

SPECIAL TOWN BOARD MEETING

The Special Meeting of the Town Board of the Town of Cortlandville was held at the Raymond G. Thorpe Municipal Building, 3577 Terrace Road, Cortland, New York, with Supervisor Tupper presiding.

Members present:

Supervisor, Richard C. Tupper
Councilman, Theodore V. Testa
Councilman, John C. Proud
Councilman, C. Randolph Ross
Councilman, Douglas E. Withey
Town Clerk, Kristin E. Rocco-Petrella

Others present were: Town Attorney, John A. DelVecchio; and Town Resident, Tom Williams.

Supervisor Tupper called the Special Meeting to order.

Councilman Proud explained the purpose of the meeting was to discuss the draft vision statement (Chapter 3, *Cortlandville’s Vision*) as submitted by the Town’s Comprehensive Plan Committee. The Board spent a considerable amount of time reviewing each objective and discussing the vision, goals and objectives of the Town for the future. The Board stressed the importance of brevity and simplicity for a vision statement.

The suggested changes, as agreed upon by the Town Board are indicated below in red. The Comprehensive Plan Committee will be provided with the suggestions. The Board expressed gratitude for being able to review the vision statement prior to the completion of the Plan by the Committee and commended Jean Loewenstein from CHA and the entire Committee for their hard work and efforts throughout this process.

Chapter 3

Cortlandville’s Vision

Vision

To establish the goals and objectives that will lead to plan recommendations and finally to action items, a community must have an idea of how it wants to look and function now and in the future. This picture is referred to as a community’s “Vision” and is expressed in the Vision Statement. It is purposely broad in articulating a community’s aspirations. The Vision will be used as a guide to manage its resources and implement land use policies over the next 10-20 years.

Cortlandville is blessed with natural beauty most notably its rolling vistas of agricultural, open space and forested lands. Its central location and strong transportation system makes it an attractive place to do business. Along with its natural beauty, established neighborhoods, proximity to institutions of higher learning and job opportunities all combine to make this a Town people are proud to reside in. Perhaps its most important asset is its residents.

That does not mean Cortlandville is idyllic- as many small Towns throughout New York State – it must be ever vigilant in maintaining existing businesses while attracting new economic opportunities, providing housing opportunities for various demographics and income levels, all while protecting and enhancing its natural resources- agricultural soils, water quality and open space - as these represent the very things that many residents value most about the Town.

It is important that the ensuing goals and objectives support the overall intent of the Vision. Goals that are not consistent with the Vision statement will result in the Vision becoming unachievable. If a community finds that during the development of its goals and objectives that they are consistently contrary to the Vision, the Vision should be reevaluated to determine if it is accurately reflecting a community's values.

Recognizing the key to a prosperous community is balance and that the wise use and protection of natural assets, economic opportunities and a strong community are not mutually exclusive the Town has developed the following vision:

The Town of Cortlandville envisions itself as a place where people of all ages and walks of life can live, work and play. A community that protects all its resources, including natural, agricultural, historic, and the built environment. A Town that promotes and provides social, economic and recreational opportunities while managing evaluating and balancing growth and protecting resources, enabling families to make this Cortlandville their home now and for future generations.

Goals and Objectives

The Goals identified below represent the end game, they provide focus for the efforts to maintain and/or improve the community. The objectives are more specific and provide a framework for how to achieve the stated goals.

1.0 Growth Management

Goal – Develop a land use plan that mitigates the impacts of sprawl development and discourages future sprawl. Limit land use conflicts by directing development to desired locations with adequate services and that protects and enhances natural resources.

Objectives:

- 1.1 Adopt zoning to reflect the recommendations of the Agriculture and Farmland Protection Plan.
- 1.2 Promote development in appropriate areas of Town that can be served by public services and community infrastructure.
- 1.3 Encourage redevelopment of underutilized sites and infill development in areas served by adequate infrastructure and utilities.
- 1.4 Identify locations for residential development near existing population centers and business activity proximate to the City of Cortland to limit the need for the expansion of local roads, public water and public sewer.
- 1.5 Develop policies on the extension of public sewer and water to identify areas where extensions may be appropriate and areas where extensions should be prohibited.
- 1.6 Identify priority lands for preservation (agricultural lands, open space and natural resources) and work with land owners and organizations to identify tools, financing and administrative processes to accomplish the necessary protections.
- 1.7 Collaborate with adjacent municipalities regarding zoning and land use to avoid land use and zoning conflicts at municipal boundaries.

2.0 Town Character

Goal- Preserve and enhance the Town's unique natural areas, agricultural identity and overall the visual quality of the Town's built environment.

Objectives:

2.1 ~~Act on~~Implement the recommendations outlined in the Agricultural & Farmland Protection Plan. (See Chapter ...)

2.2 Review the Town's Business and Design Standards (2005) to identify any necessary updates.

2.3 Promote community identity through signage and landscaping at key locations such as State Routes 13 and 281.

2.4 Incentivize infill development and rehabilitation

2.5 Protect and enhance natural buffers to minimize land use conflicts.

2.6 Identify important views at Town gateways and other key locations.

2.7 Preserve topographic features.

2.8 Consider locations where the potential for the creation/development of a Town Center or Community Center would be an asset.

3.0 Land Use and Zoning

Goal- Create a land use plan that results in balanced development that allows for a range of land uses in desired locations, affording opportunities for a variety of housing types and business and commercial uses. This plan shall also protect agricultural lands, ~~and~~ open space and natural areas and allow for the smooth transition between land uses and densities to prevent incompatible use and abrupt changes in neighborhood character.

Objectives:

3.1 Identify areas that can accommodate increased density based on availability of services, utilities and surrounding land use.

3.2 Being mindful of existing land use patterns, encourage higher density land use closest to the City and along major transportation routes, transitioning to lower density uses towards more rural areas and Town boundaries.

3.3 Prioritize/encourage redevelopment and infill development along commercial and industrial corridors and residential areas where adequate utilities and services are available.

3.4 Identify areas where mixed use may be appropriate (particularly in areas closest to the City) and encourage the development of mixed housing types and mixed uses to promote walkable, connected neighborhoods.

3.5 Identify areas for economic development that will provide local employment opportunities that can be serviced without creating undue burden on local budgets or undo development pressure in areas not properly zoned.

3.6 Implement the Agricultural and Farmland Protection Plan (FPP) adopted October 2018.

4.0 Housing

Goal- Provide for a mix of residential types and settings to provide housing options at various price points to meet the needs of existing residents and potential residents in all stages of life. Maintain and protect the integrity and attractiveness of existing neighborhoods and residential properties. Properly plan for and locate housing based on density and need to take advantage of existing and future community services, transportation options and recreational facilities.

Objectives:

- 4.1 *Encourage homeowners, potential buyers and developers to maintain and improve existing housing stock through rehabilitation and reinvestment.*
- 4.2 *Increase the housing diversity to meet the needs of all Cortlandville residents and potential residents by considering all age groups, physical abilities, first-time buyers, income levels and seniors.*
- 4.3 *Identify gaps in the housing market as it relates to the above and take steps to incentivize it.*
- 4.4 *Provide a variety of settings from rural to suburban to urban by identifying appropriate locations for varying densities based on zoning, surrounding land use, utilities and natural features.*

5.0 Infrastructure (Utilities)

Goal- Ensure the long-term safety and reliability of the Town's municipal infrastructure including water, sewer and stormwater systems to meet current and future needs and ensure that these systems will support future development in accordance with Town's Land Use Plan.

Objectives:

- 5.1 *Continued implementation of the Route 281/13 Land Use & Aquifer Protection Plan.*
- 5.2 *Protect the aquifer from over withdrawal by continuing to monitor capacity and recharge and withdrawal rates, while working with surrounding municipalities that also rely on the aquifer to do the same.*
- 5.3 *Identify potential areas for future water and/or sewer line extensions based on the future land use plan and subsequent zoning. Identify locations where future ~~extensions~~ water line extensions would conflict with future land use goals (i.e. fragmentation of agricultural lands).*
- 5.4 *Maintain a working relationship with the City's Wastewater Facility Department to ensure that sewer connections and all sewer infrastructure within Town boundaries meets regulatory standards.*
- 5.5 *Identify areas of persistent localized flooding and identify potential solutions.*
- 5.6 *Review the existing Town stormwater management regulations and update as necessary with special attention paid to the incorporation of green infrastructure techniques in site design and retrofits.*
- 5.7 *Ensure stormwater management techniques address the "higher intensity" storm events that are occurring with increased frequency.*
- 5.8 *Encourage the responsible development and use of renewable energy sources such as, but not limited to, solar and wind energy.*
- 5.9 *Take steps to encourage the expansion of broadband service to all areas of the Town.*

6.0 Natural Resources and Open Space

Goal- Preserve and protect important natural and open space resources that contribute to the diversity, character, aesthetics, and general health and welfare of the community. Resources such as the Otter/Dry Creek aquifer, the Tioughnioga River and its watershed, Lime Hollow Natural Areas; as well as agricultural areas, woodlands, streams, wetlands, floodplains, and ravines are all important for their contribution to drainage, water supply, aesthetics, recreation and wildlife habitat.

Objectives:

6.1 *Protect and enhance the Tioughnioga River recognizing its value as an untapped community, recreational and open space resource.*

6.2 *Work with the County to investigate the potential to jump start the abandoned Local Water Revitalization Plan (LWRP) process with the goal to identify a long-term vision for opportunities along the River, foster partnerships with various organizations and assist with the identification of funding sources to accomplish the vision.*

6.2 *Take steps to enhance public access to the Tioughnioga River.*

6.3 *Protect and enhance the Lime Hollow Natural area recognizing its value as both a unique natural area and as an educational and recreational resource by assisting and cooperating with the Lime Hollow Board of Directors.~~by assisting with the identification of funding and resources for operations, activities and improvements.~~*

6.4 *Establish stream corridor setbacks to limit the impacts of sedimentation resulting from disturbance and vegetation removal and to allow for the movement of wildlife between habitats.*

6.5 *Minimize habitat fragmentation through a variety of methods including maintaining existing wildlife corridors (stream and wetland systems), connecting important natural habitats, creating buffer zones around important habitat, or utilizing conservation easements.*

~~6.6 *Ensure adherence to all state and federal wetland regulations during project review.*~~

6.~~6~~7 *Prohibit development on slopes in excess of 15%.*

6.~~7~~8 *Map important natural resources town-wide to include wetlands, floodplains, steep slopes, stream, wellheads and other important open space (Lime Hollow) areas to assist with land use decisions.*

6.~~8~~9 *Ensure that zoning and land use policies provide sufficient natural buffer and transition areas to reduce land use conflicts and provide adequate protections for open space.*

7.0 Transportation and Mobility

Goal-To provide ~~the~~ safe and efficient transportation options for residents of all abilities, businesses and visitors. To encourage the development of multi-modal routes throughout Cortlandville to promote connectivity and improve the availability of public transportation to reduce reliance on vehicles.

Objectives:

7.1 *Actively engage with the NYSDOT, County, and Town highway departments to promote complete streets design during the design phase for roadway improvements within the Town boundaries.*

7.2 Maintain and improve safety on highway corridors by continuing to utilize the vehicle access management and parking techniques outlined in the 281/13 Land Use & Aquifer Protection Plan.

7.3 Limit curb cuts on high volume highways in favor of shared access, the use of cross-access easements, and the use of service roads.

7.4 Identify additional roadways that should be subject to the vehicle access management design standards.

7.5 Review key intersections including Luker Road/SR 281, SR281/SR222, State Route 13/281 to determine necessary steps to improve intersection safety for motorized, ~~and~~ non-motorized vehicle transportation including and pedestrians.

7.6 Provide safe passage for pedestrians across roadways, access driveways, and within parking areas by using pedestrian signals, crosswalk markings, and signage collaborating with the NYSDOT.

7.7 Conduct a study to determine potential locations and types of multi-modal facilities (protected bike lanes, sidewalks, shared roadways, off-road multi-use paths and trails).

7.8 Collaborate with the County, City and the Villages of Homer and McGraw to identify potential new public transit routes or increased improved service along existing routes.

7.9 Continue to work with the County Highway Superintendent and the NYSDOT in identifying roads where lower posted speed limits could improve safety.

7.10 Maintain a dialogue with the County regarding Cortland County Airport operations and future plans, recognizing both its role as a community asset and its potential impact to the existing adjacent residential neighborhood in its current footprint

8.0 Recreation

Goal- Continue to provide and expand youth, adult and family active recreational opportunities for all ages and abilities through additional programming and improved facilities.

Objectives:

8.1 Continue to work with the City of Cortland Youth Bureau to provide comprehensive programming to both Town and City area residents.

8.2 Maintain and improve the system of Town Parks and recreational facilities.

8.3 Determine if existing facilities and programs meet the needs of all residents.

8.4 Provide public access to the Tioughnioga River through the development a trail system and river access along the Tioughnioga River that will ultimately connect to the Finger Lakes Trail system.

8.5 Develop a system of trails and bike paths throughout the Town and educate the community as to access point and locations.

9.0 Community Facilities and Services

Goal- Continue to encourage and provide community services at appropriate levels including fire and emergency services, solid waste management, police protection, educational facilities, and recreational services at appropriate levels.

Objectives:

- 9.1 *Create a process for sharing of information between the Town and school districts to improve communication and coordinate planning efforts.*
- 9.2 *Work with community leaders and service providers to ensure that community service levels keep pace with planned levels of development.*
- 9.3 *Routinely include fire and emergency personnel in the review of development projects to ensure that these developments can be adequately served.*
- 9.4 *Work with the County Solid Waste/Recycling Department to continue to support and improve the program strategies identified in the Cortland County Solid Waste Management Plan.*
- 9.5 *Work with the County Solid Waste/Recycling Department to identify innovative effective recycling programs that could include compost programs, and food waste reduction programs.*
- 9.6 *Collaborate with adjacent municipalities including Cortland County regarding the potential for shared services.*

10.0 Cultural Resources

Goal- Protect and enhance the Town's historic and cultural resources.

Objectives:

- 10.1 *Educate residents on the historical and public resources available in the Town and regionally through schools and community programs.*
- 10.2 *Develop land use regulations and incentives to protect historic and archeologically sensitive areas and/or resources.*
- 10.3 *Expand the Town's cultural resource base through the support of art museums, galleries, studios and performance venues.*

11.0 Sustainability and Resiliency

Goal- All land use decisions will be made with the charge to "meet the needs of the present without compromising the ability of future generations to meet their own needs." Current and future land use plans and the subsequent regulatory and policy frameworks will protect and enhance the natural and built environment.

Objectives:

- 11.1 *Develop land use regulations and policies flexible enough to provide necessary protections but allow and encourage innovation and opportunity.*
- 11.2 *Focus on attracting a diversity of businesses to strengthen the overall business climate and increase its ability to adjust to and weather changes in the economic climate.*
- 11.3 *Focus on development that benefits the Town, its citizens and businesses by providing desirable and necessary function and services that focus on the long term not just the short term.*
- 11.4 *Encourage infill development and rehabilitation in areas best served by roads, utilities and other services rather than developing green sites.*

11.5 *Encourage the responsible development and use of renewable energy sources.*

11.6 Take steps to ~~encourage the expansion of~~ expand broadband service to all parts of the Town.

11.7 *Allow for the smooth transition of land uses and densities to prevent incompatible use, abrupt changes in neighborhood character, and pressure on undeveloped and open space areas.*

11.8 *Provide appropriate training opportunities for all Town employees, Board members, committee members and other volunteers in order for them to competently carry out their responsibilities. [After discussion, the Board will leave the inclusion of this objective to the Committee's discretion.]*

11.9 *Encourage site design that emphasizes the maintenance/planting of trees, native plants, green roofs, and green infrastructure to aid in the absorption of CO2, reduce the heat island effect and improve the visual quality of projects.*

12.0 Fiscal and Economic Health

Goal- Promote sustainable economic development that benefits the town's tax base for the long term, without impacting the health, safety and welfare of the community, and the desired community character as expressed in the vision statement.

Objectives:

12.1 ~~Act on~~Support the recommendations in the Agriculture & Farmland Protection Plan regarding agri-businesses.

12.2 *Foster job growth by retaining existing opportunities and attracting new businesses*

12.3 *Focus on attracting a diversity of businesses to strengthen the overall business climate in the Town.*

12.4 *Identify areas for economic development to provide local employment opportunities that can be serviced without creating undue burden on local budgets or undo development pressure in areas not properly zoned.*

12.5 *Actively participate with Cortland County in the recently launched New York State Department of State new County Wide Shared Services Initiative program to identify and implement effective shared service programs.*

12.6 *Establish regular communications/meetings with representatives of nearby communities and the County to review potential opportunities for shared services and cost savings. [After discussion, the Board will leave the inclusion of this objective to the Committee's discretion.]*

12.7 *Actively seek funding opportunities through state and federal programs and via public/private partnerships to accomplish the Town's goals advanced in this Comprehensive Plan and other Town planning documents, including the implementation of the resultant projects.*

Councilman Proud made a motion, seconded by Councilman Withey, to adjourn the Special Meeting. All voting aye, the motion was carried.

The meeting was adjourned at 11:39 a.m.

Respectfully submitted,

Kristin E. Rocco-Petrella

Kristin E. Rocco-Petrella, RMC
Town Clerk
Town of Cortlandville

*Note:

The draft version of this meeting was submitted to the Town Board for their review on August 21, 2019.

The final version of this meeting was approved as written at the Town Board meeting of September 4, 2019.