

REGIONAL DEVELOPMENT AND CONSERVATION STRATEGY

TOWNS OF CAZENOVIA,
FENNER, NELSON, AND
THE VILLAGE OF
CAZENOVIA
NOVEMBER 7, 2001

REGIONAL DEVELOPMENT AND CONSERVATION STRATEGY
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November 7, 2001

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TRANSMITTAL

I am pleased to submit herewith the *Regional Development and Conservation Strategy: Towns of Cazenovia, Fenner, and Nelson and the Village of Cazenovia*. This regional strategy is a landmark in many respects. Our successful completion of this plan has been a hard-earned endeavor for many people. I am proud of our collaboration and for the tireless efforts of each of the individuals and organizations representing so many aspects of the community and municipalities.

In delivering this final report, I look back over all of the enthusiasm and encouragement from all corners and recognize the community spirit that underlies the public service so generously provided for this effort. Despite the organizational setbacks that had occurred, this report is based on a solid foundation of community participation, good will, and genuine concern for leaving the next generation a better place to live.

With this solid foundation, I am confident that this *Regional Development and Conservation Strategy* will provide an intelligent framework for strengthened intermunicipal collaboration for many years and many community development projects to come.

Thank you for the opportunity to be of service. On behalf of Monica Carson and I, and all at our firm who worked on this project, please extend our gratitude to all those community members and organizations who participated in this important landmark initiative. We look forward to the successful execution of this strategy for the benefit of all of the current residents and future generations in the community.

John J. Behan, AICP
Saratoga Springs

ACKNOWLEDGMENTS

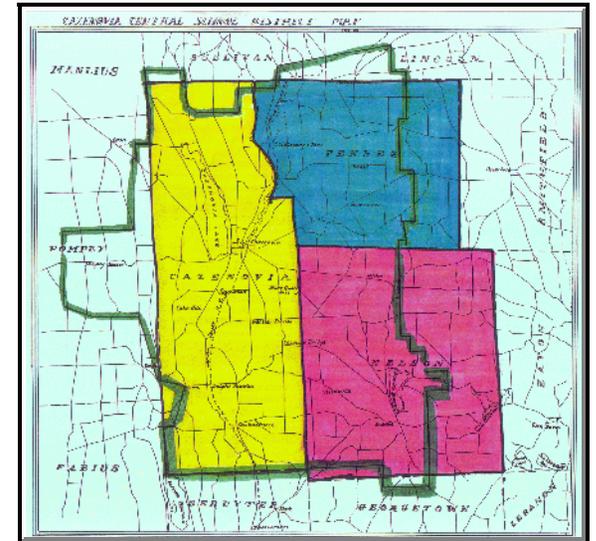
CAZENOVIA AREA PLANNING PROJECT: A RURAL COMMUNITY INITIATIVE

During the summer of 1998 several building proposals requiring land use changes in the Village and the Town of Cazenovia became matters of concern to residents, businessmen and public officials. The Greater Cazenovia Area Chamber of Commerce realized that unless additional provisions for orderly growth were made in the town and village regulations, fear of change would discourage investment and engender divisive factions, resulting in community stagnation. Local, volunteer planning boards have only the time and resources to react to current applications. Though some long range planning had been done, it needed extensive updating and expansion.

Once the community decided on characteristics worth preserving, a plan could be devised that allowed for growth and enhancement of these characteristics valued by residents and attractive to businesses. Cazenovia's problems were not unique. Other small, rural and historic towns were dealing with similar difficulties. After examining the experience of other communities, the Chamber saw the situation as a challenge for getting community consensus on the future it desired. The Chamber approached the Cazenovia Preservation Foundation about taking a positive, pro-active role in planning for the future by co-sponsoring a regional planning effort to create a long range strategy for the future that would be accepted by the community. Part of the proposal was a matching \$5000 in start-up money. The Foundation accepted the proposal and appropriated the initial sum requested with one condition. It was that the Town of Cazenovia Supervisor and the Mayor of Cazenovia show support for the citizens planning initiative by appointing one

or two members of their respective boards to serve on the Cazenovia Area Planning Project (CAPP) Task Force. Also invited to send representatives were other organizations involved in land use planning in Cazenovia, Fenner and Nelson.

Regional planning was considered essential as the highest local tax is for the school system, an asset shared by the village and the three towns. Economic development in any part of the area could be devised to lighten the financial loan in all of the municipalities. An essential part of the thinking was to determine, with the planner, what aspects of living in central New York drew people and businesses to this region and build on that.



Cazenovia Central School District encompasses a majority of the Towns of Cazenovia, Fenner, Nelson and the Village of Cazenovia.

In November 1998 the Task Force adopted this mission statement:

“The Cazenovia Area Planning Project (CAPP) Task Force is a diverse group of representatives from the Town of Cazenovia, Fenner and Nelson. It was formed by citizens to facilitate a participatory process of public involvement in

concert with professional planners that will result in a legally adoptable and enforceable plan that reflects the needs and desires of the community. The goal of the long range plan is to enhance the social, economic, natural and historic resources of our rural community.”

In order to accomplish the above, CAPP engaged the firm of Behan Planning Associates in January 1999.

Since the aim was the development of a legally adoptable document with regional application, it was essential that officials from the three towns and the village be a part of the process. Therefore, the four municipalities, plus the Madison County Planning Department, and seven organizations were asked to send representatives to reflect the participating groups’ concerns and to keep their organizations informed. Ultimately the Task Force had about 32 members from the following groups:

The private sector: Cazenovia College, Cazenovia Community Resources Project, Cazenovia Lake Association, Cazenovia League of Women Voters, Cazenovia Preservation Foundation, Greater Cazenovia Area Chamber of Commerce, and Madison County Farm Bureau.

The public sector: Cazenovia Town and Village Boards, Planning Board and Zoning Board of Appeals members, Fenner and Nelson Town Boards and Planning Board members, Cazenovia School District Superintendent and Board of Education President, Cazenovia Volunteer Fire Department, Cazenovia Advisory Commission on Conservation and Madison County Planning Department.

Thus, private citizens from seven organizations served on the Task Force with elected and appointed officials representing fifteen public

entities from five governmental jurisdictions.

The estimated cost of the plan was \$100,000. The project was seen as a cooperative private/public endeavor. It had been determined that to reduce the planning costs CAPP volunteers would provide a significant amount of the documented information needed by the planner.

To finance a plan with an overall budget of \$100,000, CAPP proposed raising 60% from private sources and requested 40% in public funding from the participating municipal governments, that amount was prorated among the municipalities based on full value assessment of each entity. However, only the Town and Village of Cazenovia agreed to participate financially. The balance was raised through private donations from the Greater Cazenovia Chamber of Commerce, the Cazenovia Preservation Foundation, Cazenovia College, the Cazenovia Lake Association and the Cazenovia Chapter of the League of Women Voters. Cazenovia Businesses and many individuals made generous cash contributions. Assemblyman William Magee made a legislative member’s grant of \$2,000 available at a crucial time. Substantial in kind assistance was given by the Cazenovia Central Schools, Behan Planning Associates and Cazenovia College. In addition, CAPP succeeded in obtaining a matching grant of \$75,000 from the NYS Environmental Protection Fund for the Town of Cazenovia including the Village. CAPP raised the matching funds through the gifts mentioned above the donated volunteer hours which were valued by the state at \$57,000. The grant funded the remaining cost of the plan and two additional studies: Economic and Tourism Development Strategy and Water Quality Protection Strategy.

Drafting the land use, zoning and planning regulations based on the recommendations of The CAPP Regional Development and

Conservation Strategy will be on the initiative of each municipality, as each selects the sections appropriate to its individual needs.

Although they did not participate financially in the planning process, the Town Boards of Fenner and Nelson supplied CAPP with excellent representatives who worked long and hard on various committees where they made substantial contributions to the whole planning initiative.



Local residents, their elected officials and members of the CAPP Task Force explored shared issues and opportunities for action.

CAPP gathered the necessary information through extensive data collection, written surveys of individuals and organizations, and public meetings so that the professionally drafted strategy document, based on generally agreed upon aims, could

be published and presented to the citizens and their elected representatives for further consideration and formal adoption.

Ralph Monforte, Co-Chair
Pringle Hart Symonds, Co-Chair

CAPP TASK FORCE ORGANIZATIONS AND THEIR REPRESENTATIVES WHO SERVED AT SOME TIME DURING THE YEARS 1998 - 2001

Co-Chairs:

Ralph Monforte, Greater Cazenovia Area Chamber of Commerce
Pringle Symonds, Cazenovia Preservation Foundation

Cazenovia Advisory Commission on Conservation:

Faith Knapp; Steffen Wolff, alternate

Cazenovia Board of Education:

Sally Richards

Cazenovia Central School System:

Superintendent Charles Read

Cazenovia College:

Van Titus, President
Marge Pinet, Executive Vice President

Cazenovia Community Resources Project: Steering Committee:

John Rooney

Cazenovia Lake Association:

Sharye Skinner, President
Larry Wetzel, Werner Arthur

Cazenovia League of Women Voters:

Wendy Taylor, Dick Ford, Linda Muschenheim

Cazenovia Preservation Foundation:

Eric Byers

Architectural Committee:

Jack Teitsch

Land Use Committee:

David Lucas

Cazenovia Village Fire Department:

David Vredenburgh

Eatonbrook Reservoir Association:

Dave Rogers

Farm Representative:

Peter Holmes

Greater Cazenovia Area Chamber of Commerce:

Kevin Dewan

Historic Business District Committee:

Susan Grills

Madison County Farm Bureau:

Rudolph Braun

Madison County Planning Department:

Jack Miller, Assistant Director

Technology Representative:

Don Crossman

John J. Behan, AICP, Principal
Monica L. Carson, Project Manager

Town of Cazenovia:

Town Supervisor: Thomas Dreisbach
Town Council: Gordon Bowers, Tim Hunt, Carol Schoch
Planning Board: Tom Tait, Toni Salisbury
Zoning Board of Appeals: Paul Johnson, Elaine Horstmyer

Town of Fenner:

Town Council: Russell Cary
Planning Board: Donna Griffin

Town of Nelson:

Town Council: Dean Coe, Bridget Cunningham
Planning Board: Gary McSweeney, Robert McKinnon
Resident: Dan Markowski

Tuscarora Lake Association:

Heidi Grevelding

Village of Cazenovia:

Trustees: Mayor Dennis Gregg, Thomas Clarke
Planning Board: James L. Ryan, Jr.
Zoning Board of Appeals: Shain Emerson, Matthew Smith

Advisors from:

Department of Landscape Architecture, SUNY
College of Environmental Sciences and Forestry, Syracuse, New
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Matthew Potteiger, Professor
Scott Shannon, Assistant Professor

Report prepared by:

Behan Planning Associates, LLC

INTRODUCTION

The CAPP community area, composed of the Towns of Cazenovia, Fenner and Nelson and the Village of Cazenovia, is a historic area that has evolved into the place it is today - a vibrant, rural, small town community of distinction - a desirable place to live, work, and recreate. Like many other upstate New York towns and villages, the area is experiencing many similar pressures which threaten to undermine its quality of life.

Issues Which Have An Impact on the Area’s Quality of Life:

- # Water quality impacts;
- # Influx of development along the area’s main waterbodies- Cazenovia Lake, Tuscarora Lake, Eaton Brook Reservoir;
- # Disinvestment in the central business district;
- # Expansion of sprawl-type land uses that consume valuable farmland, woodlands and culturally sensitive landscapes and structures;
- # Increased impacts of highways and traffic;
- # Changing needs for government services and organizational structures;
- # Lack of income and employment opportunities; and
- # Threats to historic community character.

The Regional Development and Conservation Strategy documents these issues of common concern across the area and identifies recommended actions to be taken in addressing these concerns. It is a community formulated strategy for managing growth and change based on a set of guiding principles which view the municipalities not as islands unto themselves -- but as part of a greater interconnected whole sharing many common problems, as well as opportunities for public and private action and investment.

The strategy recommends future land use tools, appropriate transportation and infrastructure expansion, economic development opportunities, design and conservation guidelines to protect community character, and community development projects. It identifies the “who, what, where, when, and how” of carrying out the major recommendations from both an intermunicipal and municipal perspective. As such, the strategy is both a synthesis of unique opportunities to strengthen the quality of life for area, as well as a blueprint for managing growth and change.

Main Recommended Actions:

- # US Route 20 Corridor Strategy
- # Village Comprehensive Planning Initiative and Revitalization Strategy
- # Hamlets Master Plan
- # Intermunicipal Water Resources Use and Conservation Strategy
- # Agricultural Economic Development, Retention and Preservation Strategy
- # Historic Preservation Strategy

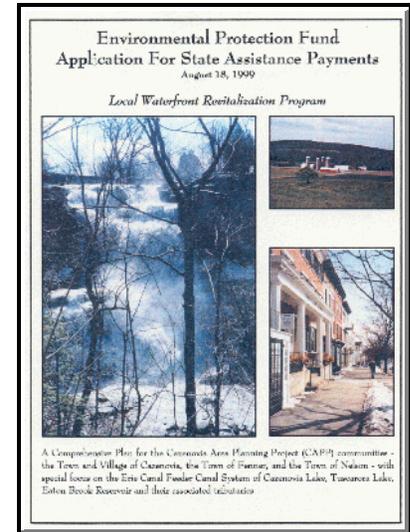
HOW TO USE THE STRATEGY

Successful intermunicipal planning recognizes the rights of each community and strives to find ways to work together to address common problems and solutions. The strategy, therefore, can be used by each municipality individually or jointly to scope out future grant applications, prepare land development design guidelines, and other projects. It will not reduce local land use policies, nor will it take away the “home rule” powers of any municipality. The strategy is designed to supplement, but not supplant existing municipal plans. These recommendations are made with the understanding that each municipality will consider accepting the strategy, consider each implementing action, and will work together to the maximum extent practicable under this strategy.

It should be mentioned that during the course of developing the Regional Development and Conservation Strategy, the Town of Cazenovia and the CAPP task force applied for and received a \$75,000 matching EPF grant from the state. The grant award has significantly advanced the implementation of several of the strategy’s recommendations.

The grant was awarded to accomplish these tasks:

- ▶ The preparation of a final recommendations report, completing the strategic regional planning efforts initiated by the CAPP Task force;
- ▶ The creation of a Route 20 Corridor Enhancement Strategy consistent with the historic character of the Town and Village of Cazenovia to address economic and tourism development; and
- ▶ The development of a Cazenovia Lake Watershed Protection Plan.



PLANNING PRINCIPLES

Providing the basic building blocks from which successful places and memorable communities have grown, having an expression of community planning principles can be helpful to direct community growth and development while allowing for adaptability to changing situations. The Regional Development and Conservation Strategy planning principles should be used to guide the actions of each local community and to encourage opportunities for intermunicipal cooperation. The key planning principles, which serve as the foundation for the strategy's recommendations, are as follows:

COMMUNITY DEVELOPMENT

- ▶ All new development, not just residential development, should reinforce the rural character of the area and not detract from it.
- ▶ Permit a mix of appropriately designed housing and economic uses, which promote the pedestrian environment in the hamlets and village.
- ▶ Continue to advance preservation and revitalization efforts in the village and hamlets.

AGRICULTURAL PROTECTION

- ▶ Maintain an aggressive approach toward the retention of the agricultural land base through a variety of tools, incentives, and other measures.

RURAL ECONOMIC DEVELOPMENT

- ▶ Maintain and cultivate a variety of opportunities for economic growth and development appropriate to the rural context of the area.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT

- ▶ Concentrate new and expanding commercial and industrial enterprises in areas already supported by infrastructure and community services.

INFRASTRUCTURE, AND COMMUNITY FACILITIES AND SERVICES

- ▶ Encourage the development of intermunicipal solutions to common problems and to share intermunicipally in the benefits of the solutions.

TRANSPORTATION

- ▶ Promote a pedestrian friendly environment in the village and hamlets.
- ▶ Advance alternative modes of transportation appropriate to a rural community.

NATURAL AND CULTURAL RESOURCES

- ▶ Continue to advance the public’s knowledge and stewardship.
- ▶ Continue to advance preservation and management efforts.

HOUSING

Affordable housing is needed:

- ▶ 1 in 3 households earn less than \$25,0000.
- ▶ 1 in 6 households are below the poverty level (\$10,000).
- ▶ 11% of those are 65+.

Poverty Status

	Village of Cazenovia	Town of Nelson	Town of Fenner	Town of Cazenovia
Persons 65+ for poverty status is determined	383	152	112	390
Persons 65+ below poverty level	47	9	27	34

- ▶ Provide a diverse range of housing options.

RECOMMENDATIONS

A “BLUEPRINT FOR ACTION”

The strategy seeks to establish a clear course of action - a “blueprint for action” - to implement the community’s vision. This “blueprint for action” otherwise called strategy recommendations, highlights activities which should be undertaken in the very near future as the first steps toward implementation. The strategy recommendations have been organized around two sets of actions - educational and financial actions and planning and design actions.

Educational and Financial Actions. These actions can be taken at any time in advance any one or all of the planning and design actions. In brief, they are:

- # Support continuing education in land use management for municipal board members;
- # Support continuing education in commerce and technology for local business owners and employees;
- # Seek grant funding for program and project development which will advance the goals of the strategy;
- # Sponsor targeted educational programs to raise awareness on the importance, use and management of the natural and cultural resources; and
- # Establish physical and historic interpretive linkages and trails between activity centers such as the village and hamlets, the college, area schools, and parks.

These actions attempt to address the community’s shared concerns about the wise use and conservation of its resources. Where

Planning and Design Actions. The actions identified below are discussed in detail over the next few pages:

- # U.S. Route 20 Corridor Strategy
- # Village Comprehensive Planning Initiative and Revitalization Strategy
- # Hamlets Master Plan
- # Intermunicipal Water Resources Use and Conservation Strategy
- # Agricultural Economic Development, Retention and Preservation Strategy
- # Historic Preservation Strategy

appropriate, key local and state stakeholders should be involved in the implementation of these actions. Key stakeholders include: local municipal and county government; Cazenovia Central School District; Cazenovia College; Syracuse University; Colgate University; SUNY College at Morrisville; The Greater Cazenovia Area Chamber of Commerce (GCACC); the Cazenovia Advisory Conservation Commission (CACC); the area lake associations; the Cazenovia Preservation Foundation (CPF); the Cazenovia Area Equine Association (CAEA); Stone Quarry Hill Art Park; local businesses and operations; farmers and farmland property owners; Madison County Planning Board, Industrial Development Agency, Health Department, Planning Department, Soil and Water Conservation Service, Environmental Management Council Non-point Water Quality Committee, Soil and Water Conservation Service, Sewer District, Farm Bureau, and Tourism, Inc.; the CNY Regional Market Authority and Regional Planning & Development Board; the New York State Empire State Development Corporation, Canal Corporation and Departments of State, Transportation, Environmental Conservation, Parks, Recreation and Historic

Preservation, and Agriculture and Markets; and, others who can help advance implementation.

US ROUTE 20 CORRIDOR STRATEGY

The US Route 20 corridor is a highly desirable area for development with the village serving as the commercial core of the area. However, the potential for negative visual and physical impact from development on the area's rural character and natural resources also makes it highly desirable for land conservation. It is recommended that the Towns of Cazenovia and Nelson and the Village of Cazenovia establish a formal strategy regarding municipal infrastructure and economic development opportunities and projects along the US Route 20 corridor. The focus of this strategy should be on addressing two key issues:

- # Infrastructure improvement and expansion; and
- # Appropriate development patterns, which reflect the scale and character of the local communities.

To adequately address these issues it is recommended that a series of immediate and long-term actions be undertaken.

Immediate Actions:

- # Develop a coordinated infrastructure improvement and expansion program;
- # Prepare a Generic Environmental Impact Statement (GEIS);
- # Identify economic expansion sites and industries; and
- # Develop illustrated design guidelines and amend zoning regulations for new development.

Long-term Actions:

- # Identify ways to reduce traffic and improve highway aesthetics and safety;
- # Support the potential for designation of US Route 20 as a scenic byway and tourism corridor; and

- # Identify appropriate marketing entities such as, the County IDA and GCACC, and strategies to highlight the corridor's economic assets.

COORDINATED INFRASTRUCTURE IMPROVEMENT AND EXPANSION PROGRAM

The area's infrastructure resources (namely, telecommunications and internet access, parking, and municipal services (sewer and water) were examined. There are important investments required in each of



A coordinated infrastructure and improvement program would benefit local businesses.

these infrastructure elements to support the needs of businesses competing in today's changing economy. In the interest of generating a competitive edge for area businesses the following actions should be undertaken as part of a coordinated infrastructure improvement and expansion program:

- ▶ Identify a long-term public water supply-system(s) for the entire area.
- ▶ Conduct a feasibility study (or update of previous studies) to identify the cost of providing municipal water service to the corridor (Note -recent work by village toward this end).
- ▶ Conduct a feasibility study (or update previous studies) to identify the cost of providing municipal sewer to the corridor.
- ▶ Identify funding options and any potential ratepayer burden.

PREPARE A GENERIC ENVIRONMENTAL IMPACT STATEMENT

Aside from the lack of municipal infrastructure and services, development is limited along the corridor between the village and the Town of Cazenovia and Nelson due to zoning restrictions. One recommended tool for coordinating needed infrastructure improvements and managing the changing land uses is to prepare a Generic Environmental Impact Statement (GEIS) for the US Route 20 corridor.

A GEIS is a planning and environmental review tool used prior to development. A GEIS can be drafted for this area which would address a range of issues. These issues may include options for providing and paying for water and sewer system and other infrastructure expansions (such as telecommunications); to ensure the rural character of the area is not lost, to the identification of economic expansion sites, zoning changes, and appropriate businesses and industries.

A corridor-wide GEIS would define development thresholds for future projects. Provided that these projects conformed to the identified limitations and thresholds established in the GEIS, then individual EIS's, typically needed for every proposed major development or rezoning project within the corridor, would be eliminated. In addition, it would eliminate additional work on the developers behalf and make the area more competitive while more holistically addressing the needs of the entire corridor rather than individual sites.

Development under a GEIS:

- ▶ Requires each individual development project or rezoning to address the findings or any other questions in the GEIS.
- ▶ Developers would still be required to complete a long form EAF and undergo site plan review.

Either concurrently or as part of the GEIS, a feasibility study (or update of previous studies) should be conducted to identify the cost of providing municipal water and sewer service to the corridor. Funding options should also be identified along with any potential burden that could be placed on existing ratepayers.

In the future, opportunities for water service from other municipalities may become available. If such opportunities occur, the option should be pursued intermunicipally through a GEIS and in the same level of detail as previously discussed. However, the priority would shift from current capacity issues to the identification of suitable locations and cost. Although the availability of such services will increase the development potential of lands along the corridor, the respective municipalities can expand their working relationship to maintain control over land use and the rate of growth through a GEIS. The cumulative impacts and land use issues associated with expanded water, sewer, and other infrastructure expansions (such as telecommunications), can thoroughly address consideration for extensions of utilities.

IDENTIFY ECONOMIC EXPANSION SITES

It is also recommended that sites for economic expansion and industries along the corridor (e.g., high technology services and manufacturing firms, area colleges and universities, cottage-based industries, the Village of Cazenovia’s central business district, the hamlets and rural economic development) be identified. In identifying these sites, the following steps should be undertaken either as part of an area-wide GEIS for the corridor or as a separate undertaking:

- ▶ An examination of current environmental conditions, land use activities and potential land uses;
- ▶ An analysis of the impacts of preservation districts and efforts on the local and business community;
- ▶ An examination of the existing retail climate: a market characteristic analysis and a review of the current economic health of the area sector;
- ▶ An examination of commercial, industrial, infill potential (such as a private downtown office building, senior housing, etc);
- ▶ An examination on the potential of expanding commercial spaces into residential areas; and
- ▶ Opportunities for partnership identified.

AMEND ZONING AND DEVELOPMENT DESIGN GUIDELINES

Last, specific zoning (performance standards and other) and design guidelines (architectural and site) should be crafted to convey the desired character of development in the corridor. In crafting these land use tools the following issues should be addressed:

- ▶ Code revisions;
- ▶ Identification of appropriate development form(s) on the landscape;
- ▶ The identification of appropriate new development patterns within the historic context of the village and outlying town parcels along US Route 20;
- ▶ Examination of town and village gateways and identification of key improvements; and
- ▶ Identification of appropriate amenities which would be included as a part of all new development (e.g. sidewalks and/or trails which link businesses and activity centers together).



Appropriate design guidelines and streetscape improvements would enhance the character of the gateway and transitional area between the Village and the Town.

VILLAGE COMPREHENSIVE PLANNING INITIATIVE AND REVITALIZATION STRATEGY

This regional development and conservation strategy and the related work on water quality protection, economic and tourism development have laid considerable ground work for updating the village's plan. The Village of Cazenovia is the commercial and cultural center of the area. Despite the large number of commercial and other businesses, investment in the central business district has declined. To combat the changing needs of the village two actions are recommended:



Located in the heart of the Village, the Historic Lincklaen House and Seven Stone Steps Tavern are an economic and cultural asset.

- # Update the 1991 Comprehensive Plan to better address current and future physical and economic needs; and
- # Develop a village revitalization strategy as a key element of the updated plan.

COMPREHENSIVE PLAN UPDATE

An Updated Comprehensive Plan should address:

- ▶ Existing housing needs and deficiencies
- ▶ New investment opportunities
- ▶ Development design guidelines
- ▶ New development and land use patterns
- ▶ Green space/open space preservation and enhancement
- ▶ Streetscape improvements
- ▶ Planning, funding, and intermunicipal opportunities
- ▶ Zoning

The following actions should be undertaken in updating the Village Comprehensive Plan for the next ten years:

- ▶ Identify additional opportunities for capital improvement and establish a physical development program. This program should address deficiencies in water, sewer and telecommunication services, as well as, continued streetscape improvements and maintenance.
- ▶ Identify existing housing needs and deficiencies and secure grant and non-profit and private funding for a housing repair and development program. This program should address issues such as home repairs and rehabilitation, senior housing, affordable housing, and new construction. It should address potential solutions as well as policies regarding the criteria and distribution of funds for these and other housing-based projects. Funding for this program should come from a variety of sources, including line items within the village and county budgets for planning and grant writing, as well as

state and where available, federal resources.

- ▶ Identify new investment opportunities for “village scaled” businesses and for infill development. These opportunities, while contributing to the local tax base, should also contribute positively to and maintain the rural character of the village. Opportunities may include, but are not limited to: housing, home office, country inns, rural retreats and conference centers. These opportunities should utilize existing or construct new structures similar to traditional rural structures.

- ▶ Develop design guidelines, to address appropriate treatment of historic structures and to convey the desired character of new development in the village.



The architectural character of Albany Street’s historic building facades can be model for new development in the village.

Work involved in developing the design guidelines would include:

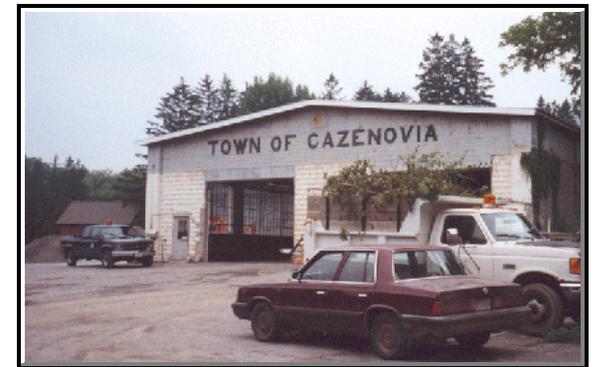
- Identification of appropriate new development patterns within the historic context of the village, and;
- Examination of village gateways, exploration into the feasibility of creating a “green edge” or “greenbelt”, and the identification of key improvements to the

gateways.

- ▶ Expand the streetscape improvement program, based on the above design guidelines, aimed at creating a pedestrian-friendly environment of sidewalks and appropriately-scaled pedestrian amenities.
- ▶ Identify planning, funding, and intermunicipal opportunities to advance this strategy.
- ▶ Re-examine and amend village zoning. The zoning should be examined, and where deficiencies exist and/or the code is not supportive of the updated comprehensive plan, it should be amended.

REVITALIZATION STRATEGY

A village revitalization program would be a highlight of an updated Village Comprehensive Plan by specifically identifying priority sites and market niches foreconomic expansion and industries. The detailed steps associated with identifying priority areas for economic expansion and industries, as part of the village plan are outlined



Relocation of the Town Garage, located on Riverside Drive, would create and opportunity for environmental clean-up and re-development.

below (An * indicates steps already undertaken as a result of the state EPF grant award).

- ▶ Examine the current economic health of the area sector to support a variety of enterprises, including the existing retail climate and conduct a market characteristic analysis.*
- ▶ Examine current environmental conditions, land use activities, and potential land use changes.*
- ▶ Identify and prioritize brownfield and other potential infill sites for appropriately scaled uses (such as a private office building, senior housing, etc.).*
- ▶ Identify opportunities for partnership to advance this strategy. In advancing its revitalization program, the village should develop a working relationship with the town to support and cooperatively advance the following:
 - Cooperatively develop land use policies and design guidelines for land use adjacent to the village. These might include guidelines for the form and character of any village expansion, under what circumstances the extension of village utilities would be considered, and the general impact on village supplied community services.*
 - Develop design guidelines to address the treatment of new development and alterations to existing site and structures within transition areas between town and village.
 - Support the Village of Cazenovia as the major anchor of residential and commercial development in the town (e.g. town-village parking lots, economic development site planning, etc.).

HAMLETS MASTER PLAN STRATEGY

The hamlets of New Woodstock, Nelson and Erieville (among others) are important historically, culturally, and socially. These places have all lost population and economic vitality relative to earlier days. Yet, these places can serve as a foundation for future opportunity.

Because the process for hamlet revitalization planning is more cost-effective when accomplished together, the Towns of Cazenovia, Fenner and Nelson should undertake creation of a master plan to address the physical needs of the hamlets.



Erieville is one of the few communities in the area still to have rural post office.

This can be accomplished in two ways, either as a separate document in support of each community's existing comprehensive plan or as a stand alone activity. Either way, the hamlet master plan should address a similar range of issues and needs as identified above in the village's comprehensive planning initiative discussed above. These issues range from housing deficiencies to ways to strengthen vitality and unique identity and rural character of the hamlets.

A Hamlets Master Plan should address:

- ▶ Environmental conditions and land use activities
- ▶ New development and land use patterns
- ▶ Existing housing needs and deficiencies
- ▶ Development design guidelines
- ▶ Planning, funding, and intermunicipal opportunities in the Hamlets of New Woodstock, Nelson, and Erieville
- ▶ Streetscape improvements
- ▶ Opportunities for capital improvement

As part of the planning efforts associated with creating a hamlet master plan, the following actions should be undertaken:

- ▶ Identify planning, funding, and intermunicipal relationships to advance this strategy.
- ▶ Examine current environmental conditions, land use activities, and potential land use changes. Where needed, develop new land use policies and actively promote the designation of area hamlets as anchors of residential development in the towns.
- ▶ Identify appropriate development patterns and potential areas for hamlet expansion and/or infill.
- ▶ Develop design guidelines to address the treatment of new development and alterations to existing sites and structures within the hamlets.

- ▶ Identify existing housing needs and deficiencies and secure grant funds for housing repair and development program. This program should be similar to that outlined within the village comprehensive planning initiative.



Grant funding is available to local communities for housing programs which address a range of needs from repairs to new construction.

- ▶ In those hamlets which are not exclusively residential and have a mix of land uses, such as New Woodstock and Nelson:
 - Develop a streetscape improvement program, aimed at creating a pedestrian-friendly environment of sidewalks and appropriately scaled pedestrian amenities.
 - Include a hamlet revitalization effort to help existing businesses thrive and to draw in new enterprises that complement the hamlet setting.
- ▶ Identify opportunities for capital improvement as part of a physical development program. This program should address deficiencies in water, sewer, and telecommunication services, as well as continued streetscape improvements and maintenance.

INTERMUNICIPAL WATER RESOURCES USE AND CONSERVATION STRATEGY

Surface and groundwater resources are perhaps the most important natural treasure of the area. Hydrologically interconnected, the water resources link the municipalities they cross and provide numerous benefits from fresh supplies of drinking water, to water for commerce and industry, to flood control, wildlife habitat and recreational enjoyment. Water resources played a central role in the development of the area's early settlements and industries and will continue to play a large role in the future of the area. Unfortunately, degradation of these resources in some areas is increasing due to inadequate planning and resource management. And, perhaps most importantly, wise use of these resources by the community will be the source of continued health and prosperity for residents. The following planning efforts should be undertaken to address the areas shared watershed and water resources:

- # Identify priority water resources and determine whether independent or intermunicipal action is needed.
- # Secure local, state and federal funding.
- # Prepare an aquifer and watershed management program.
- # Identify appropriate development density on the landscape.
- # Revise area comprehensive plans and municipal code as needed.

PRIORITY WATER RESOURCES AND PROPOSED ACTIONS

Much of this work has already been undertaken as part of an inventory and analysis of the area. Of those water resources examined, the following is a partial listing of the area's key water resources:

- ▶ Cazenovia Lake (under way), Tuscarora and Eaton Brook Reservoirs and their respective watersheds
- ▶ Chittenango Creek Corridor
- ▶ Town and Village of Cazenovia Aquifer
- ▶ New Woodstock Aquifer



The Chittenango Creek corridor is a priority water resource due in part to its classification as a trout-spawning stream by NYS Department of Environmental Conservation, the presence of endangered and protected species along its banks, among other reasons.

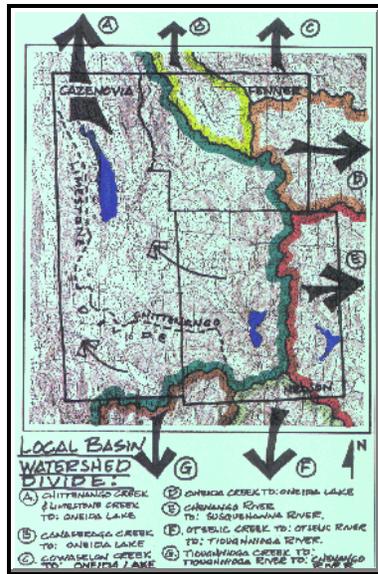
Once the resources have been identified and the proposed actions determined, a scope of work should be prepared. The scope of work should detail key issues, the proposed actions, key stakeholders and partners, and a timeline for addressing the resource. Preparation of a scope of work is extremely important in obtaining matching local, state, and federal funding.

LOCAL, STATE AND FEDERAL FUNDING

Once the above actions have been completed opportunities for funding should be explored. An intermunicipal grant application was prepared by the Town and Village of Cazenovia and CAPP. It was successful in obtaining a matching grant of \$75,000 from the NYS Environmental Protection Fund to develop two additional strategies: an Economic and Tourism Development Strategy and a Water Quality Protection Strategy. This grant application can serve

as a model for other intermunicipal grant applications. Potential funding sources are listed in Appendix A of this report.

AQUIFER AND WATERSHED MANAGEMENT PROTECTION PROGRAM



To make the best use of these treasures and combat degradation an aquifer and watershed management and protection program is recommended. Recognizing that most of these resources do not adhere to municipal boundaries or jurisdictions, this program would best address the areas shared watershed and water resources.¹

An aquifer and watershed management protection program typically addresses such issues as: the management of water surface

and shoreline areas, appropriate levels of use and access, significant ecological or habitat areas, and visual aesthetic resources. The tasks associated with creating this program include:

- ▶ Examination of current environmental conditions, impacts of land and water use activities and the impacts of potential land and water use activities on water quality;
- ▶ Identification of critical feeder streams and related resource protection areas;
- ▶ Development of priorities for cooperative natural resource monitoring, protection, and improvement programs;
- ▶ Development of stormwater management guidelines and remedial actions for water quality improvement for long-term preservation of the waterbody and its watershed;
- ▶ Identification and creation of incentive strategies to achieve the desired protection status. The concept of Chittenango Creek as a rural “emerald necklace” that, if properly managed, can become both a unifying element and water access opportunity for residents of the entire area should also be explored as part of this work, as well as the potential of a habitat resource protection plan.

As a result of these efforts, a variety of watershed and waterbody management recommendations can be arrived at. Typical recommendations may include:

- ▶ Require development buffers for all stream corridors to protect the integrity of the stream corridor, to maintain water quality, promote wildlife corridors, providing potential recreational opportunity, and protect the health, safety and welfare of the community from slope failure.
- ▶ Avoid direct impacts on stream corridors, wetlands, floodplains and other water resources to the greatest extent

¹An intermunicipal strategy is being developed by the Town and Village of Cazenovia, which can serve as a model for other area municipalities in addressing their shared water resources. The planning efforts being undertaken by the town and village were funded by the state EPF grant. The grant work focuses on the impacts of development on water quality in the Cazenovia Lake watershed. It addresses the management of water surface and shoreline areas, appropriate levels of use and access, significant ecological or habitat areas, visual aesthetic resources. It also identifies appropriate development densities on the lake watershed, and regulations for the protection of the area. These planning efforts can serve as a model for the other area municipalities in addressing their shared water resources.

practicable.

- ▶ Require new development to design with the topography and other natural resources to minimize impact.
- ▶ Require the preparation of an erosion control plan for all new projects.
- ▶ Explore potential access opportunities to stream corridors at appropriate locations for recreational uses (primarily trails and fishing access).
- ▶ Prevent encroachment into the 100-year floodplain.
- ▶ Where needed, revise existing flood control regulations and guidelines to be in accordance with state policies.
- ▶ Encourage preservation of wetland areas through conservation easements and other methods of protection.
- ▶ If wetland impacts are permitted, encourage project sponsors to limit impacts to less significant portions of the wetland and to avoid fragmentation.
- ▶ Require wetland delineations pursuant to state and federal regulations, as appropriate.
- ▶ Require any conditions of permits be met prior to site plan or subdivision approval.
- ▶ Develop an aquifer recharge and well-head protection program or update/revise an existing one.
- ▶ Develop design guidelines for watershed development.
- ▶ Identify planning and funding opportunities for intermunicipal partnership.

IDENTIFY OF APPROPRIATE DEVELOPMENT DENSITY ON THE LANDSCAPE

Successful resource protection and conservation requires an examination of land use activities and density. As discussed above, existing and future land use should be examined to determine the type and degree of impact(s) associated with development within a

waterbodies watershed. This work should include:

- ▶ An examination of agricultural practices and their impact on water quality, development potential and constraint within a watershed;
- ▶ The impact of development under a variety of zoning scenarios on water quality, community services, community character and local tax base;
- ▶ Carrying capacity for development within a watershed; and
- ▶ Exploration of the potential for the development of a linear recreation system, which supports the linkages between activity, centers through the integration of sidewalks, paths, multi-purpose trails, and parks.

COMPREHENSIVE PLANS AND MUNICIPAL CODE REVISIONS

The previous tasks outline the work needed to fully assess the impact of development upon water quality, community services and character, and the local tax base under current code, as well as ways to manage the resource. Building upon that work, this task seeks to identify areas within the



Conversion of seasonal camps to year-round homes is expected to continue increasing on area waterbodies. Many of the local land use codes do not adequately address such conversions.

municipal code, which should be updated or revised to more thoroughly protect the resource, conserve community character, and ensure a balanced return on investments for community services and the local tax base. Recommendations for updates and revisions to the municipal codes, subdivision review process, etc. should be made and opportunities for the wise use, and protection of water resources identified.

AGRICULTURAL ECONOMIC DEVELOPMENT, RETENTION AND PRESERVATION STRATEGY

Farmland is a resource in transition. More agricultural lands have been coming out of production and are in transition to either inactive farmland, shrub land, or to residential lots. This trend and the pressure to develop these lands will increase as more people migrate from congested urban and suburban areas and relocate to rural communities like Fenner, Nelson and Cazenovia.



The conversion of agricultural lands to residential housing is increasing.

Clearly agriculture is a critical part of the area and it is at risk as a long-term land use and community resource. Currently, an Agriculture and Farmland Protection Plan is being developed for Madison County by the Madison County Planning Department and Cornell Cooperative Extension. This plan will address agricultural viability, recognition and awareness of the agricultural industry, as well as identify support networks and strategies to preserve and enhance agriculture in Madison County.

While the Madison County Agriculture and Farmland Protection

Plan is being developed on a county-wide basis, the three towns could undertake similar activities, intermunicipally or individually to effect change on a more local or “grass-roots” level. This is recommended for several reasons. First there may be agricultural issues or needs which are unique to the area and not shared by the county as a whole and may not be well addressed in a county-wide plan. Second, the local municipalities can move faster, be more proactive and responsive to local community needs than the agricultural and farmland bureau which operates at a county level. Third, local farmland conservation and agricultural development projects can be coordinated with other local initiatives, such as watershed protection and village and hamlet economic revitalization.

This local strategy will:

- # Secure a more diversified and stronger economic future for agriculture, forestry, and other rural activities;
- # Focus on opportunities for partnerships internally between farmers, land owners, and the communities to support agricultural development and farmland conservation; and
- # Explore ways to advance the goals of agricultural economic development, retention and preservation.

This strategy will address a wide range of issues from marketing and sales, and farm viability to farmland retention and preservation. The actions which should be undertaken are:

- # Local agricultural enterprise support;
- # Development of an incentive based farmland retention and preservation program;
- # Revise municipal code to support the agricultural industry;
- # Development of a Four Community Greenprint™; and
- # Applications for funding and grants in support of agricultural

research and development, farmland viability, farmers' market development, and farmland protection.

LOCAL AGRICULTURAL ENTERPRISE SUPPORT

In partnership with the local IDA or GCACC, NYS Department of Agriculture and Markets and the Pride of New York program, and the United States Department of Agriculture (USDA) among others, for:

- ▶ The identification of expansion opportunities for farm markets and market stands;
- ▶ Creation of an agricultural products advertising campaign and map (e.g. publication illustrating farm locations, listing products for sale, and promotional events, equestrian centers and camps);
- ▶ Development of direct marketing, domestic and international marketing programs and product promotion through such avenues as the Pride of New York program; and,
- ▶ Creation of an agricultural-tourism website.



Farm markets like this one in York, PA can be a large component of a marketing effort to promote the purchase of local produce by area residents and outside consumers.

In addition such a strategy should include the designation of one key

entity, such as the local IDA or GCACC, within the four community area, which would be responsible for the dissemination of information about the areas agricultural industry and products, as well as agriculturally related tourism venues like the college equine competitions, dressage, and other ride events.

INCENTIVE-BASED FARMLAND RETENTION AND PRESERVATION PROGRAM

This program seeks to explore ways to encourage the diversification of agricultural operations and land use management incentives as a means of retaining and preserving farmland to ensure there is an affordable farmland base to pass on to the next generation.

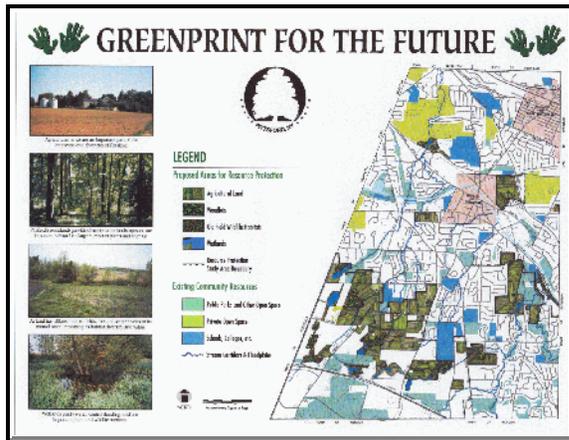
Diversified agricultural enterprises for the area should include horse farms; niche farms and speciality growing operations such as herbs for export to restaurants and grocers; goat farmers or others who create speciality cheeses; home/farm businesses; support service enterprises; and agriculture-tourism venues like bed & breakfasts; camping on the farm, farm tours and festivals; and working farm vacations, among others. Under the county plan, community-based incentives and action, to support farming as



Encouraging diverse agricultural operations such as horse farms, like this one in the Town of Beekman, Dutchess County, can help retain the agricultural character of the area.

an economic activity and expanded agricultural uses should be identified. Following are several suggestions for the type of activities which should be undertaken as part of the county plan.

- ▶ Identify and promote avenues for tax relief which benefit both the farmer and community (e.g. agricultural district enrollment, agricultural assessment, agricultural conservation easement/local tax abatement program, land donation or bargain sale of land to land trust or similar entity, U.S. Department of Agricultural’s Conservation Reserve Program (CRP) rental payments, farmer’s school tax credit, and farm building exemptions.
- ▶ Address the needs of local farm enterprises for improved marketing, labor, and capital as well as infrastructure, technology and skills.



Creation of a Greenprint™ for the CAPP community area will help ensure that the agricultural land base is preserved for future generations’ use.

GREENPRINT² FOR THE TOWNS OF CAZENOVIA, FENNER AND NELSON AND THE VILLAGE OF CAZENOVIA

A Greenprint identifies specific agricultural and other natural and

open space resources for conservation. It is a voluntary cooperative program that focuses on incentives. Key products are a detailed map illustrating those lands which are part of the Greenprint, a policy document adoptable under municipal code which details the land use and incentives to keep land open and undeveloped, and, importantly, a financing strategy.

Building on the Madison County Agriculture and Farmland Protection Plan, a Greenprint program should be developed which would more thoroughly examine and identify priority farmland sites for conservation in the CAPP community area. Under the Greenprint, the conservation of priority sites would be achieved through a variety of mechanisms such as conservation easements, transfer of development rights, outright purchase, etc., with a key component of the Greenprint being a fiscal analysis. The fiscal analysis, or model, examines the level of community investment needed and related cost savings to taxpayers by avoiding development on priority farmland sites.

A Greenprint, in essence, strengthens local agriculture by providing farm families interested in passing farmland to the next generation with an alternative to sale and development of their property.

MUNICIPAL CODE REVISIONS

The previous tasks outline the work needed to more thoroughly address farmland retention and preservation to maintain farmland viability. In order to fully support farming and the agricultural industry then changes should be considered to current zoning codes and land use regulations. Suggested recommendations include:

- ▶ Work with property owners to identify development densities and residential development buffers that would be most

²Trademark designation for the term “Greenprint” has been submitted to the U.S. Trademark and Patent Office by John J. Behan

compatible with agricultural activities and adjust the code accordingly.

- ▶ Incorporate provisions in municipal regulations which support direct marketing efforts of farms (e.g. by permitting roadside stands, greenhouses, pick-your-own operations among others).
- ▶ Develop land use and zoning incentives so that developers are encouraged to generate innovative conservation-oriented design solutions that fit the character of the area and benefit the community as well as preserve significant farmland resources.
- ▶ Enact a right-to-farm law if not already enacted.
- ▶ Enforce those laws which have been enacted to protect the interests of the agricultural industry.

HISTORIC PRESERVATION STRATEGY

The area contains numerous structures and landscapes which tell a variety of stories about the area's growth, settlement and way of life. Many of these are recognized by local, state, and federal registers of historic places and by historic preservation programs. Although the cultural benefits derived from the preservation of historic properties are hard to quantify in dollars and cents, their positive impact on local economies has been well documented by the National Park Service, the Preservation League of New York and others.



Historic Cazenovia College provides numerous cultural and economic benefits to the local community.

The Towns of Fenner, Nelson, and Cazenovia and the Village of Cazenovia should seek to establish a formal partnership regarding historic preservation. They should use the resources provided through the CAPP planning project and from other public, private and non-profit project sponsors to further stimulate support for historic and cultural resources conservation. As part of this partnership, an investigation into the potential of expanding the village's historic business district, as well as additional ways in which historic preservation can become more of a tool for economic development in the area, and opportunities should be identified and undertaken. It is essential the village be given one of the highest, if not the highest priority in this strategy due to its prominence from a business and infrastructure standpoint, but also because it serves as

a major attraction and destination for the area and for tourists. The top three actions, which should be undertaken to further this strategy, include:

- # Develop a public historic and cultural resource interpretation, management/restoration, and tourism development policy and plan, and strengthen the alliance among historic sites in the region.
- # Continue advancing the documentation of historic and cultural resources.
- # Update land use regulations and provisions and create an historic priorities improvement/easement program and other historic preservation investment incentives programs (grants, loans, property tax incentives, building code modifications, etc.) as needed to implement the plan.

Additional actions which should be undertaken as part of this strategy:

- ▶ Identify historically or culturally significant structures or sites which have the potential for adaptive re-use or rehabilitation according to local, state or federal guidelines.
- ▶ Identify potential physical and historic interpretive linkages and trails between significant historical and cultural resources



The Gothic Cottage is an excellent example of a historic structure which has been adaptively re-used as offices for the Town of Cazenovia.

and community activity centers.

MANAGEMENT STRUCTURE TO IMPLEMENT THE STRATEGY

As mentioned in the beginning of this document, this strategy is intended to **supplement but not supplant** local municipal plans that exist. As such, the strategy should be used by each municipality individually or jointly to scope out future grant applications (see Appendix A for Financial Resources for Implementation), create land development and conservation investments and regulations, enact development design guidelines, and other projects.

FOR INDIVIDUAL AND INDEPENDENT MUNICIPAL ACTIONS:

For the large part, these type of actions would be carried out as in the past by each municipality acting on its own. This document and the related reports will provide valuable information for local planning and development activities. The inventory and analysis, principles and goals can all be points of beginning for individual municipal projects. Further, the strategies, recommended projects, and funding can all be used by each individual municipality respectively.

FOR COLLABORATIVE AND INTERMUNICIPAL ACTIONS:

The use of this strategy for collaborative and intermunicipal actions will yield the greatest reward for the participating communities. Within this document are a number of “nuggets” of ideas, that when pursued jointly by the communities will create both increased efficiency and increased economic opportunity for the investment given. Finally, working together puts the municipalities in better position to receive grants to support their efforts. A few practical

examples will set the stage for explanation:

If a community is contemplating updating its land use regulations for development in the rural areas, for example, it would make sense to consider coordinating that with an adjacent community. Why not share in the research into the “state of the art” for land use regulations. Why not consider establishing similar approach to regulations for each municipality. From a practical matter, the municipalities share a large part in:

- ▶ Real estate market
- ▶ Job market
- ▶ Transportation systems
- ▶ Land use patterns
- ▶ Educational resources
- ▶ Many natural resources
- ▶ Etc.

In fact, the municipalities share most of the major factors affecting land use patterns and growth and development.

This does not mean that each community would have exactly the same land use code—but it does mean that managing for “smart growth” should have balanced and coordinated efforts for land use management—in particular given consideration of the shared factors mentioned above. Further, the combined effort would:

- ▶ Create better researched regulations, and;
- ▶ Provide more choices for residents in how to manage growth, and;
- ▶ Be more cost-effective given the combined investment.

A second example is summarized below briefly of the benefits of

collaboration for economic development and coordination of infrastructure provision (this, in fact, is an activity that is being coordinated on an intermunicipal basis to some degree at this time):

Developing water supply, wastewater treatment, and other facilities is expensive—both in terms of capital costs as well as “soft costs” for planning, engineering, legal and other expertise. From an economy of scale perspective, it is typically not twice as expensive to plan, develop, and operate and maintain a \$2.0 million facility as it is for a \$1.0 million facility. In fact, as far as infrastructure is concerned, typically, larger, coordinated facilities are less costly to plan, build, operate and maintain, than a series of several separately developed and managed facilities.

This report provides recommendations that will be valuable for structuring ongoing and setting the stage for future intermunicipal infrastructure development projects.

MANAGEMENT TOOL: THE INTERMUNICIPAL AGREEMENT

It is recommended that an intermunicipal agreement be drafted for future applications and use by the participating municipalities. This agreement can be first used as a basis for adoption of this strategy by each of the municipalities as a guide to future municipal actions. This intermunicipal agreement can include provisions for additional detailed agreements and the process for subsequent collaborations, such as described in the above examples. A customized agreement is recommended to be drafted by legal counsel for use locally.

Recommendations are made herein with the understanding that each municipality will consider adopting this strategy, consider each implementing action, and will work together intermunicipally to the maximum extent practicable under this strategy. If an intermunicipal

approach is undertaken then a generic intermunicipal agreement will need to be drafted and adopted by all involved municipalities.

Municipalities should considered using existing community organizations as a vehicle to help involve the general public in implementing the sub-strategies outlined in this document and in future planning projects. In addition, the information and data has collected for this project should be used as a starting point for any future studies or projects.

CONCLUSION

Through the process of developing this regional conservation and development strategy, a tremendous amount of information has been collected and analyzed. This information has included both an overview of the natural and cultural resources of the area, as well as several processes designed to coalesce public opinion about the needs and priorities for the future. It is therefore highly recommended that the additional sources of information mentioned within this document be consulted to gain a deeper understanding of the planning process and the community's input.

As stated early on in this document, the work engendered by this collaborative planning process has made clear the existence of many common problems and shared opportunities for action. It has shown how relationships between people and resources cross intermunicipal lines, how there is a shared heritage in the natural and working landscape, watershed and groundwater connections, school district commonalities, economic interdependence, highway and travel patterns, cultural attractions, recreational sites and human interrelationships. It has shown that the individual municipalities are not island unto themselves, but part of a greater, interconnected whole.

This effort has set a broad stage that documents the elements that tie the community together. Together with the action-oriented steps identified in this regional development and conservation strategy, it can serve as a tool to focus grass-roots efforts to improve the quality of life for area residents, and help to protect and enhance the community's resources for future generations' use and enjoyment.



APPENDIX A: FINANCIAL RESOURCES FOR IMPLEMENTATION

In addition to private capital, the use of Federal, State and local funds, will be needed to implement the strategy. Additional funding sources are described below:

FEDERAL FUNDS

Transportation Efficiency Act (TEA-21) Enhancement Funds-could be used for design and construction of transportation projects and enhancement of existing transportation facilities. This program is a federal reimbursement program administered by the New York State Department of Transportation (NYSDOT) to fund projects outside the norm of traditional transportation programs by addressing the cultural, aesthetic, historic and environmental aspects of intermodal transportation networks.

The U. S. Department of Housing and Urban Development, Canal Corridor Initiative and Section 108 Loans-Used to finance business development and expansion projects on canal system. The area is eligible for funding due to the Cazenovia Lake, Tuscarora Lake, Eaton Brook Reservoir* and their associated tributaries being part of the Old Erie Canal Feeder Canal System.(*Waters from the “Eaton Brook Reservoir...were used to feed the high level, or the summit of the Chenango Canal, and were eventually used to supply water to the Old Erie Canal” The New York State Canal System in Madison County, Madison County Planning Department,1993.)

U.S. Department of Housing and Urban Development-Community Planning and Development, Community Development Block Grants Entitlement Funds-Used to develop viable communities by providing decent housing and a suitable living environmental and by expanding economic opportunities, principally for persons of low-and moderate-incomes.

Entitlement Funds - Formula grants provide funds which may be used for a wide range of activities directed toward neighborhood revitalization,

economic development, and provisions of improved community facilities and services. Entitlement communities develop their own programs/activities to conform to statutory standards and program regulations. CDBG funds include, for example, acquisition of real property, rehabilitation provision of public facilities.

Additional HUD programs include the Brownfields Economic Development Initiative, and the Economic Development Initiative.

The Clean Land Fund. The fund is a non-profit revolving fund dedicated to the financing of Brownfields remediation and reuse projects. Acting as bridge to conventional financing, The Clean Land Fund provides competitively process loans for the acquisition, remediation, and redevelopment of properties. The fund offers property owners, developers, and investors, the benefit of 100% financing on Brownfield projects and single repayment plan at loan maturity. For economic development agencies, financial institutions, and nonprofit organizations it offers the economic advantages of leveraging currently available funds through a non-profit revolving loan funds.

The National Park Service, Historic Preservation Fund - Certified Local Government Program-The National Park Service supports a matching grant program for the expansion and maintenance of the National Register of Historic Places and support of historic preservation activities. Certified Local Governments may apply for survey and inventory activities. These funds could be used to continue the documentation of historical and culturally significant sites and structures under the Historic Preservation Strategy.

National Trust For Historic Preservation-National Preservation Loan Fund. Awards are primarily loans which can be used to acquire, restore or rehabilitate historic buildings, sites and districts for use, lease or resale; and to provide special assistance for National Historic Landmarks. Federal tax incentives also come into play for commercial properties on the National Register of Historic Places. For these properties, owners which have SHPO approved rehabilitation plans may, upon successful completion and

final SHPO sign-off, then apply for federal income tax credits in the amount of 20% of the construction costs. Funds could be applied to advance the Historic Preservation Strategy and the Village and Hamlet Revitalization Strategy.

National Recreation Trails Act Program - A matching grant program for the acquisition, development, rehabilitation and maintenance of trails and trail related projects. Funded projects must be identified in, or further a specific goal of, the Statewide Comprehensive Outdoor Recreation Plan (SCORP) and must be available to the general public.

U.S. Department of Commerce - Economic Development Administration, Economic Development provides funds in the form of low interest loans and grants for job creation and economic development projects. Funds could be applied to advance the US Route 20 Corridor Strategy and the Village and Hamlet Revitalization Strategy.

Grants for Public Works and Development Facilities. Promote long-term economic development and assist in the construction of public works and development of facilities needed to initiate and encourage the creation or retention of permanent jobs in the private sector in areas experiencing severe economic distress. Grants are awarded for such public facilities as water and sewer systems, industrial access roads to industrial parks, port facilities, railroad sidings and spurs, tourism facilities, vocational schools, business incubator facilities and infrastructure improvements for industrial parks.

Federal Land and Water Conservation Fund - The Land and Water Conservation Fund (LWCF), a dedicated fund, provides grants to states for recreation and resources protection efforts.

Environmental Protection Agency - Several grant programs are available as well as tax incentives. Some of these programs are administered by the New York State Office of Parks and Recreation (NYSOPRHP). Please see the discussion of funding sources available through NYSOPRHP under state funds.

STATE FUNDS

Funds can be applied for through various New York State Departments and Agencies such as: the Office of Parks, Recreation and Historic Preservation, Department of Transportation, and the Department of State. The following sources of state funding may be applied for to advance activities and projects associated with the strategy.

The Governor's Office for Small Cities (GOSC) of the New York State Housing Trust Fund Corporation (HTFC), 2001 Economic Development Program of the New York State Community Development Block Grant (CDBG) Small Cities Program-Project grants for units of government (town, village, city, or county) which have developed their own programs and funding priorities. For example, funds may be used for acquisition, rehabilitation, construction, and code enforcement.

The Single purpose and Comprehensive Grants of the NYS Community Development Block Grant (CDBG) Small Cities Program provide funds for projects in three categories: housing (rehabilitation, construction, of new affordable housing or home ownership); public facilities (infrastructure or service-related projects) and micro-enterprise programs. These funds could be used to support the Village and Hamlet Revitalization Strategy.

The Economic Development Program of the NYS Community Development Block Grant (CDBG) Small Cities Program. provides funds to support general economic development activities supported by the program that create and/or retain permanent, private sector job opportunities principally for low and moderate-income persons. These funds could be used to support the Village and Hamlet Revitalization Strategy.

New York State Empire Zone Program-In 1986, New York State created the New York State Empire Zone Program (formerly called the Economic Development Zones Program) to stimulate economic growth in a number of the State's most severely distressed areas. The program assists these

areas through a variety of financial incentives and economic development benefits designed to attract new businesses to these areas and to enable existing businesses to expand and create more jobs. The incentives and benefits include a combination of tax credits, reduced utility rates, authorization for special low-interest loans, and priority attention from State agencies that have a role in economic development. Funds could be applied to advance the US Route 20 Corridor Strategy if the area becomes an Empire Zone.

New York State, Department State of Division of Coastal Resources-Coastal Zone Management Program and Local Waterfront Revitalization Program Grants. The Division of Coastal Resources oversees the administration of grant awards under the Environmental Protection Fund (EPF). The EPF provides Title 11: Local Waterfront Revitalization Program Grants for planning, design and feasibility studies, and construction projects that advance preparation or implementation of Local Waterfront Revitalization Programs on a 50/50 matching basis. Eligible activities for funding include: general local waterfront revitalization program preparation/implementation; intermunicipal waterbody management plan preparation/implementation; waterfront redevelopment; innovative use and processing of dredged material; public coastal education and tourism. CAPP, and the Town and Village of Cazenovia received funding under this program to:

- ▶ Prepare a final recommendations report, completing the strategic regional planning efforts initiated by the CAPP task force;
- ▶ Creation of an economic and tourism development strategy for the Route 20 corridor through the Town and Village of Cazenovia; and,
- ▶ Development of a protection strategy for Cazenovia Lake and Chittenango Creek in the Town and Village of Cazenovia.

New York State, Office of Parks, Recreation and Historic Preservation (OPRHP) Grant-In-Aid Programs. The NYSOPRHP administers several grant-in-aid programs to local communities. Many of the grant-in-aid programs require a local match in funds. Some of these programs are

funded under the Clean Air/Clean Water Bond Act of 1996 and The Environmental Protection Act of 1993 (Environmental Protection Fund), while others are not.

Under the Bond Act, funds are available from the NYSOPRHP for a variety of proposed projects, including Water Quality Improvement Projects; Parks, Historic Preservation and Heritage Areas; and Open Space and other Programs. Types of projects which could be funded in the area include:

Water Quality Improvement Projects (Bond Act)-Matching funds could be applied for to help carry out existing management plans for Cazenovia Lake, Tuscarora Lake, and Eaton Brook Reservoir for such things as: municipal wastewater treatment improvement, non-point source pollution abatement and control, aquatic habitat restoration and pollution prevention.

Parks, Historic Preservation and Heritage Areas (Bond Act)-Matching funds could be applied for to improve public access to waterbodies such as Chittenango Creek, Cazenovia Lake, Tuscarora Lake, Eaton Brook Reservoir, and their associated tributaries to rehabilitate aging water facilities, restore waterfront park facilities and protect environmentally vulnerable park areas. These funds can also be used to promote water-based recreation and enhancement of the natural, cultural or historical aspects of waterbodies and historic places. In addition, these funds can be used for property acquisition.

Under the Bond Act, funds are available for a variety of programs from the NYSOPRHP under the category Parks, Historic Preservation and Heritage Areas. These programs include:

Parks Program (Bond Act)-A matching grant program for the acquisition, development, expansion or enhancement of public access to water bodies, and to promote water-based recreation, or to enhance the natural, cultural or historical aspects of water bodies.

Historic Preservation Program (Bond Act)-A matching grant program for

the acquisition and/or rehabilitation of properties listed on the National or State Registers of Historic Places.

Open Space and other Programs (Bond Act)-provides funding to acquire valuable open spaces that will protect water resources, correct environmental deficiencies at state facilities, help small business comply with environmental laws and improve the safety of dams and flood control structures throughout New York.

Under the EPA's Environmental Protection Act of 1993, NYSOPRHP can administer matching funds from the Environmental Protection Fund to local communities for a variety of projects.

Parks Program (EPA)-A matching grant program for the acquisition and/or development of parks and recreational facilities and for the protection of open space. Funds may be awarded to indoor or outdoor projects and must reflect the priorities established in the NY Statewide Comprehensive Outdoor Recreation Plan (SCORP).

Historic Preservation Program (EPA)-A matching grant program for the acquisition and/or rehabilitation of properties listed on the National or state Registers of Historic Places.

Navigation Law Enforcement Program-A program offering up to 75% reimbursement for costs incurred by municipal police agencies in the enforcement of Navigation laws and regulations.

Environmental Restoration Projects Brownfields Program-Administered by NYS Department of Environmental Conservation, the program provides financial assistance to municipalities for the investigation and/or clean-up of municipally owned potential contaminated properties. These properties can then be returned for productive use or used for redevelopment purposes. Funds could be used to clean-up the Town of Cazenovia Highway Department Garage site for redevelopment.

Legislative Initiative Program-A program of the NYS Legislature

administered by State Parks for park, recreation and historic preservation and cultural projects and programs of local governments and not-for-profits.

The New York State Environmental Facilities Corporation-Provides low interest loans to municipalities from the Clean Water State Revolving Fund (CWSRF). These loans can be used to construct wastewater facilities that reduce or prevent water pollution. Projects must be publicly owned to be eligible for financing and address issues of water quality protection. Project categories include: point source treatment works (related to a piped discharge); non-point source projects (water pollution from diffuse sources not directly related to a piped discharge); national estuary conservation and management projects a USEPA designated estuaries.

Central New York Resource Conservation and Development Project, Inc.- Central New York Agritourism and Education Program. This program features a three levels of reimbursement (up to \$10,000, \$25,000, and \$50,000) for the development of farms as tourism destinations. The three levels are called Stop and Look; Stop, Look and Visit; and Stop, Look and Stay. Costs can be recuperated for such elements as: (Stop and Look) creation of a parking area, kiosks with brochures; (Stop, Look and Visit) liability insurance, additional required vaccination for petting animals, school bus turnaround; and (Stop, Look and Stay) elder hostel/dormitory, bed and breakfast, camping facilities, among others. The program is designed to cultivate farms as tourism destinations with a purpose to support attractive rural enterprises; promote public awareness of agriculture through public visits to farms; educate urban populations on food and farming; help generate revenue for host farms; and aid the local economy. Funds could be used to advance the Agricultural Economic Development, Retention, and Preservation Strategy.

LOCAL FUNDS

Local funds are needed to match Federal and State funds and/or otherwise complete improvement projects not assisted on a Federal or State level. Projects most appropriate for local funding include smaller scale park and

recreation improvements, including trail development projects that can utilize in-kind services; street improvement projects that can be incorporated into capital improvement programs; and the purchase of industrial park lands. Some sources of local funds to be considered in implementing the strategy include the following.

Capital Improvements Program - The Towns of Fenner, Nelson, Cazenovia and the Village of Cazenovia can undertake infrastructure improvement projects as part of their annual expenditures under a capital improvement program.

Business Improvement District (BID) - Business improvement districts are established by local business interested in improving the area in and around their businesses. These businesses in essence form a partnership where each business contributes funds to offset the cost of improvements within the district. Together, this partnership decides how to allocate the funds for needed improvements. Such improvements may include the addition of streetscape elements such as benches, plantings, decorative lighting and signage, improvements to sidewalks, enhanced maintenance to public spaces, as well as the coordination of special promotion services and events.

Special Assessment District - Similar in all respects to a BID except the funds for the improvements are held by an entity or organization, such as a chamber of commerce, rather than the business partnership. This entity operates in an oversight capacity by controlling the expenditure of funds and coordinating the scheduling of special promotion services and events, as well as improvements with contractors and/or the involved municipality.

PRIVATE SOURCES AND FOUNDATIONS

The following are two national foundations which provide grants to support programs that address historic preservation issues. Locally, there may be additional corporate sponsors willing to support the effort being undertaken to implement the strategy.

Andy Warhol Foundation For the Visual Arts - This foundation supports the “advancement of the visual arts, including curatorial research, freedom of artistic expression, contemporary art, and historic preservation. The foundation believes that a nation’s historic properties serve not only as witness to the aesthetic sense and way of life of past generations but also as contemporary society’s anchor to a strong sense of place.” Historic preservation grants to organizations working to preserve historic buildings, districts and landscapes, and to promote historic properties as “living things.” Property must be of architectural, historic or cultural significance.

Getty Grant Program - Architectural Conservation Grants - Assist in the conservation of properties of outstanding architectural, historical and cultural importance. Funds can be used for planning purposes which advance the conservation of historical building fabric as well as for the implementation of plans to preserve and stabilize these buildings.

APPENDIX B: INVENTORY AND ANALYSIS

To facilitate the collection and documentation of information about the natural environment and cultural assets of the Towns of Cazenovia, Fenner and Nelson and the Village of Cazenovia, the CAPP task force was organized into seven focus groups for the purpose of conducting the inventory. Following is a break down by topic of each focus group.

The Working Landscape (natural resources)

- Focus Group 1 Water resources, soils, vegetation, geology and natural resources.
- Focus Group 2 Land use, agriculture, forest lands, wildlife habitat and natural resource recreation.

The Built Environment (cultural resources)

- Focus Group 1 Historical and archeological resources
- Focus Group 2 Economic and demographic data
- Focus Group 3 Housing
- Focus Group 4 Transportation and infrastructure
- Focus Group 5 Outdoor recreation and tourism resources
- Focus Group 6 Area planning efforts, zoning regulations, and comprehensive plans

The inventory and analysis documented and analyzed natural and cultural assets. While the inventory documents the community's resources, the analysis examines this information to determine the "state of the area". As such, the analysis provides the foundation for the strategy's principals and recommendations. (The complete draft Inventory and Analysis and associated maps can be found in the CAPP: A Rural Community Initiative, Planning Project for the Towns of Cazenovia, Fenner, Nelson and the Village of Cazenovia, Planning Notebook). Additional maps related to the project are available at the Madison County Planning Department.

APPENDIX C: VISION

In the early stages of the planning process, the first “stones” to establish the foundation of a community vision were set by the members of the CAPP task force. These ideas are “put on the table” in the form of a draft vision statement and series of questions for expanded community dialogue at four public meetings held in June of 1999 (One meeting in each of the four communities - Towns of Cazenovia, Nelson, Fenner and the Village of Cazenovia).

The following summary represents the community’s vision for the future:

The greater Cazenovia, Fenner, and Nelson area is a *vibrant, rural, small town community* that recognizes the respective history and uniqueness of each of the municipalities. 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 towns 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 the people and the friendliness of our neighbors are each 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.

APPENDIX D: STRATEGY GOALS

Strategy goals, based on community needs and shared values, were crafted to reflect the future vision and desired state of the area and its resources. These goals, along with the inventory and analysis, provide the underlying foundation for the strategy. The goals of the strategy are as follows.

NATURAL RESOURCES GOAL

Foster public and individual commitment to conserving important agricultural, natural, and open space resources which contribute to the diversity, character, aesthetics, economy, general health and welfare of the area.

These resources include, but are not limited to, the Lakes-Cazenovia and Tuscarora, Eaton Brook Reservoir, the Chittenango Creek corridor, streams and associated flood plain, wetlands (especially the Nelson Unique Area) and watersheds, aquifers and associated recharge areas, the viable farmland and soils, the ravines, woodlots, significant views, and the Heldeberg escarpment. Taken together these resources are widely recognized for their role in drainage, water supply, agriculture, landscape, recreation, and wildlife habitat.

LAND USE GOAL

Promote land use patterns which maintain and enhance the area's small town and rural character, particularly the historic village and hamlets, the lakes and waterfront areas, the areas viable farms and associated rural farmstead patterns, and other important open spaces. Furthermore, strengthen the rural character with a mix of appropriately designed housing and economic uses necessary to sustain the community for the future.

CULTURAL RESOURCES GOAL

Develop a community philosophy where the opportunities and responsibilities to preserve the areas' unique historic, cultural, architectural and scenic landscape heritage is a mutual commitment of resource property owners, users, and municipal officials.

ECONOMIC DEVELOPMENT GOAL

Promote a diverse economic base that provides income, employment, and fiscal resources to the community in a manner that is compatible with the rural small town character of the area.

HOUSING GOAL

Promote a balanced blend of quality housing opportunities, including a desirable range of housing types and price ranges which are affordable and accessible for year-round and seasonal residents. The siting and design of the buildings should be compatible with the architectural character and scale of the historic village and hamlets, the rural farmsteads, roads and country side, and the attractive lake and waterfront areas.

OUTDOOR RECREATION GOAL

Provide a variety of recreational opportunities and experiences for the enjoyment of area residents and visitors, and the protection of natural and cultural resources.

TRANSPORTATION, INFRASTRUCTURE, AND COMMUNITY FACILITIES AND

SERVICES GOAL

Provide safe, convenient, and efficient transportation, infrastructure, and community facility service options in the area. Support intermunicipal problem solving and action-based solutions to address shared infrastructure and transportation issues which are supportive of this strategy.

PLAN IMPLEMENTATION GOAL

Promote intermunicipal and interagency cooperation to implement the recommendations in this strategy for the long-term welfare of the public. Encourage the continued involvement of the community in the municipalities' ongoing planning and implementation process.

(Project objectives, as they related to each goal can be found in the CAPP: A Rural Community Initiative, Planning Project for the Towns of Cazenovia, Fenner, Nelson and the Village of Cazenovia, Planning Notebook.)

APPENDIX E: EXPANDED PLANNING PRINCIPLES

The principles which serve as the foundation for the strategy's action program build on the inventory and analysis information and reflect the community's vision and goals. The community's vision and goals were developed as a result of direct public input at several meetings over the course of the project. It is the intent of this strategy that these principles be used to guide the actions of each local community and to encourage opportunities for intermunicipal cooperation. The principles are as follows.

COMMUNITY DEVELOPMENT

The community area is primarily agricultural and rural residential. The majority of housing developments in the area are generally single lot subdivisions along road frontage, or older and more compact forms found in the village and hamlets. However the area has seen an increase in traditional suburban tract developments, newer PUD or cluster developments, and unique development situations created by converted waterfront camps. Therefore a basic premise of the land use strategy is that all new development, not just residential development, should reinforce the rural character of the area and not detract from it. In addition, continued preservation and revitalization efforts need to be advanced, particularly in the village and hamlets, if the area's rural character is to be preserved. In the village and hamlets, these efforts can be strengthened through a mix of appropriately designed housing and economic uses which promote the pedestrian environment.

AGRICULTURAL PROTECTION

Agricultural land use is the largest land use, by total acres. Working farms and fields contribute to the perpetuation of a community's

cultural heritage and to the preservation of open spaces and significant views. They provide wildlife habitat along edges, and require fewer municipal services compared to the next largest land use category residential. The importance of agricultural land to the area can not be overstated. Yet agricultural land is most often the first land to be turned into other land uses. In Madison County the number of farms and total farm acreage has steadily decreased since 1950. It is anticipated that this trend will continue. Therefore, the strategy recommends an aggressive approach toward the retention of the agricultural land base through a variety of tools, incentives, and other necessary measures.

HOUSING

The community has many qualities which make it a desirable place to live. Residential land use is the second largest land use in total acres. However, out of all the other land use categories, residential provides the largest tax base for the area. Couple that fact, with the knowledge that many segments of the community are unable to afford adequate housing, let alone the tax burden and repair costs which come with home ownership, and it is evident that the area needs to more better address housing deficiencies. Furthermore, as the area becomes increasingly diversified in age and population, the typical single family residential home on a 1-acre lot will be inadequate to meet tomorrow's changing lifestyles and needs. Diverse housing options need to be provided.

RURAL ECONOMIC DEVELOPMENT

The land use base is in transition--agricultural is decreasing, residential increasing, and commercial and industrial are increasing incrementally. Growth is primarily occurring as residential development. Proportionally, little economic development is

occurring and the majority of the tax burden is being shouldered by residential development. This is an unstable and fiscally unsustainable pattern of growth. In order to preserve the quality of life and rural character of the area, avenues for economic growth and development appropriate to the rural context of the area need to be maintained and cultivated.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT

The central business district of the Village of Cazenovia contains the largest concentration of commercial enterprises. The next largest concentration is located in the Town of Nelson in Trush Park, with other pockets along the US Route 20 corridor, and scattered across the area. These areas are supported by large public investments in the form of infrastructure and community services. In order for these investments to be capitalized on and less expense passed on to the public, the expansion and development of commercial and industrial enterprises should be concentrated in areas already supported by infrastructure and community services.

INFRASTRUCTURE, AND COMMUNITY FACILITIES AND SERVICES

In addition to the potential cost savings from concentrating development (of any kind) in and around existing infrastructure, community facilities and services, there are public investments which must be maintained, and at times augmented or improved to accommodate increased usage. Where the cost is prohibitive to a single entity, and the improvements stand to benefit additional segments of the entire community, intermunicipal solutions should be explored. Therefore, a basic recommendation of the strategy is to encourage the development of intermunicipal solutions to common problems and to share intermunicipally in the benefits of the solutions.

LAND USE AND TRANSPORTATION

Aside from the village there were once many hamlets in the area. These settlements were formed during a much different economic period and were created primarily in the pre-automobile era. Due to changing economics and transportation based on the automobile and truck, these hamlets have disappeared, others are barely recognizable. In a few cases, some have remained relatively intact, but their vitality has changed and continues to change. Like the rest of the area, the majority of these hamlets and the village have been impacted by shifting patterns and modes of transportation as well as changing land use patterns and activities. It is evident that a direct correlation exists between the transitioning land use base and developing transportation patterns and issues-like traffic, road maintenance, and congestion. Since the area is a desirable place, to live it can be safely assumed that residential growth will continue. Aside from addressing the form and character of this growth, the strategy seeks to advance alternative modes of transportation appropriate to a rural community.

NATURAL AND CULTURAL RESOURCES

There are significant natural and cultural resources within the area that are important on local, state, national and even global levels. Among these resources, natural resources are recognized for their role in drainage, water supply, agriculture, landscape, recreation, and wildlife habitat. Included are the lakes, the Chittenango Creek corridor, streams and associated flood plain, wetlands (especially the Nelson Swamp Unique Area) and watersheds, aquifers and associated recharge areas, the viable farmland and soils, the ravines, woodlots, significant views, and the Heldeberg escarpment.

Local cultural resources are recognized for their role in linking the past to a larger time frame of growth and development in the history of the country, for their role in community identity and contributions to rural character, as well as their economic role in bringing tourism revenue to the area (Lorenzo State Historical Site, for example) and are highly desired by the community. The value of these resources - both natural and cultural - needs to be more fully understood by the public, as stewards of the community heritage, as well as preserved and/or managed to avoid any detrimental impacts.

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