



The Vision of the Town of Pembroke and Village of Corfu

The Town of Pembroke and Village of Corfu recognize that our rural landscape, agricultural heritage, and small town character are the primary reasons why people choose to live and work in the community. Therefore, the Town and Village will make every effort to conserve viable farmland, protect our pristine countryside, and strengthen the village and hamlets. The Town and Village, consistent with the Genesee County Smart Growth Plan, will define growth patterns, providing clear guidance to developers regarding land use, site planning, appearance, and the provision of community services. As a unified community, we will work together to improve the quality of life in Pembroke and Corfu, making this an attractive place for people to visit, conduct business, and raise a family. This effort will ensure that future generations will inherit a community with a clearly defined identity and sense of place that celebrates our unique assets.





TRANSPORTATION POLICY AREA

Policy:

It is the policy of the Town and Village to ensure that the functionality of the transportation network is consistent with the community’s vision and goals, including preserving rural character and open space, promoting economic development, and improving the overall quality of life in the community. The Town and Village will examine ways to improve safety conditions for all motorized and non-motorized modes of transportation. The Town and Village will work with New York State, Genesee County, the Town of Darien, and Six Flags Darien Lake to alleviate congestion during peak travel times along NY 77 and at Exit 48A of the Thruway. The Town will also examine ways to ease congestion in the Village, without compromising the pedestrian environment. The town will encourage a healthy mix of transportation choices, promoting the development of multi-use trails and the pedestrian network in addition to improving conditions for motorized vehicles. A balanced approach to transportation choices is essential to the sustainability and quality of life in a community. The improvement of the transportation network will also reflect the changing demographics in the community, including expanding options for senior citizens.

☑ Status

Objective A: To address the specific traffic issues in the town and village.

Action 1: Perform a traffic study for the area, examining Darien Lake traffic, truck traffic and noise, bottle neck at the RR overpass, and potential bypass around village. ☐

Action 2: Examine ways to increase safety for pedestrians in the village. ☐

Objective B: To address the level of traffic generated by visitors to Darien Lake along Route 77.

Action 1: Continue to develop and promote alternate routes to access Darien Lake. ☐

Action 2: Request that NYSDOT widen bridge on Route 77 north of Corfu near Cohocton Road and widen RR overpass in the village. ☐

Action 3: Request that NYSDOT widen shoulder of Route 77 from Exit 48A south to the village. ☐



	<input checked="" type="checkbox"/> Status
Objective C: To develop a more comprehensive policy enforcing the speed of trucks and passenger vehicles passing through the region.	
Action 1: Request stricter enforcement of speed limits in the town and village by state and local authorities.	<input type="checkbox"/>
Action 2: Examine traffic calming techniques for the village, including clearly delineated crosswalks and on-street parking.	<input type="checkbox"/>
Objective D: To address the capacity limitations of traffic on Routes 77 and 33.	
Action 1: Work with NYSDOT to examine safety issues and solutions for trucks at the intersection of Routes 33 and 77.	<input type="checkbox"/>
Action 2: Explore routing options to alleviate traffic in the village.	<input type="checkbox"/>
Objective E: To capitalize on the potentials offered by New York State Thruway Exit 48A.	
Action 1: Encourage commercial and industrial development near the interchange.	<input type="checkbox"/>
Action 2: Provide sewer systems near the interchange to attract potential businesses.	<input type="checkbox"/>
Action 3: Develop a master plan for the area around the interchange, including an infrastructure plan and design guidelines that minimize impacts on traffic, the natural environment, and viewsheds.	<input type="checkbox"/>





BEST DEVELOPMENT PRACTICES POLICY AREA

Policy:

It is the policy of the Town and Village to ensure development meets the needs of residents and visitors, and is appropriate within the regional context. Any development should occur in a fashion that limits impacts on viable agricultural areas and conserves natural resources, and should maximize existing infrastructure and public facilities. This is consistent with the Genesee County Smart Growth Plan (2001) and applies to residential, commercial, and industrial development. It is a priority of the Town and Village to guide developers towards higher quality design and sustainable development practices in order to create a true sense of place. Such standards and principles encourage development that is energy efficient, has long term viability, improves aesthetics in the public realm, and is harmonious with the community beyond its respective property boundaries.

█ Status

Objective A: To promote, yet minimize the impact of, future commercial and industrial development in both the town and village.

Action 1: Through revisions to the Zoning Code, encourage small, owner-operated businesses as second income opportunities for residents.

Action 2: Develop an internal access road in the Interchange District to encourage business development.

Action 3: Update zoning and site plan review regulations to enable proper access management.

Objective B: To regulate land uses in the town and village to minimize conflicts and protect the rural character.

Action 1: Designate 4 nodes (East Pembroke, Thruway Interchange/Hamlet of Pembroke, Indian Falls, and Corfu) as areas where development should be encouraged. Development throughout remainder of the town will be minimized to the extent practical.

Action 2: Update Town and Village Zoning Ordinances to reflect the vision and goals of the Comprehensive Plan.



Status

Objective C: To ensure agricultural land in the Town is protected and remains a viable economic opportunity.

Action 1: Utilize cluster development and planned unit development practices in rural areas.

Action 2: Implement existing land use ratios to restrict the subdivision of land in viable agriculture areas.

Objective D: To gain understanding of the environmental, economic, aesthetic, agricultural, and ecological effects of renewable energy projects.

Action 1: Using objective sources, research the advantages and disadvantages of renewable energy projects, specifically wind farms.

Action 2: Restrict potential wind energy projects to the Wind Overlay District, as identified in the Future Land Use Plan.

Action 3: Revise the zoning code to reflect this policy.





ECONOMIC DEVELOPMENT POLICY AREA

Policy:

It is the policy of the Town and Village to have local businesses, commercial and industrial development within the town that meets the needs of residents and visitors. The economic vitality of the community depends on having locally supported businesses that are easy to access and offer the goods and services community members need and want. Although residents will continue to utilize other local and regional commercial centers (e.g. Batavia and Buffalo), the Town will continue to encourage smaller-scale businesses that can be supported year round. Future commercial development and redevelopment must respect the scale and character of this rural community. The Town will continue to encourage development within the village, existing hamlet areas, the interchange area, as well as other areas with existing sewer and water infrastructure. Pembroke will ensure that retail, commercial and small-scale industrial developments located outside of the village and hamlets will compliment the community’s small town image and will not compromise productive farmland and open spaces.



Objective A: To improve access to and from businesses.

Action 1: Utilize traffic calming techniques in commercial and mixed-use areas.

Action 2: Codify access management principles to reduce the number of access points along major corridors within the town. This will maintain traffic-carrying capacity and safety of the roadways while permitting efficient use of interior land uses.

Objective B: To increase the level of commercial and industrial development.

Action 1: Modify building and zoning codes to allow for mixed-use development in the areas designated by the Genesee County Smart Growth Plan.

Action 2: Work with regional and county economic development programs to increase development opportunities in the town and village.

Action 3: Aside from home businesses in the Agriculture Residential Zone District, restrict commercial and industrial development to state roads outside of the designated development areas.

