

the east side of Silver Lake. Regional Transit Service (RTS) maintains a FLEX bus schedule that services the Villages of Perry and Castile via Route 39 and 19 as of 2016 as well. The FLEX line is a service-on-demand route.

Agricultural Districts/Agricultural Soils

A significant portion of the Town, and to a lesser extent the Village, is within the Wyoming County Agricultural District. Not to be confused with zoning of a similar name, this is a State-certified, County-adopted district that provides “a combination of landowner incentives and protections ...[that] forestall the conversion of farmland to non-agricultural uses” (NYS Department of Agriculture and Markets). Incentives and protections includes tax breaks, protection from overly-restrictive local land use laws, and nuisance protection, mitigation and guidance. Inclusion within the County districts is subject to the landowner’s discretion and reviewed by the County. The agricultural district reinforces the “right to farm” and the supports the vitality of operating farm operations. As noted throughout the Plan, agriculture is a significant component of the Town & Village’s economy as well as it’s character.

Farmland soil classification is rated by the USDA Natural Resources Conservation Service (NRCS) in an effort to identify soils that are best suited for agricultural use. Prime soils are those that are rated the highest and typically require less input (fertilizers and other amendments, drainage, etc.) for maximum output (crops) whether they be for human consumption or animal feed. Generally, the loss of these soils puts added pressure on other, more marginal lands, which may likely require physical or nutrient-based amendment to maximize their potential, typically at greater cost and effort. Soils of statewide importance are slightly lower in their potential compared to prime soils and are determined at the State or County level. With the exception of the Genesee River gorge, Silver Lake, and other isolated pockets, the majority of the soils in the Town & Village are suitable for farming.

Water Features

Water features include physical water bodies as well as outlying lands (floodplains, buffers) that are influenced by flooding or other storm events. Silver Lake is the primary water feature in the Town located in the northwest corner. As noted, the Lake is a significant economic driver in terms of recreation, tourism, and character as well as a draw for residential living. The Genesee River and the adjacent gorge make up the other prominent water feature on the east side of the Town with many smaller streams and other tributaries leading into it. Many of these tributaries are surrounded by smaller gullies that help to further channel water into the River. Wolf Creek is another major water body that traverses the southwest corner of the Town and runs through the Village center.

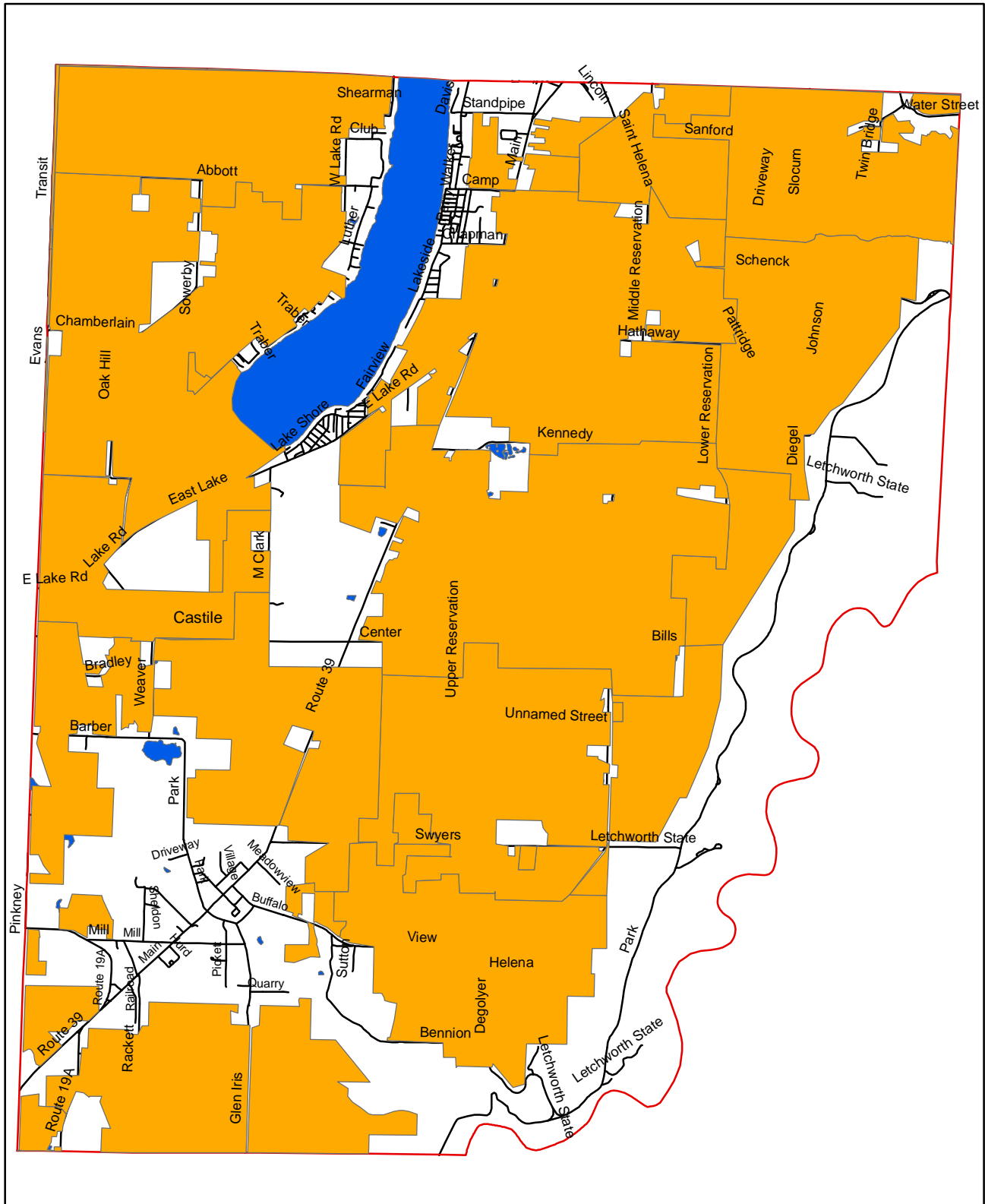
Floodplains are lowland areas that are adjacent to waterbodies in which their soil properties make them well-suited to absorbing excess water during storm events - 100- and 500-year floodplains are the typical designations. Development of floodplains can disrupt the natural water-holding capability of the land and subsequently flood other areas causing erosion and other damage. Within Castile, floodplains are generally around Silver Lake and a portion of Wolf Creek in the heart of the Village. Many communities have floodplain management regulations that outline specific building standards to ensure structural integrity as well as minimize loss of life and property further downstream. In some cases, the final building elevation must be above the base flood elevation.

Wetlands, like floodplains, contain unique soils that are capable of holding excess water during rain events, acting like a natural sponge. In addition, they are typically unique habitats that contain a variety of plant and animal life, sometimes endangered, threatened, or rare species. These features are protected by the State (12.4 acres or larger) or the US Army Corps of Engineers (less than 12.4 acres), with the State wetlands having an additional 100-foot buffer protected. Wetlands in the Town & Village are found adjacent to a number of creeks and streams, as well as the River gorge and the Silver Lake outlet south to the Village of Castile. Development of and adjacent to wetlands is discouraged and in most cases mitigation is required if they are disturbed.

Watersheds

The eastern half of the County is within the Genesee River watershed, Castile being in the Upper Genesee portion. A watershed is the area of land that water flows across or under (i.e. groundwater) as it makes its way towards a larger waterbody that eventually drains into the ocean. As the water moves across a variety of landscapes, it picks up nutrients, pollutants, and other materials that are then deposited elsewhere which can have a compounding environmental impact if the amounts become significant. Depending on the level and type of materials deposited, waters may become unsuitable for fishing, swimming, drinking, or even for aquatic animals to live in. For this reason, regulation and adequate control of land uses is important to ensure that development is appropriately sited and environmental regulations are followed. Within Castile, there are several sub-basin watersheds including Silver Lake and Wolf Creek-Genesee River. Many communities have taken their planning beyond their comprehensive plans and, with assistance from County and State agencies, developed specific watershed management plans to identify land uses and potential pollutant sources as well as methods for water quality improvement and stabilization. Within the Genesee River Watershed, management plans have been developed for the Genesee River (Nine Key Element for phosphorus and sediment), Black Creek, Oatka Creek, Conesus Lake, and Honeoye Lake.

Town of Castile Agricultural Districts

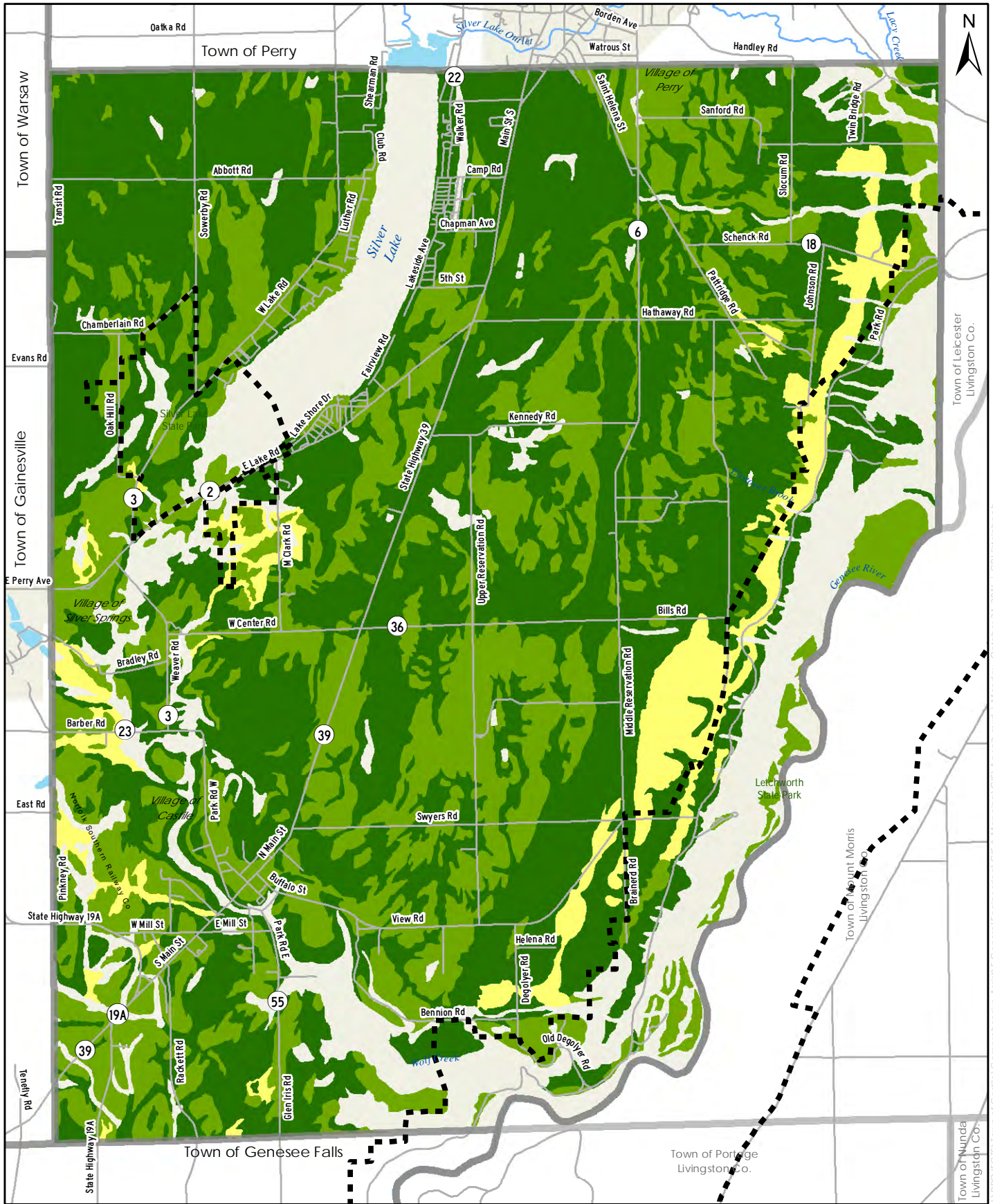


Legend

- Agricultural District
- Castile Boundary
- Waterbodies



Town of Castile Agricultural Soils

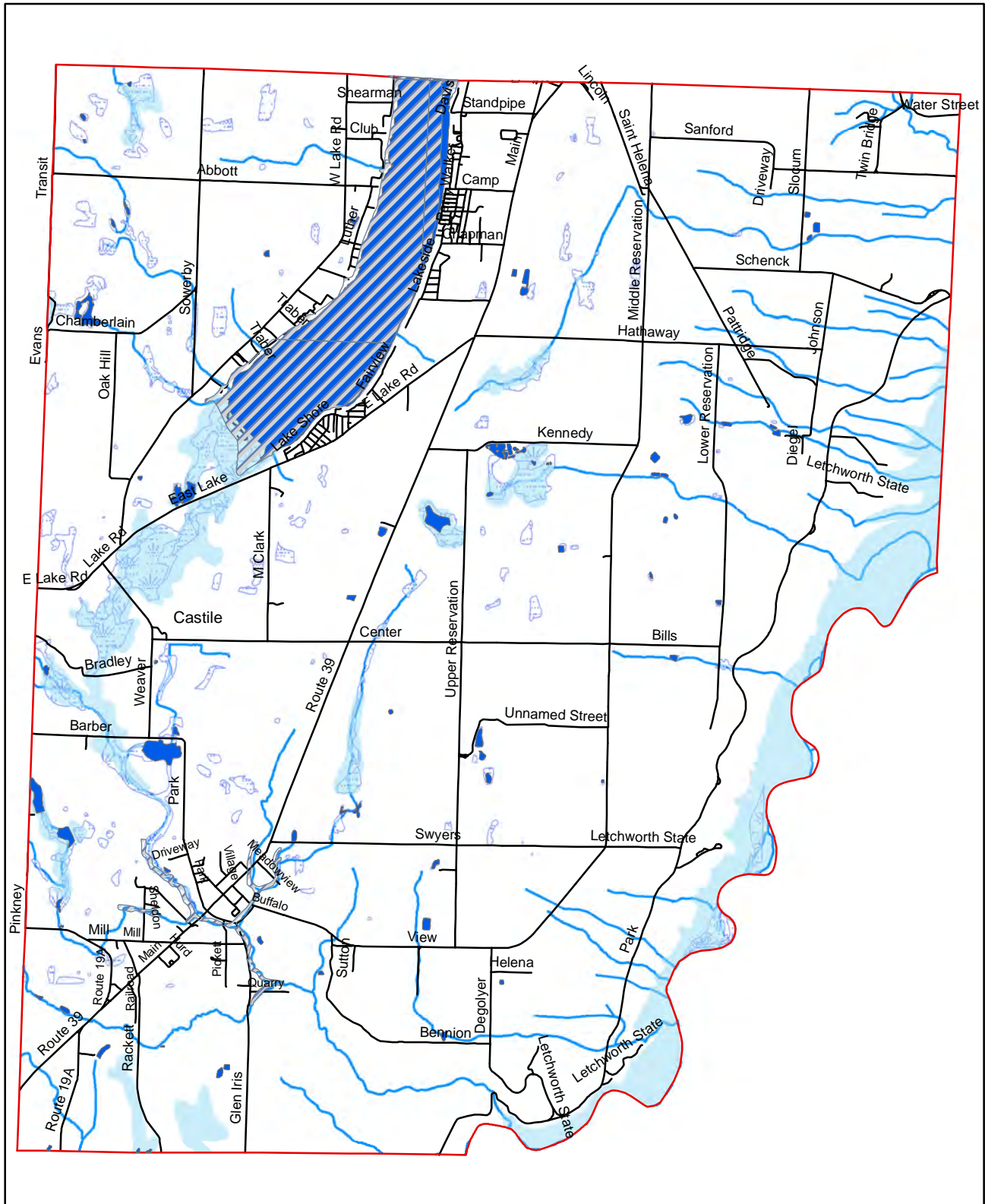


Legend

- Towns
- State Parkland
- Prime Ag farmland
- Prime if drained
- Villages
- State Roads
- Farmland of State Importance
- Not prime farmland
- Streams/Creeks
- County Roads
- Local Roads

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Town of Castile Water Features



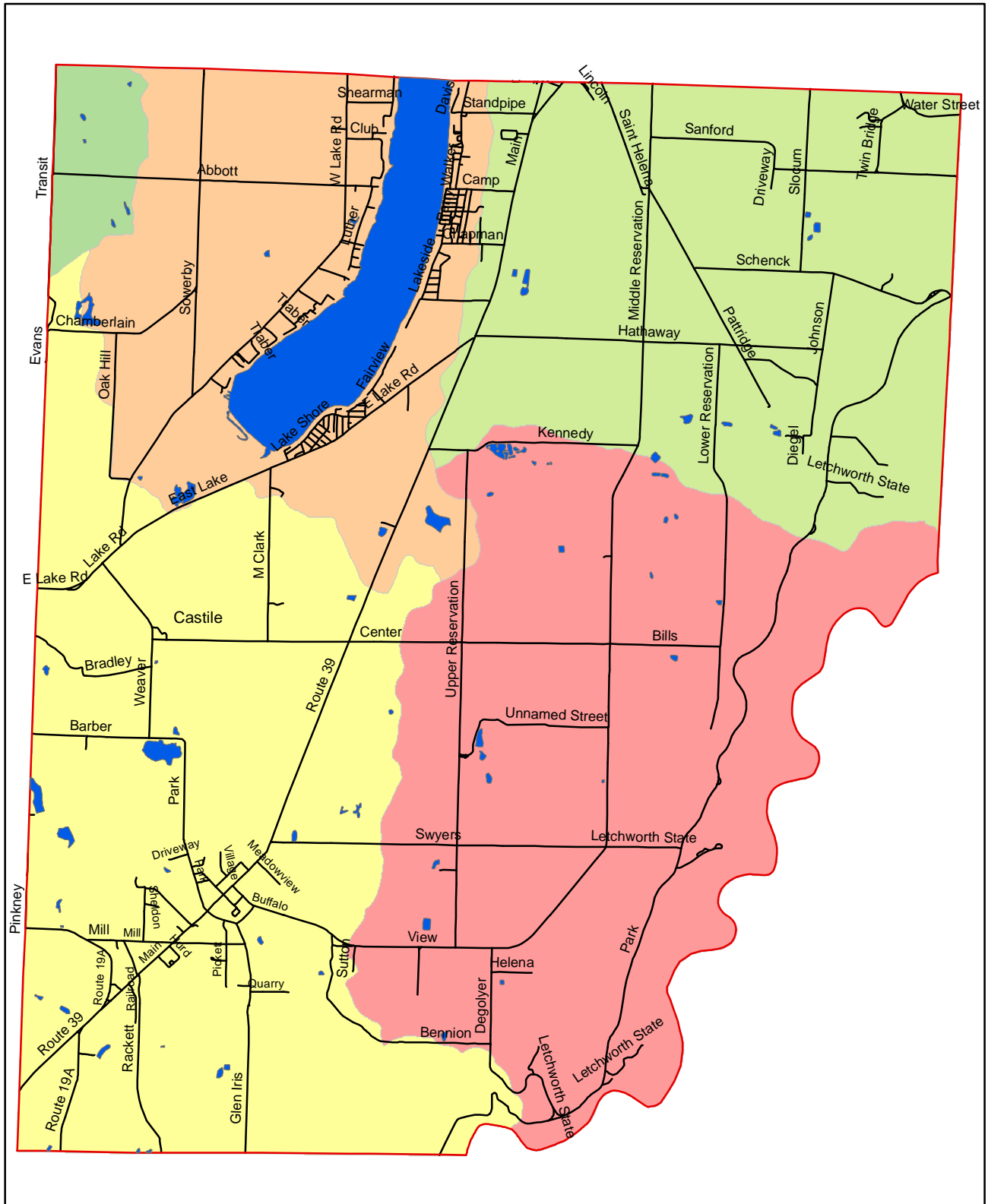
Legend

-  Floodplain
-  Castile Boundary
-  DEC Wetlands
-  NWI Wetlands
-  Streams
-  Waterbodies

*Floodplains are for reference only



Town of Castile Watersheds



Legend

- Castile Boundary
- Waterbodies

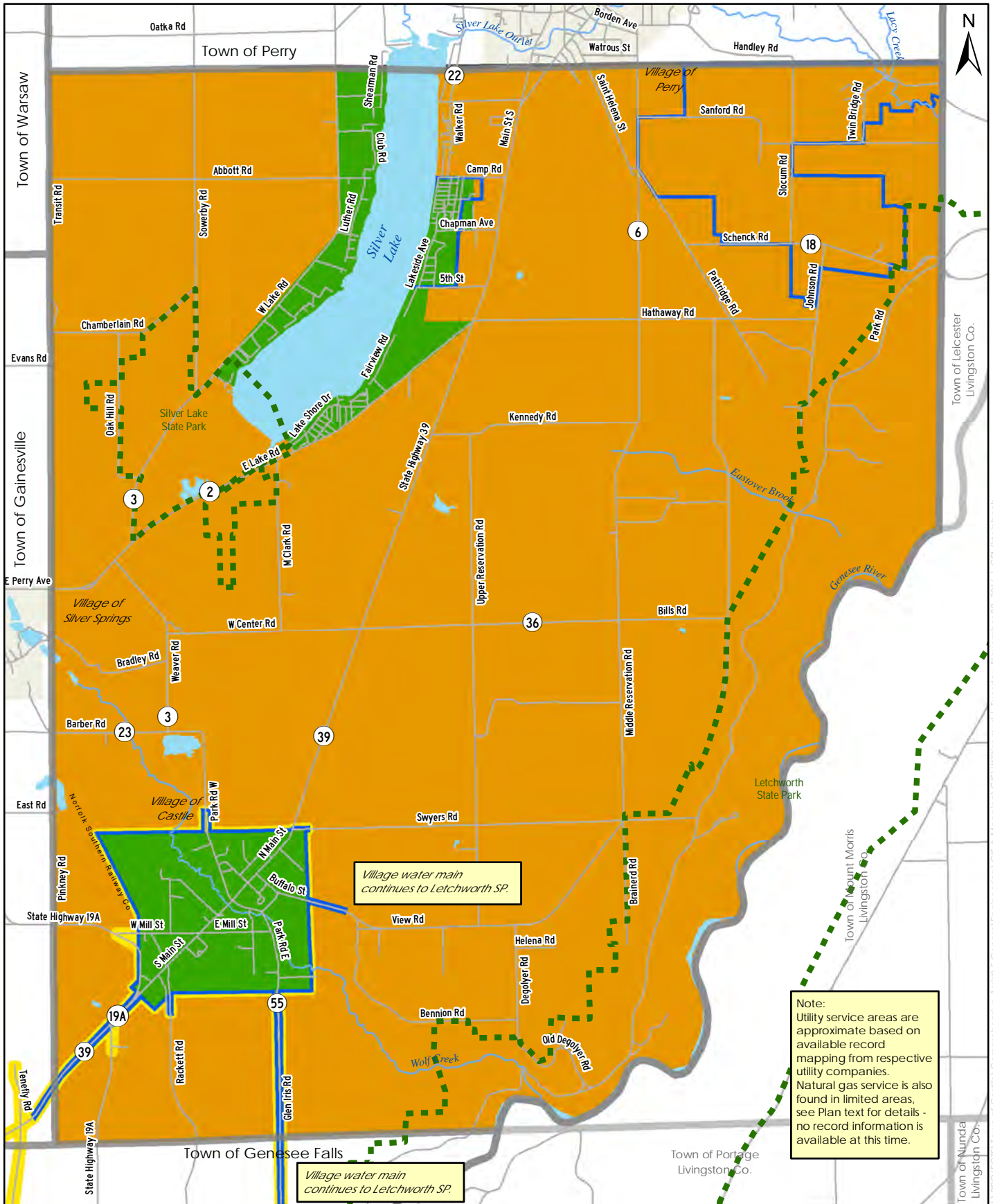
Watersheds

Name

- Eastover Brook-Genesee River
- Headwaters Oatka Creek
- Outlet Silver Lake-Genesee River
- Silver Lake
- Wolf Creek-Genesee River



Town of Castile Infrastructure



Village water main continues to Letchworth SP.

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Note:
Utility service areas are approximate based on available record mapping from respective utility companies.
Natural gas service is also found in limited areas, see Plan text for details - no record information is available at this time.

Legend

- Towns
- Villages
- Streams/Creeks
- Waterbodies
- State Parkland
- State Roads
- County Roads
- Local Roads
- Electric (Village of Castile)
- Electric (Other)
- Sewer Service Areas
- Water Service Areas

Utilities

As a typical rural community, utilities are predominantly available from privately-owned sources with most Town residents utilizing wells, septic systems, and propane/fuel oil/wood for heating. Several natural gas utility companies provide piped service in and adjacent to the Villages (see page 38-39 for additional details). Due to the higher density of development and the concern for maintaining lake water quality both as a source of potable water and an economic asset, a sanitary sewer was installed in the early 1980's to service all residences in proximity of the lake. The system is managed by the Town of Castile and the treatment is handled by the Village of Perry's wastewater plant. The Village of Castile also has a wastewater treatment facility that serves Village residents and limited properties along State Route 39 and Glen Iris Road, in close proximity to the existing collection system. Public water availability is much the same in the Village of Castile and surrounding area. In the Town of Castile, water service is limited to those residents in the Silver Lake Institute and Gardeau water districts in small areas south of the Village of Perry.

The Village of Castile maintains its own municipal electric service as a distribution-only utility with power allocated from the Niagara Power Project (Niagara Falls). The Village operates one 5 KV substation and 35 miles of electric lines that provides service entirely within the Village and limited areas within the Town as well as portions of the Towns of Gainesville and Genesee Falls, primarily along Route 39 and Glen Iris Road. Outside of this franchise area, NYSEG provides electricity to the remaining portions of the Town.