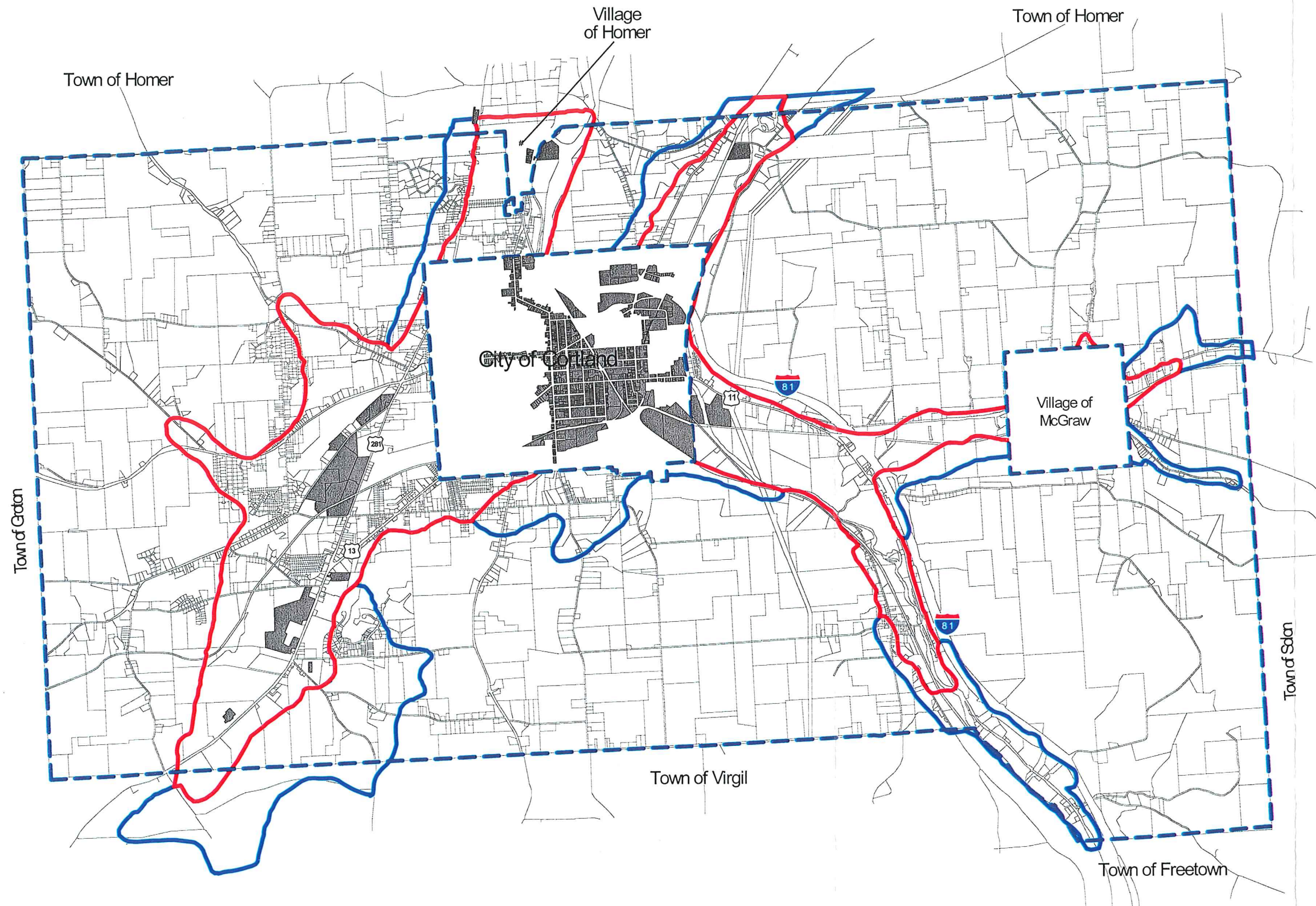


Town of Cortlandville, NY NYS Empire Zones

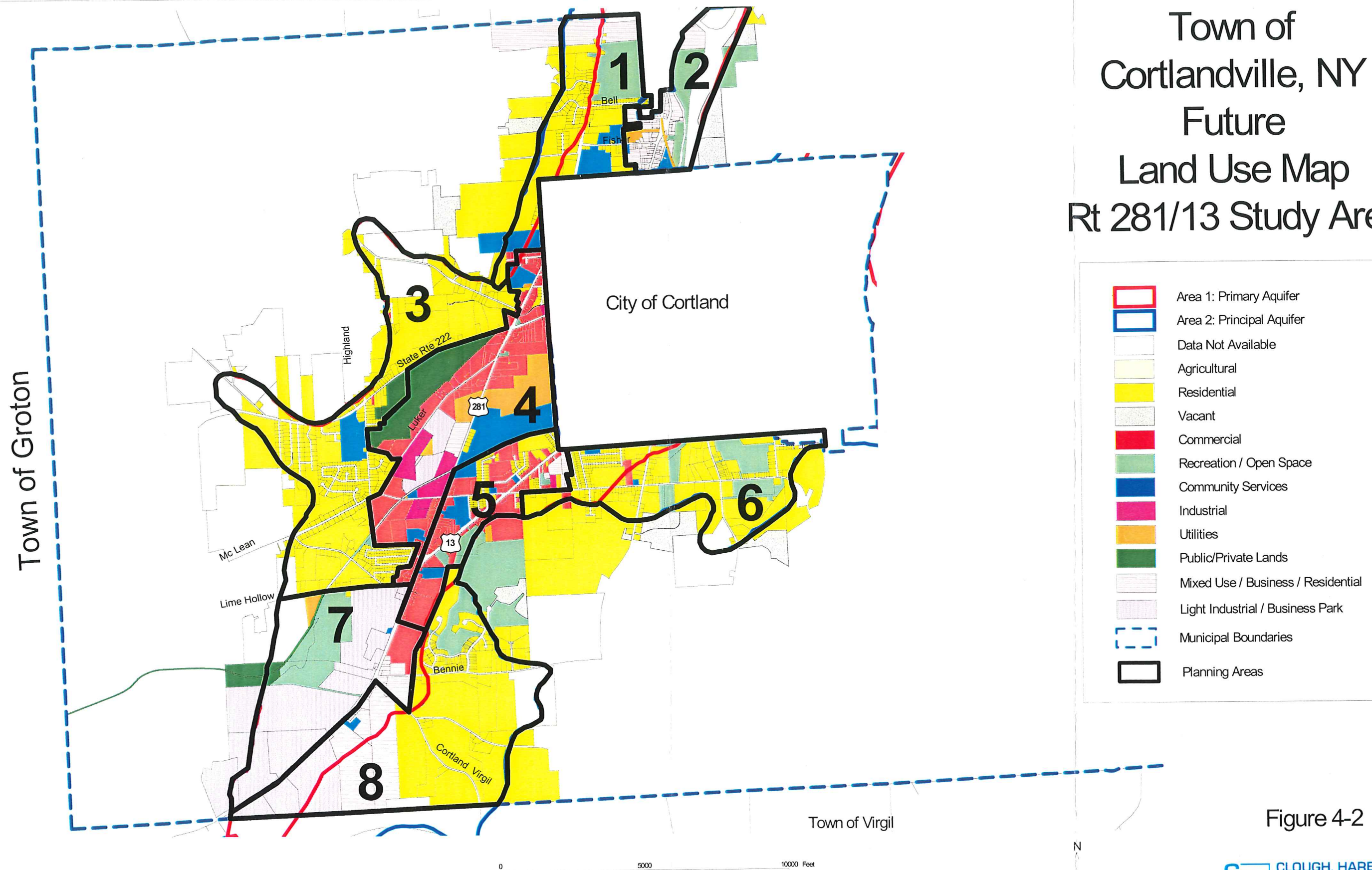


- Area 1: Primary Aquifer
- Area 2: Principal Aquifer
- NYS Empire Zone
- Municipal Boundaries

Source: Cortland County Planning Department
April 2002

Figure 4-1

Town of Cortlandville, NY Future Land Use Map Rt 281/13 Study Area



Source: Cortland County Planning Department
April 2002

Figure 4-2

Town of Cortlandville, NY Existing Land Use Map

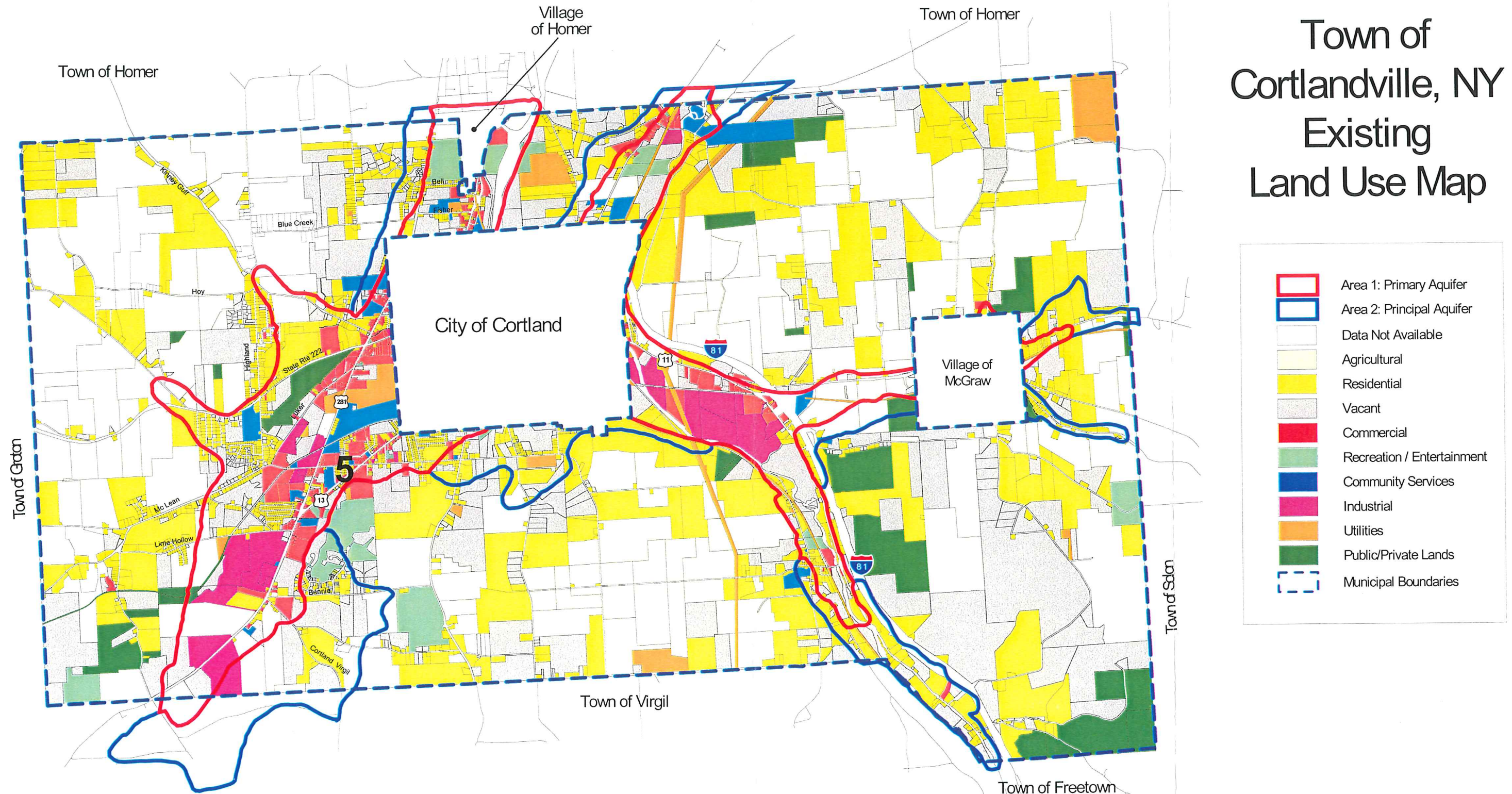
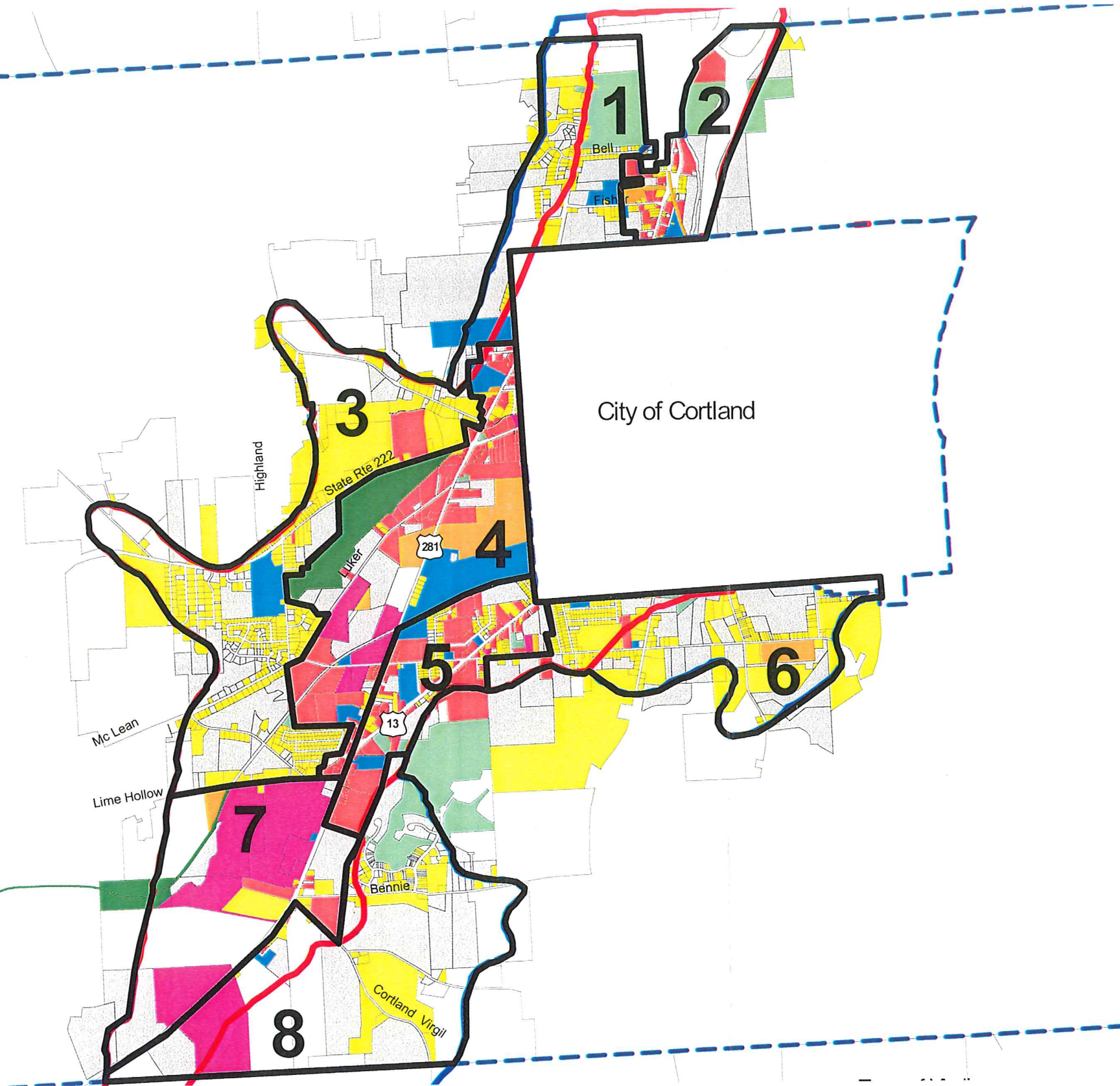


Figure 2-2A

Town of Cortlandville, NY Existing Land Use Map Within Planning Areas

Town of Groton

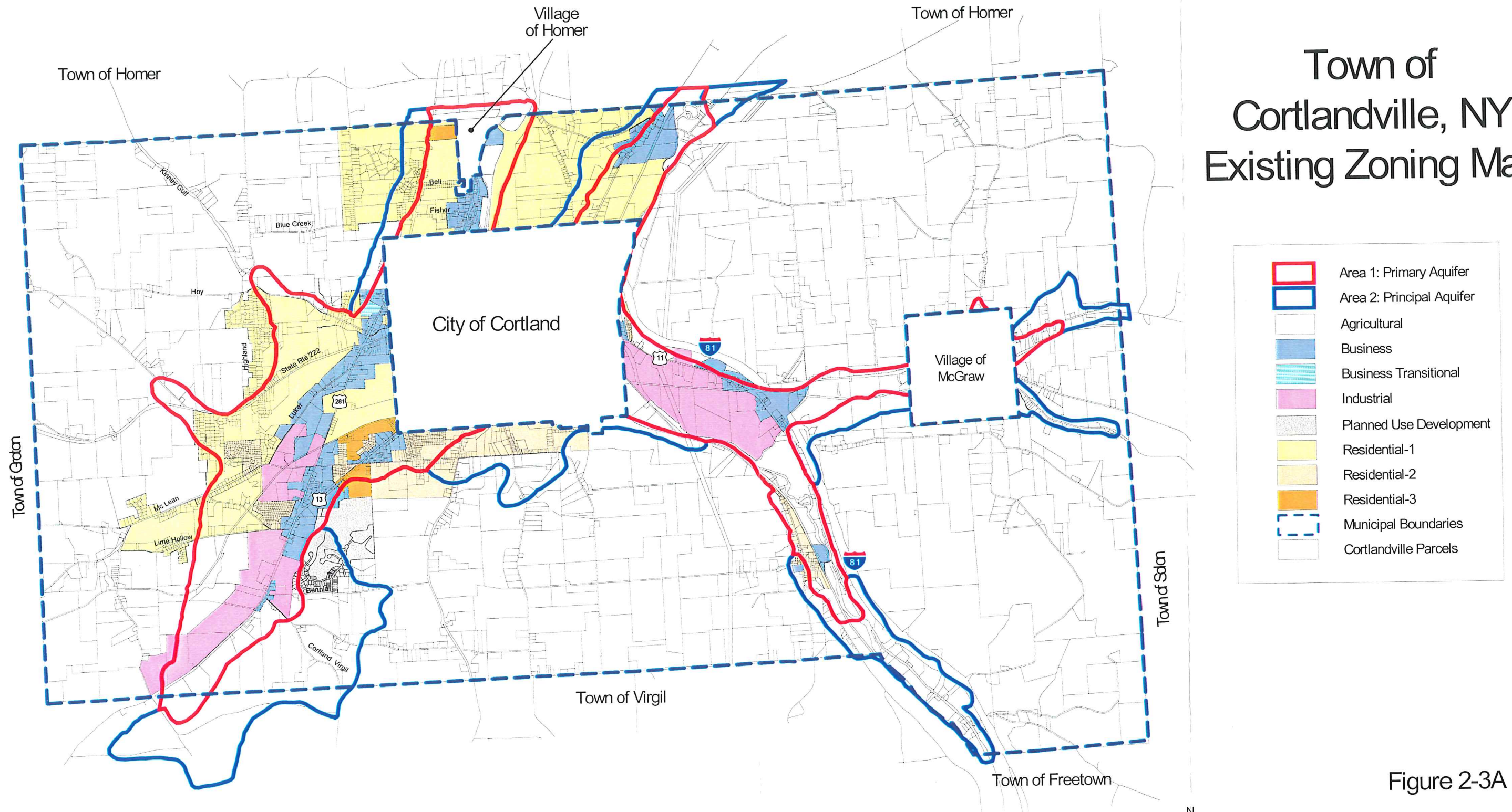


- Area 1: Primary Aquifer
- Area 2: Principal Aquifer
- Data Not Available
- Agricultural
- Residential
- Vacant
- Commercial
- Recreation / Entertainment
- Community Services
- Industrial
- Utilities
- Public/Private Lands
- Municipal Boundaries
- Planning Areas

Source: Cortland County Planning Department
April 2002

Figure 2-2B

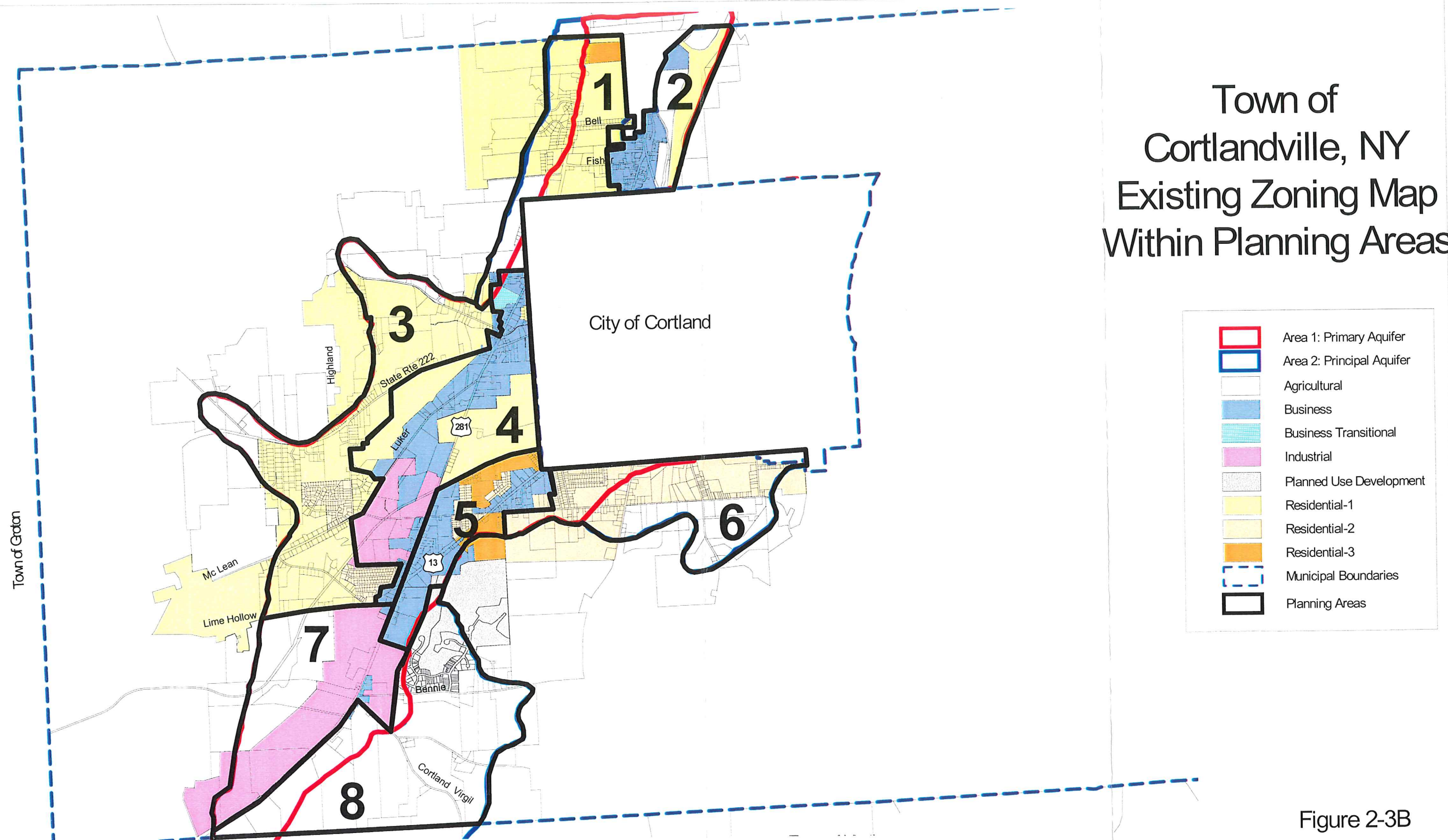
Town of Cortlandville, NY Existing Zoning Map



Source: Cortland County Planning Department
April 2002

Figure 2-3A

Town of Cortlandville, NY Existing Zoning Map Within Planning Areas

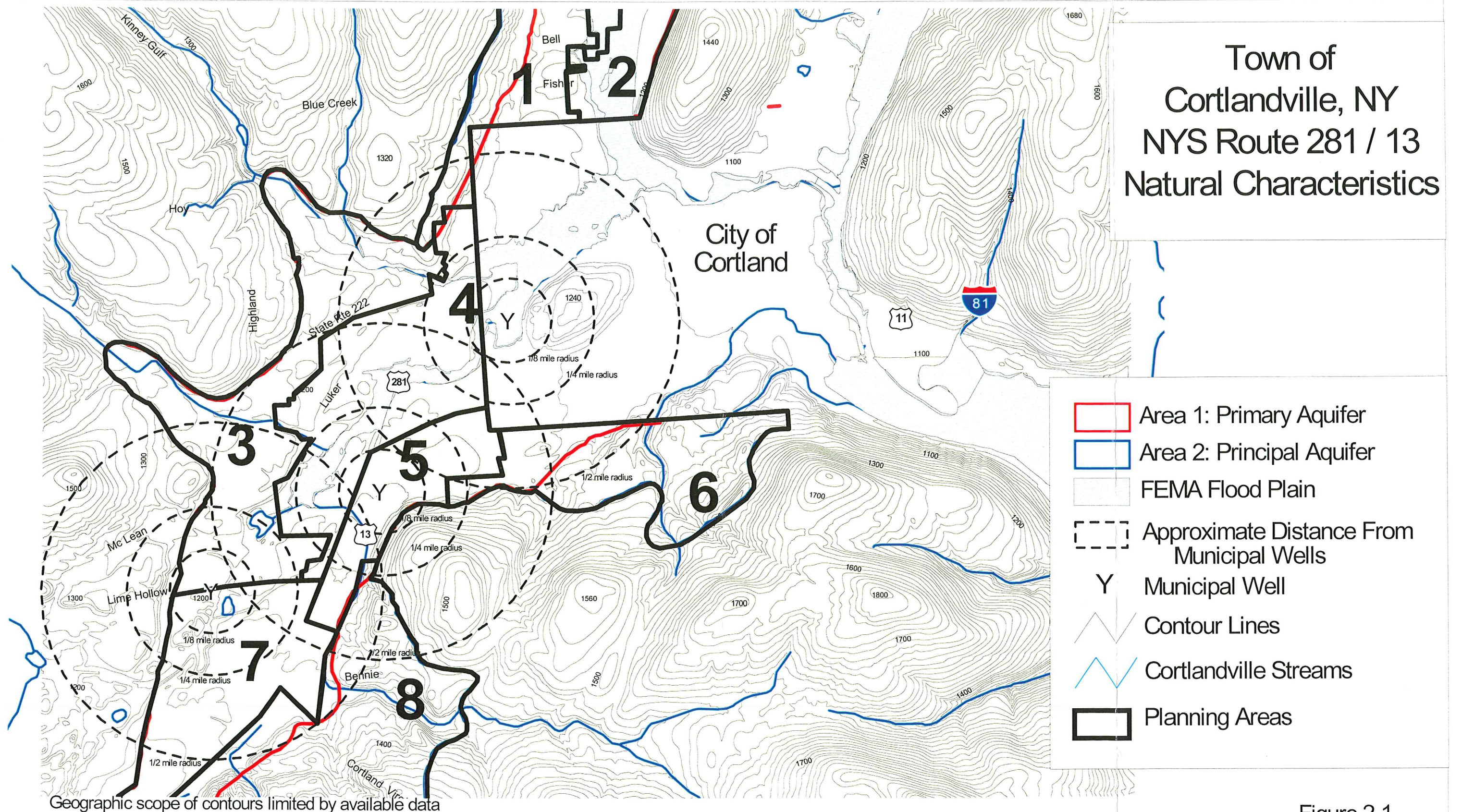


Source: Cortland County Planning Department
April 2002

0 4000 8000 Feet

Figure 2-3B

Town of Cortlandville, NY NYS Route 281 / 13 Natural Characteristics



Source: Cortland County Planning Department
April 2002

0 3000 6000 Feet

Figure 2-1

CHA CLOUGH, HARBOUR
& ASSOCIATES LLP
ENGINEERS, SURVEYORS, PLANNERS
& LANDSCAPE ARCHITECTS

SUMMARY PLANNING MATRIX of ISSUES, OPPORTUNITIES & IMPLEMENTATION ACTIONS																						
See Figure 1-1 for Planning Areas		AQUIFER PROTECTION AND STORMWATER MANAGEMENT					LAND-USE AND ZONING						TRANSPORTATION			DESIGN AND AESTHETICS			IMPLEMENTATION ACTIONS (see Key below)			
PLANNING LOCATIONS	Existing Land Use Compatibility	Direct Recharge Areas	Stormwater Management	Impervious Surfaces	Steep Slopes/Erosion/ Drainage	Wetlands/ Floodplains	Future Land Use	Open Space/ Green Space	Vacant / Underutilized Lands	Economic Development	Existing Zoning Districts	Setbacks & Zoning Requirements	Access Management	Vehicular Movement	Pedestrian / Non-motorized Use	Community Character	Building Layout and Style	Streetscape, Public Right-of-Way	Actions (see Key below)	General Description of Actions Specific to Each Planning Area and Location	Relative Priority	
PLANNING AREA 1																						
Exit 12/ 281 Off-ramp Area	O	*	O	O	*	*	O	I	O	*	O	O	O	*	*	I	O	O		BCD FG	Encourage residential and business use consistent with area character, higher density near interchange	Medium
Intersection Exit 12 and Rt. 281 Area	O	*	O	O	O	*	I	I	O	*	O	O	O	O	O	I	O	O		BCD FG	Encourage residential and business use consistent with area character as a gateway location	High
Rt. 281 Corridor Area	O	*	O	O	O	O	I	I	O	*	O	I	O	I	I	I	O	O		BCDEFG	Improve drainage and stormwater management, improve pedestrian safety, retain residential character	High
DaVinci Lane Area	O	*	I	O	I	*	*	O	*	*	*	*	*	*	*	O	O	*		BCF	Improve local drainage and stormwater management	Medium
Fisher Ave. Area	O	*	O	O	*	O	O	O	O	*	O	O	O	*	O	O	O	O		BCDF	Improve local drainage and stormwater management, develop area consistent with residential character	Medium
PLANNING AREA 2																						
Rt. 11 Corridor Area	I	*	O	O	*	I	I	O	O	O	O	O	I	*	I	I	I	I		BCDEFG	Improve land use activities and promote mixed use commercial, business, entertainment, residential	Medium
PLANNING AREA 3																						
Route 222 Area	O	O	O	O	O	O	I	O	O	*	O	O	O	*	*	O	O	O		BFG	Encourage compatible land use near airport consistent with residential character of area	Low
Highland Road Area	O	O	O	O	O	O	O	O	O	*	*	*	*	I	*	O	*	*		BFG	Maintain residential character and retain more open space areas	Low
McLean Road Area	O	O	O	O	O	O	I	O	O	*	*	*	O	*	*	O	*	*		BFG	Maintain residential character and retain more open space areas	Low
Kinney Gulf Road Area	O	O	O	O	O	O	I	O	O	*	*	*	O	*	*	O	*	*		BFG	Maintain residential character, retain more open space areas, limit development of steep slopes	Low
PLANNING AREA 4																						
Rt. 281 Corridor Area	I	I	I	I	*	I	I	I	I	O	O	I	I	I	I	I	I	I		ABCDEFGG	Establish wellhead protection areas and land use controls near Water Works with City of Cortland	High
Luker Road Area	I	I	I	I	*	I	I	I	O	O	O	I	O	O	*	I	O	O		ABCDEFGG	Establish wellhead protection areas and land use controls near Water Works with City of Cortland	High
McLean Road Area	I	I	I	I	*	I	I	I	O	O	O	I	O	O	*	I	O	O		ABCDEFGG	Establish wellhead protection areas and land use controls near Water Works with City of Cortland	High
PLANNING AREA 5																						
Rt. 281 Corridor Area	I	I	I	I	*	*	I	I	O	O	O	I	I	I	I	I	I	I		ABCDEF	Establish wellhead protection areas and land use controls near Cortlandville Terrace Road well	High
Rt. 13 Corridor Area	I	I	I	I	*	*	I	I	O	*	O	I	I	I	I	I	I	I		ABCDEF	Establish wellhead protection areas and land use controls near Cortlandville Terrace Road well	High
Starr Road Area	I	I	I	I	I	*	I	O	O	*	O	I	I	I	*	I	I	I		ABCDEF	Establish wellhead protection areas and land use controls near Cortlandville Terrace Road well	High
PLANNING AREA 6																						
Starr Road Area	O	*	O	O	O	*	O	O	O	*	*	I	O	I	O	I	O	O		BFG	Maintain residential character and retain more open space areas	Medium
Starr Road Extension Area	O	*	O	O	O	*	O	O	O	*	*	I	O	I	O	I	O	O		BFG	Maintain residential character and retain more open space areas	Low
Saunders Road Area	O	*	O	O	O	*	O	O	O	*	*	*	O	I	O	I	O	O		BFG	Maintain residential character and retain more open space areas	Low
Route 215 Owego St. Area	O	*	O	O	O	*	O	O	O	*	*	*	O	O	*	O	O	O		BFG	Maintain residential character and retain more open space areas	Low
PLANNING AREA 7																						
Route 13 Area	I	I	I	I	*	*	I	I	I	O	I	I	I	O	O	I	I	I		ABCDEFGG	Establish wellhead protection areas and land use controls near Cortlandville Lime Hollow Road well	High
Lime Hollow Road Area	I	I	I	I	*	O	I	I	I	I	I	O	O	O	O	I	I	O		ABCDEFGG	Establish wellhead protection areas and land use controls near Cortlandville Lime Hollow Road well	High
PLANNING AREA 8																						
Route 13 Area	I	I	I	I	*	*	I	O	O	O	I	I	I	O	O	I	I	I		ABCD FG	Encourage business and mixed use consistent with area character as a gateway location	Medium
Bennie Road Area	I	O	O	O	O	*	O	O	O	O	O	O	O	I	O	I	O	O		ABCD FG	Encourage residential and mixed use consistent with area character as a gateway location	Medium
Cortland/Virgil Road Area	I	O	O	O	O	*	O	O	O	O	O	O	O	*	*	I	O	O		ABCD FG	Encourage residential and mixed use consistent with area character as a gateway location	Medium
KEY to Issues & Opportunities																						
I = Identified Issues in Need of Improvement																						
O = Opportunities for Improvement																						
* = Not Applicable / None Identified																						
KEY to Implementation Actions																						
A Prepare and Adopt Wellhead Protection Plan																						
B Prepare and Adopt Modifications to Stormwater and Floodplain Management																						
C Prepare and Adopt Access Management and Design Guidelines & Standards																						
D Prepare and Adopt Zoning Modifications and Requirements																						
E Encourage Redevelopment of Existing Areas Compatible with Aquifer Protection																						
F Encourage Limits on Impervious Surfaces and Limit Development of Steep Slopes																						
G Encourage Open Space, PUD's, Cluster Development, Purchase of Development Rights																						