities, diversify the Village economy, promote small businesses, tourism, public/private partnerships.
- **Housing:** Housing options (senior, single-family, multi-family etc.), affordability, accessibility
- **Environment:** Water and air quality, energy efficiency, reduce greenhouse gas emissions, tree canopy, open space protection, trails and parks, creek restoration, reduce light pollution
- **Land Use:** Mixed use development, non-residential development, rehabilitation and re-use of existing structures, infill development
- **Transportation:** Transportation alternatives (such as bus routes), road conditions, pedestrian and bicycle facilities, down Village streetscape improvements (landscaping, lighting, wayfinding, etc.) 41% of respondents ranked this as their least important issue

**Are there additional community issues that you feel are not being addressed and should be**



**prioritized?**

48 people responded. The word cloud below shows the keywords that were mentioned. Answers related to code enforcement, vacant properties, Village communication, and additional housing were some of the top answers. Some responses include:

- *We need to attract new families to move here*
- *Increase community involvement and volunteerism*
- *More attention needs to be paid to using our creek for recreational space. Kayaking, paddle boats, fishing, etc.*
- *We need a Village bulletin/news/info board to keep people informed*
- *Sidewalks in the Village need attention*
- *Prioritize the undertaking of a Village of LeRoy Parking Inventory*

## Please share any additional questions/comments/concerns about the Village of LeRoy Comprehensive Plan Update

29 people responded. Additional comments were the following:

- *Think about the children and building a better tomorrow for them in their hometown to cut down on youth drug use. Year round rec center, free/low cost sports or clubs for all children.*
- *Fix the million pot holes in LeRoy*
- *We need to act upon our agreed to suggestions not just talk about it. We need a full plan and stick to the plan in order to achieve this in a timely fashion*
- *This should be a joint Village/Town plan. There are many areas where we overlap. Differences can be handled by designation of areas where exceptions apply. Both entities share many services now. Need to explore other services which would be mutually beneficial. Substantial improvements for the village cannot be achieved with out significant integration with the town....*
- *I feel there are several aspects of the 2001 Plan that should be considered for addition to the updated plan.*
- *I lived in the village for 25 yrs before moving to the town!*
- *Bring back the skating rink that was in trigon park. Just need it in a better location where leaves and branches won't fall on it. My son had so much fun there!*
- *Keep the village cops in the village, absolutely no need for them aimlessly driving around on back roads in the town. Colossal waste of resources*
- *Would like to know more about what the plan entails*
- *Thank you for the survey. Great idea to make voices heard!*
- *We need to grow the population in the village and the town. LeRoy has been steadily declining in population for my entire life. (65 years) We need to stop the hemorrhaging of our population total and start growing it again or our Comprehensive Plan might as well be how do we dissolve our Village.*
- *We need local jobs, more residents and lower taxes. All are possible if we can attract new local employers.*
- *I should not have to pay town taxes if I live in the village.*
- *Thank you for taking the initiative to seek the public's help in planning for the future of our village!*
- *A "lost & found" could be helpful.*
- *Thank you for including the community in gathering this plan.*
- *Thank you for soliciting the input of the community.*
- *This document is not really a "Comprehensive Plan"--it has no Plan of Action, no Milestones, no Deliverables, and no assigned Responsible departments or individuals to implement the plan. It has no defined resources to support the "Plan". As such, nothing will change in five, ten, or even twenty years. It might better be described as a "Community Vision", a document that, with proper leadership and motivation, could serve as the foundation for developing a true Comprehensive Plan.*
- *Comprehensive plans seem to come and go and nothing changes. Until someone in authority with the village/town takes control and acts on a plan, the same result will occur. Real change can happen, but only with effective political leadership.*
- *Why aren't we getting new businesses?*
- *Further consolidation of Village/town/school is needed. Shared equipment and resources make sense. No need to have duplicate equipment amongst 3 different government agencies.*
- *Plan will cost money that you don't even know. Don't get in over your head. A plan from 2001 isn't something we should follow. Things have drastically changed here and in the world since then. I think we will get in over our head and we the residents will pay!*
- *The village is beautiful and has the opportunity to be a beacon to other communities if we're progressive and open-minded*
- *I appreciate the opportunity to participate.*

- Cant wait to see what comes out of this plan, and hope our elected officials take the time to really *digest its results, and make a commitment to achieving the goals outlined in the plan.*
- *Will the accomplishments of the last Comprehensive Plan be shared? Will it take 10 years to develop the next Comprehensive Plan?*
- *I hope things move positivity*
- *I would be interested in the addressing of emergency services for the community now-and in 10 years from now. We, like all small communities, are experiencing a shortage of volunteers. We are very fortunate in that we have an excellent emergency medical service. However, with expanded or increased growth we will inevitably experience an increase in demand for service for fire, rescue and "community service" calls that are currently handled by total volunteer. The County recently completed and released a manpower and allocation of resources survey report. If not already reviewed, I would suggest it at least be given consideration.*

### Please describe your status of residency in LeRoy.

This was a required question. 72% of respondents live in the Village, and 22% live in the Town.

### How long have you lived in the Village of LeRoy?

80 people responded. 48% of the respondents have lived in LeRoy over 20 years.

### What is your age? Please select one option

83 people responded. 77% of respondents were between the ages of 35 and 74 years old. Only 2 people under the age of 18 took the survey.

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