



Comprehensive Plan
Village & Town of
Cazenovia

Village and Town of Cazenovia Comprehensive Plan

Prepared by: Environmental Design & Research,
Landscape Architecture, Planning,
Environmental Services,
Engineering and Surveying, P.C.



Prepared for: Village and Town of Cazenovia
Cazenovia, Madison County, New York

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Acknowledgements

Village Comprehensive Plan Committee

Kristi Andersen, Town Councilor
Sue Berger, Cazenovia College
Paul Brooks, Village Trustee
Russell Brownback, Village Trustee
Rob Connor, Village Resident
Thomas Dougherty, Village Mayor
Preston Gilbert, Village Resident
Barbara Henderson, Cazenovia Area Community Development Association
Bill Hall, Village Planning Board
Bill Keiser, Village Zoning Board of Appeals
Charlie Macaulay, Village Planning Board
Jerry Munger, Village Zoning Board of Appeals
Thomas Tait, Village Trustee
Kurt Wheeler, Committee Chairman and Village Trustee

Town Special Board

Patricia Christakos, Natural & Cultural Resources Sub-committee
Anne Ferguson, Infrastructure & Community Services Sub-committee
David Lucas, Agricultural & New Woodstock Sub-committees
Mike Palmer, Planning Board
Sharye Skinner, Lake & Watershed Sub-committee
Gene Smith, Zoning Board of Appeals
Barbara Bartlett, Editorial Assistance

Agriculture Sub-committee

Juanita Critz
Matthew Critz
Bridget Cunningham
Peter Holmes
David Lucas
Chip Pratt

Infrastructure & Community Services Sub-committee

Tom Clarke
Anne Ferguson
Thomas Tait
Bill Zupan

Lake & Watershed Sub-committee

Hugh Roszel
Anne Saltman
Alix Shaw
Sharye Skinner

Natural & Cultural Resources Sub-committee

Ted Bartlett
Patricia Christakos
Don Ferlow
Alison Gifford, Administrative Assistant to the Town Supervisor
Jim Jurista
Gary Morris

New Woodstock Sub-committee

Gary Foster
Mary Foster
Pat Palmer

Community Representatives

Kipp Hicks, Director of Madison County Industrial Development Agency
Madison County Planning Department
Morrisville Cooperative Extension
David McKenzie, Town GIS Intern

Town Intermunicipal Advisory US Route 20 Committee

Jack Altmeyer, Town Councilor
Kristi Andersen, Town Councilor
Paul Brooks, Village Trustee
Bob Dubik, Superintendent of Cazenovia Central School District
Alison Gifford, Administrative Assistant to the Town Supervisor
Barbara Henderson, Cazenovia Area Community Development Association
Elizabeth Moran, Town Supervisor
Patrick Race, Town Councilor
Carol Schoch, Town Councilor
Kurt Wheeler, Village Trustee
Dick Williams, Town of Nelson Supervisor

Cazenovia's development over 200 years has changed in detail. Water-powered industries as well as railroads came and went, Cazenovia College developed and grew, and the Cherry Valley Turnpike (U.S. Route 20) became a major route across the nation. Cazenovia lakefront continuously attracted wealthy summer residents while agriculture persisted in the surrounding Town. As the Village population grew, the commercial area increased but remained central to the Village. Today, it is primarily a residential community with a quaint business center.

The Village of Cazenovia's European-based financial and cultural roots were applied and modified on the American frontier. These ties are still evident in its physical layout and its architecture, as well as the ethnic origins and life styles of its older families. The natural features that define the Town complement the Village profile. Nestled among rolling hills, edged by Cazenovia Lake to the west and blanketed by agricultural fields to its north, south, and east, the Village is framed by the natural beauty that continues to be abundant in the Town. The quality of open space and scenic vistas that envelope the Village directly contributes to the quality of life experienced by all residents. When knitted together by natural threads of Chittenango Creek, Cazenovia Lake, rolling hillsides, and agricultural landscapes, the Village and Town comprise a dynamic quilt of natural, cultural, historic, and scenic resources.

As described in the 1991 *Village Comprehensive Plan*, "In pattern, purpose and texture" the Village was founded as a sustainable working community with residential neighborhoods surrounding a central business district. The general development pattern of the Village in terms of origin, plan, and character remains essentially the same". However, both the Village and Town are no longer "sustainable working communities" but rather largely bedroom communities.

C. Community Planning Efforts

1. Prior Planning Initiatives

Various planning initiatives for the Cazenovia community contributed to the development of this Plan. The specific documents that have directly influenced this Plan are: 1) *Town of Cazenovia Land Use Guide (1984)*, 2) *Village of Cazenovia Comprehensive Plan (1991)*, 3) *Cazenovia Area Planning Project (CAPP) 2002*, and the 4) *Madison County Agriculture and Farmland Protection Plan (2005)*. CAPP was the most recent broad planning initiative and as such, is a direct predecessor to the current comprehensive planning effort. During the CAPP project, the community underwent a community visioning process that resulted in a collective vision for the greater Cazenovia area with supporting goals and strategies. Shortly thereafter, the State University of New York School of Environmental Sciences and Forestry led another visioning effort for the community and also completed a studio project that focused on redevelopment of Riverside Drive along Chittenango Creek. This current comprehensive planning effort sprang from the previous planning initiatives and is directly based upon the previous visioning statements and data collection. Cazenovians have contributed to the success of their community planning which led to this collaborative *Comprehensive Plan* for both the Village and Town.

2. Community participation

Each of the planning studies discussed above influenced the community in its decision to complete this Plan. During the summer of 2006, the Town retained EDR to facilitate an intermunicipal planning effort. The initial focus was on the U.S. Route 20 corridor that runs east/west through the Town and Village. Community focus on this corridor continued throughout 2006 and 2007. The key areas of concern, which evolved from this study included: preservation of community character; sustainable economic development; protection of the Cazenovia aquifer; protection of open space; and conservation of natural, historic, cultural, and scenic resources.

The transition of focus from studying the U.S. Route 20 corridor to addressing town-wide comprehensive planning began in the spring of 2007. At the same time, the Village of Cazenovia initiated its efforts to update its comprehensive plan. During the summer of 2007 special sub-committees, comprised of Village and Town residents, engaged in efforts to inventory the many characterizing features of Cazenovia.

During this time, while discussing the benefits realized through intermunicipal sharing, the community identified the benefits of engaging in a joint comprehensive plan. This decision was fostered by the fact that the Village and Town share the collective commitment to protect and enhance the unique character of Cazenovia while actively managing future sustainable growth. The Village and Town are interdependent communities and realization of this overarching goal is dependent on

mutual commitment to the community vision.

There were multiple opportunities for public participation through public informational meetings, community-based committees, and numerous work sessions. Through these efforts, the collective voice of the community directly influenced the recommendations set forth herein. This *Comprehensive Plan* represents the values and policies of the Cazenovia community as it is today and as it envisions itself in the future. With this Plan as its guide, Cazenovia will proactively plan for its future with reasoned foresight tempered by the community's loyal commitment to its historic, cultural and natural foundation.

D. This Intermunicipal Plan

1. Collaborative Effort

Initially, the Village and Town began their community-wide planning efforts independent of each other. While jointly resolving serious land use and development issues for the community, it was recognized that planning for “smart growth” would best be achieved in unison. The daily socio-economic and cultural activities of the Town and Village are interwoven while their municipal governments are independent. With this collaborative attitude, the community leadership began their collective planning. It is understood that the Village and Town will independently administer the application of this intermunicipal Plan with the added benefit of a collective voice.

2. Plan Organization

i. Dominant Issues and Themes

The key areas of concern that evolved from this planning study include: preservation of community character; sustainable economic development; protection of the Cazenovia aquifer; protection of open space; and conservation of natural, historic, cultural, and scenic resources. These issues are discussed in the relevant chapters. The community's attributes are thematically organized into the following nine categories:

1. Housing and Residential Neighborhoods
2. Land Use and Zoning
3. Natural, Historic, Cultural, and Scenic Resources
4. Infrastructure
5. Community Services
6. Community Economy
7. Agriculture and Farmland
8. Hamlet of New Woodstock
9. U.S. Route 20

ii. Structure

This Plan is presented in three sequential parts: planning process, inventory and analysis, and recommended action steps.

Part I: The guiding focus for community planning is the vision statement. The community vision is then distilled into policies or goals for the management of community attributes. These goals are effectively an extension of the community vision. All of these decision points are best achieved through open and interactive community participation. Part I of this Plan includes the planning process, vision statement, and community goals.

Part II: An inventory and analysis of the Village and Town is presented in Part II. Once the policies and goals are defined and embraced, the next step is to seek an understanding of current conditions. A comprehensive plan is not an “inventory plan” and as such does not contain a complete inventory of the community. The importance of this step is for the community to perform an assessment of its governance, economics, sociodemographics, and resources (natural and man-made)in light of its vision statement and goals.

Part III: An important component in community planning is the development of strategies or action steps, which will allow the community to realize its vision and goals. This effort involves a complex mix of resource protection and preservation and promotion of economic growth through “smart growth” strategies that are tailor-made for the community. Part III contains all of the recommended action steps for the Village and Town. Supporting materials are included in the appendix.

iii. Next Steps

Frequently it is assumed the adoption of a comprehensive plan completes the community planning effort. To the contrary, the adoption of a comprehensive plan signifies the beginning of the implementation phase of community planning, which requires implementation of the plan's recommended action steps. The realization of the community vision, goals and action steps is what makes a comprehensive plan more than just another community-based study.

During this planning initiative both the Village and Town demonstrated a serious commitment to the implementation of this *Comprehensive Plan*. This will take varying degrees of time and resources. An approximate length of time and the responsible municipal board was accorded each recommended action step (See Part III). Some recommendations can be achieved in a few months; others will take a few years. Nevertheless, the community's commitment must endure for the life of this *Comprehensive Plan*. It is recommended that this *Plan* be reviewed in seven years to update community resources and replace completed action steps with new recommendations. In addition, there should be regular feedback from the Town and Village Boards to the community regarding progress towards achieving goals and completing action steps as laid out in this Plan.

The Comprehensive Plan sets the direction and goals for the community and recommends in a general way how these can be accomplished. However, in order for the vision of the community's future to be realized, these recommended actions must be translated into zoning laws, budget allocations, public investments, and other actions that have the force of law. While the changes to the laws must be consistent with the guidance provided by the Comprehensive Plan, the Plan is not by itself a legally enforceable document.



Part I: Planning Process

A. Introduction

This *Comprehensive Plan* (Plan) was initiated, generated, and supported by the Cazenovia community. The process of crafting this Plan was collaborative and sequential. The collaboration involved the Village and Town planning boards, officials, business owners, and residents; with professional consultants tasked with guiding and managing the process. The process involved the development of a vision statement, identification of community values, establishment of community goals, and development of recommended action steps.

B. Prior Planning Initiatives

Various community-based planning initiatives contributed to the development of this Plan. The specific documents referenced are: 1) *Town of Cazenovia Land Use Guide* 2) *Village of Cazenovia Comprehensive Plan* 3) *Cazenovia Area Planning Project* (CAPP), and 4) *Madison County Agriculture and Farmland Protection Plan*. All of these plans have influenced community development decisions. The 1991 Village Comprehensive Plan has guided village growth and development and the *Town Land Use Guide* has guided land use decisions in the Town since 1984. The more recent planning initiative and a predecessor to this comprehensive planning effort is the CAPP report, which culminated in 2002. The CAPP report includes a *Regional Development and Conservation Strategy* report completed in 2001 and a *Water Quality Protection Strategy and Economic and Tourism Development Plan* completed in 2002.

During the CAPP project the community underwent a community visioning process that resulted in the following vision for the future:

The greater Cazenovia...area is a vibrant, rural, small town community that recognizes their...[respective]...history and uniqueness [of each municipality]. This is a community of people and institutions that help one another achieve an excellent quality of life while maintaining the area's sense of place. It is a vision, which builds upon each of our shared values.

These values include the special character and feel of the area; the historic settlement patterns of the town and the pedestrian-friendly, human-scaled village and hamlets. The time-honored tradition of agriculture and the stewardship of our natural and cultural resources are recognized and supported. There is a common appreciation of the natural and architectural beauty of the area. The sense of freedom and security, the slower pace of life, the diversity of people and the friendliness of our neighborhoods are cherished. Our area's schools, Cazenovia College, and cultural and religious institutions each are important to the community.

There is a strong desire to help secure a viable economic future for each other as residents and business people. It is understood that economic development and protection of our natural and cultural resources are two sides of the same coin. There is support for economic development that fits the character of the community and the capacity of its resources over the long-term. (November, 2001)



Welcome Sign to Cazenovia, NY
Photo by Kurt Wheeler

Subsequent to the CAPP project, SUNY ESF facilitated two independent projects that focused on Cazenovia. The first was a visioning effort and the second was an academic studio project that focused on designing concepts for redevelopment of Riverside Drive along Chittenango Creek. Despite the multitude of planning projects, the greater Cazenovia community still did not have an official comprehensive plan that represented the whole community.

In 2005, the Madison County Farmland Protection Board completed the *Madison County Agriculture and Farmland Protection Plan*. Through this effort the local farmers were given a forum to compare farming industry data throughout the county, register concerns specific to their situation, and identify future growth opportunities. The Cornell Cooperative Extension of Madison County partnered in this effort and is continuing to collaborate with the local farming community to achieve the identified goals.

Recently in 2007, the Whitman Consulting Group of Syracuse University in conjunction with the Cazenovia Area Community Development Association and the Greater Cazenovia Chamber of Commerce conducted a market research study of the

business activities of the residents of Cazenovia. The results of this survey are reported and analyzed in the 2007 *Cazenovia Development Study*.

C. Public Participation

Each of the planning studies discussed above influenced the community in its decision to complete this Plan. During the summer of 2006, the comprehensive planning efforts for the Town were formalized when the Town retained EDR to facilitate an inter-municipal planning effort. The planning efforts began with specific focus on the U.S. Route 20 corridor that runs east/west through the Village and Town. Community focus on this corridor continued throughout the fall of 2007.

The transition of focus from studying the U.S. Route 20 corridor addressing town-wide comprehensive planning began in the spring of 2007. At the same time, the Village of Cazenovia initiated its efforts to update its comprehensive plan. During the summer of 2007 special sub-committees, comprised of Village and Town residents, engaged in efforts to inventory and assess various aspects of Cazenovia. Simultaneously, the Village and Town retained a professional expert from the New York Rural Water Association to delineate the boundaries and sensitive recharge area for the Cazenovia aquifer (See Appendix B). To assist in the data collection efforts, an undergraduate student from Colgate University assisted the Town in identifying and inventorying its scenic resources (See Appendix D).

While discussing possible benefits realized through inter-municipal sharing the community identified the benefits of committing to a joint comprehensive plan. This decision was fostered by the fact that the Village and Town share the goal to protect and enhance the unique character of Cazenovia by encouraging sustainable growth. Realization of this mutual goal is dependent on the community's collective commitment. Engaging in a joint comprehensive plan evidences that the health of the greater community is dependent on the cooperative management by each municipality.

Once it was decided to join forces, the involved committees began collaborating. There were multiple opportunities for public participation through public informational meetings, community-based committees, and numerous work sessions. The comprehensive planning process included more than 20 committee meetings and work sessions, a visual preference survey, agriculture and farmland survey, four public informational meetings, and two public hearings.

Through these efforts the collective voice of the community directly influenced the recommendations set forth herein. The methodology followed was simple in approach. An inventory and analysis of current conditions was developed from the inventory provided from the 2002 CAPP report, the 1991 *Village Comprehensive Plan*, and the 2005 *Madison County Agriculture and Farmland Protection Plan* with data updates where necessary and possible. Similarly, previous community planning documents provided a springboard for the development of the vision statement and community goals. Specifically, the 1991 *Village Comprehensive Plan* and the CAPP report were referenced for this effort. The development of recommended action steps was a combined effort of professional recommendations and community input. Though guided and directed by EDR, the recommended action steps contained herein represent the collective voices of residents, elected officials, and business owners in the Village and Town of Cazenovia.

This *Comprehensive Plan* represents the values and policies of the Cazenovia community. It is the intention of the Village and Town leaders to follow the recommended action steps set forth herein with reasoned foresight tempered by the community's undying loyalty to its historic foundation. The function of this *Comprehensive Plan* is to act as the lighthouse guiding the community in protecting its community character and preserving its natural and man-made treasures while promoting sustainable and responsible economic growth.

D. Plan Structure

The contents of this Plan are divided into three parts. In Part I the planning process is explained and the community vision and goals are set forth. An understanding of the current situation in Cazenovia is provided in Part II, which contains an inventory and analysis of the community's resources. This provides supporting foundation for Part III, which contains specific recommended action steps to achieve the identified community vision and goals. The chapters in Part II and III intentionally mirror each other and are organized in a thematic representation of the many attributes of Cazenovia.

E. Legislative Authority

Village and town governments in New York State are granted authority to adopt a comprehensive plan pursuant to Village Law §7-722 or Town Law §272-a. Once the Comprehensive Plan is adopted, all zoning regulations adopted thereafter in the Village and Town must be in accordance with the Plan. The review of future projects will be done with consideration of essential background information and an understanding of the community vision. This Plan will provide guidance as to where and how future development should occur in the Village and Town. Additionally, all other governmental agencies must consider this Plan when directing or funding capital projects that occur within the Village or the Town. As required by Village and Town law, this plan must be reviewed and updated on a periodic basis. It is recommended that this Plan undergo a review and necessary update every seven to ten years from the date of its adoption. Given the volatile nature of the international, national and local economic factors in 2008, the potential need for review and revision of this Plan at an earlier date is recognized and strongly encouraged if conditions warrant.

Prior to the final adoption of this Plan by the Village Trustees and Town Councilors, it must meet the provisions of the New York State Environmental Quality Review Act. The discretionary decision to adopt a comprehensive plan is considered a Type I action pursuant to Article 8 of the Environmental Conservation Law and Title 6 of the New York Code of Rules and Regulations Part 617.4(b)(1). The benefits of adopting this Plan far outweigh any potential adverse impacts that may be generated from the adoption and administration of this Plan. The purpose for adopting a comprehensive plan is for the protection of the health, safety, and general welfare of its citizens.

In early May 2008, the Town and Village Boards began the SEQR process. The Town and Village Boards also conducted a joint public hearing in late May prior to adopting this Plan. If any inconsistencies are found to exist between the narrative portion of this Plan and the Goal/Action Step matrixes, the recommendations set forth in the matrixes shall be considered the final version.

F. Cazenovia Vision Statement and Goals

1. Community Vision Statement

The Cazenovia community has participated in many different visioning opportunities; the most recent experiences being with the CAPP planning process and the independently-facilitated visioning session through SUNY ESF. Additionally, the Village of Cazenovia has been guided since 1991 by the vision statement in its comprehensive plan. In all cases, familiar and unifying themes were considered. In recognition of all prior statements, the following vision statement is offered:

Preserve and enhance the unique characteristics of the Cazenovia community, which reflect a composition of distinctive natural, cultural, historic, and scenic resources. Encourage sustainable economic growth while maintaining an inviting atmosphere for all to experience Cazenovia's historic village, magnificent lake, quaint hamlet, and productive agrarian landscape.

2. Community Goals

HOUSING & RESIDENTIAL NEIGHBORHOODS (HR)

1. Encourage a diversity of housing types to accommodate a variety of demographics.
2. Encourage residential densities in the Village that maximize efficient utilization of the infrastructure and resources.
3. Encourage and expand pedestrian and vehicular interconnectedness.
4. Encourage preservation of historic character of Village residential houses and neighborhoods.

LAND USE AND ZONING (LU)

1. Establish a healthy and sustainable balance of land uses throughout the Town, Village and the hamlet of New Woodstock.



Cazenovia Neighborhood Sidewalk
Photo by Kurt Wheeler

2. Protect the rural agrarian character that has historically influenced Cazenovia.
3. Identify, protect and enhance all gateways to maintain the distinction between the Village character and rural Town character.
4. Enhance and maintain the Village, Town, and Hamlet of New Woodstock character.

NATURAL, SCENIC, CULTURAL, AND HISTORIC RESOURCES (CR)

1. Identify and create an inventory of all natural, scenic, cultural, and historic resources of significance to the Cazenovia community.
2. Adopt effective strategies for protecting and enhancing the natural, scenic, cultural and historic resources of significance to the Cazenovia community.
3. Protect the natural aquifers (which are the primary source of water for the community) the aquifer watersheds and zone of contribution.

LAKE AND WATERSHED (LW)

1. Promote and improve the health of Cazenovia Lake.
2. Implement effective stormwater management practices to minimize erosion and sediment transport to surface waters.
3. Encourage and support development of educational programs for the Cazenovia community to enhance understanding of the lake, its watershed, and how best to enjoy both while protecting and restoring these valuable community resources.
4. Coordinate with stakeholders at the local, state, and federal levels to enhance partnerships and opportunities for the protection and restoration of Cazenovia Lake and its watershed.

INFRASTRUCTURE (IN)

1. Continue to maintain an effective and efficient system to collect and treat wastewater.
2. Maintain and improve a reliable stormwater management system.
3. Continue to maintain and improve the village public water facility and associated infrastructure.
4. Maintain and upgrade the local transportation system and parking.

COMMUNITY SERVICES (CS)

1. Continue to maintain and enhance all parks and recreational trails.
2. Support the delivery of high quality educational service provided by the Cazenovia Central School District.
3. Support the quality services provided by the Cazenovia Public and New Woodstock Free Libraries.
4. Pursue opportunities for shared municipal services to enhance quality and reduce overall costs.
5. Continue to provide and support quality police, fire protection and emergency services for the Cazenovia area.

COMMUNITY ECONOMY (CE)

1. Promote and support a sustainable economy with a healthy mixture of commercial retail, professional business, agribusiness, agricultural practices, and hospitality or educational services.
2. Promote recreational, heritage, and agricultural tourism.
3. Maintain and enhance historic character of the Village Business District.
4. Proactively encourage and strengthen the economic vitality of the Village Business District.
5. Encourage efficient and safe vehicular and pedestrian circulation through the Village Business District.
6. Facilitate maximum use of all parking options and promote innovative solutions to parking throughout the Village Business District.
7. Continue to strengthen the synergistic relationship between Cazenovia College and the Village Business District.
8. Facilitate and support the growth of small businesses and agribusiness.
9. Proactively work to attract desirable businesses and create jobs within the Town.
10. Identify means to maintain and enhance level of services while controlling property taxes.

AGRICULTURAL AND FARMLAND (AG)

1. Support future viability of local agricultural practices.
2. Facilitate the protection of farmland in balance with managed community growth and preservation of open space.

3. Encourage and support sustainable growth in agricultural services and businesses available to the local farming community.
4. Support farmland preservation efforts offered through NYS agencies and programs.
5. Facilitate a collaborative relationship with educational institutions and community-oriented nonprofit organizations to improve efforts taken in support of the farming community.

NEW WOODSTOCK (NW)

1. Enhance and maintain hamlet character.
2. Improve pedestrian safety and walkability.
3. Enhance small-scale commercial opportunities.
4. Improve quality of water supply and community services.

U.S. ROUTE 20 EAST (RT)

1. Ensure that growth and development at the Village edge is compatible with the existing Village character.
2. Protect the distinct character edge between the Village and Town on U.S. Route 20 East.
3. Protect, preserve, and enhance all natural, scenic, cultural, and historic resources along U.S. Route 20 East.
4. Protect the supply and quality of water that reenters the Cazenovia Aquifer that serves as the primary source for drinking water throughout the community.
5. Facilitate and promote sustainable and balanced economic growth that benefits the Cazenovia community.



Part II: Inventory and Analysis of Community Resources



Photo by Diane Burkard

CHAPTER II.1: SOCIODEMOGRAPHICS AND HOUSING

A. Introduction

This chapter provides an overview of the sociodemographics of the Cazenovia community. A comparative analysis of these statistics, over time and geographical region, identifies possible emerging trends within Cazenovia. The results of this analysis are then compared to similar statistics regarding Madison County, New York State and the United States.

B. Population

In 2000, the Village's population was 2,614 and the Town had 6,481 residents. From 1990 to 2000, the Village and the Town experienced a population loss, which was not consistent with the slow growth rate in the region. The 2006 population estimate shows some growth with an additional 93 people in the Village and an additional 306 people in the Town (See Table II.1.1). The Village and Town experienced their largest growth rates from 1980 to 1990 at 15.7% and 10.8%, respectively. A look at the overall population growth trends in the region reveals that this growth represents a population shift as well as straight growth.

Table II.1.1: Population Change Comparison, 1980-2006

	1980	% Change 1990	% Change 2000	% Change 2006*
Village of Cazenovia	2,559	15.7% (3,007)	-13.1% (2,614)	3.6% (2,707)
Village of Manlius	5,241	-9.1% (4,764)	1.2% (4,819)	-3.3% (4,658)
Village of Fayetteville	4,709	-9.8% (4,248)	-1.4% (4,190)	0.1% (4,193)
Town of Cazenovia	5,880	10.8% (6,514)	-0.5% (6,481)	4.7% (6,787)
Town of Nelson	1,495	26.6% (1,892)	3.8% (1,964)	1.3% (1,990)
Town of Pompey	4,492	18.4% (5,317)	15.8% (6,159)	7.8% (6,638)
Town of Manlius	26,071	9.3% (28,489)	7.6% (30,656)	4.0% (31,872)
Madison County	65,150	6.1% (69,120)	0.5% (69,441)	1.1% (70,197)
NY State	17,558,165	2.5% (17,990,455)	5.5% (18,976,457)	1.7% (19,306,183)
U.S.A.	226,542,199	9.8% (248,709,873)	13.2% (281,421,906)	6.4% (299,398,485)

* Estimated Population Change

Source: U.S. Census Bureau, 2006 Population Estimates, 2000 Census, 1990 Census

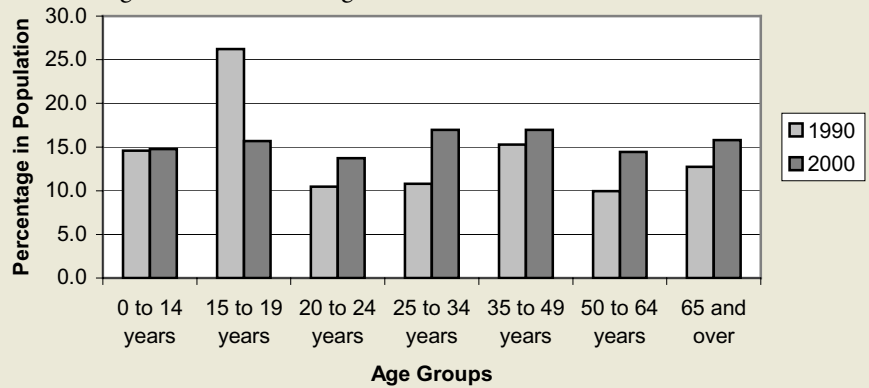
i. Age

The community's population loss in the 15 -19 age group during the 1990s is most likely due to the transition of Cazenovia College from a 2-year to a 4-year institution. The increase in college-age residents in the Village of 14% (44 residents) is also considered to be a reflection of enrollment changes at Cazenovia College.

While the number of younger residents in the Village was decreasing, the number of people 50 years or older was increasing. These statistics illustrate that the older Cazenovians are aging in place, which has resulted in a greater percentage of middle age to elderly residents in the community. Figures II.1.1 and II.1.2 show the age breakdown of the Cazenovia population for 1990 and 2000. In 2000, the median age of Village residents was 32.3 while Town residents were slightly older with a median age of 35.3.

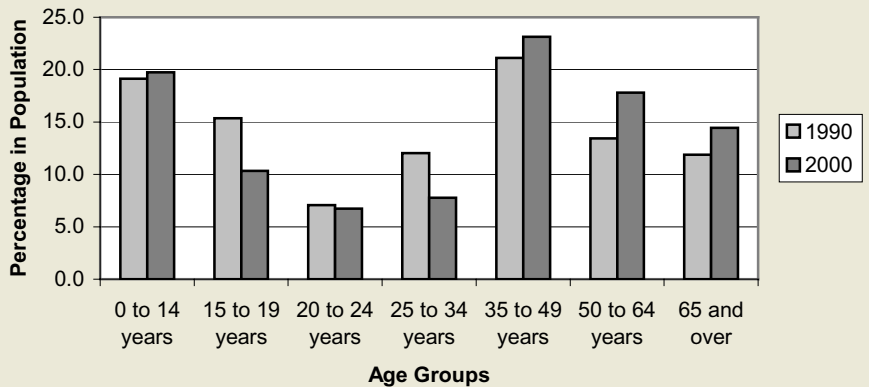
Senior population increases
as school age population
decreases.

Figure II.1.1: Age Breakdown, Village of Cazenovia, 1990 and 2000



Source: U.S. Census Bureau, 2000 and 1990 Census

Figure II.1.2: Age Breakdown, Town of Cazenovia, 1990 and 2000



Source: U.S. Census Bureau, 2000 and 1990 Census

Village and Town residents far exceed the County, State and National education levels.

ii. Education and Income

As a whole, residents of the Village and Town obtained more formal education in 2000 than they did in 1990 (See Table II.1.2). For both the Village and Town, the percentage of residents with a high school degree or higher is significantly higher than the County, State or Nation. According to the 2000 U.S. Census more than 90% of the Village residents graduated from high school and up to 45% of the residents have earned bachelors degrees or higher. Also, almost 95% of the Town residents graduate from high school and almost 50% have earned bachelors degrees or higher. The Village and Town have followed the national trend with an increase in the percentage of residents obtaining a higher education.

With respect to household income, the Village and Town vary in their median level income (See Figures II.1.3, II.1.4 and II.1.5). In the Village in 2000, the median household income was \$43,611, which was below the median household income for the Town, which was \$57,232; yet both were higher than the County (\$40,184), State (\$43,393), and Nation (\$41,994). According to the 2000 U.S. Census a “household” includes all people who occupy a housing unit as their usual place of residence, regardless of familial relationship. The higher median household income levels for the Town are skewed by the large percentage of household incomes over \$100,000, which is approximately 26% for the Town. The per capita income is \$23,424 for the Village and \$28,957 for the Town. This evidences an above-average living standard, a

trend that is expected to continue.

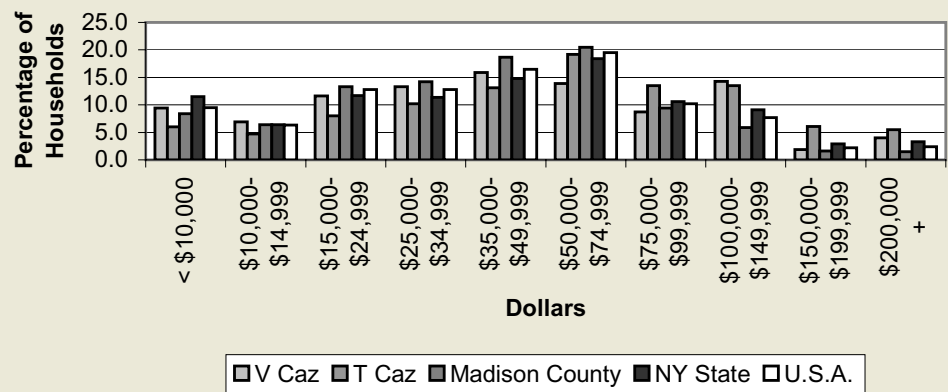
Table II.1.2: Educational Attainment Comparison, 2000

	High School Graduate or Higher*		Bachelors Degree or Higher	
	1990	2000	1990	2000
Village of Cazenovia	88.7%	92.1%	40.9%	45.0%
Town of Cazenovia	91.3%	94.9%	42.5%	49.6%
Madison County	79.2%	83.3%	18.2%	21.6%
NYS	74.8%	79.1%	23.1%	27.4%
USA	75.2%	80.4%	20.3%	24.4%

*Includes equivalency.
Source: U.S. Census Bureau, 2000 and 1990 Census

The Village and Town have a lower percentage of people living below the poverty level, with 2.4% and 2.8%, respectively, compared to 9.2% for the Nation. Nevertheless, many of the households in the community earn less than \$35,000. (See Figures II.1.4 and II.1.5) Approximately 41% of Village households and 29% of Town households earn below \$35,000. In contrast, 29% of the Village households and 39% of the Town households earn over \$75,000.

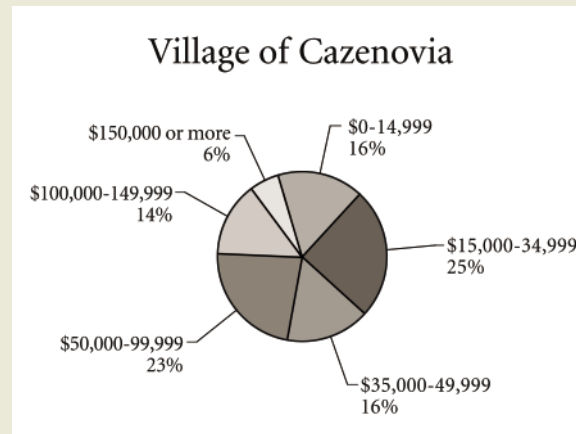
Figure II.1.3: Percentage of Household Incomes Comparison, 2000



Source: U.S. Census Bureau, 2000 Census

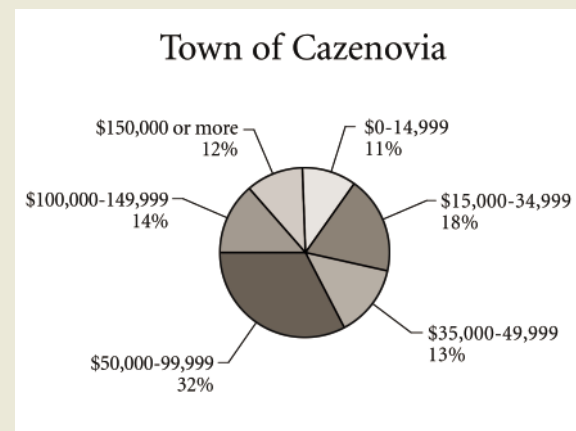
Village and Town median household incomes are higher than national median.

Figure II.1.4: Household Incomes in the Village of Cazenovia, 2000



Source: U.S. Census Bureau, 2000 Census

Figure II.1.5: Household Incomes in the Town of Cazenovia, 2000



Source: U.S. Census Bureau, 2000 Census

Occupancy rates slightly decreased for the Village and remained consistent for the Town from 1990 to 2000.

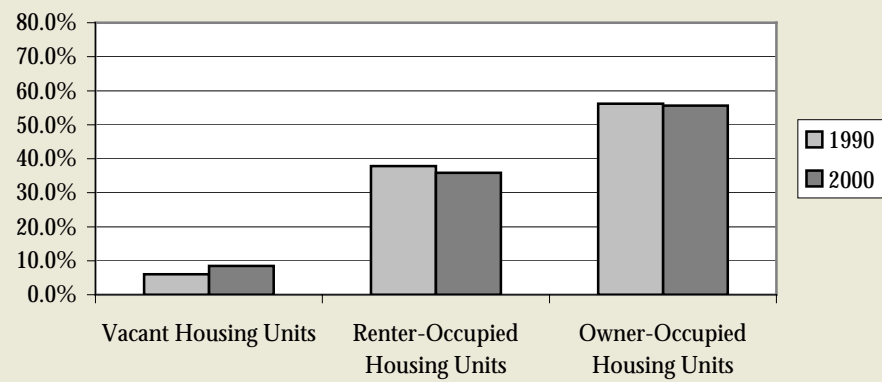
C. Housing

In 2000, there were 1,031 dwelling units in the Village of which 943 (91.5%) were occupied and 2,567 dwelling units in the Town, of which 2,353 (91.7%) were occupied. Similar to the decrease in population from 1990 to 2000, the Village has seen a decrease in the number of occupied homes. In 1990, the Village had 94% of its housing units occupied and by 2000 only 91.5% were occupied, with a 2.5% rise in vacancies. Unlike the Village, the percentage of occupied homes remained fairly consistent in the Town, approximately 92%, between 1990 and 2000. As a general “rule,” a vacancy rate of about 5% or more is considered adequate to meet future housing needs. Thus, both municipalities have an adequate volume of housing stock to meet potential future housing needs. This fact must be balanced with the age of the housing stock in the Village and Town, which is discussed below.

Both municipalities provide rental units, however, there are more rental options in the Village. The statistics show a significant difference between the percentages of renter-occupied housing units in the Village versus the Town. Of the total available housing units, the Village had a higher percentage of renter-occupied units (35.9%) than the Town (20.5%). This difference is most likely due to the higher number of apartments in the Village. Also, of the total housing units available in the Village, 26.8% had three units or more per building. Comparatively, 12.6% of the Town’s total housing units

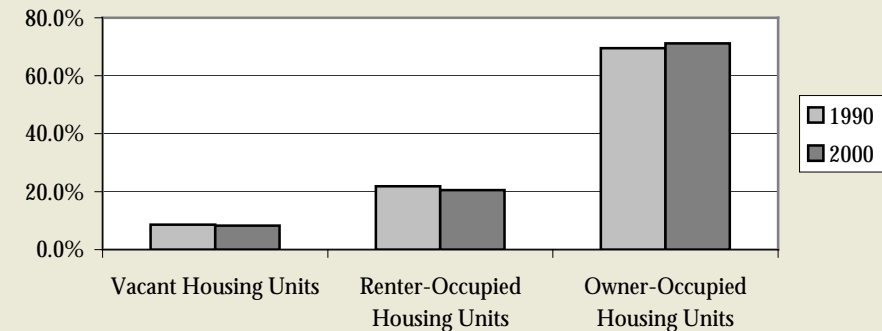
had 3 units or more per building. Figures II.1.6 and II.1.7 and Table II.1.3 show more detailed information on the Village and Town’s housing characteristics from 1990 to 2000.

Figure II.1.6: Total Housing Units, Village of Cazenovia, 1990 and 2000



*For seasonal, recreational, or occasional use
Source: U.S. Census Bureau, 2000 and 1990 Census

Figure II.1.7: Total Housing Units, Town of Cazenovia, 1990 and 2000



Source: U.S. Census Bureau, 2000 and 1990 Census

From 1990 to 2000, the number of dwelling units slowly increased while the population decreased.

Although the affordability ratio for both the Village and Town has improved from 1990 to 2000, some of the available housing is still not considered “affordable” which is defined as the ratio between the median value of single-family houses and household income. Nationally, a ratio of 2 or less is considered affordable. The affordability ratio in 2000 was 2.6 and 2.4 for the Village and the Town, respectively.

Table II.1.3: Housing Characteristics, Village and Town of Cazenovia, 1990 and 2000

Village of Cazenovia			Town of Cazenovia	
	1990	2000	1990	2000
Median House Value	\$99,100	\$114,000	\$118,700	\$135,500
Median Gross Rent	\$361	\$537	\$359	\$529
Affordability Ratio	3.1	2.6	3.0	2.4

Source: U.S. Census Bureau, 2000 and 1990 Census

Despite the population decrease from 1990 to 2000, there was an increase in the number of dwelling units in the Village (3.6%) and Town (8.2%) (See Table II.1.4). Forty-one new homes were built from 1997 to 2006 in the Village. Most of the growth is occurring on the Village edge. The Town experienced double the amount of new home growth in the last decade compared to the Village. The majority of the new

home growth occurred from 2000 to 2006, with the peak from 2002 to 2003. Even with this burst in new construction, the Village and Town housing stock continues to age with the majority of housing stock in the Village constructed before 1960 (71.2%) and in the Town constructed before 1970 (69.6%).

Table II.1.4: Building Permits, Village and Town of Cazenovia, 1997-2006

	Village of Cazenovia	Town of Cazenovia
1997	3	0
1998	1	0
1999	1	1
2000	1	7
2001	3	5
2002	5*	13
2003	1	20
2004	11	18
2005	11	10
2006	4	12
Total from 1997-2006	41	86
Average Per Year	4.1	8.6

* In 2002, the Village had one new apartment building with 4 units.
Source: Village Clerk

The Town experienced twice as many housing starts as the Village over the last ten years.

From 1990 to 2000, U.S. census figures show that the number of families and the number of married couples has decreased by less than five percent in both the Village and the Town. This is consistent with the national trend in smaller families and fewer married couples. The total number of families as compared to total population in the Village is significantly lower than the Town, County, State and Nation. The number of households led by females, with no husband present, has increased from 1990 to 2000 in the Village, which is similar for the State, but not for the Town, County or Nation. Table II.1.5 provides a comparison of household data for the year 2000.

Table II.1.5: Household Data Comparison, 2000

	Village of Cazenovia	Town of Cazenovia	Madison County	NY State	U.S.A.
Households	100% (943)	100% (2,353)	100%	100%	100%
Families	55.4% (522)	70.5% (1,659)	69.3%	65.7%	68.1%
Married Couples	43.5% (410)	61.0% (1,435)	55.1%	46.6%	51.7%
Female Household, No Husband	9.5% (90)	6.8% (160)	9.7%	14.7%	12.2%

Source: U.S. Census Bureau, 2000 Census

D. Employment and Occupations

Table II.1.6 illustrates the employment sectors in which residents of the Village and Town worked in 2000. These data are compared with the County, State, and National figures (2000 U.S. Census). The Village and Town's top four employment sectors were: education, health, and social services at 28.3% and 30.9% of jobs (343

and 992 jobs), respectively; professional, scientific, management, administrative, and waste management services at 11.7% and 12.5% (142 and 401 jobs), respectively; arts, entertainment, recreation, accommodation and food services at 11.1% and 8.1% (134 and 259 jobs), respectively, and retail trade at 10.1% and 8.2% (122 and 262 jobs), respectively. Similar to the Village and Town, the top sector of employment in the County, State, and Nation is: education, health, and social services. Unlike the other three settings (County, State and Nation), manufacturing is not one of the top employment sectors in either the Village or Town.

It is noted that employees residing in the Village of Cazenovia represent 3.7% of the Madison County workforce of 32,663: the comparable figure for the Town is 9.8%.

Table II.1.6: Industry Comparison, 2000

	Village of Cazenovia	Town of Cazenovia	Madison County	NY State	U.S.A.
INDUSTRY	2000				
Employed persons 16 years and over	100% (1,212)	100% (3,208)	100%	100%	100%
Agriculture, forestry, fishing and hunting, and mining	1.3% (16)	4.0% (127)	3.7%	0.6%	1.9%
Construction	6.4% (77)	5.5% (177)	6.8%	5.2%	6.8%
Manufacturing	8.0% (97)	9.3% (297)	16.0%	10.0%	14.1%
Wholesale trade	1.9% (23)	2.6% (85)	3.1%	3.4%	3.6%
Retail trade	10.1% (122)	8.2% (262)	10.9%	10.5%	11.7%
Transportation and warehousing, and utilities	3.9% (47)	3.8% (123)	3.9%	5.5%	5.2%
Information	4.9% (59)	3.5% (111)	2.2%	4.1%	3.1%
Finance, insurance, real estate, and rental and leasing	4.7% (57)	4.1% (133)	5.5%	8.8%	6.9%
Professional, scientific, management, administrative, and waste management services	11.7% (142)	12.5% (401)	6.5%	10.1%	9.3%
Educational, health and social services	28.3% (343)	30.9% (992)	25.5%	24.3%	19.9%
Arts, entertainment, recreation, accommodation and food services	11.1% (134)	8.1% (259)	7.5%	7.3%	7.9%
Other services (except public administration)	4.9% (59)	4.7% (150)	4.3%	5.1%	4.9%
Public administration	3.0% (36)	2.8% (91)	4.2%	5.2%	4.8%

* Top four sectors for each area shown in bold.

Source: U.S. Census Bureau, 2000 Census

New home growth rose significantly starting in 2004 for the Village and 2002 for the Town.

Town residents in farming, fishing or forestry occupations have decreased by half in the last decade.

As most employed Cazenovians commute to work outside of the Village and Town it is important to understand the occupation status of its residents. Table II.1.7 indicates resident occupation (or employment positions) in the Village and Town as compared to the County, State, and Nation (2000 U.S. Census). The majority of employed residents have management or professional positions at 45.9% and 51.1%, respectively. This compares favorably with the County, State, and National statistics.

Table II.1.7: Resident Occupation Comparison, 2000

	Village of Cazenovia	Town of Cazenovia	Madison County	NY State	U.S.A.
OCCUPATION	2000				
Management, professional, and related occupations	45.9% (556)	51.1% (1,638)	31.9%	36.7%	33.6%
Service occupations	13.2% (160)	10.1% (325)	15.4%	16.6%	14.9%
Sales and office occupations	28.5% (345)	25.3% (813)	25.5%	27.1%	26.7%
Farming, fishing, and forestry occupations	1.1% (13)	1.1% (36)	1.5%	0.3%	0.7%
Construction, extraction, and maintenance occupations	7.2% (87)	6.4% (205)	9.5%	7.6%	9.4%
Production, transportation, and material moving occupations	4.2% (51)	6.0% (191)	16.2%	11.7%	14.6%

* Top three sectors for each area shown in bold.
Source: U.S. Census Bureau, 2000 Census

An important professional occupation for the town is in the farming industry. From 1990 to 2000 the farming industry experienced a decline in the Town. In 1990 there were approximately 70 people with occupations in farming, fishing, and the forestry industry and in 2000 the number of employed in that industry dropped more than 50% to 36. This change in the farming industry is not unique to Cazenovia as it is occurring throughout the region.

Although, the Village and Town have a relatively high percentage of employed residents, the Village had a significantly higher percentage than the Town of unemployed persons in 2000. The higher percentage is most likely due to the presence of college students (see Tables II.1.8 and II.1.9).

Cazenovia has been shifting, for many years, to a bedroom community with a high percentage of residents commuting to work. According to the 2000 U.S. Census, approximately 95% of both the Village and Town working residents 16 years or older commuted to work. Of those commuting, 85.0% of the Village commuters and 78.3% of the Town commuters took less than 44 minutes to get to work (See Table II.1.10), with a mean commute time of 21.2 minutes for Village residents and 24.6 minutes for Town residents, both of which are in range with the national average of 25.5 minutes.

For both the Village and the Town, approximately half of the residents work within the County with the other half traveling outside the County. Only a few residents in the Town work outside of the State.

Table II.1.8: Employment Comparison, 2000

	Village of Cazenovia	Town of Cazenovia	Madison County	NY State	U.S.A.
2000					
Persons 16 + Yrs Of Age	100% (2,183)	100% (5,093)	100%	100%	100%
Persons In Labor Force	69.1% (1,509)	69.3% (3,530)	64.8%	61.1%	63.9
Employed Persons	55.5% (1,212)	63.0% (3,208)	60.1%	56.6%	59.7%
Unemployed Persons	13.6% (297)	6.3% (322)	4.6%	4.3%	3.7%
% Of Labor Force-Female	63.4%	63.0%	59.4%	55.1%	57.5%
% Of Labor Force-Male	36.6%	37.0%	40.6%	44.9%	42.55

Source: U.S. Census Bureau, 2000 Census

Table II.1.9: Unemployed Person Comparison, 1990 and 2000

	Village of Cazenovia	Town of Cazenovia	Madison County	NY State	U.S.A.
Unemployed Persons					
1990	3.8%	2.7%	3.3%	4.4%	4.1%
2000	13.6%	6.3%	4.6%	4.3%	3.7%

Source: U.S. Census Bureau, 2000 and 1990 Census

Table II.1.10: Work Travel Time and Location, 2000

	Village of Cazenovia	Town of Cazenovia
Travel Time to Work		
Worked at Home	4.9%	6.4%
Commuted to Work	95.1%	93.6%
Under 25 minutes	54.1%	48.0%
25-44 minutes	30.9%	30.3%
45-59 minutes	8.0%	11.5%
>60 minutes	2.1%	3.7%
Mean Travel Time to Work	21.2 minutes	24.6 minutes
Work Location		
Worked in state of residence:	100.0%	99.7%
Worked in county of residence	56.2%	50.4%
Worked outside county of residence	43.8%	49.2%

Source: U.S. Census Bureau, 2000 Census

Mean commute time to work is consistent with the national average at 21.2 minutes for Village residents and 24.6 minutes for Town residents.



Photo by Diana G. Carter

CHAPTER II.2: LAND USE AND ZONING

A. Introduction

Prior to determining what zoning regulations would best direct the community in future land development, the existing land uses and development patterns should be identified. An analysis of the current zoning regulations is also necessary to determine their effectiveness. In this chapter the dominant development patterns, existing land uses, and zoning regulations are assessed in light of their effectiveness in guiding smart land use practices and protecting the community from suburban sprawl.

B. Land Uses

1. Development patterns

i. Village

The historic form and pattern that defines the Village was best described in the 1991 *Village Comprehensive Plan* as follows:

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 intensive daytime activity. On the south side, facing north, there is a clear change in type favoring offices and restaurants with an evening trade.”

Village of Cazenovia Comprehensive Plan, 1991

Village residential neighborhoods continue to have a healthy mixture of moderately sized parcels with modest houses and larger one-acre parcels with two or three story 19th century to early 20th century homes. The residential neighborhoods are connected to each other and the downtown shops with sidewalks, making this a “walkable community.”

ii. Town

The Town continues to exhibit development patterns of a rural agrarian town with a declining number of active farmsteads. Residential land use surrounds Cazenovia Lake with a few exceptions. The pattern of land development that has evolved reflects an initial nodal development pattern with the Village and hamlet as the community centers, which include commercial business and residential neighborhoods. These two primary areas of concentrated development still exist with a modest grouping of commercial development along the U.S. Route 20 corridor. Single-family residential development is beginning to establish a foothold in the countryside and threatens the rural patterns that have defined Cazenovia since its origin in the 1790’s.

2. Type of Uses

i. Village

The land uses in the Village include residential, commercial retail, professional offices, recreational, community services, industrial, entertainment, institutional, and private educational. For its age, the Village is fortunate to not have any underutilized industrial sites (see Figure II.2.2). The most dominant uses are residential, commercial, professional offices, and educational (public and private).

Village residential uses include single and two family homes, town homes, multifamily apartment complexes, and senior housing complexes. The Village offers a variety of recreational parks that provide opportunities for passive and active recreational activities. The percentage of land dedicated to recreational purposes is adequate for the population served.

There are approximately 65 acres of land categorized as commercial land use in the Village. The commercial properties located along Albany Street, include retail, restaurants, taverns, antique shops, and some service sector businesses. Most of the businesses are described as small businesses with one to five employees. Along U.S. Route 20 east at the Village edge in the Town and Country Plaza, there are more retail and service sector businesses. This commercial area is auto-centric, whereas the Village Business District is pedestrian-centered.

Although the Village Business District appears to be fully built out, there are opportunities for infill development, redevelopment, and reuse of existing properties on Albany Street and behind Albany Street along Riverside Drive. The potential for future development along U.S. Route 20 at the Village edge is discussed in detail in Chapter III.9.

Village of Cazenovia continues its tradition as a “walkable community,” while the Town continues to exhibit development patterns of a rural agrarian community.

Over 66% of land in the Village and Town is classified as residential property.

The Village has an unusually high percentage of land used for educational purposes. Between Cazenovia Central School District and Cazenovia College, there are 18 parcels that are primarily located north of Albany Street (see Figure II.2.2).

ii. Town

The land uses in the Town are similar to those in the Village with a few distinctions. The Town residential use is predominantly single-family residential with some multifamily use in New Woodstock. The Town has fewer community service land uses and commercial uses, and there is significantly more agricultural land use. Unlike many other towns that surround a classically defined, compact village, the Town of Cazenovia does not have medium or large box commercial retail stores. Over the years, some national chains have attempted to locate in the area to no avail. The commercial land uses in the Town, which total 226.4 acres, include a lumberyard, used car garage, motel, restaurant, and professional medical offices. The vast majority of land south of the Village, with the exception of land use in New Woodstock, is farmland mixed with residential. There are two private golf courses, a gravel pit, the Town solid waste and recycling center, a water facility, and a lumberyard.

Cazenovia Lake is framed primarily by residential land use with a few municipal recreational sites, a private recreational site, and some nonresidential uses that are water-enhanced. The area north of the Village consists of residential and agricultural uses with one commercial-recreational use, the Cazenovia Ski Club.

iii. Hamlet of New Woodstock

Land uses in the Hamlet of New Woodstock include single-family, two-family and multifamily residential; commercial retail; and professional offices (See Chapter II.8).

3. Land Use Distribution

In 2006 the Town and Village combined had over 66% of its land classified as residential property, 3.6% as commercial property, only 4.7% as agricultural properties, and less than 1% used as industrial properties. An interesting comparison is the percentage of land cover versus land use (See Table II.2.1; Figure II.2.4). Even though agricultural properties comprise a small percentage of the total land use in the Town, agricultural land cover comprises up to 38% of the land in the Town (See Figure II.2.4). In comparison, 6.1% of the community is urban cover (developed open space and developed medium intensity) with almost 66% of total properties in residential or commercial use.

According to New York State real property records, almost 20% of the total properties are classified as vacant land (See Table II.2.1). By definition “vacant land” includes “residential vacant land, residential land including small improvements, rural vacant land, abandoned agricultural land, and vacant land located in commercial areas”. The question is how much of this “vacant land” is simply idle land waiting to be developed, rather than conservation land available for passive or recreational use and protected from future development? Some of this vacant land is productive providing the community valuable open space and recreational opportunities (See Figure II.2.3).

From a fiscal perspective, the Town has a relatively modest amount of commercial and/or industrial land uses (3.6% and 0.1% respectively). This impacts the community in terms of fiscal sustainability. Village and Town residents are better served with a more diversified profile of land uses. Undeniably, residential land use is the predominant use (in terms of total acreage) in Cazenovia. Even with two concentrated centers for

residential living, much of the newer residential development has been located outside of the Village and hamlet. The concern is the potential for unchecked encroachment of residential suburban development that would compete with the remaining farmland. Even though development pressures are relatively modest, it is the continued location of residential homes in greenfields with little attention given to preservation of town character, open space, and farmland that is calling attention to the ineffectiveness of the local land use regulations. In addition to protecting farmland, the community's collective challenge is to identify the areas that are best suited for nonagricultural and nonresidential uses without compromising its unique character.

Table II.2.1: Real Property Land Use Distribution

Category	Description	Town of Cazenovia		Madison County	
		Parcel Count	% of Total	Parcel Count	% of Total
100	Agricultural Properties	158	4.7%	2,220	6.0%
200	Residential Properties	2,218	66.4%	22,869	61.8%
300	Vacant Land	662	19.8%	8,215	22.2%
400	Commercial Properties	122	3.6%	1,448	3.9%
500	Recreation and Entertainment Properties	26	0.7%	137	0.4%
600	Community Service Properties	64	1.9%	508	1.4%
700	Industrial Properties	4	.1%	109	0.3%
800	Public Service Properties	70	2.0%	873	2.4%
900	Public Parks, Wild, Forested and Conservation Properties	15	0.4%	598	1.6%
Total Parcels in all Broad Use Categories		3,339	100%	36,977	100%

Source: New York State Office of Real Property Services

Table II.2.2: Town of Cazenovia Agricultural Properties

Category	Agricultural subclass	Parcel Count
105	Productive vacant land	45
110	Livestock and products	8
112	Dairy Products	25
114	Sheep and Wool	1
116	Other Livestock	3
117	Horse Farms	8
120	Field Crops	65
170	Nursery and Greenhouse	3
Total Parcels in all Agricultural Use Category		158

Source: New York State Office of Real Property Services

i. Parcel Size

All the land in the Village and Town, whether municipal or privately owned, is subdivided into different parcel sizes. A review of the distribution of all privately



View from U.S. Route 20 Looking Southwest
Photo by Diane Burkard

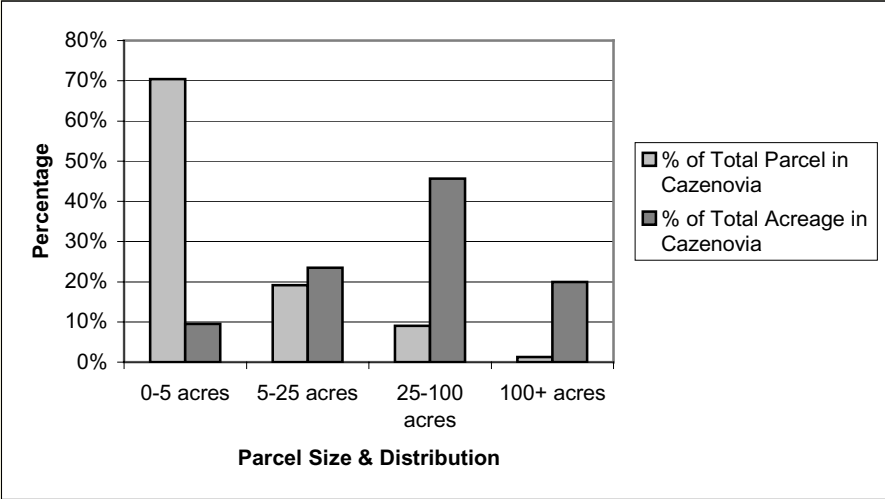
Approximately 70% of all tax parcels are five acres or less in size.

owned tax parcels by size and location indicates a pattern of land use as well as the predominant range of parcel sizes in the community. There are 3,656 tax parcels in the Village and Town that total approximately 33,460 acres. Approximately 70% of all parcels are five acres or less in size but only add up to 9.47% of the total acreage in the community. These smaller parcels exist primarily in and around the Village, around Cazenovia Lake, and in new Woodstock. This reflects the concentration of small-scale residential/commercial land uses therein. These parcel sizes also occur more consistently south of the Village along roadways and at certain intersections such as East Road and Delphi Road, and NYS Route 13 and Ballina Road.

Parcels that range in size from 5 to 25 acres are not in the Village and are scattered throughout the Town, with pockets of concentration along some of the more central roadways. These parcel sizes comprise 19.2% of all parcels and 23.47% of total acreage. Parcels that range from 25 to 100 acres in size consist of 9.02% of all parcels and 45.65% of the total acreage in the two communities. Finally, the parcels that include 100+ acres represent a very small portion of the total parcels (1.28%) but almost 20% of the total acreage in the Town and Village (See Figure II.2.7).

The larger 100+ parcels are most probably used as either farmland or remaining undeveloped land. These parcels are concentrated in the southern half of the Town. The parcel sizes that aren't easily categorized into a use type are the parcels that range from 25 to 100 acres. Many of the farmers have hundreds of acres of active farmland that is broken out into smaller parcel sizes. This suggests that much of the farmland is already subdivided into moderate sized lots. This fact will become important when determining the most effective land use regulation for protecting farmland.

Figure II.2.1: Cazenovia Total Parcel and Acreage Percentages



Source: Madison County Parcel Data

C. Zoning Districts and Regulations

1. Village

The zoning regulations for the Village have been somewhat effective until recently, particularly with respect to development along U.S. Route 20. The zoning districts for the Village are: (See Figure II.2.5)

- R6 – Residential (6,000 sf)
- R10 – Residential (10,000 sf)
- R20 – Residential (20,000 sf)

- R30 – Residential (30,000 sf)
- RM – Residential Multifamily
- PD – Planned Development
- B-1 – General Business
- B-2 – Warehouse/Service Business
- B-3 – Restricted Business

Three concerns have been identified with respect to the effectiveness of the Village zoning regulations. The most dominant concern is with the undeveloped lands that exist primarily along its northeastern and southeastern edge. An analysis of how the current zoning districts and regulations impact this particular Village gateway along Route 20 is set forth in Chapter II.9 “U.S. Route 20.” In summary, the current zoning districts allow for a development pattern that does not fit the character of either the Village or Town. The second concern relates to the properties that fall within the Cazenovia Lake Watershed. Although the land around the lake is developed, future land activities should be regulated to minimize potential impacts on the Lake. Finally, as previously noted, the amount of land used for educational purposes is significant for the size of the Village. Currently all future land activities by Cazenovia College are primarily regulated by the base zoning district (R-10 and R-20) that covers that land, (See Figure II.2.5). The current dimensional regulations for districts R10 and R20 do not necessarily apply or adequately regulate preferred development on the main campus (See Appendix A, Tables II.2.4-5).

2. Town

The zoning regulations for the Town are not effective in achieving the community’s vision and supporting goals. The existing Zoning Districts for the Town of Cazenovia are (See Figure II.2.6):

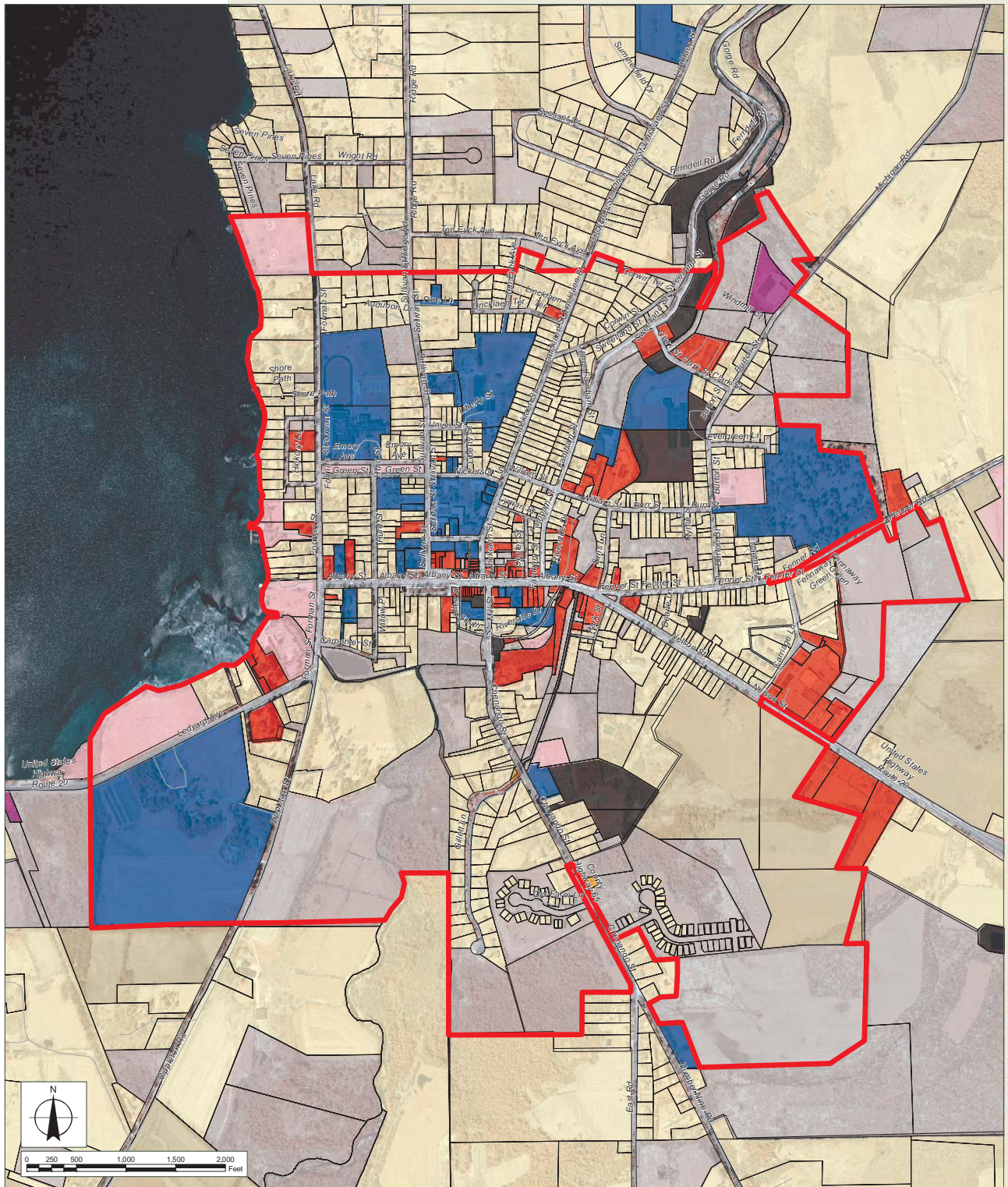
- Residential A
- Residential B
- Residential B – New Woodstock
- Lake Watershed
- Commercial
- Industrial

Effectively there is no distinction between allowed uses in the three residential districts. Residential A District includes, among other uses, single family residential and farms. By specific reference, all other residential use districts allow the same uses. Similarly, there are minimal distinctions between uses allowed in the commercial and industrial districts (See Appendix A, Table II.2.7). Additionally, the allowed minimum lot size is the same in Residential A and B, which is 40,000 sf (~ 1 acre) (See Appendix A, Table II.2.6). Consequently, because Residential A and B cover the vast majority of land in the Town, the Town lacks adequate zoning tools to effectively guide future residential development.

Similar analysis applies to regulation of commercial development. It is noted that the Town’s official zoning map does not include a commercial zoning district outside of the hamlet of New Woodstock. Consequently, the few commercial businesses that developed along U.S. Route 20 obtained use variances. A continuation of the practice of obtaining a use variance is inadequate to effectively regulate the form and character of commercial businesses allowed to develop along U.S. Route 20.

Finally, it is noted that the Town’s zoning regulations include minimal protection for conservation of natural and cultural resources, and open space.

Current Village and Town zoning regulations are not effective in protecting community character.

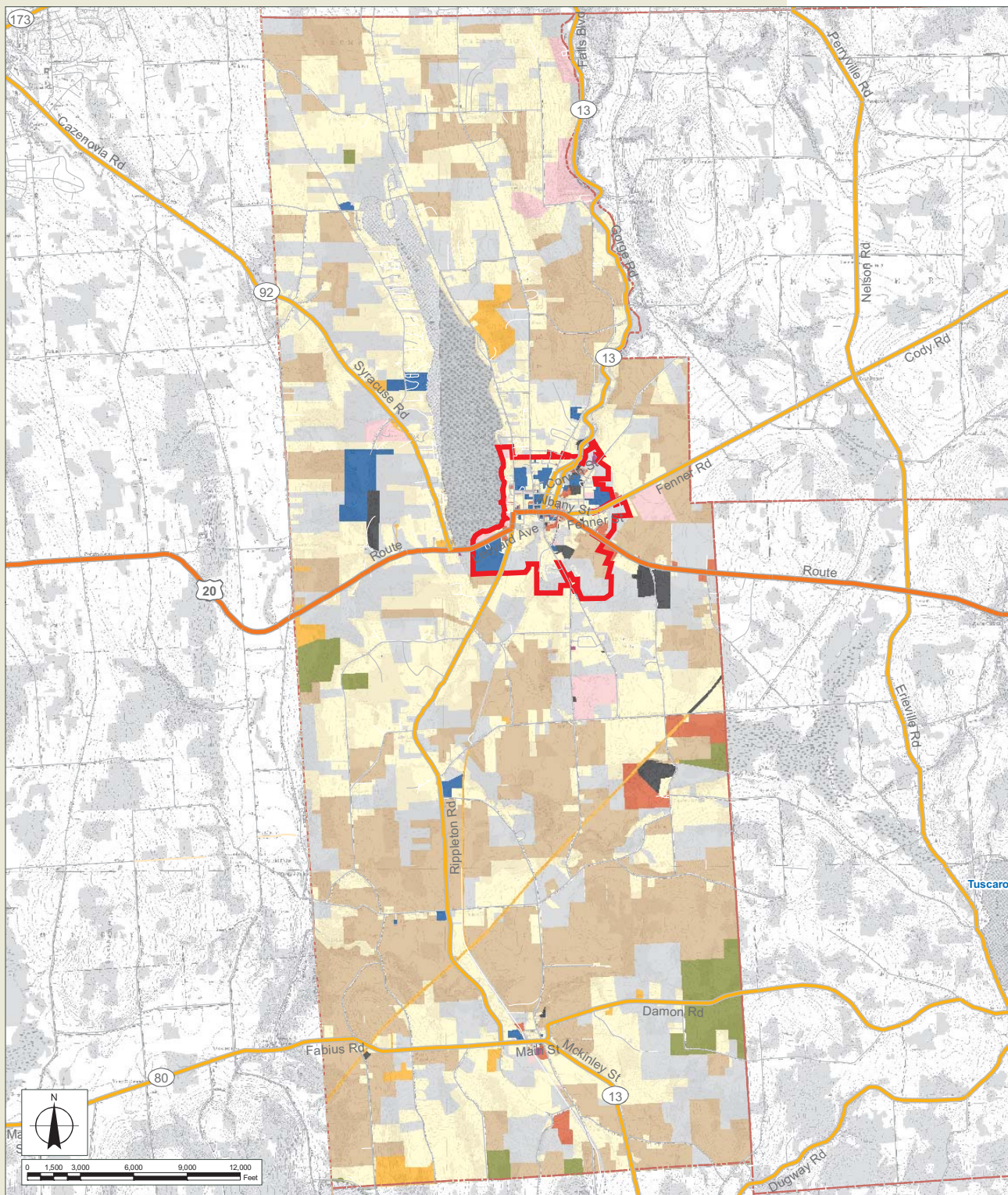


Cazenovia Comprehensive Plan
Madison County, New York
Figure II.2.2: Village Land Use Map

December 2007

Notes:
Base Map: DOQQ 2ft. resolution color infrared
orthophotography, Year 2003





Cazenovia Comprehensive Plan Madison County, New York

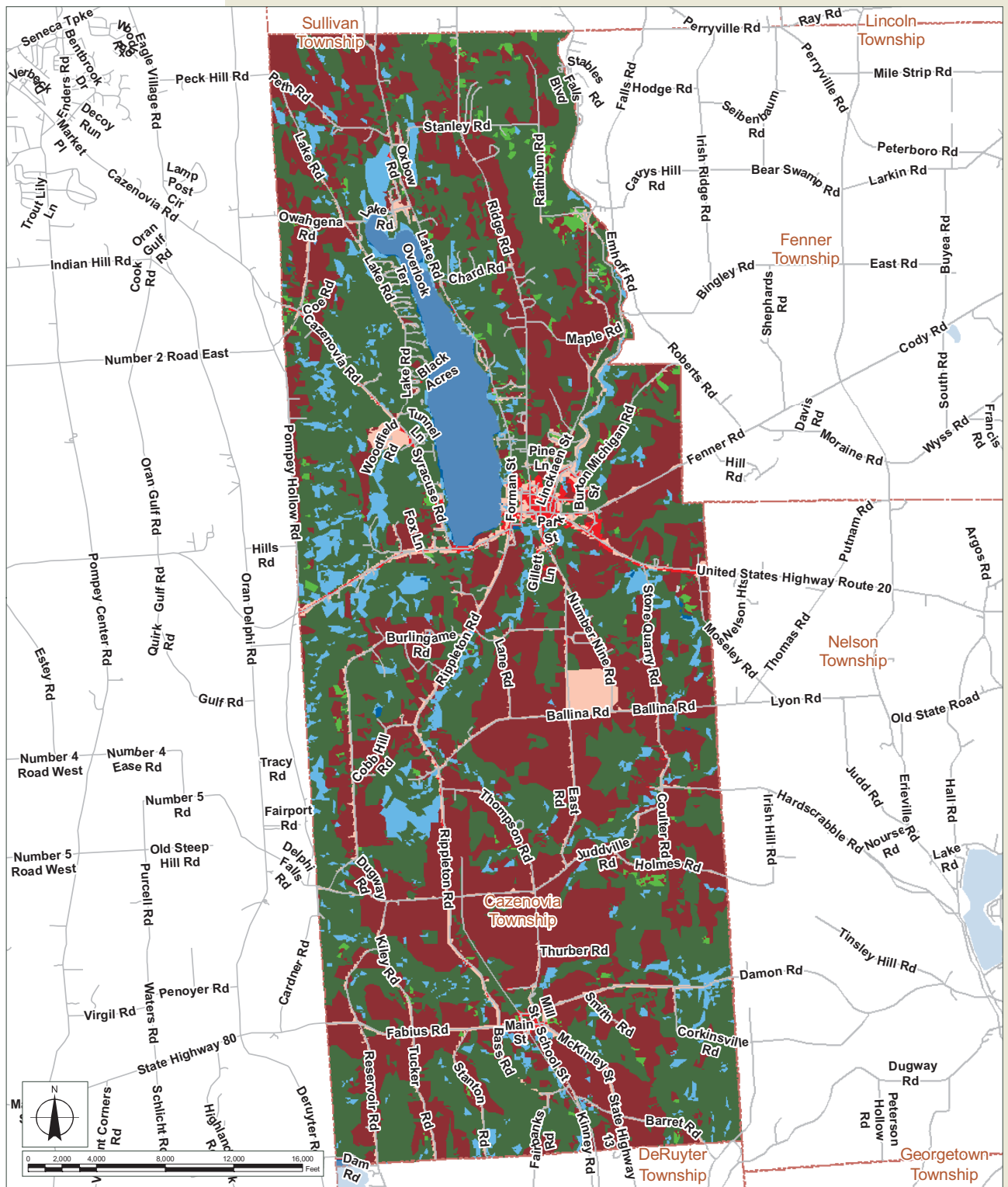
Figure II.2.3: Town Land Use Map

December 2007

0	400_Commercial	800_Public Service
100_Agricultural	500_Amusement	900_Forest Land
200_Residential	600_Community Service	
300_Vacant Land	700_Industrial	

Notes:
Base Map: Madison County Parcel Data,
USGS 7.5 Minute Canastota, Cazenovia,
Deruyter, Erieville, Manlius & Oran Quadrangles





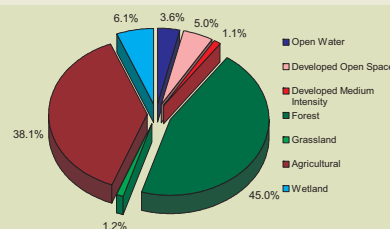
Town of Cazenovia Comprehensive Plan

Madison County, New York

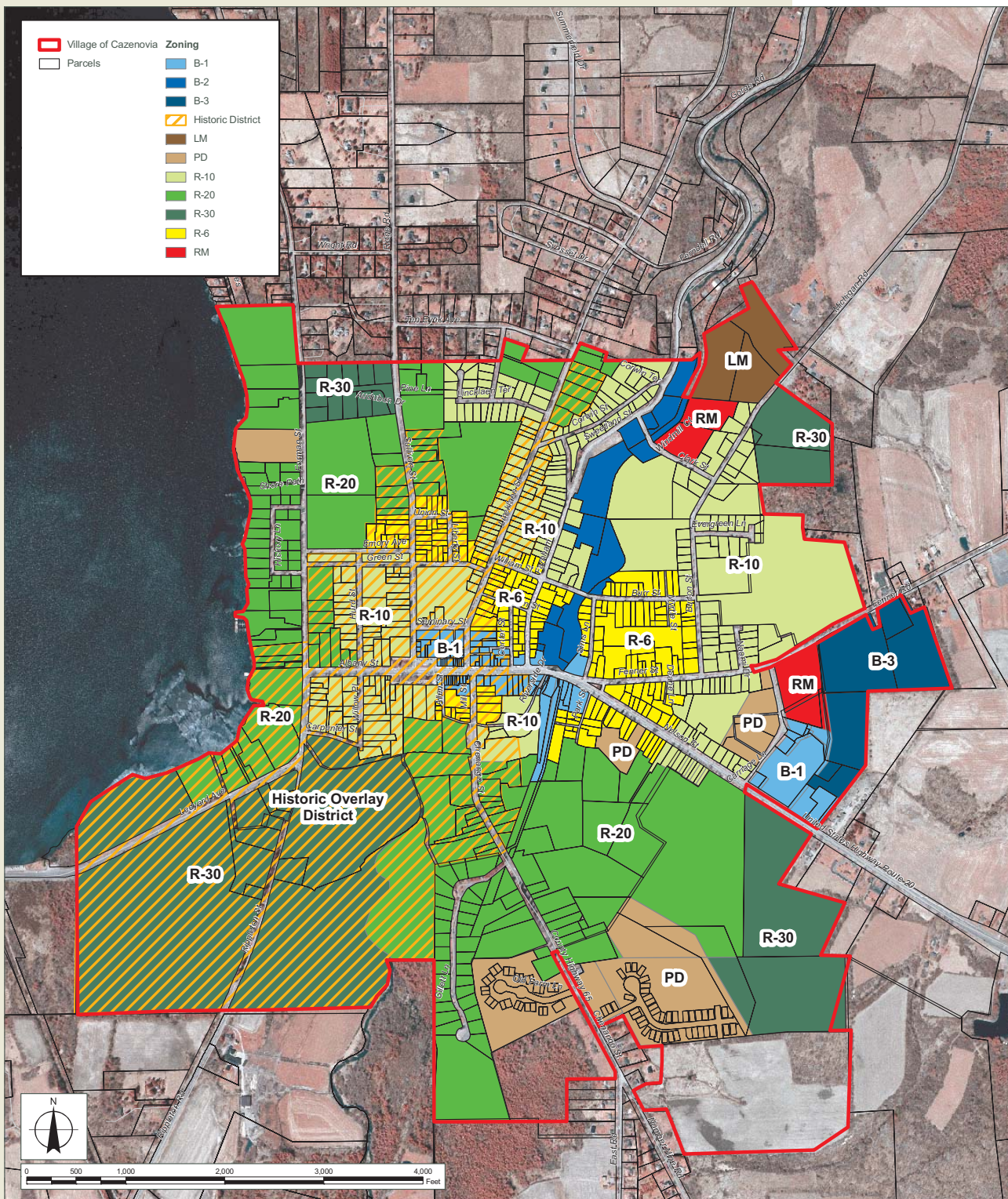
Figure II.2.4: Cazenovia Land Cover

August 2007

Notes:
Base Map: USGS National Landcover Database 2001



EDR



Cazenovia Comprehensive Plan

Madison County, New York

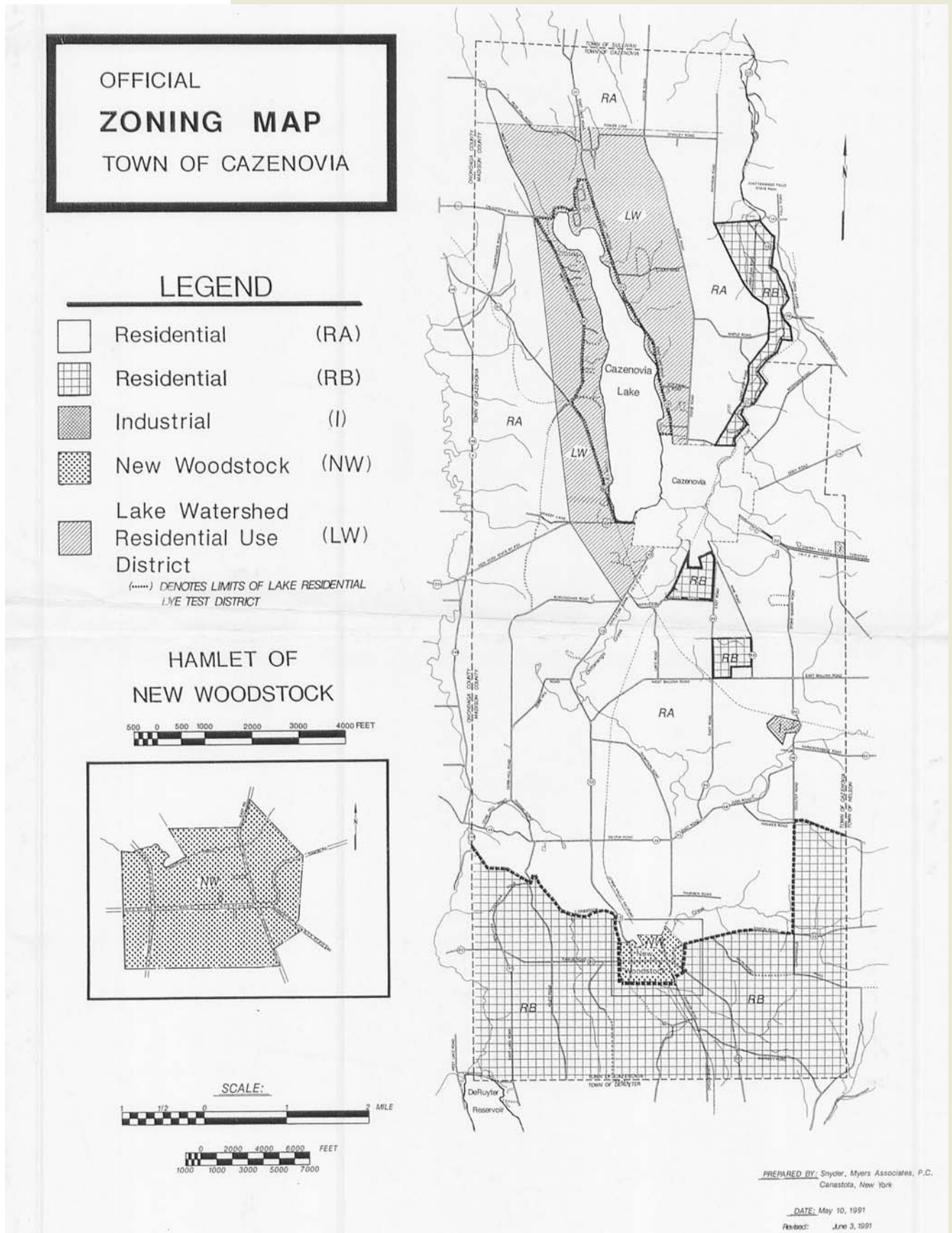
Figure II.2.5: Village Zoning Map

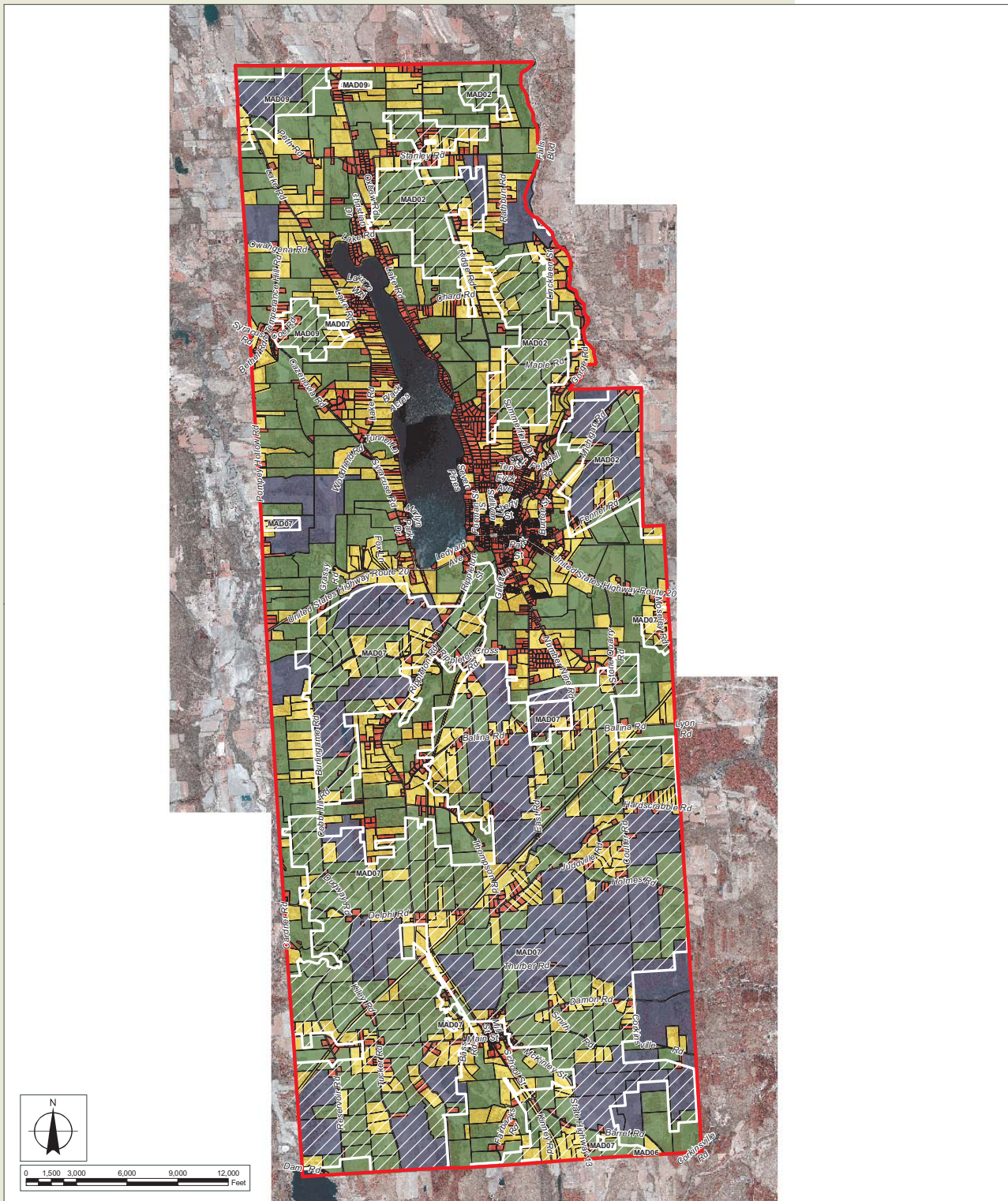
December 2007

Notes:
Base Map: DOQQ 2ft. resolution color infrared orthophotography,
Year 2003



Figure II.2.6: Zoning Districts, Town of Cazenovia





Cazenovia Comprehensive Plan
Madison County, New York
Figure II.2.7: Tax Map Parcel Distribution

December 2007

▨ Agricultural Districts

Parcels

■ 0-5 Acres

■ 5-25 Acres

■ 25-100 Acres

■ 100-200+ Acres

Notes:

Base Map: DOQQ 2ft. resolution color infrared orthophotography, Year 2003





Photo by Sage Gerling

CHAPTER II.3: NATURAL, SCENIC, CULTURAL, AND HISTORIC RESOURCES

A. Introduction

The resources that directly influence the quality of life in the Cazenovia community have been grouped into the following categories: natural, historic and cultural, scenic, recreational and open space. Each category, with the exception of recreational resources (see Chapter II.5) is discussed under a separate subheading herein. The following discussion is a summary of the existing conditions of these resources. Detailed data for each category of resource has yet to be inventoried and catalogued with the exception of those listed on the National Register of Historic Places.

B. Natural Resources

The category of natural resources includes many natural features. Those, which are discussed in this Plan, are the waterways (creeks, lakes, streams), wetlands and floodplains, soils, vegetation, and wildlife.

1. Waters and Wetlands.

Cazenovia is primarily known for its namesake lake, but also encompasses many other bodies of water. Portions of the following three streams run through the Town and Village of Cazenovia: Chittenango Creek, East Branch Limestone Creek, and a small segment of Limestone Creek. Chittenango Creek is a Class C(T) waterway with tributaries ranging from Class A to Class C. East Branch Limestone Creek is a Class B(T) waterway with Class C tributaries. Limestone Creek is a Class C(T) waterway with Class C, B(T), and C(T) tributaries occurring within the Town. Cazenovia Lake

and its tributaries are Class A waters. Cazenovia Lake outlets into Chittenango Creek via Class B waterway. All waters of the State are denoted by a class and standard designation based on existing or expected best usage of each water or waterway segment.

- The classification AA or A is assigned to waters used as a source of drinking water.
- Classification B indicates a best usage for swimming and other contact recreation, but not for drinking water.
- Classification C is for waters supporting fisheries and suitable for non-contact activities.
- The lowest classification and standard is D.

Waters with classifications A, B, and C may also have a standard of (T), indicating that it may support a trout population, or (TS), indicating that it may support trout spawning. Special requirements apply to sustain these waters that support these valuable and sensitive fisheries resources.

The two major Central New York watercourses that run through Cazenovia are Limestone Creek and Chittenango Creek. Limestone Creek meanders through the valley areas in the southern section of the Town. Chittenango Creek enters Cazenovia from the east and meanders to the north across the Town and through the Village in a diversity of channel configurations. Chittenango Creek is well known for its falls. Limestone Creek is in the Onondaga Lake watershed and Chittenango Creek is in the Oneida Lake watershed, with both watercourses ultimately flowing to Lake Ontario. These watercourses traverse Cazenovia in a series of corridors. Some watercourse configurations meander across a flat landscape with many twists and turns. Other watercourses travel, more or less in, a direct line across the face of the landscape in the bottom of shallow and steep valleys. Each of the actual waterways exists in what might be termed a riverine corridor, and as such, are connected to a greater ecosystem that is integrated with water movement. The Madison County Planning Department has GIS mapping of varied levels of detail for the waters of the Cazenovia community.

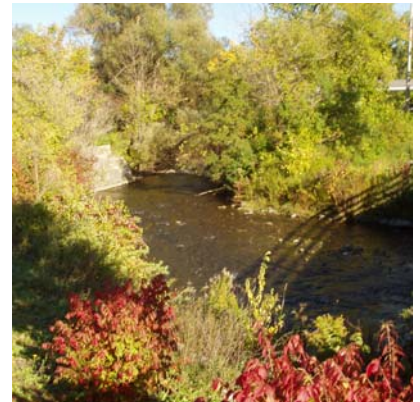
i. Chittenango Creek

Chittenango Creek is a classified C(T) trout stream for a distance of 36 miles of its 52-mile reach. It is regarded as one of the most important trout fishing streams in central New York. The main channel of Chittenango Creek is formed by two branches that join in Nelson Swamp. The north branch flows south from the Town of Fenner while the south branch flows northwesterly from Erieville Reservoir. Its nature changes significantly during its 52-mile length. Curiously, it initially flows southerly and westerly, then rather abruptly swings to the north. Gradients are initially low, but as the stream traverses the escarpment, it becomes very steep. Midway on its journey, it flows through Chittenango Falls State Park, plummeting some 134 feet. The Park is the only known population site for the ovate amber snail.

ii. Nelson Swamp Unique Area

The Nelson Swamp Unique Area, which totals 1,500 acres, crosses township boundaries and is located in the Towns of Fenner (200+ acres), Nelson (1,100+ acres), and Cazenovia (200+ acres). Of the total acreage, the New York State Department of Environmental Conservation (DEC) has acquired 574 acres, 64 acres of which is in Cazenovia and 510 acres in the Town of Nelson (see *Nelson Swamp Unit Management Plan*, March 2000). In 1997, researchers from State University of

“Chittenango” derives from
the Oneida word
“Chu-denaany,”
meaning,
“where the sun shines out.”



Chittenango Creek at Albany Street
Photo by Sage Gerling

New York Environmental Sciences and Forestry (SUNY ESF) discovered an eastern white pine growing within the Nelson Swamp that is estimated to be 450 years old. Records indicate that it is the oldest living tree of its species and perhaps the oldest tree in Central New York. Increment cores extracted from select trees revealed that many within a 12-acre stand are at least 300 years old. Four hundred species of vascular plants, including the endangered striped coral root and threatened spreading globeflower, can be found in Nelson Swamp. Striped coral root, showy lady slipper and small purple-fringed orchid are just three of the many species of orchids known to occur within the swamp. The area also supports a diverse population of breeding birds with 105 species recorded during a 1990 survey. In an effort to ensure perpetual protection of the swamp's unique natural resource, while at the same time providing opportunities for compatible public use, the DEC released the *Nelson Swamp Unit Management Plan* in March 2000. The plan includes specific objectives for habitat management, land conservation, public education, research, and access for passive recreation.



Nelson Swamp Lady Slipper
Photo by Sandra Palmer

iii. Wetlands

A diversity of wetland types is present throughout Cazenovia. Different wetlands provide different functions and benefits in varying degrees. The DEC mapped wetlands that intersect the Town of Cazenovia are listed in Table II.3.1.

Many of the wetland ecosystems in Cazenovia have been altered or modified to some extent over a period of many years by farming activity and general land development. The wetlands vary in size from major systems that encompass significant acreage to minor features that are a few hundred square feet in size. Most wetlands in Cazenovia are connected to intermittent and perennial waterways. However, wetlands also exist in depressions and pockets within the landscape without having a physical connection to a defined watercourse.

Table II.3.1: Wetlands in the Town of Cazenovia

(Source: NYSDEC, 2007)

Wetland ID	NYSDEC Classification
CA-1	II
CA-15	II
CA-19	II
CA-2	II
CA-20	I
CA-21	I
CA-22	II
CA-4	II
CA-5	I
ER-2	III
MA-1	II
OR-1	II
OR-2	II
OR-3	I
OR-4	II
OR-5	III
OR-6	II

Some wetland systems have remained intact and undisturbed while others, though altered, are unique in the community and have strong historical significance. For example, wetlands behind existing development along Chenango Street rival the quality of those in Nelson Swamp. Also a small willow patch wetland adjacent to the developed Village Business Center has historic significance and provides a unique feature within the local pedestrian network. The loss of or significant ecological alteration of ecosystems such as these would be a significant loss of natural resources for the community.

iv. Floodplains

Federal Emergency Management Agency (FEMA) has published maps delineating the floodplains associated with the major waterways in Cazenovia. The Flood Insurance

Rate Map (FIRM), which essentially depicts the extent of the 100-year and greater

floodplain and the Floodway maps, which essentially depict the 100-year floodplain limits but also show the floodway. The floodway is the area of water flow that must be kept protected from activity that may increase the height or velocity of the floodwaters in that location. Specific consideration must be given to the potential impact a land use action may have on the floodplain or floodway.

2. *Natural Aquifer*

The primary source of water (whether through private well or municipal wells) is from the Cazenovia and New Woodstock Aquifers. With respect to the quality of water provided, the community has not experienced any known significant contamination to the water supply. All Village residents, and most of the Town residents, draw their drinking water from the Cazenovia Aquifer. The residents in and around New Woodstock draw their drinking water from the New Woodstock Aquifer. The Village's three production wells "produce ground water from an unconsolidated sand and gravel aquifer that was deposited during the deglaciation of the region" (*Wellhead Protection Plan*, 2007). The extent of the Cazenovia Aquifer, larger watershed zone, and zone of contribution was delineated by the New York Rural Water Association (see Appendix B, *Wellhead Protection Plan*, 2007). The "Watershed Zone" totals 347 acres and covers the area where the groundwater flows indirectly to the wells and/or the aquifer. The "Zone of Contribution" totals 327 acres and incorporates the area where the groundwater flows directly toward the wells and thus is highly sensitive to land use and development (*Wellhead Protection Plan*, 2007). The recharge area supplying the New Woodstock aquifer has not been delineated in recent years.

Protection of the quality and quantity of water that recharges the community's private and municipal wells is critical to the health and welfare of the community. Although there are some regulations in place to protect the community's water supply, neither the Village nor Town regulations regulate specific land uses or density of use in the sensitive recharge areas.

3. *Vegetation and wildlife*

Cazenovia has a diversity of vegetation associations, from modified and developed landscapes to undisturbed forest, scrub shrub, meadow, and wetland habitats. As the Town is positioned in the Appalachian mountain range along the border of the Oneida Lake plain and within a rural area of New York State, the community has a significant presence of the plant species found in the northeastern part of the United States. There are unique vegetation associations and landscapes that should be identified and documented. Vegetation associations can be located anywhere, not just in the open fields and undisturbed woodlands, but also within farmsteads, behind existing developments, and within the central area of the Village, such as the centrally located willow patch along Chittenango Creek. Mature vegetation, tree, and understory growth, plays an important role in the visual quality of the community. It is the forest patches, hedgerows, and old individual trees that make up the framework for the mosaic of the visual landscape. Plant growth frames, opens, and closes views and in doing so, contributes to the visual strength of the rural landscape. The removal of major blocks of vegetation, certain ancient gnarly individual trees, and even common hedgerow growth from large sections of the landscape, diminish the quality of the visual community.

The Cazenovia natural community supports a diversity of wildlife species that may be resident, transient or migratory. The New York Natural Heritage Program, a DEC program within the division of Fish, Wildlife and Marine Resources, maintains a database of threatened and endangered species. According to this database, there are

The source of water for most Cazenovians is from either the Cazenovia or New Woodstock Aquifer.

“How we manage change, how we protect and conserve open land and historic sites while providing space for the homes, commercial centers and industrial parks we need, will have a profound impact on future generations.”

*From: New York Open Space
Conservation Plan,
November 2006*

some threatened and endangered species within the town, such as the Pied-billed Grebe, Upland Sandpiper, Short-eared owl, Chittenango Ovate Amber Snail, and Northern Harrier. Some threatened, endangered, or rare plants may include the Harts-tongue Fern, Roseroot, Schweinitz's Sedge, Spreading Gobeflower, and the Cork Elm.

i. Tioghnioaga Wildlife Management Area

NYSDEC oversees and manages 3,675 acres known as the Tioghnioaga Wildlife Management Area (TWMA). Of this entire site, 423 acres fall within the Town of Cazenovia, with the remaining portion in the Town of Nelson. This wildlife management area provides a well-protected and managed resource of vegetation, streams, waterbodies, and wildlife. TWMA also offers passive recreational opportunities with trails for hiking, biking, equestrian use, cross country skiing, and snowmobiling. A complete understanding of the wildlife resources in this wildlife management area can be found in the *Tioghnioaga Wildlife Unit Management Plan*, September 2007.

ii. DeRuyter State Forest

Another New York State park is the DeRuyter State Forest, which encompasses a total of 972 acres, with 51 acres falling within the Town of Cazenovia. This forest is located just west of NYS Route 13 and is accessible from Fairbanks, Stanton and Tromp Roads. This forest is a regional resource that is enjoyed by many outdoor enthusiasts and provides recreational opportunities.

4. Soils

The Madison County Soil Survey identifies 44 soil types in Cazenovia. Figure II.3.1 shows the soil classifications in Cazenovia. The soil characteristics, as identified in the 1981 Madison County Soil Survey are predominantly Aurora, sloping; Honeoye-Lima, gentle sloping; and Palmyra-Phelps, undulating. The soil qualities vary from suitable for farming, to poor farming qualities. A review of the agricultural prime soils is found in Chapter II.7.

5. Open Space

The quality and character of lives of the people of New York depend upon the quality and character of the land on which we live. Our mountains, lakes, rivers, forests and coastline, our natural landscapes, urban parks and historic resources shape the way we spend our leisure time, affect the long-term strength of our economy, determine whether we have clean air and water, support the web of living things of which we are a part, and affect how we think about ourselves and relate to other New Yorkers. New York's fields, forests, waters and wetlands, however, are vulnerable to human intervention. We have the power to change the landscape, to conserve what is valuable to use as a people, or to destroy places, which may be important to our future. How we manage change, how we protect and conserve open land and historic sites while providing space for the homes, commercial centers and industrial parks we need, will have a profound impact on future generations.

New York State Open Space Conservation Plan, November 2006

One of Cazenovia's most valued assets is its open space. When combined with the community's cultural, historic, natural, and scenic resources it becomes a part of the local heritage for Cazenovia. Currently neither the Village nor Town has an open space

plan. The *Village Comprehensive Plan* and *Town Land Use Guide* mention the value of open space and both recommend the establishment of a “greenbelt” or greenway that essentially hugs the Village on its eastern border (see *LUG* or *Village Comprehensive Plan*, 1991). The conservation of open space has rested on the good will of the current landowner. A high percentage of the Town’s land is used as farmland and consequently remains open agricultural land. Over the years the community has witnessed the slow transition of open farmland to developed residential land. Cazenovia Preservation Foundation (CPF) has purchased some undeveloped lands with the focus of conserving the land as valuable natural resource and as open space (see Figure II.7.4). Some of these properties are owned by CPF and some have limited conservation easements that will expire over time.

The Village has select open space through its parks, cemeteries, residential lawns, Chittenango Creek corridor, Carpenters Pond, Cazenovia Lake, the Cazenovia School Districts athletic fields, and the campus and athletic fields owned by Cazenovia College. The Village also directly benefits from the agricultural fields that surround it. The preservation of open space within the Town will have an equally beneficial impact on the Village.

C. Historic and Cultural Resources

Cultural resources are community assets that influence economic development, community revitalization, education, and civic pride. Every community has cultural resources, the material evidence of past and existing human activities. These tangible resources are finite and non-renewable, and as such, must be preserved. Once gone, they cannot be recovered. Many of the local cultural resources are the very attributes that attract people to the Town and Village of Cazenovia.

Cultural resources are assets that have been influenced by the actions of man, either through design, construction, or occupation, to name a few. Cultural resources differ from natural resources primarily because of the intervention of man. According to the National Parks Service:

Cultural resources help provide a setting in which cultural diversity is viable and individual potential can be realized; they help bring us together in a spirit of appreciation for the past in order to better meet the challenges of tomorrow.
National Parks Service

According to the New York Archeological Council:

“Cultural resources are the collective evidence of the past activities and accomplishments of people. They include buildings, objects, features, locations, and structures with scientific, historic, and cultural value.”

It is clear from the definitions above that cultural resources are not limited to architecture or buildings, but include the broader spectrum of human occupation and activities on the land. Local cultural resources are highly important to the character of Cazenovia they extend well beyond the Village and are embedded across the entire Town. These resources cannot be protected if we aren’t aware of them. There has not been a comprehensive survey of the Village or Town with application of the broader definition of the cultural resource as provided above.

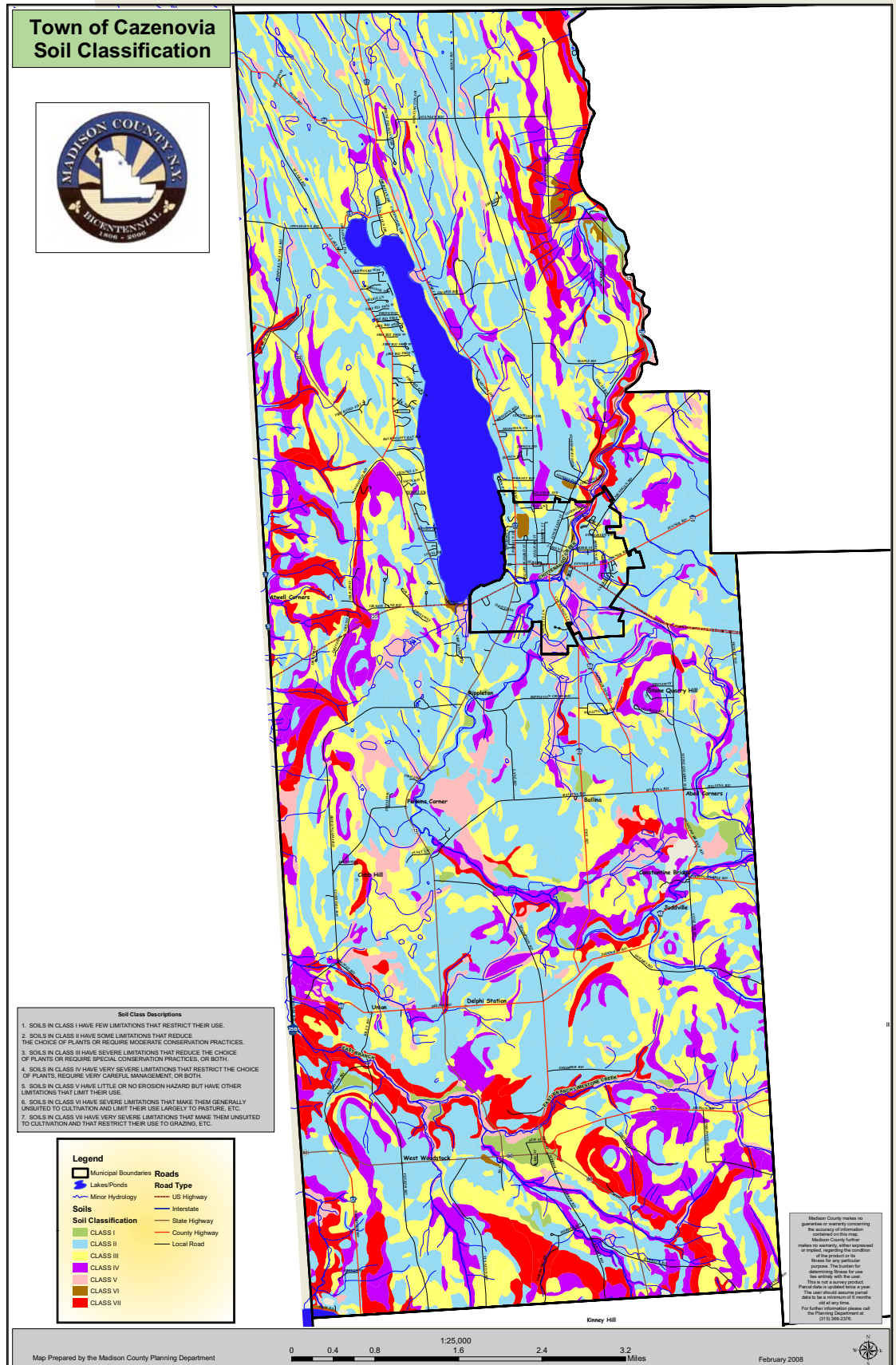
Previous studies or reports for the Town and Village mention the importance of



Village Offices
Photo by Kurt Wheeler

Figure II.3.1: Soil Classifications, Cazenovia

Town of Cazenovia
has Class I & II soils,
which are prime
for agricultural
production.



preserving historic and cultural resources and some included strategies for the preservation of local treasures. In response to recommendations in the 1984 *Land Use Guide*, the National Register of Historic Places (NRHP) listings in the Village and Town were expanded. Most of the focus at that time was on prominent architecture in the Village of Cazenovia and numerous prominent architectural pieces scattered throughout the Town. The last cultural resource survey of the Town and Village was conducted in 1991; most of the properties listed focused on Cazenovia's grand architecture (See Appendix F) although several historic farmsteads have been included (See CAPP, 2002). It has been suggested that New Woodstock be surveyed for important resources but little activity has occurred to accomplish this task. Although the National and State Register Listings in the Village and Town are current, they do not represent a comprehensive cross section of the community's cultural resources.

The National Register listings in the Village include two historic districts and four individually listed buildings. The Cazenovia Village Historic District (VHD), which was listed in 1985, includes properties bounded by Union, Lincklaen, and Chenango Streets, Rippleton Road and Forman Street. The Village Historic District, which totals 3,085 acres, encompasses approximately 360 buildings (commercial, residential, and institutional) which are mainly nineteenth and early twentieth century-structures. The VHD encompasses the smaller Albany Street Historic District, which was previously listed in 1978 (See CAPP, 2002). The total area of properties on the national and State register is 4,170 acres.

Protection of local history has always been of primary concern and interest in Cazenovia. One of the leading organizations in this effort is the not-for-profit organization Cazenovia Preservation Foundation (CPF), which was incorporated in 1967. CPF has been at the forefront of the community's activities in protecting and maintaining treasured historic resources and holds protective easements on five historical structures (Lincklaen House, 70 Sullivan, Cazenovia Public Library, 9 Albany Street, the Lehigh Valley Railroad Depot on Williams Street, and the Meadows Farm).

A culminating point in local preservation efforts was the 2007 adoption of a Village historic preservation law, which applies to all structures within the identified Historic Preservation Overlay District displayed in Figure II.2.5. The law requires that "No person shall carry out any exterior alteration, restoration, reconstruction, demolition, new construction, or moving of a landmark or property within an historic district, including buildings and exterior building features and site features such as sidewalks and fences, or portions thereof, without first obtaining a certificate of compatibility or hardship relief from the Village Planning Board." (Village Code, Section 180-32.5).

The challenge is to identify the additional cultural resources in the community that are perhaps known but not officially listed. Once identified and recorded, an interactive map that can be easily referenced by the many reviewing boards would assist in the protection and possible celebration of these resources. A resources inventory map that includes the known cultural, historic, scenic, recreational, and natural resources would be very beneficial for future community planning. This effort has been started with a working draft of such an inventory, which is included in Figure II.3.1.

Many vital cultural assets exist in the hamlet of New Woodstock. The New Woodstock Historical Society is located in the Lehigh Valley Railroad Depot, which serves as a local museum and is a significant local historic and cultural resource. Another resource is the New Woodstock Millworks on Elm Street. This historic building was



Village Historic District
Photo by Kurt Wheeler

formerly used as a blacksmith shop. The New Woodstock Historical Society recently received a grant from the Central New York Community Foundation to inventory and catalogue historical and cultural resources in the area. At conclusion of this effort, all cultural and historic resources should be recorded on the main inventory map described above.

D. Scenic Resources

Often times it is the scenic resources that are most commonly viewed by all members of the community. The understanding of “what makes that view” and how to protect it is often debated. Scenic views include views, vistas, and viewscapes. Scenic views are often referenced as viewsheds. There are private views and public views. The public views are those views experienced from a publicly owned or controlled vantage point such as a public roadway or park. This Plan addresses only scenic views from public vantage points.

1. Significant Viewpoints

Over the years a handful of scenic views have been repeatedly identified as worthy of protection. These viewpoints remain significant today and are worthy of continued effort for protection. The Town *Land Use Guide* and *CAPP* report are the two most recent community generated reports of significance with respect to the identification and protection of scenic viewsheds. Below is a list of the nine more notable views:



View of Cazenovia Lake from Stone Quarry Hill Art Park
Photo by Patricia Christakos

1. Chittenango Falls: This is a resource of regional and state value located within the township of Cazenovia. Chittenango Falls drop a dramatic 167 feet and are most visible from U.S. Route 13, just north of the falls. It is also visible within the state park trails that surround it. Occasional views can be found from surrounding roads, dependent on vegetation infill. This falls, with the exposed rock structure framed by dense vegetation, has nationally drawn visitors over the last two centuries. The view changes with the seasons and the amount of recent rainfall. This is a long-established natural asset in the town (See, CAPP, 2001; LUG, 1984).

2. View from center of Cazenovia Lake: View from Lake showcases the water and lakefront homes and parks in the foreground, the Village rooftops and steeples in the middle ground and the rolling agricultural landscape in the distance. This serene view captures the essence of a quaint, rural lakefront community (See CAPP; LUG).

3. View from Lorenzo: One of the few places that community residents and passersby may experience a significant, open view to the Lake. This view of the Lake (which is often painted by local artists) acts as an announcement that one has arrived in or is exiting Cazenovia. Coupled with the historic Lorenzo estate, it establishes a historic atmosphere and sense of timelessness. The view of natural scenic beauty of the water nestled among rolling hills anchors the quaint and unique character of the Town (See CAPP; LUG). It is noted that Lorenzo holds a scenic easement of this view of Cazenovia Lake from the mansion (see Cultural Landscape Report: Lorenzo State Historic Site, Spring 1997)

4. View from NYS Route 92 looking south: This view no longer contains a view of the Lake as described in the 1984 *Land Use Guide* but the background panorama of NYS Route 13 south offers a view of rolling hillsides and a silo. This is a visitor’s first glimpse of the agricultural and natural character of the community. As travelers near Cazenovia, this descent down to lake level, with rolling pastoral hills in the distance and occasional glimpses of water to the left, acts as a gateway

to the community. Preserving the character of this view helps preserve the identity of the community (See CAPP; LUG).

5. Village Center looking west toward Cazenovia Lake: The view from the center of the Village towards the Lake is significant. U.S. Route 20 creates a visual axis to the Lake. This visual framing of the Lakeland Park is essential to the identity of Cazenovia. Attention should be paid to maintain or enhance this relationship. If the intersection at Lakeland Park is reconfigured for safety purposes, the framed



View from Lorenzo
Photo by Roger DeMuth

view to the lake should not be compromised and if possible, accentuated.

Scenic Corridors:

6. Ridge Road: The view from Ridge Road to the Lake is significant, particularly for residents who do not own lakefront views. There are relatively few public locations with good vantage points of the Lake, and this is one of them. This point sits well above water level, offering a view across the Lake and distant hills. It is also an area that is recommended as a scenic route (See CAPP; LUG).

7. NYS Route 13 north and south: NYS Route 13 essentially runs north and south through the Town. The northern section of the roadway hugs Chittenango Creek and offers views of the Creek at different intervals. The southern section runs from the Village to the hamlet of New Woodstock and provides opportunities for scenic vistas across active farmland against a backdrop of rolling, forested hills. Many of these scenic views represent the historic agrarian lifestyle so familiar to the community.

8. View from U.S. Route 20 West, driving eastward into Cazenovia: This is one of the most historically presented entrances into the community. Late 19th century paintings and photographs exist of this view to the lake with the Lake in the mid-ground and the Presbyterian Church steeple in the background. Looking to the east one can see U.S. Route 20 East and the Romagnoli homestead, built in late 1700's and patterned after Mount Vernon as well as the CPF/Ambrose farms and the fields behind South Cemetery. The Town should consider a scenic byway lookout stop at this site near Lorenzo Farms. (See William G. Boardman, Cazenovia from West Hill, 1848 and Dwight Williams, Cazenovia Lake, 1910. Both oil paintings are on display at Lorenzo State Historic Site.)

9. View from Route 20 East looking into Cazenovia: This is a significant gateway

to the community. It is the point where the major road traversing the rural (and some suburban) development narrows and enters the “Village”. This point is elevated above the Village center and offers a broad pastoral view to the southwest across the rural rolling hills south of the Village. (The Knapp/CPF properties can be seen in the distance.) This pastoral view is in dramatic contrast to the strip shopping center on the north side of the road.

The above list of notable views is not exclusive of other potential scenic views. Over the years several additional viewpoints have been identified as of value (See LUG). Some views and scenic corridors that should be analyzed for their overall value to the community are Rippleton Road; Stanton Road; Kiley Road; Burlingame Road; Cobb Hill; Damon Road; Stone Quarry Road; Main Street; New Woodstock; and West Lake Road. The fact is that the elements that contribute to the scenic value of these known views are dynamic in nature and subject to change, whether influenced by man or nature. Some views may decrease in scenic value if blocked by vegetation over time and some views may become more dynamic and increase in scenic quality when framed by vegetation over time. Consequently, the list of scenic views should not be considered static and should be reviewed and re-evaluated periodically.

E. Cazenovia Lake and Its Watershed

Attributes & History

Known to Native Americans as Owahgena, Lake of the Yellow Perch, Cazenovia Lake has provided the community with recreational opportunities, drinking water, economic prosperity, and enhanced natural beauty for centuries. The Lake’s popularity has brought richness for the community although its ecological systems have experienced strain.

Caring for the Cazenovia Lake watershed has been an ongoing community-wide effort for half a century. Community members within the Cazenovia Lake watershed formed the Cazenovia Lake Association in 1957. The mission of the Cazenovia Lake Association is “the protection, restoration and stewardship of Cazenovia Lake and its watershed.” In 1997, the Cazenovia Lake Association (CLA) formed the Lake Foundation, a not-for-profit organization for raising a large endowment fund to preserve the long-term health and social benefits of the lake.

The Lake Association provides educational resources and activities to the community, such as boat safety classes, school programs, research studies, and newsletters. Additional activities include weed harvesting, monitoring water quality for CSLAP (New York Citizens Statewide Lake Assessment Program), and advocacy for environmentally conscious development in the watershed area.

Cazenovia Lake is Madison County’s largest lake. The Lake has the following attributes:

- A surface area of 1,183 acres
- An elevation of 1191 feet
- A depth of 47 feet
- Approximately 4.5 miles long and $\frac{3}{4}$ mile at the widest point

The Cazenovia Lake Watershed is 5,500 acres and encompasses 8.6 squares miles. Approximately 1,600 households reside within the watershed. Cazenovia Lake and its tributaries are classified as Class A waters are sources of drinking water. Cazenovia Lake discharges into Chittenango Creek by means of a Class B waterway. Cazenovia



Willow Bay Yacht Club
Photo by Sage Gerling

Lake is a class A Lake in the Seneca/Oneida/Oswego Rivers drainage basin. A Class A lake's best usage is potable water for drinking, contact recreation (swimming and bathing), aquatic life (including fishing), and non-contact recreation (such as boating and aesthetics). The lake's size is 1,184 acres.

Cazenovia Lake was formed during the Pleistocene Epoch over 10,000 years ago. Receding glaciers carved the basin of the Lake. Expansion of the Lake occurred in the 1850s due to the creation of a dam near the outlet at Chittenango Creek. The dam was used to create a reservoir for the Erie Canal. The Lake expanded on the south end and submerged lowlands on the northern side. The local economy has benefited from the Lake through visitors attracted to the area and increasing real estate values along the Lake.

Land & Water Uses and Impacts

The Lake watershed area has seen a steady increase in residential development, which has quickened the aging process of the lake. In addition to residential uses, the watershed area has two community service parcels on the west side, vacant land at the north end of the lake (and some dappled around the lake), and amusement land uses on the south and southeast side of the lake in and near the Village of Cazenovia. The amusement land uses include a private restaurant, a private yacht club and three public parks. Lakeland Park, Lakeside Park and Gypsy Bay Park, and the Helen B. McNitt State Park provide public access to the lake.

Most boat use and access is mainly drawn from the residential homes dominating the lakeshore. Limited public boat access is available at the Lakeside Park boat launch for permit holders entry. Permits are available from the Village clerk. Willow Bank Yacht Club also provides members with boat access to the lake.

A recent (2007) survey indicated that Cazenovia Lake had the following number of recreational watercraft docked, moored, or in use on the lake:

- at least 300 powerboats
- over 200 sailboats
- at least 40 jet skis
- over 500 row boats, canoes, or kayaks

The 1994 *NYS Comprehensive Outdoor Recreation Plan* recommended maximum user intensity for boater safety:

- Still fishing boats: 3 - 5 boats/acre
- Trolling fishing boats: 1 boat/acre
- Sail boats: 6 - 8 acres/vessel
- Water skiing: 10 - 15 acres/vessel
- Row boating: 1 acre/vessel
- Power boating: 6 - 8 acres/vessel

Because of its relatively small size (1184 acres), Cazenovia Lake reaches its maximum capacity for safe operation on a summer afternoon or a holiday weekend when only one quarter (25%) of these recreational watercraft are on the lake.

In 2007, Cazenovia Community Development Association (CACDA) published "Cazenovia Lake – Use and Care Manual" to help educate residents about the health of the Lake. The document was sent to more than 1800 households in the Lake



Looking south from Lakeside Park dock
Photo by Sage Gerling

watershed and beyond. Copies were also distributed to local real estate agents and Cazenovia High School students use the book as a reference in biology classes.

Lake Conditions & Monitoring Program

Description of CSLAP

The New York Citizens Statewide Lake Assessment Program (CSLAP) is a volunteer lake monitoring program that evaluates water-quality conditions (chemical, physical and biological properties), public perception of the lake each year, and historically compares each sampling season. CSLAP was initiated in 1985 and began sampling in 1986. Cazenovia Lake was first sampled by CSLAP in 1988. In 2006, the program monitored over 200 lakes. CSLAP provides an annual report for each lake assessed.

According to the 2006 Cazenovia Lake report the mission of CSLAP mission, “... is intended to provide a database to help lake associations understand lake conditions and foster sound lake protection and pollution prevention decisions.” (CSLAP, 2006) Lake residents, lake associations and managers, municipalities, state and federal government, and environmental organizations use the program.

The NYS Department of Environmental Conservation (DEC) and the NYS Federation of Lake Associations (FOLA) conducts CSLAP. Also, the New York State Department of Health and the Upstate Freshwater Institute (state certified laboratory which analyzes water samples) provide additional support. In addition to state organizations, CSLAP utilizes citizen volunteers from NYSFOLA-member lake associations to conduct the sampling. The volunteers are trained by DEC and FOLA to collect water samples, observations, and perception data every other week during a 15-week interval between May and October.

CSLAP report provides a database for comprehensive evaluation of the whole Lake and its uses summary of the data collected and gives historical comparison of data collected within the current sampling season data with previously collected CSLAP monitors phosphorus levels, and chlorophyll levels as trophic state indicators and water temperature, conductivity, pH, color, nitrogen, and calcium as other water-quality indicators.

CSLAP 2006 Report for Cazenovia Lake

The CSLAP report summarizes the following information: history of CSLAP; the sampling parameters; New York State and CSLAP Lake data; a description of Cazenovia Lake; Cazenovia Lake water-quality data in 2006 and comparisons from 1986 to 2006; detailed Cazenovia water-quality and aquatic plant summary; Priority Waterbody Listing (PWL) information; impacts to lake use; and considerations for lake management. This summary highlights the Cazenovia Lake current and historical data information, in particular, the description of Cazenovia Lake, water-quality data, impacts to lake use, aquatic plant and algae health, priority waterbody listing, and lake management considerations for Cazenovia Lake.

According to CSLAP’s 2006 data, Cazenovia Lake’s trophic status (the degree of eutrophication) is mesoligotrophic, or moderately unproductive, except for the north basis which is consistently classified as mesotrophic. Eutrophication is a natural aging process of lakes and ponds and is divided into three trophic states. Eutrophication can be accelerated by human activity, known as cultural eutrophication. Monitoring trophic states provides lake managers with reference points to understand when trophic state changes are causing use impairments for a lake. The mesoligotrophic



Marsh at Top of Cazenovia Lake
Photo by Sage Gerling

assessment for Cazenovia Lake has been consistent for seventeen of the CSLAP sampling seasons at the lake. For three years, 1991, 1996, and 2001, the Lake classification was oligotrophic. In 1992, 1994, and 2004, the Lake was classified as mesotrophic.

The Lake was less productive in 2006 due to higher water clarity and lower algae levels. Also in 2006, the Lake was weakly to moderately colored, alkaline lake with low ammonia and nitrate levels and water of immediate hardness. The 2006 water-quality indicators did not reveal any significant long-term patterns.

Historically, the fish species in the Lake include: black crappie, bluegill, largemouth bass, northern pike, pumpkinseed sunfish, rock bass, walleye, and yellow perch. The facilities or activities close to or on the lake requiring DEC permits include: Glenwood Waterfront Stabilization Project; Cedar Cove Lake Association Inc.; Madison County Sewer District; Lakeland Park; Lakeside Park; Willowbank Yacht Club; and various private residence shoreline improvement projects.

Cazenovia Lake CSLAP 2006 Water-Quality Data and Impacts to Lake Use

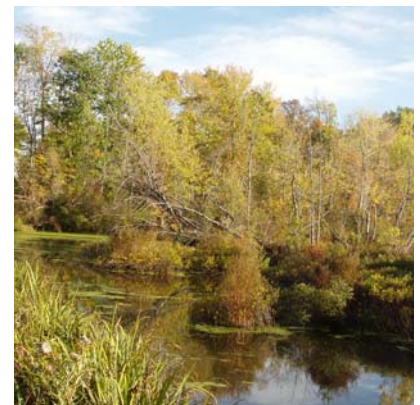
For Cazenovia Lake, the influential eutrophication indicators contributing to the less productive year were water clarity and algae levels. The data showed high water clarity readings (measured by Secchi disk transparency) and low algae levels (measured by chlorophyll a readings). The water clarity readings in 2006 were higher than sampling seasons from 2001 to 2005. The phosphorus readings were relatively normal for the Lake, with elevated readings during the heavy runoff/high water level in June and turnover in October. Deepwater phosphorus levels indicated that the deepwater oxygen levels were depressed. A weak correlation can be made between changes in clarity and algae, and between changes in phosphorus and algae. The low chlorophyll readings in 2006 occurred despite water temperature readings close to the long-term average for the Lake.

The water-quality indicators impacted by the wetter weather in the past few years were pH and conductivity with lower readings, and water color with higher readings than normal. The pH readings fall within the state water-quality standards and are sufficient to support aquatic organisms. Also, the high color readings with the high water clarity readings in 2006 demonstrate that the water color readings do not influence the water transparency readings. Nitrate readings remain the same as previous years with near or below the analytical detection limit, which indicates no nitrate problems for the Lake. Calcium levels were high, which support zebra mussels found in the Lake.

In relation to contact recreational usage for the Lake, the Secchi disk transparency (water clarity) readings in 2006 followed historic trends by exceeding the minimum recommended water clarity for swimming beaches (1.2 meters). Also like previous years, most of the phosphorus readings in 2006 were below the state guidance value for lakes used for contact recreation. The perceptual recreational surveys results were less favorable in 2006 than in any previous CSLAP sampling season, even with clearer than usual water.

Cazenovia Lake Aquatic Plants and Algae Health

Cazenovia Lake does not have any rare, threatened or endangered (RTE) species reported by the New York State Natural Heritage Program. The dominant plant species in the lake is the Eurasian watermilfoil, which has the potential when dominant to restrict boating traffic, recreational activities and water movement, and crowd out



Marsh at Top of Cazenovia Lake
Photo by Sage Gerling

more favorable waterfowl plants. The other aquatic plants identified through CSLAP include: leafy pondweed, floating brownleaf pondweed, small pondweed, broad-leaved arrowhead, simplestem bur reed, and cattail.

Overall annual average aquatic-plant densities and coverage has increased over the last three years, with the highest plant coverage in 2006. The data did not show whether the increase in aquatic plant densities and coverage is associated with native or exotic plants, is related to higher than usual water clarity, or reflects less management (harvesting) of the surface plants. The Lake's fish community includes species such as northern pike and crappie that are very sensitive to low levels of dissolved oxygen. County historical data and CSLAP deepwater data suggest a persistence of some deepwater anoxia.

Alga densities were fairly low in 2006. However, taste and odor problems were associated with dominant alga species found in early July 2006. In the perceptual survey, surface weed growth was reported during 65% of the sampling sessions, and dense weed growth 19% of the time. The impact of excessive weeds on boating is not evaluated.

In 1992, a phytoplankton survey identified the most abundant species as 34% *Anabaena circinalis* (blue green algae), 21 percent *Merismopedia elegans* (blue-green algae) and 12% *Cryptomonas spp.* (cryptomonads); and the most abundant taxa as 56% *Cyanophyta* (blue-green algae), 12% *Cryptomonas* (cryptomonads), 11% *Chrysophyta* (golden-brown algae), and 10% each *Chlorophyta* (green algae) and *Euglenoida* (Euglenas). *Anabaena circinalis* may threaten potable water use near water intakes in the Lake; however, data are not collected to determine whether *Anabaena circinalis* is still present in Cazenovia Lake.



Weed Harvester
Photo by Sage Gerling

Cazenovia Lake's Priority Waterbody Listing

Cazenovia Lake was listed on the Seneca/Oneida/Oswego Rivers drainage basis Priority Waterbody List (PWL) in 1996. PWL is an inventory of all New York waters that have some degree of or potential impairment of designated water uses. For Cazenovia Lake, boating, bathing and aesthetics are stressed due to excessive weeds and algae.

CSLAP Lake Management Considerations

CSLAP offered the following considerations for all CSLAP lakes: nutrient controls (including septic system pumpouts or upgrades, stormwater runoff control plans, agricultural management practices for fertilizer, soil erosion and animal waste impacts, and stream bank erosion); land use restrictions' development and zoning tools (including floodplain management, cluster development, deed limitations to lake access and cutting restrictions); restriction of phosphorus usage in lawn fertilizers; not feeding waterfowl; establishing no-wake zones for shoreline erosion and local turbidity; not discarding or introducing plants; and cleaning boat propellers before lake usage.

Specific considerations for Cazenovia Lake included maintaining water clarity and reducing excessive weed growth. The Lake Association should maintain or reduce algae levels by allocating efforts towards minimizing nutrient inputs to the Lake. In regards to controlling excessive weed growth, CSLAP recommends using aquatic plant management (including physical/mechanical, chemical, and biological plant management techniques) only when Lake uses are significantly and consistently

threatened or impaired. Mechanical harvesters have been used in Cazenovia Lake for many years. The report reviews the pros and cons of each of the plant management techniques.

CSLAP recommends the following additional monitoring parameters for Cazenovia Lake:

- Bacteria data to evaluate bathing and swimming conditions
- Algal toxins to measure health risks to swimmers
- Aquatic plants to evaluate aquatic plant management actions
- Temperature and oxygen profiles for measuring suitability of the lakes for supporting sensitive fish, nutrient release from bottom sediments and fall algal blooms, and the environment for aquatic plant growth

Village & Town Laws Affecting Lake Watershed Area

Cazenovia Lake Watershed Area residents must comply with existing Village and Town laws that seek to protect the Lake's water quality. The following chapters in the Town legal code apply to the watershed area: Chapter 96, *Freshwater Wetlands*; Chapter 107, *Land Disturbances*; Chapter 130, *Sewers and Sewage Disposal*; and Chapter 165, *Zoning, Article VI Lake Watershed Residential Use Districts*. The Village code has the same Freshwater Wetlands ordinance as the Town. The Village code also addresses the lake watershed area in chapters 180-96, and Lakefront and other shoreline standards in Chapter 136-3. The use of public sewers is addressed in Article II *Use of Public Sewers Required*.

Several local laws work to protect the Lake and lake watershed area from poor wastewater and stormwater practices. In 1990 the *Town of Cazenovia's Uniform Wastewater Management Law* was amended to include dye testing of septic systems within the Cazenovia Lake Watershed Dye Test Zone. In 2004 the Town passed Local Law No. 1 requiring all "old dye test zone" residents and residents within 500 feet of the Lake to have their septic tank pumped and inspected every five years or for any realty transaction.

In 2004, the Town Board passed a second law tailored to enforcing stormwater management practices. The law addresses stormwater runoff, regulates the percentage of lot coverage, and protects Critical Environmental Areas around the Lake. Due to this law, Site Plan Review of certain activities within the Lake Watershed is required. Local laws have been proposed in 2008 to extend site plan review and require more stringent storm water management practices town-wide.



Lakeside Park Stormwater
Photo by Sage Gerling



Photo by Sage Gerling

CHAPTER II.4: INFRASTRUCTURE

A. Introduction

This chapter includes an examination of the Town and Village water sources, capacity, availability, and quality; and the sewer systems, their capacity and adequacy. It also provides an inventory of the transportation network that services the Village and Town.

B. Water & Sewer

1. Water Supply

When discussing the supply of water throughout the community, one is acutely aware of the need to protect public and private wellheads. A large majority of Cazenovia residents are supplied with drinking water from the Cazenovia aquifer. The Village maintains three wells from which the water is obtained and then sent to the water treatment plant before it is supplied through the Village distribution system to the various users. Although the Cazenovia aquifer is a primary source of drinking water for all Village residents and some Town residents, there are nevertheless, more than 2,500 private wells throughout the Town. Only some of these private wells are drawing water from the Cazenovia aquifer.

The Village supplies water to Town locations on NYS Route 13 north and south, Fenner Road, East Lake Road, Ridge Road, U.S. Route 20 East, and Ten Eyck Avenue. In addition to the Village public water system, there are the following public water districts in the Town:

1. Wellington, with 32 residences,
2. New Woodstock, with approximately 150 residences
3. Mt. Pleasant, with approximately 20 residences
4. Oweria Point, with approximately 12 residences.
5. Trush Park, with 12 wells (used approximately 6 million gallons in 2006)

i. Water Quality and Usage

The quality and availability of drinking water varies throughout the Town, especially with the many private well users. With respect to public water, the Village has more control over managing the quality, consistency and quantity of supply. The Village's water supply system is approximately 117 years old and showing its age. The system requires constant maintenance and capital investment for system upgrades. The Village continues to upgrade its 115 hydrants and antiquated water line. The water line is twelve miles long with sections varying in age.

The Village services approximately 900 commercial and residential water connections and 3200 people. The Village pumps an average of 102,769,000 gallons of water per year, with a daily average of about 282,000 gallons. Currently the Village has two tanks at 500,000 and 300,000 gallons of storage capacity each. The water is distributed by force of gravity through distribution lines that vary in size from two to twelve inches in diameter. To date the water supply system does not include a pump station. There is a current need for detaining two additional water softeners for the Village water facility, and refurbishing the existing four water softeners. To date there are over 100 approved residential housing units yet to be constructed in the Village. When constructed, each will be added to the water supply system. Due to the current demand and expected growth, a rational prediction is that water demand will increase over the next five years. The concern is not so much for the volume of available, water but rather for the capacity of the water facility. Due to this predicted increase in water usage, the Village is currently considering the construction of a new water storage tank that could hold one million gallons of water.

With respect to the quality of water provided, the community has not experienced any known significant contamination to the water supply. The primary source of water (whether through private well or municipal water supply) is from the Cazenovia Aquifer. The Village has three production wells, all of which are located on a nine-acre municipal parcel located off of Chenango Street. These wells "produce ground water from an unconsolidated sand and gravel aquifer that was deposited during the deglaciation of the region" (*Wellhead Protection Plan*, 2007). The wellhead protection area is the "surface and subsurface area surrounding a well through which contaminants are reasonably likely to move toward and reach the water well", (*Wellhead Protection Plan*, 2007). The protection of the quality and quantity of water that recharges the community's private and municipal wells is critical to the health and welfare of the community. However, there are few regulations in place that would protect the community's water supply. Neither the Village nor Town regulations address specific land uses or density of use in the areas designated as sensitive recharge.

The Village and Town retained a professional hydrogeologist to delineate the Cazenovia Aquifer and its sensitive recharge area. This resulted in the identification of the sensitive wellhead zone of contribution and watershed protection area (See Appendix B, *Wellhead Protection Plan*, 2007). The recommended wellhead protection area is illustrated in Figure 8 of the *Wellhead Protection Plan*. Key findings in that report are complementary to the findings and recommendations relative to infrastructure



Village of Cazenovia Waterworks
Photo by Diane Burkard

Stormwater run-off from roof tops of commercial buildings drains into the sanitary system and seriously strains the sanitary treatment plant causing 100% over-utilization during periods of heavy rainfall or seasonal run-off.

maintenance and improvements the report also identifies the potential impacts certain land uses may have on the community's water and sewer infrastructure.

The current Village practice, which has been in place for a few decades, is to require all water users to be located within the Village. Consequently, landowners with property contiguous to the Village border have sought annexation into the Village for the primary purpose of obtaining Village municipal water. This results in an increase in the Village tax base and in municipal services to be provided. The question is whether the increase in taxes is adequate to cover the cost of services provided. In more recent years the Village and Town have discussed the possible need to review this practice of land annexation in exchange for municipal water to determine whether it is the most financially sound practice for both municipalities.

2. Sewer and Stormwater Systems

All properties in the Village connected to the municipal sewer are within one district known as the "Village sewer district." There are currently six Town sewer districts (which is separate from the village sewer district) that service 63 town residences and three commercial establishments. The tax for the Village and Town Sewer Districts is based upon usage and is determined through metering. Another district, the *Madison County Sewer District (MCSD)*, which also services Town properties, includes all parcels from the Village line south to Ballina Road and most parcels north of the Village to the Town boundary (See Figure II.4.1). The MCSD also operates one sewer main that runs east along U.S. Route 20 to Trush Park in the Town of Nelson. The Madison County Wastewater Treatment Plant services all of these sewer districts and is located on NYS Route 13 North along the Chittenango Creek. The capital cost of the Madison County Wastewater Treatment Plant is borne by the properties within the Madison County Sewer District and is funded through the levy of a flat tax. The six Town sewer districts are:

1. Jepson
2. East Lake Road
3. U.S. Route 20 East
4. Wright Road
5. Seven Pines
6. Ten Eyck Avenue

The MCSD has a daily design flow of 950,000 gallons of waste. The plant currently services a population of roughly 5,000. The stormwater that runs off of the rooftops of structures in the Village currently drains into the same sanitary distribution system as the wastewater, adding volume and at times seriously straining the capacity of the plant. Consequently, when it rains or when there is significant snowmelt, the system can become overwhelmed. A preliminary analysis finds that a means to mitigate or prevent this over-utilization issue would be difficult and costly to achieve short-term. While the current daily average is roughly 644,000 gallons, 100% over-utilization occurs during periods of heavy precipitation or seasonal run-off, when the daily threshold can reach 1.8 Million gallons. DEC has expressed concern about treatment during over-utilization, and has expressed the potential need to limit further development, upgrade the infrastructure, and/or enhance the existing treatment plant. There is a serious concern that this infiltration and inflow (I/I) problem will worsen if not resolved before new development is added to the system.

Similar to the water distribution system, the sewer distribution infrastructure in the Village is antiquated with some sections over 100 years old. The Town infrastructure

is aging, at approximately 20-year old, and in the near future will be in need of maintenance and capital improvement. Currently, the Town does not maintain a budget for maintenance of sewer infrastructure.

Town residents not connected to the municipal sewer utilize private septic systems for waste treatment. The septic users located in the Lake watershed are required to undergo an inspection of the septic system every five years. However, septic system users outside of this area are not required to inspect their septic systems.

Figure II.4.1: Sewer Map



C. Transportation Network

1. Local Roadways

Most of the roads in the Town and Village are either County or Town owned with the exception of U.S. Route 20, NYS Routes 13 and 92. These highways are classified as primary arterials and play an important role in the regional transportation network. The heaviest volume of regional traffic runs east/west along U.S. Route 20, which is the primary east-west arterial that cuts through the Village and Town of Cazenovia. This Route is frequently used by local residents and business owners, farmers, school buses, tourists, commuters, truckers, and recreational bikers. The dominant issue with respect to traffic flow is the congestion experienced in the heart of the Village on Albany Street/US. Route 20. The volume of use on U.S. Route 20 is of concern because it is the main street through the historic heart of the Village. This frequently results in traffic congestion in the Village which impacts the local environment and

can be frustrating to the local commuter. Currently there are no alternative roads that effectively allow commuters to bypass the center of the Village. The most effective resolution instituted to date has been to include design features along Albany Street that slow down vehicular traffic and give “primary user” status to pedestrian traffic. Not only did this enhance Albany Street, but it also improved pedestrian use and safety in that area.

The traffic congestion issue does have a potential impact on health and safety concerns for the community. Few alternative routes exist for disaster recovery/emergency evacuation situations. The intersection of U.S. Route 20 and NYS Route 92 experiences a high number of accidents.

The total mileage of roadway in the Village and Town has increased some over the last five years. The total number of miles of local and State roadways is 118.8 miles. Of the 118.8 miles of roadway, 20.8 miles are NYSDOT owned, 7.2 miles are Village-owned, 57.9 miles are Town-owned, and 32.9 miles are County-owned. A number of roadways have been improved from gravel surfaces to a harder surface such as tarvia or bituminous surface.



Albany Street Viewing West
Photo by Sage Gerling

i. Village street network

The Village has a network of connected streets (See Figure II.4.2). This is important because it allows for alternative traveling routes to get around the Village. The more common trend with new subdivisions is the use of “cul de sacs” or “dead-end streets.” The use of dead-end streets is not preferred in the Village or the Town because they limit vehicular and pedestrian connections and reduce the number of alternative access routes for emergency vehicles as well as local commuters. Village streets are typically two lanes wide framed by curbed sidewalks with treed lawns. This streetscape pattern adds an important pedestrian definition to the residential neighborhoods throughout the Village and is one of the few factors that distinguish a village neighborhood from a rural one.

ii. Town Network

The Town’s network of streets is more rural in character and pattern (See Figure II.4.2). The Town roadways, with the exception of U.S. Route 20, are rural in character with two lanes of traffic, a shoulder lane on both sides, and no sidewalks. None of the housing subdivisions in the Town have internal streets with sidewalks. There are some areas in the Town where new street connections should be considered. The community should consider a connection between Fenner Street and U.S. Route 20 and a connection between U.S. Route 20 and Chenango Street.

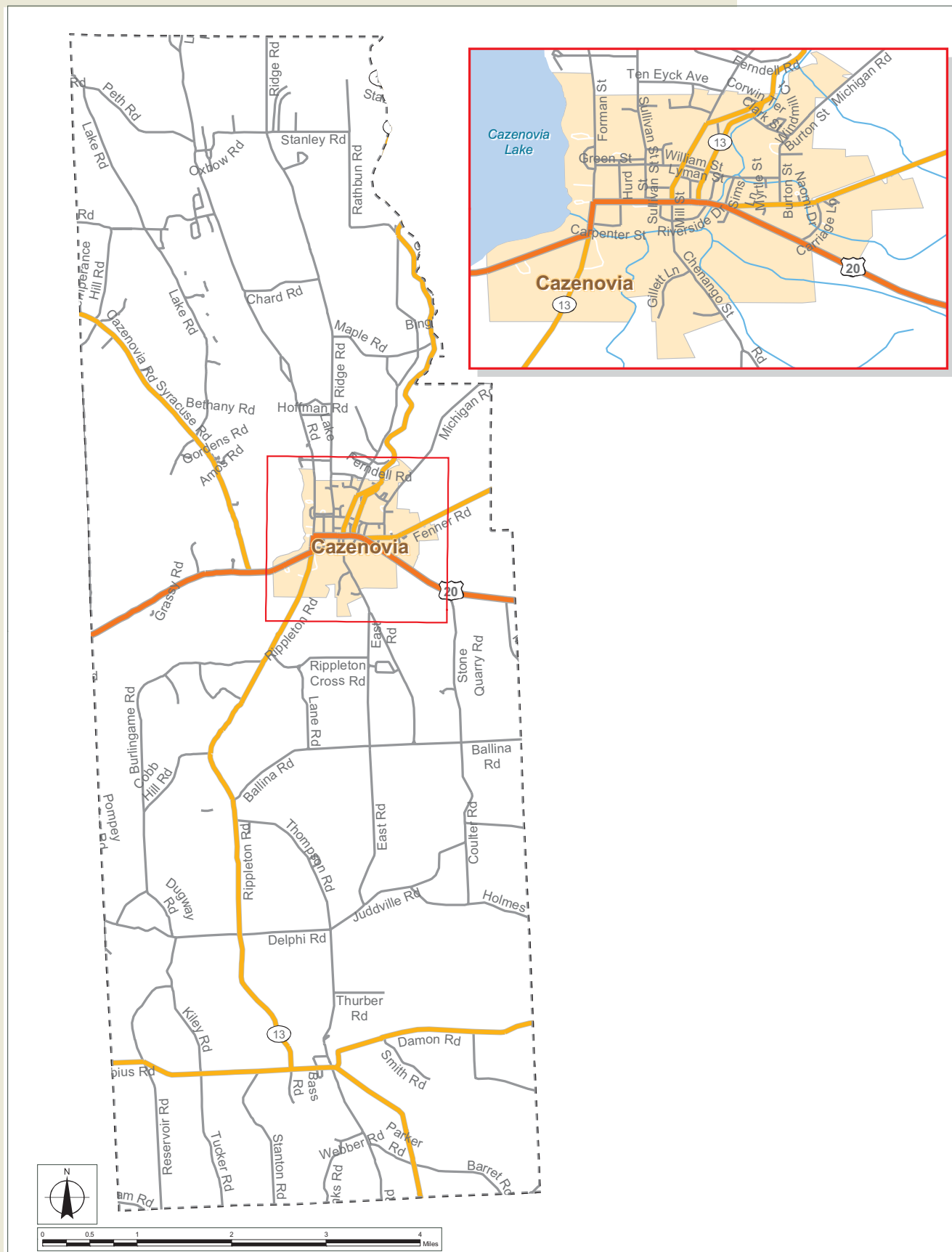
iii. Traffic Volume

Without question traffic has significantly increased over the last five years. The 2005 and 2006 Annual Average Daily Traffic (AADT) volume counts are documented in Table II.4.1. East Lake Road and Ridge Road have experienced increased traffic volume. Peth Road, which is a secondary roadway, is also experiencing an increase in vehicular traffic during popular commuter times of the day.

iv. Maintenance

The maintenance of the existing roadways continues to comprise a significant portion of the Village and Town’s total capital improvement projects and annual expense. The Town maintains 60 miles of road, three cemeteries, and several parks and buildings. Every year the Town highway department paves and seals varying sections of the road system, improves ditches, and completes vegetation work. There are approximately

Figure II.4.2: Village and Town Street Map



three seasonal roads that are unimproved and closed during the winter. The Town highway department implements best management practices for road maintenance to avoid negative impacts on the surrounding environment.

Table II.4.1: Cazenovia Annual Average Daily Traffic Counts

Route	Start Location	End Location	AADT* Count	Year
NY92	CR15 W. Lake Rd.	US20 W of Cazenovia at end of NY92	7,571	2005
US20	NY92	Start of NY13	10,101	2006
US20	CR17 E. Lake Rd.	NY13 within the Village	12,399	2005
US20	End of NY13 at Village	Carriage Lane	9,304	2006
NY13	End of US20 in Village	CR26 in Bingley	763	2006
NY13	US20	NY80 in New Woodstock	3,132	2005
NY13	NY80 overlap in Sheds	End of NY80 overlap in New Woodstock	1,640	2006
NY80	Madison County line	Start of NY13 overlap	1,116	2005

* AADT is the Annual Average Daily Traffic, Both Directions

Source: NY State Department of Transportation

Traffic volume has increased in the Village and on secondary roads in the Town.

v. Public Transportation

The primary transportation utilized by Town residents is private, personal vehicle. Madison County does operate a public transit system that services the entire County. There are bus stops at Dielectric, Marquardt, and Nelson Farms. However, the buses run infrequently. A bus schedule can be obtained from Madison County. Additionally, there is a Dial-A-Ride service for direct destination transit service. Madison County is in the process of establishing a coordinated transportation service plan, the focus of which is to indicate what is desirable in regards to meeting the community's needs for public transportation.



Photo by Kurt Wheeler

CHAPTER II.5: COMMUNITY SERVICES

A. Introduction

The breadth of educational and recreational service available to a community of 6,000 people is remarkable. The municipal services provided directly contribute to Cazenovia's quality of life. The following is an inventory and summary analysis of the services provided.

Currently the Village and Town are separate governmental entities with independent responsibilities for servicing the local populace. Each municipality employs its own staff and manages its own service departments and programs. However, there are many resources that are mutually enjoyed by all Cazenovians regardless of ownership and operational responsibilities.

B. Cemeteries

The Village cemetery, Evergreen Cemetery, is located on Fenner Street and is open all year. It acts as a "green space" buffer for the edge of the Village on the north side of Fenner Street. There are three cemeteries in the Town. South Cemetery is located on Nine Road, just south of East Road. Lincklaen Cemetery is located off Lincklaen Road just north of Summerfield Drive. New Woodstock Cemetery is located in New Woodstock on NYS Routes 13/80 next to Railroad Street. In addition to their primary function as sacred resting places for loved ones, each cemetery adds to the open space resources in the community.

Fire protection and emergency services are provided to all Cazenovians by volunteers in the fire department and ambulance corps.

C. Municipal Offices

The administrative offices for the Village of Cazenovia, including the Village Police Department, are located in the Municipal Building at 90 Albany St. The Cazenovia Fire Department relocated in 1989 to 121 Albany St. There is limited parking to serve the Police Department, employees and visitors to the Village offices. The Town of Cazenovia offices are housed in the Gothic Cottage, a historic former residence located at 7 Albany St. There is not adequate meeting space in the Gothic Cottage, and a capital reserve fund was established in 2006 for renovating or relocating the town office

D. Community Services

1. Fire Department

The Cazenovia Fire Department's volunteer staffing is strained at times, particularly during those daylight hours when most are out of town at work. This concern is not unique to the Cazenovia Volunteer Fire Department, rather it is an issue shared by nearly every volunteer department across the U.S. There is a need to bolster membership capable of responding during the daytime hours with emphasis on individuals trained as interior firefighters. Continued growth in housing and other development may increase the call volume for rescue and fire-related emergencies which would further increase the demand for staffing within the Cazenovia Fire District as well as those departments that respond via mutual aid agreements.

The Cazenovia Fire District serves the Village of Cazenovia and portions of the Towns of Cazenovia, Fenner and Nelson. The Village contracts with the other jurisdictions to provide fire protection. Offices and equipment of the Cazenovia Fire Department are located at 121 Albany Street. This fire station, built in 1989, is landlocked with few options to expand should the need arise.

The New Woodstock Volunteer Fire Department and Rescue serves a 25 square mile area around New Woodstock. The Fire Department has an EMS Rescue division and a Ladies Auxiliary. Offices and equipment of the New Woodstock Volunteer Fire Department are located on Mill Street. This fire station houses four in-service trucks and a fully equipped kitchen. In 1985, an addition to the building for meeting rooms and office space was added.

2. Village & Town Highway Departments

The Village and Town Highway Departments currently share some services. The two departments are currently discussing what additional shared services would improve their efficiency.

The Village garage, built in 1971, is located north of Williams Street and east of NYS 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.

The Town of Cazenovia Highway Department, located at 3245 Constine Bridge Road, has a new facility with adequate staffing and equipment to meet the needs of the community for highway maintenance, snow removal, and related activities. The facility is served by an on-site well and septic system. The only issue with this facility is the lack of covered storage for salt and sand.

3. Libraries

i. Cazenovia Public Library

The Cazenovia Public Library is one of the oldest free public libraries in New York State. A recognized central institution in the Cazenovia community, the library is dedicated to providing “quality library services and to promote reading and lifelong learning.” Incorporated on January 25, 1886, the Cazenovia Public Library serves the greater Cazenovia community in a historic 1830 Greek Revival building, located at 100 Albany Street. The library is open 67 hours per week and is visited by more than 425 people daily and offers a wide array of programs and services. The library offers several public meeting spaces including a community room, a reading room, and a children’s story-time center. A widely circulated report on public library services, the Hennen’s American Public Library (HAPLR) report, has ranked Cazenovia Public Library in the top 2% nationally among libraries serving populations of less than 10,000.

ii. New Woodstock Free Library

The New Woodstock Free Library is located on NYS Routes 13/80 Street in New Woodstock in the former Methodist Church. New Woodstock Free Library has been ranked the third best small library in America for four consecutive years by the HAPLR report. The library services are made possible due to many generous New Woodstock volunteers. The Library has a year-round children’s program and a new 1,500 sf children’s addition. The Frances Fuggle Program Room includes gallery space dedicated to local artists, student art, special collections and educational and public service subjects. The Library has been designated by the New York State Education Department as an Advanced Electronic Doorway Library, offering a full range of online, computer and electronic information access options.

Both the Cazenovia Public and New Woodstock Free Libraries are members of the Mid-York Library System, a nonprofit cooperative system serving 43 public libraries in Herkimer, Madison, and Oneida Counties.

iii. Witherall Library, Cazenovia College

The Witherall Library, located on the Cazenovia College quad, houses the Daniel W. Terry Library, seminar rooms, the Frederic and Jean Williams Archives, and the Wason Family Reading Room. The Library has collections in excess of 100,000 books, bound periodicals, audio-visual units, and microfilms. Wireless connectivity is available. The Witherill Library is a member of ConnectNY, a consortium of Millennium Libraries in New York State whose combined collections number over five million volumes. The library is open seven days a week during the academic year to any resident of the Cazenovia School District who is over 18 and no longer in high school.

4. Museums and Historic Sites

i. Lorenzo State Historic Site

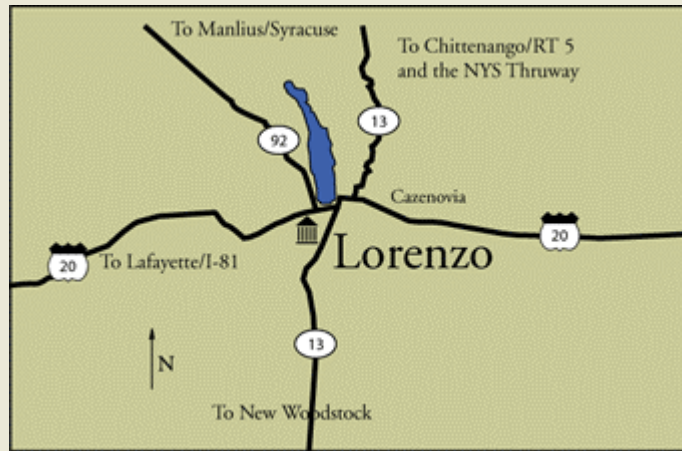
The Lorenzo State Historic Site, operated by the NYS Office of Parks, Recreation and Historic Preservation (See Figure II.5.1) is a local and regional treasure. John Lincklaen, the founder of the Village of Cazenovia, constructed the site in 1807-1808. In 1968, the Lincklaen and Ledyard families conveyed the property to New York State after 160 years of continuous occupation. Today, the 87-acre site is operated as an historic house museum property and enriches the community via year-round cultural activities and programs. The site attracts over 60,000 visitors annually and is recognized as a community anchor. Grounds are open year-round from dawn to dusk, including the formal garden and Dark Aisle arboretum. The mansion and visitor center are open May – October. Lorenzo’s newest addition is the historic Rippleton



New Woodstock Free Library
Photo by Mary and Gary Foster

Schoolhouse, built in c.1814. Originally located less than a mile south of Lorenzo in the hamlet of Rippleton, the building was moved to this historic site in 1997 and has been restored to the 1880s period for ongoing educational programming.

Figure II.5.1: Location Map of Lorenzo State Historic Site



Source: www.lorenzony.org

Founder John Lincklaen envisioned Cazenovia as a “great commercial city in the wilderness.”

From: www.lorenzony.org

ii. Cazenovia Public Library Museum of Curiosities and Local History Archive,

The Cazenovia Public Library Museum of Curiosities offers an Egyptian Gallery, including an actual Egyptian mummy; extinct and rare birds; early Native American tools; and other 18th, 19th and early 20th century artifacts including many locally-made implements. The Library houses an extensive local history and genealogical archive as well as a permanent fine arts collection representing the work of local artists from the early 19th century till today.

iii. New Woodstock Regional and Historical Museum

The New Woodstock Regional Historical Society complex includes the Old Lehigh Valley Railroad Depot, a caboose, and a museum annex built in 1999. Exhibits include farm equipment, carriages, pictures, scrapbooks, and other artifacts. Museum is open on Sunday's from June to September. The New Woodstock Regional Historical Society has recently been named historians for the Town of Cazenovia.

iv. Railroad Museum, 25 Williams Street

A private collection of Lehigh Valley and New York Central Railroad memorabilia is housed in an authentic caboose open by chance or appointment. This caboose sits next to the former station, now housing a frame shop and photography studio.

5. Arts

i. Visual Arts

Cazenovia has been recognized as an arts community due to the extensive opportunities to experience the visual and performing arts. The Cazenovia College Art Gallery and Sculpture Court, located in and around the Art and Design Building on Seminary Street, features work by students, faculty, alumni, and visiting artists. Project Café, a student directed, not-for-profit community service organization coordinates exhibition space at Common Grounds, a coffee shop and restaurant located at 35 Albany Street. The space is dedicated to local and and/or emerging artists. Other public galleries and museums can be enjoyed at the Cazenovia and New Woodstock Public Libraries, Lorenzo State Historic Site, and at the Stone Quarry Hill Art Park (For more information on the Art Park see section F.2.iii below). Several

commercial art galleries are located along Albany Street and many of the local restaurants promote the works of local artists (Lincklaen House, Circa, and Albert's Restaurant) as well as historic photographs from the Lorenzo State Historic Site collection of Cazenovia (Nirchi's).

ii. Performing Arts

Cazenovia College's Catherine Cummings Theatre, 18 Sullivan Street, is an important cultural landmark. Built in 1833 on the site of the First Congregational Church, the Church became an important site in the abolitionist movement in Central New York. In 1897, the Theater was re-constructed as a combination opera house and town hall. Today the College's 250-seat theatre is the setting for drama and dance productions, concerts, lectures, seminars, classic and family movies, and many other cultural activities by a variety of College-sponsored and outside groups.

6. Intermunicipal Services

A few services are provided on an intermunicipal level. Cazenovia Area Senior Association (CASA) was formerly called Cazenovia Senior Recreation Program under RSVP. The Village and Town of Cazenovia and Towns of Fenner and Nelson contribute to this organization, which services seniors in the greater community.

Currently the Village and Town share in the financial support of the Cazenovia Area Community Development Association (CACDA) a not-for-profit organization. CACDA has provided necessary guidance and support for community development efforts for the greater Cazenovia area. Also, the Cazenovia Area Volunteer Ambulance Corps. provides emergency services; the Cazenovia Central School District provides educational services to all Cazenovians, and the Cazenovia Library is open to all residents. There is a youth recreational program that serves young people in Cazenovia, Fenner, and Nelson. The Village Recreation Department manages the joint youth program with events taking place in Village parks during the summer.

E. Worship

One can learn much about the history of Cazenovia by studying the places of worship in the community. The architecture of places of worship holds many clues to the history and culture of the Cazenovia community. Community stories are told from the first churches (First Presbyterian Church, c.1806 by Nathan Smith with its Philip Hooker designed spire, the First Baptist Church of Cazenovia, c.1815 by master-builder Nathan Smith) to the most recent churches (Assembly of God and The Open Door Baptist Church). A closer examination of all places of worship in 2008 tells the story of the people of the community and the programs they support. The community's churches have long supported community members in need. The most prominent example is CazCares, which was founded in 1982 by the pastors from six local churches in an effort to address the pressing needs of the rural poor for food, clothing, and referral services. Now located at 101 Nelson St, CazCares is a member of the Madison County food pantry network organized under the Community Action Program and is also offering literacy and nutritional training.

F. Schools

The Cazenovia Central School District serves the Village and Town, as well as all or parts of six other townships: Fenner, Georgetown, Lincoln, Nelson, Pompey, and Sullivan. Grades K-4 attend Burton Street Elementary School; grades 5-7 attend Cazenovia Middle School; and grades 8-12 go to Cazenovia High School. In addition, the Chittenango Central School District services a few families in the northern section



Cazenovia High School
Photo by Kurt Wheeler

of the Town. A few school-age residents in the Town attend the following schools in the Chittenango Central School District: Lake Street Elementary School for grades K-2; Boliver Elementary School for grades 3-5; Chittenango Middle School for grades 6-8; and Chittenango High School for grades 9-12.

Table II.5.1: School District Enrollment

School District Enrollment					
Cazenovia Central	2003-04	2004-05	2005-06	2006-07	2007-08
Burton Street Elementary School	631	639	638	633	617
Cazenovia Middle School	405	408	413	421	417
Cazenovia High School	768	777	757	743	744
Chittenango Central	2003-04	2004-05	2005-06	2006-07	2007-08
Boliver Elementary School	398	380	382	374	363
Lake Street Elementary School	348	343	339	324	323
Chittenango Middle School	629	598	602	572	547
Chittenango High School	851	865	832	800	835

Source: The *New York State School Report Card: Accountability and Overview Report 2005-06*; Bob Dubik, Cazenovia Central School District Superintendent; and Scott Mahardy, Chittenango Central School District Assistant Superintendent for Business

Table II.5.2: Cazenovia Central School District Enrollment and Projections

Cazenovia Central School District Enrollment and Projects	
Year	Enrollment
1980-81	1973
1990-91	1780
2000-01	1827
2001-02	1794
2002-03	1817
2003-04	1807
2004-05	1827
2005-06	1809
2006-07	1798
2007-08	1778
2008-09*	1750
2009-10*	1739
2010-11*	1733
2011-12*	1726

*Enrollment Projections done by RMS (Research & Marketing Services)
Source: Bob Dubik, Cazenovia Central School District Superintendent

Table II.5.1 shows school enrollments from 2004 to 2007 for Cazenovia Central and Chittenango Central School Districts. Enrollment projections for the next five years for both school districts are relatively flat. Consistent with the census data, the school districts are losing population. Cazenovia Central School District has mostly seen population decreases for the past 20 years, except for increased growth from 1987 to 1994. Based on decreasing enrollment rates for elementary school children, the overall school districts' populations will continue to decrease. Table II.5.2 shows Cazenovia Central School District total enrollment rates and projections from 1980 to 2012.

In 2004-05, per pupil expenditure for Cazenovia Central School District was \$11,528 and Chittenango Central School District was \$12,225, which were significantly lower than the State average per pupil expenditure of \$15,035. The 2006-07 school district budgets were \$23,688,888 for Cazenovia Central and \$33,091,413 for Chittenango Central. The

Cazenovia Central School District budget for the 2007-08 school year is \$24,423,223, which is a 3.19% increase from the previous school year.

Cazenovia Central School District projects decline in student enrollment through 2012.

Cazenovia Central School District is experiencing aging infrastructure and needs to upgrade current facilities.

Presently, the Cazenovia Central School District occupies three buildings, all located within the Village. The district owns 87 acres on Fenner Street in the Town, which currently serves as athletic fields and is a potential future school site.

G. Recreational Resources

1. Village Parks

The Village Parks and Recreation Department is managed by a parks commissioner and provides a joint youth recreation program. The youth program services children in the Village of Cazenovia and the Towns of Cazenovia, Fenner, and Nelson. The Village Public Works Department maintains the various Village parks.

i. Lakeland Park

Lakeland Park is located on Forman Street with its entrance at the intersection of NYS Route 13 and Albany Street. The Park consists of 5.16 acres with approximately 475 feet of shoreline and is open for use by Cazenovia Central School District residents. Parking is provided with one access road to the park. Recreational activities available are swimming and fishing. The Park provides an amphitheater, sandy beach, picnic tables and restrooms with a bathhouse. Community events at the Park include a summer concert series, an Easter egg hunt, the annual High School Winter Olympics, and the July 4th fireworks.

ii. Lakeside Park

Lakeside Park is located off of Forman Street/East Lake Road along Cazenovia Lake and consists of 9.26 acres with approximately 625 feet of shoreline. Lakeside Park is open for use to the public with limited boat access to the lake. Use of the boat launch is available by permit from the Village Clerk. This Park includes picnic tables, two softball fields, playground equipment, including swings and a slide, and a boat launch. Parking is provided with one access road.

iii. Other Village Parks

Burton Street Park is located off of Burton Street at the corner of Burr and Burton Streets and includes a baseball field, basketball court, and an ice hockey rink (which is available for use by permit from the Village Clerk).

Memorial Park (formerly known as Cannon Park) is located on Albany Street across from Sullivan Street. Many community events take place here such as Veterans Day, Memorial Day, and 9/11 Observance. In addition to these commemorative events, the community uses Memorial Park throughout the year for the Farmers Market, High School Snow Sculptures, and the summertime antique car show known as “Cazenovia Cruisin”.

2. Town Parks

The Town is rich with recreational resources, some of which are owned and operated by the Town and others simply located within the Town. The resources include a beautiful Lake, unique wildlife management areas, stream corridors, community parks, and biking and hiking trails. Table II.5.3 lists the resources available, along with additional recreational activities.

i. Cazenovia Lake

The most visually notable recreational resource is Cazenovia Lake. Recreational activities on the lake include swimming, boating, sailing, and fishing. The majority of the shoreline is privately owned with a few exceptions. There are two Village Parks (Lakeside and Lakeland Parks), one Town Park (Gypsy Bay Park) and one State Park



Lakeland Park
Photo by Sage Gerling

(Helen L. McNitt State Park) along the shoreline. The Town and Village parks are open to residents of the school district. The boat launching facilities at Lakeside Park are available to residents and non-residents by a permit system administered by the Village Clerk. Only carry-in watercraft such as kayaks and canoes may be launched at the Helen L. McNitt State Park.

Table II.5.3: Existing Recreational Resources in Cazenovia

	Hiking	Xcountry Skiing	Snowshoeing	Biking	Camping	Swimming	Picnic areas	Hunting	Fishing	Car top boat launch	Boating	Cultural	Equestrian	Wildlife / Birding / Viewing	Ball Field / playground	ADA Accessible	Snowmobiling	Open Space	Scenic/Historic Drives	Scenic Viewpoints
Cazenovia Lake		•	•			•			•	•	•	•		•				•		•
Cazenovia Lake - McNitt State Park	•	•	•						•	•	•	•		•		•		•		•
Cazenovia Lake - NY State Rt 20							•		•									•		•
Cazenovia Lake - Town Rt. 20										•	•							•		•
Chittenango Creek									•			•		•				•		
Chittenango Falls State Park	•						•		•			•			•	•		•		•
DeRuyter State Forest	•	•	•		•			•					•	•			•	•	•	
Fairchild Hill (CPF)	•	•	•											•						•
Five Drives, Town of Cazenovia				•									•						•	
Gorge Trail (CPF)	•	•	•										•	•				•		
Gypsy Bay Park						•	•											•		
Heritage Park - New Woodstock												•						•		
Kassy's Piece Trail (CPF)	•	•	•									•		•				•		
Link Trail / North Country Trail	•	•	•											•				•		
Lorenzo State Historic Site	•	•	•				•					•	•			•		•		•
Nelson Swamp Unique Area	•	•	•				•					•		•		•		•		
New Woodstock Ball Fields															•			•		
Sherman's Gulch Trail (CPF)	•	•	•									•						•		
Route 20 designated bike route				•																
Snow Valley Riders trail system																	•			
South Trail (CPF)	•	•	•									•		•				•		
Stone Quarry Hill Art Park	•	•	•				•					•		•		•		•		
The Green												•						•		
The Ridges of Madison County				•								•								•
Madison Co. Tourism bike routes																				
Tioughnioga Wildlife Management Area	•	•	•		•			•	•			•		•			•	•		

Compiled by Gary Morris

Rev. 7/19/07, 3/4/08

ii. Gypsy Bay Park

Gypsy Bay Park, which is owned and managed by the Town, is a 13.43-acre recreational park, with approximately 1,300 feet of shoreline. It sees moderate use for fishing, picnicking, swimming, and lawn games. Its location is important in that it is located between Lorenzo Historic Site and the Lake, and therefore serves to

protect and frame the view of the lake from Lorenzo. Like all Town parks it is posted as a “carry-in/carry-out park.”

iii. Recreational Trails and Parks

There are several public trails available to the community within the Town which are owned and maintained by the Cazenovia Preservation Foundation (CPF) or other private not-for-profit organizations. It is noted that several local organization publish a variety of maps containing public resource information including:

- *Greater Cazenovia Map and Resource Guide*, sponsored by the Greater Cazenovia Area Chamber of Commerce,
- *Take A Walk in Madison County*, New York, published by The Madison County Healthy Heart Coalition
- *Cazenovia Trails Map*, Prepared by the Cazenovia Preservation Foundation
- *Stone Quarry Hill Art Park Trail Guide*
- *5 Walks Village of Cazenovia*, prepared by CPF
- *5 Drives Village of Cazenovia*, prepared by CPF

Fairchild Hill is owned and managed by CPF. Access is available at the intersection of U.S. Route 20 and NYS Route 92, with trail access behind the Trush building. The Sherman Gulch Trail can be accessed from the northern edge of Fairchild Hill. Another trail owned and managed by CPF is the Gorge Trail, with its trailhead located on Clark Street. This trail is part of the Link Trail (Figure II.5.2), which is part of the North Country Trail System and is maintained by the Central New York Chapter of the North Country Trail Association.

The Link Trail is the local portion of the North Country National Scenic Trail, which extends across the northern US, from west to east. It is a sister trail to the better-known Appalachian Trail. The Link Trail, passes through Cazenovia from north to south, connecting Chittenango Falls State Park, Lorenzo State Historic Site, the Village of Cazenovia, Stone Quarry Hill Art Park, Nelson Swamp Unique Area, and Tioughnioga Wildlife Management Area.

The New Woodstock Dam/Waterworks area includes a dam, pump station, and an enclosed waterwheel from the early 20th century. There are safety and infrastructure concerns with the property in its current state (See Chapter II.7). This Town property is located on Mill Street just north of NYS Routes 13/80 on Limestone Creek. The area is a short walk from NYS Routes 13/80 and is connected via sidewalks. It is a well-known venue and currently used for passive recreational enjoyment.

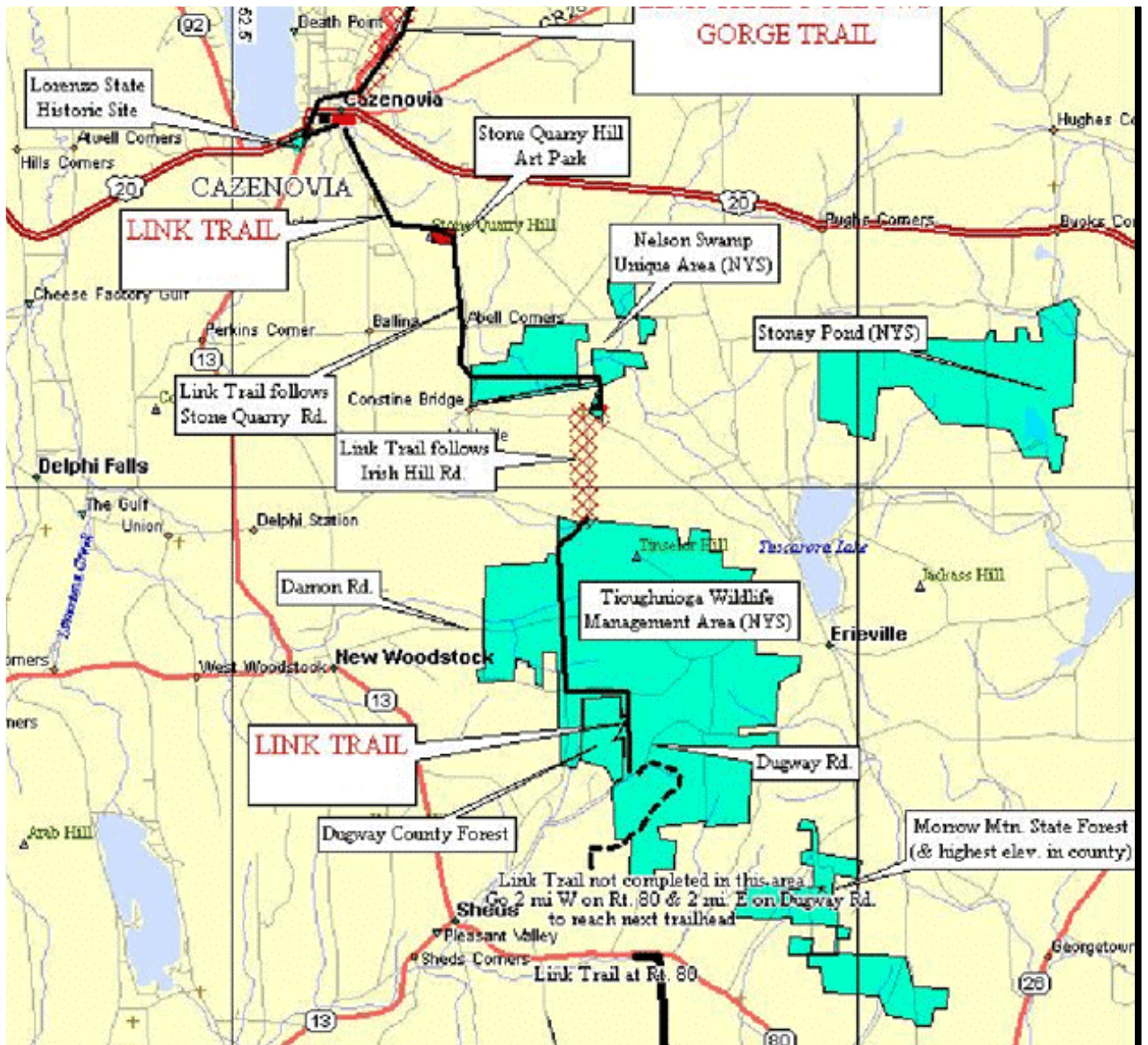
In 1991, the Stone Quarry Hill Art Park was established. This 104-acre park is located east of the Village along U.S. Route 20 and off of Stone Quarry Road. The Park was created from the shared dream of two prominent residents, well-known sculptor Dorothy Riester and her husband Robert, who donated the land to the not-for-profit organization Stone Quarry Hill Art Park. This organization has the dual mission to “preserve the land and provide creation space for emerging and recognized artists”. The Art Park has evolved over 15 years and is rich with over four miles of varied trails for hiking and cross-country skiing; an amphitheater for summer concerts; a studio and art barn; and extensive gardens, ponds, woodlands, and meadows. The Park is professionally staffed and managed and houses annual events hosted by the Syracuse Ceramic Guild, and the Society for New Music, with a multitude of educational



Gypsy Bay Park
Photo by Sage Gerling

programs for adults and children. Some of the treasures of the Art Park are the views from the Park overlooking the Cazenovia agrarian landscape, Cazenovia Lake, Oneida Lake, and the windmills in the Town of Fenner.

Figure II.5.2 Link Trail Map



Source: North Country Trail Association

The Town of Cazenovia has the potential to become a noted equestrian community as well as an important equestrian destination. Local celebrity farms, the Lorenzo Driving Competition, Cazenovia College, Syracuse Invitational Sport horse tournament, and Limestone Hunt all draw attention and dollars to the Town and Village. The Cazenovia Area Equine Association has been very active in establishing horse riding, and carriage driving trails. Recently the NYSDEC agreed to designate, construct, and maintain 7.6 miles of horse trails in DeRuyter State Forest. This new segment of horse riding trails is intended to be connected with a larger 25-mile loop horse trail system that has been proposed by local equestrian organizations. This

larger horse trail system would utilize both private and public lands in Cazenovia, DeRuyter, Georgetown, and Nelson.

3. New York State Parks and Trails

In the Town of Cazenovia there are recreational opportunities on land that is owned and managed by New York State. The Nelson Swamp Unique Area provides trails for passive recreational hiking and cross county skiing. The Tioghnioaga Wildlife Management Unit provides opportunities for hunting and fishing, and includes trails for hiking, biking, skiing, and snowmobiling. Snowmobiling is a popular form of winter recreation that is experiencing growing participation within Tioghnioaga. On an annual basis DEC designates specific routes that can be used by members of the Snow Valley Riders for snowmobiling. The entire length of Fairbanks Road through DeRuyter State Forest is also accessible to snowmobiles (see *Tioghnioaga Wildlife Management Unit*, September 2007; <http://www.dec.ny.gov/lands/8219.html>).

Recently, the New York State Office of Parks, Recreation and Historic Preservation completed a study on public access and parking at the Helen L. McNitt State Park. This 133-acre parkland (with 1300 feet of shoreline), was donated in 1999 to New York State “to make the gifted lands available for public use for suitable activities of the type commonly permitted in New York State Parks.” In November 2006 a proposal to develop a portion of the Park for public use was submitted to the public for review and comment. Upon completion, which is anticipated in 2008, this Park will be open to the public with access to Cazenovia Lake for passive recreation including fishing, hiking, bird watching, snow shoeing, cross-country skiing, ice-fishing, and boating with watercraft such as canoes and kayaks. There will be a gravel entrance road with a gravel parking lot for 17 vehicles, a handicap accessible trail that leads to a wooden platform at the waters edge. A future loop trail of less than one mile in length is planned for the upland area east of East Lake Road.



Lakeside Park
Photo by Sage Gerling



Photo by Diane Burkard

CHAPTER II.6: COMMUNITY ECONOMY

A. Introduction

There are two aspects to a community's economic health. One is the local economy in terms of employment, business, and commerce. The other is the fiscal health of the community, which centers on revenues and expenditures, as reflected in the municipal budget. This chapter includes a summary inventory of both.

B. Commercial Economy

1. Employment

Employment in the Village and Town is strong. Although some residents find employment locally, most commute to work outside of Cazenovia. The primary employers are Cazenovia College, Stearns and Wheeler, Cazenovia Central School District. Two other large employers, Marquardt Switches and Dielectric Inc., are located in Trush Park in the neighboring Town of Nelson (see Chapter II.1).

2. Village Commercial Businesses

The business district in the Village has served as the community's center of commerce since the founding of Cazenovia. At one time the diversity of retail stores and other businesses met the needs of the local residents. Over time, due to various factors, the complexion of the business district evolved into a more tourist-oriented business district. Today it is comprised of small to moderately sized retail commercial stores, professional offices, commercial finance institutions, and hospitality or

entertainment-related services such as restaurants, bars, and lodging. The business district is busy but is not functioning at its full potential. There are opportunities for growth and development to better complement the historic character of Cazenovia and the needs of residents for goods and services.

A perennial issue that affects the Village Business District is the shortage of convenient parking. Although off-street and daytime on-street parking is available, the supply runs short of the demand. The business district parking needs are in direct competition with the parking needs of the Cazenovia Central School District, Cazenovia College, Village employees, and residential tenants. Over the years this competition for available convenient parking has increased. The shortage in convenient parking arguably affects the viability of commercial development in this area.

i. Cazenovia College

There is a synergistic relationship between the economic vitality of the Village and the institutional success of Cazenovia College. Since its founding in 1824, the College has had a significant economic presence in the Village. The main campus (20 acres) is located between Sullivan Street and Lincklaen Street, just north of Albany Street. The College has some administrative offices and student housing located on Sullivan Street and its south campus is located on the south side of Albany Street across from the Gothic Cottage. The College athletic complex is accessed from Liberty Street. The College also owns a state-of-the-art 243-acre equine education center west of NYS Route 92 in the Town.

Cazenovia College’s entire campus includes a mixture of professional, educational, residential, recreational, and business uses. The College has a direct economic impact of \$24.7 million dollars through employment, purchases, capital projects, and out-of-pocket expenses (Cazenovia College Profile 2007-2008). The College employs 367 individuals (240 staff members and 127 faculty members) and has 900 full-time students as well as 200 continuing education undergraduates enrolled. The College has experienced many changes during recent years, resulting in a strategic growth of the student population. Undeniably, Cazenovia College contributes to the local economy through local expenditures associated with its payroll; operating expenses; student, parent, employee, alumni and visitor spending; and capital projects. Table II.6.1 shows Cazenovia College’s specific dollar contributions to the local economy in 2005-06. In addition to these economic benefits, Cazenovia College provides cultural events and resources to residents and visitors of the Village and Town (see Chapter II.5).

Village employment represents 3.7% and the Town employment represents 9.8% of Madison County’s 32,663 workforce.

Table II.6.1: Cazenovia College Economic Impact 2005-06

Cazenovia College Economic Impact 2005-06*	
	Dollars
Gross Payroll & Benefits	\$11.2 Million
Purchases in the Local Marketplace	\$4.0 Million
Out-of-Pocket Expenditures	\$3.5 Million
Capital Projects	\$6.0 Million
Direct Economic Impact	\$24.7 Million
Total Economic Impact**	\$49.4 Million

*Source: Solutions for New York- The Economic Significance of Independent Colleges & Universities in New York State, Center for Governmental Research, 2006 in Cazenovia College: Today brochure, 2007.
 ** Cazenovia College uses an econometric multiplier of 2.0 meaning every dollar spent circulates within the community an average two times, although the actual multiplier may be substantially higher.

The College has more than just an economic impact on the community. The total effect of its presence in the Village is best explained in the Village's 1991 *Comprehensive Plan*:

There are many effects of the college on the Village some of which can be measured, much of which is immeasurable. For instance, the college contributes significantly to the ambiance of the village: the collegiate look of the buildings, the activities of the students, the contributions of the faculty and staff, the cultural events and other resources of the college that are available to the community. 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.

Village Comprehensive Plan, 1991

ii. Retail Commercial

The Cazenovia Trade Area is experiencing sales leakage for grocery stores at \$17,721,080 and drugstore at \$1,906,087.

The commercial retail businesses in Cazenovia are located in the Village Business District along U. S. Route 20 and in New Woodstock. There are approximately 389,979 square feet of commercial space in the Village and 109,646 square feet of commercial space in the Town. The community has known that there is some leakage in commercial retail-sale revenues. This leakage is affected by Cazenovia's proximity to larger commercial retail centers in the Syracuse Metropolitan Area. In an effort to better understand the amount of retail sales revenue "leaking out" of the community and whether it can be recaptured, a market analysis was conducted with specific emphasis on retail leakage in the area. This study considered the demographic information impacting retail sales in a defined Cazenovia trade area, which included the geographical area within a 15-minute drive time from the center of the Village (See Figure II.9.5). Interestingly, the trade area population is becoming increasingly affluent. Households earning \$100,000 or more per year comprised 30% of the population in 2006 and are expected to increase to 40% of the population by 2011. This study also profiled the market segments in the trade area to get a snapshot of the current and projected purchasing practices of the local population (see Appendix E, *Cazenovia Retail Sales Leakage Analysis*, 2007).

A review of the retail supply and demand in the area revealed that retail sales are leaking out of the Cazenovia study area. The community will most likely face difficulty in recapturing this leakage because of the closeness of the Syracuse retail market. The fact is that many residents commute daily to Syracuse for work and can shop on their way home and the average consumer is willing to drive 20-to-30 minutes to do their shopping.

Although most of the retail categories included in this study showed sales leakage, there is a surplus in restaurants and antique stores. According to this study, due to the fact that the area attracts visitors to local restaurants and antique stores, "this surplus may indicate that additional retail of these types could enhance the area's ability to draw in visitors by increasing its competitive advantage in these more tourist-oriented businesses" (*Cazenovia Retail Sales Leakage Analysis*, 2007). The analysis concluded that the best potential in retail growth for this community is in high-end grocery stores, retail specialty stores, wine or liquor stores, book or music stores, florists, or stationery and gift stores. Due to the expected increase in household income, there may be potential for specialty or niche food stores.

Also during 2007 a market research study was conducted to understand the business

activities of the residents of Cazenovia. This study assessed “business usage and general resident perceptions of the business district” in the Village including the Town and Country Plaza (See *Cazenovia Development Study*, 2007). Some of the findings indicate that:

- Cazenovians shop outside of the community primarily due to product selection (locally unavailable or inadequate), product pricing, and store hours.
- The perceptions of the community as described by local Cazenovians are “quaint, expensive, friendly, and well-kept”.
- Cazenovians use the local grocery store frequently and consider it an important addition to the Business District.
- Cazenovians use the local drug stores frequently, but think there are too many like stores in the community and do not consider it an important addition to the Business District.
- On average, Cazenovians would not like to see additional residential development in the area.

3. Town Commercial Businesses

The few commercial businesses in the Town are located along U.S. Route 20 and in the hamlet of New Woodstock. The commercial land uses in the town, which total 226.4 acres, include a lumberyard, used car garage, motel, restaurant, professional medical offices, a private golf course, a gravel pit, and a lumberyard (See Figure II.2.2). Some of the primary contributors to the Town’s economy are the agricultural operations. According to the 2002 Census of Agriculture, the market value of all agricultural products sold from farms in Madison County was \$61.6 million. Total sales averaged \$83,929 per farm. The farming operations in Cazenovia contributed to this economic revenue. This is a direct indicator of the health of the farming economy in the County and indirectly of the Town.

The Town does have the benefit of an Empire Zone, which is located off of U.S. Route 20 near the Town border with the Town of Nelson and includes Trush Park. Currently in the Town of Cazenovia, the engineering firm of Stearns and Wheler is located in the Empire Zone. A significant portion of the land in the Empire Zone has yet to be developed. There are serious infrastructure concerns regarding the potential water supply, which directly affects the marketability of this location for future development (see Chapter II.4)

C. Fiscal Economy

1. Village and Town

Revenues for the Village and Town are generated through receipt of taxes in the form of sales tax and property tax. Although other forms of revenue are received, such as State aid, it is the tax-based income that is the constant source for the community. The Village and Town also incur expenditures as a result of operating and providing the necessary community services. The ratio of revenues to expenditures is one indicator of the fiscal health of the municipalities. Another indicator is its indebtedness. (Note: Due to the complexity of municipal indebtedness, an analysis of municipal debts is beyond the scope of this Plan.)

i. Property Tax Revenue

The fiscal budget is essentially a matching of revenues to expenditures. The annual challenge is to meet the community expenditures, without having to raise property

36% of the Village’s tax revenue and 65% of the Town’s tax revenue comes from real property taxes.

taxes. This challenge is particularly acute in Cazenovia because on average 65% of the tax revenue for the Town and 36% of tax revenue for the Village comes from real property taxes. This means the community is dependent upon its property tax revenue. As indicated in Tables II.6.2 & 3, the expenditures for the Village and Town have increased annually over the last three years. The tax rate has increase slightly for the Town and actually dropped from 2006 to 2007 for the Village. This ultimately has an impact on the residential property taxes levied per year.

Table II.6.2: Village of Cazenovia Revenues, Expenditures, and Tax Rate

Village of Cazenovia				
	2003 - 2004	2004 - 2005	2005 -2006	2006 -2007
Total Appropriations	1,875,772.43	2,019,070.58	2,136,649.46	2,154,619.44
General Fund	1,554,038.54	1,688,121.38	1,805,780.16	1,818,777.56
Water	252,404.82	258,168055	257,482.98	266,754.28
Sewer	69,329.07	72,780.65	73,386.32	69,087.60
Total Revenues	1,877,429.34	2,036,719.14	2,124,918.42	2,121,452.32
General Fund	1,565,906.35	1,710,512.02	1,858,207.09	1,783,286.74
Water	241,103.08	252,406.42	266,711.33	260,767.15
Sewer	70,419.91	73,800.70	79,698.07	77,398.43
Property Tax per \$1000 assessment	6.93836	7.14538	5.71859	5.32352

Source: Village of Cazenovia

Table II.6.3: Town of Cazenovia Revenues, Expenditures, and Tax Rate

Town of Cazenovia				
	2004	2005	2006	2007
Appropriations				
General Fund	\$526,351	\$465,767	\$545,096	\$563,696
General Fund OV	\$159,778	\$133,258	\$144,753	\$194,166
Highway TW	\$464,936	\$373,920	\$398,227	\$470,963
Highway OV	\$497,935	\$579,201	\$596,547	\$615,416
Total Appropriations	\$1,649,000	\$1,552,146	\$1,684,623	\$1,844,241
Revenues				
General Fund	\$375,169	\$456,806	\$437,646	\$508,544
General fund OV	\$39,101	\$146,646	\$144,753	\$360,665
Highway TW	190,841	\$396,362	\$455,640	\$389,843
Highway OV	\$102,143	\$500,730	\$566,573	\$583,696
Total Revenues	\$707,254	\$1,011,544	\$1,604,612	\$1,842,748
Property Tax per \$1000 assessment				
Town Tax Rate	\$1.0527	\$.9371	\$.9378	\$.9141
Town OV	\$1.1752	\$.9282	\$.9319	\$.9410

Source: Town of Cazenovia

OV – Outside of Village

TW – Town wide

Village and Town tax rates have remained relatively stable since 2004.

As described in Chapter II.2, the predominant land use in both the Town and Village is residential, with commercial land use as second. Studies that evaluate the cost of community services have illustrated that the costs of servicing some residential land uses outweigh the revenues generated by that land use. Land uses that are more beneficial to the community, from a fiscal perspective, are commercial, industrial, farmland, and open space. Additionally, the assessed value of residential land use is historically less than the assessed value of commercial land use. The higher percentage of residential land use in Cazenovia translates to the community as 1) spending more of its fiscal dollars servicing the community than it receives in revenue and 2) paying a higher tax rate due to the higher percentage of residential land use in the Village and Town.

Another factor that affects the Village and Town's property tax revenues is the large percentage of non-taxable land that is used for educational purposes. This directly impacts the amount of property tax revenue available to the Village and Town. Although this fact is offset by Cazenovia College's positive impact on the local economy, it must be considered when reviewing local zoning regulations and allowed uses in the Village.

ii. Sales Tax Revenue

Another and equally important revenue source is the receipt of sales tax. In Madison County, each municipality receives a portion of the sales tax revenue for the entire County based on real property assessment. This method of distributing sales tax revenue remains in effect in 2008. Sales tax revenue has increased over the years and the percentage of return remains strong for the Village and Town. As stated in the CAPP report, "An analysis of the amount of sales tax received by the Village of Cazenovia versus the amount of sales generated by the Village [and Town] illustrates whether or not the Village generates more receipts than it gets back in sales tax revenue from the County." (See CAPP, 2002). Based on an analysis of the ratio of sales tax receipts to sales tax revenue, as compared to other villages in Madison County, it was concluded that the Village of Cazenovia "receives a favorable portion of the sales tax revenues in return due to its strong real property tax base." (See CAPP, 2002).

Village of Cazenovia receives a fair share of sales tax revenue.



Photo by Sage Gerling

CHAPTER II.7: AGRICULTURE AND FARMLAND

A. Introduction

The working landscape has always been and continues to be an essential component of the Cazenovia character. There is a community-wide commitment to preserving local farmlands and sustaining the local farm economy. The following inventory includes basic farming facts and trends, with some focus on agricultural economics to better understand what steps can be taken by the community to support the agricultural industry while protecting farmland and open space.

Data from the *Madison County Agricultural and Farmland Plan*, as well as the 1997 and 2002 *U.S. Agricultural Census* are referenced below. Once the 2007 agricultural census is available, it should be reviewed. If the more current statistics evidence significantly different agricultural practices from what is reflected herein than, this document should be amended accordingly.

B. Farming Facts

1. National, State, and County

The business of farming has been changing significantly on the National, State, County, and local level. As indicated in Table II.7.1, what is happening across the nation is similar to what is happening in New York State and Madison County. Notably, the number of farms is on the decline and farmland is being reused for nonfarming purposes perhaps never to return to active production. Unequivocally, the face of farming is different today than it was 15 years ago. From 1997 to 2002 the

number of farms have declined by 3.92% on a National level, and 2.64% on the State level, but increased by 6.07% on the County level. Similarly the number of farmed acres has decreased since 1997 by 1.73% across the nation, 0.51% in New York State, and 9.48% in Madison County. Of equal importance is the fact that the average age of farmers has increased, with many farmers facing retirement, sometimes without a new generation to take over the farm.

Table II.7.1: Farming Statistics

UNITED STATES FARMING STATISTICS				
	1997	Adjusted 1997	2002	% Change*
Farms	1,911,859	2,215,876	2,128,982	- 3.92%
Land in farms (acres)	931,795,2550	954,752,502	938,279,056	- 1.73%
Full-time operators	961,560	1,044,388	1,224,246	17.22%
Part-time operators	950,299	1,171,488	904,736	- 22.77%
Percentage of operators 55 and older	48	-	50	n/a
NEW YORK STATE STATISTICS				
Farms	31,757	38,264	37,255	- 2.64%
Land in farms (acres)	7,254,470	7,700,210	7,660,969	- 0.51%
Full-time operators	18,426	20,607	22,664	9.98%
Part-time operators	13,331	17,657	14,591	- 17.36%
Percentage of operators 55 and older	45	-	46	n/a
MADISON COUNTY STATISTICS				
Farms	692	n/a	734	6.07%
Land in farms (acres)	185,924 acres	n/a	168,300 acres	- 9.48%
Full-time operators	468	n/a	486	3.85%
Part-time operators	224	n/a	248	10.71%
Average age of principal operator	52	n/a	53.5	n/a
Total Cropland	120,577 acres	n/a	106,245 acres	- 11.89%
Permanent Pasture	36,984 acres	n/a	17,144 acres	- 53.65%
Total Woodland	30,937 acres	n/a	30,549 acres	- 1.25%
All cattle & Calves	46,823	n/a	41,000	- 12.44%
Beef cows	1,518	n/a	1,200	- 20.95%
Milk cows	25,070	n/a	21,500	- 14.24%
Equine	922	n/a	1,313	42.41%

Source: 1997, 2002 US Agriculture Census, www.nass.usda.gov

It is important to understand the relationship of the decline in farmland with the increase in developed land. In New York State as of 2002 there were 37,255 farms,



Kiley Road Looking Southeast
Photo by Sage Gerling

7,660,969 acres of farmland, and 132,100 acres of agricultural land converted to nonagricultural, developed uses.

Madison County has been experiencing not only a loss in the number of farms but also the average size of farm is shrinking. From 1997 to 2002 the number of farms decreased by 6.07% from 692 to 734 and the average size of farm decreased from 239 acres to 229 acres. This resulted in a market value decrease of 8%. In 2003 40% of Madison County's total acreage of 419,748 acres was in farmland at 168,100 acres. A complete comparison of the primary agricultural practices in the County as well as farmland use, market value of products sold, and livestock inventories can be found in the *Madison County Agriculture and Farmland Protection Plan*. A quick summary of these farming statistics is set forth in Table II.7.1.

2. Town

i. Farming Survey

Farming related statistics are available on a National, State, and County level (and recently by zip code). Obtaining comparable data at a town level can be achieved through local data collection via surveys and anecdotal evidence. During the process of collecting data for this comprehensive plan, an agricultural and farming survey was prepared and disseminated to the local farmers. Some surveys were completed and returned, but not enough to support a statistical analysis of the responses. The survey used at the Town level was based on a similar survey used by Madison County in 2000. Collecting relevant and reliable data at a Town level is a time consuming but important ongoing task.

In the Town of Cazenovia many of the issues faced by the local farming industry reflect what is happening on the larger scale. The local farmers are aging with many of them older than 55 years old. This statistic suggests a significant potential for "turnover" of the farms and farmland within the next 10 years.

The primary agricultural practices in Cazenovia are dairy, nursery, equine, sheep & goat with some hobby or niche operations on smaller farms. There are approximately 12 active farms of which six are nearing potential transition in ownership and change in use. There are nine farms which are not owned by the farmer, but by a third party who rents the land for farming use, and one educational equine center, which is owned and operated by Cazenovia College.

Based on the returned surveys and anecdotal evidence, the average age of the local farmer closely resembles the national average. Second, the profitability over the last five years has varied from increasing to status quo. The agricultural districts are considered very valuable and the farmland in Cazenovia is considered of high quality. When asked if their intention is to sell the farm for development purposes, the responses were a resounding "no," indicating a strong interest in continuing farming practices. The top issues faced by the farming community are high taxes, potential for low profits, pressure from suburban development, and complex environmental regulations. The simple conclusion is that local farmers are very interested in preserving their farming operations and agrarian lifestyles but significant issues must be addressed before their desires can be realized.

C. Farming Practices

1. Agritourism and Agribusiness

Nationally and in Madison County, conventional farming practices have been joined

The farming industry is evolving from conventional practices and including alternative and innovative practices.

by a number of alternative and innovative practices. Organic farming is obtaining a firm presence in the farming industry and there is an increase in agritourism and agribusinesses. Agritourism has evolved from sight-seeing tourists driving through the pastoral countryside dotted with farmsteads, to farmsteads offering “hands-on” experiences in agricultural production. For example, one farm in Madison County has been hosting cheese workshops. Other local farms offer opportunities for overnight stays with active participation in farming chores or activities. Some farms offer on-site farm sales that include locally-produced goods along with other items. Agritourism and agribusiness allow farm operators to supplement their income while remaining active in farming. Some farmers have incorporated some of the non-production aspects of farming such as marketing and distribution, while others have incorporated a second job or home occupation into their farm life.

In addition to changes in farm practices there have been changes in the percentage of farmer-owned operations. For example, farms are owned by absentee owners and rented to local farmers for production, or the farm is contracted out through a large company that pays to have a product raised to their specification. Another trend is the establishment of highly concentrated animal feeding operations or CAFOs. These larger farms can present significant environmental issues which could create a significant conflict between farmers and non-farmers in the community. The current Cazenovia profile does not reflect these trends. The current farming practices experienced in Cazenovia include dairy farming, agritourism, niche farming, organic farming, and agribusinesses.

2. Support Business

Despite the challenges faced by the local agricultural economy, there are quality support services nearby. These include farm equipment suppliers, animal veterinarians, and experts knowledgeable in the production field as well as in the business side of farming. There is close access to the regional transportation network, with U.S. Route 20 serving as a primary regional arterial. Local farmers have direct access to experts at Cornell Cooperative Extension of Madison County, as well as experts in the equine business at Cazenovia College. Additionally, the Madison County Farmland Protection Board is a proactive board that provides excellent guidance and advice to the farming community.

Recently, the Madison County Agricultural Economic Development Specialist, who works with Madison County Center for Economic Development and Cornell Cooperative Extension of Madison County, has been promoting a local marketing campaign that encourages local produce stores and restaurants to buy their supplies from local farmers. This program gives the end user a direct connection to the working landscape in their region if not local community. This provides support to the local farmer and can reduce the expenses and time associated with lengthy shipping.

Another trend that promotes the purchase of local produce by local buyers is essentially an expanded notion of the “farm stand.” Although “on-your-honor” farm stands are still in existence, some farmers have expanded this practice by establishing a permanent structure from which they sell local produce and other compatible items. This form of farm retail has grown into an agribusiness and has proven to be very successful for many entrepreneur-farmers. In the Town of Cazenovia, there are at least two local farms that have established a local farm-retail practice. Critz Farms on NYS Route 13 South, which has been a family-owned business since 1985, is a diversified agricultural farm operation with a wide variety of crops grown on the farm. In March, they have a maple syrup celebration; in the summer you can pick-your-own berries;

Madison County encourages local produce stores and restaurants to buy their supplies from local farmers.

in the fall they celebrate fall harvest; holiday celebration rounds out the year. The Golub farm on Peth Road has been growing and selling fresh produce at a roadside farm stand since 1985. In 1988 the farm expanded its agritourism business and added a corn maze, petting zoo, hayrides, horse rides and U-pick pumpkin patch. In 2008 the Golub Farm was awarded the Emily Marshall Champion of Tourism Award from Madison County for having a significant impact on tourism in the area.

D. Farmland and Open Space

1. Prime Soils and Agriculture District

Much of Cazenovia contains quality soils that support a variety of farming practices. The majority of primes soils are located in the northwestern half of the town and central and southeastern section of the Town (see Figure II.7.1). The Class II, prime soils found in Cazenovia are the following: Arkport Fine Sandy Loam, undulating; Aurora Silt Loam, 3 to 8 percent slopes; Cazenovia Silt Loam, 3 to 8 percent slopes; Chenango Channery Silt Loam, 3 to 8 percent slopes; Collamer Silt Loam, 3 to 8 percent slopes; Conesus Silt Loam, 3 to 8 percent slopes; Galen Very Fine Sandy Loam, 3 to 8 percent slopes; Hamlin Silt Loam; Herkimer Shaly Silt Loam, 3 to 8 percent slopes; Honeoye Silt Loam, 3 to 8 percent slopes; Howard Fine Sandy Loam, undulating; Howard Gravelly Silt Loam, 0 to 3 percent slopes; Howard Gravelly Silt Loam, undulating; Lansing Gravelly Silt Loam, 3 to 8 percent slopes; Lima Silt Loam, 0 to 3 percent slopes; Lordstown Channery Silt Loam, 3 to 8 percent slopes; Mardin Channery Silt Loam, 3 to 8 percent slopes; Ontario Variant Loam, 3 to 8 percent slopes; Palmyra Gravelly Loam, 0 to 3 percent slopes; Palmyra Gravelly Loam, undulating; Phelps Gravelly Silt Loam, 0 to 3 percent slopes; Schoharie Silt Loam 3 to 8 percent slopes; Stockbridge Channery Silt Loam, 3 to 8 percent slopes; Teel Silt Loam; Wampsville Gravelly Silt Loam, undulating; and Wassaic Silt Loam, 3 to 8 percent slopes.

The soil drainage map in Figure II.7.2 illustrates soil drainage patterns throughout the Town. It is noted that some of the better-drained soils are located within the Madison County Agricultural Districts (see Figure II.7.3).

Local Agricultural Districts are created through collaborative efforts between the landowner, County, and New York State Department of Agriculture and Markets. This program offers a combination of landowner incentives and protections with the focus on preserving and encouraging continued agricultural use of the land. Within the town there are four New York State/Madison County certified Agricultural Districts. They are MAD02, MAD06, MAD07, and MAD09. Agricultural District MAD07, which is scheduled for certification review in 2009, covers the majority of land in the southern half of the town from US Route 20 south to the Town border. A few non-agricultural areas are not included in that district such as the Tioughnioga Wildlife Management Preserve, the hamlet of New Woodstock, and other areas less suitable for farming. Agricultural District MAD06 covers a small section of land near the Town's southern border. Agricultural District MAD09, which was scheduled for certification review in 2006, is located near the northwestern Town border and west at the northern end of Cazenovia Lake. MAD02, which was scheduled for certification review in 2007, is located primarily in the northeastern section of the Town (see Figure II.7.3). The location of these districts coincides with the location of the prime soils. These two indicators together identify the land most suitable for active farming. The fact is the Town has quality farmland that can support the local agricultural industry.

Figure II.7.1: Prime Farmland Soils

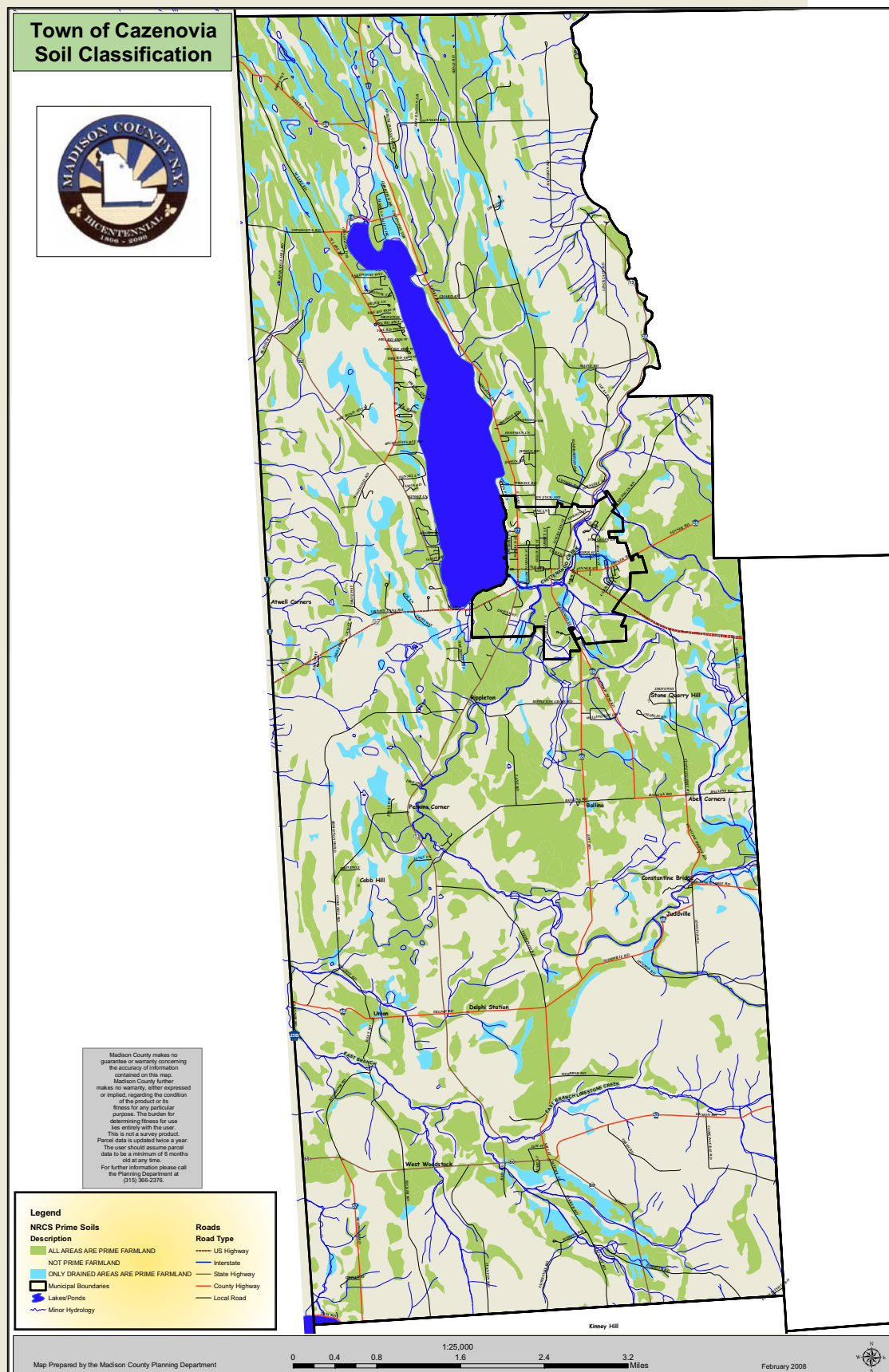
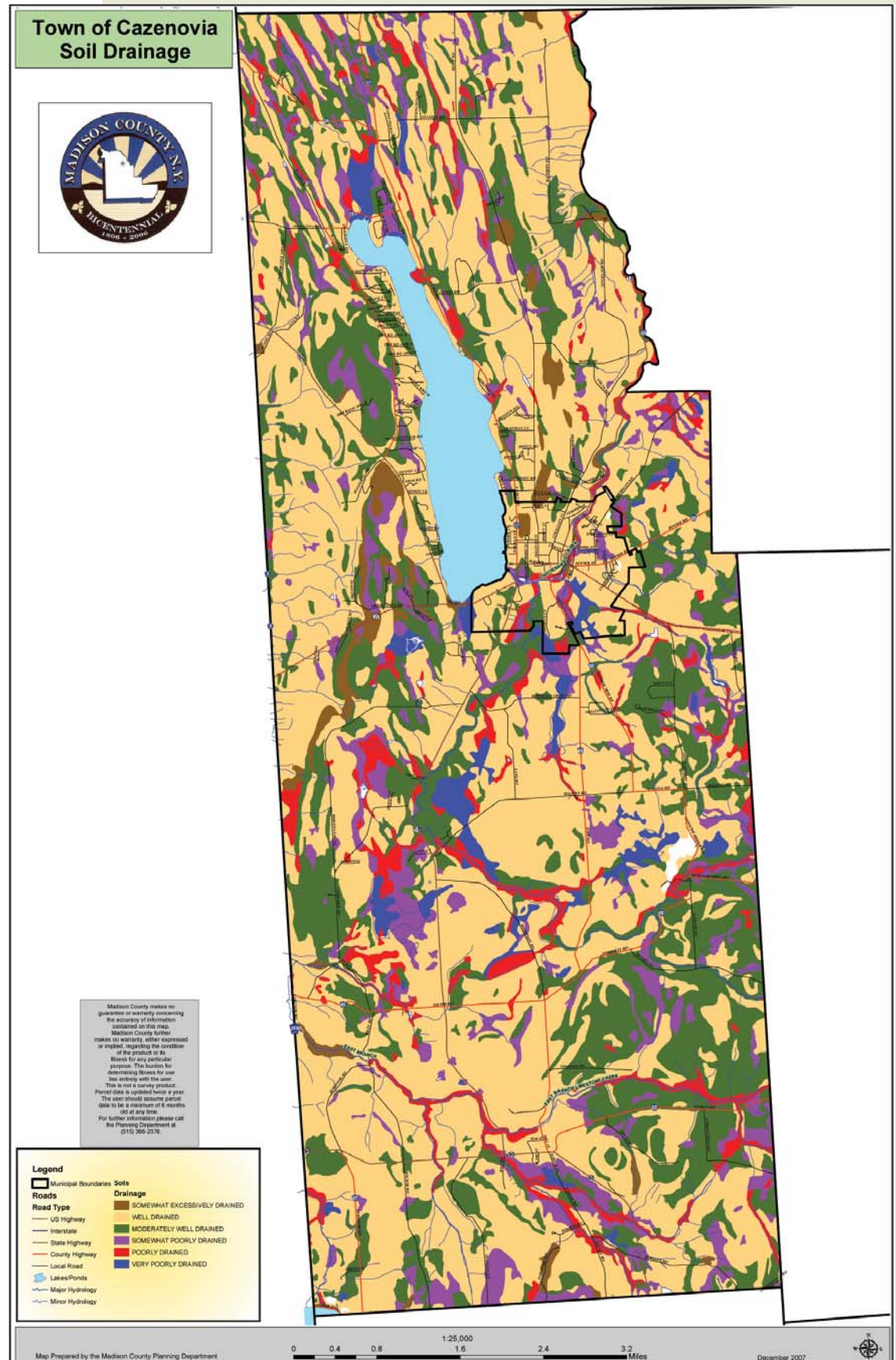


Figure II.7.2: Soil Drainage



i. Parcel Distribution

Cazenovia farmland was subdivided and “parcelized” during the Depression era. Consequently, there are only a few large landowners with land in one contiguous tax parcel. As illustrated by the Parcel Size and Distribution Map in Figure II.2.7 most tax parcels are between 25 and 100 acres in size. The larger tax parcels are primarily located in the agriculture district MD07 and MD02, with the exception of a few parcels, one of which is owned by Cazenovia College and the other which is part of the New York State Tioughnioga Wildlife Management Area (see Figure II.2.7). According to New York State Office of Real Property, approximately 4.7% of total land properties are used for agricultural purposes, whereas 66.4% of total properties are residential properties. However, farmland in the Town is comprised of approximately 8,423.48 acres or 25% of the 33,459,68 total acres in Cazenovia.

2. Zoning Regulations

As discussed above, one of the primary concerns among Cazenovians is the preservation of farmland and associated open space, as well as the support of local farming practices. Although the Town has actively engaged in some farmland protection measures (See discussion below on the purchase of development rights program), the Town’s current zoning regulations do not aggressively protect farmland. In zoning districts Residential A and B, which cover the majority of the Town and all of the farmland (See Figure II.2.6), the allowed uses include farm, private stable, private garage, artistic, cultural and historic uses, rectory or convent, home occupations, church, similar place of worship, accessory uses and buildings, and single-family dwelling. The minimum lot size is one-acre per residential house with a maximum required open space of 5%. These zoning districts, with the dimensional limits and the type of allowed uses, effectively support the development of residential subdivisions on agricultural lands without requirement for the preservation of valuable natural or cultural resources or open space. In summary, the Town’s current regulations do not mandate or encourage the protection of farmland or open space.

i. Purchase of Development Rights Program

New York State’s Division of Agriculture & Markets administers a grant program designed to keep prime farmland in production for generations to come. In 2006 and again in 2007 the Town of Cazenovia sponsored successful applications to the Purchase of Development Rights (PDR) program. Farms are selected based on specific criteria related to soil type, proximity to protected areas, development pressures, management practices, and succession planning (See Figure II.7.4).

The Critz Farm, awarded in 2006, was the first Madison County farm to be awarded a PDR grant. This grant will protect 243 acres in perpetuity for agricultural use. A second farm, the Reed Farm, was added to the program in 2007; this PDR grant protects 434 acres for agricultural use.

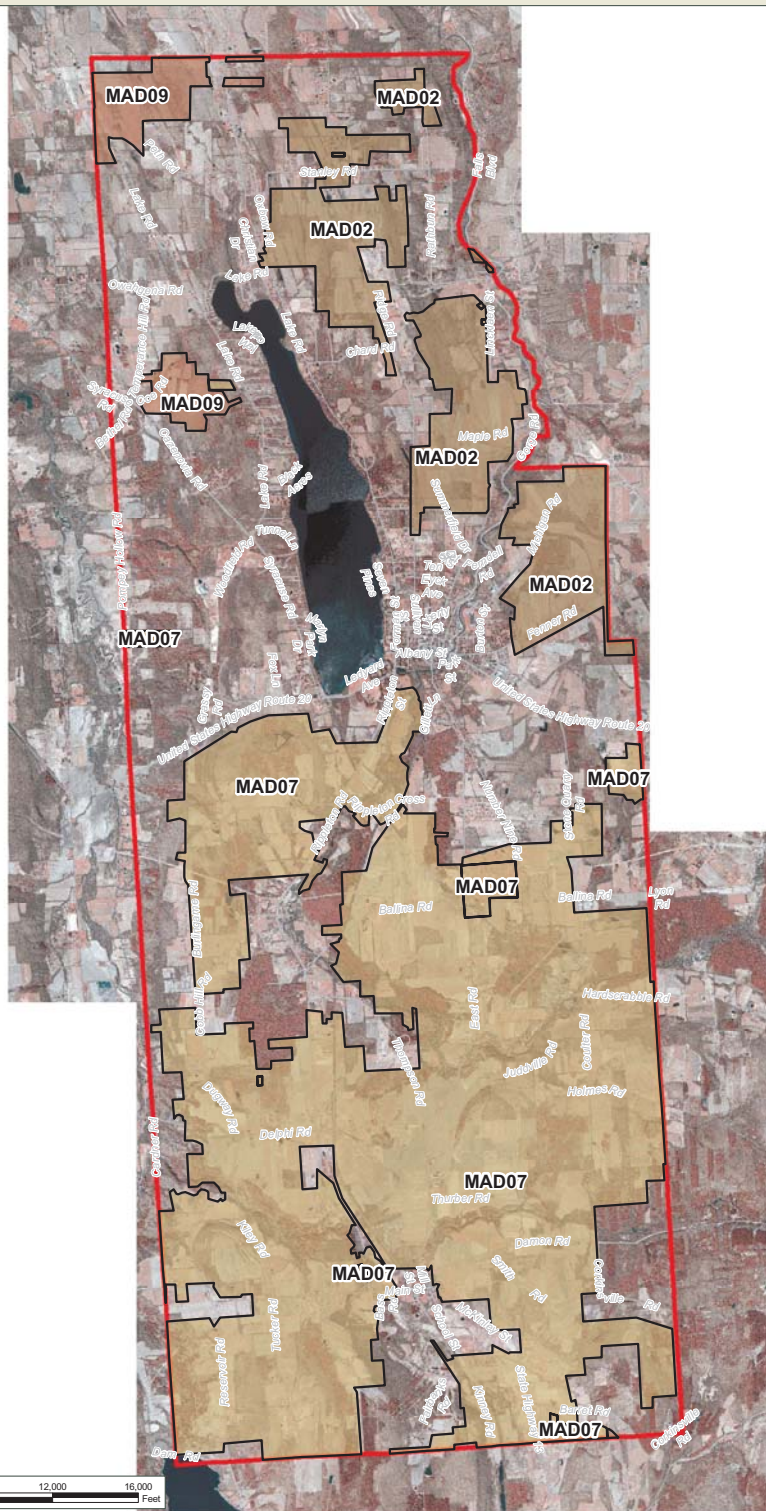
Participation in the PDR program benefits the landowner and the community. The landowner forgoes future profit from subdividing lands for development, but is granted a cash award to invest in current operations and land acquisition. This investment of state funds helps support the local agricultural economy, protects prime farmland for generations, and preserves open space. A quote from former Governor Elliot Spitzer illustrates this point...

Governor Eliot Spitzer today [December 20, 2007] announced approximately \$35 million in funding through the Agricultural and Farmland Protection

Program to protect nearly 13,300 acres of active farmland across New York State. The funding is the largest dollar amount ever dedicated for farmland preservation, and will go to protect the largest single amount of acreage in the program's 11-year history. The funding will go to 35 farms in 22 counties. "New York State has a rich agricultural tradition, and farms are vital economic engines for many New York communities. That is why programs like this are important to preserving and protecting the future of our farms," said Governor Spitzer. "The Farmland Protection Program helps keep struggling farms viable, supports the State's rural economies, and preserves open space. By increasing the program's funding and streamlining the grant process, we will be able to protect more acres this year than ever before."

New York Department of Agriculture and Markets

Cazenovia Preservation Foundation is a partner in the PDR grant awards. This local organization will hold the easements placed on the farms restricting future development.



Town of Cazenovia Comprehensive Plan

Madison County, New York

Figure II.7.3: Madison County Agricultural Districts

June 2007

Notes:
Base Map: DOQQ 2ft. resolution color infrared orthophotography,
Year 2003



Figure II.7.4: Purchase of Development Rights Farms

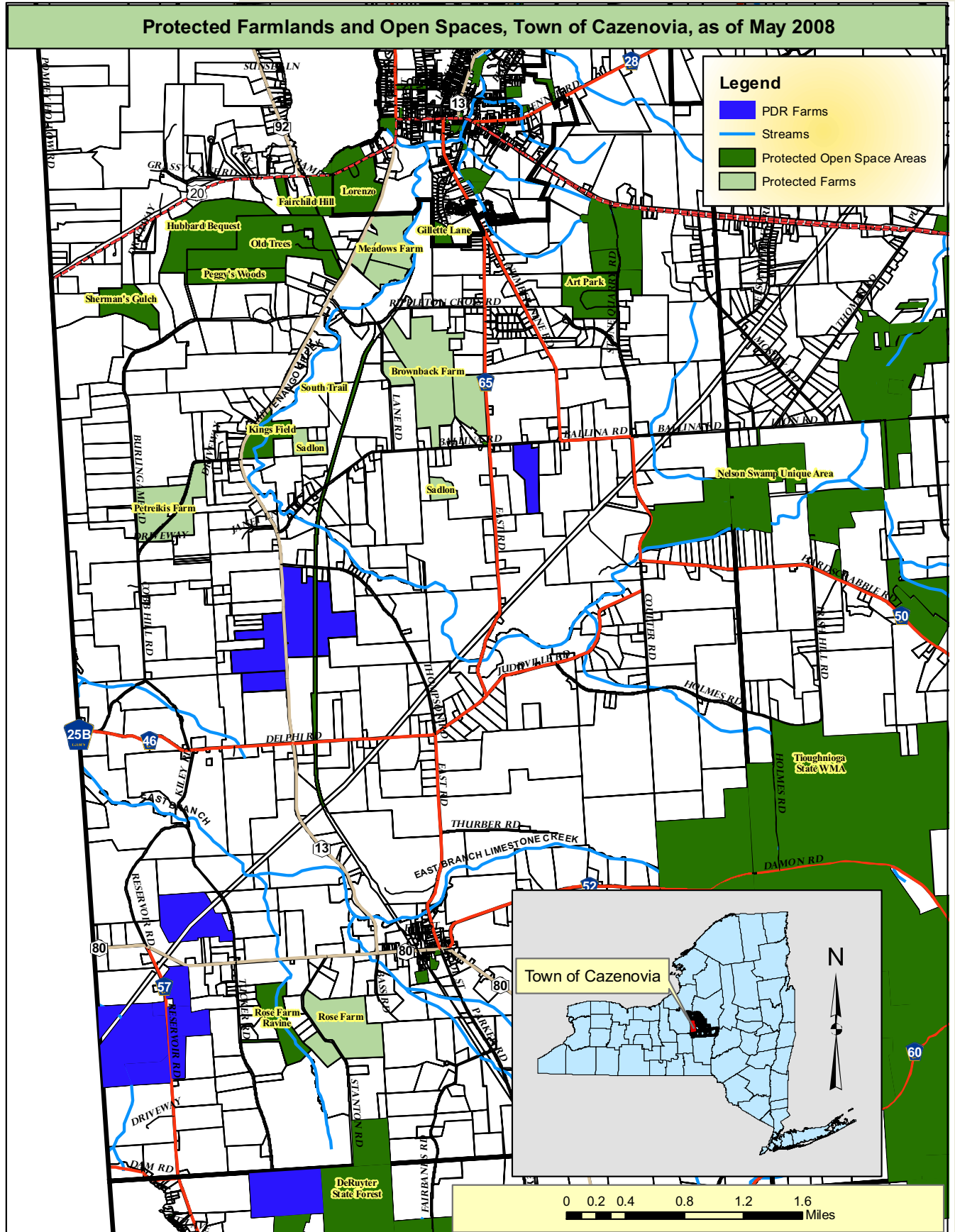




Photo by Sage Gerling

CHAPTER II.8: HAMLET OF NEW WOODSTOCK

A. Introduction

The Town of Cazenovia includes the hamlet of New Woodstock, which has its own unique character distinct from the agrarian culture that surrounds it. This chapter assesses some of the hamlet's attributes.

B. Growth Patterns

The hamlet of New Woodstock, located in southern Cazenovia, is nestled among rolling hills and farmland. New Woodstock was settled from 1793 to 1794. The

first settlement, West Woodstock, occurred up the western hill from New Woodstock near Kiley Road and Tucker Road. Initially, the swampy conditions in the valley where New Woodstock lies prevented the establishment of the hamlet, but over time the hamlet was resettled in the valley. The wetlands continue to exist and define the southern edge of the hamlet along Limestone Creek.



Former Lehigh Valley Railroad Station
Photo by Sage Gerling

The hamlet centers on NYS Routes 13/80 with residential neighborhoods

radiating two blocks to the north and one block to the south. Approximately 300 residents in 125 households live within the hamlet. Homes on NYS Routes 13/80 were constructed mainly in the late 1700's and early 1800's. Elm Street, Mill Street and Pearl Street homes were built in the late 1800's and early 1900's. Most of the homes in the hamlet are single-family and on smaller, ¼ acre lots. Most of these residential structures are non-conforming, causing the owners to seek a variance for any exterior improvements.

Apartment buildings, which provide for multi-family residential uses, are located on NYS Routes 13/80 and off Pearl Street. Typically, the apartments are occupied at an affordable rental rates. Although fully occupied, property maintenance and unlawful storage has become a perennial issue. Frequently, old furniture and run-down automobiles are left in front of the apartment buildings, creating hazardous and unsightly conditions.

Residential growth is occurring west of the hamlet in West Woodstock. Although the current housing needs are being met in the hamlet, residents would benefit from additional affordable senior housing units within walking distance of commercial services along NYS Routes 13/80. Establishing an east/west road on the south side of NYS Routes 13/80 could expand the heart of the hamlet while accommodating future growth. Septic system or a potential community sewer system would need to be taken into consideration when necessary.

1. Land Uses and Zoning

In the hamlet, land uses are mainly residential with some community services, commercial, industrial and amusement uses. The central business district, centered on Route NYS 80, is punctuated on both ends (east and west) with residential use. Agricultural lands, which mainly support dairy farms, surround the northern and eastern borders. Local residents recognize the farmland that surrounds the hamlet as an essential attribute that defines the hamlet's rural character.

The nature of commercial retail along NYS Routes 13/80 has remained similar in size and variety. The hamlet's commerce includes a gift shop; grocery convenience store/gas station/lunch diner; financial business; a lumberyard; a post office; a cabinetry business; and a masonry construction business. Commercial retail growth along NYS Routes 13/80 has remained similar in size and limited variety for some time. Most hamlet residents shop for groceries in Cazenovia and travel to the Syracuse metropolitan area for additional shopping options. A small, upscale grocery store is located in DeRuyter, approximately 12 miles south of the hamlet.

Other businesses located within a mile radius of the hamlet include: automobile repair shop, financial business, restoration business, woodworking shop, a gravel bed, and farms. Community services within the hamlet include the New York State Police Sub-Station and New Woodstock Free Library.

The hamlet of New Woodstock is zoned B-Residential District – New Woodstock. This district allows residential, retail commercial, restaurant, bakeries, gas stations, and civic uses such as library and post office (see Figure II.2.6).

2. Cultural and Recreational Resources

New Woodstock is graced by some culturally significant historic buildings such as the historic Lehigh Valley Railroad Station, which houses the current Historical Society



Hamlet Residence
Photo by Mary and Gary Foster

and the historic United Methodist Church, built in 1836, which houses the current New Woodstock Free Library plus architecturally significant housing stock. These cultural resources are further discussed in Chapter II.3.

The residents in New Woodstock have access to two parks' for recreational use. Heritage Park is a small park located next to the New York State Police station. The second park, with a playground area and ball field, is located behind the Library. The park amenities are maintained by the Town of Cazenovia and are available for use by all Cazenovians.

The old railroad bed, the Lehigh Valley Railroad Right of Way, is used for recreational activities such as snowmobiling, hiking, biking and horse riding, although it is not owned or maintained by the Town. Snowmobilers also use a route behind the old school off School Street to connect to State lands and the Finger Lakes Trail. Fire damage on the railroad trestle on the north side of the hamlet in the spring of 2007 currently limits access to the trail heading north.

Many residents enjoy the sidewalks throughout the Hamlet. An active walking loop encircles NYS Routes 13/80, Mill Street, Elm Street and Railroad Street. However, some sidewalks are in disrepair and lack snow removal during the winter. This makes walking for recreation or other purposes difficult. The sidewalks on Mill Street and Elm Street are in serious need of repair or replacement.

3. Water Supply and Sewer Systems

One water supply well, located south of Routes 13 and 80, serves as the public supply for the Hamlet. The well is screened at a depth of approximately 100 ft. Water is pumped to two tanks located between Damon Rd and East Rd, where it flows by gravity to the residential and commercial users. Historically, a surface water supply, the Big Spring, was used to supply New Woodstock. This supply was discontinued due to elevated nitrate concentrations.

The quality of water flow is an issue due mainly to a large number of water lines with dead ends. The dead ends are located at the end of Elm Street, Mill Street, and possibly NYS Route 13. Residents have suggested establishing continuous loops, where feasible, to improve the quality of water flow. A few residents in the hamlet are not connected to the water supply and use private wells. There are no sanitary sewers in the area. All hamlet residents utilize septic systems for waste treatment.



Hamlet Residence
Photo by Sage Gerling



Hamlet Residence
Photo by Mary and Gary Foster



Photo by Jane Rice

CHAPTER II.9: U. S. ROUTE 20 EAST

A. Introduction

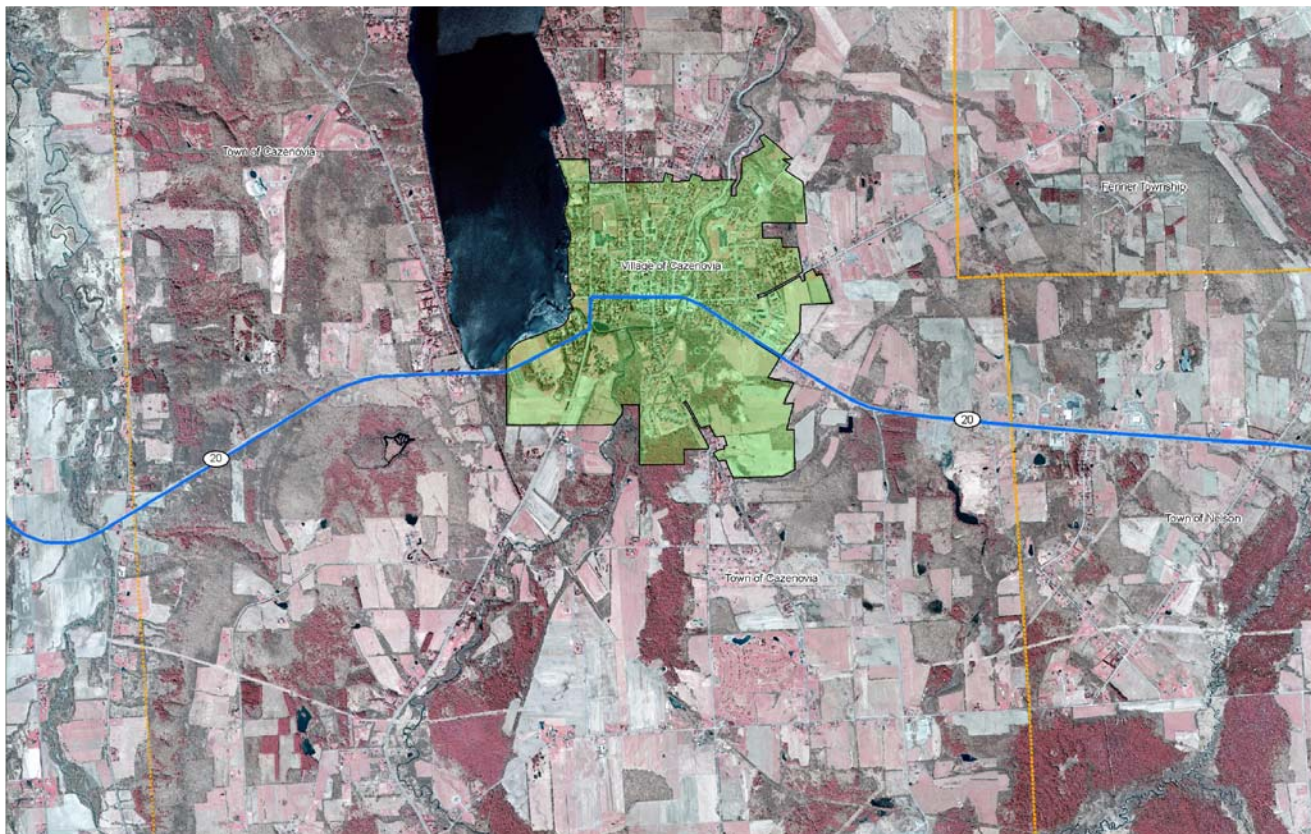
This chapter is structured slightly differently than the others. In this chapter the land uses, zoning regulations, development patterns, natural and scenic resources are assessed in light of how best to manage growth and development along U.S. Route 20. The following discussion includes the community participation process and the significant issues addressed.

1. Background

The Cazenovia community enjoys many scenic, cultural, natural and historic resources along U. S. Route 20 that accentuate the agrarian character, which has defined that section of the corridor since the inception as the Cherry Valley Turnpike. In more recent years the community has been approached with a variety of development options on both sides of the corridor that have generated controversy. In the fall of 2006 the Town and Village received petitions for annexation from two separate landowners with proposals for specific development projects. The public response to these petitions was an unambiguous call for policy makers to adhere to the community's collective vision for U.S. Route 20's future. The Town representatives had already passed a development moratorium on September 25, 2006 for six months. This moratorium was extended to September 12, 2007 and a third time in August 2007 until March 12, 2008, and again until September 2008. The intent of the moratorium was to temporarily halt development along this corridor until the completion of the updated comprehensive plan. This gave the community time to articulate its vision and decide how to effectuate its goals.

About the same time, in September of 2006, the Town initiated an intermunicipal effort to address the management of future growth along the corridor and formed an ad hoc advisory committee (AC) that included representatives from the Town of Nelson, Town of Cazenovia, Village of Cazenovia, Cazenovia Area Community Development Association (CACDA), and the Cazenovia Central School District. The Town then retained a planning consultant to conduct a study of the U.S. Route 20 corridor with the focus of identifying a collective vision for this corridor, defining community goals, and to recommend zoning and land use regulations that would effectively manage growth and development. The AC began meeting in October of 2006. During the first public informational meeting on November 8, 2006 the public was informed of the results drawn from the build-out analysis for the corridor from

Figure II.9.1: U.S. Route 20 Corridor - Towns of Cazenovia and Nelson



the eastern edge of Cazenovia Village to the hamlet of Nelson (see Figure II.9.1).

Subsequent to that meeting the AC met to discuss various options to improve the municipalities' method of managing future growth. Focus was shifted onto the identification of the primary issues of concern to the community and the land use tools that would effectuate the community's goals. To share information with and listen to concerns from the individuals who owned land along U.S. Route 20, the AC held an initial meeting with landowners on January 16th, 2007, which was immediately followed by a second public informational meeting on January 18, 2007. The use of conservation subdivision regulations was presented as a recommended process by which natural, cultural, historic, and scenic resources could be identified and preserved, as a way of managing future development.

Subsequent to the January meetings, the AC met several times to address the specific underlying zoning districts and associated regulations for this area. At the same time the Village of Cazenovia commenced its efforts to update its comprehensive plan and a Village comprehensive planning committee (CPC) was officially appointed. Soon after initiation of its comprehensive planning process, the CPC began to discuss the protection of Village character at its edge along U. S. Route 20 corridor. Eventually, the two committees held joint meetings to discuss the potential solutions for the preservation of community character along the corridor. The committees unanimously agreed to protect the unique character of the community, with some differing opinions as to the most effective strategy to achieve that goal.

During this planning process there were many myths and misunderstood facts about the aquifer, which is the source of the community's drinking water. A solid, objective understanding of the aquifer boundaries and the more sensitive recharge area was important to the successful planning for the future of Cazenovia. In the spring of 2007 the Village and Town, jointly agreed to retain Mr. Steven Winkley of New York Rural Water Association. The committees decided to continue with their work while Mr. Winkley was undertaking his study and would revisit the issue of aquifer protection once the study was completed. Mr. Winkley's analysis and recommendations are set forth in the 2007 *Wellhead Protection Plan* (See Appendix B).

After much deliberation, the committees reached a compromise regarding management of future growth along U.S. Route 20. This compromise included the location of the Village/Town character edge, the use of conservation subdivision regulations and site plan review, and the proposed zoning districts with allowed land uses. These recommendations were presented to the community during the public informational meeting held on May 16, 2007. It was understood that these issues would be reviewed in light of any new relevant findings from the aquifer study.

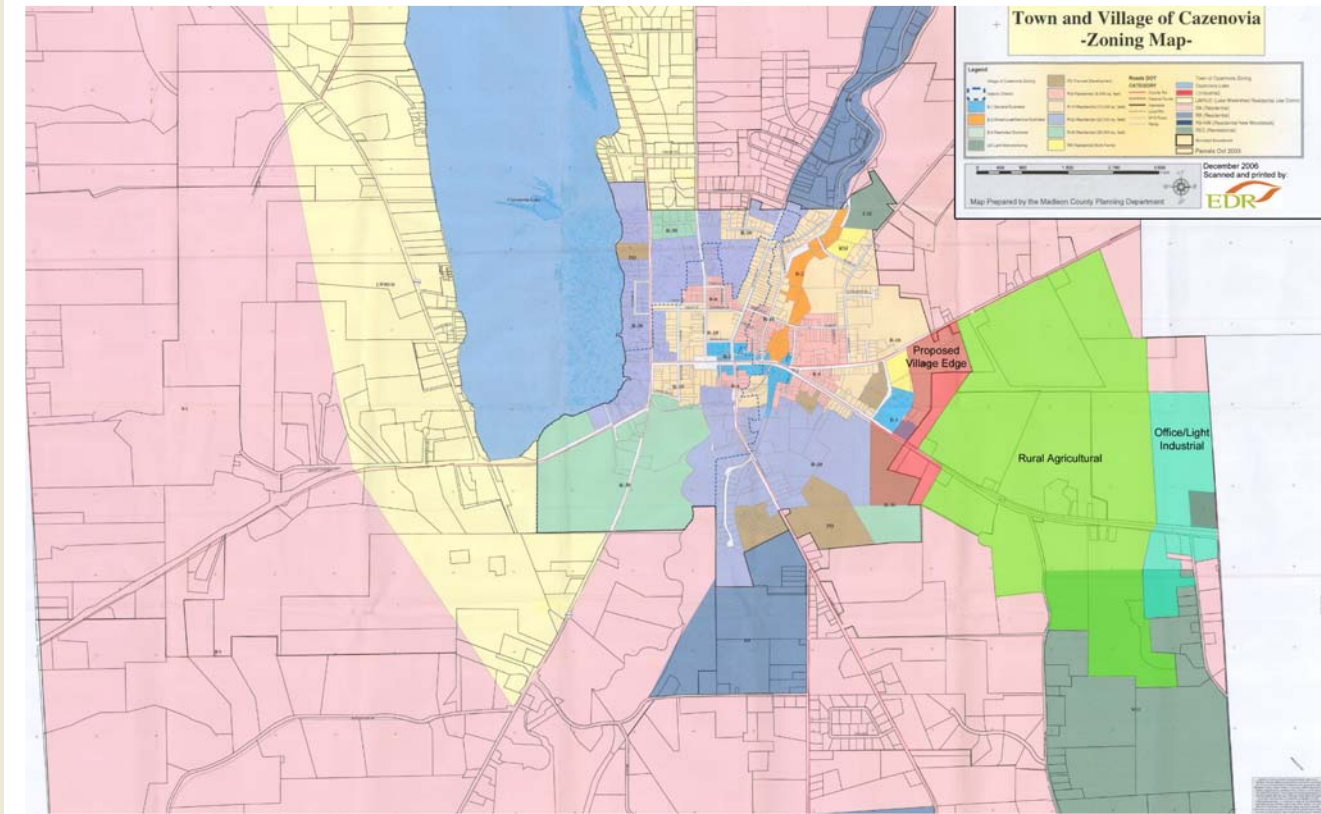
On September 25, 2007 the results of the aquifer study were presented with specific recommendations for protection of the quality and quantity of water allowed to recharge the aquifer. Joint committee meetings were resumed to further focus on the recommended zoning regulations. A third public informational meeting was held on November 15th during which the public was informed of the final draft recommendations. These recommendations are discussed below.

B. Build-Out Analysis

The first step in understanding the effectiveness of the Town's current zoning regulations is to understand what is currently allowed compared to what is preferred by the community. The existing development potential and possible impacts on community character are better understood with a full build-out analysis. The focus of this build-out analysis was to determine the degree of residential development allowed along U.S. Route 20 under the current regulations. Other land uses were not considered because the primary land use allowed is residential and the community voiced a strong interest in protecting the character of the area from residential suburban sprawl, among other conditions. Only the parcels that bordered U.S. Route 20 were considered. The zoning regulations that governed the land uses and development standards for this corridor were reviewed and followed. No variances were considered. In Cazenovia the governing zoning districts were A Residential for the Town, and R-20 and R-30 Residential for the Village (See Figure II.9.2). In the Town of Nelson the governing districts are IN – industrial/Industrial PUD, HC – Highway Commercial, AR – Agricultural Residential, RA – Residential A, and RB

– Residential B. The projected residential density was based on currently allowed density in each zoning district with real potential for connection to the sewer district. It was assumed that water would be provided by private wells, or if annexed, by Village municipal water.

Figure II.9.2: Zoning Map for Village and Town of Cazenovia for U.S. Route 20



A conservative approach was taken with respect to buildable acreage. Wetlands, forests, stream corridors, steep slopes, and suspected sensitive environmental areas were considered “unbuildable”. These environmental features were discerned through use of aerial maps, and USGS topographical maps. Site visits were not conducted. The build-out analysis projected the effect of conventional residential subdivisions. This analysis did not consider the existing pressure (or lack of pressure) for new single-family residential houses in Cazenovia. The goal of this exercise was to understand the effectiveness of the Town’s current land use regulations in light of the community’s long-range goals based on its vision for the future.

1. Capacity Analysis

Based on the build-out scenario approximately 110 to 150 homes could be developed from Carriage Lane in the Village traveling east to the Town border (See Figure II.9.3).

2. Character Analysis

For illustrative purposes a few potential residential subdivision concept plans were

Figure II.9.3: Capacity Analysis Town of Cazenovia

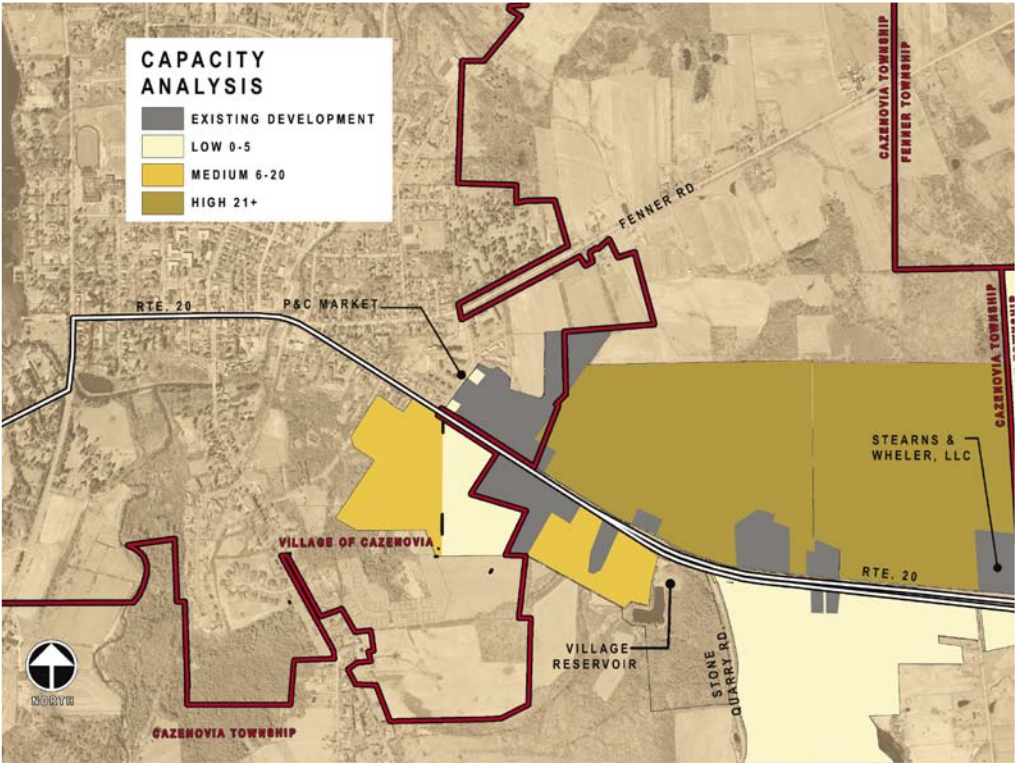
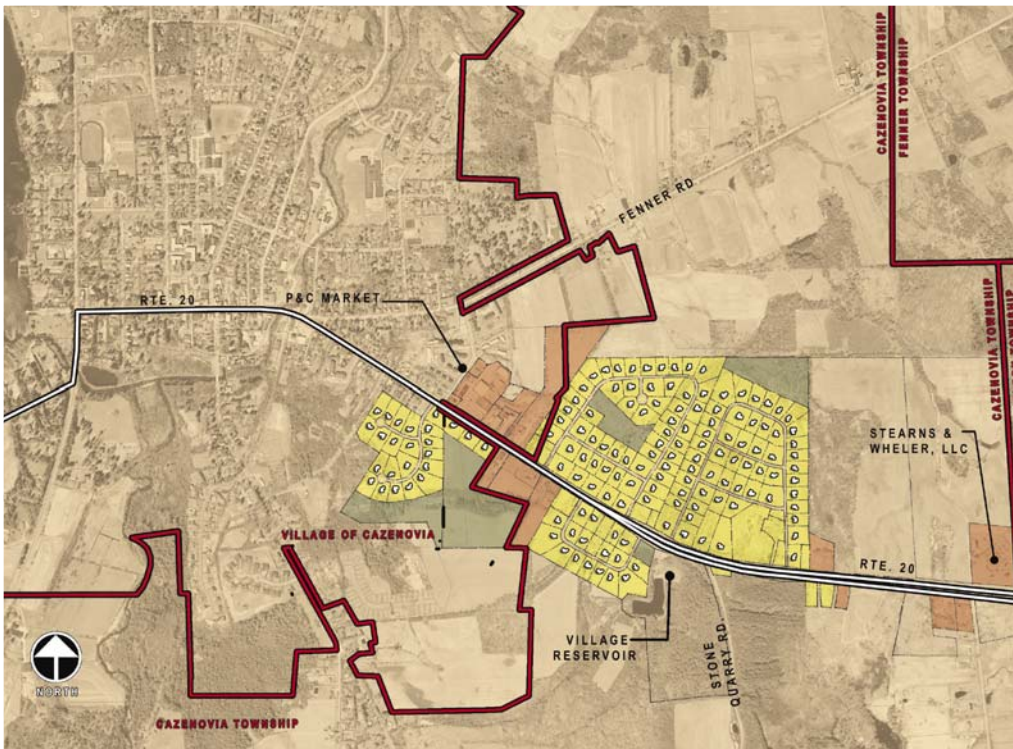


Figure II.9.4: Current Zoning Character Analysis Town of Cazenovia



prepared. A typical protocol was used for designing the subdivision. What became evident was the impact such a development might have on the character of the community (See Figure II.9.4). This exercise highlighted which “important but vulnerable” elements were not protected, under the current zoning regulations, and thus, evidenced why the Town and Village need to improve their current land use regulations. The build-out analysis illustrates that the current zoning regulations for the U.S. Route 20 corridor are ineffective in that they do not support smart growth management. They do not encourage the protection of open space, the protection of the quantity and quality of water that recharges the aquifer or the protection of historic, cultural, and scenic resources. Essentially, they do not encourage the type of development that would be in keeping with character of the Cazenovia community.

i. Village Annexation

The Village distributes municipal water and has mandated that recipients of municipal water be located in the Village. This has caused private landowners located in the Town to petition for annexation into the Village so that they can receive municipal water. This practice of piggybacking the distribution of municipal water to land within Village jurisdiction, on its face, appears reasonable. However, the difficulty occurs when both municipalities have to determine whether to grant the petition. Frequently, the petitioning landowner has plans for different development than what is allowed and eventually must seek either a zone change or a variance to the Village zoning regulations for the opportunity to develop the land as proposed. This can lead to rezoning for a use that was not intended by either the Village or Town. The consequences of rezoning in reaction to an annexation petition can be mitigated with intermunicipal planning for land uses along U.S. Route 20.

C. Issues of Community Significance

The build-out analysis helped the community focus on the primary issues regarding growth and development. They are:

1. Community Character
2. Aquifer and wellhead protection
3. Sustainable economic growth, and
4. Preserving open space and scenic resources

1. Community Character

With the focus on preserving the community’s character and charm, emphasis was placed on defining the communities’ character including its agrarian influences and compact Village setting. Prior to protecting its character the community first had to define and understand the elements that contributed to or influenced its character. Though the character elements are the same for the Town and Village, the distinction lies in the treatment of these elements. The following four general categories of elements were deconstructed to understand how they affected the local community character: structures, landform, vegetation, and circulation. An example of a similar element that is given different treatment is the circulation or public streetscape. In the Village setting the streetscape consists of paved roadway, curbs, treed lawn with trees and lights, sidewalks, and front lawn or building. In the Town rural setting the streetscape consists of paved or unpaved roadway, striped shoulder sometimes with a guardrail, and an undefined grassed edge or the beginning of a woodlot. The streetscape in both settings contributes to the characterization of that setting. All future streetscapes should be required to follow design standards that define the primary setting, either Village or rural Town.



Rural Character
Photo by Sage Gerling

It is this distinction between the elements that is significant and if not protected the distinction between the Village and Town will be lost. The direct contrast between these characteristics makes the edge of the Village and Town so dynamic. There is a real possibility of unintentionally losing this distinctive edge through ineffective land use regulations. The current zoning regulations actually promote a suburban characteristic, which is neither a village nor rural character. To avoid the suburban sprawl effect the zoning regulations must include design standards that define each character area.

2. Aquifer Protection

The protection of the community's drinking water has always been of utmost importance to Cazenovia. Village and Town residents connected to the Village water supply get their drinking water from three wells located on 92 acres of Village land off of Chenango Street in the Village (See Appendix E, *Wellhead Protection Plan*). These wells draw water from an unconsolidated sand and gravel aquifer, the areal extent of which was mapped by NYRWA (See *Wellhead Protection Plan*). Also delineated by NYRWA is the zone of contribution and larger watershed zone, which incorporate much of the land along U.S. Route 20. The zone of contribution, which totals 327 acres, is the area where the groundwater flows directly toward the wells and thus is highly sensitive to development. The watershed zone, which totals 347 acres, covers the area where the groundwater flows indirectly to the wells.

The *Wellhead Protection Plan* recommends the Village take necessary steps to protect its three wells. The recommended protection is a wellhead protection overlay district that covers the Zone of Contribution and Watershed Zone. This proposed overlay district would strictly prohibit certain high-risk land uses as well as impose greater restrictions on the development of land. The additional restrictions set forth in the proposed overlay district would supercede the allowed uses and dimensional regulations set forth in the underlying or base zoning district. This is an effective method of ensuring that all development in the sensitive wellhead protection area is governed by the necessary additional restrictions.

The *Wellhead Protection Plan* recommends that total impervious coverage in the wellhead protection area remain between 10% and 15% to ensure a high-quality water supply. Currently the total wellhead protection area has 9% impervious coverage. This translates to a recommended maximum impervious coverage of 10% for all new development in the village and Town unless "an enhanced and carefully-designed system of stormwater recharge to ground water is provided. Such a system would ensure that: (1) "the annual volume of stormwater recharged to ground water from the developed site would approximate the annual recharge volume from pre-development site conditions"; and (2) "the quality of ground water or surface water leaving the site's boundaries would be similar to pre-existing conditions." (*Wellhead Protection Plan*, page 13, 2007). The land use and zoning recommendations set forth below are consistent with these recommended protections. It is important to note that the proposed overlay district will restrict impervious coverage to 10% unless there is an acceptable engineered system as explained above. The proposed underlying zoning district will then set the maximum restrictions for impervious surface coverage and land coverage (by restricting the minimum amount of open space). In short, even with an acceptable engineered system, the developer is ultimately restricted by what is allowed in the base-zoning district.

3. Sustainable Economic Growth

The community supports the goal of promoting economic stability in the Village

Business District as well as sustainable economic growth within the Town. The facts are that U.S. Route 20 consists of many undeveloped “greenfields” with access to existing sewer infrastructure and the Village Business District faces typical historic-village issues, such as inadequate parking, aging infrastructure, and accessibility constraints. The “green fields” which average one mile from the center of the Village provide an inviting opportunity in contrast to the infrastructure in the Village historic center. One of the challenges in establishing sustainable economic growth for the community lies in balancing the type and volume of commercial growth along U.S. Route 20 with economic growth in the Village Business District.

The reality is that this community is experiencing small growth in its population and this trend is expected to continue. From a demographic perspective, the average household is shrinking slightly, the median age is slowly rising and the overall community is increasingly affluent. The question is how much commercial growth can the community support? Commercial growth in this community is affected by its proximity to major retail offerings in the Syracuse metropolitan area, which is only a 20-to-40-minute-drive distance. The fact is that most consumers are willing to drive 20-to-30 minutes to do their shopping (*Cazenovia Retail Leakage Analysis*, May 2007). With daily commutes into the Syracuse metropolitan area for employment, this drive distance becomes even less onerous.

A sales leakage analysis was conducted in May 2007 by Camoin Associates to identify where the sales leakage is occurring and where it could be recaptured with additional growth in retail. The study targeted a trade area that is a 15-minute drive from the center of the Village (See Figure II.9.5). This limited trade area is influenced by a significant retail center (in Fayetteville, New York) located only 20 minutes from Cazenovia. The analysis concluded that the best potential in retail growth for this community is in high-end grocery stores or retail specialty stores such as:

- Wine or liquor store
- Book or music store
- Florist
- Stationery and gift store

(*Cazenovia Retail Leakage Analysis*, May 2007)

The study also indicated that the area was adequately served by hospitality services such as restaurants and taverns. With respect to grocery stores it was noted that the community could theoretically support 31,037 square feet of grocery store. Currently the existing grocery store is 20,000 square feet so the community could support an additional 10,000 square feet of grocery retail (approximately 10,000 square feet is currently being added to the existing P&C grocery store).

The retail leakage study by Camoin Associates specifically examined the need for additional retail drug store space in Cazenovia. According to their analysis, the demand (retail potential) for health and personal care products currently outstrips the local supply (current sales) by about \$1.9 million annually. Even if all these sales were to be captured, which is considered unlikely due to commuting patterns, an additional 3,111 square ft of drug store space would suffice. This is less than one-third the size of today’s average drug store (Camoin Associates, 2007).

From a land use perspective the management of economic growth translates into distribution of commercial retail land uses. Currently commercial retail is allowed in the Village Business District and along the north side of U.S. Route 20 at the Town and



Albany Street Redevelopment Potential
Photo by Sage Gerling

Country Plaza. The commercial land uses on the corridor are more auto-centric than the businesses in the Village. The Town and Country Plaza provides ample parking with minimal emphasis on pedestrian movement whereas the Village Business District is pedestrian friendly with limited convenient parking options. The community supports both venues and the objective is to encourage synergistic economic growth in both venues. That is to encourage growth in both venues so neither venue overwhelms the other. The solution is multifaceted and includes attention to land use, marketing, and economic development. The Plan recommendations regarding economic development are set forth in Chapter III.6. With specific reference to retail land uses along U.S. Route 20 specific land uses are included in each proposed zoning district (See Chapter 111.2 & 111.9).

Figure II.9.5: Cazenovia Trade Area Retail Leakage Analysis



Source: Camoin Associates

4. Open Space Conservation

The community discussion regarding “open space” was initially tied to the concern for protecting the community’s character along the corridor. This is because one of the elements that contribute to a rural character is the open space that surrounds or frames the farmstead or other rural setting. Conservation of open space is an important element of community character. As explained by many community members, the environment that surrounds and defines that community affects the

quality of lives of those in it. Well-managed open space undoubtedly improves the quality of a community and therefore the lives of its residents, business owners, and visitors.

There is significant concern for the preservation of open space along the U.S. Route 20 corridor. Along this corridor, open space is experienced as mowed meadow, open fields, and active farmland. This openness provides relief as the traveler exits from the Village and enters into a rural agrarian atmosphere. This open space also represents an agrarian working landscape, which historically provided a basis for growth in this community. Thus, the conservation of open space represents the community's interest in maintaining scenic views, and undeveloped open space, as well as preserving some of the agricultural history in the area.

Even though much of the land along U.S. Route 20 is currently undeveloped and open, it is zoned primarily for residential use and can be developed tomorrow. This is an important reality check. Consideration has been given to the option of conserving the open space through easements. Although purchasing the land that has been identified as a cultural resource to the community due to unique views and quality open space is a viable alternative, until this is accomplished the landowner has a right to develop his or her land and pursuant to the local subdivision regulations only 10% of the land must be set aside for open space. Additionally, the regulations do not require any open space to be permanently secured from development.



Photo by Roger DeMuth

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Part III: Community Recommendations



CHAPTER III.1: HOUSING AND RESIDENTIAL NEIGHBORHOODS

A. Introduction

The Cazenovia community is deeply committed to maintaining the character of its residential housing and neighborhoods. Establishing clear standards for renovations as well as the construction of new homes and to be sure they are harmonious with what currently exists is a priority. The community is also committed to housing that is sustainable and affordable to all those who live, work or retire in Cazenovia.

The goals and recommended action steps for housing and residential neighborhoods aim to incorporate the following criteria into future renovations and development:

- Protection of neighborhood character through design and development standards
- Enhancement of public streetscapes
- Improved infrastructure
- Neighborhood connectivity with environmental and recreational resources
- Housing that meets the needs of all segments of the community, including seniors.

B. Housing

New housing development should focus on the current and anticipated need for seniors and all who work and live in Cazenovia. It is anticipated that the demand for housing that accommodates the needs of the elder population, as well as those

living and working in the area, will increase in the next five to ten years. As reflected in the 2000 Census, the Cazenovia population has been and will continue to age (See Figures II.1.1-2). It is important to all residents, that they are afforded the opportunity to live their golden years in the community they love. In response, it is recommended that the community embrace creative alternatives for retirement housing and continuing care campus living. Alternatives which might be considered include smaller cottages like the “Katrina House” concept, conversion of existing larger homes for senior use, zoning that allows for home sharing by seniors and the construction of accessory apartments to allow seniors to live near family. Another alternative is intergenerational apartment complex as recommended in Chapter III.8 for the hamlet of New Woodstock.

C. Residential Development

1. Neighborhood Character

Community character, a dominant theme in this Plan, includes the physical character of residential neighborhoods in the Village and Town. A Village neighborhood character is defined by the public space and streetscape elements such as curbs, sidewalks, paving material, street trees and lawn, streetlights, connectivity to other neighborhoods and natural or recreational resources. It is also defined by the relationship between the private residential homes and the public space or street and sidewalk. In the Village of Cazenovia residential houses front the public streetscape with porches or stoops and front lawns. Garages are placed to the side or back of the main house and are less dominant on the property. Specific architectural details are dominant such as peaked roofs, front and back porches, and multiple windows on all sides of the house. These features should be incorporated into all future residential subdivisions, or single residential site development within the Village. To ensure a continuation of “Village neighborhood” character specific residential neighborhood standards should be developed for the Village and Town (See Appendix A, Table III.2.3).

Rural residential character in the Town requires a different set of criteria that address streetscape features, architectural features and site details. In the Town rural setting, streets do not include sidewalks or curbs, residential density is much less dense and the spatial configuration of residential housing is less uniform with more of a relationship to the natural vernacular of the land.

2. Development Standards

Residential development standards for the Village and Town settings, should include some or all of the following:

- Streetscape elements: curbs, sidewalks, street trees, grassy lawn, street lights,
- Architectural elements: front, side or back porch, front steps (stoop), roof lines, number of peaks, façade treatment, window treatment and placement,
- Site details: front lawns, driveways (location and width), location of garage
- Appropriate scale

The Village and Town planning boards review the site development details including architectural elements to determine, among other things, whether the proposed details are compatible with the existing neighborhood. The Village of Cazenovia has a Historic Preservation/Architectural Advisory Review Committee (HPC) responsible for reviewing all changes to the exterior of structures within the Historic District overlay district and making recommendations to the Planning Board for issuing a



Village Porches
Photo by Kurt Wheeler



New Woodstock Porches & Architectural
Features
Photo by Sage Gerling



Site Details
Photo by Diane Burkard

certificate of compatibility. The members of this Committee also advise the Village Planning Board. Historic resources within the Town are currently not subject to the same level of protection. A process to inventory historic structures within the Town and define effective strategies for their protection is recommended. As described in Chapter III.3, one approach is to expand the legislative authority of the Village HPC to provide advice to the Town Planning Board through an intermunicipal agreement.

Continued preservation of the quality of life in Cazenovia will require a cost benefit analysis of each proposed residential development project. The potential increase in property taxes must be considered against the actual impact on the community infrastructure, including municipal water, sewer, school district, and other identified municipal services. Development decisions must be determined in light of the costs associated with services to be provided and potential future capacity of Village or Town infrastructure (water and sewer) to service additional houses.

Housing & Residential Neighborhoods (HR)					
Goals & Recommended Action Steps	Short Term Action 0 – 3 years	Long Term Action 3 – 7 years	Continuous Action	Responsible Boards	Involved Parties
Goal 1. Encourage a diversity of housing types to accommodate a variety of demographics.					
Recommended Action Steps					
1. Support the availability of housing for all residents within the Village and Town.		X		Village & Town Boards	Planning Boards
2. Encourage enhanced senior housing options for a range of incomes and needs within the Village and Town.		X		Village & Town Boards	CASA
Goal 2. Encourage residential densities in the Village to maximize efficient utilization of the infrastructure and resources.					
Recommended Action Steps					
1. When feasible, encourage a roadway connection, with Village streetscape, between Chenango Street and U.S. Route 20.		X		Village Board, Planning Board	Madison County Highway Dept. NYSDOT
2. Consider revising residential zoning classification south of Nelson Street in the Village from R-30 to R-20 or R-10.	X			Village Board	Planning Board
3. Consider establishing site development standards for residential development and renovations.	X			Village Board	Planning Board
4. Consider prohibiting development of residential flag lots adjacent to or near Cazenovia Lake.	X			Village & Town Planning Boards	ZBA

Housing & Residential Neighborhoods (HR)					
Goals & Recommended Action Steps	Short Term Action 0 – 3 years	Long Term Action 3 – 7 years	Continuous Action	Responsible Boards	Involved Parties
Goal 3. Encourage and expand pedestrian and vehicular interconnectedness.					
Recommended Action Steps					
1. Assess residential neighborhoods in the Village to determine areas that need new sidewalks.			X	Village Board	Public Works Dept.
2. Consider revising zoning to require new developments to connect with the surrounding community with sidewalks.	X			Village Board	Planning Board
3. Consider providing incentives to developers for using sustainable site and building practices.			X	Village & Town Boards	Planning Boards
Goal 4. Encourage preservation of historic character of Village residential houses and neighborhoods.					
Recommended Action Steps					
1. Consider developing residential design guidelines.	X			Village & Town Board	Planning Boards
2. Consider strengthening architectural review and historic preservation capabilities.	X			Village & Town Boards	Planning Boards, HPC
3. Consider developing form-based guidelines for architectural review to guide Village and Town Planning Boards during site plan review.	X			Village & Town Boards	Planning Boards



Photo by Sage Gerling

CHAPTER III.2: LAND USE AND ZONING

A. Introduction

The recommendations regarding development of new Village and Town land use regulations are discussed in this chapter. However, other chapters herein contain parallel discussions on land use issues that are interconnected with other community attributes. Where significant, cross-referencing is provided.

The driving force for these recommendations is to develop a set of land use regulations for the Village and Town so they can effectively manage land uses that encourage smart growth while protecting the community's cultural identity.

B. Recommended Zoning Districts

1. Village

The Village zoning regulations should be revised to protect the Lake waterfront; manage development at its eastern edge along U.S. Route 20 and southern edge along Chenango Street; protect its wellheads; and to encourage compatible educational land uses (See Figure III.2.3).

Consideration should be given to protecting the portion of the Lake watershed that falls within the Village. This can be achieved by applying the same or a similar overlay district as the one that exists in the Town with detailed regulations to protect the quality and quantity of stormwater runoff into Cazenovia Lake. Although this area is well developed, future management of stormwater runoff is critical to the health of

one of the community's most valued assets – Cazenovia Lake.

Another community asset is Cazenovia College. Currently, College property in the Village is zoned R-10. This residential zoning is incompatible with the actual educational land use that has occurred in this area for over 100 years and is expected to continue for another 100 years. It is recommended that the Village revise its zoning regulations to effectively manage continued land uses relative to educational institutional uses including student housing, academic classrooms, athletic facilities, and administrative offices. This can be achieved by establishing an overlay district that incorporates the traditional campus areas (including the quad, south campus, the athletic area and the equine center). The purpose of the overlay district will be to allow increased flexibility in zoning to assist the college in achieving its institutional goals, while restricting encroachment onto residential neighborhoods (see Figure III.2.3).

There is potential for new development along Chittenango Creek, south of Albany Street near Riverside Drive. This area is currently zoned R-10, however, uses other than single-family residential would be a better fit for this area. Mixed use with professional, retail commercial, and some residential would complement the business district to the north and the residential uses to the south. A zone change to allow such uses is recommended. Protection of Chittenango Creek is crucial, however, so any future development in the area should be managed to adequately protect this natural resource.

Protecting the Village's wellhead area is critical to maintaining the quantity and quality of drinking water enjoyed by all Cazenovians. The proposed wellhead protection overlay district for the protection of the wellheads is discussed in Chapters III.3, III.4, & III.9 herein, and the proposed regulations are in Appendix B.

It is also recommended that the Village adopt new zoning districts and regulations to better regulate development along U.S. Route 20 (see Chapter III.9). The proposed zoning districts are:

- Village Edge North: To allow single family, two-family, and multigenerational residential, retail commercial, and professional offices while protecting the Village's, scenic, natural, and historic resources. The location for Village Edge North is illustrated on Figure III.2.2 and Figure III.2.3
- Village Edge South: To allow single family residential, restaurants, hotel/motel, and professional offices while protecting the Village's, scenic, natural, and historic resources. The location for Village Edge South is illustrated on Figure III.2.2 and Figure III.2.3

2. Town

With respect to the Town land uses it is recommended that the Town revise its subdivision regulations to incorporate conservation subdivision regulations with an emphasis on cluster housing, permanent open space protection, scenic view assessment, and cultural and natural resource protection. Additionally, the minimum lot sizes for all zoning districts should be revised with consideration for inclusion of maximum lot sizes. Recommendations regarding the protection of agricultural lands are set forth in Chapter III.8. Finally, much attention must be given to the dimensional regulations, design standards, and architectural features incorporated in the Town zoning regulations to effectively protect its unique agrarian character and beautiful natural, cultural, and scenic resources.

Based on the discussions included throughout this entire Plan and the preferred pattern of future development, the following new zoning districts are proposed for the Town. Suggested dimensional regulations and allowed uses are set forth in Appendix A.

Base Zoning (Town)

- Town Rural A: To allow single-family and home occupations while protecting the Town's, scenic, natural, and historic resources. This zoning district would cover a significant portion of the Town that is not governed by other use districts.
- Town Rural B: To allow non-retail commercial, professional office and light industrial and similar land uses while protecting the Town's, scenic, natural, and historic resources. New residential land use in this district is not permitted. This district covers the area currently zoned Industrial.

Overlay Districts (Town)

- Commercial Overlay District: In addition to the underlying uses allowed in Town Rural A this overlay district would also allow non-retail commercial, professional offices, agricultural and associated businesses, and agribusiness, as allowed uses
- Riparian Corridor Overlay District: All land area within 100 linear feet of the centerline of Chittenango Creek, Limestone Creek, and DEC classified tributary streams.
- Agriculture District: To encourage agricultural land uses and those land uses incidental to and supportive of agricultural land uses including supportive agribusiness, and home occupations.
- Hamlet District: To manage development and growth in a pattern that complements the hamlet of New Woodstock and to encourage commercial, residential, professional offices, light manufacturing, and other similar compatible land uses.
- Lake Watershed: To protect the quantity and quality of stormwater and groundwater runoff into Cazenovia Lake and to allow the same land uses as allowed in Town Rural A.
- Wellhead Protection Overlay District: Land area through which contaminants are reasonably likely to move and reach public water supply wells.

The approximate location of these proposed zoning districts is illustrated in Figure III.2.2. Specific district boundaries must be further defined after critical review of land patterns and other relevant data.

The rules that govern home occupations should be reviewed in light of current trends for establishing businesses in this manner. The practice of allowing home-occupation businesses complements the preference to maintain the rural low-density character of the Town. Consideration should be given to allowing low-impact commercial or professional office uses in existing residential structures. This allows the Town the option of maintaining residential structures with rural character and low-impact nonresidential use. In this case "low impact" would mean the same or lesser degree of impact if used for residential purposes. All expanded home occupation uses should be limited to the proposed commercial overlay district. Additional commercial overlay districts may be sited in the future if the local economy, land use development, and commuting patterns warrant.

C. Recommended Development Regulations

In addition to revising zoning districts and associated dimensional regulations it is recommended that the Town and Village consider revising their subdivision regulations and adding the following land use regulations:

- Site Plan Review
- Design Standards
- Sign Regulations
- Open Space Preservation
- Wellhead Protection Overlay
- Scenic Resource Protection

1. Conservation Subdivision

The Town and Village currently have conventional subdivision regulations. It is recommended that these subdivision regulations be revised to incorporate conservation analysis into the process. The subdivision of land should be approached from the perspective of analyzing the land to be developed with the goal of preserving or protecting natural, scenic, historic, or cultural resources determined to be of value to the community.

Prior to the development of any property, a resource or conservation analysis should occur. The recommended approach would include a dialogue between the property owner or developer and planning board about the conservation value of the lands proposed for development. With mutual understanding of the property in question and the resources located on that property, both the planning board and developer can more effectively engage in site layout knowing the significant community resources to protect.

It is recommended that the conservation subdivision and site plan review be used in all zoning districts for subdivision of one acre or more. As part of the initial sketch plan an applicant should include conservation analysis that consists of inventory maps, description of the land, and an analysis of the conservation value of various site features. The conservation analysis should identify areas with conservation value on the parent tract and within 200 feet of the parcel boundaries. These areas with conservation value may include the following:

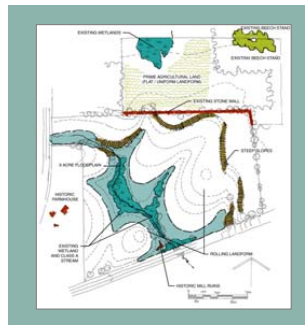
Constrained land, scenic viewsheds, prime agricultural soil, public water supply watersheds and wellheads, trail corridors, stream corridors, wetlands, woodlands with unique tree stands, unfragmented forest lands, and historic and archaeological sites stone walls other land exhibiting present or potential future recreational, historic, ecological, agricultural, water resources, scenic or other natural resource value, as determined by the Planning Board.

The method of preserving or protecting the identified resources can vary allowing the developers an opportunity to initiate creative solutions to protecting important community resources. Conservation subdivisions are intended to preserve important natural features of the land while allowing flexibility in overall design and layout of the subdivision.

Figure III.2.1 Conservation Subdivision Process



- ✓ Identify site constraints & land with conservation value
 - Flood plains, wetlands, steep slopes
 - Natural features, Cultural features
 - Prime Agricultural land
 - Scenic Resources
- ✓ Permanent Conservation easement
- ✓ Rural siting guidelines for cluster development

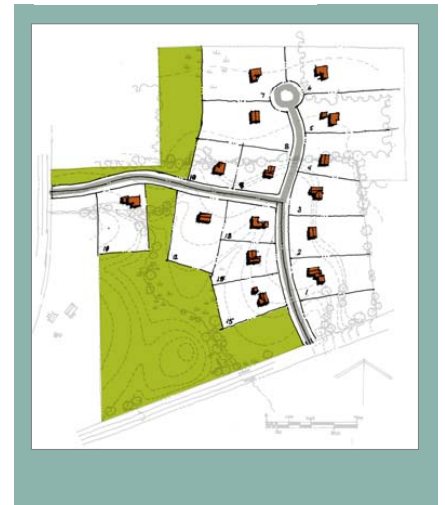


- ✓ Determine location of important resources for conservation
- ✓ If land to be conserved exceeds minimum open space requirement than increase the minimum requirement
- ✓ Determine density by subtracting constrained acreage from gross acreage to get net acreage
- ✓ Determine number of residential units to build by dividing the net acreage by the number of units per acre
- ✓ Determine site layout by clustering units in non constrained area

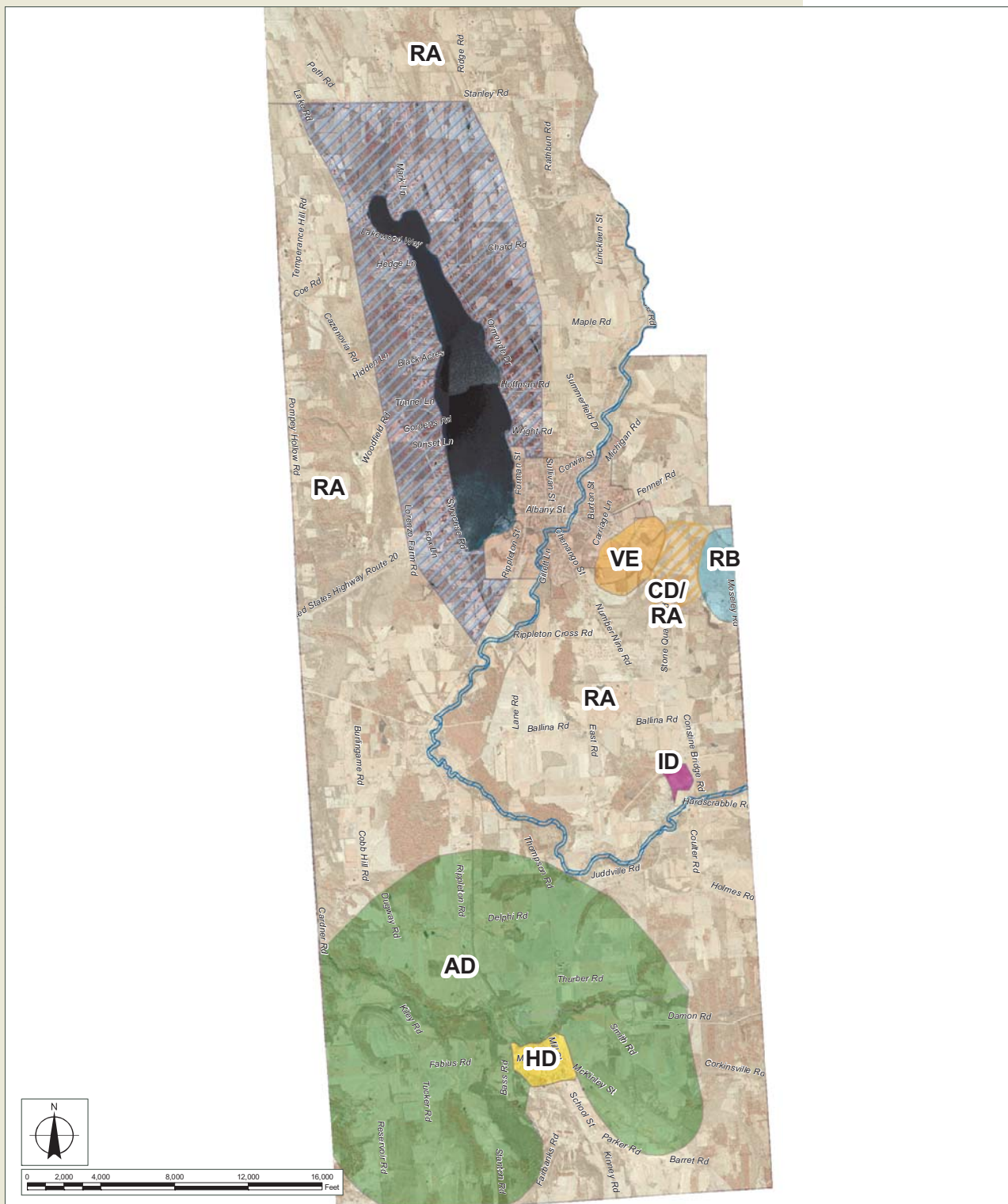
Conservation subdivision with clustered development



Conventional subdivision



The application of conservation subdivision regulations would not take away development rights as determined by the underlying base zoning district. Unbuildable areas such as, wetlands, watercourses, 100-year floodplains, and slopes over 25% that are 2,000 square feet or more of contiguous sloped area, should not be included when calculating density. Density calculations are based on the net acreage of the parent tract, which is determined by subtracting from the full acreage the land, which is unbuildable or presents development constraints. Once the net acreage is determined then the allowable density can be calculated and finally, site layout can be determined based upon the conservation analysis of the parent tract. Figure III.2.1 provides an illustrated example of this recommended conservation subdivision review process.



Cazenovia Comprehensive Plan

Madison County, New York

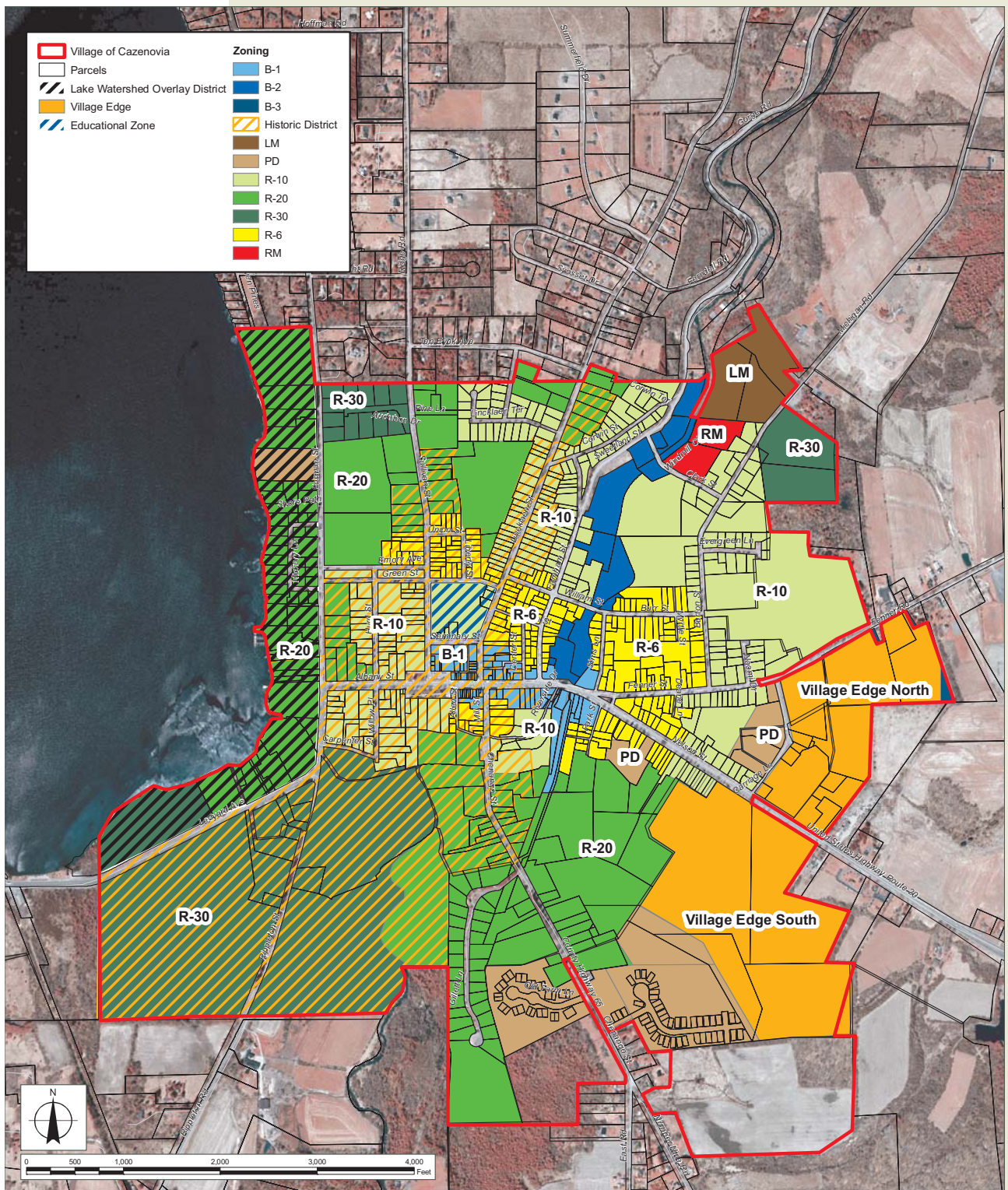
Figure III.2.2: Proposed Town Zoning Districts

December 2007

- Commercial Overlay District (CD/RA)
- Conservation Overlay District
- Hamlet District (HD)
- Village Edge (VE)
- Rural A (RA)
- Industrial District (ID)
- Agriculture District (AD)
- Lake Watershed Overlay District
- Rural B (RB)

Notes:
Base Map: DOQQ 2ft. resolution color infrared orthophotography,
Year 2003





Cazenovia Comprehensive Plan

Madison County, New York

Figure III.2.3: Proposed Village Zoning Map

December 2007

Notes:
Base Map: DOQQ 2ft. resolution color infrared orthophotography,
Year 2003



2. Rural Siting Guidelines and Design Standards

An important component to encouraging a specific form or character is the actual placement of structures in relationship to other structures and the existing landform. Protection of the Village character and the rural countryside will require specific siting strategies and guidelines. Such guidelines should be incorporated into the conservation subdivision regulations with sketches to illustrate the actual meaning of the guidelines. A description of the important four elements (landform, structures, vegetation, and circulation) that should be addressed in siting guidelines are set forth in Appendix C. Specific design standards should be included in the governing base zoning district. Design criteria to be included as standards in the newly proposed zoning districts along U.S. Route 20 are discussed in Chapter III.9.

Critical to the protection of the Village and Town character are the design details that directly influence the community's respective physical form and character. What defines the character in the Village is different from that which defines the character in the Town and thus, separate design standards for the Village and Town is recommended.

3. Sign Regulations

When developing design standards for both the Village and Town the current sign regulations should also be reviewed to ensure compatibility between allowed signage and allowed design features.

4. Open Space Preservation

In addition to undertaking a conservation subdivision process, the Village and Town should increase the required minimum acreage to be set aside or preserved for open space. Currently the Town requires a minimum of 10% and the village a minimum of 5%. In addition to increasing the minimum requirement to 50% or 60% the land dedicated as open space should be permanently protected from future development. This can be achieved through conservation easements, preservation restrictions and other land use mechanisms that forever keep the land free from future development (see Chapter III.5).

5. Wellhead Protection Overlay

The Town and Village should adopt the 2007 Wellhead Protection Plan and proposed Aquifer Protection Overlay District that were prepared by the New York Rural Water Association (see Appendix B). Pursuant to the proposed overlay protection district, the maximum impervious surface allowed in the wellhead protection area is 10% of the parent parcel. These maximum restrictions can be overridden if an engineered system, acceptable to the Town or Village is implemented. These recommendations are discussed in further detail in Chapter III.9.

6. Scenic Resource Protection

It is recommended that the Village and Town revise its zoning regulations to require an analysis of proposed development projects for potential impacts on its scenic resources of community significance. The view locations identified on the Community Resources Inventory Map are examples of the kind of distinctive views that are worthy of protection in the community (see Figure III.3.1; Chapter III.3). These views, vistas, and scenic corridors are of community significance because they are publicly accessible and contain at least one of the following attributes: distinctive natural and/or cultural features, or a composition of landforms, vegetation, and man-made structures that together are characteristic of Cazenovia.

The subdivision regulations for both municipalities should include a process by which the planning boards determine whether a viewshed analysis should be required. The regulations should include a list of threshold criteria necessary to require a viewshed analysis, such as the following criteria:

1. Any proposed development that may physically interrupt a scenic vista or panoramic view from the following scenic corridors
 - a. U. S. Route 20 West or East
 - b. U.S. Route 92 viewing south
 - c. Ridge Road (views of Cazenovia Lake)
 - d. U.S. Route 13 North or South
2. Any proposed development that may physically interrupt a scenic vista or panoramic view from or of the following significant cultural landscapes or natural assets
 - a. Cazenovia Lake
 - b. Lorenzo Historic Site
 - c. Village Historic Business District (with particular emphasis on views west toward Cazenovia Lake)
3. Any proposed development that may physically interrupt a scenic or panoramic view of a place or landscape identified as a significant community asset.

The comprehensiveness of the viewshed analysis can be determined on a project-by-project basis, however the process should include some variation of the following four-step analysis:

Field work: This includes at least one site visit to understand and record the actual vantage point(s) for viewing and the direction of the significant view(s). The complexity of the proposed project will determine the number of vantage points to include and angles of viewing.

Simulation: This step involves creating a simulation of the proposed project to better understand its full visual impact. The method of simulation can vary in form and complexity from a hand drawn perspective depicting the proposed project, to a computer modeling of the specific project that is geo-referenced. The selection of a simulation technique should be determined on a project-by-project basis.

Rating: Upon completion of the simulation, the potential visual impact should be professionally judged or rated so that the reviewing planning board has an objective conclusion to which they can respond.

Conclusion: It is important that a conclusion as to the degree of visual impact generated by the proposed project is included as a final step in the process. This allows the reviewing planning board and concerned citizens a basis to which it can respond.

It is anticipated that a viewshed analysis would result in measures taken to minimize whatever view interference is determined to be a negative impact. The goal is to find the optimum site layout with the least amount of visual impact. The practice of viewshed analysis does not equate to unfettered restrictions on future development. It is only a tool by which the community can objectively measure the potential impact future development may have on local scenic resources.

Land Use and Zoning (LU)					
Goals & Recommended Action Steps	Short Term Action 0 – 3 years	Long Term Action 3 – 7 years	Continuous Action	Responsible Boards	Involved Parties
Goal 1. Establish a healthy and sustainable balance of land uses throughout the Town, Village and the hamlet of New Woodstock.					
Recommended Action Steps					
1. Revise zoning regulations for the Village & Town of Cazenovia to achieve the goals established in this plan.	X			Village & Town Boards	--
2. Encourage growth in local business, professional services, & light industry in the designated use districts.			X	Village & Town Boards	Madison County IDA
3. Consider increasing the minimum amount of required permanent open space per development project.	X			Village & Town Boards	Planning Boards
Goal 2. Protect the rural agrarian character that has historically influenced Cazenovia.					
Recommended Action Steps					
1. Consider implementing alternative zoning regulations for the protection of farmland and open space.	X			Village & Town Boards	CPF, CACC, and others
2. Develop siting guidelines and adopt a site plan review law	X			Town Board	Planning Board
3. Continue with the purchase of development rights program and pursue additional strategies for farmland protection.		X		Town Board	NYS Dept. Ag & Mkts
4. Consider incorporating “dark skies” standards in site plan review	X			Village & Town Boards	Planning Boards
Goal 3. Identify, protect and enhance all gateways to maintain the distinction between the Village character and rural Town character.					
Recommended Action Steps					
1. Identify community Gateways and consider creating appropriate zoning and design standards	X			Village & Town Boards, Village & Town Planning Boards	CACC, CPF, and others
2. Consider a Gateway Overlay District as an implementation mechanism	X			Village & Town Boards	Planning Boards
Goal 4. Enhance and maintain the Village, Town and the Hamlet of New Woodstock character.					
Recommended Action Steps					
1. Develop new zoning district and design standards specific to the Hamlet of New Woodstock.	X			Town Board	Planning Board
2. Consider developing conservation subdivision regulations that require preservation of open space with each proposed land use action.	X			Village & Town Boards	Village & Town Planning Boards

Land Use and Zoning (LU)					
Goals & Recommended Action Steps	Short Term Action 0 – 3 years	Long Term Action 3 – 7 years	Continuous Action	Responsible Boards	Involved Parties
Goal 4. Enhance and maintain the Village, Town and the hamlet of New Woodstock character. (Continued)					
Recommended Action Steps					
3. Consider adopting an Educational Institution Overlay District.	X			Village & Town Boards	Cazenovia College
4. Revise Town zoning districts to encourage smart growth and community resource protection.	X			Town Board	Planning Board
5. Consider adopting zoning regulations which require compatible architectural and design features			X	Village & Town Boards	Planning Boards
6. Consider requiring site plan review for demolition of any buildings and future new development.	X			Village & Town Boards	Planning Boards, COE
7. Consider Incorporating conservation subdivision development standards into subdivision regulations.	X			Village & Town Boards	Planning Boards
8. Consider incorporating conservation development standards into site plan review.	X			Village & Town Boards	Planning Boards



CHAPTER III.3: NATURAL, SCENIC, CULTURAL, AND HISTORIC RESOURCES

A. Introduction

Protection and preservation of the community's resources is critical to sustain and improve the natural, social, and economic health of Cazenovia. Identification of these vital resources is the first step in their protection. Managing growth and development as a sustainable force that coexists with natural, scenic, cultural and historic resources is the balance to be achieved. With this policy as the focusing light, it is recommended that the community develop a community resource inventory map for the identification of these resources (see Figure III.3.1). This inventory map should be an interactive GIS based map with the location of all known valuable natural, scenic, cultural and historic resources. It is undeniable that all of these resources are interconnected and the health of one type of resource can directly improve the health of another and conversely, elimination or deterioration of one resource can negatively affect another. For example, the community would not wholly benefit from the protection of its natural resources to the exclusion of its cultural resources. Similarly, the protection of valuable scenic views would be senseless without equal protection of cultural resources, vegetation, and water bodies that influence the spectacular view. A unified inventory and maintenance program would benefit the whole community.

The following subsections address the specific recommendations for each category of resource. This is provided with the overarching recommendation to engage in an inventory and maintenance process that is inclusive of all vital resources.

B. Natural Resources

Cazenovia's natural resources collectively define its natural systems or infrastructure. Each sub-community, such as water bodies, wetlands, vegetation, and wildlife, coexists with other sub-communities. The community's overall system of natural resources or "green infrastructure" encompasses elements in the following categories:

- Stream corridors, water bodies, wetlands, watershed areas
- Vegetation communities, trees, woodlands, swamps, and meadows
- Wildlife habitats and wildlife species
- Soils, geology, steep slopes and ridgelines
- Aquifers
- Scenic views, vistas, panoramic views and scenic corridors

Each one of these subcategories of natural resources deserves separate attention during the inventory process. Key resources should be located on the resource inventory map. In all cases, Town and Village Planning Boards should be sensitive to these resources when conducting site plan or subdivision review. The protection of natural resources can be achieved with smart growth land use regulations and the establishment of conservation analysis of all lands prior to any proposed future development. During the review process (whether it is for subdivision or site plan) the planning boards can reference a natural, scenic, cultural, historic, or recreational resource checklist to determine the most significant issues for each project.

While protecting and preserving land with conservation value, it is equally important to encourage best practices for all commercial uses involving natural resources, such as logging, natural gas extraction, and wind farms. Sensitive land or forest management is important for the long-term health of natural ecosystems. The Town of Cazenovia should implement guidelines for environmentally sensitive logging operations that provide for an ending phase that ultimately allows the land to naturally regenerate into forest habitat.

1. Aquifer Protection

The protection of the community's drinking water has always been of utmost importance to Cazenovia. The *Wellhead Protection Plan* prepared by New York Rural Water Association in 2007 recommends that the Village and Town take necessary steps to protect the quantity and quality of groundwater that recharges the natural aquifer. The recommended protection is a wellhead protection overlay district that covers the zone of contribution and watershed zone. This proposed overlay district would strictly prohibit certain high-risk land uses as well as impose greater restrictions on the development of land (*Wellhead Protection Plan*). The additional restrictions set forth in the proposed overlay district would supersede the allowed uses and dimensional regulations set forth in the underlying or base-zoning district.

2. Lake and its Watershed Management Considerations

To maintain an environmentally healthy Lake and surrounding watershed the community must continue its proactive management as stewards of Cazenovia Lake. Specific considerations for Cazenovia Lake included maintaining water clarity and reducing excessive weed growth. To achieve this, the Village and Town must focus on managing the impacts of allowed land uses not only around the Lake but also throughout the Lake watershed. Specifically, the use of lawn fertilizers with

phosphorus that could runoff into the Lake should be restricted with the goal of minimizing nutrient inputs to the Lake. In regards to controlling excessive weed growth, the community should continue using aquatic plant management. In light of recommendations provided by the 2006 CSLAP report it is recommended that the Village and Town proactively engage in efforts to establish the following:

- Nutrient controls including septic system pump outs or upgrades
- Stormwater management plans
- Agricultural management practices for fertilizer and animal waste
- Stream bank erosion and floodplain management
- Restriction of phosphorus usage in lawn fertilizers
- Establishing no-wake zones for shoreline erosion and local turbidity
- Aquatic plant management
- Cleaning boat propellers, hulls and trailers before Lake usage
- Emptying bilge water at previous site

Ensuring an environmentally healthy Lake will provide a strong foundation for a sustainable community economy with direct contributions to the quality of life for all Cazenovians.

C. Scenic and Open Space Resources

The protection of scenic resources is a continuous effort that involves more than purchasing lands or conservation easements. The protection of some viewsheds will require long-term maintenance and management of the natural environment, while others will call for management of future development. The mitigation of visual impacts from land use actions is an effective mechanism that should be incorporated into Cazenovia's subdivision and site plan review process. Scenic resource protection standards in conjunction with a natural resource assessment step in subdivision or site plan review will provide the necessary teeth to identifying, managing, and protecting the valuable natural and scenic resources throughout the community. Further discussion regarding the process of visual assessments with the focus of scenic resource protection is provided in Chapter III.2.

There are well known environmental, social, and economic benefits to conserving open space. There are many strategies to protecting open space. Acquisition of land and easements on land are only two of a number of strategies. Another important strategy is the establishment of effective land use regulations. The development of an open space plan for the community will help guide future decisions regarding open space conservation and management

There has been and continues to be a significant amount of interest in land conservation efforts in the community which indirectly influence economic development in the area. Cazenovia Preservation Foundation (CPF) is the most prominent not-for-profit organization that focuses on land conservation. During this comprehensive planning process there was much discussion about the Town directly engaging in conservation efforts. Mechanisms for financing the purchase of conservation lands, as well as the perennial management of conservation lands must be developed prior to local governmental involvement. Opportunities for a collaborative relationship between CPF and the Village and Town to promote land conservation efforts should be considered. However a strict understanding of responsibility and governance must be respected. At a minimum, CPF should promote the community vision statement and recommended goals of this *Comprehensive Plan* when strategizing future land



Catherine Cummings Theatre
Photo by Sage Gerling

conservation plans.

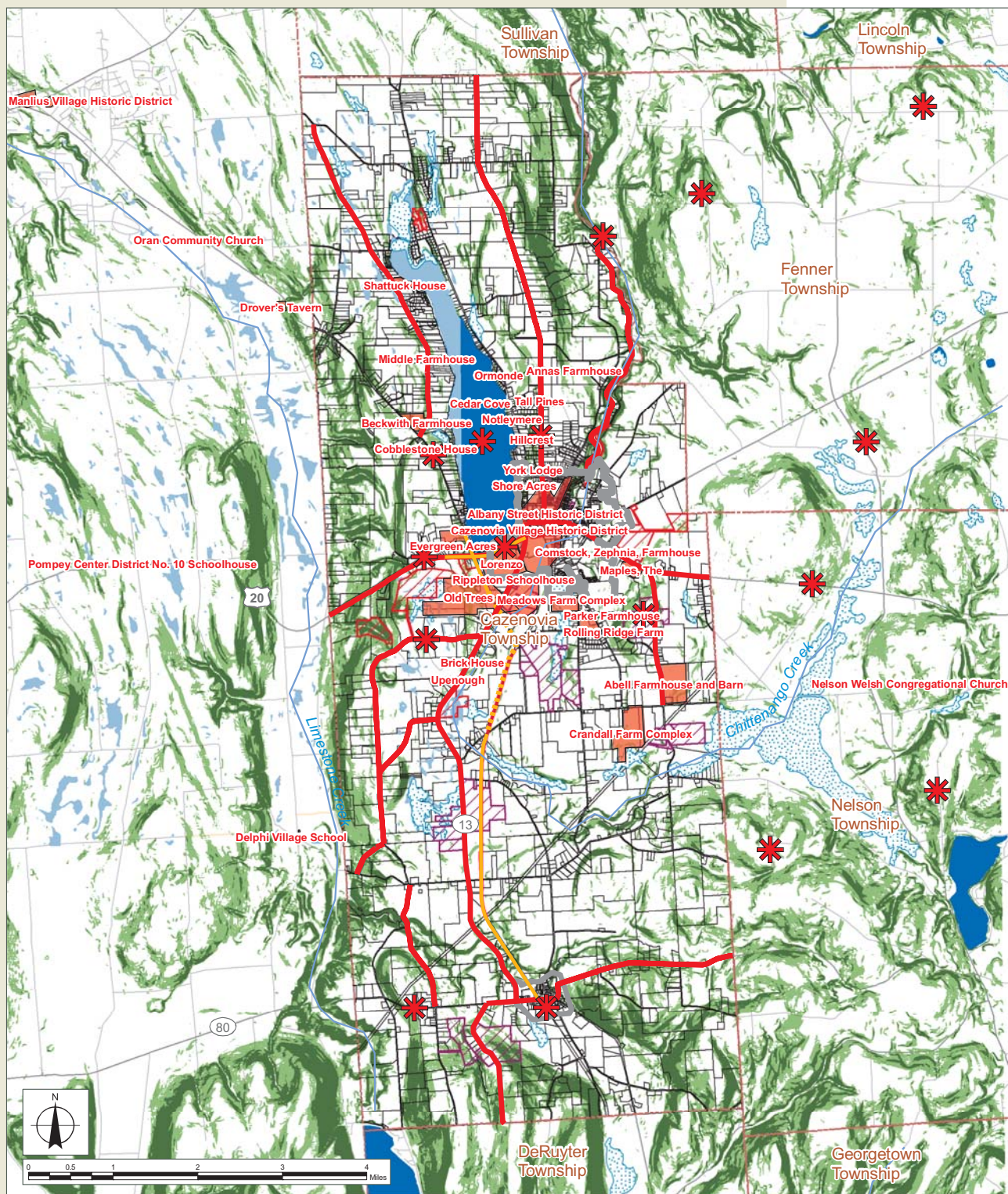
Conservation financing is not a new concept but alternative fundraising methods have grown over the years. The conventional funding methods are still viable, such as seeking charitable donations from individuals, foundations, or other donors. Some nontraditional methods have proven successful in other communities, such as voluntary surcharges or real estate transfer fees. Transfer fees are a percentage of the price of a parcel of land that is paid into a land trust when the parcel is sold. The Village and Town should investigate opportunities for future collaboration between local government, community organizations, and local not for profit groups like CPF for fundraising and long term financing for conservation purposes.

D. Cultural and Historic Resources

In light of recent increased development pressures it is critical that the Town and Village of Cazenovia implement identification, planning, and sustainable management programs for cultural and historic resources within the community. The existing survey of cultural resources in Cazenovia has become outdated and incomplete. The community should engage in the identification and management of its cultural resources. If not undertaken now, many of the cultural and historic resources defining Cazenovia will be threatened and/or lost.

Cazenovia's cultural resources do not exist in a vacuum. They are assets around which people live and work, and future growth takes place. On occasions, growth or expansion directly impacts one or more cultural resources. In these circumstances, decisions must be made to strike a balance between competing interests. This balance is to support smart, practical growth with an eye toward protecting or preserving cultural resources.

Managing growth and development as a sustainable force that coexists with cultural and natural resources is a balance to be sought and achieved. With this policy as a focusing light, it is recommended that Cazenovia include cultural and historic resources among its community resources inventory. Within a year (from adoption of this *Plan*) the community resources committee could be officially established with a defined format for conducting a survey of the community. This committee should work closely with existing organizations such as the Cazenovia Preservation Foundation, the Village Historic Preservation Committee, the Cazenovia Area Conservation Committee and the New Woodstock Historical Society while completing the inventory. It is expected that an initial inventory will take up to a year to complete and should be reviewed and updated every five years. Once completed this inventory should be incorporated into the community resources inventory map and available for reference by the Village and Town planning boards for all development projects.



Cazenovia Comprehensive Plan Madison County, New York

Figure III.3.1: Resource Inventory Map

- Village / Hamlet
- Township Boundary
- National Register Places
- Scenic Views
- Trails
- Trail Gap
- CPF_Owned
- CPF_Easement
- NYSDEC Wetlands
- NWI Federal Wetlands
- Water
- Cazenovia
- >= 20%

December 2007

Notes:
Base Map: ESRI StreetMap USA 2006



Natural, Scenic, Cultural, & Historic Resources (CR)					
Goals & Recommended Action Steps	Short Term Action 0 – 3 years	Long Term Action 3 – 7 years	Continuous Action	Responsible Boards	Involved Parties
Goal 1. Identify and create an inventory of all natural, scenic, cultural, and historic resources of significance to the Cazenovia community.					
Recommended Action Steps					
1. Consider establishing a Community Resources Committee (CRC) charged with responsibility for creating an inventory of local natural, scenic, cultural and historic resources.	X			Village & Town Boards	CACC, CPF, CLA and others
2. Consider creating a checklist of community resource categories to be evaluated by Town and Village Planning Boards during site plan and subdivision reviews.	X			CRC	CACC, CPF, CLA and others
3. Consider developing an inventory of natural, scenic, cultural and historic resources of significance to the community.	X			CRC	CACC, CPF, CLA and others
4. Consider producing a map to display locations and extent of the significant community resources.	X			CRC	Madison County Planning
5. Consider establishing a process for periodic updates to the community resource inventory and map.			X	Village & Town Boards	CRC, CACC

Natural, Scenic, Cultural, & Historic Resources (CR)					
Goals & Recommended Action Steps	Short Term Action 0 – 3 years	Long Term Action 3 – 7 years	Continuous Action	Responsible Boards	Involved Parties
Goal 2. Adopt effective strategies for protecting and enhancing the natural, scenic, cultural and historic resources of significance to the Cazenovia community.					
Recommended Action Steps					
1. Consider adopting legislation that will result in protection of community resources by requiring consideration of the resource checklist, inventory, and map during land use actions, including site plan review.	X			Village & Town Boards	Planning Boards
2. Consider creating a mechanism for the Village Historic Preservation Committee (HPC) to serve in an advisory capacity to the Town Planning Board with respect to historic resources.	X			Village & Town Boards	HPC, Town Planning Board, CRC
3. Promote involvement and education of residents regarding the benefits of preserving the community's natural, scenic, cultural and historic resources.			X	CRC	CACC, CPF, CLA and others
4. Consider creating a staff position to assist the community with planning.			X	Village & Town Boards	CACDA, CPF, and others
5. Consider inventorying open space, developing criteria for setting priorities for protection of open space, and implementing measures to protect open space throughout the community.			X	Village & Town Boards	CPC, CACDA, CPF, and others
6. Continue to develop and fund a tree commission to inventory, and maintain existing street trees.			X	Village & Town Boards	CACC, CRC
7. Consider establishing a threshold requiring applicants to contact the NYS Natural Heritage Program for a query of their database of rare, threatened and endangered species.			X	Village & Town Boards	Planning Boards, CACC, CRC
8. Consider establishing procedures for the Town and Village Planning Boards, Code Enforcement Officers, and legislative boards to periodically review and update site plan review laws.	X			Village & Town Boards	Planning Boards, COE
9. Develop guidelines for environmentally sensitive logging operations.	X			Town Board	CACC, SWCD

Natural, Scenic, Cultural, & Historic Resources (CR)					
Goals & Recommended Action Steps	Short Term Action 0 – 3 years	Long Term Action 3 - 7 years	Continuous Action	Responsible Boards	Involved Parties
Goal 3. Protect the natural aquifers (which are the primary source of water for the community) the aquifer watershed and zone of contribution.					
Recommended Action Steps					
1. Consider adopting the 2007 <i>Wellhead Protection Plan</i> prepared by New York Rural Water Association and implement recommended wellhead protection overlay district.	X			Village & Town Boards	NY Rural Water Assoc.
2. Contract with New York Rural Water Association to map the aquifers serving the Hamlet of New Woodstock, the Mt. Pleasant Water District and the Wellington Water District and recommend effective strategies for their protection.	X			Town Board	NY Rural Water Assoc.
3. Adopt effective land use strategies, including wellhead protection overlay districts if needed, to protect the aquifers supplying the New Woodstock, Mt. Pleasant and Wellington water supplies.	X			Town Board	Planning Board

Natural, Scenic, Cultural & Historic Resources: Lake & Watershed (LW)					
Goals & Recommended Action Steps	Short Term Action 0 – 3 years	Long Term Action 3 – 7 years	Continuous Action	Responsible Boards	Involved Parties
Goal 1. Protect and improve the health of Cazenovia Lake.					
Recommended Action Steps					
1. Create a Cazenovia Lake Watershed Council (CLWC) to manage issues related to Cazenovia Lake.	X			Town and Village Boards	CLA and other stakeholders
2. Consider preparing a Cazenovia Lake Watershed Management Plan.		X		CLWC, Town and Village Boards	CLA and other stakeholders
3. Continue to evaluate means to ensure effective wastewater management in the unsewered areas.			X	Town Board	CLWC, MC Health Dept, MC Sewer District
4. Consider legislation to reduce the application of fertilizers and pesticides in the lake watershed.		X		Town and Village Boards	CLWC, MC Health Dept, Cornell Cooperative Extension (CCE)
5. Consider extension of Lake Watershed Protection Overlay District to include lake watershed in Village.	X			Village Board	Village Planning Board
Goal 2. Implement effective stormwater management practices to minimize erosion and sediment transport to surface waters.					
Recommended Action Steps					
1. Consider adoption of a local stormwater management law.	X			Town and Village Boards	MC Soil and Water Conservation District (SWCD)
2. Consider identifying areas where sediment enters Cazenovia Lake and other surface waters.			X	CLWC	SWCD, Town and County Highway Depts.
3. Consider implementing structural and/or non-structural stormwater management measures to mitigate sediment loss in priority areas.		X		CLWC	SWCD, Town and County Highway Depts.

Natural, Scenic, Cultural & Historic Resources: Lake & Watershed (LW)					
Goals & Recommended Action Steps	Short Term Action 0 – 3 years	Long Term Action 3 - 7 years	Continuous Action	Responsible Boards	Involved Parties
Goal 3. Encourage and support development of educational programs for the Cazenovia community to enhance understanding of the lake, its watershed and how best to enjoy both while protecting and restoring these valuable community resources.					
Recommended Action Steps					
1. Educate shoreline property owners about the dangers and legal considerations related to private application of chemicals to the Lake.			X	CLWC	CLA, CACDA, Cazenovia Library
2. Facilitate development of a library for studies related to Cazenovia Lake.		X		CLWC	CLA, CACDA, Cazenovi a Library
3. Identify opportunities to present results of investigations of Cazenovia Lake issues.	X			CLWC	CLA, CACDA, CCE
Goal 4. Coordinate with stakeholders at the local, county, state and federal levels to enhance partnerships and opportunities for the protection and restoration of the Cazenovia Lake and its watershed.					
Recommended Action Steps					
1. Evaluate local laws and modify as needed to enhance water quality protection.	X			Village & Town Boards	CLWC, Planning Boards, CEO
2. Pursue opportunities for grant funds in priority program areas.			X	CLWC	CACDA
3. Consider establishing priorities for open space preservation for the benefit of recreation, aesthetics, water quality, wildlife, and community appeal.	X			Village & Town Boards, CLA	CPF



Photo by Diane Burkard

CHAPTER III.4: INFRASTRUCTURE

A. Introduction

For many years the Village and Town have experienced modest growth while they have managed an ongoing and increasing strain on their infrastructure systems and community services. Growth, whether commercial or residential, needs to be undertaken with adequate knowledge of the long-term capacity of the Village and Town's aquifer, wells, sewage treatment system, road system, police, and fire protection and emergency services.

B. Recommendations

Because of excessive infiltration and inflow (I/I) in the existing sewage collection system the wastewater treatment plant exceeds its design capacity during significant rainfall events. An I/I study coordinated with the Madison County Sewer District is recommended before any additional high impact development in either the Town or Village, either through current or revised zoning.

For the transportation system, an assessment and remediation of U.S. Route 20 and NYS Route 92 would be within the purview of the New York State Department of Transportation. While data was not available regarding the community's commuting or leisure travel patterns, there is a recognized potential need for bus service to Syracuse and communities surrounding Cazenovia. Such a service would benefit commuters, college students, seniors, and others not wanting to drive in commuter traffic or in winter conditions. Such a service could potentially lessen traffic along

U.S. Route 20 and NYS Route 92.

Efficient and cost-effective delivery of current and future services requires a re-examination of the current delivery channels.

The goals and recommendations below seek to maintain, improve, and manage growth impacts on the following Cazenovia's infrastructure and community services:

- Wastewater system
- Stormwater management system
- Public water facility
- Transportation systems (both vehicular and pedestrian)

Consideration should be given to establishing a water fee for non-village water users with a one-time hook up tax that would generate funds to be used for facility maintenance and upgrades.

Infrastructure (IN)					
Goals & Recommended Action Steps	Short Term Action 0-3 years	Long Term Action 3-7 years	Continuous Action	Responsible Boards	Involved Parties
Goal 1. Continue to maintain an effective and efficient system to collect and treat wastewater.					
Recommended Action Steps					
1. Consider consolidating the operations and maintenance of all sewer districts into one entity for effective and efficient management.		X		Village & Town Boards	Madison County Sewer District
2. Consider expanding the inspection requirements for septic systems to include the entire town.		X		Town Board	MC Health Dept., COE
3. Consider completing a feasibility study for extending sewer lines along East Lake Road and including the north end of the lake to reduce phosphorus input.	X			Town Board	CLWC, MC Health Dept, CLA, and others
4. Following future improvement to the infrastructure, require that the cost of any expansion of sewer lines necessary for additional growth be borne by the developer.			X	Village Board	Planning Board

Infrastructure (IN)					
Goals & Recommended Action Steps	Short Term Action 0-3 years	Long Term Action 3-7 years	Continuous Action	Responsible Boards	Involved Parties
Goal 2. Maintain and improve a reliable stormwater management system.					
Recommended Action Steps					
1. Consider developing a community-wide stormwater management plan.	X			Village & Town Boards	SWCD, Highway Dept, CLWC and others
2. Consider undertaking a joint analysis with the County sewer district on the treatment facility's Inflow and Infiltration concerns.			X	Village & Town Boards	Madison County Sewer District
3. Review options for mitigating or preventing storm water runoff from the structures on the north side of Albany Street from entering the sanitary sewers.			X	Village Board	Madison County Sewer Board NYSDEC
4. Consider developing Sustainable Stormwater Standards for streetscape projects, and renovation or new development projects.			X	Village & Town Boards	Planning Boards
5. Consider developing Stormwater Management Standards for the Wellhead Protection Overlay District.			X	Village & Town Boards	Planning Boards
Goal 3. Continue to maintain and improve the Village public water facility and associated infrastructure.					
Recommended Action Steps					
1. Consider establishing regulations restricting the maximum amount of impervious surface allowed for new development within the aquifer zone of contribution.			X	Village & Town Boards	Planning Boards
2. Consider adopting <i>The Wellhead Protection Plan for the Village of Cazenovia</i> as presented by New York Rural Water Association and approve a Wellhead Protection Overlay District(s) ordinance to protect the quantity and quality of water recharge into Cazenovia's aquifer.	X		X	Village & Town Boards	Planning Boards
3. Consider implementing broader restrictions reducing or eliminating the use of lawn fertilizers or other chemicals in the Lake watershed area and Wellhead Protection area.	X			Village & Town Boards	CLWC, CLA
4. Consider reviewing the development of private water treatment facilities in otherwise non-buildable locations within the Lake Watershed.			X	Village & Town Boards	MC Health Dept.
5. Consider preparing a Water Distribution Analysis of Village system and schedule replacement of all waterlines that do not provide adequate fire flow.		X		Village & Town Boards	Public Works Dept.

Infrastructure (IN)					
Goals & Recommended Action Steps	Short Term Action 0-3 years	Long Term Action 3-7 years	Continuous Action	Responsible Boards	Involved Parties
Goal 4. Maintain and upgrade the local transportation system and parking.					
Recommended Action Steps					
1. Consider proactively working with the NYS DOT to identify potential alternative and/or parallel roads to Routes 20 and 92 to alleviate congestion and enable evacuation.		X		Village & Town Boards	Planning Boards
2. Consider proactively working with State/County transportation officials to reduce the speed limits where necessary to be consistent with neighborhood character, and address safety and noise concerns.			X	Village & Town Boards	NYS DOT
3. Consider identifying and limiting the number of desired entry points onto Route 20 East. Require any future development along Route 20 to designate the planned means of disbursing traffic.			X	Village & Town Boards	NYS DOT
4. Consider promoting means to enhance connections between existing arterial roads stemming outward from the Village center in order to reduce congestion and improve traffic flow.				Village & Town Boards	Planning Boards NYSDOT
5. Consider undertaking an analysis of potential consolidation of highway services between the Town, Village, and neighboring communities.			X	Town & Village Boards, Madison County Planning	Towns of Fenner and Nelson
6. Consider modifying requirements of development plans to include traffic volume and impact studies.			X	Village & Town Boards	Planning Boards
7. Proactively support legislation to remove the fiscal burden of upgrading, maintenance, and plowing of low volume country roads.			X	Town Board	Madison County Planning
8. Explore public interest in establishing a bus line with existing public or private bus transportation.			X	Town Board	Madison County Planning
9. Consider requiring all new housing developments to provide sidewalks for pedestrian access to existing sidewalks within the Village and at the Village Edge where appropriate.	X			Village & Town Boards	Planning Boards
10. Consider requiring all future subdivision streets to be built to existing Village standards to include curbing, sidewalks, and streetlights.	X			Village Board	Planning Board



Photo by Kurt Wheeler

CHAPTER III.5: COMMUNITY SERVICES

A. Introduction

The following goals and recommended action steps for community services aim to improve the services provided to Village and Town residents and businesses. The following areas for future improvements include

- Continued support of municipal libraries
- Improvements to park facilities
- Facilitate recreational trail improvements and connections
- Plan for future needs of the Police Department and continue supporting the Cazenovia Fire Department and Volunteer Ambulance Corps.

B. Municipal Services

The continued support of the local police department, volunteer fire department and volunteer ambulance corps. is essential to the safety and health of the community. Also essential are those who work in each municipal office and manage the operations for both municipalities. To accomplish all the planning efforts recommended in this Plan, and to assist the municipal planning boards and zoning board of appeals, it is recommended that the Village and Town consider retaining a professional planner as a shared consultant or as a shared employee for the Village and Town.

1. Municipal Libraries and Historical Institutions

The Village and Town of Cazenovia greatly benefit from the library services provided

in the Village and hamlet of New Woodstock. The Town and Village should also continue supporting the New Woodstock Regional Historical Society and other local cultural institutions.

Effectiveness of community governance and organization requires similar scrutiny, when faced with increased costs, increased needs, and taxpayer burden. Future improvements should take into consideration the recommended mitigation steps set forth in the Madison County Emergency Management Plan. The collaboration and cooperation between Village and Town governments and agencies, to reduce redundancies provides potential to address these concerns.

C. Recreational resources

1. Park Improvements

The Village and Town own several properties that currently serve the recreational needs of the community. The Cazenovia Preservation Foundation (CPF) also owns property open to the public for recreational use. General information regarding the necessary maintenance, frequency of use of each existing recreational site has not been collected either through a community survey or general community recreational maintenance plan. The management and routine maintenance of these properties also serves to maintain much of the community's natural resources and open space.

All of the Village and Town parks should undergo some degree of physical improvements within the next three to five years. Prior to investing significant public funds into independent capital improvement projects it is suggested that the Village and Town review the community's collective recreational needs and preferences. The creation of a town and village recreation survey, including types of activities residents participate in, the extent needs are met or not met, and the feasibility and cost to improve opportunities within the community would serve the whole community for many years. Such a survey should list recreational development that could attract tourism. The results of this survey should be included on the interactive community resources map (see Figure III.3.1). This survey could also contribute to designing recreational programs that serve the greater Cazenovia community.

2. Recreational Trail Improvements

Currently, the Village and Town enjoy many recreational trails. However, many of these trails are not connected or existing connections have not been clearly identified and directional signage is needed. Below is a discussion of the potential opportunities to improve existing trail connections and to develop new connections.

i. Link Trail

It is recommended that the Town and Village help facilitate completion of the sections of the Link Trail that traverse through the community. Currently there are several gaps in the trail, where hikers must walk along public roads. Directional signage informing users of off trail connections would serve the community until future trail connections can be developed.

ii. Cazenovia Lake Trail

Creation of a bike/pedestrian trail around the Lake was first recommended in the *Land Use Guide*, 1984, but never pursued, presumably due to the problems associated with widening East Lake Road. Creation of a Lake trail continues to be a valuable recommendation. In addition to recreational benefits and tourism opportunities, a trail would enhance safety. Motor vehicles, bikers, and runners all compete for

a limited amount of roadway. It is recommended that the community consider alternate options for a Cazenovia Lake trail. Some alternatives, to be studied, for accommodating the trail should include road widening, road re-striping, modifying traffic patterns, and limiting vehicular size and speed.

iii. Trail Connections from New Woodstock to Village of Cazenovia

Another opportunity for trail improvements is along the South Trail. The trestle bridge in New Woodstock was damaged by fire and is no longer safe for use. The Town should work with the owner of the trestle bridge and the New Woodstock Historical Society to repair and conserve this historic structure. When assessing the options regarding the trestle bridge, consideration should also be given to the New Woodstock Dam/Waterworks area as it is of historic and cultural value to the greater community and has potential for passive recreational use. Like the trestle bridge this site is in need of capital improvements and maintenance.

Potential for trail development and connections also exists along the old railroad bed. This corridor could become a connecting trail extending from New Woodstock, through the heart of the agrarian landscape in the Town, to the Village of Cazenovia, through its historic settings along Chittenango Creek and then north to Chittenango Falls State Park. This proposed trail could follow the abandoned Lehigh Valley rail right-of-way and connect the current CPF “South Trail” with Lorenzo property, Fairchild Park and Sherman’s Gulch Trail, which could serve as the northern terminus for a continuous trail from the Village to New Woodstock.

Community Services (CS)					
Goals & Recommended Action Steps	Short Term Action 0-3 years	Long Term Action 3-7 years	Continuous Action	Responsible Boards	Involved Parties
Goal 1. Continue to maintain and improve all parks and recreational trails.					
Recommended Action Steps					
1. Consider increasing investment for capital improvements to Lakeland and Lakeside Parks.			X	Village Board	CLWC
2. Designate Town officer responsible to work with area organizations to complete the design and connection of Cazenovia trails and other public trails.		X		Town Board	CPF, CACC
3. Promote, publicize, and encourage the use of trails as a tourist attraction.			X	Village & Town Boards	Madison County Tourism
4. Explore the potential creation of a walking/biking trail(s) on the abandoned LeHigh Valley Right-of-Way through the Town.		X		Town Board	CPF, North County Trails
5. Publicize recreational resources on Town website.		X		Town Board	Madison County Tourism, CPF
6. Maintain and improve the appearance, functionality, and safety of town-owned recreational properties.		X		Town Board	CPF, CLWC, and others

Community Services (CS)					
Goals & Recommended Action Steps	Short Term Action 0-3 years	Long Term Action 3-7 years	Continuous Action	Responsible Boards	Involved Parties
Goal 1. Continue to maintain and enhance all parks, and recreational trails. (Continued)					
Recommended Action Steps					
7. Develop a maintenance plan that includes routine inspections and maintenance of all of Town park properties.		X		Town Board	COE
8. Consider installation of a gate in Gypsy Bay Park to help control access and reduce litter.		X		Town Board, Recreation Committee	CLWC
9. Improve the landscaping at Gypsy Bay park to screen the parking lot entrance.		X		Town Board, Recreation Committee	CLWC, Garden Club, and others
10. Establish a landscape maintenance program for Gypsy Bay Park encouraging local civic groups to help with maintenance and landscaping.		X		Town Board, Recreation Committee	CLWC, Garden Club, and others
11. Develop and maintain the New Woodstock Dam/Waterworks area		X		Town Board	--
12. Work with the Cazenovia Preservation Foundation (CPF) to improve access to CPF trails.			X	Village & Town Boards	CPF
13. Consider creating a multi-use Hiking / Bike trail connecting the Village of Cazenovia and New Woodstock.		X		Village & Town Boards	CPF, North County Trails, Planning Boards
14. Explore a bike/pedestrian lane or trail around Cazenovia Lake for improved safety for bikers, runners, and walkers.		X		Village & Town Boards	CPF CLWC
15. Help facilitate completion of the Link Trail.			X	Village & Town Boards	CPF, CACDA, North County Trails
16. Monitor development of the Helen L. McNitt State Park.	X			Town Board	NYS OPRHP CLWC
17. Study potential for connections between portions of the Link Trail and other recreational trails in Cazenovia.		X		Town Board	CPF
18. Identify nodes for recreational use along the Chittenango Creek Corridor.		X		Village & Town Boards	CACC, CPF
19. Consider establishing a Cazenovia Community Recreation Committee.		X		Village & Town Boards	CRC, CLWC

Community Services (CS)					
Goals & Recommended Action Steps	Short Term Action 0-3 years	Long Term Action 3-7 years	Continuous Action	Responsible Boards	Involved Parties
Goal 2. Support the delivery of high quality educational service provided by the Cazenovia Central School District.					
Recommended Action Steps					
1. Investigate opportunities for intermunicipal actions that will support and enhance the educational mission of CCSD.			X	Village & Town Boards	CCSD
2. Encourage the Cazenovia Central School District (CCSD) to implement sustainable design practices for all major renovations and new construction.		X		Village & Town Boards	CCSD
Goal 3. Support the quality services provided by the Cazenovia Public and New Woodstock Free Libraries.					
Recommended Action Steps					
1. Facilitate the establishment of additional public parking and access to Cazenovia Library.		X		Village Board	Planning Board
2. Support the continued success of the New Woodstock and Cazenovia libraries.			X	Village & Town Boards	Madison County, Mid-York Library
3. Link websites of the village and town websites with Cazenovia and New Woodstock libraries.	X			Town & Village Boards	Libraries
Goal 4. Pursue opportunities for shared municipal services to enhance quality and reduce overall costs.					
Recommended Action Steps					
1. Review the practice of limiting Village municipal water to only village property owners.		X		Village & Town Boards	Madison County IDA
2. Review the potential consolidation of the multiple jurisdictions with wastewater flow to the Madison County Sewer District treatment plant into one intermunicipal agency responsible for the infrastructure for wastewater collection and treatment.	X			Village & Town Boards, Madison County Sewer Board	Madison County Board of Supervisors
3. Consider regulating development and land uses in the wellhead protection area to protect the community drinking water.		X		Village & Town Boards	Planning Boards
4. Investigate consolidation of the part-time code enforcement officers into one full-time position to serve the Village and Town.		X		Village & Town Boards	COE
5. Examine the economic and operational feasibility of consolidating Village and Town government services to reduce overall costs.		X		Village & Town Boards	NY Dept. of State

Community Services (CS)					
Goals & Recommended Action Steps	Short Term Action 0-3 years	Long Term Action 3-7 years	Continuous Action	Responsible Boards	Involved Parties
Goal 4. Pursue opportunities for shared municipal services to enhance quality and reduce overall costs. (Continued)					
Recommended Action Steps					
6. Investigate formation of a Certified Local Government to advise on issues related to historic preservation.		X		Village & Town Boards	Madison County Planning
Goal 5. Continue to provide and support quality police, fire protection and emergency services for the Cazenovia area.					
Recommended Action Steps					
1. Support the housing needs for CAVAC.	X			Village & Town Boards	CACDA, CAVAC
2. Support the Cazenovia volunteer fire department's need for increased membership.		X		Village & Town Boards	Cazenovia College
3. Consider creating a combined Cazenovia Police Department, to provide more effective and consistent level of coverage for both Village and Town.			X	Village & Town Boards	NY State Police , Madison County Sheriff
4. Work with the surrounding communities to develop creative ways to encourage an increase in the number of volunteer firefighters and emergency personnel.			X	Village & Town Boards	Madison County
5. Consider the potential of selling water to businesses located within Trush Park for fire response purposes.			X	Village Board	Madison County IDA
6. Consider requiring any new commercial or housing development to have acceptable access for fire protection approved by the fire department, as part of development plans.	X			Village & Town Boards	Planning Boards



Photo by Sage Gerling

CHAPTER III.6: COMMUNITY ECONOMY

A. Introduction

Sustainable economic growth is necessary to sustain a viable community. The recommended action steps aimed at promoting and supporting a stable community and fiscal economy are discussed herein. Although national and regional market forces play a significant role in local economies, proactively managing the community's local land uses directly correlates with promoting a dynamic and sustainable economy. There are many opportunities for economic development that should be captured and harnessed for their long-term stability.

While encouraging economic revitalization throughout the Town, it is the intention of the community to also emphasize opportunities for new development and redevelopment in the Village Business District. The goal is to improve and maintain the vitality of the Village Business District as well as encourage the creation of local jobs. This is not to the exclusion of economic development in other areas of the Town, nor should the potential for growth in the Village be viewed as direct competition with growth in the Town and vice versa. There is a common goal of promoting a dynamic Village Business District while encouraging commercial growth in the Town.

B. Recommendations

1. Commercial economic growth

Economic growth in the Town requires commercial and light industrial development. A logical location for commercial growth in the Town is near its border with Nelson

along U.S. Route 20. Commercial, light industrial, and professional offices currently exist in this area. With tax incentives under the Empire Zone and an established transportation route the Town should continue to market this area for potential growth and expansion. Commercial and light industrial that require larger building footprints can locate in this area without negatively impacting either the community character or the vitality of the Village Business District and arguably could stimulate and/or support the retail and service businesses in the Village. The primary limitation to commercial or light industrial expansion in this area is the lack of municipal water. The distribution of water to this area would undoubtedly facilitate economic growth and expansion. The financial challenge to the community is the initial cost of a capital project of this size. A feasibility study for the distribution of water to this area (including Trush Park) was prepared in May of 2002 by Stearns and Wheler. This study estimated the total costs of improvements to and maintenance of the Village water system and compared those costs to the total costs of an on-site groundwater supply system dedicated to Trush Park. In summary, the estimated costs average between 1.5 and 2 million dollars. This is obviously a significant capital investment that needs to be considered in light of the real potential for economic development in the empire zone (Chapter II.2).

Allowing for commercial development in the Town would should contribute to sustainable job growth and positively influence the Town's fiscal health. As previously discussed, commercial land uses are beneficial in that they generate more tax dollars for the community. Conversely, it is recommended that the fiscal impact of single-family residential land use be considered when determining the full extent of land uses throughout the Town. Currently the only location for commercial (retail and non-retail) in the Town is in New Woodstock. When reviewing land uses and zoning districts the Town must consider the effect their decisions will have on the Town's economic health.

Within the Village there are great opportunities for economic growth, which, if realized, would bring a new vibrancy to the Village's Business District. There is potential for infill and new development along Albany Street between Lincklaen Street and Chittenango Creek. There is also strong potential for mixed-use commercial/professional/residential development, along Chittenango Creek at Albany Street south to Riverside Drive. The eastern edge of the Village along U.S. Route 20 and Fenner Street provides more acreage for commercial, mixed uses, and light industrial development, which may call for larger building footprints than what is physically possible in the Historic Business District.

Cazenovia currently has a strong presence in the tourism market and must enhance this presence. Cazenovia Lake defines much of Cazenovia's identity. It provides recreation for residents and visitors; it is a spectacular gateway and backdrop to the Village shops; and enhances local property values. Preservation of the Lake as well as Chittenango Creek is critical to the community economy.

Cazenovia benefits from many local assets, all of which contribute to the local economy. The Village and Town should continue marketing the greater Cazenovia community for the purpose of attracting new businesses, jobs, and visitors. Various marketing ideas have been suggested over the past few years including an arts community; local farmers' market, an equine industry center; an antiques center; a sailing community; and agri-tourism. A unifying theme that encompasses all of the local assets would greatly benefit the community. As indicated in the *Cazenovia Retail Sales Leakage Analysis*, the best potential in retail growth in the Village Business

District is in high-end grocery stores or retail specialty stores such as wine or liquor stores, book or music stores, florists, or stationery and gift stores.

2. Fiscal economic growth

Currently, the Cazenovia tax base is heavily dependent on tax revenue from residential property owners. Future fiscal stability will rely upon maintaining or reducing the property taxes for residential property owners. This can be achieved by encouraging a better mix or distribution of land uses to offset the real property tax obligation of residential owners.

It is important to recognize that a large percentage of land is used for educational purposes. This land, the majority of which is owned by Cazenovia College, is not subject to real property taxes. Although the College has a demonstrably positive economic effect on the community, this reality must be considered when reviewing local zoning regulations and allowed uses in the Village. Allowing the College to utilize its land to its maximum potential, while respecting the Village's historic nature and residential characteristics, may be a preferred alternative to the College's potential future expansion. Similarly, utilizing some of the third and fourth floor apartments along Albany Street for student housing could be a positive cooperative solution between the College, private commercial landowners, and the Village.

Community Economy (CE)					
Goals & Recommended Action Steps	Short Term Action 0 – 3 years	Long Term Action 3 - 7 years	Continuous Action	Responsible Boards	Involved Parties
Goal 1. Promote and support a sustainable economy with a healthy mixture of commercial retail, professional business, agribusiness, agricultural practices, and hospitality or educational services.					
Recommended Action Steps					
1. Encourage location of retail businesses in the Village Business District.			X	Village Board, Chamber of Commerce	Planning Boards ZBA
2. Consider retaining professional services to develop and implement an economic development and marketing plan.	X			Village Board	IDA
3. Identify desired locations of new businesses, open space, and recreational facilities to enable long-range planning and evaluation of development proposals.	X			Village and Town Boards	Cazenovia Central School District
Goal 2. Promote recreational, heritage, and agricultural tourism.					
Recommended Action Steps					
1. Promote events throughout the year that cater to various tourism interests.			X	Village & Town Boards	MC Tourism, Chamber
2. Continue listing community events on Village and Town websites.			X	Village & Town Boards	Chamber
3. Consider enhancing and expanding the Cazenovia Farmers Market to be a full-regional market.			X	Village & Town Boards	Madison County IDA

Community Economy (CE)					
Goals & Recommended Action Steps	Short Term Action 0 – 3 years	Long Term Action 3 - 7 years	Continuous Action	Responsible Boards	Involved Parties
Goal 3. Maintain and enhance the historic character of the Village Business District.					
Recommended Action Steps					
1. Consider developing design standards to guide infill development and potential new development in the Village Business District.		X		Village Board	Planning Board, Historic Preservation Commission (HPC)
2. Consider tax abatement program to encourage capital improvements in the Historic Cazenovia Business District.		X		Village Board	Madison County IDA
3. Encourage the development/redevelopment of the entire Village Business District in such a manner so that it will be compatible with and complement the existing Historic Cazenovia Business District.		X		Village Board	Planning Board HPC
Goal 4. Proactively encourage and strengthen the economic vitality of the Village Business District					
Recommended Action Steps					
1. Consider developing incentives for infill development and reuse of existing commercial properties along Albany Street.	X			Village Board	Chamber of Commerce
2. Consider rezoning property along Chittenango Creek and Riverside Drive for mixed-use development.	X			Village Board	Planning Board
Goal 5. Encourage efficient and safe vehicular and pedestrian circulation through the Village Business District.					
Recommended Action Steps					
1. Review potential for additional off street trails through the Village.		X		Village Board	Planning Board, CPF
2. Discourage “dead end” streets.	X			Village and Town Boards	Planning Boards
Goal 6. Facilitate maximum use of all parking options and promote innovative solutions to parking throughout the Village Business District.					
Recommended Action Steps					
1. Review recommendations from the most recent Village Parking Study.		X		Village Board	Planning Board
2. Consider creative and alternative parking solutions for the Village Business District.		X		Village Board	Planning Board

Community Economy (CE)					
Goals & Recommended Action Steps	Short Term Action 0 – 3 years	Long Term Action 3 - 7 years	Continuous Action	Responsible Boards	Involved Parties
Goal 7. Continue to strengthen the synergistic relationship between Cazenovia College and the Village Business District.					
Recommended Action Steps					
1. Review the potential impact of the use of residential apartments in the Village Business District for off-campus student housing.	X			Village Board & Cazenovia College	Planning Board, Cazenovia College
2. Consider developing an educational institution overlay district.	X			Village & Town Boards	Planning Boards
3. Review potential expansion opportunities with Cazenovia College to mitigate impact of nontaxable properties.	X			Village Board and Cazenovia College	Madison County IDA
4. Consider implementation of a functional town-gown committee based on recommendations of the 2005 Task Force.	X			Village Board and Cazenovia College	Town Board
Goal 8. Facilitate and support the growth of small businesses and agribusiness.					
Recommended Action Steps					
1. Encourage development of home occupation businesses in compliance with state and local laws.		X		Village & Town Boards	Planning Boards
2. Facilitate access to small business loans and other managerial support services for local businesses.		X		Town Board	IDA Chamber
3. Identify the full spectrum of services needed by the diverse farming community and actively pursue new businesses or services needed in the community.		X		Madison County Planning Department	IDA, CACDA
4. Facilitate incubator support facility for agribusinesses.		X		Town Board	IDA
Goal 9. Proactively work to attract desirable businesses and create jobs within the Town.					
Recommended Action Steps					
1. Leverage the Empire Zone designation to attract desired business.			X	Town Board	Madison County IDA
2. Proactively work with the County and State offices to market desired businesses.			X	Town Board	Madison County IDA
3. Consider developing and publishing an economic development plan to attract and encourage desired businesses to the Village and the Town that fosters sustainable job creation.	X			Village & Town Boards	Madison County IDA
Goal 10. Identify means to maintain and enhance level of services while controlling property taxes.					
Recommended Action Steps					
1. Evaluate new revenue streams, increase efficiencies through intermunicipal cooperation, and explore cost-cutting measures.			X	Village & Town Boards	--



Photo by Diane Burkard

CHAPTER III.7: AGRICULTURE AND FARMLAND

A. Introduction

Local farmers are aging, which may lead to the potential turnover of land from agricultural use to developed nonagricultural use. Now is the time for the community to understand where its most valuable farmland is located and initiate land use regulations that ensure farming is in its future. The recommended action steps set forth in the matrix below are based upon the community's commitment to support the local farming industry and protect farmland from unchecked encroachment of suburban and commercial development.

B. Recommendations

In addition to revising its zoning regulations to include farmland protection measures, it is recommended that the Town continue to proactively support its farming community. Supporting the local farmers includes supporting local businesses that provide necessary services to the local producers as well as encouraging the development of innovative agribusinesses.

To effectively manage and plan for sustainable growth in the local agricultural industry it is recommended that the Town continue the distribution and collection of agriculture and farmland surveys. This data can be collected and maintained at the Town level. A consistent data collection program every five years will help the local leaders, in concert with Madison County Agriculture and Farmland Board, understand how best to support a sustainable farming community.

Reducing the loss of farmland to nonagricultural uses can be achieved while maintaining the economic value of farmland. The local land use regulations are an important tool to effectively encourage the continuation of agricultural uses. It is recommended that the Town revise its zoning districts and associated dimensional controls and allowed land uses to promote and protect agricultural practices. In particular, it is recommended that the Town establish an agricultural zoning district that encompasses the farmland located in the southern section of the Town (see Figure III.2.2). This proposed zoning district should address some or all of the following:

- Prioritize agriculture practices as preferred land use with residential use as a second alternative
- Incorporate zoning incentives to encourage agricultural and agribusiness uses, cluster residential development,
- Open space conservation by mandate or incentive
- Minimum and maximum lot size restrictions
- Conservation subdivision analysis
- Transfer of development rights to other areas in the town where nonagricultural land uses are preferred.

Further study and input, specifically from the local farming community, is necessary to best understand the location of the new agriculture zoning district and the dimensional regulations incorporated to protect and encourage farming.

Agricultural and Farmland Protection (AG)					
Goals & Recommended Action Steps	Short Term Action 0 – 3 years	Long Term Action 3-7 years	Continuous Action	Responsible Boards	Involved Parties
Goal 1. Support future viability of local agricultural practices.					
Recommended Action Steps					
1. Continue to work closely with Madison County Farmland Protection Board and Cornell Cooperative Extension to address issues facing the agricultural community.		X		Town Board	CACDA Agricultural Committee, CPF
2. Support and promote the marketing of locally grown produce to local restaurants, colleges, and other buyers.			X	-----	Chamber, Agricultural Committee, IDA
3. Support the development of an educational brochure that informs potential property owners of the full spectrum of benefits associated with living in a rural and active farming community.	X			-----	CACDA Agricultural Committee, Local realtors

Agricultural and Farmland Protection (AG)					
Goals & Recommended Action Steps	Short Term Action 0 – 3 years	Long Term Action 3-7 years	Continuous Action	Responsible Boards	Involved Parties
Goal 2. Facilitate the protection of farmland in balance with managed community growth and preservation of open space.					
Recommended Action Steps					
1. Actively investigate regulatory and voluntary measures to protect farmland, including adopting new agricultural zoning district.	X			Town Board	MC Farmland Protection Board
2. Consider adopting new conservation subdivision regulations that encourage cluster development.			X	Town & Village Boards	Planning Boards
Goal 3. Encourage and support sustainable growth in agricultural services and businesses available to the local farming community.					
Recommended Action Steps					
1. Facilitate the development of an agribusiness directory for other communities to reference.		X		-----	Agricultural Committee, Chamber, IDA
2. Identify areas for future growth in agricultural services and promote the Cazenovia market.		X		-----	CACDA Agricultural Committee, IDA
Goal 4. Support farmland preservation efforts offered through the NYS agencies and programs.					
Recommended Action Steps					
1. Develop a data bank regarding preservation opportunities available for use by all residents.		X		Town Board	CACDA, CPF
2. Continue assisting local farmers through the purchase of development rights program offered by NYS Department of Agriculture and Markets.			X	Town Board	MC Farmland Protection Board CACDA, CPF
Goal 5. Facilitate a collaborative relationship with educational institutions and community-oriented nonprofit organizations to improve efforts taken in support of the farming community.					
Recommended Action Steps					
1. Encourage participation in Madison County sponsored educational roundtables to discuss issues relevant to the local agricultural industry.			X	Town Board	MC Planning, CACDA, IDA
2. Research the possibility of utilizing geothermal systems for public buildings etc. – incentives for new construction with some tax break.			X	Town Board	IDA, NYSEDA CACDA



Photo by Sage Gerling

CHAPTER III.8: HAMLET OF NEW WOODSTOCK

A. Introduction

New Woodstock is one of Cazenovia's original settlements that has matured into a unique and quiet hamlet nestled in the rolling hills of southern Cazenovia. New Woodstock's attractive qualities include its walkable neighborhoods; strong community spirit; and quiet lifestyle with its own distinctive flavor.

The recommendations below seek to maintain the hamlet character, improve infrastructure systems, and avoid suburban-style sprawl and fragmentation into the rural landscape. The goal of the recommendations is to enhance the hamlet with the following elements:

- Improve community services
- Enhance commercial opportunities for growth
- Create a safe, walkable and attractive hamlet
- Increase recreational opportunities
- Plan for interconnected and multi-generational residential growth
- Preserve agricultural landscapes and businesses

B. Recommendations

New Woodstock residents expressed interest in revitalizing New Woodstock's NYS Routes 13/80 to enhance the hamlet's character, walkability and its economic vitality

for residents, and visitors. Streetscape improvements can have a dramatic impact on the appearance and use of a community. Streetscape details, which enhance the functionality and appearance of a neighborhood, include wide sidewalks, street trees and planting areas, hanging baskets, banners, benches, and streetlights with decorative poles and fixtures. Below are two examples of possible streetscape improvements for New Woodstock. The first example shows a lively corner at East Road and NYS Routes 13/80 with a outdoor cafe seating, a widened sidewalk for social exchanges, street trees and planting areas, and parallel parking (Figures III.8.1 and III.8.2)

Figure III.8.1: Possible Conditions, Corner of East Road and NYS Routes 13/80



Drawn by Joseph Falco

Figure III.8.2: Existing Conditions, Corner of East Road and NYS Routes 13/80



Photo by Sage Gerling

The second example demonstrates a more simple improvement that offers a warm and welcoming gesture to the appearance of NYS Routes 13/80 (Figures III.8.3 and III.8.4).

Figure III.8.3: Possible Conditions, NYS Routes 13/80



Drawn by Joseph Falco

Figure III.8.4: Existing Conditions, NYS Routes 13/80



Photo by Sage Gerling

While growth is not an immediate need for New Woodstock, concept plans for single-family and multi-generational housing are included below to demonstrate how to knit future residential development into the existing hamlet structure. The concept plans below show possibilities for completing the interconnected network of streets with walkable routes between different parts of the hamlet. Both concept plans connect or add a connecting street between Pearl Street and School Street, which enhances the walkability of the neighborhood, mimics the street character of Elm Street, and provides for compact growth within the hamlet. Further feasibility studies would need to be completed for exact expansion location and layout.

The first concept plan (Figure III.8.5) includes a connecting single-family residential street below the ball field and former school. Also, multi-generational homes, which could be senior housing or single-family housing with in-law apartments, are added across from the existing apartments on Pearl Street. The location of the multi-generational homes is convenient to the laundry mat, convenience store and other amenities on NYS Routes 13/80. This concept plan maintains and enhances the ball field area as a “community green” meeting place.

The second concept plan (Figure III.8.6) shows a smaller development footprint and extends Pearl Street to complete a loop to School Street. Single-family homes line the street on the south side. Multi-generational housing is situated next to the former school showing the potential for redevelopment of the school building as well. The ball field down Pearl Street has been moved to accommodate the new housing.

New Woodstock should be governed by its own zoning district that encourages the use of land in a manner that is consistent with the traditional New Woodstock hamlet and the protection of the aquifer servicing the hamlet. Allowed uses should include the land uses traditional for the hamlet, such as civic uses, retail stores, restaurant, bakery, bed and breakfasts, farm stands or farmers market, commercial garage or gas station, home occupations etc. The dimensional regulations and design standards should be revised to reflect patterns unique to the hamlet setting.

Figure III.8.5: Concept Plan 1 for Future Residential Growth



Drawn by Sage Gerling

Figure III.8.6: Concept Plan 2 for Future Residential Growth



Hamlet of New Woodstock (NW)					
Goals & Recommended Action Steps	Short Term Action 0 – 3 years	Long Term Action 3 – 7 years	Continuous Action	Responsible Boards	Involved Parties
Goal 1. Enhance and maintain hamlet character.					
Recommended Action Steps					
1. Revise zoning district(s) and create design standards for new development and renovations to reflect and promote the current pattern of land use and development.		X		Town Board	Planning Board
2. Fund streetscape improvements on NYS Routes 13/80 between Pearl St. and Mill St. to include street trees, hanging baskets, extend sidewalks as appropriate.		X		Town Board	CACDA, Residents, NYSDOT
3. Revise the residential front yard setback requirement to reflect the actual range of front yard setbacks.	X			Town Board	Planning Board
4. Enhance the two entrance signs to the Hamlet.	X			Town Board	Planning Board
5. Evaluate new connecting roadways connecting Pearl Street to School Street and possibly NYS Routes 13/80 to McKinley Street.		X		Town Board & Highway Dept.	NYS DOT, MC Highway Dept.
6. Facilitate the restoration and preservation of the New Woodstock Millworks		X		Town Board	CRC
Goal 2. Improve pedestrian safety & walkability.					
Recommended Action Steps					
1. Fund capital improvements for sidewalks on Mill Street and Elm Street.		X		Town Board	CACDA
2. Strengthen code enforcement of Chapter 102: Junkyards; Abandoned and Junked Vehicles.			X	Town Board	COE
3. Establish a budget item in Town budget for snow maintenance on sidewalks on NYS Routes 13/80, Mill Street, Elm Street and School Street within the Hamlet.	X			Town Board	Town Highway Dept.
Goal 3. Enhance small-scale commercial opportunities.					
Recommended Action Steps					
1. Create a Central Business District that is a mixed-use district on NYS Routes 13/80.		X		Town Board	Planning Board
2. Encourage development of small-scale businesses to fit the Hamlet character.		X		Town Board	Chamber, Residents
3. Provide small business grants for architectural improvements/renovations and facilitate the research for funding capital improvements.		X		Town Board	CACDA, Planning Board

Hamlet of New Woodstock (NW)					
Goals & Recommended Action Steps	Short Term Action 1 - 18 months	Long Term Action 2-10 years	Continuous Action	Responsible Boards	Cross Reference
Goal 4. Improve quality of water supply and community services.					
Recommended Action Steps					
1. Complete a feasibility study that assesses methods to improve water flow to water users in the Hamlet.	X			Town Board	MC Heath Dept.
2. Plan and budget for capital improvements to water supply system that services New Woodstock.		X		Town Board	MC Heath Dept.
3. Develop and adopt wellhead protection plan and aquifer overlay district for Hamlet.	X			Town Board	Planning Board
4. Investigate options for providing centralized wastewater collection and treatment to the Hamlet.		X		Town Board	MC Health Dept.



Photo by Jane Rice

CHAPTER III.9: U. S. ROUTE 20 EAST

A. Introduction

The following recommendations for zoning and land uses along U.S. Route 20 East should be taken into consideration with all other recommendations set forth in this *Comprehensive Plan*. A complete discussion of the Plan recommendations for land uses and zoning is located in Chapter III.2. The community goals regarding future growth and development along U.S. Route 20 East are as follows:

1. Identify and encourage a distinctive character edge between the Village and Town.
2. Protect the Cazenovia aquifer in terms of the supply and quality of groundwater allowed to recharge the aquifer.
3. Promote the preservation of cultural, historic, natural, and scenic resources and open space.
4. Encourage sustainable economic growth for the Village and Town.
5. Support and promote the protection of sustainable farmland.

To achieve these goals the Village and Town must revise their respective zoning and land use regulations to effectively and proactively manage future development and encourage a continuation of the established community character cherished by this community. The following recommendations specifically address lands adjacent to the U.S. Route 20 East corridor.

B. Proposed Zoning Regulations

1. Distinctive Character Edge

The Village and Town should establish a distinctive character edge on U.S. Route 20 East by creating new zoning districts with specific dimensional regulations, design standards, and allowed land uses to manage future growth along U. S. Route 20 East.

Each proposed zoning district is accompanied with suggested dimensional regulations that include minimum and maximum lot sizes, front and side yard setbacks, lot frontages, building heights and maximum foot prints. Tables III.2.1 and III.2.2 are set forth in Appendix A and include the suggested dimensional regulations for the proposed zoning districts. To fully appreciate the recommended density in each district the proposed density must be considered in connection with the proposed minimum required open space, maximum allowed impervious surface coverage, and maximum allowed lot coverage. This combined approach, when applied through the conservation subdivision process should result in cluster development (with either Village or Town rural characteristics) with contiguous open space that will be forever undeveloped.

The proposed dimensional regulations are intended to reflect the actual development patterns in the Village and Town. A brief survey was conducted to assess the actual pattern of residential lot sizes; front and side yard setback dimensions; and lot frontages in the Village (see Appendix A, Table III.2.3). The key factor is that the varied lot sizes and setbacks are unified with similar features. For example, although the lot sizes vary, the street frontages average between 50 and 90 feet with the difference in the lot depth. And even though the depth of the lots vary, the distance the house is set back from the front sidewalk (front yard setback) does not vary and thus, the houses and parcels appear more uniform than they actually are. The distance, the front of the house (including front porches) is set back from the road only varies slightly, yet the side yards differ substantially. It is recommended that the dimensional regulations adopted for Village Edge North and South reflect the current pattern of residential development as depicted in Appendix A, Table III.2.3. This may require a recommended average lot size with minimum and maximum limits.

i. Village Edge North & South

With focus on preserving the community character and charm, it was agreed that a distinctive edge between the Village and Town would best protect the character of both communities and be compatible with U. S. Route 20 East Scenic Byway Strategies. To accomplish this distinctive edge, the Village and Town should establish a regulatory framework for land development that would encourage the continuation of the Village character east along U.S. Route 20 East to the eastern side of the Stowell, property on the north and the eastern side of the Cazenovia Motel on the south (see Figure III.9.1). From the eastern edge of the Cazenovia Motel property to the Town's eastern border the Town should rezone the land to promote the rural agrarian characteristics that currently exist.

Even though there are differences between the proposed zoning districts "Village Edge North" and "Village Edge south" the design focus is the same, Village character. This will ultimately translate in density and proximity of buildings to each other to create a neighborhood setting that is interconnected with the Village. Currently the Village Edge North portion of this area is zoned B-3 Restricted Business, B-1 General Business District, and RM Residential Multi-family and the Town section is zoned A-Residential. The intent of this proposed zoning district is to ensure that future growth will follow Village character, and that the existing structures will be retrofitted

to better complement the Village character. The proposed district will incorporate similar uses; single-family houses, multifamily apartments or town houses, and professional office buildings that allow for mixed uses. Medium sized commercial-retail buildings currently exist in this area and should be allowed to continue with some focus on improving their overall look and relationship with the other buildings in the area. Based on the *Wellhead Protection Plan* this area is not included in the identified zone of contribution. This fact renders this area better suited for the more intense commercial-retail uses.

The proposed zoning district boundary for Village Edge South should extend from the western edge of the Lucas property, and then to continue east along the southern side of U.S. Route 20 East to the eastern edge of the Cazenovia Motel property, then south along the property line back west and north to the western edge of the Lucas Property at the beginning point along U.S. Route 20 East. Currently the Village portion of this area is zoned for residential use with one dwelling unit per 20,000sf or ½ acre and one dwelling unit per 30,000sf or approximately ¾ of an acre. The Town portion of this area is zoned A-Residential which allows for one dwelling unit per acre. The existing density is too low for Village character and not low enough to effectively complement the rural character and may simply lead to a suburban sprawl-type character.

The preferred character or form for this area is Village residential. This can be accomplished through the use of specific dimensional regulations and design standards. However, this area is included in the zone of contribution and consequently a lower impervious coverage, between 10% and 15% is recommended (see Appendix B, *Wellhead Protection Plan*). The proposed density combined with the maximum impervious coverage and minimum open space requirement will not only encourage clustered development that will be in keeping with the Village character but will also encourage adequate pervious coverage to protect the aquifer recharge opportunities. The proposed land uses for this zone include those uses that are considered acceptable in this sensitive area and in keeping with the goals for the Village and Town (see Appendix A).

ii. Town Rural A & B

The character to protect in these two zoning districts is the agrarian, rural character that currently frames U.S. Route 20 East. Most of this land is open and undeveloped. It is recommended that the design goal be sympathetic in form and massing with the rolling hills of farmland and meadow. It is recommended that the architectural standards included in these two proposed zoning districts encourage a rural character. Zoning incentives can create opportunities to locate structures, driveways, or parking so that they are sympathetic with the existing landform and do not overshadow the natural and cultural resources on site. Consideration must be given to location of prime agricultural soils. The protection of valuable agricultural land can be encouraged through cluster development. Similarly, the architectural features as well as scale and massing of structures should follow the patterns prevalent in rural settings and farmsteads in particular. The land uses allowed include agriculture, single-family residential, non-retail commercial in Town Rural A, and light manufacturing or industrial in Town Rural B.

2. Design Standards

It is recommended that design standards be implemented for all proposed zoning districts and that they address the elements that influence or define the character promoted for each district. The following is a brief description of these various elements. This list may be more developed when fashioning the specific design

standards.

Circulation:

The layout of new roadways should be required to follow attributes specific to the character setting. In a village setting most residential streets are in a grid pattern and have multiple connections to other streets. In a town setting, most roadways conform to the landform and may connect to other roadways.

Streetscape and sidewalks:

It is important that a more narrow street width for two-way traffic be allowed. These streets must be lined with curbs, grassed lawns with trees, and sidewalks. Street lighting is important and should be similar to what is used in a village. Daytime on street parking is allowed. Connectivity is absolutely critical in a village setting. Opportunities for connection between existing roadways and new ones, as well as pedestrian connections through sidewalks or trails should be explored and realized to the fullest potential for all new developments.

Vegetation and designed landscapes:

In the rural setting the existing vegetative pattern should influence the proposed development. Contrary, a village setting includes vegetation through designed landscapes. Even though the vegetation in a village setting is impacted or initially structured by man, it is as critical to establishing a preferred village setting as the preservation of existing vegetation is to the rural setting.

Structures

Building scale and massing:

The size, scale and relationship to other buildings are critical design standards that create a village-like setting or not. In a village all buildings are near each other and create a strong neighborhood relationship. Not only is a maximum footprint necessary to establish, but also, a minimum and maximum distance between buildings. The relationship of each building to the street is also of importance. Each building must be required to face the street.

Building setbacks:

The importance with this dimensional regulation is the uniformity of its application. With respect to front yard setbacks, a minimum and maximum set back should be set. This will require neighboring buildings to be similar in distance from the street. An alternative is to require a build-to-line, which places the front of all buildings at the same distance from the street.

Building architecture:

The architecture of the buildings can and should vary. Some details regarding window placement, porch placement, façade treatment, and roof type should be guided with set parameters. Even though the location, and ultimate size should be managed, the selected architecture can establish the independent character of each building.

Landform:

Requiring structures and roadways to be sympathetic to the existing landform is a design element addressed through siting guidelines. Traditionally, manipulation of the land to conform to the built form is more prevalent in a compact village setting and less prevalent in the rural setting.

3. Gateways

The Village and Town should consider establishing standards that define the important gateway along U.S. Route 20 East.

4. Transfer of Development Rights

Consideration should be given to structuring a process by which rights could be transferred from the new zoning districts Village Edge North and South to the Village Business District. The community has voiced an interest in encouraging private investment and development in the Village Business District. The community has also voiced an interest in preserving open space, and scenic resources in the area of the U.S. Route 20 East. While zoning of the lands along the corridor is strongly recommended, viable options to permanently preserve certain lands should be considered. The community could create incentives for developers to focus on redeveloping portions of the Village Business District by allowing landowners along U.S. Route 20 East to transfer their development rights to property owners in the designated areas in the Village Business District. The resulting effect is encouraging development in the Village while gaining permanent open space along the corridor.

5. Zoning Incentives

The Village and Town should structure zoning incentives to encourage their preferred character. Both municipalities have a window of opportunity to encourage the proposed standards (such as less impervious surfaces, distinct community character, and green space) by providing zoning incentives. The idea is simple; if the developer adds the preferred feature he or she will receive something in return. The following are examples of zoning incentives in the form of density bonuses and tax abatement.

A. Density bonuses to encourage further setback from U.S. Route 20 East in Town Rural zones:

Commercial

- Voluntary increase in setback will result in additional building size
 - 2x minimum setback in exchange for 10% additional square footage of building
 - 3x minimum setback in exchange for 15% additional square footage of building with only 5% increase in impervious coverage
 - 4x or higher minimum setback in exchange for 20% additional square footage of building with only 10% increase in impervious coverage

B. Development of shared driveways

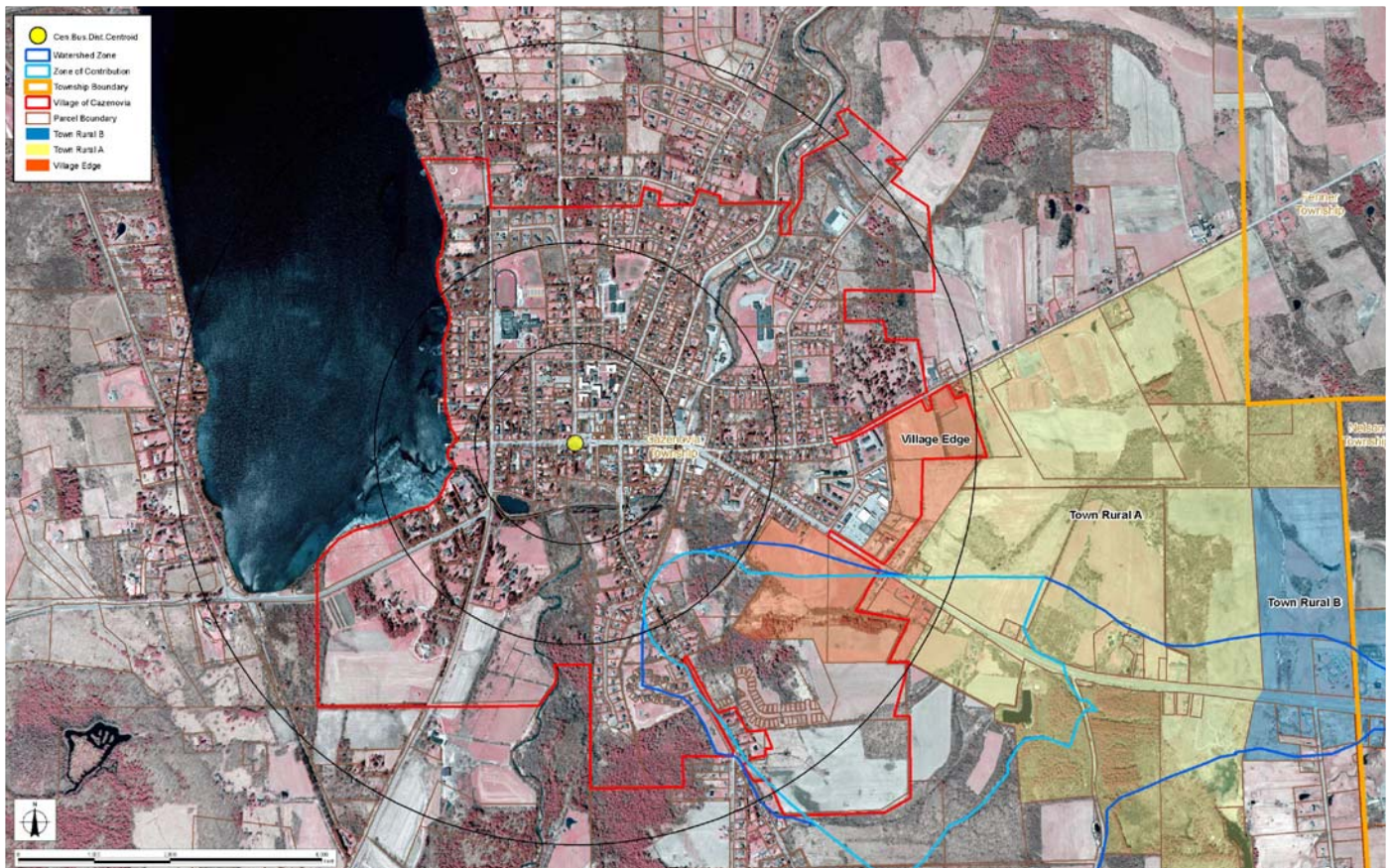
- Shared driveway will result in each developer receiving a percentage reduction in impervious coverage equal to the percent of driveway ownership.
- Shared driveway and shared parking can result in each developer receiving a percentage reduction in impervious coverage equal to the percent of driveway ownership and the option to bank land for development of 10% of required parking if and when needed.

C. Incentive bonuses to encourage capital improvements to existing

structures and developed sites in Village Edge North

- Redesign of existing parking lot(s) to conform with proposed design standards in exchange for a relaxation in parking requirements
 - Increase the percentage of pervious surfaces by 10% in exchange for an abatement of 1% of property taxes for 3 years.

Figure III.9.1: Proposed Character Areas to define Zoning Districts



U.S. Route 20 East (RT)					
Goals & Recommended Action Steps	Short Term Action 0 – 3 years	Long Term Action 3 - 7 years	Continuous Action	Responsible Boards	Involved Parties
Goal 1. Ensure that growth and development at the Village edge is compatible with the existing Village character.					
Recommended Action Steps					
1. Consider the option of transferring development rights from land along U.S. Route 20 East to the Village Business district, to encourage development in the Village Business District and open space at the Village/Town edge.	X			Village & Town Boards	Planning Boards
2. Consider zoning incentives to encourage preferred character treatment along U.S. Route 20 East.	X			Village & Town Boards	Planning Boards
3. Consider adopting zoning with clear form-based architectural & development standards to guide Village & Town Planning Boards	X			Village & Town Boards	Planning Boards
Goal 2. Protect the distinct character edge between the Village and Town on U.S. Route 20 East.					
Recommended Action Steps					
1. Encourage a distinctive character edge between the Village and Town along U.S. Route 20 East.	X			Village & Town Boards	Planning Boards
2. Consider adopting new zoning districts with specific dimensional regulations and design standards that complement the two distinct characters.	X			Village & Town Boards	Planning Boards
3. Consider adopting new zoning districts for land along U.S. Route 20 East similar to the proposed zoning districts, Village Edge North and Village Edge South (See Appendix A, Table III.2.1 & III.2.2).	X			Village Board	Planning Board
4. Consider adopting new zoning districts similar to the proposed zoning districts, Town Rural A and Town Rural B (See Appendix A, Table III.2.1 & III.2.2).	X			Town Board	Planning Board
Goal 3. Protect, preserve, and enhance all natural, scenic, cultural and historic resources along U.S. Route 20 East.					
Recommended Action Steps					
1. Consider incorporating scenic resource assessment and mitigation standards to protect the scenic views along U.S. Route 20 East.	X			Village & Town Boards	CRC, Planning Boards
2. Consider increasing the required minimum amount of open space in the proposed new zoning districts along U.S. Route 20 East.	X			Village & Town Boards	Planning Boards

U. S. Route 20 East (RT)					
Goals & Recommended Action Steps	Short Term Action 0 – 3 years	Long Term Action 3 – 7 years	Continuous Action	Responsible Boards	Involved Parties
Goal 4. Protect the supply and quality of water that reenters the Cazenovia Aquifer that serves as the primary source for drinking water throughout the community.					
Recommended Action Steps					
1. Consider adopting a wellhead protection plan that addresses the importance of protecting the sensitive recharge area.	X			Village & Town Boards	NY Rural Water Association
2. Consider adopting the proposed wellhead overlay district to protect the quality and quantity of water recharge into the Cazenovia aquifer.	X			Village & Town Boards	Planning Boards
Goal 5. Facilitate and promote sustainable and balanced economic growth that benefits the Cazenovia community.					
Recommended Action Steps					
1. Support marketing efforts developed by Greater Cazenovia Area Chamber of Commerce.			X	Village & Town Boards	Greater Cazenovia Area Chamber of Commerce.



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Appendix A: Existing & Proposed Zoning Districts

Table II.2.3: Village of Cazenovia Existing Zoning Districts

ZONES	CURRENT LOT & STRUCTURE REQUIREMENTS
<p>R-10 RESIDENTIAL (10,000 SQ. FT.)</p> <p>Permitted uses:</p> <ul style="list-style-type: none"> A. One-family dwelling B. School, public C. Religious facility D. Public outdoor recreation E. Accessory bldg. <p>Special uses:</p> <ul style="list-style-type: none"> A. Home occupation, including professional residence-office. B. Bed & breakfast C. Group residence D. Post-secondary educational institution E. Funeral home F. Private outdoor recreation G. School, Private H. Indoor recreation 	<p>Min. lot area: 10,000 SQ. FT.</p> <p>Min. lot width: 50 FT.</p> <p>Min. Street Frontage: 50 FT.</p> <p>Min. lot depth: 125 FT.</p> <p>Min. front yard depth: 20 FT.</p> <p>Min. rear yard depth:</p> <ul style="list-style-type: none"> 1. Principal Bldg.: 30 FT. 2. Accessory Bldg.: 4 FT. <p>Min. side yard depth:</p> <ul style="list-style-type: none"> 1. Principal Bldg.: total both yards 20 FT.; eit yard 4 feet 2. Accessory Bldg. 4 FT. <p>Max. lot coverage: 25%</p> <p>Max. bldg. Ht.: 2 stories or 30 FT.</p> <p>Min. dwelling ground floor area:</p> <ul style="list-style-type: none"> 1. 1 - story bldg: 1,100 SQ. FT. 2. 1.5 – story bldg. 1,000 SQ. FT. 3. 2 – story bldg. 750 SQ. FT.
<p>R-20 RESIDENTIAL (20,000 SQ. FT.)</p> <p>Permitted uses:</p> <ul style="list-style-type: none"> One-family dwelling School, public Religious facility Public outdoor recreation Accessory bldg. Indoor Recreation <p>Special uses:</p> <ul style="list-style-type: none"> A. Home occupation, including professional residence-office. B. Bed & breakfast C. Group residence D. Post-secondary educational institution E. Community Center F. Private outdoor recreation G. School, Private 	<p>Min. lot area: 20,000 SQ. FT.</p> <p>Min. lot width: 100 FT.</p> <p>Min. Street Frontage: 100 FT.</p> <p>Min. lot depth: 150 FT.</p> <p>Min. front yard depth: 20 FT.</p> <p>Min. rear yard depth:</p> <ul style="list-style-type: none"> 1. Principal Bldg.: 50 FT. 2. Accessory Bldg.: 10 FT. <p>Min. side yard depth:</p> <ul style="list-style-type: none"> 1. Principal Bldg.: total both yards 35 FT.; eit yard 15 feet 2. Accessory Bldg. 10 FT. <p>Max. lot coverage: 20%</p> <p>Max. bldg. Ht.: 2 stories or 30 FT.</p> <p>Min. dwelling ground floor area:</p> <ul style="list-style-type: none"> 1. 1 - story bldg: 1,500 SQ. FT. 2. 1.5 – story bldg. 1,150 SQ. FT. 3. 2 – story bldg. 800 SQ. FT.
<p>R-30 RESIDENTIAL (30,000 SQ. FT.)</p> <p>Permitted uses:</p> <ul style="list-style-type: none"> A. One-family dwelling B. School, public C. Religious facility D. Public outdoor recreation E. Accessory bldg. <p>Indoor Recreation</p> <p>Special uses:</p> <ul style="list-style-type: none"> A. Home occupation, including professional residence-office. B. Bed & breakfast C. Group residence D. Post-secondary educational institution E. Private outdoor recreation F. School, Private 	<p>Min. lot area: 30,000 SQ. FT.</p> <p>Min. lot width: 150 FT.</p> <p>Min. Street Frontage: 150 FT.</p> <p>Min. lot depth: 200 FT.</p> <p>Min. front yard depth: 50 FT.</p> <p>Min. rear yard depth:</p> <ul style="list-style-type: none"> 1. Principal Bldg.: 50 FT. 2. Accessory Bldg.: 10 FT. <p>Min. side yard depth:</p> <ul style="list-style-type: none"> 1. Principal Bldg.: total both yards 50 FT.; eit yard 20 feet 2. Accessory Bldg. 10 FT. <p>Max. lot coverage: 25%</p> <p>Max. bldg. Ht.: 2 stories or 30 FT.</p> <p>Min. dwelling ground floor area:</p> <ul style="list-style-type: none"> 1. 1 - story bldg: 1,500 SQ. FT. 2. 1.5 – story bldg. 1,250 SQ. FT.

Table II.2.4: Village of Cazenovia Existing Zoning Comparison Chart– R-10, R-20, R-30

CURRENT LOT & STRUCTURE REQUIREMENTS	ZONES		
	R-10	R-20	R-30
Min. lot area:	10,000 SQ. FT.	20,000 SQ. FT.	30,000 SQ. FT.
Min. lot width:	50 FT.	100 FT.	150 FT.
Min. Street Frontage:	50 FT.	100 FT.	150 FT.
Min. lot depth:	125 FT.	150 FT.	200 FT.
Min. front yard depth:	20 FT.	20 FT.	50 FT.
Min. rear yard depth: 1. Principal bldg. 2. Accessory bldg.	30 FT. 4 FT.	50 FT. 10 FT.	50 FT. 10 FT.
Min. side yard depth: 1. Principal bldg. 2. Accessory bldg.	50 FT. 4 FT.	35 FT. 10 FT.	50 FT. 10 FT.
Max. lot coverage:	25%	20%	25%
Max. bldg. Ht.:	30 FT.	30 FT.	30 FT.
Min. dwelling ground floor area: 1. 1-story bldg.: 1500 SQ. FT. 2. 1.5-story bldg.: 1,250 SQ. FT. 3. 2-story bldg. 900 SQ. FT.	1,100 SQ. FT. 1,000 SQ. FT. 750 SQ. FT.	1,500 SQ. FT. 1,150 SQ. FT. 800 SQ. FT.	1,500 SQ. FT. 1,250 SQ. FT. 900 SQ. FT.

Table II.2.5: Village of Cazenovia Existing Residential Zoning Dimensional Regulations

REQUIREMENTS	ONE-FAMILY	TWO-FAMILY	MULTIFAMILY
Min. lot area:	10,000 SQ. FT.	18,000 SQ. FT.	20,000 SQ. FT. for first 4 dwellings, plus 4,000 SQ. FT. for each additional dwelling
Min. lot width:	75 FT.	120 FT.	150 FT.
Min. lot depth:	125 FT.	125 FT.	150 FT.
Min. front yard depth:	40 FT.	40 FT.	40 FT.
Min. rear yard depth:	40 FT.	40 FT.	40 FT.
Min. side yard depth:	25 FT. total 10 FT. min.	20 FT.	30 FT. each
REQUIREMENTS	ONE-FAMILY	TWO-FAMILY	MULTIFAMILY
Max. lot coverage:	25%	25%	15%
Max. dwellings per bldg.	–	–	10
Min. Floor area per dwelling by Bedrooms (BR): 1. 1 BR 525 SQ. FT. 2. 2 BR 650 SQ. FT. 3. 3 BR 775 SQ. FT. 4. 4 or more BR dwellings not permitted			
Max. bldg. Ht.: 2 stories or 30 FT.			
Other Uses: Min. lot area: 40,000 SQ. FT. Min. lot width: 150 FT. Min. Street Frontage: 200 FT. Min. lot depth: 200 FT. Min. front yard depth: 50 FT. Min. rear yard depth: 50 FT. Min. side yard depth: 30 FT. each Max. lot coverage: 15% Max. bldg. Ht.: 3 stories or 35 FT. Min. dwelling ground floor area: 1. 1 - story bldg: 1,500 SQ. FT. 2. 1.5 - story bldg. 1,250 SQ. FT. 3. 2 - story bldg. 900 SQ. FT.			

Table II.2.6: Existing Dimensional Regulations for Zoning Districts in the Town of Cazenovia

	Rural A/B	Lake Watershed	Residential New Woodstock B	Commercial	Industrial
Minimum Lot size	1 acre/du	80,000sf	40,000sf	1.5 acre (min lot width 200' & min lot depth 300')****	?
Min. Rd Frontage	150'	200'	150'		?
Min front yard	50'	50'	25'	60'	20'
Min side yard	25'	25'	25'	20'	5' each
Min rear yard	30'	50'*	30'	20'/10'	?
Minimum building area (footprint)	1 story/1,100sf** >1story/900sf	1 story/1,100sf** >1story/900sf	1 story/1,100sf** >1story/900sf 2 fd or B&B/1,100sf	?	?
Maximum height	30'/35'***	30'***	?	35'***	?
Maximum required open space	5%	5%	5%	5%	?
Maximum impermeable coverage	Not defined	Defined	Not defined	Not defined	?

* No part of a septic system may be constructed within 100' of Cazenovia Lake

**15% allowable as non-living area

*** other than church or school

****Each apartment house shall be located on a lot having an area of not less than 1,000sf for each 2 bedroom apartment and 500sf for each one-bedroom apt.

Table II.2.7: Existing Land Uses Allowed in the Town of Cazenovia

Land uses	R- A (LW)	R- B	R-B / New Woodstock	Comm- ercial	Indust- rial
Single Family dwelling	P	P	P	P	P
Accessory uses and buildings	P	P	P	P	P
Church, similar place of worship, etc	P	P	P	P	P
Home occupations	P	P	P	P	P
Rectory or convent	P	P	P	P	P
Private garage	P	P	P	P	P
Private stable	P	P	P	P	P
Farm	P	P	P	P	P
Artistic, cultural & historic uses	P	P	P	P	P
Private school, charitable institution...	-	P	P	P	P
Two-family dwelling	-	P	P	P	P
Cemetery, Apt. House, boardinghouse, tourist lodging house or hospital	-	P	P	P	SP
Civic Uses – meeting halls, libraries etc.	-	-	P		
Retail store, personal service shop, restaurant, or bakery	-	-	P	P	P
Farm stands	-	-	P		
Bed and Breakfast establishment	--	-	P		
Comm. Garage, filling station, & used car lot	-	-	P	P	P
Bank or office building	-	-	-	P	P
Undertaking establishment	-	-	-	P	P
Public, parochial or private school	--	-	-	P	P
Public library, municipal building, public park or playground, or recreational area operated by an organization for the benefit of its members and not for gain	-	-	-	P	P
Mixed use*	-	-	-	P	P
Greenhouse	-	-	-	P	P
Kennel, pet shop, or veterinary hospital	-	-	-	P	P
Indoor theater	-	-	-	P	P
Place of amusement	-	-	-	P	SP
See code for add'l uses	-	-	-	-	P
Any other use not listed	-	-	-	-	SP

Permitted Uses (P) Special Permit (SP)

*Living quarters in a bank, office building, retail store, personal service shop or undertaking establishment (with separate facilities and min. floor area of 450sqft.)

Table III.2.1: Proposed Dimensional Requirements for Village Edge Zoning Districts

Dimensional regulations	Village Edge North District			Village Edge South District
RESIDENTIAL				
	Single family	Two – family	Multifamily	
Minimum residential lot size With water & public sewer	8,000sf	18,000sf	20,000sf	8,000sf
Maximum residential lot size	20, 000sf	20,000sf	20,000sf	20,000sf
Maximum residential density	4 du/ acre	varies	varies	4 du/ acre
Min/Max front yard	20/ 30 ft	20/ 40 ft	20/ 40 ft	20/ 30 ft
Min/max side yard	10/ 20 ft	10/ 20 ft	10/ 20 ft	10/ 20 ft
Min rear yard	30 ft	30 ft	300 ft	30 ft
Minimum/maximum lot width at road frontage	50/ 100 ft	120/ 120 ft	150/ 150 ft	50/ 75 ft
Min/Max height	1/ 2 stories			1/2 stories
Maximum number of structures per lot	1 principal/2 accessory			1 principal/2 accessory
Minimum required open space	35%			50%
Maximum impervious surface	15%			10%
Maximum Lot Coverage	30% - 50% (avg. of village res. setting)			30% - 50% (avg. of village res. setting)
COMMERCIAL (NON RETAIL)				
Dimensional regulations	Village Edge North District			Village Edge South District
Minimum required open space	15% - 35%			50%
Maximum impervious surface	30%			10%**
Maximum lot coverage	60% - 80% (avg. of village res. setting)			60% - 80% (avg. of village res. setting)
Maximum building footprint	30,000 sf/1 story* 7,500 sf/2 story 3,500 sf/3 story			3,500sf
Minimum/Maximum building height	1/3 stories (1/3 stories mixed use)			1/2 stories
Minimum/maximum side yard setback	0/ 75 ft			0/ 75 ft
Minimum/maximum Lot Width	50/ 110-120 ft			50/ 110 –120 ft

* Require an averaging of lot sizes throughout the neighborhood that reflects the combination of parcel sizes in the Village.

** Consider incentives to encourage development outside of Wellhead Protection Area.

Table III.2.2: Proposed Dimensional Requirements for Town Rural Zoning Districts

Dimensional regulations	Town Rural A District		Town Rural B District	
RESIDENTIAL				
	Single family	Two – family	NO RESIDENTIAL ALLOWED	
Minimum lot size	3 acres	3 acres	3 acres	3 acres
Residential density	1 du/ 1.5 acres	1 du/ 1.5 acres	1 du/ 1.5 acres	1 du/ 1.5 acres
Min front yard	50 ft	50 ft	50 ft	50 ft
Min side yard	25 ft	25 ft	25 ft	25 ft
Min rear yard	50 ft	50 ft	50 ft	50 ft
Min/Max height	1/2 stories		1/2 stories	
Minimum lot width and Road Frontage	To Be Determined		150 ft	
Minimum required open space	60%		60%	
Maximum impervious surface	20%**		20%**	
COMMERCIAL (NON-RETAIL)				
Dimensional regulations	Town Rural A District		Town Rural B District	
Minimum required open space	60%		60%	
Maximum impervious surface	20%		20%	
Maximum building footprint	To Be Determined		Defined During Site Plan Review	
Minimum road frontage	300 ft		300 ft	

** Consider incentives to encourage development outside of Wellhead Protection Area.

Table III.2.3: Village of Cazenovia Residential Property Dimension Survey

Village Street	Front yard setback	Side setback 1	Side setback 2	Lot frontage	Lot depth	Lot area
West Albany Street (north side)						
	22	13	15	80	200	16,000
	50	7	28	80	360	28,800
	45	20	6	80	340	27,200
	42	23	26	100	140	14,000
Average:	39.8	15.8	18.8	85.0	260.0	21,500.0
West Albany Street (south side)						
	3	3	6	46	52	2,392
	16	13	3	44	285	12,540
	14	8	13	57	207	11,799
	17	7	9	57	113	6,441
	8	25	4	60	113	6,780
Average:	11.6	11.2	7.0	52.8	154.0	7,990.4
West Albany St. (on Cannon Park)						
	2	5	5	35	340	11,900
	10	7	13	60	160	9,600
	14	16	5	63	310	19,530
	8	23	2	68	335	22,780
	10	40	37	142	335	47,570
	1	48	16	110	360	39,600
Average:	7.5	23.2	13	79.7	306.7	25,163.3
Allen Street						
	4	16	2	50	70	3,500
	2	8	12	53	70	3,710
	7	4	56	60	70	4,200
Average:	4.3	9.3	23.3	54.3	70.0	3,803.3
South Street						
	2	2	3	65	85	5,525
	1	7	2	40	100	4,000
Average:	1.5	4.5	2.5	52.5	92.5	4,762.5
Mill Street						
	5	0	10	50	150	7,500
(west side)	8	5	2	43	150	6,450
	7	8	6	45	106	4,770
	6	8	0	104	182	18,928
Average:	6.5	4.9	3.6	57.1	123.6	7,419.4

Table III.2.3: Village of Cazenovia Residential Property Dimension Survey (Cont.)

Village Street	Front yard setback	Side setback 1	Side setback 2	Lot frontage	Lot depth	Lot area
Mill Street (Continued)						
(east side)	6	17	20	87	235	20,445
	4	12	18	80	235	18,800
	27	37	48	115	240	27,600
Average:	12.3	22	28.7	94	236.7	22,281.7
Sullivan Street						
(west side)	30	25	20	82	107	8,774
	23	3	3	53	107	5,671
	33	50	14	95	200	19,000
	31	16	6	52	250	13,000
	33	8	3	42	250	10,500
	36	20	17	67	250	16,750
	58	45	25	105	250	26,250
Average:	34.9	23.9	12.6	70.9	202.0	14,277.9
(east side)	27	3	40	116	150	17,400
	9	13	20	60	126	7,560
	9	6	10	42	126	5,292
	9	8	8	42	150	6,300
	12	20	12	67	150	10,050
	14	1	10	38	150	5,700
	12	3	5	48	150	7,200
	12	12	4	43	106	4,558
	15	11	20	75	106	7,950
Average:	13.2	8.6	14.3	59.0	134.9	8,001.1
Emory Avenue						
	24	23	9	65	200	13,000
	24	12	3	50	135	6,750
	22	7	16	78	135	10,530
	23	12	2	42	135	5,670
	150	22	12	87	200	17,400
Average:	48.6	15.2	8.4	64.4	161.0	10,670.0

Notes:

1. All measurements are approximate
2. Data based on 1992 Village Masterplan prepared by Reimann-Beuchner Partnership
3. Setbacks are measured from building wall or porch edge to property line
4. Front Property line is assumed to be at the back edge of sidewalk
5. Sullivan & Emory data measured in the field by S. Shannon, 12-09-2007
6. Lot area calculations assume a regular rectangular lot



Appendix B: Wellhead Protection Plan

WELLHEAD PROTECTION PLAN
for the
VILLAGE OF CAZENOVIA WATER SUPPLY
MADISON COUNTY, NEW YORK

SEPTEMBER 2007

Prepared by:

Steven Winkley
New York Rural Water Association



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1.0 INTRODUCTION

The Village of Cazenovia currently utilizes three drilled wells for its source of water supply. This Wellhead Protection Plan, prepared by New York Rural Water Association (NYRWA), is designed to help protect and preserve these sources of drinking water. The plan maps the wells' critical wellhead protection area, documents land use, and develops a protection strategy. The protection and preservation of these sources of drinking water are of utmost importance to ensure a continued reliable, high-quality, and affordable water supply for the residents and businesses of the Cazenovia area.

2.0 WATER SUPPLY WELLS AND HYDROGEOLOGIC SETTING

The Village of Cazenovia's current production wells, hereafter referred to as Well 1, Well 2, and Well 3, are located on a 9-acre parcel owned by the Village off Chenango Street in the Village of Cazenovia (see Figures 1 and 2). The primary water supply source for the Village is Well 3, completed in 1988. Table 1 is a summary of well details for these supply sources.

Well	Year Constructed	Diameter (inches)	Well Depth (feet)	Open Screened Interval (feet below ground)	Well Design Capacity * (gallons per minute)
Well 1	1945	10	79.2	69 - 79.2	450
Well 2	1945	6	77.3	68.6 - 77.4	360
Well 3	1988	12	80	54 - 80	850

* Based upon the maximum recommended screen transmitting capacity at an entrance velocity of 0.1 ft/sec.

Table 1. Village of Cazenovia Public Supply Well Data.

The supply wells produce ground water from an unconsolidated sand and gravel aquifer that was deposited during deglaciation of the region. NYRWA compiled subsurface information for this aquifer and has mapped the areal extent of the aquifer based upon soils data, topographic expression, well data, and site reconnaissance (see green boundary line on Figure 2). This valley-fill aquifer consists of coarse-grained sand and gravel deposits overlain locally by clayey and gravelly deposits that resemble glacial till.

NYRWA reviewed pumping tests conducted in 1988 and in 2000 on Well 3. Analysis of data from these tests indicates that the calculated *transmissivity* of the aquifer ranges from 29,464 gpd/ft to 82,500 gpd/ft, with a geometric mean value of 56,093 gpd/ft (see Table 2). Transmissivity is the capacity of the aquifer to transmit water. With a mean saturated thickness of 26 feet, the mean hydraulic conductivity of the sand and gravel was calculated to be 288 feet/day. This value is consistent with published values for fine to coarse sand and gravel.

Unfortunately, no drawdown data from any observation wells was found to exist. Therefore, the aquifer storativity could not be calculated. Based upon the subsurface stratigraphy, the aquifer is likely under semi-confined to confined conditions in the vicinity of the supply wells. However, like most buried valley aquifers, the aquifer is likely in hydraulic connection with surficial deposits occurring along the valley wall (in this case, southeast of the supply wells).

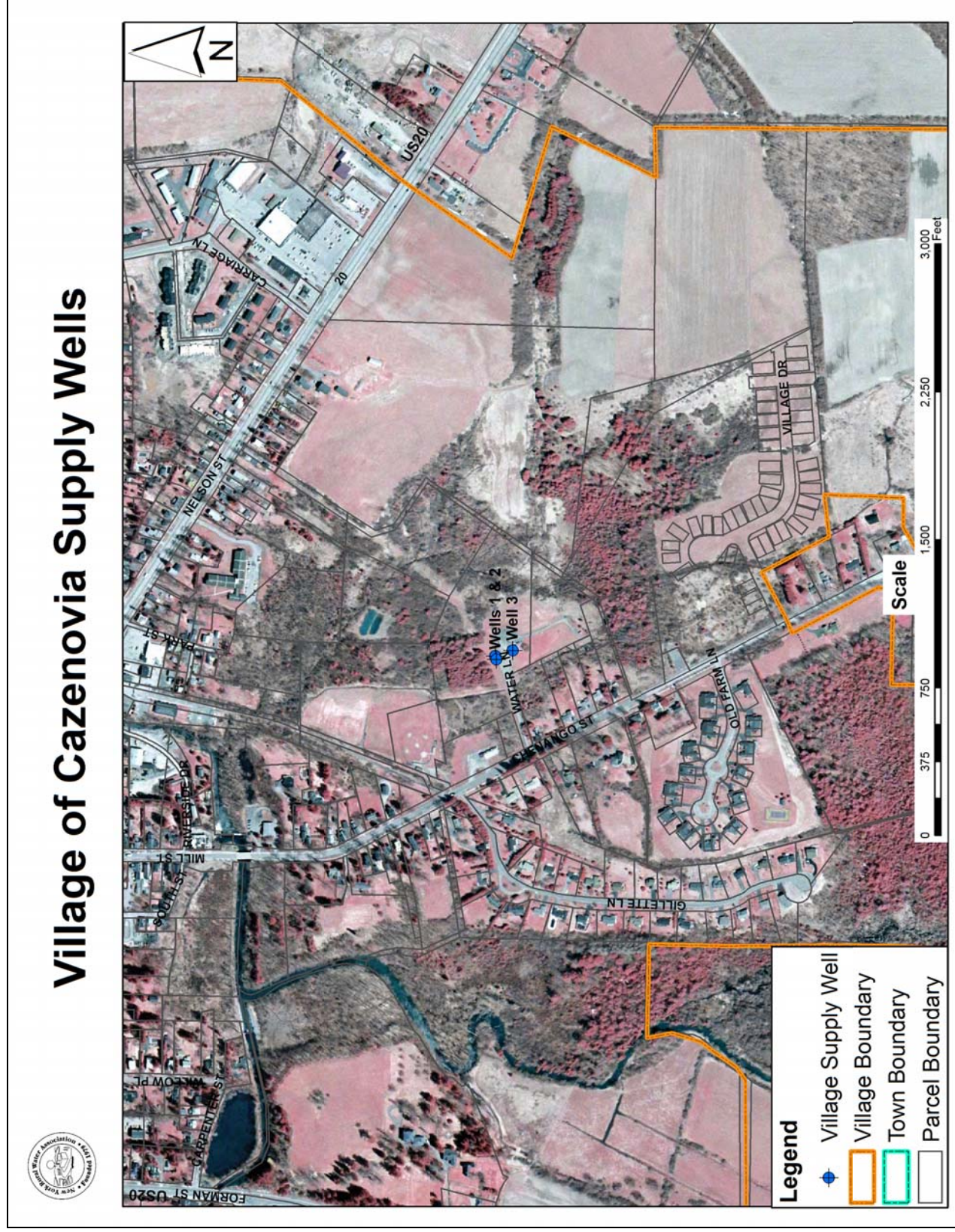


Figure 1. Well Supply Location

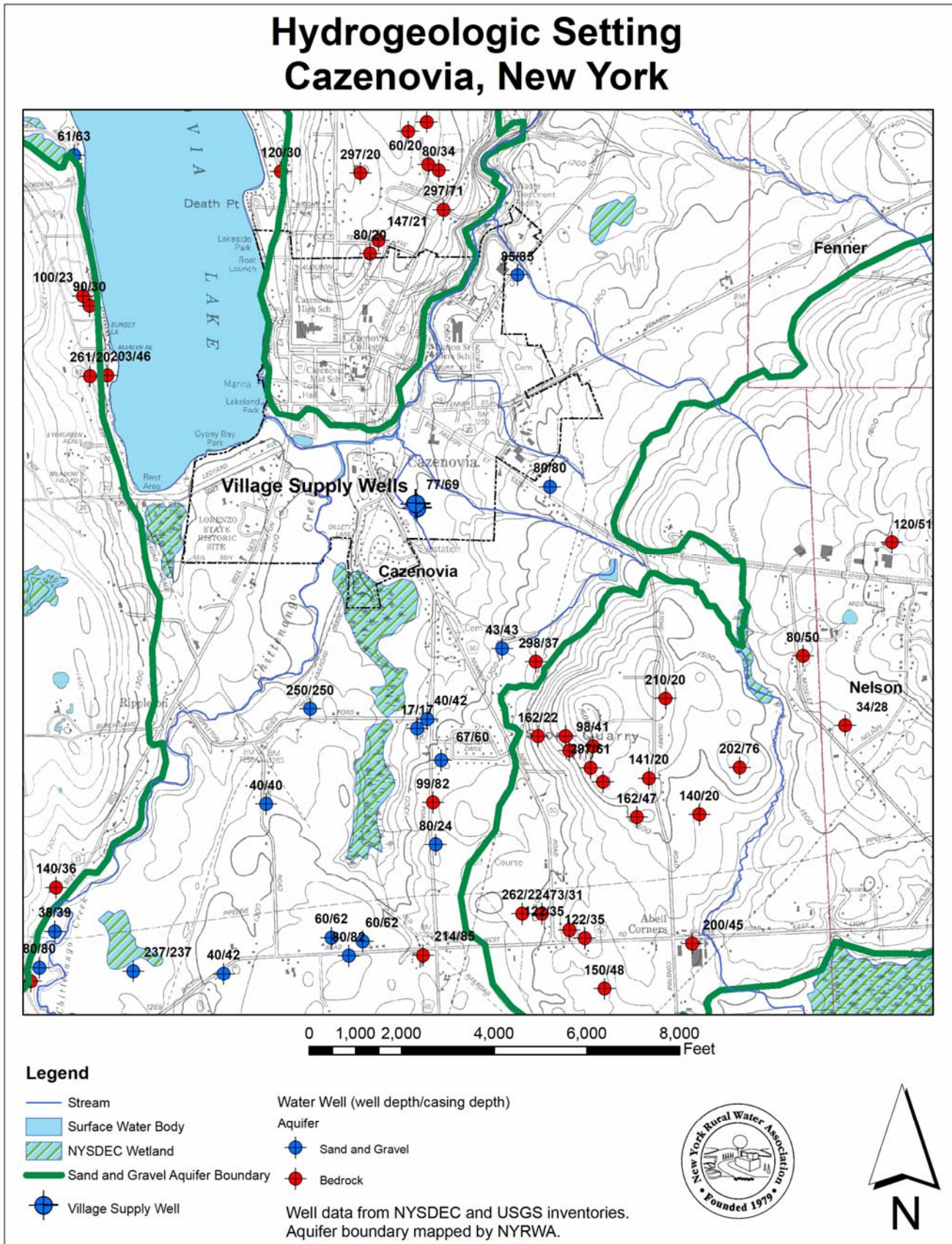


Figure 2. Hydrogeologic Setting.

Test	Rate (gpm)	Analysis Method	Transmissivity (gpd/ft ²)
1988	420	Jacob	73,920
1988	745	Jacob	61,463
1988	420	Theis	71,600
1988	745	Theis	82,500
1988	718*	Recovery	49,882
2000	625**	Jacob	29,464
2000	625**	Theis	44,300

* composite pumping rate during entire test
** composite pumping rate during 1st pumping step

Geo. Mean Transmissivity = 56,093 gpd/ft²
Median Transmissivity = 61,463 gpd/ft²

Table 2. Calculated Aquifer Transmissivity Values

In order to subsequently map the wellhead protection area for the Village of Cazenovia supply wells, NYRWA mapped the aquifer's potentiometric surface (Figure 3). The elevation of water levels in wells, streams, and wetlands were contoured to produce a regional map of the aquifer's static groundwater head (Figure 3). The groundwater flow direction in the vicinity of the supply wells is approximately perpendicular to the potentiometric surface contours (towards the northwest – see arrow on Figure 3).

3.0 WELLHEAD PROTECTION AREA

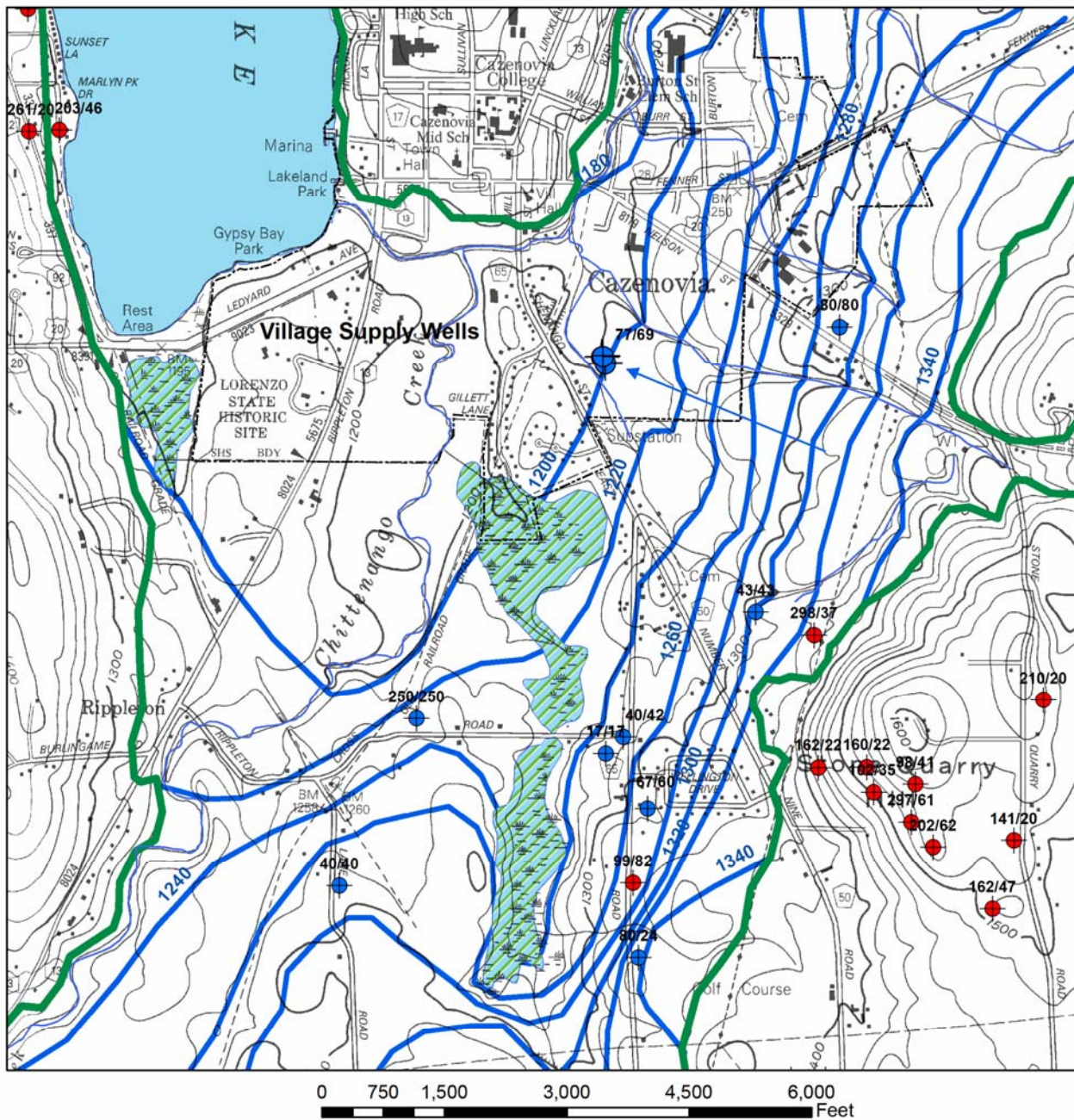
The USEPA defines a wellhead protection area as the surface and subsurface area surrounding a well through which contaminants are reasonably likely to move toward and reach the water well. Once delineated, the wellhead protection area becomes a priority area in regards to efforts to prevent or clean up groundwater contamination.

Zone of Contribution

The primary zone of the wellhead protection area is the *zone of contribution*. This is the portion of the sand and gravel aquifer where all recharge and ground water flows *directly* toward the pumping well(s). In a setting such as Cazenovia, where there is a pronounced regional hydraulic gradient (i.e. slope to the aquifer potentiometric surface), the zone of contribution does *not* equal the area where water levels are lowered by pumping (an area referred to as the *zone of influence*).

NYRWA determined the zone of contribution using four primary methods. The composite area using these four methods was taken to be the overall zone of contribution (see Figure 4). The first method involved subtracting the cone of depression (drawdown cone) of the production wells from the regional aquifer potentiometric surface. The cone of depression for 180 days of continuous pumping without recharge (simulating drought) was derived using the Theis equation. This surface was subtracted from the aquifer's water table/potentiometric surface using ArcGIS Spatial Analyst. The resulting contribution area from this approach is indicated on Figure 4.

Aquifer Potentiometric Surface Cazenovia, New York



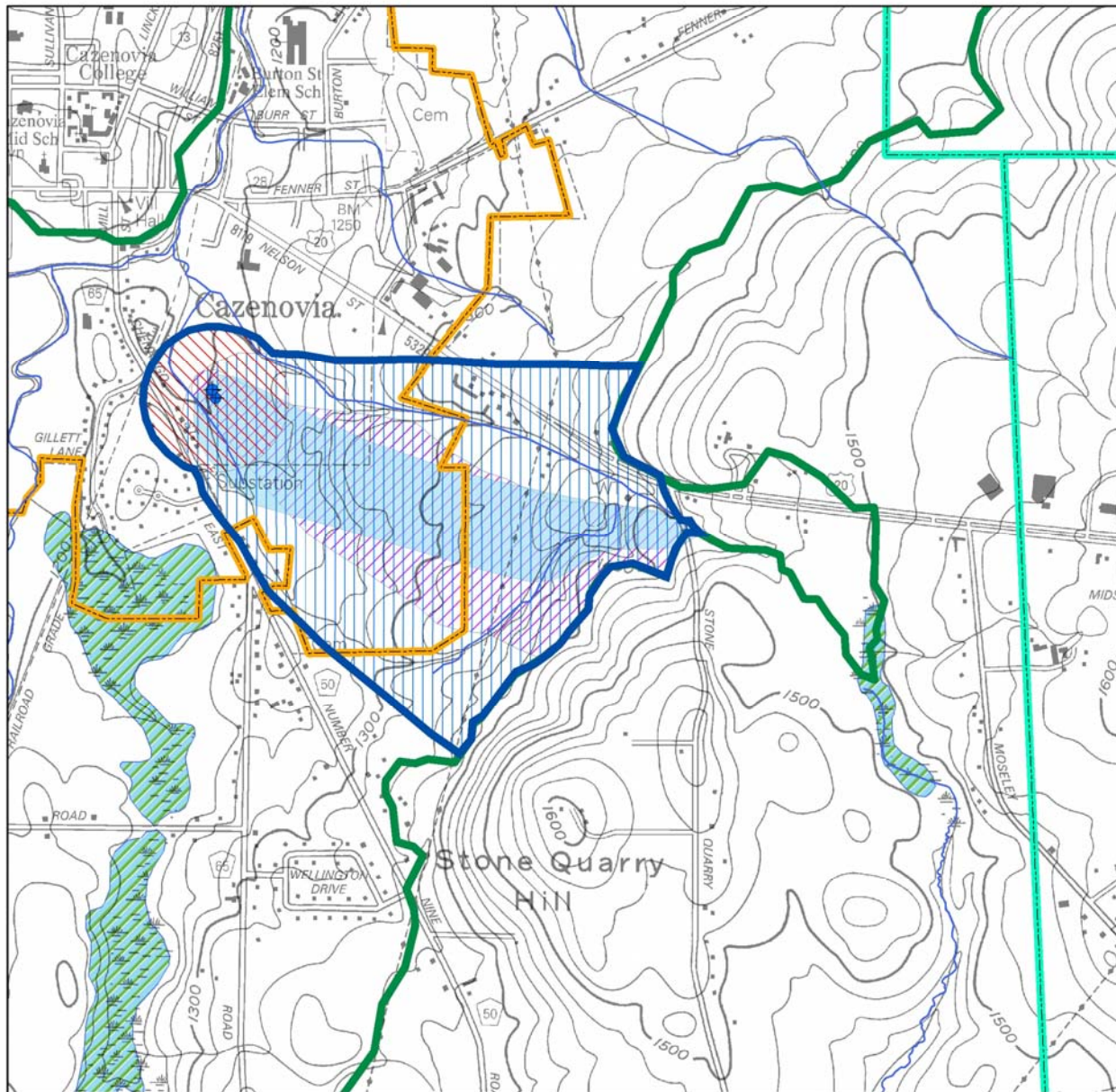
Legend

- Stream
- Surface Water Body
- NYSDEC Wetland
- Sand and Gravel Aquifer Boundary
- Village Supply Well
- Water Well (well depth/casing depth)
- Aquifer**
 - Sand and Gravel
 - Bedrock



Figure 3. Aquifer Potentiometric Surface.

Zone of Contribution Delineation Cazenovia, New York



Legend

- ◆ Village Supply Well
- Stream
- ▨ NYSDEC Wetland
- Sand and Gravel Aquifer Boundary
- ▭ Village Boundary
- ▭ Town Boundary
- ▭ Resultant Zone of Contribution
- ▨ WHAEM Model
- ▨ Drawdown Cone on Regional Potentiometric Surface
- ▨ 60-Day Calculated Fixed Radius
- ▨ Capture Zone Calculations



Note: The Zone of Contribution is the area of the sand and gravel aquifer that directly contributes groundwater to the Village supply wells.

Figure 4. Composite Zone of Contribution.

The second method involved computer modeling using the USEPA's WhAEM2000 flow model. This modeling system was specifically created to delineate wellhead protection areas. Results of WhAEM modeling are depicted on Figure 4. The third method involved the uniform flow equation (UFE) and hydrogeologic mapping to define the area where ground water is captured by the pumping wells. The UFE is widely used for confined aquifers and unconfined aquifers where drawdown is a small percentage of the aquifer's saturated thickness. It takes into account withdrawal rates, aquifer transmissivity, and hydraulic gradients. NYRWA applied this equation based upon design pumping rates. In order to account for temporal variations in the direction of regional groundwater flow, a range of 20 degrees on either side of the ambient regional flow direction from Figure 3 was used to encompass the overall zone of contribution. The zone of contribution derived using this method was extended to the aquifer boundary (see Figure 1). Results of the UFE are depicted on Figure 4 as "capture zone calculations".

The final method used to define the zone of contribution is based upon the Calculated Fixed Radius (CFR) method. This method uses a volumetric flow equation to calculate a fixed radius around the production wells through which water will flow at a specified travel time. This method was used to conservatively account for the potential variability of aquifer properties as well as pumping interference effects. A travel time of 60 days was chosen. This threshold is thought to be protective against potential bacterial contamination. Results of the CFR methods are indicated on Figure 4.

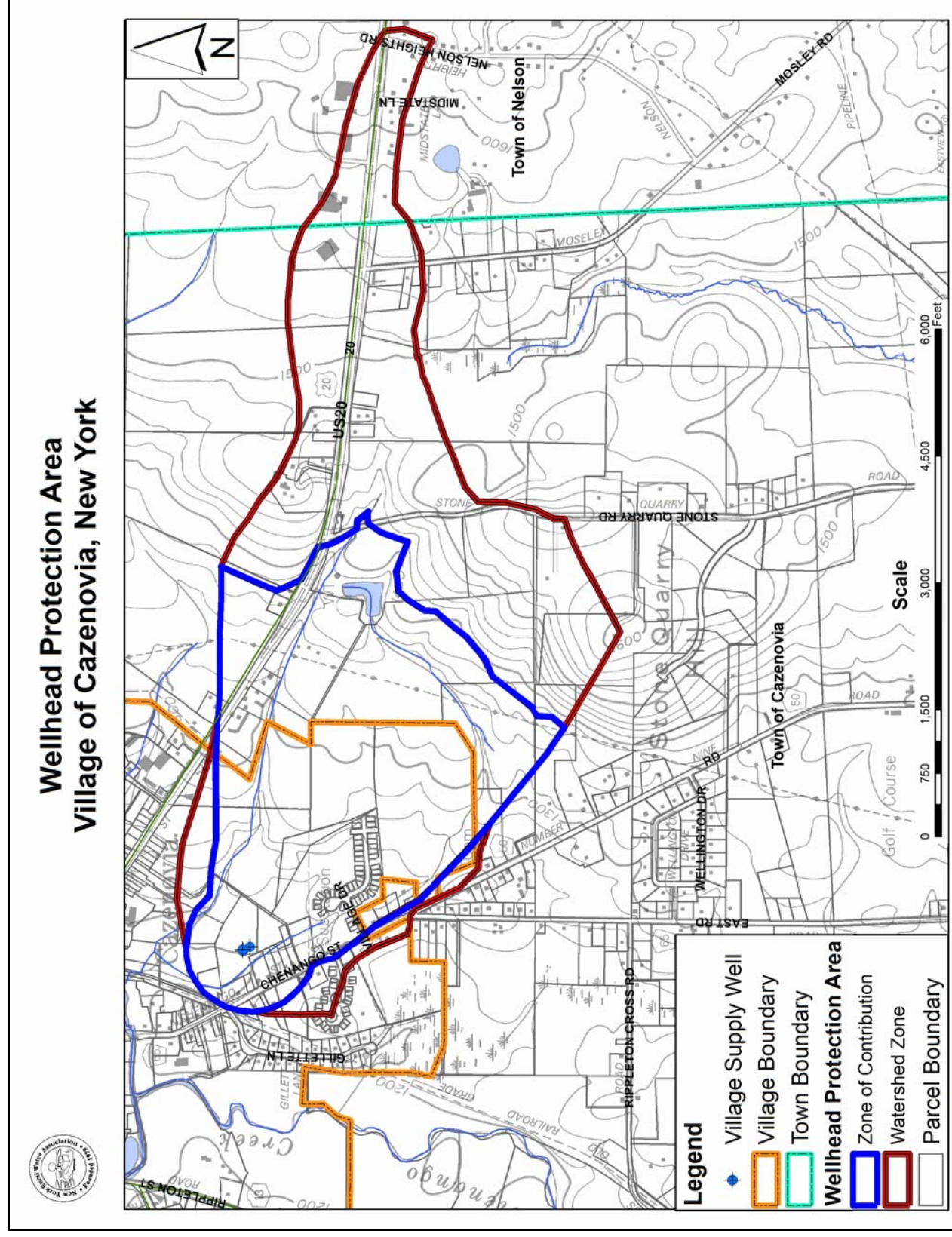
The composite Zone of Contribution as shown on Figure 4 covers an area of 347 acres and extends from the Village of Cazenovia into the Town of Cazenovia.

Watershed Zone

The final zone of the Cazenovia Wellhead Protection Area is the Watershed Zone (Figure 5). This zone comprises land areas that supply *indirect* sources of recharge to the Zone of Contribution, including non-aquifer areas that contribute surface water runoff, as well as aquifer areas contributing ground water discharge into the Zone of Contribution. The Watershed Zone comprises 327 acres and includes portions of the Village of Cazenovia, the Town of Cazenovia, and the Town of Nelson (Figure 5). It was delineated on the basis of topography and surface water runoff directions.

4.0 PRESENT AND FUTURE LAND USE

Using real property classification codes within the Wellhead Protection Area, NYRWA produced Figure 6, a map of present land use within the area. As Figure 6 indicates, a large percentage of the Wellhead Protection Area currently consists of vacant and agricultural lands. Approximately 66 percent of the Zone of Contribution consists of *likely developable area* (see Figure 7). Likely developable areas are privately-owned, undeveloped lands with no physical site constraints for development such as wet soils, wetlands, flood plains, steep slopes, etc. Overall, the Wellhead Protection Area consists of 57 percent likely developable area. At present, Town/Village zoning in the Wellhead Protection Area is residential, with minimum lot sizes of 20,000 to 30,000 square feet in the Village and 40,000 square feet in the Town.



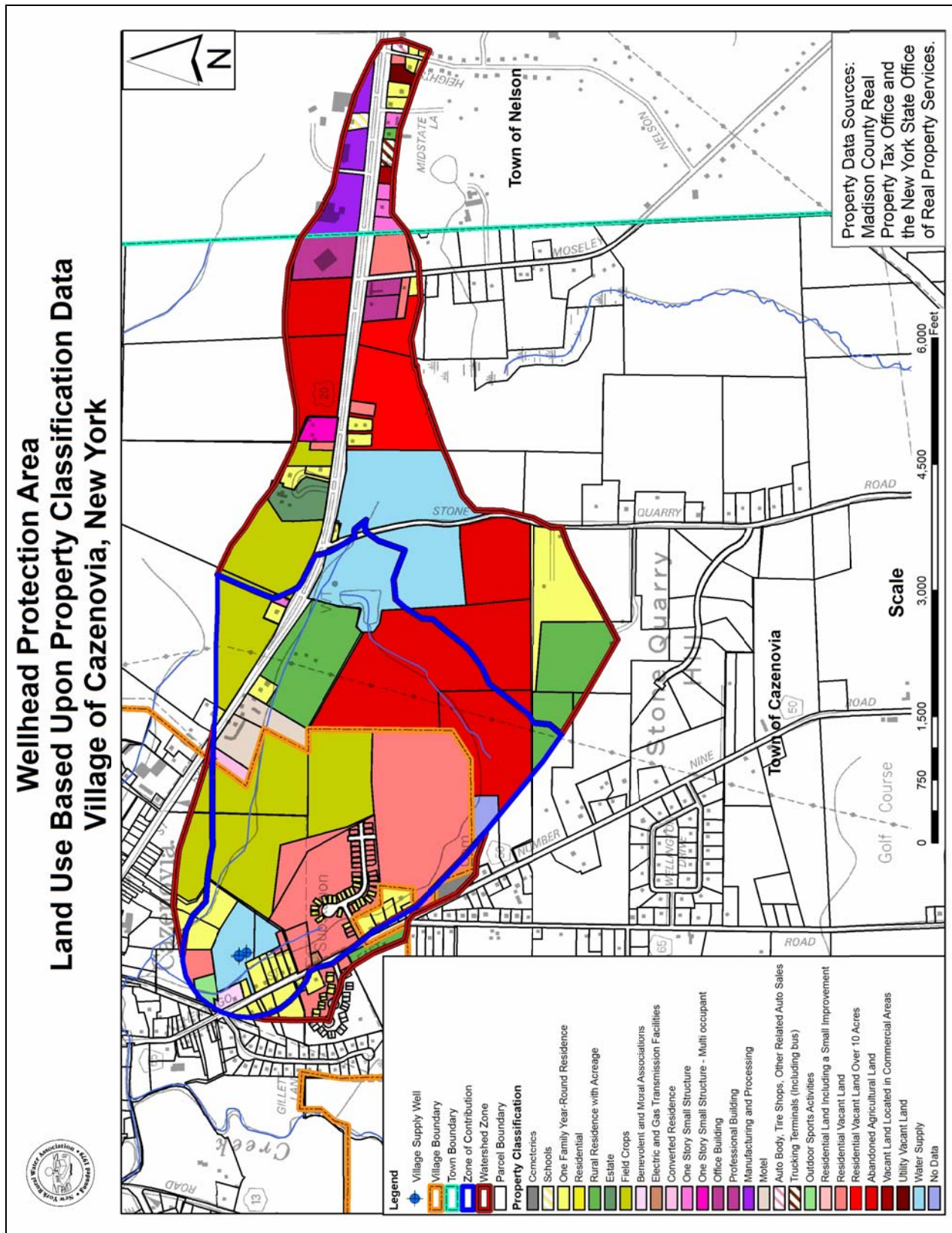


Figure 6. Land Use within the Wellhead Protection Area.

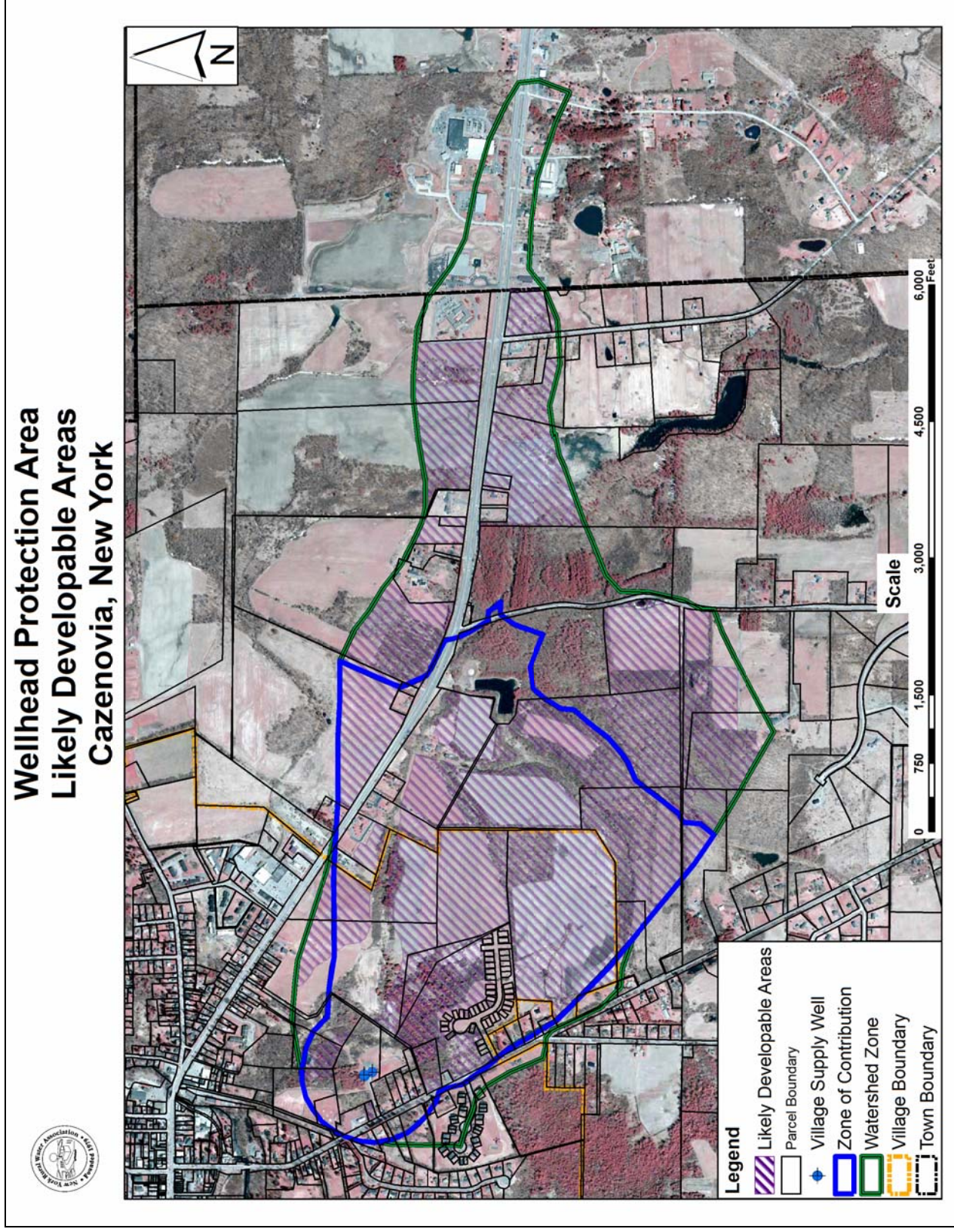


Figure 7. Likely Developable Areas in the Wellhead Protection Area.

If vacant areas become developed, the amount of impervious surfaces inevitably increases. Impervious surfaces include roofs, roads, driveways, parking lots, pools, and other surfaces that do not allow precipitation and snow melt to infiltrate into the soil and reach the water table. Impervious surfaces result in water running off the land surface, directly into wetlands, ponds, and streams. As overland flow and stormwater runoff increases, so does the magnitude and frequency of flooding. Imperviousness can significantly decrease ground water recharge. This in turn reduces the amount of ground water available to local wells, and also reduces stream baseflow (that portion of streamflow that comes from ground water and not surface runoff).

Also, as the volume of stormwater increases, pollutants picked up by the water have less time to settle out. These include nutrients such as phosphorus and nitrogen, hazardous substances and chemicals from automobiles and other sources, sediment from construction activities, and pesticides, herbicides and fertilizers. The result is that these pollutants are more likely to contaminant surface waters and ground water.

Recent research indicates that groundwater resources and streams can be considered stressed once the impervious coverage in an area exceeds a threshold of 10 to 15 percent. Using 2004 digital orthoimagery and 2007 digital tax mapping and real property data, NYRWA has mapped the current extent of impervious surfaces within the Wellhead Protection Area (see Figure 8). The extent of impervious surfaces is summarized in Table 3 below. Note that the overall impervious area percentage within the Wellhead Protection Area is currently 9.0 percent.

Zone	Total Area (acres)	Existing Impervious Area (acres)	Existing Impervious %
Zone of Contribution	346.7	24.1	7.0%
Watershed Zone	327.0	36.7	11.2%

Table 3. Extent of Impervious Surface Area in Wellhead Protection Area.

5.0 WATER SUPPLY PROTECTION STRATEGY

In general, the land use analysis of the Cazenovia Wellhead Protection Area indicates that the critical areas supplying the water supply are not highly developed and the area should be considered protected in its *current* state of land use. However, given the large amount of vacant land and the desirable location along U.S. Route 20, future land use could change the potential susceptibility of the water supply to contamination or depletion. In order to protect the Cazenovia well supply, but also allow careful future development, NYRWA has proposed that the Village of Cazenovia and the Town of Cazenovia enact a Wellhead Protection Overlay District. Proposed local laws enacting these overlay districts are contained in Appendix A and B.

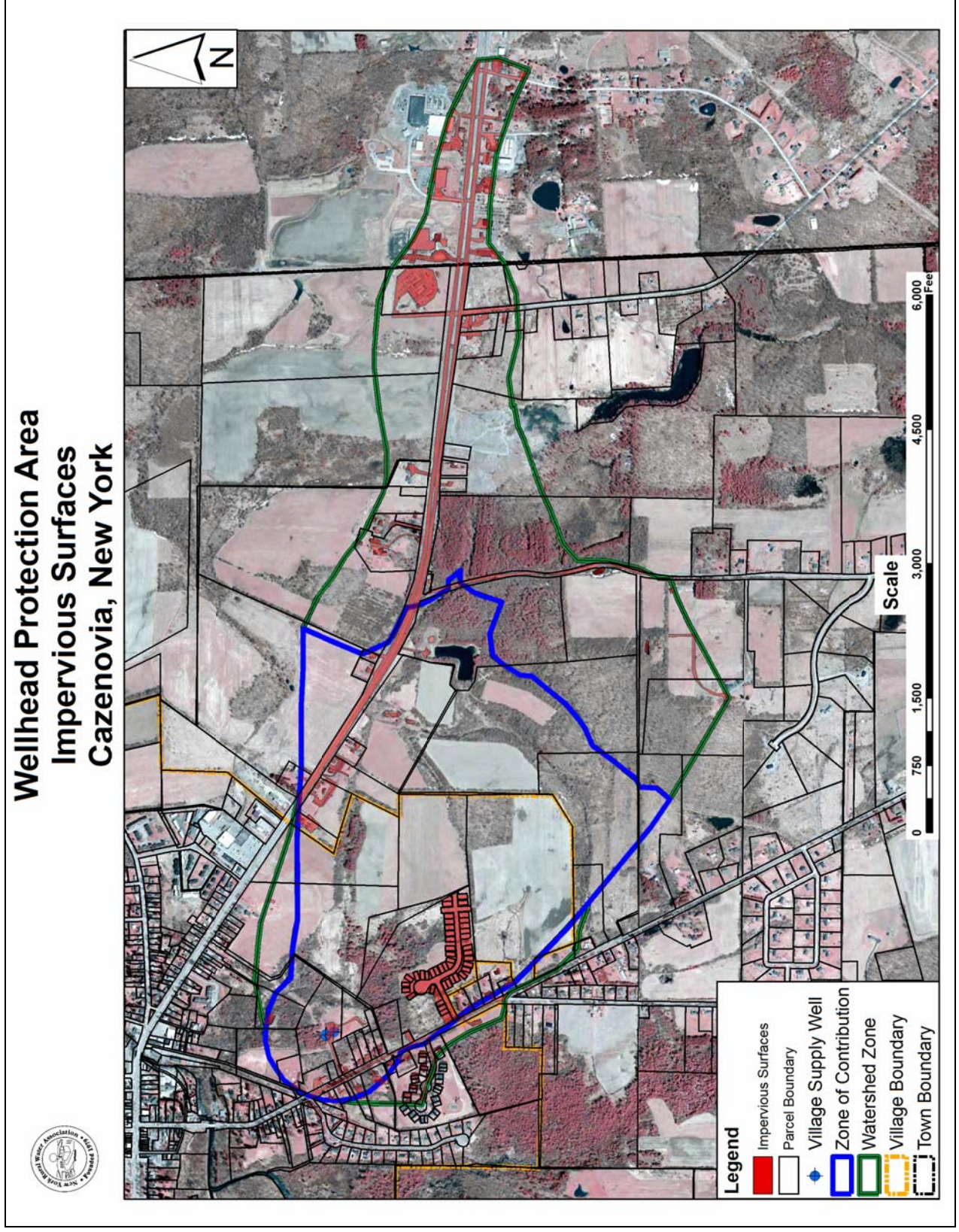


Figure 8. Impervious Surfaces in the Wellhead Protection Area.

The Wellhead Protection Overlay District(s) would be considered as overlaying other existing zoning districts. Any uses permitted in the underlying district(s) would be permitted in the Wellhead Protection Overlay District except where the overlay district prohibits or imposes greater or additional restrictions and requirements. For example, the overlay district would specifically prohibit certain high-risk land uses. These uses are historically associated with groundwater and/or stormwater contamination.

The proposed overlay district laws would also place limits on the percent impervious cover, specify minimum lot sizes, develop stormwater management standards, require site plan review, and establish standards for site plan review and approval within the Wellhead Protection Area. An emphasis has been placed upon minimizing impervious surfaces, maximizing on-site recharge, and avoiding risky land uses. In order to ensure a high-quality water supply, the long-term goal is to maintain the amount of impervious cover to less than 15 percent of the total Wellhead Protection Area. To do this, the permissible amount of impervious cover on new development should be capped at 10 percent, unless an enhanced and carefully-designed system of stormwater recharge to ground water is provided. Such a system would ensure that: (1) the annual volume of stormwater recharged to ground water from the developed site would approximate the annual recharge volume from pre-development site conditions; and (2) the quality of ground water or surface water leaving the site's boundaries would be similar to pre-existing conditions.

APPENDIX A
PROPOSED VILLAGE LOCAL LAW

VILLAGE OF CAZENOVIA

LOCAL LAW #____ OF 200__

A LOCAL LAW AMENDING CHAPTER 180 OF THE CODE OF THE VILLAGE OF CAZENOVIA TO ESTABLISH A WELLHEAD PROTECTION OVERLAY DISTRICT.

Be it enacted by the Board of Trustees of the Village of Cazenovia as follows:

Section 1 § 180-7. of Chapter 180, Terminology, shall be amended by adding the following definitions:

BOTTLED WATER - Any product, including natural spring or well water taken from municipal or private utility systems or other water, distilled water, de-ionized water or any of the foregoing to which chemicals may be added, which are put into sealed bottles, packages or other containers, to be sold for domestic consumption or culinary use, involving a likelihood of such water being ingested by human beings.

BULK WATER - Water intended for potable uses, which is transported by tank trucks.

CEMETERY – Land, place, structure, facility or building for the disposal or burial of deceased human beings, by cremation or in a grave, mausoleum, vault, columbarium, or other receptacle.

CONCENTRATED ANIMAL FEEDING OPERATION - An animal feeding operation that would be required to obtain a NYSDEC State Pollution Discharge Elimination System (SPDES) General Permit based upon the numbers and types of animals and/or method of animal waste discharge.

CONTAMINATION - The degradation of natural water quality as a result of human activities to the extent that its usefulness is impaired.

CREMATORY - A facility or portion of a building in which the remains of deceased human beings are processed by cremation.

DEICING COMPOUNDS - Any bulk quantities of chloride compounds and/or other deicing compounds (e.g., urea or calcium magnesium acetate) intended for application to roads, including mixtures of sand and chloride compounds in any proportion where the chloride compounds constitute over eight percent of the mixture. Bulk quantity of deicing compounds means any quantity, but does not include any chloride compounds in a solid form which are packaged in waterproof bags or containers which do not exceed one hundred pounds each.

DISPOSAL - The abandonment, discharge, deposit, injection, dumping, spilling, leaking, or placing by any other means of any solid waste, petroleum, radioactive material, hazardous substance, hazardous waste, or aqueous carried waste into or onto land or a surface water body.

FERTILIZERS - Any commercially produced mixture generally containing phosphorous, nitrogen, and/or potassium which is applied to the ground to increase nutrients from plants.

FLEET - A group of motor vehicles owned or operated as a unit or a group of motor vehicles operating together under the same ownership.

FUEL OIL - All oil which has been refined, re-refined, or otherwise processed for the purpose of being burned to produce heat.

GROUND WATER - Water below the land surface in a saturated zone of soil or rock. This includes perched water separated from the main body of groundwater by an unsaturated zone.

HAZARDOUS SUBSTANCE - Any substance listed as a hazardous substance in 6 NYCRR Part 597, Hazardous Substance List, or a mixture thereof. In general, a hazardous substance means any substance which: (1) because of its quantity, concentration, or physical, chemical, or infectious characteristics poses a significant hazard to human health or safety if improperly treated, stored, transported, disposed of, or otherwise managed; (2) poses a present or potential hazard to the environment when improperly treated, stored, transported, disposed of, or otherwise managed; (3) because of its toxicity or concentration within biological chains, presents a demonstrated threat to biological life cycles when released into the environment.

HAZARDOUS WASTE - A waste, or combination of wastes, which are identified or listed as hazardous pursuant to 6 NYCRR Part 371, Identification and Listing of Hazardous Wastes. Hazardous wastes include but are not limited to petroleum products, organic chemical solvents, heavy metal sludges, acids with a pH less than or equal to 2.0, alkalies with a pH greater than or equal to 12.5, radioactive substances, pathological or infectious wastes, or any material exhibiting the characteristics of ignitability, corrosivity, reactivity, or fails the Toxicity Characteristic Leaching Procedure (TCLP).

IMPERVIOUS SURFACE - Any material placed on or above the earth that substantially reduces or prevents the natural percolation of precipitation and melted snow into the soil. Examples include but are not limited to structures, including eaves, roofs and roof overhangs; parking areas (whether hard-surfaced or not); driveways; sidewalks; patios and decks; sport courts; and pools. The following shall not be considered as impervious surface: (1) wood decks less than 200 square feet if constructed with a space between each plank and if the deck is constructed over a pervious surface (one-half of the area of such wood decks exceeding 200 square feet shall be considered impervious surface); (2) pathways 6 feet or less in width that employ grass pavers or porous paving and which are not intended for automobile use.

MANURE - Shall mean animal feces and urine.

MARINA - Any installation which provides any accommodations or facilities for watercraft, including mooring, docking, storing, leasing, sale, or servicing.

NURSERY - The grounds and premises, private or public, on or in which trees, shrubs, plants, vines, and parts thereof are propagated, grown, or cultivated for the purpose of distribution or selling the same as a business.

PARENT PARCEL - Any lot of record existing on _____ which has subsequently been subdivided into one or more additional lots of record.

PET CEMETERY - Land, place, structure, facility or building provided by any person to veterinarians or members of the general public for use, or reservation for use, for the permanent interment or inurnment above or below ground of pet remains.

PET CREMATORIUM - Any land, place, structure, facility or building provided by any person to veterinarians or members of the general public for the cremation of pets.

PETROLEUM - Any petroleum-based oil of any kind which is liquid at 20 degrees Celsius under atmospheric pressure and has been refined, re-refined, or otherwise processed for the purpose of: 1)

being burned to produce heat or energy; 2) as a motor fuel or lubricant; or 3) in the operation of hydraulic equipment.

PROCESS WASTE - Any waste generated by industrial, commercial, or mining operations that by virtue of some use, process, or procedure no longer meets the manufacturer's original product specifications.

RADIOACTIVE MATERIAL - Any material in any form that emits radiation spontaneously, excluding those radioactive materials or devices containing radioactive materials which are exempt from licensing and regulatory control pursuant to regulations of the New York State Department of Labor or the United States Nuclear Regulatory Commission.

SEPTAGE - The contents of a septic tank, cesspool, or other individual wastewater treatment work which receives domestic sewage wastes.

SEWAGE - The combination of human and household waste with water which is discharged to the home plumbing system.

SOLID WASTE - Material as defined in 6 NYCRR Part 360, including any garbage, refuse, sludge from a wastewater treatment plant, water supply treatment plant, or air pollution control facility and other discarded materials including solid, liquid, semi-solid, or contained gaseous material, resulting from industrial, commercial, mining and agricultural operations, and from community activities, but not including solid or dissolved materials in domestic sewage, or solid or dissolved materials in irrigation return flows or industrial discharges that are point sources subject to permit. Discarded materials that are being beneficially used pursuant to 6 NYCRR Part 360-1.15 are not considered solid waste.

SLUDGE - The solid, semi-solid, or liquid waste generated from a waste processing facility, but does not include the liquid stream of effluent.

TRIP GENERATION RATE - The number of vehicle trips that begin or end at a land use during a given period.

WASTEWATER - Aqueous carried waste including, but not limited to, dredge spoil, solid waste, hazardous waste, incinerator ash and residue, sewage, septage, garbage, refuse, sludge, chemical waste, infectious waste, biological material, radioactive materials, heat, and commercial, industrial, municipal, and agricultural waste.

WATERSHED ZONE –The land areas that supply indirect sources of recharge to the Zone of Contribution, including non-aquifer areas that contributes surface water runoff, as well as aquifer areas contributing ground water discharge into the Zone of Contribution.

ZONE OF CONTRIBUTION – The land area overlying that portion of the local sand and gravel aquifer where all recharge and ground water directly flows toward the pumping well(s).

Section 2 § 180-8. Enumeration of districts, shall be amended by adding the following:

- A. Wellhead Protection Overlay District. Lots and portions of lots within the boundaries of the Wellhead Protection Overlay District are subject to the regulations of both the zoning district and the overlay district as provided herein.

Section 3 § 180-9. Zoning Map shall be amended to read as follows:

§ 180-9. Zoning Map.

The location and boundaries of each zoning district, hereafter referred to as district, ~~and the Historic Preservation Overlay District, and the Wellhead Protection Overlay District~~ are shown on the map entitled "Village of Cazenovia Zoning Map," enacted and adopted as part of these regulations and hereafter referred to as Zoning Map. The Zoning Map shall be on file in the office of the Village Clerk. These regulations shall not become effective until the Zoning Map has been placed on file. Any amendment of these regulations requiring a change in the Zoning Map shall not become effective until the change has been made on the filed map.

Section 4 Chapter 180, Zoning, shall be amended by addition of the following Article:

ARTICLE XV Wellhead Protection Overlay District

§ 180-120. Purpose.

A wellhead protection overlay district is established In order to assist in the preservation of public health, general welfare, and safety of the residents of the Village through the elimination or prevention of groundwater contamination in the vicinity of wells that supply public drinking water.

§ 180-121. Boundaries of the wellhead protection overlay district.

The Wellhead Protection Overlay District includes the land area through which contaminants are reasonably likely to move toward and reach the water wells operated by the Village of Cazenovia. This area, termed the wellhead protection area, was delineated in the 2007 document entitled "*Wellhead Protection Plan for the Village of Cazenovia Water Supply*" prepared by the New York Rural Water Association. The Wellhead Protection Overlay District consists of the portions of the Zone of Contribution and the Watershed Zone located within the Village. These two different zones are delineated in the "*Wellhead Protection Plan for the Village of Cazenovia Water Supply*" that is on file with the Village Clerk.

§ 180-122. Applicability of regulations.

The Wellhead Protection Overlay District shall be considered as overlaying other existing districts as shown on the zoning map. Any uses permitted in the underlying district shall be permitted in the Wellhead Protection Overlay District except where the overlay district prohibits or imposes greater or additional restrictions and requirements. In any cases where conflicts arise between these requirements and any other existing regulations, the more restrictive regulations shall apply.

§180-123. Prohibited uses and activities.

Uses and activities prohibited in the Wellhead Protection Overlay District include the following:

- A. Airports, flying fields, airport terminals, and/or airport maintenance areas.
- B. Bottled water or bulk water facility, including supply source(s), pumping stations(s), etc.
- C. Car or vehicle washing facility.
- D. Cemetery or crematory.
- E. Commercial nursery or garden center.
- F. Concentrated animal feeding operation.

- G. Convenience store associated with a gasoline service station.
- H. Establishments for the cleaning and servicing of catch basins, cesspools, septic tanks, sewers, tanks and boilers, or tank trucks.
- I. Facility with exterior storage or loading/unloading of hazardous substances.
- J. Fleet storage area (car, bus, truck, etc.), including a motor freight transportation or motor vehicle passenger terminal.
- K. Fuel oil dealer, or petroleum and petroleum products wholesaler, or wholesale distributor of crude petroleum and petroleum products.
- L. Gasoline service station.
- M. Golf course.
- N. High intensity use parking lot(s) defined as having average vehicle trip generation rates of 1,000 or greater per day. Typical use examples generating such rates include but are not limited to: fast-food restaurants, convenience stores, discount stores, discount clubs, lumber/home improvement stores, shopping centers, supermarkets, etc. In addition, some uses such as high-turnover (sit-down) restaurants, drugstores, drive-through banks, day care centers, schools, hotels/motels, park & ride lots, post offices, medical offices/clinics, hospitals, libraries, and other institutions may generate average vehicle trip generation rates of 1,000 or greater per day depending upon their size.
- O. Industrial or manufacturing facility subject to the NYSDEC State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharges or the USEPA National Pollution Discharge Elimination System (NPDES) stormwater permit program.
- P. Laundry, cleaning, or garment services, including drycleaners, coin-operated laundries, commercial or industrial laundries, carpet and upholstery cleaners, and linen supply services.
- Q. Junkyard or vehicle salvage/recycling facility.
- R. Maintenance and repair shops for major or small household appliances and electrical entertainment devices (stoves, washers, televisions, DVD players, etc.) or low-power internal combustion engines or electric motors (chain saws, lawn mowers, snowmobiles, etc.).
- S. Marina or boat service/maintenance facility.
- T. Motor freight transportation (e.g. trucking) or motor vehicle passenger (e.g. bus) terminals.
- U. Motor vehicle service or commercial garage.
- V. Municipal facility involving public works storage except for the storage of equipment and supplies necessary for the safe provision of public drinking water.
- W. Municipal or industrial sewage treatment facility with disposal of primary or secondary effluent.
- X. Pest control services or establishments engaged in the wholesale distribution of pesticides or herbicides.
- Y. Pet cemetery or pet crematory.

- Z. Pipelines that carry petroleum (other than natural gas) or hazardous substance/waste.
- AA. Quarry.
- BB. Stockpiling or storage of coal, deicing compounds, fertilizers, or other bulk chemicals except in structures designed to prevent contact with precipitation and constructed on low permeability pads.
- CC. Storage of manure, except for the primary purpose of agricultural use.
- DD. Surface land application of septage, sewage, sludge, or human excreta.
- EE. Wells or any other facility for oil, gas, gas storage, solution mining, brine disposal, or geothermal resources.
- FF. Any use or activity that involves the on-site disposal of solid waste, pathological or medical waste, petroleum, radioactive material, hazardous substances, hazardous waste, or process wastes, including aqueous-carried waste.

§ 180-123. Impervious Coverage and Lot Size

A. Maximum Impervious Coverage.

- (1) Except as hereinafter provided, within the Wellhead Protection Overlay District, no more than ten percent (10%) or three- thousand (3,000) square feet of a single parent parcel or building site, whichever is greater, may be rendered impervious to infiltration. Maximum site impervious coverage calculations shall include all impervious surfaces with a minimum area of over one hundred (100) square feet.
- (2) Impervious coverage may only exceed ten percent (10%) or three-thousand (3,000) square feet of a single parent parcel or building site (whichever is greater) if a system of stormwater management and treatment is developed that results in the site's post-development annual stormwater recharge volume to ground water approximating the site's pre-development annual groundwater recharge volume. Such a system should also: preserve hydrologic conditions that closely resemble pre-development conditions, maintain or replicate the predevelopment hydrologic functions of storage, infiltration, and groundwater recharge; prevent untreated discharges; reduce or prevent flooding by managing the peak discharges and volumes of runoff; minimize erosion and sedimentation; prevent degradation of water by reducing suspended solids and other pollutants; and provide increased protection of sensitive natural resources.

B. Minimum Lot Size.

- (1) In the Wellhead Protection Overlay District, the minimum size for lots served by private sewage disposal systems (i.e. septic systems) shall be eighty-thousand (80,000) square feet.
- (2) In areas serviced by public sanitary sewer, the minimum size for lots in the Wellhead Protection District shall be that for the underlying zoning district.

§ 180-124. Stormwater Management Standards.

A. Stormwater Pollution Prevention Plan.

- (1) A Stormwater Pollution Prevention Plan (SWPPP) must be submitted to the Planning Board for any proposed use that is required to submit a site plan for review within the Wellhead Protection Overlay District (see § 180-125.). This plan will detail the site's stormwater management and treatment system, including the design and operational details that will: (1) reduce or eliminate erosion and sediment loading to water bodies during construction; (2) control the impact of stormwater runoff on the water quality of the receiving waters; (3) control the increased volume and peak rate of runoff during and after construction; and (4) maintain stormwater controls during and after completion of construction.
 - (2) The SWPPP must meet applicable stormwater quality/quantity sizing criteria as well as performance criteria that are outlined in the latest version of the New York State Stormwater Management Design Manual. The SWPP should also contain sufficient information for the Village to evaluate the plan with respect to additional post-development stormwater management criteria (see below). It must be prepared and certified by a New York State licensed professional engineer or landscape architect, or a Certified Professional in Erosion and Sediment Control (CPESC).
- B. Additional Post-Development Stormwater Management Criteria for the Wellhead Protection Overlay District
- (1) In addition to the quality/quantity sizing and performance criteria identified in the New York State Stormwater Management Design Manual, all projects in the Wellhead Protection Overlay District that are required to submit a Stormwater Pollution Prevention Plan (i.e. all projects that must submit a site plan within the Wellhead Protection Overlay District – see § 180-125) shall achieve the following performance standards:
 - (a) Groundwater Recharge. The annual recharge from the post-development site should reasonably approximate the annual recharge from the pre-development (existing) site conditions based upon soil types.
 - (b) Recharge Volume. The prescribed design volume of stormwater to be recharged on the site (the so-called Groundwater Recharge Volume, Re_v) shall be determined by the method that is contained in Appendix C of the 2007 document entitled "*Wellhead Protection Plan for the Village of Cazenovia Water Supply*" prepared by the New York Rural Water Association. A copy of this document is filed with the Village Clerk. Different recharge values for soils may be used provided that on-site soil evaluations have been conducted and a professional geologist clearly demonstrates that the recharge rate differs from the listed values based upon soils, precipitation, and evapotranspiration.
 - (c) Hydrologic Conditions – The hydrologic conditions of the developed site must closely resemble pre-development conditions through adequate use of design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source.
 - (d) Sensitive Areas. Stormwater discharges to ground water shall not occur within a distance of 800 feet of any public water supply well operated by the Village of Cazenovia.
 - (e) Pretreatment. Stormwater runoff shall be directed to pretreatment device(s) such as water quality inlets, sediment traps, drainage channels, water quality swales, etc. to help trap coarse materials before they enter the primary stormwater management and treatment practice(s).
 - (f) Emergency Design Measures. Stormwater management and treatment systems should incorporate designs which allow for shut-down and containment in the event of an emergency spill or other unexpected contamination event.

- (g) Operation and Maintenance Plan. All stormwater management and treatment system must have an operation and maintenance plan to ensure that system(s) function as designed. Such a plan should include details on how post-construction inspection and long-term maintenance is to be carried out.
- (h) Performance Bond. In order to ensure that funds are available to finish the construction and ensure the proper functioning of stormwater management and treatment system(s), the Village shall require the developer or contractor to provide, prior to construction, a performance bond, escrow account certification, or irrevocable letter of credit from an appropriate financial or surety institution which guarantees satisfactory completion of the project and names the Village as the beneficiary. The security shall be in an amount to be determined by the Planning Board and Village Board based on submission of final design plans in the Stormwater Pollution Prevention Plan, and an evaluation of projected construction costs by the Village Engineer.
- (i) Maintenance Bond. Where stormwater management and treatment system(s) are to be operated and maintained by the developer or by a corporation that owns or manages a commercial or industrial facility, the developer, prior to final approval of construction, shall be required to provide the Village with a maintenance bond, escrow account certification, or irrevocable letter of credit from an appropriate financial or surety institution to ensure proper operation and maintenance of all stormwater management and treatment system(s) for a twenty year period. The estimated maintenance cost for the facilities shall be based on a reasonable estimate provided by the Village Engineer and adopted by the Village Board. The Maintenance Bond shall guarantee the stormwater facilities against design defects and/or failures in workmanship, and shall guarantee that the facilities constructed under the permit will be regularly and adequately maintained throughout the maintenance period. If the developer or owner fails to properly operate and maintain the stormwater management and treatment system(s), the Village may draw upon the account to cover the costs of proper operation and maintenance.

§ 180-125. Site Plan Review Requirements

A. Uses requiring site plan review within the Wellhead Protection Overlay District.

- (1) In addition to the uses and activities requiring site plan review as indicated in § 180-23., the Planning Board shall have site plan review and approval on any proposed use or activity requiring a building permit located partially or wholly within the Wellhead Protection Overlay District that meets one or more of the following conditions:
 - (a) The proposed use or activity would render impervious to infiltration ten percent (10%) or three-thousand (3,000) square feet of a single parent parcel or building site, whichever is greater.
 - (b) The proposed use or activity is not served by public sanitary sewer and will generate more than a daily average of 1,000 gallons of wastewater.
 - (c) The proposed use or activity will extract more than 1,000 gallons per day of ground water.

B. Site plan submittal requirements within the Wellhead Protection Overlay District.

- (1) In addition to other information that may be required for a site plan submittal as indicated in § 180-119. and elsewhere in the Village Code, the following information shall be provided for a proposed use or activity located partially or wholly within the Wellhead Protection Overlay District that requires site plan review and approval:

- (a) Location of the proposed use or activity in relation to the Wellhead Protection Overlay District boundaries.
- (b) Location and extent of existing (pre-development) and post-development impervious surfaces.
- (c) Details regarding the proposed conveyance, storage, distribution, generation, handling, use, and/or treatment of any sewage, process wastes, aqueous-carried wastes, petroleum, hazardous substances, hazardous waste, solid waste, radioactive material, and/or incidental wastes. Include the estimated types and quantities of such materials to be located on-site.
- (d) A Stormwater Pollution Prevention Plan (SWPPP) prepared in accordance with § 180-123.
- (e) A description of all pollution control measures and activities proposed to prevent on-site disposal and potential contamination of ground water or surface water, including spill response activities.
- (f) A statement as to the degree of threat to groundwater and surface water quality that could result if the control measures failed.
- (g) A description of the provisions for the off-site disposal of any solid waste, petroleum, radioactive material, hazardous substances, hazardous waste, process wastes, and/or aqueous-carried waste (except sewage).
- (h) If an on-site water supply is to be utilized, provide a description of the proposed means of water supply, including if applicable an estimate of the total daily groundwater withdrawal rate.
- (i) Other information as necessary to fully explain the project and evaluate its potential impact upon the Village of Cazenovia's public water supply.

C. Site plan review criteria and procedures.

- (1) In addition to other site plan review criteria and procedures as indicated in § 180-23. and elsewhere in Village Code, the Planning Board shall also review all site plans located partially or wholly within the Wellhead Protection Overlay District as appropriate in terms of the following criteria:
 - (a) Adequacy of the Stormwater Pollution Prevention Plan in meeting criteria established in the New York Stormwater Management Design Manual as well as additional post-development stormwater management criteria identified in § 180-123.
 - (b) Adequacy of proposed control measures to prevent the on-site disposal of solid waste, pathological or medical waste, petroleum, radioactive material, hazardous substances, hazardous waste, or process waste, including aqueous-carried waste.
 - (c) Adequacy of the provisions for off-site disposal of solid waste, hazardous waste, process waste, and other wastes generated.
 - (d) The degree of threat to public water supply wells in the event that contamination control measures or devices at the site should fail.

- (e) Adequacy of spill response and containment plans to minimize groundwater or surface water contamination.
- (f) Adequacy of plans and resources to properly construct and regularly maintain contamination control devices.

D. Planning Board findings.

- (1) In addition to other considerations as specified in § 180-23. and elsewhere in Village Code, in order to approve a site plan for purposes of authorizing a building permit in the Wellhead Protection Overlay District, the Planning Board shall make the following findings:
 - (a) The proposed use and site plan comply with all regulations applicable to the Wellhead Protection Overlay District.
 - (b) The proposed use and site plan will not adversely impact the predevelopment hydrologic functions of the site, including the pre-existing volume of annual groundwater recharged at the site, the quantity and direction of pre-existing drainage eventually draining to the Zone of Contribution, etc.
 - (c) The proposed use will not adversely impact upon the pre-existing quality of ground water or surface water leaving the site's boundaries.
 - (d) The proposed use is to be located, developed, and maintained in such a manner as to not adversely impact the long-term quantity or quality of ground water available to public water supply wells operated by the Village of Cazenovia.

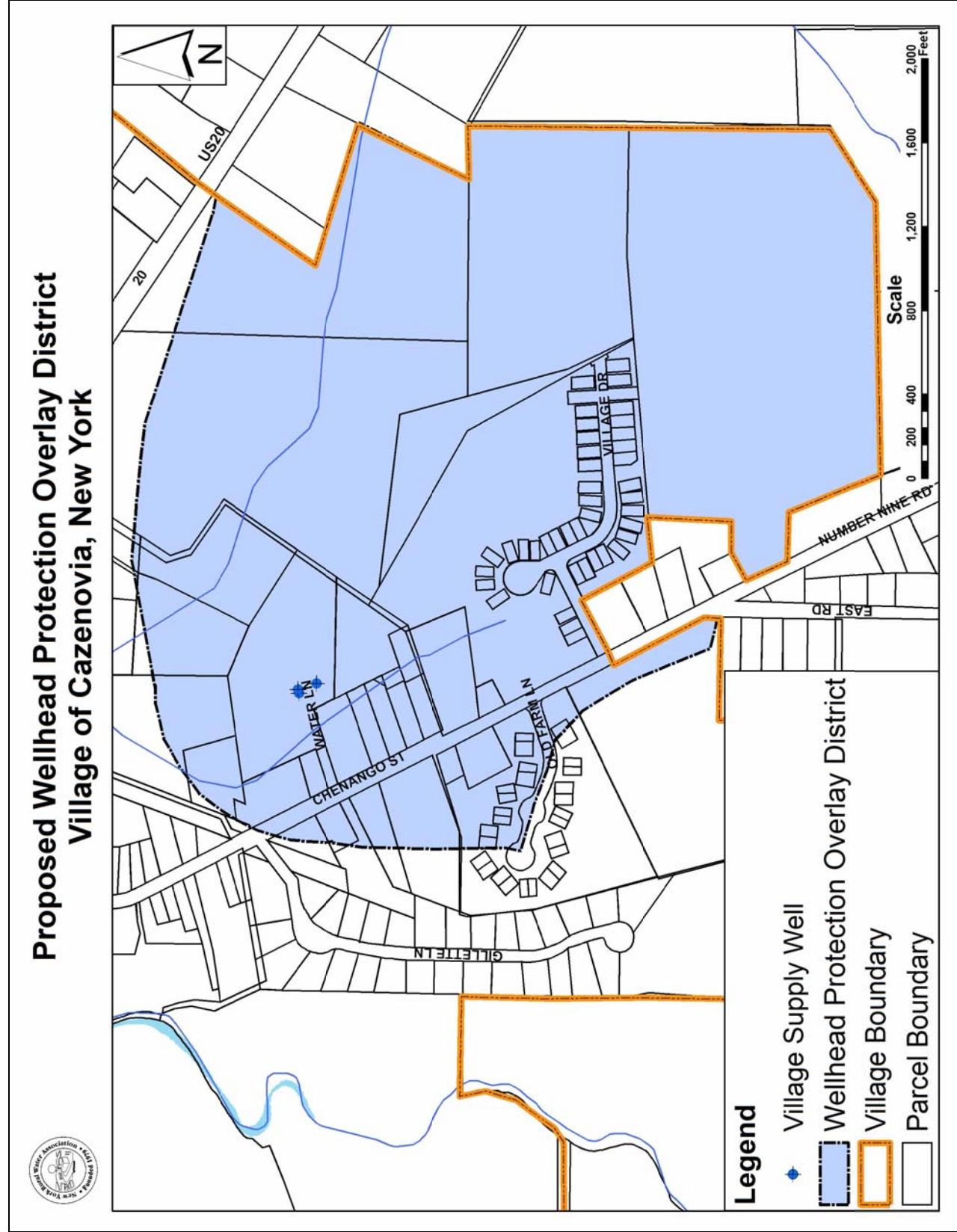
Section 5 Validity

If any section or provision of this Local Law shall be adjudicated invalid for any reason, the same shall not affect the validity of the remainder of this Local Law.

All ordinances and Local Laws and parts thereof heretofore enacted by the Village are hereby declared to be superseded to the extent to which such ordinance or Local Law is inconsistent or in conflict with this Local Law.

Section 6 Effective Date

This Local Law shall take effect upon its filing with the Secretary of State.



APPENDIX B
PROPOSED TOWN LOCAL LAW

TOWN OF CAZENOVIA

LOCAL LAW #____ OF 200__

A LOCAL LAW AMENDING CHAPTER 165 OF THE CODE OF THE TOWN OF CAZENOVIA TO ESTABLISH A WELLHEAD PROTECTION OVERLAY DISTRICT.

Be it enacted by the Town Board of the Town of Cazenovia as follows:

Section 1 § 165-4. of Chapter 165, Definitions, shall be amended by adding the following terms:

BOTTLED WATER - Any product, including natural spring or well water taken from municipal or private utility systems or other water, distilled water, de-ionized water or any of the foregoing to which chemicals may be added, which are put into sealed bottles, packages or other containers, to be sold for domestic consumption or culinary use, involving a likelihood of such water being ingested by human beings.

BULK WATER - Water intended for potable uses, which is transported by tank trucks.

CEMETERY – Land, place, structure, facility or building for the disposal or burial of deceased human beings, by cremation or in a grave, mausoleum, vault, columbarium, or other receptacle.

CONCENTRATED ANIMAL FEEDING OPERATION - An animal feeding operation that would be required to obtain a NYSDEC State Pollution Discharge Elimination System (SPDES) General Permit based upon the numbers and types of animals and/or method of animal waste discharge.

CONVENIENCE STORE — A retail store generally providing a limited range of packaged food, beverage, and other consumable household merchandise often associated with another principal use such as a gasoline service station.

CONTAMINATION - The degradation of natural water quality as a result of human activities to the extent that its usefulness is impaired.

CREMATORY - A facility or portion of a building in which the remains of deceased human beings are processed by cremation.

DEICING COMPOUNDS - Any bulk quantities of chloride compounds and/or other deicing compounds (e.g., urea or calcium magnesium acetate) intended for application to roads, including mixtures of sand and chloride compounds in any proportion where the chloride compounds constitute over eight percent of the mixture. Bulk quantity of deicing compounds means any quantity, but does not include any chloride compounds in a solid form which are packaged in waterproof bags or containers which do not exceed one hundred pounds each.

DISPOSAL - The abandonment, discharge, deposit, injection, dumping, spilling, leaking, or placing by any other means of any solid waste, petroleum, radioactive material, hazardous substance, hazardous waste, or aqueous carried waste into or onto land or a surface water body.

FERTILIZERS - Any commercially produced mixture generally containing phosphorous, nitrogen, and/or potassium which is applied to the ground to increase nutrients from plants.

FLEET - A group of motor vehicles owned or operated as a unit or a group of motor vehicles operating together under the same ownership.

FUEL OIL - All oil which has been refined, re-refined, or otherwise processed for the purpose of being burned to produce heat.

GROUND WATER - Water below the land surface in a saturated zone of soil or rock. This includes perched water separated from the main body of groundwater by an unsaturated zone.

HAZARDOUS SUBSTANCE - Any substance listed as a hazardous substance in 6 NYCRR Part 597, Hazardous Substance List, or a mixture thereof. In general, a hazardous substance means any substance which: (1) because of its quantity, concentration, or physical, chemical, or infectious characteristics poses a significant hazard to human health or safety if improperly treated, stored, transported, disposed of, or otherwise managed; (2) poses a present or potential hazard to the environment when improperly treated, stored, transported, disposed of, or otherwise managed; (3) because of its toxicity or concentration within biological chains, presents a demonstrated threat to biological life cycles when released into the environment.

HAZARDOUS WASTE - A waste, or combination of wastes, which are identified or listed as hazardous pursuant to 6 NYCRR Part 371, Identification and Listing of Hazardous Wastes. Hazardous wastes include but are not limited to petroleum products, organic chemical solvents, heavy metal sludges, acids with a pH less than or equal to 2.0, alkalies with a pH greater than or equal to 12.5, radioactive substances, pathological or infectious wastes, or any material exhibiting the characteristics of ignitability, corrosivity, reactivity, or fails the Toxicity Characteristic Leaching Procedure (TCLP).

IMPERVIOUS SURFACE - Any material placed on or above the earth that substantially reduces or prevents the natural percolation of precipitation and melted snow into the soil. Examples include but are not limited to structures, including eaves, roofs and roof overhangs; parking areas (whether hard-surfaced or not); driveways; sidewalks; patios and decks; sport courts; and pools. The following shall not be considered as impervious surface: (1) wood decks less than 200 square feet if constructed with a space between each plank and if the deck is constructed over a pervious surface (one-half of the area of such wood decks exceeding 200 square feet shall be considered impervious surface); (2) pathways 6 feet or less in width that employ grass pavers or porous paving and which are not intended for automobile use.

MANURE - Shall mean animal feces and urine.

MARINA - Any installation which provides any accommodations or facilities for watercraft, including mooring, docking, storing, leasing, sale, or servicing.

MUNICIPAL FACILITY — Any Town of Cazenovia or Village of Cazenovia building or other facility used for governmental purposes, and any fire station.

NURSERY —The grounds and premises, private or public, on or in which nursery stock is propagated, grown or cultivated for the purpose of distribution or selling the same as a business.

PARENT PARCEL - Any lot of record existing on _____ which has subsequently been subdivided into one or more additional lots of record.

PET CEMETERY - Land, place, structure, facility or building provided by any person for a fee, whether or not for profit, to veterinarians or members of the general public for use, or reservation for use, for the permanent interment or inurnment above or below ground of pet remains.

PET CREMATORIUM - Any land, place, structure, facility or building provided by any person for a fee, whether or not for profit, to veterinarians or members of the general public for the cremation of pets.

PETROLEUM - Any petroleum-based oil of any kind which is liquid at 20 degrees Celsius under atmospheric pressure and has been refined, re-refined, or otherwise processed for the purpose of: 1) being burned to produce heat or energy; 2) as a motor fuel or lubricant; or 3) in the operation of hydraulic equipment.

PROCESS WASTE - Any waste generated by industrial, commercial, or mining operations that by virtue of some use, process, or procedure no longer meets the manufacturer's original product specifications.

QUARRY — Commercial excavation and extraction of soil, sand, stone, gravel, minerals, or other natural materials and substances from land.

RADIOACTIVE MATERIAL - Any material in any form that emits radiation spontaneously, excluding those radioactive materials or devices containing radioactive materials which are exempt from licensing and regulatory control pursuant to regulations of the New York State Department of Labor or the United States Nuclear Regulatory Commission.

SEPTAGE - The contents of a septic tank, cesspool, or other individual wastewater treatment work which receives domestic sewage wastes.

SEWAGE - The combination of human and household waste with water which is discharged to the home plumbing system.

SOLID WASTE - Material as defined in 6 NYCRR Part 360, including any garbage, refuse, sludge from a wastewater treatment plant, water supply treatment plant, or air pollution control facility and other discarded materials including solid, liquid, semi-solid, or contained gaseous material, resulting from industrial, commercial, mining and agricultural operations, and from community activities, but not including solid or dissolved materials in domestic sewage, or solid or dissolved materials in irrigation return flows or industrial discharges that are point sources subject to permit. Discarded materials that are being beneficially used pursuant to 6 NYCRR Part 360-1.15 are not considered solid waste.

SLUDGE - The solid, semi-solid, or liquid waste generated from a waste processing facility, but does not include the liquid stream of effluent.

TRIP GENERATION RATE - The number of vehicle trips that begin or end at a land use during a given period.

WASTEWATER - Aqueous carried waste including, but not limited to, dredge spoil, solid waste, hazardous waste, incinerator ash and residue, sewage, septage, garbage, refuse, sludge, chemical waste, infectious waste, biological material, radioactive materials, heat, and commercial, industrial, municipal, and agricultural waste.

WATERSHED ZONE —The land areas that supply indirect sources of recharge to the Zone of Contribution, including non-aquifer areas that contributes surface water runoff, as well as aquifer areas contributing ground water discharge into the Zone of Contribution.

ZONE OF CONTRIBUTION – The land area overlying that portion of the local sand and gravel aquifer where all recharge and ground water directly flows toward the pumping well(s).

Section 2 § 165-5. Establishment, shall be amended by adding the following:

A. Wellhead Protection Overlay District.

Section 3 § 165-6. Zoning Map shall be amended to read as follows:

§ 165-6. District boundaries; Zoning Map.

The boundaries of said districts are fixed and defined as shown on an index map titled the "Zoning Map of the Town of Cazenovia, 1964, as amended ~~October 14, 1994.~~_____". Said map, together with all the explanatory matter contained thereon, is hereby made a part of this chapter and shall be duly certified as such by the Town Clerk and filed according to law.

Section 4 Chapter 165, Zoning, shall be amended by addition of the following Article:

ARTICLE XIV Wellhead Protection Overlay District

§ 165-47. Purpose.

A wellhead protection overlay district is established In order to assist in the preservation of public health, general welfare, and safety of the residents of the Town through the elimination or prevention of groundwater contamination in the vicinity of wells that supply public drinking water to residents of the Village of Cazenovia and surrounding areas.

§ 165-48. Boundaries of the wellhead protection overlay district.

The Wellhead Protection Overlay District includes the land area through which contaminants are reasonably likely to move toward and reach the water wells operated by the Village of Cazenovia. This area, termed the wellhead protection area, was delineated in the 2007 document entitled "*Wellhead Protection Plan for the Village of Cazenovia Water Supply*" prepared by the New York Rural Water Association. The Wellhead Protection Overlay District consists of the portions of the Zone of Contribution and the Watershed Zone located within the Town. These two different zones are delineated in the "*Wellhead Protection Plan for the Village of Cazenovia Water Supply*" that is on file with the Town Clerk.

§ 165-49. Applicability of regulations.

The Wellhead Protection Overlay District shall be considered as overlaying other existing districts as shown on the zoning map. Any uses permitted in the underlying district shall be permitted in the Wellhead Protection Overlay District except where the overlay district prohibits or imposes greater or additional restrictions and requirements. In any cases where conflicts arise between these requirements and any other existing regulations, the more restrictive regulations shall apply.

§165-50. Prohibited uses and activities.

Uses and activities prohibited in the Wellhead Protection Overlay District include the following:

A. Airports, flying fields, airport terminals, and/or airport maintenance areas.

- B. Bottled water or bulk water facility, including supply source(s), pumping stations(s), etc.
- C. Car or vehicle washing establishment.
- D. Cemetery or crematory.
- E. Commercial garage or motor vehicle service.
- F. Commercial nursery or garden center.
- G. Concentrated animal feeding operation in areas outside of local agricultural district(s) created pursuant to New York State Agriculture and Markets Law.
- H. Convenience store associated with a filling station or gasoline service station.
- I. Establishments for the cleaning and servicing of catch basins, cesspools, septic tanks, sewers, tanks and boilers, or tank trucks.
- J. Facility with exterior storage or loading/unloading of hazardous substances.
- K. Filling station or gasoline service station.
- L. Fleet storage area (car, bus, truck, etc.), including a motor freight transportation or motor vehicle passenger terminal.
- M. Fuel oil dealer, or petroleum and petroleum products wholesaler, or wholesale distributor of crude petroleum and petroleum products.
- N. Golf course.
- O. High intensity use parking lot(s) defined as having average vehicle trip generation rates of 1,000 or greater per day. Typical use examples generating such rates include but are not limited to: fast-food restaurants, convenience stores, discount stores, discount clubs, lumber/home improvement stores, shopping centers, supermarkets, etc. In addition, some uses such as high-turnover (sit-down) restaurants, drugstores, drive-through banks, day care centers, schools, hotels/motels, park & ride lots, post offices, medical offices/clinics, hospitals, libraries, and other institutions may generate average vehicle trip generation rates of 1,000 or greater per day depending upon their size.
- P. Industrial or manufacturing facility subject to the NYSDEC State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharges or the USEPA National Pollution Discharge Elimination System (NPDES) stormwater permit program.
- Q. Junkyard or vehicle salvage/recycling facility.
- R. Laundry, cleaning, or garment services, including drycleaners, coin-operated laundries, commercial or industrial laundries, carpet and upholstery cleaners, and linen supply services.
- S. Maintenance and repair shops for major or small household appliances and electrical entertainment devices (stoves, washers, televisions, DVD players, etc.) or low-power internal combustion engines or electric motors (chain saws, lawn mowers, snowmobiles, etc.).
- T. Marina or boat service/maintenance facility.
- U. Motor freight transportation (e.g. trucking) or motor vehicle passenger (e.g. bus) terminals.

- V. Municipal facility involving public works storage except for the storage of equipment and supplies necessary for the safe provision of public drinking water.
- W. Municipal or industrial sewage treatment facility with disposal of primary or secondary effluent.
- X. Pest control services or establishments engaged in the wholesale distribution of pesticides or herbicides.
- Y. Pet cemetery or pet crematory.
- Z. Pipelines that carry petroleum (other than natural gas) or hazardous substance/waste.
- AA. Quarry.
- BB. Stockpiling or storage of coal, deicing compounds, fertilizers, or other bulk chemicals except in structures designed to prevent contact with precipitation and constructed on low permeability pads.
- CC. Storage of manure, except for the primary purpose of agricultural use;
- DD. Surface land application of septage, sewage, sludge, or human excreta.
- EE. Wells or any other facility for oil, gas, gas storage, solution mining, brine disposal, or geothermal resources.
- FF. Any use or activity that involves the on-site disposal of solid waste, pathological or medical waste, petroleum, radioactive material, hazardous substances, hazardous waste, or process wastes, including aqueous-carried waste.

§ 165-51. Impervious Coverage and Lot Size

- A. Maximum Impervious Coverage.
 - (1) Except as hereinafter provided, within the Wellhead Protection Overlay District, no more than ten percent (10%) or eight-thousand (8,000) square feet of a single parent parcel or building site, whichever is greater, may be rendered impervious to infiltration. Maximum site impervious coverage calculations shall include all impervious surfaces with a minimum area of over one hundred (100) square feet.
 - (2) Impervious coverage may only exceed ten percent (10%) or eight-thousand (8,000) square feet of a single parent parcel or building site (whichever is greater) if a system of stormwater management and treatment is developed that results in the site's post-development annual stormwater recharge volume to ground water approximating the site's pre-development annual groundwater recharge volume. Such a system should also: preserve hydrologic conditions that closely resemble pre-development conditions, maintain or replicate the predevelopment hydrologic functions of storage, infiltration, and groundwater recharge; prevent untreated discharges; reduce or prevent flooding by managing the peak discharges and volumes of runoff; minimize erosion and sedimentation; prevent degradation of water by reducing suspended solids and other pollutants; and provide increased protection of sensitive natural resources.
- B. Minimum Lot Size.
 - (1) In the Wellhead Protection Overlay District, the minimum size for lots served by private sewage disposal systems (i.e. septic systems) shall be eighty-thousand (80,000) square feet.

- (2) In areas serviced by public sanitary sewer, the minimum size for lots in the Wellhead Protection District shall be that for the underlying zoning district.

§ 165-52. Stormwater Management Standards.

A. Stormwater Pollution Prevention Plan.

- (1) A Stormwater Pollution Prevention Plan (SWPPP) must be submitted to the Planning Board for any proposed use that is required to submit a site plan for review within the Wellhead Protection Overlay District (see § 165-53.). This plan will detail the site's stormwater management and treatment system, including the design and operational details that will: (1) reduce or eliminate erosion and sediment loading to water bodies during construction; (2) control the impact of stormwater runoff on the water quality of the receiving waters; (3) control the increased volume and peak rate of runoff during and after construction; and (4) maintain stormwater controls during and after completion of construction.
- (2) The SWPPP must meet applicable stormwater quality/quantity sizing criteria as well as performance criteria that are outlined in the latest New York State Stormwater Management Design Manual. The SWPP should also contain sufficient information for the Town to evaluate the plan with respect to additional post-development stormwater management criteria (see below). It must be prepared and certified by a New York State licensed professional engineer or landscape architect, or a Certified Professional in Erosion and Sediment Control (CPESC).

B. Additional Post-Development Stormwater Management Criteria for the Wellhead Protection Overlay District

- (1) In addition to the quality/quantity sizing and performance criteria identified in the New York State Stormwater Management Design Manual, all projects in the Wellhead Protection Overlay District that are required to submit a Stormwater Pollution Prevention Plan (i.e. all projects that must submit a site plan within the Wellhead Protection Overlay District – see § 165-53) shall achieve the following performance standards:
 - (a) Groundwater Recharge. The annual recharge from the post-development site should reasonably approximate the annual recharge from the pre-development (existing) site conditions based upon soil types.
 - (b) Recharge Volume. The prescribed design volume of stormwater to be recharged on the site (the so-called Groundwater Recharge Volume, Re_v) shall be determined by the method that is contained in Appendix C of the 2007 document entitled "*Wellhead Protection Plan for the Village of Cazenovia Water Supply*" prepared by the New York Rural Water Association. A copy of this document is filed with the Town Clerk. Different recharge values for soils may be used provided that on-site soil evaluations have been conducted and a professional geologist clearly demonstrates that the recharge rate differs from the listed values based upon soils, precipitation, and evapotranspiration.
 - (c) Hydrologic Conditions – The hydrologic conditions of the developed site must closely resemble pre-development conditions through adequate use of design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source.
 - (d) Sensitive Areas. Stormwater discharges to ground water shall not occur within a distance of 800 feet of any public water supply well operated by the Village of Cazenovia.

- (e) Pretreatment. Stormwater runoff shall be directed to pretreatment device(s) such as water quality inlets, sediment traps, drainage channels, water quality swales, etc. to help trap coarse materials before they enter the primary stormwater management and treatment practice(s).
- (f) Emergency Design Measures. Stormwater management and treatment systems should incorporate designs which allow for shut-down and containment in the event of an emergency spill or other unexpected contamination event.
- (g) Operation and Maintenance Plan. All stormwater management and treatment system must have an operation and maintenance plan to ensure that system(s) function as designed. Such a plan should include details on how post-construction inspection and long-term maintenance is to be carried out.
- (h) Performance Bond. In order to ensure that funds are available to finish the construction and ensure the proper functioning of stormwater management and treatment system(s), the Town shall require the developer or contractor to provide, prior to construction, a performance bond, escrow account certification, or irrevocable letter of credit from an appropriate financial or surety institution which guarantees satisfactory completion of the project and names the Town as the beneficiary. The security shall be in an amount to be determined by the Planning Board and Town Board based on submission of final design plans in the Stormwater Pollution Prevention Plan, and an evaluation of projected construction costs by the Town Engineer.
- (i) Maintenance Bond. Where stormwater management and treatment system(s) are to be operated and maintained by the developer or by a corporation that owns or manages a commercial or industrial facility, the developer, prior to final approval of construction, shall be required to provide the Town with a maintenance bond, escrow account certification, or irrevocable letter of credit from an appropriate financial or surety institution to ensure proper operation and maintenance of all stormwater management and treatment system(s) for a twenty year period. The estimated maintenance cost for the facilities shall be based on a reasonable estimate provided by the Town Engineer and adopted by the Town Board. The Maintenance Bond shall guarantee the stormwater facilities against design defects and/or failures in workmanship, and shall guarantee that the facilities constructed under the permit will be regularly and adequately maintained throughout the maintenance period. If the developer or owner fails to properly operate and maintain the stormwater management and treatment system(s), the Town may draw upon the account to cover the costs of proper operation and maintenance.

§ 165-53. Site Plan Review Requirements

A. Uses requiring site plan review within the Wellhead Protection Overlay District.

- (1) The Planning Board shall have site plan review and approval on any proposed use or activity requiring a building permit located partially or wholly within the Wellhead Protection Overlay District that meets one or more of the following conditions:
 - (a) The proposed use or activity would render impervious to infiltration ten percent (10%) or eight-thousand (8,000) square feet of a single parent parcel or building site, whichever is greater.
 - (b) The proposed use or activity is not served by public sanitary sewer and will generate more than a daily average of 1,000 gallons of wastewater.
 - (c) The proposed use or activity will extract more than 1,000 gallons per day of ground water.

B. Site plan submittal requirements within the Wellhead Protection Overlay District.

- (1) In addition to other information that may be required for a site plan submittal as indicated in Town Code, the following information shall be provided with a site plan for a proposed use or activity located partially or wholly within the Wellhead Protection Overlay District:
 - (a) Location of the proposed use or activity in relation to the Wellhead Protection Overlay District boundaries.
 - (b) Location and extent of existing (pre-development) and post-development impervious surfaces.
 - (c) Details regarding the proposed conveyance, storage, distribution, generation, handling, use, and/or treatment of any sewage, process wastes, aqueous-carried wastes, petroleum, hazardous substances, hazardous waste, solid waste, radioactive material, and/or incidental wastes. Include the estimated types and quantities of such materials to be located on-site.
 - (d) A Stormwater Pollution Prevention Plan (SWPPP) prepared in accordance with § 165-52.
 - (e) A description of all pollution control measures and activities proposed to prevent on-site disposal and potential contamination of ground water or surface water, including spill response activities.
 - (f) A statement as to the degree of threat to groundwater and surface water quality that could result if the control measures failed.
 - (g) A description of the provisions for the off-site disposal of any solid waste, petroleum, radioactive material, hazardous substances, hazardous waste, process wastes, and/or aqueous-carried waste (except sewage).
 - (h) If an on-site water supply is to be utilized, provide a description of the proposed means of water supply, including if applicable an estimate of the total daily groundwater withdrawal rate.
 - (i) Other information as necessary to fully explain the project and evaluate its potential impact upon the Village of Cazenovia's public water supply.

C. Site plan review criteria and procedures.

- (1) In addition to other site plan review criteria and procedures indicated in Town Code, the Planning Board shall also review all site plans located partially or wholly within the Wellhead Protection Overlay District as appropriate in terms of the following criteria:
 - (a) Adequacy of the Stormwater Pollution Prevention Plan in meeting criteria established in the New York Stormwater Management Design Manual as well as additional post-development stormwater management criteria identified in § 165-52.
 - (b) Adequacy of proposed control measures to prevent the on-site disposal of solid waste, pathological or medical waste, petroleum, radioactive material, hazardous substances, hazardous waste, or process waste, including aqueous-carried waste.

- (c) Adequacy of the provisions for off-site disposal of solid waste, hazardous waste, process waste, and other wastes generated.
- (d) The degree of threat to public water supply wells in the event that contamination control measures or devices at the site should fail.
- (e) Adequacy of spill response and containment plans to minimize groundwater or surface water contamination.
- (f) Adequacy of plans and resources to properly construct and regularly maintain contamination control devices.

D. Planning Board findings.

- (1) In addition to other considerations in Town Code, in order to approve a site plan for purposes of authorizing a building permit in the Wellhead Protection Overlay District, the Planning Board shall make the following findings:
 - (a) The proposed use and site plan comply with all regulations applicable to the Wellhead Protection Overlay District.
 - (b) The proposed use and site plan will not adversely impact the predevelopment hydrologic functions of the site, including the pre-existing volume of annual groundwater recharged at the site, the quantity and direction of pre-existing drainage eventually draining to the Zone of Contribution, etc.
 - (c) The proposed use will not adversely impact upon the pre-existing quality of ground water or surface water leaving the site's boundaries.
 - (d) The proposed use is to be located, developed, and maintained in such a manner as to not adversely impact the long-term quantity or quality of ground water available to public water supply wells operated by the Village of Cazenovia.

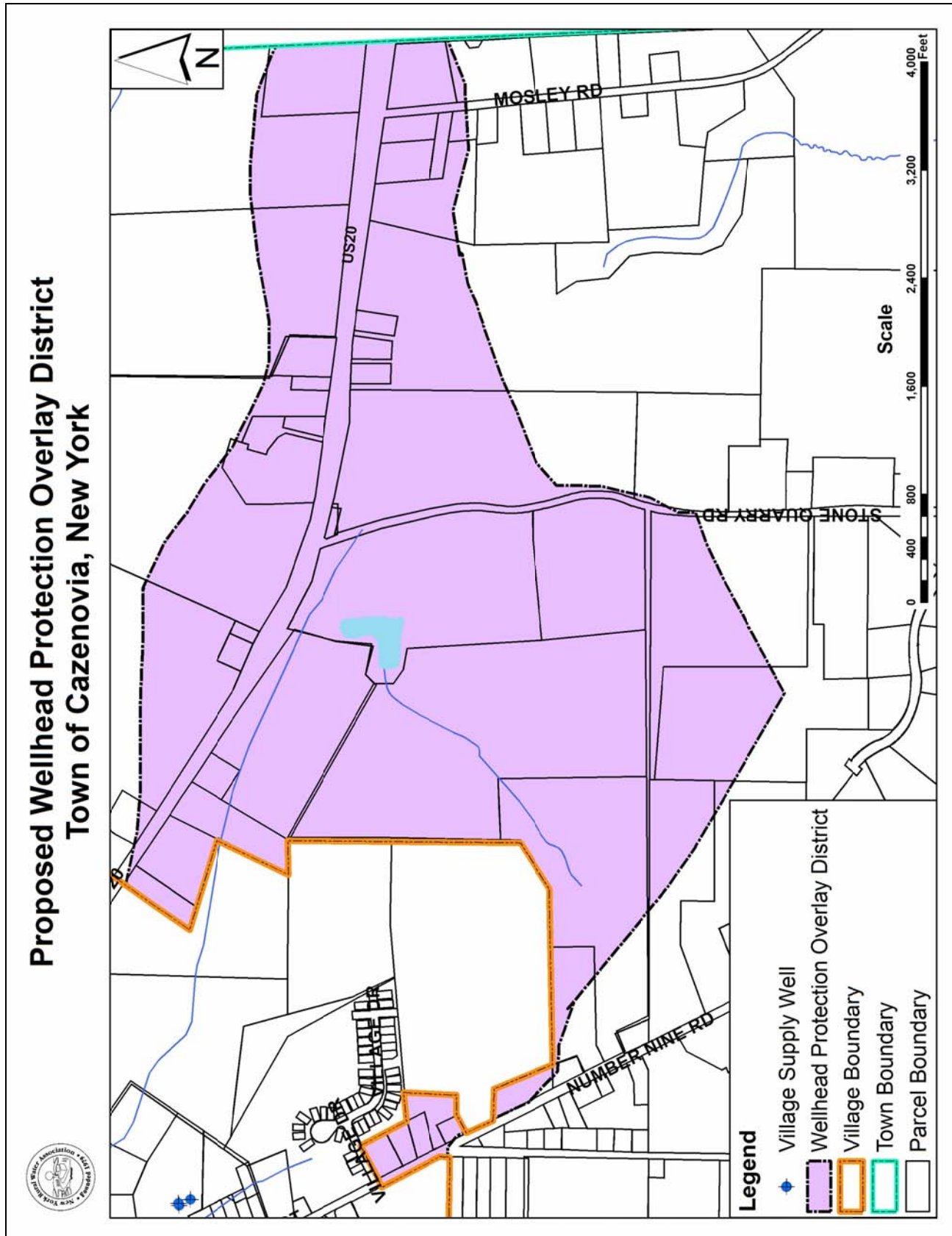
Section 5 Validity

If any section or provision of this Local Law shall be adjudicated invalid for any reason, the same shall not affect the validity of the remainder of this Local Law.

All ordinances and Local Laws and parts thereof heretofore enacted by the Town are hereby declared to be superseded to the extent to which such ordinance or Local Law is inconsistent or in conflict with this Local Law.

Section 6 Effective Date

This Local Law shall take effect upon its filing with the Secretary of State.



APPENDIX C

CALCULATION OF

SITE GROUNDWATER RECHARGE VOLUME (RE_v)

Methodology to Calculate the Design Volume of Stormwater To Be Recharged to Groundwater On-Site

In order to ensure that annual recharge from the post-development site should approximate the annual recharge from the pre-development site conditions to the greatest extent practicable, one of the additional stormwater management criteria for the Wellhead Protection Overlay District is calculation of the so-called Groundwater Recharge Volume, Re_v . This is the post-development design recharge volume (i.e., on a storm event basis) required to minimize the loss of annual pre-development groundwater recharge. Many states have required the calculation of Re_v as part of their stormwater treatment practice sizing criteria.

Re_v is considered part of the total Water Quality Volume (WQ_v). WQ_v is the total volume of stormwater that needs to be captured and treated on-site and it is designed to represent the runoff from 90% of the average annual rainfall.

Since Re_v is a sub-volume of the total WQ_v that must be addressed at a site, if Re_v is treated upstream of WQ_v , then Re_v may be subtracted from the WQ_v when sizing water quality treatment (provided that the proposed infiltration measures are capable of infiltrating the required recharge volume). As with WQ_v , drainage areas having no impervious cover and proposed disturbance may be excluded from recharge volume calculations. If runoff from a rooftop area is allowed to effectively infiltrate into the soil, such impervious area may be deducted from the total impervious cover. This is not true if the roof is constructed of galvanized metal or copper (runoff from such surfaces should not be allowed to infiltrate into the soil for water quality purposes).

Re_v is calculated from the following equation:

$$Re_v = \frac{S \cdot R_v \cdot A}{12}$$

where: Re_v = Groundwater Recharge Volume (acre-ft)
 R_v = $0.05 + 0.009 \cdot I$ where I is the post-development site imperviousness (decimal, not percent)
 S = Soil Specific Recharge Factor (also referred to as the depth of runoff to be recharged - inches)
 A = Site area (acres)

Each Soil Specific Recharge Factor (S) is based on the average annual recharge rate per hydrologic soil type divided by the annual rainfall, multiplied by 90%. Table 1 contains the average annual recharge rate for hydrologic soil groups A, B, C, and D and the corresponding S values.

In order to determine S values that are representative of the Cazenovia area and can be used to accurately calculate Re_v in the Wellhead Protection Area, New York Rural Water Association first compared two sources of information. One of these sources was a set of average annual recharge rates widely attributed by various states to the

United States Dept. of Agriculture's Natural Resource Conservation Service (NRCS) (see Table 1). The other set of values were annual recharge rates for hydrologic soil groups calculated by the Chazen Companies (2006) for the Dutchess County Water and Wastewater Authority (Table 1). New York Rural Water Association adjusted the Dutchess County values to the mean precipitation of 42.5 inches in the Cazenovia area (Table 1). These adjusted annual recharge rates were used to calculate a composite annual recharge rate for the Cazenovia Wellhead Protection Area (12.21 inches/year). This value compared very closely to the mean annual natural groundwater recharge value mapped by Wolock (2003) for the region (12.17 inches/year).

The adjusted Dutchess County recharge rates were used to subsequently calculate S values for each soil type (Table 1). These values of the Soil Specific Recharge Factor (S) should be used to calculate Re_v .

Hydrologic Soil Group	USDA Average Annual Recharge Rate (in/yr)	Dutchess County Average Annual Recharge Rate (in/yr)	Adjusted Dutchess County Average Annual Recharge Rate (in/yr)	Soil Specific Recharge Factor (S) (inches)
A	18	19.0	19.7	0.42
B	12	14.1	14.6	0.31
C	6	7.2	7.5	0.16
D	3	4.0	4.1	0.09

Table 1. Annual Recharge Rates and Soil Specific Recharge Factors .

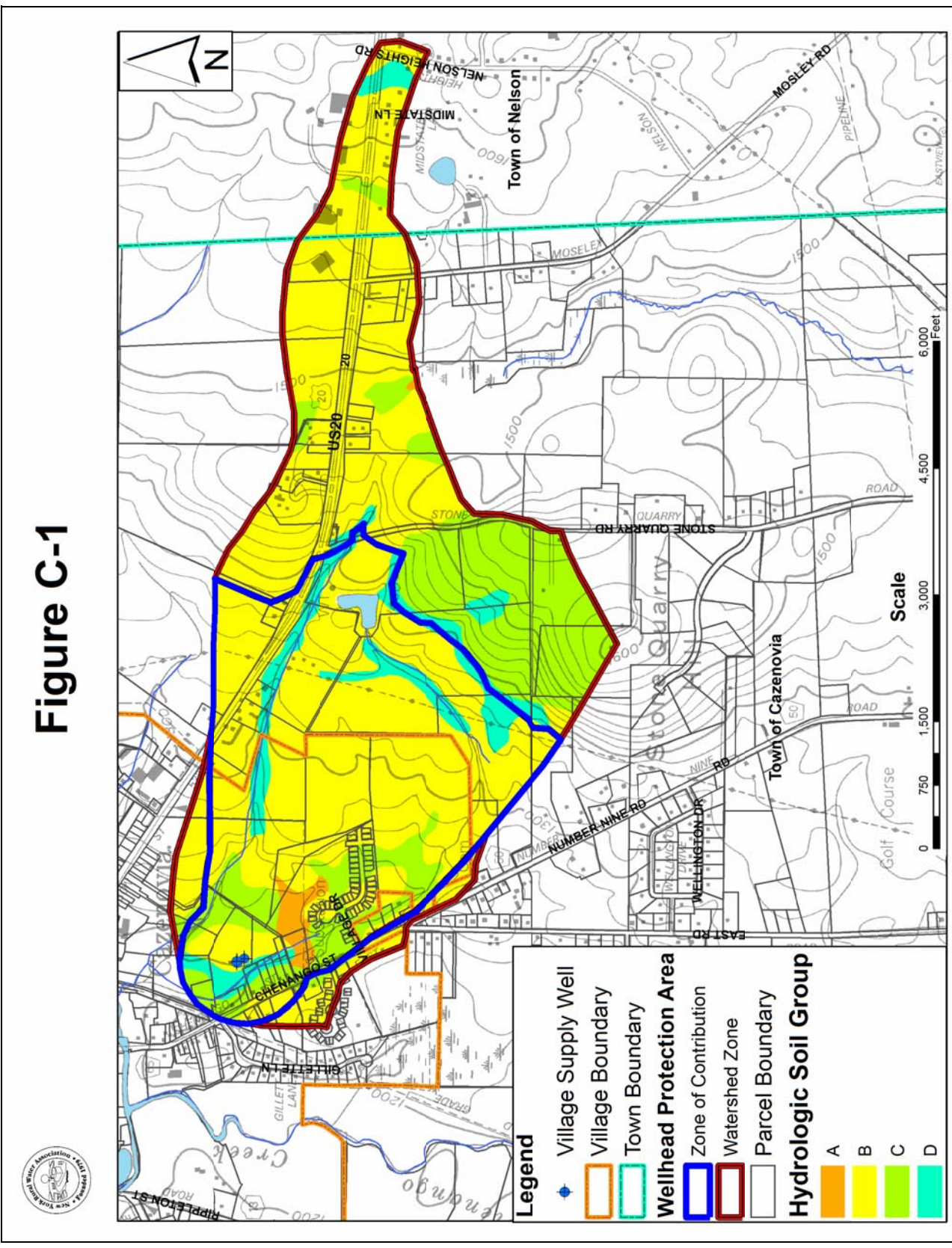
Figure C-1 is a map of the hydrologic soil groups in the Wellhead Protection Area for the Village of Cazenovia Water Supply. This map has been derived from digital soils mapping from the United States Natural Resources Conservation Service (NRCS) Madison County Soil Survey.

If on-site soil evaluations are to be used instead of the published NRCS mapping, the soil group classification shall be based on on-site percolation test(s) and the table below:

Soil Group	A	B	C	D
Infiltration rate when wet (inches/hour)	> 0.3	0.15 – 0.3	0.05 – 0.15	0 – 0.05

Where more than one hydrologic soil group is present on a site, a composite or weighted recharge value should be calculated based upon the relative area of each soil group. The Re_v should be infiltrated in the most permeable soil group available on the site.

Figure C-1





Appendix C: Rural Siting Guidelines

CHARACTER DEFINING ELEMENTS

The Building Tools For Shaping Rural Communities

The Black River Corridor on the Olympic Trail

RURAL

URBAN

LANDFORM



Landform is a character defining element that comes in many shapes and sizes. Rural landforms are typically rolling hills, valleys, and steep slopes. Urban landforms are typically flat, with some hills and valleys. Landform is a key factor in determining the character of a community.



STRUCTURES



Structures are a key factor in determining the character of a community. Rural structures are typically small, single-story houses with gable roofs and deep setbacks. Urban structures are typically larger, multi-story buildings with flat roofs and small setbacks.



CIRCULATION



Circulation is a key factor in determining the character of a community. Rural circulation is typically characterized by narrow streets, curvilinear forms, and recreational use. Urban circulation is typically characterized by wide streets, straight forms, and commercial use.



VEGETATION



Vegetation is a key factor in determining the character of a community. Rural vegetation is typically characterized by varied tree spacing, tree clusters, open fields, and large lawns. Urban vegetation is typically characterized by uniform tree spacing, small trees, and small lawns.



Black River Corridor on the Olympic Trail. The corridor is a key factor in determining the character of a community. The corridor is a key factor in determining the character of a community. The corridor is a key factor in determining the character of a community.



Appendix D: Viewshed Composite








Potential Viewshed Composite for Cazenovia, NY

Prepared by David McKenzie, Dept. of Geography, Colgate University

Scenic Viewpoints

- (Ambrose Farm
- (Cazenovia Lake
- (Chittenango Falls
- (Enders Farm
- (Lorenzo Historic Site
- (Lucas Property
- (Rt 20 Meadow Hill
- (Stone Quarry Hill Art Park

Combined Viewsheds

-  area visible from one point
-  area visible from two points
-  area visible from three points
-  area visible from four points
-  area visible from five points
-  area visible from six points
-  area visible from seven points

Area visible from	no points	1 point	2 points	3 points	4 points	5 points	6 points	7 points
Acreage	35,399	5,627	3,602	3,048	1,791	1,009	842	36
Total Acreage = 51,356								

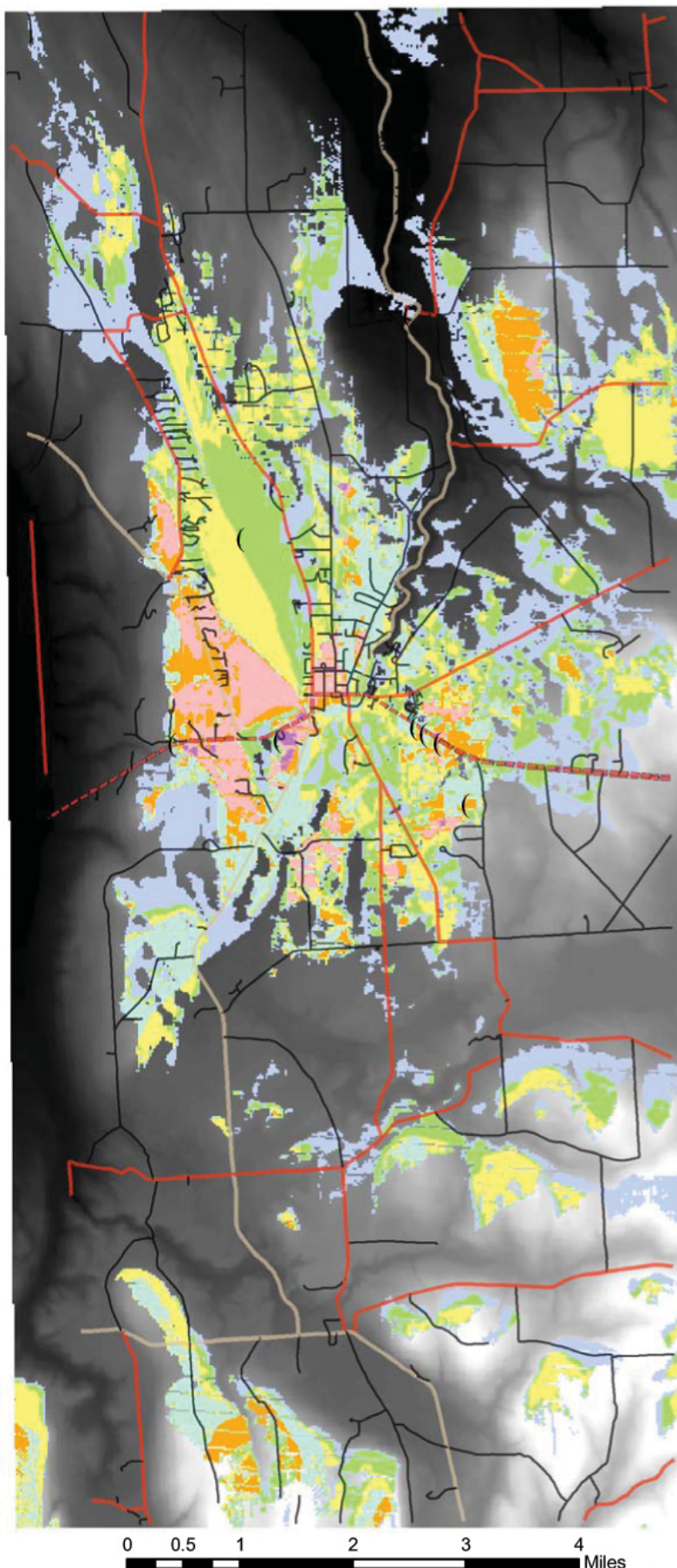
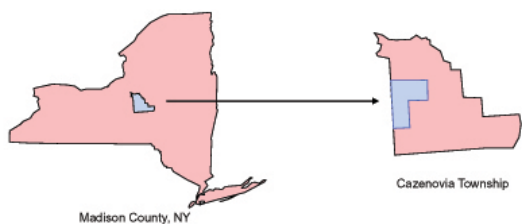
Road Types

-  US Highway
-  State Highway
-  County Highway
-  Local Road

Elevation (feet)



I



Calculations based on DEM and Viewshed Cell size of 90 ft²
 Maps Projected in NAD 1983 State Plane New York Central FIPS 3102



Appendix E: Cazenovia Retail Sales Leakage Analysis

CAZENOVIA RETAIL LEAKAGE ANALYSIS

MAY 2007



camoin associates
ECONOMIC DEVELOPMENT

**PO Box 3367
Saratoga Springs, NY 12866
(518) 899-2608
www.camoinassociates.com**

SUMMARY

Retail sales leakage data show that significant sales in nearly all categories of retail are currently leaking out of the Cazenovia trade area. It will be difficult for Cazenovia to re-capture a large portion of the leakage due to its proximity to the major retail offerings in the Syracuse area, the fact that consumers are willing to drive 20-30 minutes to do their shopping and the fact that many local residents commute to Syracuse daily and can shop on their way home. However, the sales leakage data reveal a few potential smaller-scale retail opportunities that exist for the Town and Village:

- Relatively small, specialty food store or high-end grocery store
- Wine or liquor store
- Book or music store
- Florist
- Stationary and gift store

Based on the available data, it does not appear likely that the trade area as defined for this study can support another average-sized grocery or drug store.

INTRODUCTION

Camoin Associates was hired by EDR to prepare a retail leakage analysis for a trade area around the Village of Cazenovia for use in the Route 20 Corridor Study currently underway. This analysis also considers demographic information impacting retail sales, such as age and income distribution, and is meant to provide information that will help local residents and decision makers decide what, if any, additional types of retail may be appropriate for the Town and Village.

STUDY AREA & DATA

Based on discussions with EDR regarding the general retail offerings in the Cazenovia area, Camoin Associates drew a map for a “trade area” with a 15-minute drive time from the center of the Village. A trade area is generally defined as the geographic area from which local retailers can expect to draw the majority of their sales. The boundaries of the Cazenovia trade area are shown in red on the map provided in the appendix. The trade area extends north to the outskirts of Chittenango and goes just beyond the intersection of Rippleton Road and Route 80 to the south. It includes Morrisville to the east and Pompey to the west.

All demographic and retail sales data presented in this report for the Cazenovia trade area was purchased from ESRI, a leading national provider of economic and demographic data. ESRI's base data is the 2000 Census and it uses its own statistical models to project demographic changes going forward. Many large corporations rely on data from ESRI to make location and

Cazenovia Study Area Basic Demographic Indicators			
	2000	2006	2011
Population	18,362	19,064	19,220
Households	6,225	6,572	6,687
Families	4,653	4,869	4,913
Average Household Size	2.75	2.70	2.68
Owner Occupied HUs	5,126	5,548	5,647
Renter Occupied HUs	1,099	1,023	1,040
Median Age	37.1	40.0	41.0

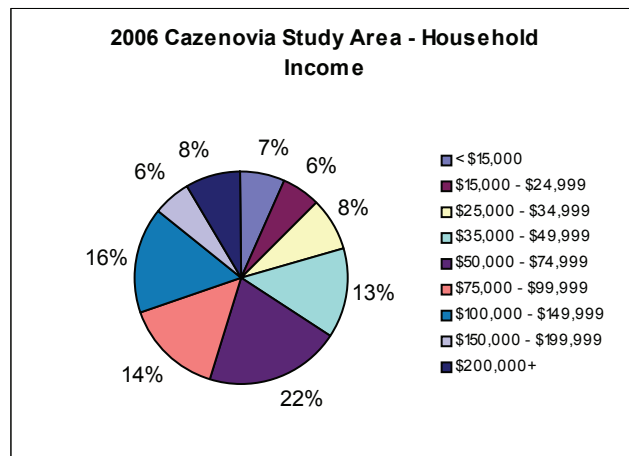
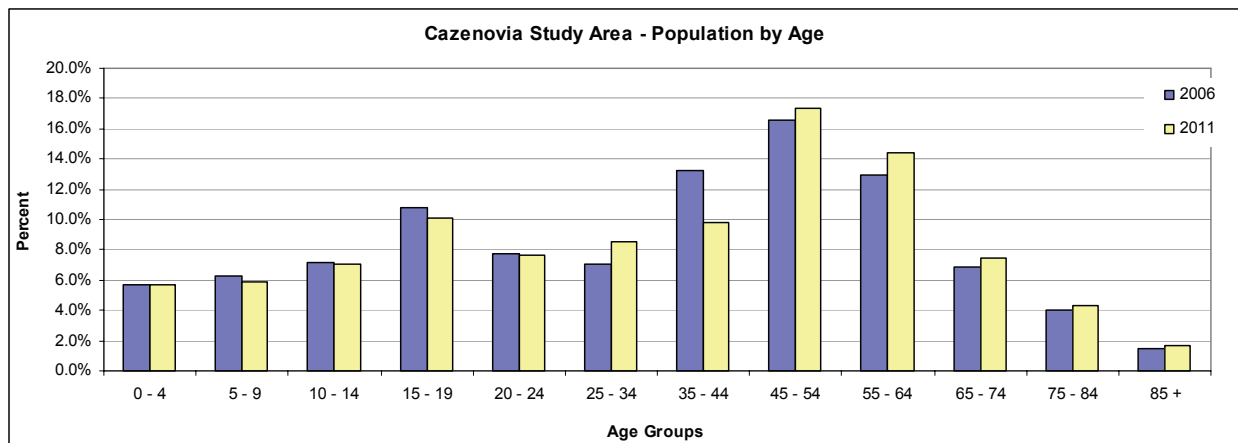
Source: ESRI

marketing decisions.

ANALYSIS OF DEMOGRAPHIC DATA

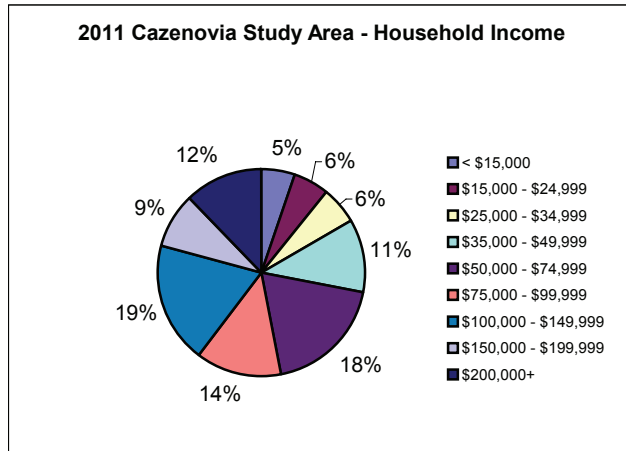
As shown in the table on the previous page, basic demographic data for the Cazenovia trade area reflects small but steady growth in population, the number of households and number of families. Average household size is slowly shrinking and most people own the homes they live in. The median age is slowly rising.

The graph below, which is based on ESRI data, shows the age distribution in the trade area in 2006 and the projected age distribution in 2011. As the graph illustrates, Baby Boomers tend to remain in the area, while adults in their 30s and early 40s appear to be leaving. As opposed to many Upstate NY communities, young adults in their 20s and early 30s appear to be staying in the community. This could very well be attributable to the presence of Cazenovia College. Some students may also be choosing to stay in the area after graduation, which would account for the slight increase in the 25-34 year old age group. However, when young adults reach their 30s, they appear to start leaving the community.



The trade area population is becoming increasingly affluent. As shown in the pie graph here and on the next page, the top three income brackets are projected to grow between 2006 and 2011. Households earning \$100,000 or more per year comprised 30% of the population in 2006. In 2011, they will comprise approximately 40%. In comparison, ESRI data for the Central New York region (Cayuga, Cortland, Herkimer, Madison, Oneida, Onondaga, Oswego and Tompkins counties) show that 15% of households had annual incomes of \$100,000 or higher in 2006, and this is

projected to grow to 22% by 2011. This corresponds with the aging in place of the population discussed above, because 45 to 64 year olds are typically in the prime earning years of their careers.



Another potentially useful tool in analyzing the characteristics of a particular trade area is market segmentation, which is defined as the classification of consumers according to demographic, socioeconomic, housing, and lifestyle characteristics. It is based on the concept that people with similar demographic characteristics, purchasing habits, and media preferences naturally gravitate toward each other and into the communities in which they live. Businesses utilize market segmentation analysis to identify their best markets, measure the

potential demand for new products or services, and reach their markets more effectively

It is important to understand that the classifications and labels for defined market segments are generalizations. The descriptions of each segment are based on comparisons with the U.S. as a whole, and reflect the propensity of households within that segment to exhibit certain demographic, lifestyle, and consumer characteristics relative to the overall population. Nevertheless, market segmentation analysis can provide a useful perspective in understanding existing and potential customers residing within a defined area. The table below shows a summary of the major “Community Tapestry” segments within the Cazenovia study area, which is the market segmentation system used by ESRI. Below is a brief description of each:

- Exurbanites (28.7% of Cazenovia Study Area):** The largest segment in the Cazenovia study area, this group is also the second highest in terms of wealth, with median household income in the lower \$80,000 range. Empty nesters and married couples with children combine to make up almost three-quarters of this group. Many are either paying for college or caring for elderly parents. They are typically employed in professional or management positions. Members of this group are concerned with financial security and tend to have financial planners, stocks, retirement accounts, long-term care and life insurance policies. They do a lot of their own home improvement projects and purchase a lot of garden supplies and tools for simple projects. Leisure activities include boating, hiking, kayaking, playing Frisbee, photography and bird-watching.

Tapestry Segments in Cazenovia Study Area	
Exurbanites	28.7%
Green Acres	22.6%
Midlife Junction	16.5%
Suburban Splendor	10.5%
Midland Crowd	10.3%

Source: ESRI

- Green Acres (22.6%):** The second largest segment in the trade area is comprised of many blue-collar baby boomers with children aged 6-17. Typically educated and hard-working, members of this group are concentrated in manufacturing, construction, health care, and retail professions. A significant portion of this group is self-employed, and median household income is in the lower \$60,000 range. These households tend to have pets, do serious home improvement projects on their own and typically own a significant inventory of equipment for

maintaining their lawns and gardens. Leisure activities include mountain biking, waterskiing, canoeing, kayaking, bird-watching, power boating, target shooting, hunting and attending or listening to sporting events on the radio.

- **Midlife Junction (16.5%):** Median household income of this group is \$43,600 and it is comprised mainly of people phasing out of their child-rearing years or those who are already retired. They tend to spend their money carefully and are always searching for bargains, but they enjoy dining out on weekends and also frequent fast-food restaurants. They enjoy reading and watching classic movies on video or DVD.
- **Suburban Splendor (10.5%):** This represents the most affluent of all the segments in the Cazenovia trade area. Nearly 80% of these households consist of married-couple families, most of which are well-educated, with both men and women earning income. Half of this group is aged 35 to 64 and their median household income is \$114,500. Most work in management, professional, or sales occupations. 94% of this group own their own home and 85% have two or more vehicles. This group owns all the latest electronic gadgets, games and cell phones. They devote free time to family, travel and self-improvement such as working out, reading, going to museums or the theater. They are active investors, consult with financial planners and own life insurance policies of \$500,000 or more. They also like to shop.
- **Midland Crowd (10.3%):** This group is composed mostly of married-couple families, half of whom have children. Median household income is \$48,200. 30% of residents 25 and older have attended college; 15% hold a bachelors or graduate degree. This group typically lives in housing developments in rural areas. They are somewhat politically conservative and their rural location and traditional lifestyle dictate their consumer preferences. Hunting, fishing and woodworking are common pastimes. Most households have pets, especially birds and dogs. They tend to own or lease a truck.
- **College Students:** Students at Cazenovia College represent another significant market segment, especially considering the relatively small size of the community. Although data on the specific spending patterns of Cazenovia College students is not available, an annual study by Harris Interactive called the *College Explorer Study* regularly polls college students nationwide about their retail preferences, spending patterns, sources of income, media consumption, Internet behavior, and other characteristics. According to the 2004 *College Explorer Study*, college students have approximately \$13,000 in annual per capita spending, 19% of which can be considered discretionary (i.e., spending on anything other than tuition, room/board, books and supplies). College students are “at the vanguard” of digital consumer technology, often adopting electronic devices and gadgets long before the general public, and also exhibit high levels of spending on travel and entertainment, attending concerts and sporting events and purchasing such items as movies, videos and DVDs, and compact disks.

RETAIL LEAKAGE ANALYSIS

The table on the following page shows retail supply and demand in the Cazenovia study area for various types of retail. The third column “Sales Leakage” shows the difference between supply and demand. Negative numbers represent the sales that are leaking—those made by residents of the study area at stores outside of the study area. Positive numbers in this column indicate a surplus—sales made in the trade area to people drawn in from outside of it.

As shown in the table, the vast majority of retail sales in general are leaking out of the Cazenovia study area. This is not surprising given Cazenovia’s proximity to the major retail offerings in the Syracuse area. This knowledge impacts our analysis of the leakage data significantly. The fact that Syracuse is so close, that consumers are typically willing to drive 20 to 30 minutes to do their shopping, and that many residents in the Cazenovia study area commute daily to Syracuse for work and can shop on their way home will make it difficult for Cazenovia to recapture a large portion of the current sales leakage.

Two central questions are: what types of retail leakage shown in the table below can the Town and Village realistically hope to re-capture, and of those retail categories, which are appropriate for Cazenovia? The latter question is best left to local residents and decision makers to decide based on the community’s vision and goals. This study is meant to provide contextual information that decision makers can use to inform their thinking.

Since most of the retail categories included in the table show sales leakage, Camoin Associates separated out those types that we felt might be feasible for Cazenovia based on its small size and demographic characteristics, as well as those retail types we felt may be of interest to the community, based on anecdotal information supplied by EDR regarding various retail proposals that have recently come before the Town/Village.

Cazenovia Study Area - Retail Sales Leakage			
Industry Group	Supply (Current Sales)	Demand (Retail Potential)	Sales Leakage
Motor Vehicle & Parts Dealers (NAICS 441)	\$8,082,691	\$58,333,855	-\$50,251,164
Electronics & Appliance Stores (NAICS 443/NAICS 4431)	\$1,732,077	\$5,899,461	-\$4,167,384
Bldg Materials, Garden Equip. & Supply Stores (NAICS 444)	\$3,403,433	\$8,477,732	-\$5,074,299
Building Material and Supplies Dealers (NAICS 4441)	\$2,681,697	\$7,568,417	-\$4,886,720
Food & Beverage Stores (NAICS 445)	\$22,581,610	\$41,968,685	-\$19,387,075
Grocery Stores (NAICS 4451)	\$20,435,810	\$38,156,890	-\$17,721,080
Specialty Food Stores (NAICS 4452)	\$0	\$1,301,243	-\$1,301,243
Beer, Wine, and Liquor Stores (NAICS 4453)	\$2,145,800	\$2,510,552	-\$364,752
Health & Personal Care Stores (NAICS 446/NAICS 4461)	\$10,119,190	\$12,025,277	-\$1,906,087
Gasoline Stations (NAICS 447/NAICS 4471)	\$20,585,487	\$21,064,617	-\$479,130
Clothing and Clothing Accessories Stores (NAICS 448)	\$2,276,725	\$12,242,437	-\$9,965,712
Clothing Stores (NAICS 4481)	\$1,935,803	\$9,438,385	-\$7,502,582
Shoe Stores (NAICS 4482)	\$0	\$1,707,313	-\$1,707,313
Jewelry, Luggage, and Leather Goods Stores (NAICS 4483)	\$340,922	\$1,096,739	-\$755,817
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	\$7,256,099	\$4,124,437	\$3,131,662
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	\$6,659,066	\$2,665,926	\$3,993,140
Book, Periodical, and Music Stores (NAICS 4512)	\$597,033	\$1,458,511	-\$861,478
General Merchandise Stores (NAICS 452)	\$863,306	\$17,067,946	-\$16,204,640
Miscellaneous Store Retailers (NAICS 453)	\$4,285,174	\$3,680,681	\$604,493
Florists (NAICS 4531)	\$220,919	\$403,378	-\$182,459
Office Supplies, Stationery, and Gift Stores (NAICS 4532)	\$847,610	\$1,208,913	-\$361,303
Used Merchandise Stores (NAICS 4533)	\$2,246,273	\$362,927	\$1,883,346
Other Miscellaneous Store Retailers (NAICS 4539)	\$970,372	\$1,705,463	-\$735,091
Nonstore Retailers (NAICS 454)	\$4,781,610	\$15,772,825	-\$10,991,215
Food Services & Drinking Places (NAICS 722)	\$50,019,992	\$34,293,579	\$15,726,413
Full-Service Restaurants (NAICS 7221)	\$39,245,164	\$22,681,629	\$16,563,535
Limited-Service Eating Places (NAICS 7222)	\$8,777,972	\$8,139,645	\$638,327
Special Food Services (NAICS 7223)	\$339,979	\$1,595,000	-\$1,255,021
Drinking Places - Alcoholic Beverages (NAICS 7224)	\$1,656,877	\$1,877,305	-\$220,428

Source: ESRI and Camoin Associates

	Leakage; typically large store format.
	Leakage; smaller format appropriate for downtown.
	Current surplus suggests draw for visitors/tourists.

The retail store categories highlighted in green (building materials, grocery, health & personal care and general merchandise) are those that exhibit sales leakage, but may not be appropriate for the Village central business district because they are typically large-store formats.

The yellow categories are those that have sales leakage, albeit much smaller than the leakage for grocery and drug stores, and which may be appropriate for Cazenovia based on the fact that they are typically smaller stores that could blend into a small, downtown district. These include specialty food stores (of which there are currently none within the trade area according to the ESRI data); beer, wine and liquor stores; book, periodical and music stores; florists; and office supply, stationary and gift stores.

The final category highlighted in orange is retail that currently shows a surplus in the Cazenovia trade area: restaurants and used merchandise stores. This indicates that the Cazenovia trade area attracts visitors who eat in local restaurants and likely shop at the numerous local antique stores. This surplus may indicate that additional retail of these types could enhance the area's

ability to draw in visitors by increasing its “competitive advantage” in these more tourist-oriented businesses.

Based on conversations with EDR regarding the types of retail that have been considered in the recent past in Cazenovia, Camoin Associates chose to analyze how much square footage of grocery store and drug store the community could potentially support, based on the trade area data analyzed for this study.

GROCERY STORE – SQUARE FOOTAGE POTENTIAL

Grocery Store Sales Data				
Store	Year of Data	Sales per SF	Ave SF per Store	Ave Sales per Store
Whole Foods Markets	2002	\$673	30,356	\$20,436,000
Safeway	2002	\$443	44,012	\$19,337,034
Average		\$558	37,184	\$19,886,517

Source: www.bizstats.com

In order to determine the actual square footage of grocery store that the Cazenovia trade area could potentially support, Camoin Associates relied on data from www.bizstats.com, an on-line source of industry data compiled

from U.S. Bureau of Labor Statistics data and information made available about publicly-traded retail chains, and the Food Marketing Institute, a membership organization of approximately 26,000 retail food stores across the U.S. As shown in the table above, 2002 average sales per square foot at Whole Foods and Safeway were \$558. The Food Marketing Institute provides a 2005 national average figure of approximately \$571.

The retail sales leakage analysis above shows annual sales leakage from the Cazenovia study area in the grocery store category of over \$17 million. As shown in the table below, if we divide the Cazenovia grocery store sales leakage by the \$571 in average sales per square foot, it yields approximately 31,037 square feet of grocery store that could potentially be supported by the Cazenovia trade area. This is about 6,000 square feet less than the 2002 average square feet of Whole Foods and Safeway grocery stores, as noted in the table above.

Grocery Store Square Footage Potential	
Annual Leakage	\$17,721,080
Annual Sales per square foot	\$570.96
Potential Square Footage for Cazenovia*	31,037

Source: Food Marketing Institute & Camoin Associates

*This is maximum potential; actual SF supported by Cazenovia is likely to be lower based on surrounding retail offerings.

It is also important to note that 31,037 is the *maximum* amount of square feet that could theoretically be supported. As discussed above, due to the fact that Syracuse is so close, that consumers are typically willing to drive 20 to 30 minutes to do their shopping, and that many residents in the Cazenovia study area commute daily to Syracuse for work, it is not realistic to assume that Cazenovia can re-capture 100% of the current grocery store sales leakage.

However, as reported in a March 2007 fact sheet by the Food Marketing Institute, a recent study by the Nielsen Company suggests that the growing number of households with annual incomes of more than \$100,000 across the U.S. demand a wider range of choices to satisfy their food shopping needs. These households shop at club merchandisers such as Sam’s Club and Costco to search for deals on bulk items, while at the same time preferring high-end grocery and specialty food stores for fresh produce, meats, seafood, specialty deli items and alcoholic beverages.

This represents a possible opportunity for Cazenovia to re-capture a portion of the grocery sales leakage. Given that households earning \$100,000 or more are projected to grow from 30% of the trade area population in 2006 to 40% in 2011, and the fact that two of the trade area market segments (Exurbanites and Suburban Splendor) are likely to shop at high-end stores, a market may exist for a smaller, specialty food store or a smaller, high-end grocery.

DRUG STORE – SQUARE FOOTAGE POTENTIAL

Drug Store Sales Data			
	Sales/SF	Ave SF per Store	Year
Rite Aid	\$361	12,700	2003
CVS	\$768	7,607	2002
Walgreens	\$709	10,929	2002
Average	\$613	10,412	N/A

Source: www.bizstats.com

In order to determine potential square footage for a drug store in Cazenovia, Camoin Associates relied primarily on www.bizstats.com data on drug store sales per square foot, which is shown in the table to the left. Average annual sales per square foot at Rite Aid, CVS and Walgreens is \$613 and the average store size is approximately 10,400 square feet.

According to the retail leakage data, approximately \$1.9 million in drug store sales is currently leaking out of the Cazenovia trade area. If we divide the sales leakage by the \$613 in sales per square foot, it yields approximately 3,111 in potential square footage for a drug store in Cazenovia, as shown in the table above. This is less than one-third the average size of the drug stores shown in the previous and suggests that there is not enough local demand to support a drug store of typical size by today's standards, especially when we consider that Cazenovia is not likely to re-capture 100% of the drug store sales leakage.

Drug Store Square Footage Potential	
Annual Leakage	\$1,906,087
Average Sales per SF	\$613
Potential Square Footage for Cazenovia*	3,111

*This is maximum potential; actual SF supported by Cazenovia may be lower based on surrounding retail.

**APPENDIX
TRADE AREA MAP**

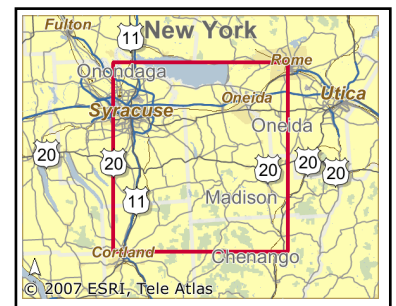
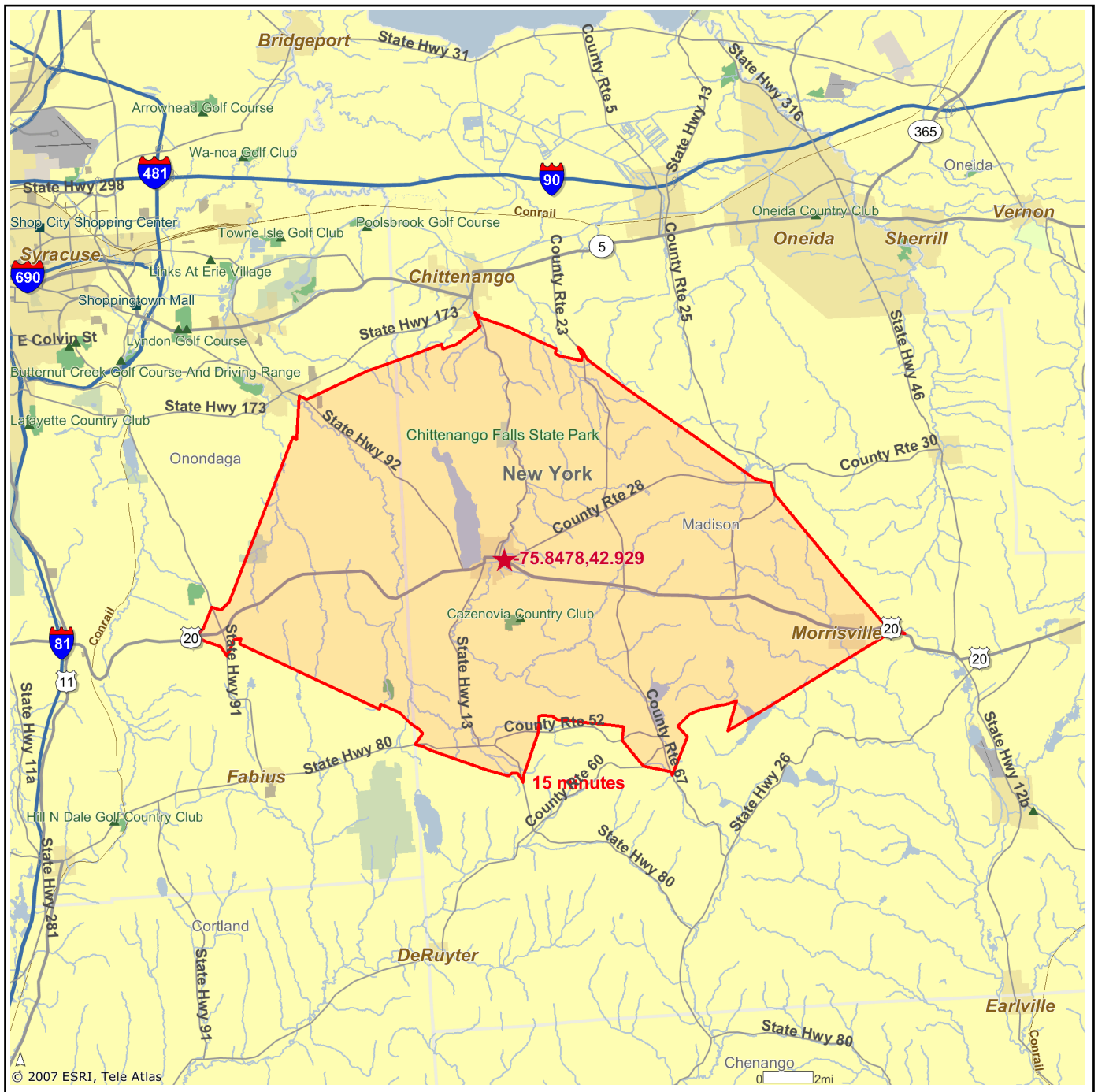
-75.8478,42.929

Site Map

Prepared by CRL
April 6, 2007

Latitude: 42.929
Longitude: -75.8478

Cazenovia, NY





Appendix F: National & State Historic Register Listings in Cazenovia

National & State Register Listings in Cazenovia

 Protected Properties

Property	Address	Acreage	Year Added
Abell Farmhouse & Barn	Ballina Rd.	95.37	1987
Albany St. Historic District	Albany St.	255	1978
Annas Farmhouse	4812 Ridge Rd.	1.53	1988
Beckwith Farmhouse	4652 Syracuse Rd.	24.46	1987
Brick House	3318 Rippleton Rd.	3.4	1988
Village Historic District	Cazenovia Village	3085	1986
Cedar Cove	East Lake Rd.	1.93	1991
Chappell Farmhouse	Ridge Rd.	2.2	1987
Cobblestone House	Syracuse Rd.	3.98	1987
Comstock Zephnia Farmhouse	2363 Nelson St.	2	1987
Crandall Farm Complex	2430 Ballina Rd.	124.55	1987
Evergreen Acres	Syracuse Rd.	28.63	1987
Hillcrest	Ridge Rd.	6.59	1991
Lehigh Valley Railroad Depot	25 William St.	3.02	1991
Lorenzo	Ledyard St. (Rt.20)	66	1971
Meadows Farm Complex	Rippleton Rd.	92.96	1987
Middle Farmhouse	4875 W. Lake Rd.	3.71	1987
Niles Farmhouse	Rippleton Rd.	2.65	1987
Notleymore	4641 E. Lake Rd.	2	1991
Old Trees	Rippleton Rd.	169.22	1991
Ormonde	E. Lake Rd./Ormonde Dr.	1.67	1991
Parker Farmhouse	3981 East Rd.	44.13	1987
Rippleton Schoolhouse	Rippleton Rd.	66	1998
Rolling Ridge Farm	3937 Number Nine Rd.	27	1987
Shattuck House	West Lake Rd.	15	1991
Shore Acres	Forman St.	3.29	1991
Sweetland Farmhouse	Number Nine Rd.	1.85	1987
Tall Pines	Ridge Rd.	2.15	1987
The Hickories	47 Foreman St.	1	1991
The Maples	2420 Nelson Rd.	25.4	1987
Upenough	Rippleton St.	4.89	1991
York Lodge	4448 East Lake Rd.	4	1991

Total Acreage 4170.58

0 0.5 1 2 3 4 Miles



Map Projected in NAD 1983 State Plane
New York Central FIPS 3102

