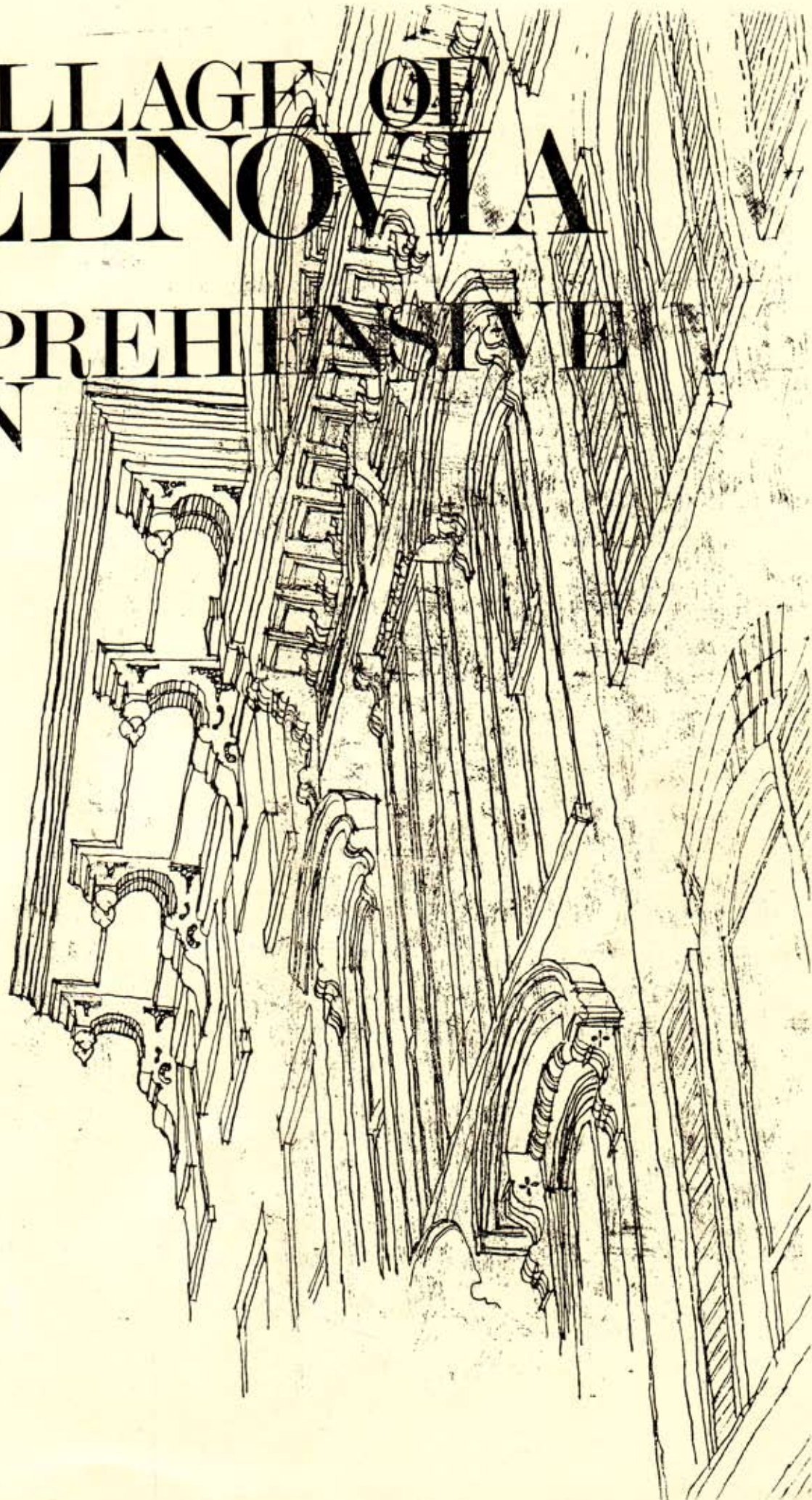


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VILLAGE OF
CAZENOVIA

COMPREHENSIVE
PLAN



VILLAGE OF **CAZENOVIA** COMPREHENSIVE PLAN

1991

Submitted to: John W. Ryan, MAYOR

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VILLAGE OF CAZENOVIA COMPREHENSIVE PLAN

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VILLAGE OF CAZENOVIA COMPREHENSIVE PLAN

CHAPTER 1 INTRODUCTION AND SYNOPSIS OF COMMUNITY CONCERNS AND OBJECTIVES

I. General Description

The Village of Cazenovia is a small community with a 1991 population of 3,007, located 20 miles southeast of the City of Syracuse, New York. The village borders on Cazenovia Lake at the intersection of U.S. Route 20 and New York State Route 13 and lies between the lake and Chittenango Creek. The village was founded in 1793 as a Holland Land Company venture and predates not only the above transportation routes but the City of Syracuse as well. The street plan of the village, its relation to the lake, greens and open spaces, the location of early houses, hotels and churches are all essentially intact and reflect the earliest decisions of its founders.

In pattern, purpose and texture the village was intended to function as a working place with a central commercial core surrounded by houses of residents. On its western lakeside edge were the larger holdings of founders and community leaders while industry developed on its eastern boundary, taking advantage of the water power potential of Chittenango Creek. The village was surrounded by farms and forests.

Cazenovia's development in the 200 years since its founding has changed much in detail but little in substance. It is primarily a residential community. Its total land area is 65% residential. A historic district listed on the National Register of Historic Places contains 40% of all buildings in the village. As the village population grew, the commercial area increased, water-powered industry, railroads came and went, Cazenovia College developed and grew, the Cherry Valley Turnpike (Route 20) became a major route across the U.S., the lakefront attracted wealthy summer residents, agriculture persisted in its surroundings, and Syracuse grew into a major city where an increasing number of residents were employed.

The Village of Cazenovia then is unique historically in having had its financial and cultural roots from Europe developed and modified on the American frontier. These ties are still evident in its physical layout, its architecture, as well as the ethnic origins and life styles of its older families. Cazenovia is additionally unique in physical terms with superb natural features. The village enjoys both extensive lake frontage, Chittenango Creek and Carpenters' Pond within its borders, miles of creek frontage and the major Chittenango Falls just to the north, and a pastoral surrounding of agriculture.

Again uniquely, Cazenovia exemplifies the best in relationships between its built forms and natural features. Village streets radiate in market-town pattern in all directions from its center creating internal spaces of increasing size and fitting road slopes to existing topography. Its main street enters the shopping district with a long incline from the west through a village green and preserving a view of the lake. The shopping area on Albany Street sits on a natural shelf at the crest of the hill above Chittenango Creek. This arrangement takes full advantage of the topography and as Albany Street continues eastward downhill, the level space encloses the shopping area while the sloping space introduces a dramatic shift in building types and land uses. The configuration of the central shopping area also illustrates a clear response in its orientation to the sun. On the north side of Albany Street, facing south, are the shops with the most intensive daytime activity. On the south side, facing north, there is a clear change in type favoring offices and restaurants with an evening trade.

Summary

The general description of the village in terms of origin, plan, and character defines a place that many find unique and worth preserving. On balance, the factors that identify the need to plan are not based in controversy over land use, rampant growth or dissatisfaction, but rather the opposite. While various groups of village residents express concern for different conditions of the moment there is unanimity in the entire population's view that planning efforts be directed toward stability and not change. In large measure the Village of Cazenovia is complete, with few areas available for growth and little inclination for major expansion. The growth that is appreciable is taking place in the town and is largely residential.

A synopsis of the community's concerns regarding the current status of the village is provided in the section to follow.

II. The Community's Concerns and Objectives

The participation of the public is of utmost importance to a successful planning process. A planner's professional guidance is only as good as his awareness of how a municipality functions and of the concerns of the local residents.

To develop an overview of key issues and an understanding of the growth and change occurring in the village, a public informational meeting was conducted in October, 1990 to give those not specifically interviewed an opportunity to voice their concerns. Interviews and conferences were conducted

with community leaders and citizens groups. The groups and/or individuals contacted are listed below:

1. Association of Cazenovia Business
2. Cazenovia Advisory Conservation Committee
3. Cazenovia Library Board of Trustees
4. Cazenovia Senior Citizens
5. Cazenovia Preservation Foundation
6. League of Women Voters
7. Save Our Community (representative present on the Comprehensive Plan Committee)
8. Cazenovia College
President of College
Board of Trustees
Administrative Executive to the President
Director of Business and Finance
9. Cazenovia School District
Chairman, Board of Trustees
Superintendent of Schools
10. Town of Cazenovia
Supervisor
Town Clerk
Planning Board Chairperson
12. Village of Cazenovia
Mayor and Board of Trustees
Planning Board
Zoning Board of Appeals
Superintendent of Public Works
Zoning Officer
Chief of Police

Those interviewed and in attendance at the public meeting identified the following key issues as proposed objectives of a comprehensive plan:

- Preserve the unique character of the village.
- Continue the existing balance of the present land use categories with minor modifications i.e. Bed & Breakfast.
- Enforce the preservation of historically unique structures.

- Control and ease the impact of the growth and expansion of Cazenovia College.
- Strengthen the economic vitality of the Central Business District through:
 1. Streetscape improvements.
 2. Improving upon a perceived shortage of parking.
 3. Planning for development in the expansion of the village library facilities.
 4. Understanding the causes of traffic congestion and making the necessary corrections as possible.
- Investigate the costs and benefits of annexation of land to the village as a means of increasing the tax base.
- Encourage a clear distinction between the compact community of the village with the rural character of the towns to achieve a greenbelt effect.
- Protect and enhance the natural characteristics: Cazenovia Lake, Chittenango Creek, Carpenter's Pond and water supply aquifer.
- Revise and clarify zoning regulations, procedures and enforcement to reflect existing lot sizes and setback conditions and other inconsistencies as well as to reflect the comprehensive plan.

The community's concerns and subsequent objectives provided the purpose and direction of the village's comprehensive plan. The statement of purpose and methodology followed in preparing the comprehensive plan are discussed in Chapter 2.

CHAPTER 2
STATEMENT OF PURPOSE AND METHODOLOGY OF THE
COMPREHENSIVE PLAN

I. Statement of Purpose of the Comprehensive Plan

The purpose of this plan is to provide the community with a framework for directing the preservation of the village's unique character while addressing the objectives as stated:

- a. Continue present balance of land uses
- b. Preserve historic structures and districts
- c. Protect unique natural resources
- d. Control and ease the impact of the growth and expansion of Cazenovia College.
- e. Strengthen the economic vitality of the Central Business District
- f. Review the costs and benefits of annexation.

Upon review, it is apparent the village's zoning and related regulations do not address these objectives stated above or serve to control and guide future land use decisions. Review and amendment of these regulations, consistent with current and anticipated conditions and needs, is necessary. In order to properly consider such amendments, it is important to first gain a clear understanding of such changing conditions and likely needs.

Under New York State law, municipal land use and development controls in the form of zoning regulations must "be made in accordance with a comprehensive plan". In general, the courts have suggested that a comprehensive plan involves a careful and deliberate review of current and reasonably foreseeable problems and needs of the community, and formulation of land use and development policies addressing such needs. Where there is evidence that a community has gone through such a process with the underlying purpose of guiding use, development, and protection of its land and other resources for the benefit of the whole community, and then adopts or amends zoning regulations to reflect these determinations, the requirement of a comprehensive plan has been satisfied.

Aside from such legal considerations, it clearly makes sense to take stock of changing land use trends and the impacts of such activity, in order to define or redefine policies needed to protect the community and direct such growth and change into beneficial patterns.

In simple terms, a comprehensive plan is a process of discussion, deliberation and decision by the community regarding its land use needs and objectives.

The basic effort involved the various steps and tasks outlined below. The most important consideration is the process of community reasoning and decision making. This comprehensive plan reflects and documents this process. It is written as a policy statement already incorporating village decisions with community participation and endorsement. The village's zoning regulations and procedures were also simultaneously reviewed with draft modifications prepared to reflect the needs and objectives identified in the comprehensive plan.

Finally, it should be recognized that the preparation of this comprehensive plan is not a one-time effort. A comprehensive plan was prepared for the village in the 1960's; this plan may not have been formally considered and adopted; it obviously could not anticipate current growth conditions. The intent of a 1990's plan is to initially establish some reasonable procedures for handling new growth, but it should also be viewed as a working tool to continue to monitor change in the village and to test the established policies. It may be necessary to update and refine such policies from time to time in response to the pace and pressure of continued change.

The methodology used to prepare this plan is outlined below.

II. Methodology

This year-long study was completed in five phases:

1. Background Study/Overview of Key Issues
2. Data Collection and Assessment
3. Goals and Policies
4. Comprehensive Plan Synthesis
5. Implementation

Throughout each phase direction was provided to the village planner by the Comprehensive Plan Committee (CPC), comprised of representatives of the Village Board, Planning Board, Zoning Board of Appeals, a community organization referred to as "Save Our Community" and the village attorney. Progress reports were presented to the CPC at monthly meetings for their review.

Phase I: Background Study/Overview of Key Issues

During this phase, an initial review was conducted to develop an understanding of the growth and change occurring in the village and the problems and concerns being encountered or anticipated. Current zoning regulations were reviewed to

identify prior conflicts, inconsistencies and inadequacies in directing community land use decisions. Interviews and a public meeting were conducted to develop a list of key issues facing the residents of the village.

Phase II: Data Collection and Assessment

The purpose of Phase II was to collect pertinent data, physical mapping and other documentation needed to prepare a detailed evaluation and understanding of existing community conditions, resources and trends. An inventory and analysis was conducted of cultural and physical aspects such as:

- A. Land use, growth and economic base
- B. Natural resources of the village and lands adjacent to the village.
- C. Historical and cultural resources.
- D. Traffic systems.
- E. Community facilities.

Many of these factors were documented on a newly prepared village base map. The base map includes topography, and property lines and will be useful for the village in future more detailed studies.

Land use limitations, needs and opportunities, and development trends were identified from a summary of the above.

Phase III: Goals and Policies

Based upon information collected and analyzed in Phase II, obtained in meetings with village officials and values expressed by residents, the planning consultants and comprehensive planning committee established goals and policies for the following topics.

- A. Residential
- B. Commercial Land Use
- C. Institutional Land Use
- D. Public Utilities
- E. Natural Factors
- F. Parks and Recreation

These goals and policies provide a basis for completion of the Comprehensive Plan and will assist the village in making day-to-day decisions regarding specific development proposals and the investments of village funds for facility improvements.

Phase IV: Comprehensive Plan Synthesis

During this phase, the intent of the land use goals and policies is reflected on a proposed comprehensive plan map and in specific recommendations in report form provided for key issues.

Phase V: Implementation

Upon approval of the report prepared in Phase IV, measures and actions required to implement the Comprehensive Plan will be developed into land use and development controls. Primarily, this will consist of preparing a new village zoning ordinance, drafting a new zoning map, and a procedural manual for public use.

CHAPTER 3 INVENTORY AND ANALYSIS OF EXISTING CONDITIONS

I. DEMOGRAPHICS AND ECONOMICS

The purpose of this section is to provide background demographic and Village financial information as a basis of planning for the future.

A. POPULATION

Demographic trends and experience in the Village are strongly influenced by market forces affecting the eastern suburbs of Syracuse and to a lesser degree the western portion of Madison County. The impact of these pressures for growth on the Village's population is constrained by the amount of available undeveloped land, approximately 11.5% of the total village area, and the village's regulations affecting conversions and new construction.

As shown in the table below, past projections of population growth for the Village have generally been over-estimates. During the time frame covered by the projections growth has been smaller than anticipated, and new development in the Town of Cazenovia accommodated most of the population increase.

The table also shows that the growth of Cazenovia College has not only accounted for all the population growth in the Village, but has offset actual, though very small, losses of population. From 1980 to 1990 the Village's population, including students, grew by 393. Excluding students, population over that time decreased by 23.

Because the detail of the 1990 census is not available at this writing, it is only possible to speculate on the changes in the characteristics of the Village population since 1980. It is reasonable to assume that the small population loss, given the new construction of apartment and condominium units in the Village, is accounted for by the national trend to smaller sized households. Smaller families, more elderly people, many of them living alone, and more single person households of all ages, coupled with the loss of some housing units, would explain these population changes.

The implications of these trends for the future are also shown in the table below. With most of the land in the Village already developed, 88.5% of the village total land area, additional housing units can be provided through redevelopment of existing properties to higher density use, and annexation of either developed or undeveloped land.

Increases in Cazenovia College's population are likely to be accommodated through dormitories.

**POPULATION TRENDS
VILLAGE OF CAZENOVIA**

<u>Year</u>	<u>1965 Projections¹</u>	<u>1971 Projections²</u>	<u>1985 RBDB³</u>	<u>1985 Projections⁴</u>	<u>Actual⁵</u>	<u>1990 Projections⁶</u>
1960					2584 (228)	
1965					2676 (400)	
1970	3450 (600)				3031 (457)	
1980	4250 (800)				2599 (453)	
1985	4650 (900)		2656	2960		
1990		3450	2778	3190	2992 (869)	
1995			2898	3330		3120
2000			3000	3450		3229
2005			3090	3550		3326

College population included in total shown (in parentheses).

Sources

1. 1965 Master Plan, Planners Collaborative
2. 1971 Wastewater Facilities Report, Stearns & Wheler
3. 1985 Regional Planning & Development Board projections
4. Revisions by Stearns & Wheler to RPDB projections
5. US Census and special census
6. Derived from RBDB growth rate applied to 1990 Census count

The 1990 projections shown in the table are based on the growth rates anticipated by the Regional Planning and Development Board applied to the 1990 population count. If this growth is achieved, total population of the village in 2000 will be somewhat higher than projected here.

B. ECONOMIC BASE OF THE VILLAGE BUDGET

In order to project the impact that land use and regulatory decisions will have on the financial health of the Village, it is necessary to understand the elements of the budget and the economic forces which influence expenditures and receipts.

The percentages and dollar amounts for budget categories used here are those for the 1990-1991 budget year based upon the 1990 assessment. They may vary somewhat from year to year, but in the main the relationships among the figures are representative and are useful for planning purposes.

VILLAGE BUDGET 1991

(numbers may not sum to 100 due to rounding)

<u>Sources of Income</u>	<u>Percent of Budget</u>	<u>Dollar Amount</u>
property taxes	42.0	\$479,646
non-property taxes	25.4	305,200
state aid	6.0	68,669
fees and other	16.3	186,030
cash balance from prior year	9.0	101,518
Total	99.7	\$1,141,063

<u>Expenditures</u>	<u>Percent of budget</u>	<u>Dollar Amount</u>
general government support	17.6	\$201,582
public safety	26.2	299,281
transportation	28.5	325,873
cultural and recreational	4.8	55,512
home and community services	6.5	74,135
debt service	6.9	78,915
employee benefits	9.2	105,765
Total	99.7	\$1,141,063

1. Sources of Income

Property taxes are the largest source of revenue for the Village, providing 42 percent of the income in the current year. Because the village always wants to keep the tax burden as low as possible, the budget amount for property tax revenues is based on needed income after expenses and other income are determined.

The property tax base is made up of residential, commercial and light manufacturing uses. The capacity of the base to provide income is dependent upon the value of those properties, and their taxable status. Value for tax assessment purposes is set at market value (100 percent valuation). This practice simplifies the assessment process, reduces the error rate in determining valuation, and therefore increases the capacity of the base. The two most influential factors on the capacity of the base are general property values and the amount of tax exempt property. In 1991, the total assessment for the Village of Cazenovia, including tax exempt properties, is \$122,191,901. The assessed value for tax exempt properties total \$23,880,800. Taxable property totals \$98,311,101.

The largest non-property tax source of income is the sales tax. Sales tax receipts are returned by the state for distribution by the county to units of local government. In Madison County the distribution formula is based on population. Therefore the village's income from this source changes with population and is not directly determined by sales tax collections from village businesses.

The largest category of state aid in the village budget is general municipal assistance which is distributed on a per capita basis. The increase in population from 1980 to 1990 is likely to result in an income increase of \$4,447, based upon past receipts of \$12.43 per capita. Major cuts in state aid would significantly affect this amount.

2. Expenditures

Population is the greatest influencing factor on most categories of expenditure. Staff salaries and benefits and other public safety expenses depend on the demand for services. To a degree, the demand for fire and police services is influenced by type of land use. Institutional, commercial and residential use will have a higher demand than industrial, and higher density residential will create a greater demand than low density.

Transportation expenditures are to some degree influenced by usage, and therefore are effected by population changes. However, the largest demand for increased transportation costs would be associated with the addition of new streets.

Given the developed character of the village, new streets are likely to be a factor mainly through annexation.

Water and sewer services are provided through districts which are separate from the village budget. They are self funding through their own fees, and do not effect village revenues or expenditures.

C. ECONOMIC BASE OF THE VILLAGE

In addition to effecting the village's finances, land use and planning decisions also effect the general economic well being of the village. As discussed in Chapter 1, the community expressed (a) concern about the potential impact of the growth of Cazenovia College and (b) the cost and benefits of annexing land to the village as a means of increasing the tax base. Both planning issues have a direct impact on the economic health of the village and are discussed below.

1. Impact of the College on the Village

As previously stated, the total assessment for the Village of Cazenovia is \$122,191,901. The value of tax exempt properties; all institutional uses is \$23,880,800. (19% of the total). Included in this category are Cazenovia Central School buildings, churches, cemeteries, Cazenovia Public Library, property owned by the state, town and village and by Cazenovia College. Of the 14 properties listed for Cazenovia College, the total assessment listed in 1991 is \$7,251,500. Any institution of this income value and relative size can be expected to have a significant impact on the village. An analysis of the economic impact of the college is presented below.

It is possible to estimate the dollar impact of the college on the village budget in several areas on both the income and expense side. On the income side, the college is tax exempt and pays no property tax, fees or any other payments to the village budget. (Water and sewer district fees are separate from the village budget and are paid by the college). As stated, the current total assessed value of college property is about 7.2 million. Total taxable assessments in the village for 1991 are about 98 million. If all college property were added to the tax rolls, increased income to the village would be \$37,050. This additional income would allow the 1991 rate of \$4.94 per thousand to be reduced to \$4.58, or a difference of \$36 on a house assessed at \$100,000.

On the income side, the college positively influences income which is related to the population of the village. Cazenovia College's reported student population on the day the 1991 census was 869, or nearly one third of the total vil-

lage population of 3007. County sales tax receipts are distributed according to population. The actual amount received in any year depends both on the total county receipts and the relationship of the size of the village's population to those of other municipalities in the county. Therefore, a direct per capita income from the sales tax cannot be attributed only to the college student population, but clearly the \$263,500 expected in 1991 would be less if the college population was not included.

General municipal assistance is the only form of state aid distributed on a per capita basis; the most recent formula providing \$12.40 per person or \$10,775 attributable to the college's portion of the village population. While state allocations may change, any addition to the population is a benefit in this formula.

On the costs side, it is possible to estimate the college's share of fire and rescue costs. The village provides contracted service to the Towns of Cazenovia, Fenner and Nelson. When compared to the number of calls from these towns, the contracts provide an average income of \$446 per call. Although allocating calls to the college has the potential for inaccuracy because some streets have both residential and college buildings, there were about 32 calls on those streets in 1990. If the college were contracting with the village under the same terms as the towns, the value of these services would be \$14,272.

Police calls allocated to the college averaged about 9 percent of the total village calls from 1988 through 1990. Taken as a percentage of the village police budget, the cost for 1991 would be about \$24,000.

It is not possible, nor is it appropriate in this study to perform a complete cost/benefit analysis of the impacts of the college on the village, and this analysis is not meant to be used as such. Details including size and distribution of payroll, faculty and staff residences, local expenditures for supplies, etc. are all of potential relevance to an expanded analysis. However, the implications that the college's projected growth and use of property have relative to village planning and finances need to be considered at least to the extent dealt with in this study.

2. Cost and Benefits of Annexation

The annexation of land can be a tool to improve the financial capacity of a municipality, provided that the income from the land is greater than the cost of providing services. Options for annexation include both developed and undeveloped land. With developed land, the assessed value and costs of services are more easily identified; for unde-

veloped land, assessments may be estimated based on plans, but full realization of potential income cannot be made unless the land is developed.

Because it is the Village's practice to pass all capital costs of development of annexed land to the owner, the only costs to the village are those of providing services. Because most developments currently under consideration are contiguous to village boundaries, the capacity to serve those parcels currently exists with no modifications to the village budget. For any development which does not cross the threshold of requiring additional service capacity, annexation will have a positive effect on income to the village. The amount of that impact would depend on the assessed value of the property.

For example, consider a hypothetical annexation of a 76 acre parcel suitable for development as either single family housing or office use. What are the impacts on the village budget for each use?

Rather than assume that there will be no additional costs to the village for services to the site, this example assumes that the costs for the new site are the same as the average cost for the entire village. While this assumption is not going to be entirely accurate, it will give a general and conservative guide to possible service costs. Total services in the village for 1991 cost \$1,180 per acre (\$1,141,063 divided by 967 acres). Service costs for the parcel can be estimated at \$89,680 (76 acres multiplied by \$1,180).

Because this service cost estimate does not take into consideration the use of the land, length of roadway or any other factors particular to the site, it is useful only as a rough guide.

Development of the 76 acres zoned R-20 as housing would produce 110 single family houses. If these houses and land were valued at \$150,000 each, the site would produce income of \$81,510 per year or \$1072.00 per acre (tax rate x assessment per acre). If all assumptions in this example are valid, use of this land would nearly pay for service costs (1,180. per acre) or \$89,680.00.

If 76 acres of land was annexed to the village at the town's zoning classification of R-40, this parcel would only produce 54 single family houses. If these houses were valued the same, \$150,000 each, the site would produce income of \$40,014 per year or \$526 per acre. Service costs would again total \$89,680.00. Residential development at this density on this hypothetical parcel would not pay for itself.

Assumptions for the development of the same parcel for office use can be based upon an office park recently developed on an 8.5 acre parcel east of the village and north of Route 20. The development of the 76 acre parcel with the same type of building and density as this 8.5 acre parcel, would produce an assessed value of approximately 9 times greater.

While it would take some time to build out a similar amount of office space, the eventual assessed value of land and building would be \$32,125,000. At the 1991 tax rate, this amount would produce \$159,000 in property tax revenue. Using the same assumption of service cost (\$89,680), this income would more than offset the costs of services.

The annexation process requires that five percent of the village petition to annex, and that a majority of the owners of the area must agree to be annexed in a special election. Logically, for property which is developed and occupied, those owners would need to see a benefit to being a part of the village. This benefit is most likely to be the provision of water and sewer. Because water and sewer fees are assessed by the district, and because the district serves some properties outside the village, the likelihood of any developed property being suited for annexation will need to be addressed on a case by case basis.

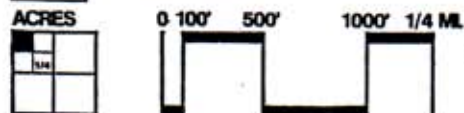
To summarize: In considering annexation of land to the village, the following formula can be used as a general guide to assess the impact on the village budget and ultimately the village tax rate charged to each resident.

1. Determine the assessed value of the proposed land and building.
2. Multiply this value by the current village tax rate.
3. Divide the value determined in #2 by the number of acres per parcel to be assessed.
4. Compare this new value to the service costs, which for 1991 is \$1,180. per acre. Service costs equal the total village budget to be raised by property taxes divided by the number of acres in the village (967 acres).

VILLAGE OF CAZENOVIA, ILL.

COMPREHENSIVE PLAN

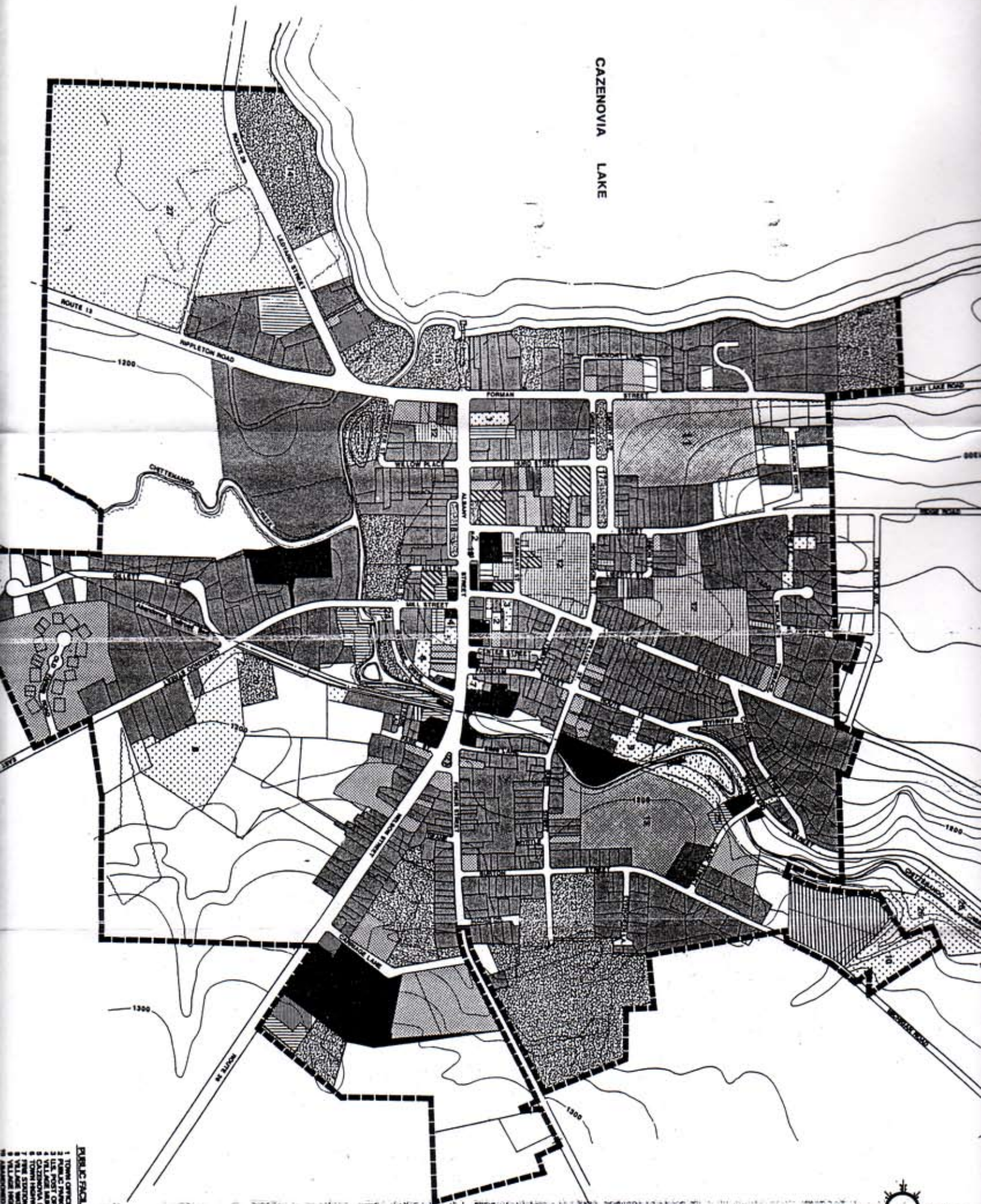
EXISTING LAND USE 1991



PREPARED FOR: THE VILLAGE OF CAZENOVIA, ILL.

PREPARED BY: THE REMANNBUECHNER PARTNERSHIP
LANDSCAPE ARCHITECTS

CAZENOVIA LAKE



PUBLIC FACILITIES

- 1 TOWN OFFICE
- 2 PUBLIC PARKING
- 3 TOWN POST OFFICE
- 4 TOWN PUBLIC LIBRARY
- 5 TOWN HISTORICAL SOCIETY
- 6 TOWN HISTORICAL SOCIETY
- 7 TOWN HISTORICAL SOCIETY
- 8 TOWN HISTORICAL SOCIETY
- 9 TOWN HISTORICAL SOCIETY
- 10 TOWN HISTORICAL SOCIETY

II. EXISTING LAND USES

The map titled "Existing Land Use" illustrates the land uses listed below.

A. Housing

Residential land use in the village is generally compacted around the central area. As residential development extends toward the boundaries of the village, the lots become larger and less densely developed. A sum of 567 acres or 65% of the village's total land area is developed residentially.

The majority of residential development in the village is in the form of single family detached residences. Twenty new homes have been built since 1984. There are several two and three family residences scattered through the residential areas, most of which have resulted from conversions of larger, older residences. Presently, there are four areas of multi-family residences.

Cazenovia's housing stock has enjoyed excellent growth in value in the past 15 years. While the area as a whole has also experienced increases in value, the village's performance has excelled because of the quality of the housing stock, its location near the lake, the historic country village ambience of both the residential and downtown commercial area, and the college atmosphere.

B. Commercial

Commercial land uses occupy roughly 58.64 acres or 6.7% of the total village area. Most of the village's commercial uses are located either downtown or on the eastern boundary along Route 20.

Downtown retail business has been steady for many years with a good mix of establishments appealing to tourists and local residents. The mix does not reflect much influence by students because many of their retail needs are served on campus. While turnover of shops has taken place, replacement has not been problematic. The same factors which make housing attractive in the village account for the downtown retail success.

Route 20 establishments, especially those in the shopping plaza, have had more difficulty successfully filling vacancies. There are not dramatic pressures for growth in either of the commercial areas, although a trend toward increased demand for professional office space seems evident.

C. Light Manufacturing

The only area developed as light manufacturing is located west of Michigan Road in the northern section of the village. It comprises 10.61 acres or 1.2% of the total village area. This industrial use has remained relatively steady, and provides a good source of employment. Factors which favor the continuation of these uses are good - access and a ready supply of workers.

D. Institutional

1. Cazenovia College

Presently, the college owns 14 properties totalling 23.33 acres or 2.7% of total village area. The college has experienced many changes during recent years resulting in the doubling of the student population since 1980. The switch to co-education and the current addition of baccalaureate degree programs are having a significant impact on the college's physical plant and the village as a whole.

The measurable impacts on the village have been discussed in the section titled "Economic Base of the Village" of this report. The college also effects the village in ways, both positive and negative, that cannot be measured. For instance, the college contributes significantly to the ambiance of the village: the collegiate look of the buildings, the activities of the students, the interest of the faculty and staff. The cultural events and other resources of the college which are available to the community, the contribution to village life made by faculty and staff are very real, even if not measurable.

These non-measurable impacts have an effect on the image of the village, on its desirability as a place to live, and on real estate values. Although not measurable in this study, there are undoubtedly some impacts on business in the village, whether directly through spending by students, faculty, staff and visitors, or indirectly through tourists attracted by the ambiance. However, because of the mix of retail offered in the village, the types of services offered on campus and the income level of the students, most businesses in the village are not greatly affected by student and staff spending.

Another impact which is difficult to measure is parking. Many students have cars, and all are required to register them with the college and are provided with off street parking. While some parking is provided for staff, most must find parking on the street, with noticeable impact on the municipal lot and available on street parking, especially when the nearby high school is in session and competing for spaces.

Many residents have expressed concern about the impact of the additional students now housed at the college. Much has been said about the increased noise and student/resident conflicts occurring on streets around the college grounds. Many feel the college is outgrowing the village relative to number of students and the potential need for additional educational facilities.

On March 20, 1991 a meeting was conducted between village officials and the College Board of Trustees with the purpose of discussing the future of Cazenovia College and its facility needs. In summary, the goal of the college administration is to stabilize at approximately 1050 students. Future plans include improved student facilities such as a student union, more living space and an expanded library. The college intends to build within the properties it presently owns along Seminary Street.

2. Cazenovia Schools

The Cazenovia Central School District is made up of the village and all or parts of seven townships: Cazenovia, Fenner, Georgetown, Lincoln, Nelson, Pompey and Sullivan. Because of recent developments occurring in these towns the school population is on the increase. In 1986 there were about 1635 students in attendance. In 1990, the total enrollment has increased to 1780 students, and according to a study conducted by the Cazenovia Central School District, student enrollment is projected to increase to 2041 students by September, 1995.

Presently, the Cazenovia School District includes three buildings all located within the village. The New Woodstock Elementary School was closed in June of 1981. Grades K-3 are housed at the Burton Street School, Grades 4-6 at the Green Street School and grades 7 through 12 at the Junior/Senior High School located adjacent to the Green Street School. The district also owns 87 acres on Fenner Street outside of the village as a potential school site.

The school board has reported the existing schools are being used to capacity and the board is planning to expand existing facilities. Several options for expansion have been presented to the voters but, to date, none have been accepted.

3. Public Uses

a. Village Offices

Cazenovia Village administrative offices, including the Village Police Department, are located in the Municipal Building on Albany Street. The fire department relocated in

1989 to a new location further east on Albany Street. Village officials intend to expand the municipal administrative offices into the areas formerly used as bays for the fire trucks. No public parking is provided at the Municipal Building.

b. Town Offices

The Town of Cazenovia offices are located on the north side of Albany Street between Forman and Hurd Streets. It is anticipated that the building will be adequate for the town's needs in the near to mid-term future. Parking is provided at the rear of the building and, except when large public meetings are held, is adequate to serve current demands.

c. Fire Department

The Village of Cazenovia and portions of the towns of Cazenovia, Fenner and Nelson are served by the Cazenovia Fire District. The village contracts with the other jurisdictions to provide fire protection. Offices and equipment of the Cazenovia Fire Department are located at 127 Albany Street. This fire station, built in 1989, was designed with ample space to house additional equipment if needed.

d. Village Garage

The village garage, built in 1971, is located north of Williams Street and east of Route 13. Presently the size of the garage is adequate to house the amount of equipment used to maintain the village streets and public facilities. Plans in the near future include construction of a storage facility for the sand/salt mixture used on village streets during the winter.

e. Town Garage

The main town garage is located on Riverside Drive. The majority of town equipment is stored at this location. Presently, the town's supply of sand/salt mixture is outside and uncovered.

f. Library

The Cazenovia Public Library is located in the former Robert P. Hubbard house at 100 Albany Street. The building was donated to the village in 1892 for use as a library. Demand for library services has tripled in the last ten years, according to the Library Board of Trustees who feel the present building is too small to accommodate these additional pressures. A \$3.5 million plan has been developed to deal with this growth. The Library Board would like to construct a new 10,000 square foot building with twenty parking spaces on a portion of the 1.53 acres of town owned

land which adjoins the southern boundary of the library property and fronts on Riverside Drive. This proposed site is part of the parcel where the Town Highway Garage exists. To date the Town of Cazenovia has not agreed to donate this land to the Library Board of Trustees for this purpose.

III. LAND USE RATIO ANALYSIS

Based upon a survey conducted by the American Planning Association of land use ratios found in selected communities nationally with a population range of 1,270 to 6,708 people, the Village of Cazenovia compares as follows:

	Average Percentages of Land Use of <u>Selected Communities</u>	Cazenovia Percentage of Land Use
Residential	50.25	65
Commercial	6.6	6.7
Industrial	6.3	1.2
Institutional	11.4	11.6
Other	25.2	15.5

This comparison is cited simply as a guide for analysis of land use breakdowns within the village. It should be noted that Cazenovia exceeds the average for residential land use coverage and is well below the average for the industrial (light manufacturing) category. The percent of commercial land use is comparable as is the percentage of institutional uses. The category of other is too varied for comparison purposes.

IV. NATURAL FACTORS

A. Aquifer Recharge Area

The village's water supply is drawn from the aquifer and aquifer recharge area shown on the map entitled "Wetlands, Floodways, Floodplains and Aquifer Recharge Area". By definition, an aquifer is the water saturated sub-surface geologic formations which are now or may subsequently be developed for use as public water supply sources. An aquifer recharge area is the land where precipitation, snow and rain percolates directly through the ground to an aquifer. The limits of this area are determined by the New York State Commissioner of Health. Because the groundwater supplied by this aquifer is the source of the village's drinking water, village officials are in the process of adopting regulations designed to protect the groundwater quality.

VILLAGE OF CAZENOVIA COMPREHENSIVE PLAN

WETLANDS, FLOODWAY, FLOODPLAINS, & AQUIFER RECHARGE AREA



FLOODWAY



100 YEAR FLOODPLAIN



APPROXIMATE 100 YEAR FLOODPLAIN



500 YEAR FLOODPLAIN



AQUIFER RECHARGE AREA



N.Y.S. DESIGNATED WETLANDS

¹ SOURCE: N.Y.S. DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
DECEMBER 1986

² SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY,
JUNE 19, 1985

³ SOURCE: STEARNS & WHEELER, ENVIRONMENTAL SCIENTISTS,
JUNE 1988

ACRES



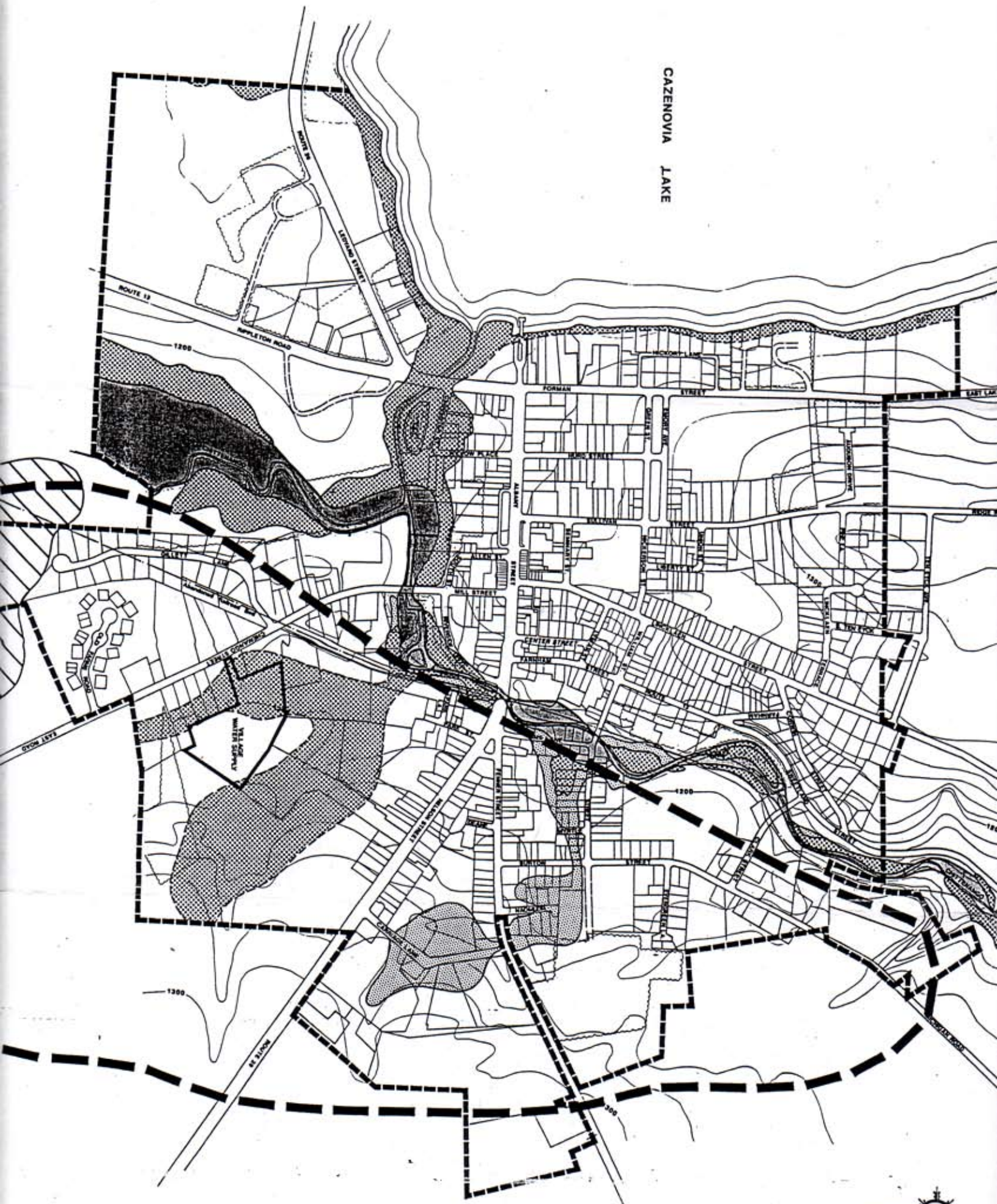
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PREPARED BY: THE REMANN BUECHNER PARTNERSHIP
LANDSCAPE ARCHITECTS

CAZENOVIA LAKE



Two principal concerns about existing or potential land uses located above the aquifer are:

- Increase of impervious surfaces preventing rain water from infiltrating the ground and recharging the aquifer.
- Pollutants of any kind that could lead to contamination of the aquifer.

B. Wetlands

As evidenced on the map titled "Wetlands, Floodways, Floodplains and Aquifer Recharge Area", there is one wetland within the Village of Cazenovia. The wetland area shown has been delineated by the New York State Department of Conservation (DEC).

The policy of New York State, as set forth in the Freshwater Wetlands Act, under the auspices of DEC, is to preserve and protect the benefits that wetlands provide. Wetlands may serve as recharge areas for the groundwater aquifer and provide unique habitats for plants and wildlife.

The Freshwater Wetlands Act also provides for the regulation of activities that may occur within freshwater wetlands and their adjacent areas. (Adjacent areas are measured horizontally 100 feet beyond the wetland boundary.) The wetland categories used in these regulations are based on the type of vegetation present. The regulations identify classifications of uses as well as procedures and requirements for conducting activities within wetlands.

Almost any activity which will negatively impact the natural value of a wetland or adjacent area is regulated. While the Department of Environmental Conservation has compiled a list of development activities which are exempt from regulation, a permit application must be submitted to DEC for their review and approval, prior to beginning of any construction activities.

The presence of this wetland within the Village of Cazenovia does not necessarily mean that no development will be allowed in the area. However, proposed activities within the wetland will require completion of permits and possibly the development of alternate project schemes to ensure minimal negative impact on a wetland.

C. Floodway and Floodplains

The floodplains and floodway shown on the map titled "Wetlands, Floodway, Floodplains and Aquifer Recharge Area"

is based upon the Federal Insurance Rate Maps prepared in 1985 by the U.S. Department of Housing & Urban Development, Federal Insurance Administration.

Within the Village of Cazenovia, the 100 year and 500 year floodplains occur primarily along Cazenovia Lake, Chittenango Creek and within the aquifer recharge area.

The 100 year floodplain is defined as those areas where, each year, there is a 1 in 100 (1%) chance that the land so designated will be flooded. Areas between the 100 year and the 500 year flood boundaries are termed areas of moderate flood hazards. The remaining areas are above the 500 year flood level and are termed areas of minimal flood hazard. These flood hazard areas are further subdivided into flood hazard zones which correspond directly to flood insurance requirements and floodplain management measures.

Also associated with the floodplain areas is the designation of a regulatory floodway. In Cazenovia this has been designated primarily along Chittenango Creek. A regulatory floodway is defined as the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height as determined by the Federal Emergency Management Agency (FEMA) in the Village of Cazenovia "Flood Insurance Study" completed in 1985.

The Village of Cazenovia has jurisdiction over the regulatory floodways and, therefore, any development proposed within these areas will necessitate its review.

D. Cazenovia Lake

Cazenovia Lake is a prime natural, recreational and visual resource for the village. The lake is a habitat for fish and navigating water birds. The village is dependent upon the lake for its emergency water supply.

The wooded nine mile shoreline and ridges surrounding Cazenovia Lake create a natural setting and a pleasing view.

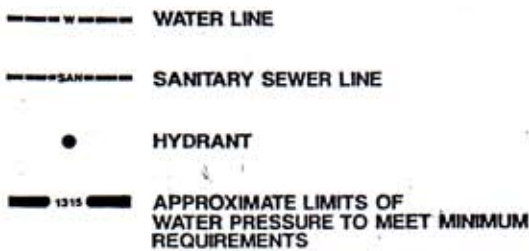
V. UTILITY SYSTEMS

A. Water Supply

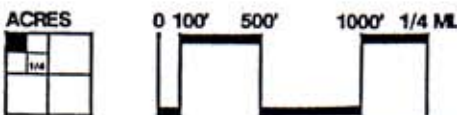
The village utilizes ground water for municipal water supply drawn by three wells operated intermittently from the aquifer. This water supply is located in the southeastern portion of the village. The water from Cazenovia Lake as a potential additional source is reserved for emergency use only. Many water and sewer lines (discussed below) are 100

VILLAGE OF CAZENOVIA COMPREHENSIVE PLAN

SCHEMATIC WATER & SANITARY DISTRIBUTION SYSTEMS

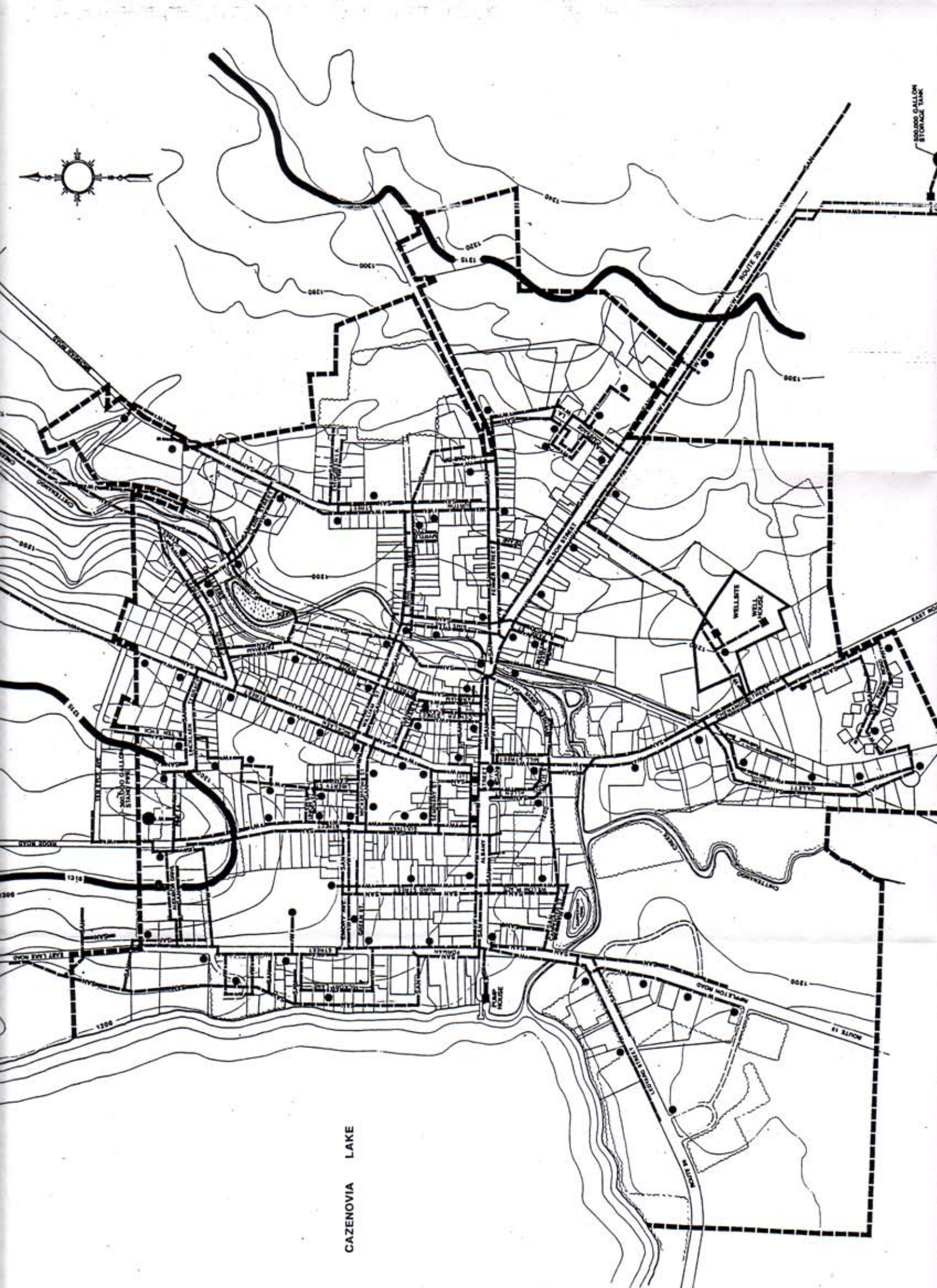


¹ SOURCE: DUNN ASSOCIATES, ENVIRONMENTAL ENGINEERS,
1990



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PREPARED BY: THE REIMANNBUECHNER PARTNERSHIP
LANDSCAPE ARCHITECTS



CAZENOVIA LAKE

500,000 GALLON
STORAGE TANK

years old according to the village's Department of Public Works Superintendent. Replacements are being made each year as public funding allows.

The village's water supply adequately meets present levels of demand. Future development on parcels located below the elevation point of 1315 feet can be serviced by the existing water supply system; above this elevation point pressure boosting is required to obtain minimum pressure requirements. The location of village water lines and limits of available water pressure are shown on the map titled "Schematic Water and Sewer Distribution Systems".

B. Sanitary Sewers

The Village of Cazenovia and portions of the town are located within a Madison County Sewer District. Wastewater treatment facilities for the "Cazenovia Sewer District" are located north of the village on a site bounded by Chittenango Creek on the west, the embankment of the former Lehigh Valley Railroad line on the east.

Present levels of sanitary service are adequate for current conditions and anticipated demands of future development. The location of existing sanitary sewer lines are shown on the map entitled "Schematic Water and Sanitary Distribution Systems".

C. Gas and Electric Service

Gas and electric power utilities are currently available to all developed areas of the Village. Extension of these utilities is handled by the Niagara Mohawk Power Corporation.

VI. HISTORIC RESOURCES

The historic integrity and related special character in the Village of Cazenovia have been the essence and passion of the community. In an effort to protect these historic resources, the Cazenovia Preservation Foundation (CPF) nominated a series of historic properties for National Register listing through the State Historic Preservation Officer (SHPO). SHPO in turn forwarded the nominations to the National Park Service for final review and action. Once listed on the National Register, these historic districts were then listed on the state register.

The Cazenovia Village Historic District established in 1985 encompasses the Albany Street Historic District listed in 1978, totalling 344 properties in all. The nomination of the Historic Districts prepared by CPF and sent to the State Historic Preservation Officer states the Cazenovia Village

Historic District "encompasses the entire historic core of the village and retains a remarkably high degree of original integrity. The survival of such a large, diverse and architecturally distinguished collection of resources is rare in the region and Cazenovia remains one of the finest historic communities in Central New York."

The National and State Registers do not impose any direct controls over the listed properties unless they are involved with federal or state grants, other assistance programs or with certain tax credits available for preservation/restoration.

VII. CIRCULATION

As with most villages and towns today, the major transportation consideration for Cazenovia is the regional highway network. The Syracuse metropolitan area is an established primary crossroads in Upstate New York, and the highway network has developed so that Cazenovia area is highly dependent upon the regional highway transportation system. Economic activity in the Cazenovia area is highly dependent upon the regional highway transportation system. New York State Route 92 is the primary access road to the Syracuse region from the southeast. Route 20 is the primary east/west artery through the town and village and New York State Route 13 is a main north/south artery.

The main consideration in an analysis of village circulation is the matter of congestion. According to the New York State Department of Transportation, the amount of daily traffic on Route 20 (Albany Street) through the village has increased significantly over the past 10 years. This is not the case with New York State Route 13.

Additionally, the existing right-of-way of Route 20 of 100 feet is below the recommended minimum standard of 120 feet. This narrowness, on-street parking, converging traffic from residential streets and increased traffic through the village has created a problem of congestion.

Discussion with New York State Department of Public Works unfortunately, reveals that the Village of Cazenovia is in a low priority area regarding highway improvements, though it is recognized that the traffic load on Albany Street represents a significant problem. Also, widening the pavement width of Albany Street through the central area may be prohibited because of the presence of buildings abutting the street.

VIII. PARKING

Presently, parking needs of residents and visitors to the Village of Cazenovia are met with the general availability of on-street parking, and three public and five private parking lots. A total of 75 parking spaces are available in three public lots identified as Cannon Green Park, Telephone Park and the municipal lot located behind Cazenovia Carpets. Approximately 132 additional parking spaces are available in the five parking lots jointly owned by merchants located in the Central Business District.

Most private and public parking lots are located behind buildings which front onto Albany Street. Many lots are neither paved or marked for individual spaces.

There has been a perceived shortage of parking availability by village residents and merchants represented by the Association of Cazenovia Businesses.

To assess the perceived problem of parking availability, an informal survey of parking patterns at certain on-street and off-street parking locations was conducted for the downtown area twice daily for a three week period in November 1990. As a result, the following observations were made:

- Where some parking lots were generally full to capacity (Municipal lot and Cannon Green Park) spaces were available in others. (Smith's lot and Telephone Park.)
- There appears to be an under-utilization of private parking lots (Lincklaen House, the lot located behind Albert's Restaurant, Oneida Savings Bank, etc.) Private lots located south of Albany Street appeared to be utilized the least.

To more fully understand the direct causes of the parking issue, a more detailed study should be undertaken.

IX. RECREATION FACILITIES

The recreational facilities and open spaces listed below have been studied to ascertain their existing conditions as well as future needs and potentials. The data collected was compared to national recreation standards used as a guide for municipalities in planning parks and open space. At present, Cazenovia meets or exceeds the national standards for open space. The type of recreation facilities provided within a municipality's recreation open spaces is determined by the community's recreation use habits and the relation-

ship of these spaces to natural features. Correspondingly, the position of the village adjacent to Cazenovia Lake presents a major attraction to village residents for summer recreational use. Between the months of June and September the recreation facilities at both Lakeland Park and Lakeside Park are often heavily used and the parks are overcrowded. Additional recreation facilities should be provided along the lake's shoreline at Gypsy Bay Park to ease the burden presently placed on these two village parks. Additionally, residents in specific areas of the Village, particularly on the east side area do not have sufficient areas adjacent to their homes nor do they have easy access to existing recreation areas.

Description of Village Open Spaces - Activities and/or Facilities

Village Parks

Lakeland Park

Swimming, diving, sunbathing, summer concerts, and a large open play area - strategic location as the terminus of Albany Street and bordering Cazenovia Lake. Efforts are being made to raise money to fund the installation of lighting along new paths, and to plant trees.

Lakeside Park

Two baseball fields, picnic facilities, a boat launch and play equipment - this large park is usually reached by vehicle.

Fountain Park

Benches for passive activity. This is the visual terminus to the CBD and road leaving the village. The surrounding roads make pedestrian access difficult.

Cannon and Telephone Parks

Used for passive activity in the CBD. These areas of historic significance are strategically located off Albany Street.

Burton Street Park

Two skating rinks, one for organized hockey and one for recreational skating. Two baseball fields.

Town Parks

Gypsy Bay Park

Picnic area, shoreline access, special events, lacks water & sanitary facilities.

Village Green

Open area used for unstructured recreation, marshalling grounds for village parades and events, and by students entering school facilities.

School Property

High School

Running track, football and baseball fields.

Green Street Elementary

Playground and open recreation area.

Burton Street Elementary School

A playground and large open space.

Cazenovia College Open Space and Recreation Facilities

Gymnasium, tennis and basketball courts, two softball fields, open spaces and an indoor pool.

Private Property - Open to the Public

American Legion Ball Field

Little League baseball field and parking area.

Carpenters Pond

Ice skating and benches for passive recreation.

State Property

Lorenzo

Open recreation and historically significant lands.

Private Property

Cazenovia Tennis Club

Tennis courts and related facilities.

Willow Bank Yacht Club

Boating, swimming and sailing club.

Cazenovia Cemetery

Wooded cemetery with variable landforms.

X. ZONING DISTRICTS AND REGULATIONS

The primary concern of the Village Planning Board and Zoning Board of Appeals is that the existing zoning ordinance does not reflect the present land uses and lot conditions of the village making zoning enforcement very difficult.

The current zoning ordinance spans various amendments inserted throughout the original 1968 ordinance. There appears to be numerous inconsistent and contradictory statements and provisions. Coupled with all such amendments, the sequential "section" format of the ordinance is often confusing. Other concerns regarding the zoning ordinance include, but are not limited to:

- A. The setback requirements stated for residential districts do not adequately reflect existing lot sizes and setbacks causing non-conforming use situations and variance requests.
- B. The current neighborhood commercial district also does not reflect the existing land uses located within the designated area.
- C. The responsibilities and procedures followed by the Planning Board, Board of Appeals and Village Board are not entirely clear.
- D. Many of the "definition of terms" are unclear and inconsistent.
- E. The entire village is under architectural control. While general "architectural control" standards are provided, there is no criteria.

Upon completion and approval of the comprehensive plan, the existing zoning regulations will be revised to reflect the goals, policies and specific recommendations presented in the plan while taking into consideration the inconsistencies and problems of the present ordinance just discussed.

CHAPTER 4 GOALS AND POLICIES STATEMENTS

INTRODUCTION

The goals and policy statements listed below broadly reflect the objectives, concerns and needs of the Village of Cazenovia. They are based upon discussions with village officials, community representatives and those attending the public informational meeting held in October 1990. These goal statements and policies, with an analysis of various environmental and socio-economic factors provide a framework for the proposed comprehensive plan presented in Chapter 5.

Function of Goals and Policy Statements

Goals representative of the Comprehensive Plan's statement of community desires, outline a direction for growth within the village and preservation of particularly unique characteristics.

Policies on the other hand, provide a basis for the decisions various public boards and agencies will make in the future regarding specific land use proposals.

The formulation of clear, concise and well considered statements of goals and policies is an essential step in the community's planning program.

COMMUNITY WIDE GOAL

Preserve the unique quality of the Village of Cazenovia composed of a fine collection of natural, historic, recreational and scenic resources.

Policies

- Encourage the existing balance of land uses.
- Protect and enhance the natural and recreational attributes enjoyed by the village residents.
- Preserve historic structures within the village through the administration of historic preservation standards.
- Apply rigorous architectural control over new construction and rehabilitation of existing buildings (signs, lighting, facade materials and plantings).

- Revise current zoning district boundaries and regulations to more accurately reflect existing land uses and lot sizes; correct prevalence of non-conforming lots; reduce number of requests for variances.

RESIDENTIAL

Goals

- Encourage a diversity of housing types for a variety of age groups, family sizes and income levels where appropriate within the village.
- Encourage relatively high densities within the village to maximize efficient utilization of land, transportation corridors and utilities and to effect a clear contrast between the town and village.

Policies

- Permit multi-family districts where such development is compatible with utility and transportation systems and surrounding character.
- Encourage large lot development of single-family housing units along the shore of Cazenovia Lake, and perimeter of the village through the revision of current residential zoning classifications.
- Encourage new residential developments to be configured so as to preserve the aquifer, woodlands and public access to Chittenango Creek.

COMMERCIAL

Goals

- Stabilize and enhance existing commercial areas.
- Encourage new office park type development on undeveloped land in the eastern portion of the village restricted to such land uses as light manufacturing, research, office and technology.
- Aim to provide smooth, unobstructed traffic and pedestrian circulation through and within the village center.
- Encourage maximum use of all on and off street parking.

Policies

- Strip commercial development along Route 20 shall be discouraged.
- Future retail commercial land uses should be encouraged to concentrate immediately adjacent to the existing commercial districts.
- Minimize any conflict between commercial and residential areas through appropriate buffering guidelines.
- Enhance the aesthetic appeal of the Village Central Business District through development of uniform design guidelines for screening, planting, lighting, paving.
- Encourage NYS Department of Transportation to periodically evaluate traffic patterns along Route 13 and 20 through the village for mediation of potential traffic congestion and hazards.
- Provide for safe pedestrian crossing of Albany Street.
- Negotiate with owners of private parking lots for public use where possible and appropriate.
- Promote maximum utilization of all parking lots through proper signage, lighting, striping and provision of pedestrian access walks.
- Discourage overcrowding of parked cars along village streets by striping individual spaces.

INSTITUTIONAL

Goals

- Promote compatibility between institutional uses (Cazenovia College, Cazenovia School District, municipal services, churches, etc.) and other land uses within the village.
- Encourage the provision of adequate educational and community-serving facilities within the village.
- Encourage the direction of growth of Cazenovia College to appropriate locations within the village.

Policies

- Develop appropriate measures to buffer neighboring residences from college uses when and where appropriate.
- Cooperate with the Cazenovia School District on short and long range planning of facilities presently located within the village.
- Accommodate the expansion of existing library services located within the village as and where appropriate.
- Continue to maximize the use of the municipal building as village offices and community meeting space.

NATURAL FACTORS

Goal

Preserve and protect ecologically sensitive environmental areas consisting of floodways, floodplains, aquifer recharge area, wetlands, streams, ponds, Cazenovia Lake, etc.

Policies

- Fully utilize SEQR procedures for the protection of ecologically sensitive areas.
- Administer floodplain management protection through floodplain zoning regulations based on information prepared by Federal Emergency Management Association (FEMA) and adopted by the village.

PARKS AND OPEN SPACE

Goal

Provide a network of open space and recreation facilities to enhance the quality of life for village residents.

Policies

- Encourage the development of a conservation corridor from Carpenters' Pond to and along Chittenango Creek north to the village boundary linking the community with its parks, creek, lake, CBD and natural areas.
- Encourage full use and development of new and existing park areas within the village by providing development of appropriate facilities, adequate maintenance, etc.

UTILITIES

Goal










Encourage efficient use of existing utility system.

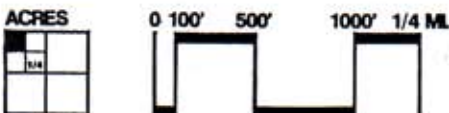
Policies

- Provide water service only to areas within village boundaries.
- Replace deteriorating water and sewer lines as municipal funds allow.
- Provide rules and regulations for protection of the public water supply.

VILLAGE OF CAZENOVIA COMPREHENSIVE PLAN

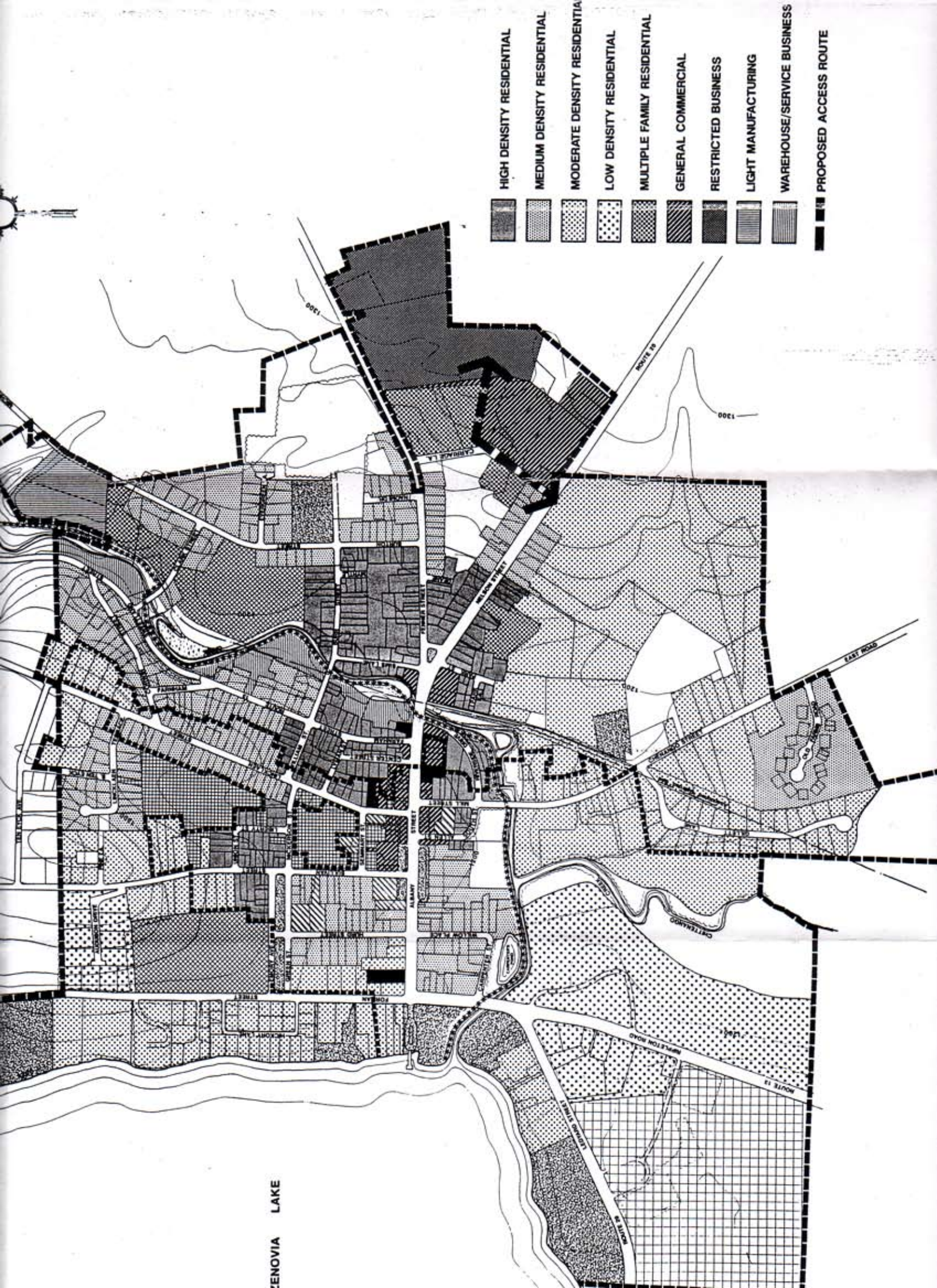
PROPOSED LAND USE

-  STATE OWNED PROPERTY
-  RELIGIOUS PROPERTIES
-  LOCAL PUBLIC BUILDINGS and FACILITIES
-  SCHOOL DISTRICT PROPERTIES
-  COLLEGE PROPERTIES
-  RECREATION (PUBLIC and PRIVATE)
-  CONSERVATION/OPEN SPACE
-  HISTORIC DISTRICT
-  CONSERVATION CORRIDOR



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LANDSCAPE ARCHITECTS



CHAPTER 5 COMPREHENSIVE PLAN SYNTHESIS AND RECOMMENDATIONS

I. COMPREHENSIVE PLAN SYNTHESIS

This comprehensive plan for the Village of Cazenovia is based upon careful analyses of:

- existing land uses and special characteristics which need protection;
- current concerns of village residents;
- potential opportunities to be exploited and,
- significant constraints that should be respected.

The map titled "Proposed Land Use Plan" illustrates a synthesis of the land use goals and policies presented in Chapter 4 of this report. It is an expression of the direction of growth, change and preservation the village should take as the future unfolds. Using this plan illustration as a guide, the various public officials and private developers can more efficiently and effectively coordinate their actions to the mutual benefit of all.

II. RECOMMENDATIONS TO IMPLEMENT COMPREHENSIVE PLAN

The recommendations listed below are necessary to implement the comprehensive plan.

1. Adopt the goals and policy statements as comprehensive plan recommendations.
2. Adopt the "Proposed Land Use Plan" as a reflection of the goals and policy statements/recommendations.
3. Implement actions outlined in Chapter 6 of this report referred to as "Implementation Measures".

III. RECOMMENDATIONS TO IMPROVE VILLAGE PHYSICAL ENVIRONMENT AND SERVICES

The following measures are provided as recommendations appropriate to improving the village's physical environment and services.

1. Adopt a Preservation Strategy.

It is probable that expressions of community concern to preserve the unique character of Cazenovia are focussed both on its legacy of historic homes as well as on the fine 19th century commercial structures on Albany Street. It is also probable that residents intend that these structures and the ambience they convey should be preserved as literally as

possible lending prior support for historic registry and present support for historic ordinance enactment.

In general, but with particular emphasis on the central commercial area, preservation of existing historic structures, while critical, is also noted as inadequate in itself as a strategy to maintain the unique character of the village. Architectural control will continue to be necessary in dealing with issues of harmony between historic and new buildings in terms of scale, massing, materials, style, that are the qualities, aside from age, that Cazenovia's historic houses and commercial buildings provide. No where is this so clearly evident as in the collective public imagery of the Albany Street commercial area.

This commercial center of the community relies heavily for its charm on original 19th century structures i.e. the Lincklaen House, shops and various buildings on the north side of Albany Street and the stone structures on a portion of the south side. Fire damage and periodic need to provide for new functions such as supermarkets, drive-in banking have resulted in structures that are neither harmonious with the original compositions nor of equal quality.

Obviously, village planners should anticipate the future need for measures that will not only preserve the compositional quality of the historic architectural heritage but to extend it as well. While ordinances establish procedures for handling historic structures themselves, it is only through architectural control by the planning board that the community can continue to develop as uniquely in the future as it did in the past. There needs to be a continuing realization that every new building contribute the best of its time and technology architecturally while respecting the historic composition that it becomes part of.

Contextually, the central business district should be seen as not only a linear east/west strip but one that is growing in depth as well. Along Albany Street the business section is set off by residential approaches from both east and west allowing a continuous central section from Sullivan Street to Park Street for various business purposes. Pedestrian circulation is essentially limited to the area from Sullivan Street to Center Street with the remainder served by vehicular access.

Business uses also extend north on Sullivan and Albany Streets, south on Mill Street with both vehicular and pedestrian traffic increasing on various alleys and by-ways. Further, there are planned or potential developments in the downtown area that should be highlighted for the opportunities they represent and the shift in circulation patterns that may occur.

2. Improve the College/Village Gateway

As described in previous sections of this report and as projected by college officials, the direction of future growth for the college can be expected to be south across Seminary Street. While there are issues of campus planning and village traffic patterns to address when particular proposals are made by the college, one issue seems overriding and that is the opportunity to design the interface between the college and commercial district. This area as a planning district might be assumed to extend from Seminary Street to the commercial structures along the north side of Albany Street and from Smith's to Jail Alley. (See "Recommended Study Area Map".)

To date, the college has grown essentially within its natural boundaries with few exceptions. Its use of the northern field areas was considered benign until field houses and pool buildings changed the environment of surrounding residents. Its purchase and use of properties on Lincklaen and Albany Streets proved even more controversial. Its intended direction of growth, therefore, is not only its only feasible option in the village, but one that may present both college and village with significant opportunities in both campus planning and urban design.

To date, changes in the area between the college and village commercial area have been handled on a piecemeal basis. Storage barns and trees have been removed and parking surfaces provided as appropriate to the needs of individual property owners. In the process a portion of Cazenovia's historic trace is in jeopardy of being lost. However, it is recommended that a cooperative working association between the village, merchants and the college should be considered in an effort to capitalize on the opportunities presented by new institutional buildings in this area. Historic alley traffic patterns, service, and total car counts need not change. It is likely that regrading parking areas to lower levels will improve efficient use of the area by merchants as well as possibly provide additional floor space to the college.

As importantly, the environmental result can be one of a purposeful relationship between the college and village forming a gateway between them.

3. Conduct an Indepth Study of Parking Needs & Locations

Physically, there are limited opportunities in the downtown commercial area for new parking spaces whether public or private. Demolishing existing structures to create space is one alternative; making more efficient use of existing space is another. Both possibilities exist in the central business district of Cazenovia.

In this general area, multiple needs converge i.e. institutional, retail, daytime and evening businesses, employees, residents, out of town clients and shoppers, tourists. The needs of these different constituent groups vary in terms of length, time and location. Given traffic patterns in the village clear direction and/or signage is necessary to locate off-street parking areas and to route visitors to appropriate destinations.

Parking exists on street, in off-street municipal as well as private lots. Parking lot capacities are far below what would generally be projected as required. To date, institutions, restaurants, offices, hotels have responded by purchasing and reserving private spaces for employees and clients with the high school and college providing as well, but to lesser degrees. The general retail community recognizes the need but has relied, to date, on curb side spaces and municipal lots which are demonstrably inadequate. This has led to a competition for space between employees and customers, etc.

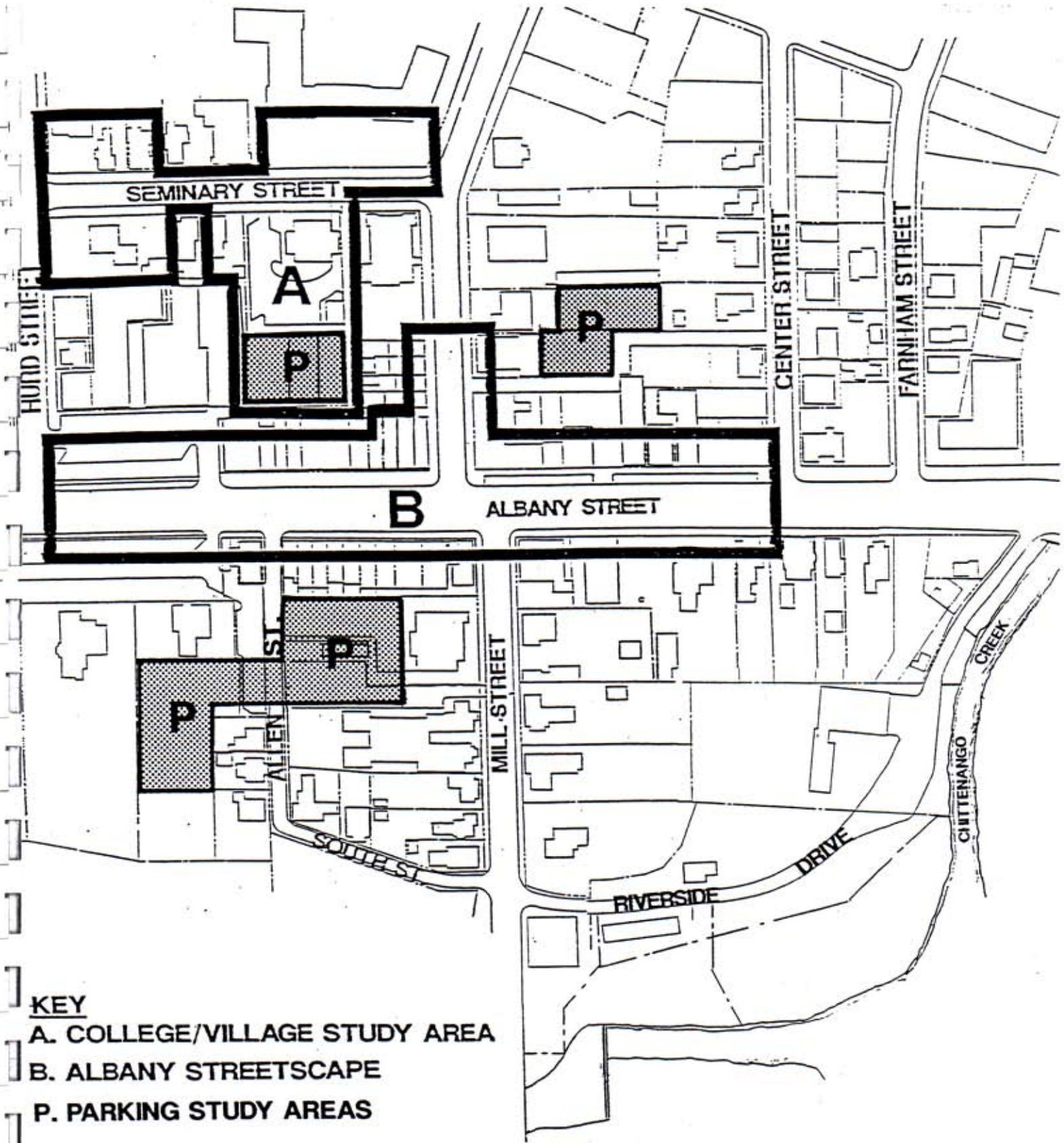
The above leads to recognition of two types of parking area recommendations, i.e. those areas which could physically be arranged so as to provide increased capacities and areas in which lease or ownership arrangements could be modified via negotiation to produce increased capacities, particularly during hours of critical retail need.

Given inadequacy of available acreage for parking plus the scope and immediacy of need, three recommendations are made:

- a. That parking study zones be established focusing on locations for parallel east/west areas primarily north and south of the central business district. (See "Recommended Study Areas Map".)
 - Alberts/Key/St. Peters/Smith's Funeral Home area.
 - Private lots north of Albany Street.
 - Lincklaen House lot combined with municipal lot.
- b. That a joint village/business association task force be incorporated and charged with maximizing parking availability and access to all groups.
- c. That a formal parking study be undertaken to identify needs and resolve the multiple variables represented as cited above to the extent that parking availability is maximized and that parking needs in the village are dealt with as a system

including recognition of economic value, pedestrian access and safety, signage, capacity.

The indepth parking study should statistically analyze: the economic worth of a parking space, the amount of sales attributed to those who get to the central business area by car versus those who walk, specific needs of individual merchants, seasonal shopping implications, tourist trade, etc.



4. Implement Streetscape Improvements for Central Business District

As vehicular traffic increases as well as retail competition from malls and other communities, greater attention needs to be paid to the streetscape imagery of the village. This would include sidewalk surfaces, street furniture, lighting, signage for both north and south sides of Albany Street from Sullivan to Center plus portions of Lincklaen and Mill Streets.

Presently, the streetscape of Albany Street is dominated by vehicular traffic with pedestrian zones along building faces undeveloped except for tree plantings on the north side. The need in these sidewalk zones is primarily for elements to establish human scale between traffic and multi-story buildings and to reflect the special, unique quality of the village itself.

There would be benefit as well in the provision of a coordinated system of sidewalk furniture i.e. lighting, benches and trash receptacles. The lighting should be pedestrian scale replacing or in addition to the present cobra head luminaires which provides general illumination but no aesthetic value. Further, consideration should be given to areas of special paving which would complement the historic character and provide improved growing conditions for existing street trees.

There is also greater potential for the space known as Telephone Park. The historic legacy of a former village green has been reduced by incremental widening of Route 20 to the extent that surviving portions risk being unrecognized. Telephone Park, however, constitutes a significant area immediately adjacent to downtown that attracts pedestrians but does not provide sufficient furniture or other amenities.

It is recommended that this park be developed as a passive space with lighting, furniture, minimum paving and enclosing plantings to buffer its northern edge.

5. Develop Riverside Drive Area

Several issues suggest particular attention be given to an extended area fronting on Riverside Drive. Many recognize the site as a unique small corner of the village occupying a crescent shaped area of 5.2 acres along Chittenango Creek. (See "Recommended Study Area Map".)

With the recent closure of Riverside Drive, due to planned reconstruction of the bridge over the creek, the traffic that once used this route has been shifted to Mill Street.

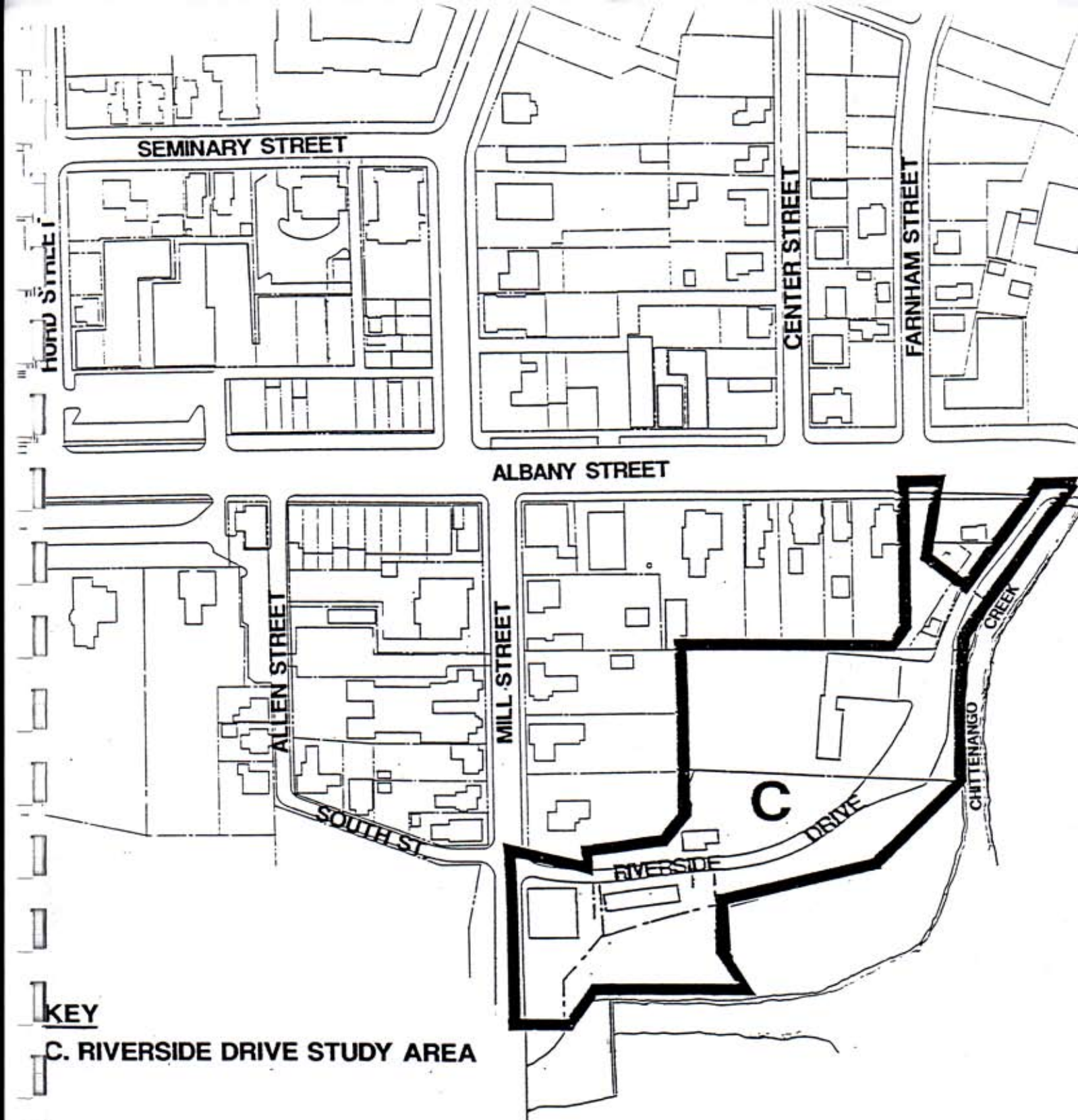
There is also a general consensus that this property has a far higher value to the village than as the site for a town garage with attendant storage of road salt and other materials.

Additional factors are the reported need for expansion on the part of the library, plus potential parking areas for both library and the downtown area.

All these issues suggest the area be dealt with and planned comprehensively. This might be accomplished by the village and town working in concert to assemble parcels, determine a program and invite proposals from the development community. This approach would have a number of innovative potentials in terms of program determination, funding sources and as a novel community venture between town and village governments. For instance, this approach might not only serve the library, fund a relocation of the garage, add needed parking, but also provide additional housing units. The obvious benefit to this technique would lie in the fact that services could be provided to the community on a lower cost basis and longer time frame for financing than would be probable on a private basis.

Alternatively, the development community could be invited to assemble properties and propose a marketing plan for development with appropriate zoning. It is also possible, using this approach, to accomplish similar purposes but it should be recognized that the nature of the venture, program of use, and extent of public service would be altered.

In any event, it is recommended that the general area of Riverside Drive be recognized as a planning district of significant potential that should be actively pursued.



KEY

C. RIVERSIDE DRIVE STUDY AREA

RECOMMENDED STUDY AREAS



VILLAGE OF
CAZENOVIA
COMPREHENSIVE PLAN



6. Recreation Facilities

- A. An approximate 50' conservation corridor along Chittenango Creek to Carpenters' Pond and Cazenovia Lake should be provided for easy access to residents living in the eastern portion of the village to the recreation facilities along Cazenovia Lake.

Also, this corridor would provide control of soil erosion sedimentation, pollution, and alteration of stream course and flow.

Implementation could occur through the purchase or donation of conservation easements.

- B. The Town of Cazenovia should be encouraged to develop recreation facilities at Gypsy Bay Park. As previously stated, the village parks located along Cazenovia Lake's shoreline are overburdened during the summer months. The availability of Gypsy Bay for more active recreation use would ease this burden. If Gypsy Bay Park is developed, sensitivity should be given to its position adjacent to the Lorenzo Historic site and the lake itself.

IV. OPTIONAL PLANNING RECOMMENDATIONS

1. Encourage Town/Village Planning Coordination

As previously stated, comprehensive planning is an on-going process. Village officials should periodically reevaluate the village's direction of growth and change. This review should occur internally as well as with Town of Cazenovia officials to become aware of actions taking place along village boundaries. It is recommended that Town and Village Planning Boards meet twice every year to discuss items of mutual interest and assure coordination of appropriate land use decisions.

2. Create an Institutional District

The creation of an institutional district as another zoning district, is recommended as a measure to control and direct the growth of the college. Included in this district, will be all existing college-owned properties north of Albany Street.

Regulations governing this institutional district will be written to guide the development of future college facilities while protecting the existing residential character.

It is further recommended that the Village and College Boards of Trustees meet periodically to discuss and coordinate proposed development of college facilities to effectively enhance the overall character of the village.

3. Create a "Restricted Business" District

To increase the current tax base of the village, a new business district is recommended for undeveloped land located adjacent to the eastern boundary of the village, south of Fenner Street. (See map titled "Proposed Land Use Map"). Permitted in this district would be land uses restricted to professional offices, research facilities, technical development facilities, and places for light manufacturing. Retail/commercial land uses would not be permitted.

Development should be encouraged in an office park fashion with access provided to Route 20.

4. Consider Possible Sites for Annexation

Four areas may be considered appropriate for annexation. Area one would be already developed land along Ten Eyck, Lincklaen Road to and including Syosset Lane. The homes and lot sizes in this area are village-like in size and character. Further, a residential area of this density may well benefit sufficiently from provision of water service and sanitary sewers to offset the tax implications of annexation.

Area two, presently undeveloped land, would extend from Michigan Road to Fenner Street. This area should be zoned moderate density residential and be developed on a cluster basis. A collector street should be designed to eventually connect Michigan Road to Fenner Street.

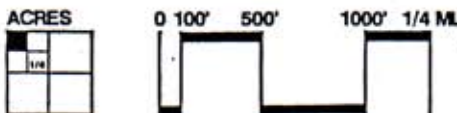
Area three would include the school site and extend from Fenner to U.S. Route 20. This area should be zoned for a combination of moderate density housing and/or restricted business (as described above), developed in cluster fashion).

Area four would extend from U.S. Route 20 to Chenango Street and reflect area three with particular reference to protection of the aquifer.

The advantages of these annexations would be several. The eastern side of the village from a traffic and environmental point of view is the most appropriate for annexation. By providing for mixed use, particularly by clustering, sufficient density could be provided to augment the village tax base. A buffer zone in which development is prohibited should be established around all newly annexed areas of the village to further define a greenbelt area. The width of

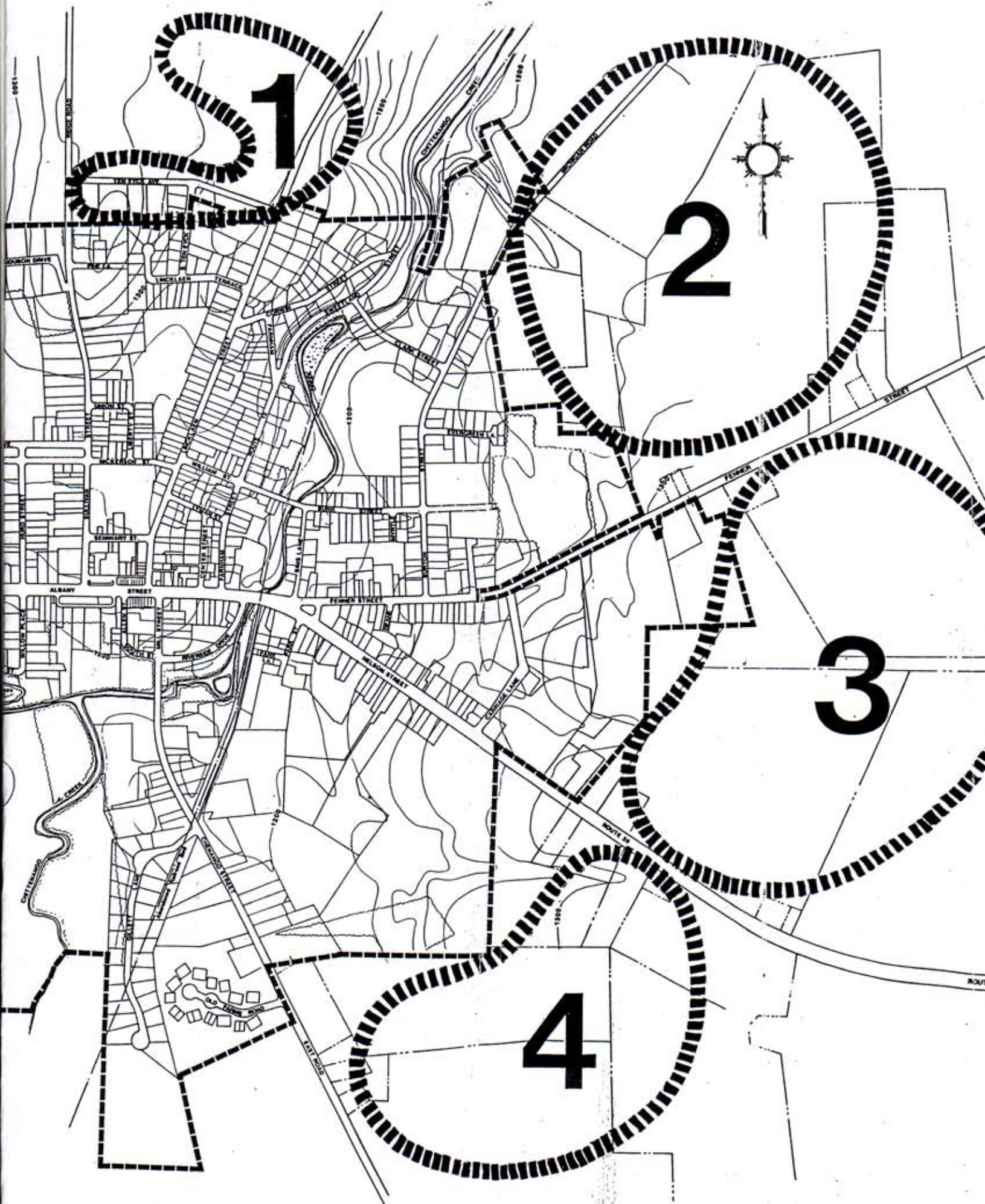
VILLAGE OF CAZENOVIA COMPREHENSIVE PLAN

POSSIBLE SITES FOR ANNEXATION



PREPARED FOR: THE VILLAGE OF CAZENOVIA, N.Y.

PREPARED BY: THE REIMANN-BUECHNER PARTNERSHIP
LANDSCAPE ARCHITECTS



the buffer zone would be determined on a case by case basis. Factors to consider when determining the width of the buffer zone include the size of the viewshed and unique features adjacent to the village. However, when establishing the width, the village should not render any property unusable.

The residential areas as well as the school site could be provided sanitary sewers and the cost of a water pressure booster as required could be amortized. Significantly, road connectors from Chenango Street to Route 20, as well as to the Fenner Street school site and even Michigan Road, would be of long term advantage in reducing traffic congestion in the village proper.

5. Create a "Business Improvement District"

The Village Board of Trustees could create a "Business Improvement District" with the approval of at least 50% of all property owners within the designated district. Improvements, such as those discussed in this plan could be accomplished.

A special tax would be levied on each property owner in this district to finance these improvements specifically or as payments on bonds issued by the village.

CHAPTER 6 IMPLEMENTATION MEASURES

Upon approval of the comprehensive plan, the following implementation measures will be provided.

1. New Zoning Map illustrating land use decisions presented on the Proposed Land Use Plan.
2. Revised Zoning Regulations including:
 - a. Historic Preservation Regulations.
 - b. Planned Institutional Zone.
3. Zoning and Planning Procedural Guide.

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