

Town of Cortlandville Comprehensive Plan



Prepared for the
Cortlandville Town Board

December 2020

Acknowledgements

The Town of Cortlandville would like to thank the Comprehensive Plan committee for their efforts and hard work during the preparation of this important document. The Town would also like to thank Town officials and employees who willingly answered questions and provided data.

John Proud, former Town Board Member who served as the Town Board liaison during his tenure and remains as a technical advisor to the Committee deserves special recognition. His willingness to answer questions, provide additional information or direct the committee to additional information sources and his deep knowledge of the Town has been an asset to the Committee.

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Abbreviations

Agriculture and Farmland Protection Plan	AG Plan
Local Waterfront Revitalization Plan	LWRP
1978 Development Plan for Cortlandville	1978 Plan
NYS Route 281/13 Land Use & Aquifer Protection Plan	Aquifer Protection Plan
New York State Department of Environmental Conservation	NYSDEC
Federal Emergency Management Agency	FEMA
Federal Aviation Administration	FAA
New York State Department of Transportation	NYSDOT
Statewide Transportation Improvement Program	STIP
Cultural Resource Information System	CRIS
United States Army Corps of Engineers	USACE
New York State Route	SR
Critical Environmental Area	CEA
Conservation Residential	CR

Executive Summary

The Town of Cortlandville's most recent "Comprehensive Plan" the Development Plan for Cortlandville was adopted in 1978. Although the Town is still characterized by agricultural and open lands, much has changed since that time. Significant commercial and industrial activity as well as residential growth have occurred since that time which led to the decision to update the Plan.

This comprehensive planning process provides Cortlandville and its residents the opportunity to think about how it will look and function now and, in the future, and to create a guide to help the Town systematically reach these goals. It represents an expression of goals and recommended actions to achieve those goals, providing a framework for land use regulation and other town policies and plans. The implementation of this Plan, starting with its adoption and proceeding with recommendations such as amendments to the zoning ordinance, provides the legal authority to direct development in a beneficial and sustainable manner.

Comprehensive Plan Process

The Town Board appointed a five member steering committee charged with guiding the development of the plan. The committee represents a broad cross-section of Town residents. The committee held a series of working meetings, two public workshops and conducted a community survey.

An inventory and analysis of the Town's natural, built and community resources was completed to identify opportunities and constraints for future land use. In addition, the Town conducted a community survey through the Survey Research Institute at Cornell.

Public input and the inventory and analysis provided the information necessary for the Comprehensive Plan Committee to develop the vision, goals and objectives, recommendations, and action items outlined in this document.

At the completion of the draft Plan, the Town Board held a public hearing. The Plan was adopted at the (Month Day, Year) Town Board Meeting.

Inventory and Analysis

One of the earliest tasks to be completed was an inventory of the Town's natural and built environment. This information was used to identify opportunities and constraints for future land use. The inventory provides the basis for many of the plan recommendations. The following resources were evaluated in this document (Chapter 6).

- Land Use and Zoning
- Topography and Soils
- Surface and Groundwater
- Wetlands and Floodplains
- Transportation
- Infrastructure
- Open Space and Recreation
- Community Facilities and Services
- Population and Housing
- Economic Status

Vision

The Vision which serves as the guiding principle to this planning process is as follows:

The Town of Cortlandville envisions itself as a place where people of all ages and walks of life can live, work and play. It is a community that protects all its resources: natural, agricultural, historic, and the built environment. It is a Town that promotes and provides social, economic, educational, cultural and recreational opportunities, enabling families to make this their home now and for future generations.

As goals and objectives were developed, each was reviewed to ensure that it met the intent of the Vision. Within that same context, each recommendation that followed was reviewed to ensure they supported one or more goals and objectives. And finally, each item in the Action Plan was tied to the appropriate recommendations. This helped to maintain the focus of the Plan on the issues that had been identified as important to the community.

Recommendations

The Plan Recommendations are presented by general topic covering growth management and land use; infrastructure, transportation and mobility, resource conservation, community resources and facilities, and sustainability and fiscal health.

Growth Management and Land Use

The regulatory and policy framework surrounding growth management and land use is the most significant contributor to the way a community develops and grows and, as such, resulted in the largest number of recommendations.

As they are intertwined, the topics of Land Management, Town Character and Housing and Community were all grouped in this category. Key recommendations include the following:

Land Management

- Adoption of land use and district boundary changes in the Agricultural Zone
- Review of Wellhead Protection and Aquifer Protection Districts
- Adoption of Critical Environmental Area designations for Wellhead Protection Areas 1A and 1B, as well as other important natural resources, as noted on the Resource Conservation Map
- Creation of new zoning districts to include Conservation Residential Zoning, Mixed-Use Zoning and Incentive Zoning for Business Districts
- Changes to allowable uses in Industrial Districts including the adoption of performance standards

Town Character

- Enact Zoning, subdivision and site plan changes to protect visual quality
- Develop gateways that welcome and introduce visitors to the Town at key Town entrances

Housing and Community

- Reinvest in and protect existing neighborhoods
- Identify housing needs
- Develop a Town Center for community events and gatherings
- Maintain and improve recreational opportunities

Infrastructure

The availability and location of sewer, water, and stormwater utilities have a direct impact on development pressure. Recommendations include the preparation of a Utility Master Plan to identify both the appropriate location of utility extensions and their timing. Central to this is the documentation of areas where utilities will be extended and where utilities will not be extended. Successful implementation of a utilities Master Plan will require that the Town maintains adequate Town water supplies and wells free from contamination.

Other recommendations include responsibly developing and effectively regulating renewable energy sources (solar, wind, geothermal) and continuing to work towards Town wide broadband coverage.

Transportation and Mobility

The focus of the transportation and mobility recommendations is to ensure that the transportation system is readily available and safe for all users and modes of transportation. Recommendations include the use of "Complete Streets" design criteria and the development of a multi-modal facilities plan that addresses roadways, public transit facilities, sidewalks, and bike lanes, as well as off-road multi-use paths and trails.

Resource Conservation

The recommendations for resource conservation seek to recognize and conserve the Town's natural features. Primary recommendations include protecting the aquifer from contamination and over

withdrawal, developing public access to the Tioughnioga River and participating in Cortland County's effort to complete the Local Waterfront Revitalization Plan (LWRP), and protecting and enhancing the Lime Hollow Nature Area. Protecting streams from erosion by requiring buffer areas from the "top of bank" and limiting/prohibiting development on steep slopes, wetlands and floodplains are also recommended.

Community Resources and Facilities

The intent is to protect and celebrate historic buildings and sites at the national, state and local level by using buffers, setbacks and design features. Additionally, the Town should support efforts of local cultural venues and the groups that operate/maintain them.

Sustainability and Fiscal Health

Any action that protects and enhances a community for future generations can be considered sustainable- therefore nearly all the recommendations in this Plan contribute to the Town's sustainable future.

In addition to these actions, pursuing "Climate Smart Community" certification through New York State will allow the Town to evaluate all its programs and procedures through the lens of increased efficiency, energy savings, and conservation of open space among others. Earning this certification can also result in increased access to State funding sources.

Finally, sustainable development relies on the involvement of residents and businesses. Supporting these businesses and working to attract additional community minded businesses is vital to the fiscal health of the community.

Action Plan

The Action Plan identifies the tasks and strategies to implement the Plan Recommendations and prioritizes them to meet the community's most urgent needs. The most urgent actions should be initiated immediately upon the adoption of this Comprehensive Plan and be completed within one year. Several other high priority actions were identified as short term and should be initiated and completed within 2 years of Plan adoption.

Actions to be initiated immediately upon Plan adoption include:

- Review of Wellhead Protection Areas and Aquifer Protection District (Articles 1A and 10) as it relates to allowable uses and lot coverage to ensure that the aquifer is adequately protected. As part of this, a Critical Environmental Area designation should be mapped and adopted through the NYSDEC. Additional areas as mapped on the Resource Conservation Map should be included in the CEA boundary.
- Update the AG zoning district boundaries and allowable uses as recommended in the Farmland and Agricultural Protection Plan (AG Plan) adopted in 2018.

- Adopt Conservation Residential (CR) zoning to provide a transition between rural and more highly developed areas to protect the integrity of both farmland/open space and the more highly developed residential or business areas from the impacts of incompatible land uses.

Short term actions (completed within two years of Plan adoption) include:

- Develop a Business District Overlay Zone to incentivize the development of underutilized and infill parcels.
- Review allowable uses in both the Light Industrial and General Industrial Zones to identify inappropriate uses that may conflict with existing development patterns. Create performance standards to minimize land use conflicts between the varying land uses along New York State (SR) Route 281.
- Adopt Mixed-Use zoning along Tompkins Street and the US Route 11 corridor north of the City of Cortland to encourage a mix of retail, small business, and residential uses.

Chapter 1

Introduction

The Town of Cortlandville's most recent "Comprehensive Plan" the Development Plan for Cortlandville was adopted in 1978 (1978 Plan). Although the Town is still characterized by agricultural and open lands, much has changed since this time. Significant commercial and industrial activity has occurred west and southwest of the City of Cortland along the New York State Routes (SR) 281 and 13 corridors over the last 10-15 years while in some locations commercial centers have been impacted by closures and are underutilized. The population has continued to grow, driving pressure for new housing and on undeveloped lands including farmland.

This comprehensive planning process provides Cortlandville an opportunity to think about how it will look and function now and in the future; the opportunity to identify those attributes it values and wishes to maintain including attributes it would like to improve or develop more fully. This process will assist the Town to visualize what the Town wishes to be in the future and create a guide to help the Town systematically reach these goals. It is the chance to think big.

A Comprehensive Plan is an expression of goals and recommended actions to achieve those goals. The Comprehensive plan provides the framework for land use regulation and other town policies and plans. The implementation of this Plan, starting with its adoption and proceeding with recommendations such as amendments to the zoning ordinance, provides the legal authority to direct development in a beneficial and sustainable manner.

Cortlandville is in a unique position to create a roadmap directing its future development and land use policies. A bird's eye view of the Town indicates that development has generally occurred along and emanated from the south and west borders of the City of Cortland and along key transportation routes. It has largely avoided the leap-frog style development that requires the extension of the utilities and/or roadways through swaths of undeveloped and open lands, characterizing so many towns across the region and state.

Comprehensive Plan Process

The Town Board appointed a five member Steering Committee charged with this task representing a broad cross-section of Town residents from government, the agricultural community, the development community, business owners and other residents of varying backgrounds and interests. Their participation was key in developing this Plan through consultation, public outreach,

brainstorming, and articulation of the goals and recommendations that are included in the Comprehensive Plan.

These members should be recognized for their time and commitment to their community and its future:

Nasrin Parvizi, Chair
Forrest Earl
Ann Hotchkin
Pam Jenkins
David Yaman

The process began with a review of existing conditions including the built and natural environment and community services. Understanding existing conditions was critical in determining areas of strength and weakness (areas in need of improvement) related to land use, infrastructure, and housing. The identification of these issues and opportunities led to broader discussions, which in turn resulted in the formation of a draft vision.

A community vision is a general statement that describes long range aspirations and provides the framework to identify goals and finally action items to accomplish the vision over time. It is purposely expansive, intending to paint a picture of what a community wishes to become over a 10 to 20-year time frame.

Goals, while more specific than the Vision Statement, are still purposely broad. The Recommendations that follow represent the series of steps or strategies necessary to achieve the goals. Often a recommendation supports more than one goal, emphasizing the importance of developing a broad framework within which to develop specific actions.

Finally, the Recommendations were prioritized and presented in an Action Plan to provide the Town with guidance regarding time frames to accomplish these actions. For example, there are numerous recommendations that may require changes to the Town zoning code. Land use recommendations that are supported by appropriate changes in the zoning regulations will likely have the most significant impact on accomplishing the Town's goals and objectives. For this reason, zoning changes have generally been prioritized as immediate and short term actions. As with any plan, this document should be reviewed on a regular schedule to address changes in conditions and priorities within the Town.



The Vision, Goals and Objectives; Recommendations; and Action Items outlined in this document are the result of substantial and thoughtful deliberation by the Steering Committee of the input from residents and property owners, municipal officials, community organizations and others with a vested interest in the future of the Town.

These discussions covered a myriad of topics for example:

- ❖ What areas can accommodate development? What areas should be protected?
- ❖ What types of business does the Town wish to attract?
- ❖ How should the Town protect the aquifer?
- ❖ Are there enough parks and recreational opportunities?
- ❖ Is there adequate housing? If not, what types are needed and where should housing be located?
- ❖ What about agriculture? How can these lands be protected and sustained?

Legislative Authority

The New York State legislature grants the authority for Towns to adopt a comprehensive plan. Although adoption of a comprehensive plan is voluntary, New York State statutes require that all land use regulations be in conformance with a comprehensive plan. This consistency provides legal protection for these regulations. Upon adoption of a comprehensive plan, a community should undertake a systematic review of its zoning and other land use regulations and policies to ensure this consistency. Other governmental agencies must also take the plan into consideration when capital projects occur on lands that are included in the own comprehensive plan.

Public Participation

Public participation was encouraged in several ways: public workshop meetings, a community survey and at the Public Hearing.

Public Workshop Meetings

Public workshop meetings were held on the following dates:

December 5, 2018

February 13, 2020

The timing of these meetings was intentional. The first was held during the collection of existing information (the inventory) and prior to any discussion or development of a vision, goal or other plans and was attended by approximately 14 community members with members of the Steering Committee assisting. An overview of the Comprehensive Planning process was provided prior to attendees breaking into 3 groups. Each group was provided a series of maps that identified key features of the built and natural environment and were instructed to discuss the following topics specific to Cortlandville:

Strengths

Weakness

Opportunities

Constraints



The second public workshop was held once the Committee had developed both the draft plan recommendations and the corresponding action items. Approximately 11 members of the community attended with members of the Steering Committee assisting. A brief overview of the plan status was provided along with the presentation of key recommendations. Participants were then invited to react to the recommendations by visiting one or all of four themed stations. Each station was supplied with the draft Action Plan, Future Land Use Map and Resource Conservation Map and was staffed by one of the committee members. The themes were as follows:

Growth Management and Land Use
Infrastructure
Transportation
Resource Conservation

In addition, the public had the opportunity to identify which five (5) actions in the Draft Action Table they deemed most important by placing stickers next to the actions deemed most important.

A summary of both meetings can be found in Appendix A.

Community Survey

The Survey Research Institute (SRI) at Cornell University was contracted to design, mail, and perform data entry for one scannable questionnaire about the Town of Cortlandville Comprehensive Plan. The purpose of the survey was to solicit opinions and sentiments of town residents, business owners, and landowners on various topics to gain a better understanding of the Towns' valued assets and areas where improvement is needed. This information was used to advise the Steering Committee's goals and objectives.

The survey sample was restricted to randomly selected residences and businesses in the Town of Cortlandville, New York. The mailing consisted of a cover letter and the paper questionnaire booklet, as well as a postage-paid business reply envelope. These questionnaires were sent to 500 randomly selected property owners on March 13th, 2019. In addition, the survey was advertised in the Cortland Standard and made available on the Town website.

Of the 500 surveys mailed, 211 surveys were completed. Fifty-eight additional surveys were completed on-line through the Town website. Individuals 56 years or older completed 167 of the surveys. A brief overview of these results is included in Chapter 2. A copy of the survey instrument with the results tallied is included in Appendix A.

Public Hearing

A public hearing was held on the draft Comprehensive Plan by the Town Board on (Month, day, year).

Website postings

Prior to the February 2020 Public workshop, the following draft information was made available on the Towns website:

Vision, Goals and Objectives
Plan Recommendations
Action Items
Inventory and Analysis

The entire draft Comprehensive Plan was made available on the Town website prior to the (Month, day, year) Public Hearing. The Final Comprehensive Plan was adopted by the Town Board at its (Month, day, year) Town Board meeting. The Plan can be found on the Town's website at <https://www.cortlandville.org/> under the "News" tab.

Chapter 2

Cortlandville Today

Historical Background

Located in the western portion of Cortland County, Cortlandville is situated at the junction of the eastern and western branches of the Tioughnioga River. While Cortlandville and the surrounding area is a much different place than it was after the Revolutionary War, it is important to understand this historical context as consideration is given to future policies and land use. The 1978 Plan provided an excellent overview of Cortlandville's origins and the paragraphs below have relied on that information.

The Town of Cortlandville is within the former Central New York Military Tract established at the end of the Revolutionary War and was set aside to compensate New York's soldiers after their participation in the Revolutionary War. John Miller and his family first settled the area in 1792 at Lorings Crossing.

Cortland County was formed in 1808 from Onondaga County by an act of the State Legislature. It included the original survey of several townships including Homer which encompassed Cortland, Port Watson and Cortlandville. What was then the Village of Cortland was designated the county seat in 1810. Both Cortland and Port Watson thrived as governmental and commercial centers attracting families and businesses. As a result of this growth, the Town of Cortlandville was formed in 1829 and embraces the southern half of the original township of Homer, and a small portion of the township of Virgil. The Town, 47 square miles, includes the Village of McGraw (This Plan does not include the Village of McGraw).

By 1792 when the first settlers arrived in what is now Cortlandville, there were no Native American villages remaining in the County, however there is much evidence that tribes had lived in the area. Several Native American trails have been found and one of the largest Native American camps in Cortland County was located at the fork of the Tioughnioga River. Central New York was also the home of the Iroquois tribe and Hiawatha, the legendary Onondaga Chief, and his people were known to have hunted in the Cortlandville area.

Initially Cortlandville grew slowly because the land, although very fertile, was made up of primarily timberland. The agricultural economy expanded through agri-businesses such as cheese factories and the production of fertilizer and lime. Grist mills, sawmills and carding mills developed on both sides of the Tioughnioga River in the area known as Blodgett Mills.

These small industries were important to the Town's economy; however, it was the initiation of the construction of the Erie Canal in 1810 that spurred industrial and commercial activity in the Town.

The Tioughnioga River could be used as a commercial highway to the south but was not navigable to the north towards Syracuse. When the Erie Canal opened in 1825, goods were transported by animal teams to Syracuse and from there shipped on the canal. Trade increased considerably as did the population and the existing plank roads and canals were no longer sufficient to meet transportation needs. In 1854 a railroad connecting the cities of Syracuse and Binghamton was completed, enabling goods to be moved quickly everywhere. The railroad resulted in considerable commercial and industry activity as well as population growth in Cortlandville

Activity slowed during the 1860's, a result of the Civil War. As the Town entered the "machine age", the combination of its agricultural resources and its new manufacturing resources resulted in a well-rounded economy and population again grew rapidly during the period of 1860 through 1880.

The location of the City of Cortland entirely within borders of the Town resulted in a centralized urban area surrounded by a predominately agricultural or rural area. Development pressures within the City resulted in growth in Cortlandville near the City edges particularly along SR 13, 281 and 222.



The first Planning and Zoning Commission was formed, and the first Town Zoning Ordinance adopted in 1951. The water district was formed in 1957 followed by the sewer district in 1959.

Examples of some of the important industries in the 1950's are Smith Corona, Newton and Cortland Line Companies, Trinity Equipment Corporation, McGraw Box Company, Edlund Machinery Company and Overhead Door.

Present Day

Cortlandville is situated approximately 30 miles south of Syracuse, 20 miles northeast of Ithaca and 45 miles north of Binghamton (Figure 2-1). Interstate 81 (I-81) provides a convenient link between Syracuse and Binghamton for the movement of goods and people, and as a result it has had a significant impact on growth in the Town. This Interstate coupled with local highways including US Route 11 and SR 13, 281, 222 and 41 makes Cortlandville easily accessible from many locations.

While large areas of Cortlandville remain in agricultural use or otherwise undeveloped, significant business, commercial, industrial and residential development has occurred. During the past ten to 15 years the community has seen more than 500,000 square feet of commercial and industrial

development on more than 150 acres. While most development has not been related to agriculture, one exception is Byrne Dairy's Greek yogurt production facility in the Finger Lakes East Business Park along SR 13. A sports field complex adjacent to the business park is also currently under construction. Several manufacturing companies are also located in Cortlandville. Pall Corporation is an international fluid clarification company has operated in Cortlandville since 1961 with both manufacturing and research and development facilities. A newer manufacturing company, Pyrotek Corporation specializes in the manufacturing of furnace refractory linings and providing engineering and design expertise to the aluminum and foundry industries.

Most large-scale business/retail development has occurred along several of the major thoroughfares including SR 13, 281 and to a lesser extent along SR 222 and US Route 11. This development has brought tax revenues and jobs to the Town but has also raised concerns related to traffic, aquifer protection, and pedestrian safety.



Figure 2-1 Project Location Map

Industry and businesses are well served in Cortlandville due to its close proximity to Cornell University, Syracuse University, Ithaca College, SUNY Cortland and Tompkins Cortland Community College.

According to the Cortland County Business Development Corporation¹, major employers in the County include educational institutions such as SUNY Cortland and local K-12 districts, medical facilities such as Guthrie Cortland Medical Center and Crown Center for Nursing and Rehabilitation, government entities such as Cortland County and the City of Cortland. Examples of private companies include Marietta Corporation, Pall Trinity/Danaher, Intertek Testing Services, J.M. Murray Center, Cortland Asphalt/Suit Kote, Greek Peak Ski Resort, and Gutches Lumber.

Although development includes numerous commercial, business and industrial pursuits, agriculture operations still remains a significant land use and economic in the Town and region. Cortlandville's soils represent some of the richest agricultural lands in the State. Its topography is generally rolling hills with deep narrow and very fertile valleys in between. Lands designated as active agricultural by the New York State property classification code encompass more than 11,000 acres and an approximately 8000 additional acres are classified as vacant agricultural land.

Cortlandville has the highest population of the County's 15 towns. The 2010 population was 8,509² and the County population was 49,336. Estimates from the 2012-2016 Community Survey indicate that the population has dropped slightly to 8,359³. Town residents value education, as nearly 45% of the population 25 years or older have at least an Associates degree, while nearly 93% have at a minimum a high school education⁴. This education attainment is reflected in the Town's median household income of \$65,708⁵.

The population is predominantly Caucasian, almost 97% of residents are white. The remaining population includes individuals of black or African American, Asian or Hispanic or Latino Heritage.⁶ The median age is 43 years; over 1700 or 20% of residents are age 65 or older.⁷

This aging population continues to increase the demand for specialized housing and services. Senior housing can take a variety of forms from smaller single story units on smaller lots and apartments, to specialized housing that offers "continuous care" – facilities that include independent living, assisted living and nursing home resources on one site. The Town will need to consider and develop strategies to allow its older residents to continue to live in the community they call home. Equally important to the Town's ability to thrive and grow is to attract and retain young adults and families. This requires reasonably priced housing and available jobs, as well as quality educational opportunities and community amenities.

Where are we?

The paragraphs above present some history and facts, however perceptions and input from the community regarding Cortlandville is also an important driver of the actions recommended in this

¹ <https://cortlandbusiness.com/doing-business-here/major-employers/> June 27, 2018.

² U.S. Census Bureau- 2010 Census

³ U.S. Census Bureau 2012-2016 American Community Survey 5-Year Estimates, Demographic and Housing Estimates

⁴ U.S. Census Bureau 2012-2016 American Community Survey 5-Year Estimates, Educational Attainment

⁵ U.S. Census Bureau 2012-2016 American Community Survey 5-Year Estimates, Selected Economic Characteristics

⁶ U.S. Census Bureau- 2010 Census Summary File 1, Profile of General Demographic Characteristics:2000

⁷ U.S. Census Bureau 2012-2016 American Community Survey 5-Year Estimates, Demographic and Housing Estimates

Comprehensive Plan. The public workshops and community survey revealed valuable information regarding the current state of the Town.

Residents value Cortlandville as a place of natural beauty dominated by the rural landscape of fields and forest. Its unique and valuable resources are many including productive agricultural lands, the Otter Creek/Dry Creek Aquifer (part of the Cortland-Homer-Preble sole source aquifer) which supplies abundant and clean water to homes and businesses. Areas such as the Lime Hollow Nature Preserve provide residents the opportunity to observe some of these unique features firsthand including wetlands, kettle bogs and marl ponds. The Town should be vigilant to potential threats and take additional steps as necessary to protect these resources.

While the rural atmosphere is highly valued, the towns people do support appropriately located development. These areas included SR 13 from Lowes to Byrne Dairy, the Exit 10 (Intertek area) to the Village of McGraw, and Tompkins Street from the city line to SR 13 and 281 intersection. Nearly all the non-residential development types listed in the survey received a level of support worth noting with manufacturing, medical/dental services and the expansion of wireless infrastructure receiving the highest level of support. Big box retailers and hotels also received support, however the number of survey responses indicating these uses are undesirable was high enough to validate the controversy that often surrounds these types of projects.

Residents seem content with the Town's physical size and population. Although the area is rural, residents recognize its central location and vehicle accessibility as strengths and indicated the Town should continue to maintain and improve its transportation network to include bus and other public transit options. While the roadway system is a positive, non-motorized vehicle and pedestrian options were noted as limited. Residents would like a better network of trails, multi-use paths and sidewalks.

The condition of the housing stock was noted as in good or excellent condition, however a sizable number of responses indicted the condition of housing stock as fair. Residents expressed a desire for greater housing variety in the areas of price point, size and style of homes and lots, and physical setting to meet the needs of all residents -seniors, young adults, individuals with special needs and families. Neighborhoods should be connected when possible; to each other and to recreational facilities and points of interest in Town.

In response to a different question identifying desirable residential development, single family homes and senior housing were the only residential types that receive strong support.

Townhomes/condos/cluster homes, as well as apartment complexes of four or more units, received mixed support. These seemingly conflicting responses related to the desire for more diverse housing opportunities on one hand but limited support for this variety on the other, indicates the Town may have work to do both educating residents and ensuring the quality of both design and construction.

Large scale student housing and low-income housing were generally viewed unfavorably.

When presented with a list of topics that should be emphasized in the Comprehensive Plan, the following all received more than 100 responses and are listed in descending order:

- Employment opportunities
- Protection/preservation of the aquifer
- Increase in City, Town and county shared services
- Neighborhood preservation
- Energy conservation measures
- Improvement in commercial and residential streetscapes
- Natural resource/open space protection/protection of Tioughnioga River
- Zoning or land use management
- Protection of historic building and sites

The Comprehensive Plan Committee studied these topics, and as a result the Plan includes recommendations related to nearly all of them. Actions include both review and potential changes to regulations and policy. Measuring the progress of certain actions towards accomplishing goals and objectives is easier in certain instances than others. For example, the Plan recommends that the Town take several actions to protect and preserve the aquifer, including the review and identification of potential amendments to Article 1A Wellhead Protection Areas and Article X Aquifer Protection District regulations. The Plan also recommends the Town designate Wellhead Protection Areas 1A and 1B including areas that extend south and west to the Town borders as a NYSDEC Critical Environmental Area (CEA). Any resultant changes in legislation or to the zoning map as a result of these actions will be easily identified.

In the area of increasing employment opportunities, however, the Town cannot simply legislate its way to additional opportunities. It will require a variety of actions on the Town's part along with collaboration with local business owners, state and local agencies, public education and marketing that all work to maintain and attract potential businesses and employers. Action items such as creating a business overlay zoning district and adopting a mixed use zoning district will set the table. Success however may hinge on actions related to relationship building, and regular and meaningful communication with all the entities listed above that help the Town promote itself.

Previous Planning Activities

The Town's first Comprehensive Plan was dated 1966, and later updated in 1978. In implementing the recommendations of the 1978 Plan, the Town introduced the concept of an exclusive zoning district for agricultural uses and another district for both agricultural and non-agricultural uses. The Plan also introduced the concepts of "transfer of development rights" and "clustering" as techniques for preserving farmland, as well as participation in the State's Agricultural District program enacted by law in 1971.

The Cortland County Agricultural and Farmland Protection Plan (1998) was prepared by the Cortland County Agricultural and Farmland Protection Board. The County's Plan was based in part on data

collected from the 1992 Census of Agriculture and a survey of farmland owners in Cortland County. During the 20-year period between the 1992 Census and the most recent 2012 Census, the number of farms increased from 478 to 518, but the amount of land in farms decreased from 138,620 acres to 115,024. The average size of farms in the County also decreased from 290 acres in 1992 to 222 acres in 2012. In October 2018, the Town adopted its own AG Plan to guide land use decisions that will preserve and protect farmlands and meet the needs of residents, property owners and businesses.

In 2002, the Town supplemented its 1978 Plan with the NYS Route 281/13 Corridor Land Use and Aquifer Protection Plan (Aquifer Protection Plan) which provided further guidance on encouraging suitable forms of land use development primarily in the western portion of the Town that overlies the Otter/Dry Creek Aquifer. The aquifer is a sole source aquifer that provides public drinking water to Cortlandville and the City of Cortland. It is part of the larger Cortland Homer Preble Sole Source Aquifer System in Cortland County. Although the Land Use and Aquifer Protection Plan is focused mostly on the commercial and industrial corridors in Cortlandville, it encourages the use of clustering and the Purchase and/or Transfer of Development Rights to maintain open spaces and protect natural resources including prime agricultural soils.

Business District Design Specifications were adopted in 2005 to enable the Town to achieve several objectives including promoting compatible development and redevelopment, reducing the visual impact of large parking areas, creating a pedestrian scale environment that is a safe and attractive physical environment along the S 281/13 corridor and encouraging high quality design for all development with the Town's Business zoning districts.

Recognizing both the potential and importance of the US Route 11 corridor, the Village of Homer, Town of Cortlandville, and City of Cortland collaborated on the preparation of the Route 11 Corridor Study which was completed in June 2013. The report outlined recommendations to rehabilitate and redevelop a number of properties in all three municipalities. An overarching recommendation is to improve greenspace and add landscaping as part of all projects in the corridor. Recommendations also call for a linear park along the Tioughnioga River that would create a pedestrian use, recreational use and a strong link between the three communities. Recommendations for specific buildings and sites generally were on properties within the City and the Village.

As it relates to the Cortland County Airport, two draft reports entitled Master Plan Update were prepared in 2016. Based on existing and future use projections of airport facilities, the draft report identified a series of airport improvements to address Federal Aviation Administration safety requirements. The current Master Plan was completed in 2005, the status of the 2016 draft Master Plan referenced above is unknown at this time.

More recently work to prepare the Local Waterfront Revitalization Plan (LWRP) for the Tioughnioga River, has been reinvigorated. The City of Cortland has been awarded a grant to complete this important plan, as the Tioughnioga River in Cortland County flows through 12 local towns, three villages and the City of Cortland. Municipalities within the County had worked on this document previously, but a plan was never adopted.

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 make it an attractive place to do business. Its natural beauty, established neighborhoods, proximity to institutions of higher learning, and job opportunities all combine to make this a Town in which people are proud to live. Perhaps its most important asset is its residents.

As with many small Towns throughout New York State – it must be ever vigilant in maintaining existing businesses, attracting new economic opportunities, providing housing options 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 accurately reflects the 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. It is a community that protects all its resources: natural, agricultural, historic, and the built environment. It is a Town that promotes and provides social, economic, educational, cultural and recreational opportunities, enabling families to make this 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 that protects and enhances natural resources.

Objectives:

- 1.1 Adopt zoning to reflect the recommendations of the 2018 AG Plan.
- 1.2 Promote development in appropriate areas of the 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 landowners 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 natural areas, agricultural identity and overall visual quality of the Town's built environment.

Objectives:

- 2.1 Act on the recommendations outlined in the 2018 AG Plan (See Chapter 4, Plan Recommendations).
- 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 SR 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, business, and commercial uses. This plan shall also protect agricultural lands, 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.

- 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 2018 AG Plan adopted by the Town Board in 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

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

Objectives:

- 5.1 Continue implementation of the 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 water line extensions would conflict with future land use goals (i.e. fragmentation of agricultural lands).
- 5.4 Maintain the working relationship with the City's Wastewater Treatment Plant to ensure that sewer connections and all sewer infrastructure within Town boundaries meet 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 Area; 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 and City to jump start the abandoned 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.
- 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 habitats, or utilizing conservation easements.
- 6.6 Prohibit/limit development in wetlands and floodplains and on slopes in excess of 15%
- 6.7 Map important natural resources Town-wide to include wetlands, floodplains, steep slopes, stream, wellheads and other important open space (Lime Hollow Natural Area) areas to assist with land use decisions.
- 6.8 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 safe and efficient transportation options for residents of all abilities, and for 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 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, SR 281/SR 222, SR 281/Mc Lean Road, SR 13/281 to determine necessary steps to improve intersection safety for motorized, non-motorized vehicles and pedestrians.
- 7.6 Provide safe passage for pedestrians across roadways, access driveways, and within parking areas by collaborating with the NYSDOT and Cortland County Highway Department.
- 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 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, 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 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 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 also 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 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 for them to competently carry out their responsibilities.

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 negatively 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 the recommendations in the AG 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.
- 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.

Chapter 4

Plan Recommendations

In order to develop Plan Recommendations that reflect the Town's vision for the future, the Comprehensive Plan Committee evaluated a number of planning tools in the area of growth management and land use, infrastructure, transportation and mobility, resource conservation, community resources and facilities and sustainability and fiscal Health. Many of these recommendations have broad, Town-wide applications, however, certain recommendations reflect more specific issues or geographic concerns.

1.0 Growth Management and Land Use













Land Management

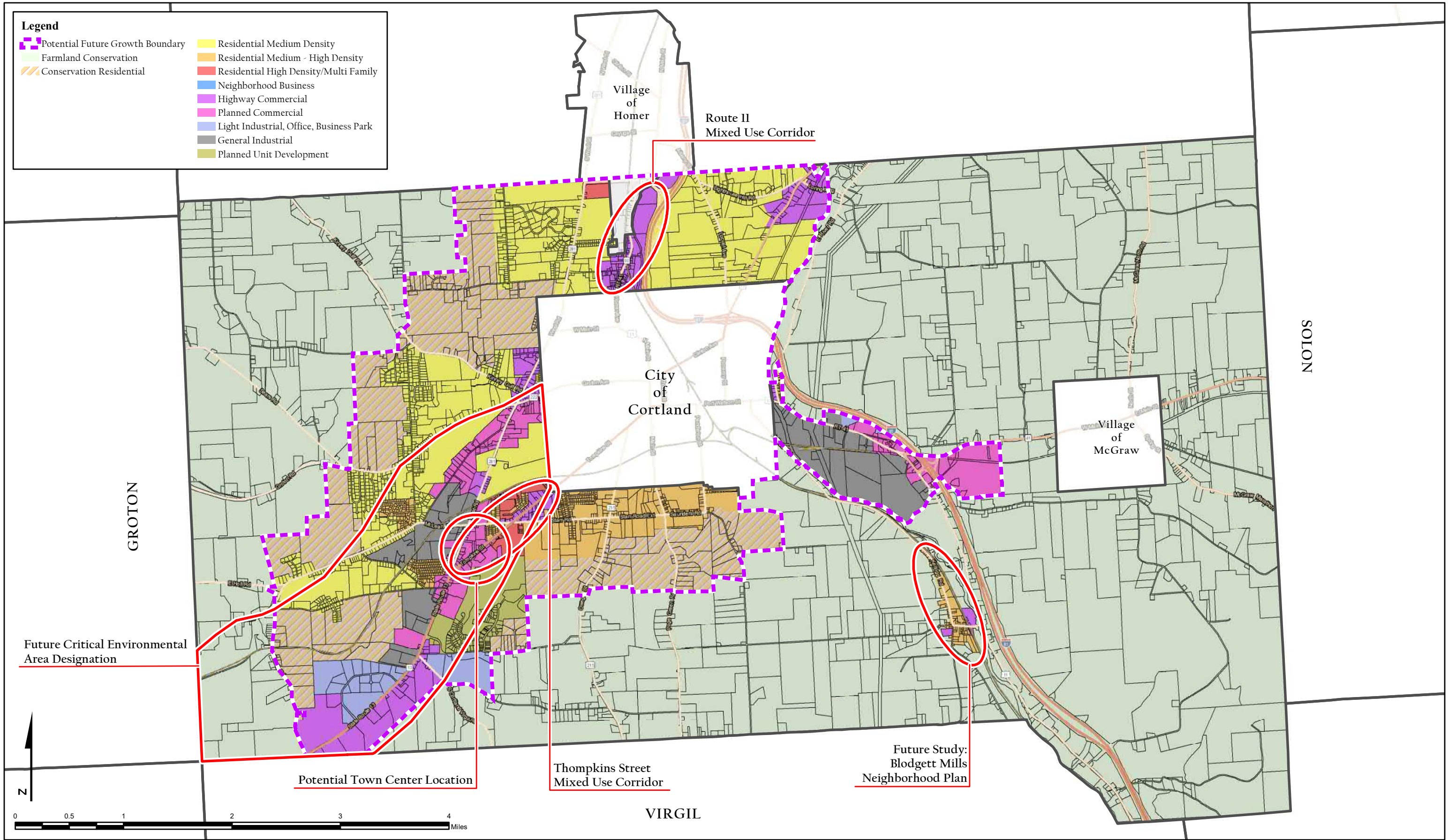
The regulatory and policy framework surrounding land use is perhaps the most significant contributor to the way a community develops or grows. The most common growth management tool is zoning, which typically identifies distinct districts and outlines parameters including density, setbacks, and allowable uses. To be most effective, zoning regulations should conform to a municipality's comprehensive plan and other planning documents.

To ensure that Cortlandville's land use reflects the Vision, both existing land use and the Town's zoning map were reviewed within that context. The Future Land Use Map (Figure 4-1) and the recommendations that follow set the general direction for land use within the Town by identifying broad categories of land use. This is not a zoning map; however, the zoning map must follow the direction set forth in the Comprehensive Plan in accordance with Town Law §272-a. The zoning ordinance is typically the regulatory document that addresses densities, area, bulk, and specific permitted uses.

The Future Land Use map identifies several changes discussed in the Recommendations below including the addition of Conservation Residential land use, the addition of Mixed Use zoning, and the creation of a CEA to protect some of the Town's important natural resources including its water supply. These boundaries are intentionally non-precise as more defined boundaries will be developed during any rezoning process.

Legend

-  Potential Future Growth Boundary
-  Farmland Conservation
-  Conservation Residential
-  Residential Medium Density
-  Residential Medium - High Density
-  Residential High Density/Multi Family
-  Neighborhood Business
-  Highway Commercial
-  Planned Commercial
-  Light Industrial, Office, Business Park
-  General Industrial
-  Planned Unit Development



The remaining land use categories mapped on Figure 4-1 generally reflect existing zoning however the Recommendations outline a number of improvements to the land use requirements (and subsequently to zoning) to meet the Vision and Goals of the plan. One recommendation identifies the potential for a Business District Overlay Zone that would impact portions of the business districts. Another recommendation is to review both allowable uses and the requirements in the Industrial Zone to reduce land use conflicts with adjacent land uses and ensure the integrity of the aquifer.

There are some differences in the terms used to describe residential land uses in the Future Land Use map and the Zoning map. Although the Future Land Use Map is not a zoning map the land use categories generally reflect the density in the Town’s existing zoning districts as follows:

Proposed Land Use Map	Existing Zoning Map	Residential lot size
Medium Density Residential	Low Density Residential (R-1)	30,000 SF
Medium-High Density Residential	Low Density Residential (R-2)	10,000 -30,000 SF*
Residential High Density/multi-family	High/Multifamily (R-3)	6,000 -9,000 SF
Farmland Conservation	Agricultural District (R-1)	1 Acre
Conservation Residential	Agricultural District (R-1)	1 Acre

*Depending on availability of utilities

As part of the development of plan recommendations, the committee also reviewed the recommendations outlined in the Ag Plan; the 2013 Route 11 Corridor Study Area for the Village of Homer, Town of Cortlandville and City of Cortland (Route 11 Corridor Plan); Aquifer Protection Plan and the 1978 Plan.

1.1 Update the Town’s zoning code to reflect the zoning recommendations outlined in the AG Plan and as refined by this Comprehensive Plan.

The key recommendation of the Ag Plan was the identification of a buffer or transition area that provides protection for farmland while providing significant land area for growth opportunities for all other uses. This boundary has been refined through this Comprehensive Plan process based on the review of existing land uses and zoning, the availability of utilities, physical features and tax parcel boundaries.

The limitation of allowable uses in the AG zone to only agricultural uses will require consideration of the one-time exception discussed in the AG Plan to allow farmers who sell their land and wish to remain in their homes a one-time subdivision (1-5 acres). In addition, the zoning code should be reviewed to ensure that the definition of agricultural uses or operations is adequate.

The Comprehensive Plan Committee reviewed all lands mapped in the AG Plan within the transition area to identify potential zone changes for these areas. This evaluation considered if parcels should be incorporated into an adjacent zoning district or if a newly created district(s) should be developed

and adopted. Techniques such as Rural Design Guidelines or Open Space and Incentive Zoning were also considered.

As a result of this review, the Committee refined the transition area boundary proposed in the AG Plan. Large areas of lands in neighborhood 5c near I-81 and 5b in the vicinity of the Tioughnioga River originally proposed to be in the transition area were placed back in the AG district due to physical constraints such as steep slopes. Other adjustments were made so that the transition area boundaries generally followed parcel boundaries or physical boundaries. All remaining lands within the transition area are designated as Conservation Residential on Figure 4-1, Future Land Use.

The Committee recognized that there are important farmlands and farmland operations within the areas designated as Conservation Residential. The Town should take steps to identify priority farmlands in this area for the consideration of voluntary land conservation measures such as permanent conservation easements, transfer of development rights, purchase of development rights, and incentive zoning.

1.2 Conservation Residential Zoning & Illustrated Rural Development Design Guidelines

The refined transition area from the AG Plan is recommended for rezoning to Conservation Residential (CR), a new zoning district that would require clustering to preserve agricultural lands and open space and further designed in a manner consistent with rural design guidelines. The rural design guidelines should be developed concurrently with the new CR zoning language and should focus on measures to increase the amount and quality of open space within the project, as well as focusing on design features that help to maintain the area's rural character. This resource-based process protects agricultural and natural resources and promotes quality design in development projects. The use of this technique can provide the "transition" between the higher development densities towards the interior of the Town, along the major highways, and the agricultural lands outside the transition zone boundary. Effective transition areas protect community character and can reduce development pressure (Appendix B).

1.3 Use incentive zoning to protect lands zoned Conservation Residential

Incentive zoning is a regulatory technique that can be used to obtain certain desirable land use results in exchange for various incentives, the most popular of which is an increase in development density. Voluntary incentives could be built into the CR zoning that would allow the developer to increase the number of housing units up to a pre-determined maximum in exchange for a dollar amount per housing unit that would go into a dedicated open space fund or the establishment of a permanent conservation easement on a desirable parcel of open space. This is a less complex method of achieving a transfer of development rights program and can be evaluated on a case by case basis and it provides the monetary option that allows the Town to build an open space fund and begin negotiating permanent easements with willing landowners. Although this is a regulatory tool, it is very much an optional or voluntary program. The developer is not required to take the incentive and landowners are not required to accept permanent easements through purchase of development rights regardless of the interest in their land for conservation (Appendix B).

1.4 Incentivize underutilized and infill development parcels within certain districts

Incentive zoning can also be applied as an overlay within certain business districts to encourage redevelopment of underutilized or infill parcels. This would occur within areas of the Town that can support additional density without significant impacts to infrastructure or adjacent land uses.

Below are some examples of the form the incentives could take:

- ❖ Direct development to infill and underutilized parcels to reduce impacts to infrastructure (service extensions) and thereby overall costs on services such as roadways, public water and public sewer. Applicants may realize lower development costs while the Town may see lower costs related to water and sewer services or road maintenance.
- ❖ Allow increased densities in return for desirable amenities (specialized housing, trail connections).
- ❖ Development of incentive zoning to encourage redevelopment of infill parcels and areas such as the vacant K-mart, Big Lots Plaza, and the Groton Avenue Plaza.

1.5 Review Articles 1A (Wellhead Protection Areas) and (Article X) (Aquifer Protection District) regulations

The Town should complete the required steps to have at a minimum Wellhead Protection Zone 1a and 1b listed as CEA as defined by the NYSDEC and recommended in the Aquifer Protection Plan. This will provide an additional level of protection to the critical water source during reviews of projects that occur within the Wellhead Protection Zone. The Villages of Homer and McGraw, as well as the City of Cortland, all have CEAs identified to protect the water supply as it relates to the Otter-Dry Creek Aquifer.

Lands to the south and west of the of Wellhead Protection Zones 1a and 1b also contribute to aquifer recharge and include important features such as the Natural Area, Chicago Bog, and marl ponds. As a result, this area is also recommended to be designated as a CEA. During the CEA designation process, it should be determined if a separate CEA should be designated for the Wellhead Protection Zone and the Lime Hollow Natural Area.

There has been some controversy related to allowable uses and lot coverage in lands that fall within both the Wellhead Protection Areas (Article 1A) and the Aquifer Protection District (Article X). All allowable zoning uses that fall within the areas regulated under these Articles should be evaluated to determine if these uses present risks to water quality and/or quantity to the aquifer and if these risks can be effectively managed.

Town staff should continue regular monitoring of aquifer water levels to maintain an understanding of sustainable yield. The Town could reach its NYSDEC permitted withdrawal limit of 1 million gallons per day (MGD) between 2023 and 2028 (this assumes full build-out of the Bryne Dairy project).

However, the combination of the Terrace Road and the Lime Hollow wells could sustainably produce in excess of this 1 MGD with changes in well design.

1.6 Review and amend as necessary the General Industrial District (I-2) Zone to avoid land use conflicts

The I-2 Districts southwest of the City in the vicinity of SR 13 and SR 281 are located in one of the most densely developed areas of the Town and surrounded by a variety of land uses from residential to business to commercial. It is likely that many of the land uses in the I-2 zone predate most of the non-industrial uses in the area; however, its proximity to large residential areas may be problematic in the future. Although the area appears to be functioning adequately and with limited conflicts, this could change as uses and properties change hands. Several options to be considered include, but are not limited to:

- ❖ Downzoning the I-2 zone to Light Industrial, Office, Business Park (I-1). This would result in most of the existing uses currently operating to be deemed non-conforming but grandfathered until such time that new uses are proposed.
- ❖ Elimination of certain allowable uses that may result in conflicts with surrounding land uses such as “sanitary waste management facilities” and “energy generation facilities”. Energy generation facilities are too broad a term and could include a cogeneration facility. Sanitary landfills and the resultant truck traffic and potential for odors is not appropriate in proximity to residential areas.
- ❖ Development of performance standards or an overlay district for the I-1 zoned lands in the SR 13 and SR 281 area to ensure site design that address common impacts related to industrial uses such as noise, odor, poor visual quality, contaminants, hazards, etc.

1.7 Identify areas that could benefit from the application of mixed use zoning

Mixed use zoning endeavors to blend residential, commercial, cultural, institutional, and entertainment uses. Based on development patterns, proximity to the City, transportation access, and available utilities, the Future Land Use Map identified both the US Route 11 Corridor and Tompkins Street (SR 13) as future mixed-use areas. The opportunity to reside in proximity to goods and services, entertainment, civic space, jobs and public transportation can work together to create a sense of place to these corridors. A more detailed land use and design evaluation should occur within these neighborhoods/corridors to better define the desired mix of uses for new development and redevelopment including adjacent residential areas, and to address mobility issues.

1.8 Collaborate with Adjacent Communities and Governmental Units

Collaboration and communication across municipal boundaries (adjacent municipalities and Cortland County, as well as the City of Cortland and Villages of McGraw and Homer) can reduce land use conflicts at municipal boundaries, as well as improve service offerings. This could be accomplished

though regularly schedule joint meetings and regular sharing of planning and development documents.

Town Character

1.9 Review existing Town regulations and policies including zoning, subdivision and site plan regulations to identify regulations and policies that do not protect or promote visual quality and that may inadvertently result in conflicts between existing land uses. Changes to regulations or policies may include:

- ❖ Encourage the use of natural buffers such as topography, stream corridors, forested areas, meadows, and farm fields to the maximum extent possible. This would also include landscaping and site design to provide adequate transitions between varying land uses and densities.
- ❖ Promote and require the planting of trees on new and redeveloped project sites to the maximum extent practicable.
- ❖ Review existing parking requirements in business and industrial districts to identify opportunities to reduce impervious surfaces.
- ❖ Limit or prohibit development on lands with slopes in excess of 15%, wetlands and floodplains.

1.10 Promote and develop gateways at key Town entrances

Gateways serve as both a welcome and introduction to a place. Landscaping, signage, and connections to public resources such as trails and the River should be emphasized as appropriate. Possible locations could be:

- ❖ SR 13 at as it enters the City of Cortland from the north and south. The City is currently undertaking a design process for gateway treatment at I81 Exit 11 within the City which includes Clinton Avenue (SR 13).
- ❖ US Route 11 entering the Town from the south.
- ❖ US Route 11 at I81 Exit 12.
- ❖ US Route 11 at the City line. Coordination with the City could result in gateway treatment on both sides of the River.
- ❖ SR 13 at Tompkins County boundary.

1.11 Identify important views from public right of ways

The topographic relief in Cortlandville and surrounding area provides natural vistas that add much to the visual character and natural beauty of the Town. Important views can be mapped and incorporated into documents such as rural design guidelines that will help to protect these views by informing both project design and project review.

Housing and Community

1.12 Reinvest in existing residential areas

The Town should identify older residential areas, survey existing conditions and create an action plan to provide both amenities and complete necessary maintenance to strengthen and renew these areas. This will increase the desirability of these neighborhoods thereby retaining residents and maintaining or increasing property values.

The Town should continue to pursue grant funding including Community Development Block Grants (CDBG) grants to assist homeowners in making critical improvements to their homes as well as to address certain community needs in the areas of infrastructure or economic development.

1.13 Identify Housing Needs

A review of existing housing stock is an important step to identify housing gaps related to housing types, location and prices. Once needs are identified, the Town can take steps to incentivize desirable housing options.

1.14 Protect Neighborhoods from incompatible land use

Potential future land use conflicts can be addressed through updates to the Town's zoning, site plan and subdivision regulations. The use of techniques such as conservation subdivisions, and rural design guidelines, particularly in transition areas, can reduce these conflicts. In more developed areas, the use of landscape and hardscape buffers, site access and layout are key to reducing land use conflicts.

1.15 Explore the potential for a "Town Center"

The establishment of a Town Center would provide a community space for Town sponsored and other community events. This could include a community building or other facilities and open space to accommodate outdoor activities such as festivals, farmers markets and celebrations. A highly developed location such as in the vicinity of Town Hall would provide a strong connection between government services and community identity.

1.16 Maintain and improve recreational opportunities

The Town currently partners with the City of Cortland through annual funding and facility use agreements to provide recreational programming to both Town and City residents through the auspices of the City of Cortland Youth Bureau. This cooperation allows both Town and City residents to access a wider array of programming and facilities than if the services were offered independently by each municipality. It is important to maintain and solidify this relationship in order to provide the best possible service to residents of both municipalities.

The Town should continue to maintain all its recreational facilities- indoor, outdoor, active and passive at their highest levels to ensure opportunities and safety for all users now and in the future. Regular review of facility usage will also allow the Town to determine if demand continues to meet resident needs or if expansions or new facilities are needed.

1.17 Prepare a Neighborhood Plan for Blodgett Mills

The development pattern in Blodgett Mills with its unique mix of uses and its location near the Tioughnioga River should be strengthened and reinforced through the preparation of a Neighborhood Plan. This could address such issues as buffers and transitions to protect both residential and non-residential uses, potential changes in land use to promote a more cohesive development pattern and potentially provide neighborhood services to the Hamlet and surrounding area and improvements to the existing river access. Other important considerations in this plan include the potential for municipal water (See also Utilities Master Plan, Recommendation 2.1) and the evaluation of localized flooding issues. Blodgett Mills should also be a part of the LWRP process in Cortland County.

2.0 Infrastructure

2.1 Develop a Utility Master Plan

A Utilities Master Plan will identify potential areas for future water and/or sewer line extensions based on the future land use plan and subsequent zoning. Identifying the location and timing of utility expansion will allow the Town to make sound fiscal decisions regarding these extensions. The Town's existing sewer and water Geographic Information System database will be useful tool in preparing this document.

It is important that types of land use and density be driven by land use goals not driven by the presence of utilities alone. The presence of utilities, particularly sewer, typically creates or heightens development pressure. The development of a Utility Master Plan to identify the location and timing of utility extensions will support both land use recommendations in this Comprehensive Plan and the allowable uses and densities in the Zoning regulation. It will also allow the Town to plan for and make sound fiscal decisions regarding these extensions. A central element of this type of Plan is

documenting areas where utilities will be extended and areas where utilities will not be extended. Identifying these lands is key to avoiding fragmentation of farmland, critical natural areas and wildlife habitat. The Utility Master Plan will be guided by the land use recommendations of this Comprehensive Plan.

The Utility Master Plan should also address the concept of lateral restrictions. Guidance from the NYS Department of Agriculture and Markets regarding lateral restrictions indicates only existing structures present at the time of the utility construction, or parcels or structures that have been previously approved, may connect to any proposed water or sewer line proposed within a New York State Agricultural District. Existing and future agricultural operations may connect to proposed water or sewer lines (see Appendix C for guidelines).

2.2 Ensure that stormwater management systems function properly

A properly functioning stormwater management system is critical to safeguarding public and private property. Regular maintenance and inspections such as clearing debris from culverts and drainage ditches, especially after storm events is important to proper function.

Several areas of persistent localized flooding have been noted in the Town including for example Kellogg Road and Starr Road. The Town should review its stormwater management facilities to identify areas of persistent localized flooding by completing a Culvert Study to verify if culverts are functioning as designed, if they are properly sized and if they require other maintenance. In areas where the system is not functioning properly, replacement and improvement activities should be implemented prioritizing the worst areas.

Existing stormwater management regulations should be updated to incorporate the use of green infrastructure techniques in both new and redeveloped sites. Techniques may vary depending on the size of the site and the type of development. During site design an applicant should be required to identify and evaluate potential green infrastructure techniques. On larger sites it may be as simple as reducing the amount of impervious surface and preserving more of the natural landscape. On smaller sites these practices may include the use of green roofs, pervious pavement, rain gardens, vegetated swales, planters and stream buffers. Often these techniques are less expensive to implement than installing drainage pipes and water treatment facilities. Maintaining more natural vegetation or utilizing pervious surfaces can also result in aesthetic improvements, urban cooling and energy savings.

2.3 Protect the Town's wells from contamination and/or over withdrawal

As noted in the recommendations under Land Management, the Town should complete the required steps to have at a minimum, Wellhead Protection Zone 1a and 1b listed as CEA's as defined by the NYSDEC and recommended in the Aquifer Protection Plan.

Both the Wellhead Protection Areas (Article 1A) and the Aquifer Protection District (Article X) should be reviewed, focusing on allowable uses and lot coverage to determine if these uses present risks to

water quality and/or quantity to the aquifer and if these risks can be effectively managed (See Land Management recommendations)

Town staff should continue regular monitoring of aquifer water levels to maintain an understanding of sustainable yield. The Town could reach its NYSDEC permitted withdrawal limit of 1 million gallons per day (MGD) between 2023 and 2028 (this assumes full build-out of the Bryne Dairy project). However, the combination of the Terrace Road and the Lime Hollow wells could sustainably produce in excess of this 1 MGD with changes in well design.

2.4 Maintain the Town's working relationship with the City of Cortland's Wastewater Department

Currently, the Town wastewater is processed through the City Wastewater Management Plant. This this can be accomplished through regular communications regarding new service areas and connections and operations and maintenance activities.

2.5 Renewable energy sources

The Town should promote the responsible development of renewable energy sources. To be prepared to take advantage of renewable energy, the Town should develop and update as needed the regulatory frameworks for solar, wind power and other sources as they become available or in demand. The landscape of renewables is growing rapidly and is reflected in the numerous applications to develop solar farms since the Town adopted its first solar regulation in 2018. Based on the strong interest and number of applications for solar development that occurred during the preparation of this Plan, the Town should closely monitor both its regulatory structure and completed projects to identify and address the potential for land use conflicts, impacts to visual character and community character and impacts to the farming community. This could include for example: limits on parcel coverage, limits on the conversion of agricultural lands, regulation of operations, facilities orientation and buffers, and decommissioning requirements.

Examples and guidance for local laws related to solar can be found at the NYS Department of State website (<https://locallaws.dos.ny.gov/>).

2.6 Promote the expansion of broadband

Internet access is critical for residents and businesses to take full advantage of today's economy, employment and educational opportunities. Beyond identifying its expansion as a goal in planning documents, there are several additional steps the Town can take to promote broadband access including mapping existing coverage areas; coordinating and promoting technology training events with local entities such as schools, libraries and business associations; and ensuring local regulations do not create barriers to infrastructure expansion.

The Town can also ensure that its website platform is easily accessible to the public and includes up to date regulations and policies and other materials a resident or business may need (on-line applications)

The Town should pursue funding to expand broadband throughout Cortlandville. This could include pursuing funding through the United States Department of Agriculture Rural e-Connectivity Pilot Program (<https://www.usda.gov/broadband>) and compelling broadband providers to pursue funding through the FCC's Connect America Fund and New York Broadband Program Office.

3.0 Transportation and Mobility

3.1 Actively promote and insist on Complete Street design

As noted on the NYSDOT website, a Complete Street is a roadway planned and designed to consider the safe, convenient access and mobility of all roadway users of all ages and abilities including pedestrians, bicyclists, public transportation riders, motorists, children, the elderly, and persons with disabilities. Examples of Complete Street roadway design features include sidewalks, lane striping, bicycle lanes, paved shoulders suitable for use by bicyclists, signage, crosswalks, pedestrian control signals, bus pull-outs, curb cuts, raised crosswalks, ramps and traffic calming measures.

The Complete Streets Act which was signed into law in 2011 requires all state, county and local agencies to consider the convenience and mobility of all users when developing transportation projects that receive state and federal funding.

Although projects that are 100% locally funded are not subject to this Act, many local jurisdictions in New York State have adopted their own Complete Streets policies. As a first step, the Town should prepare and adopt its own Complete Streets Policy.

To ensure the best design possible for the community, the Town should proactively participate with State, County and local departments during the design phase of any roadway improvements in the Town, including existing roadways and new roadways.



3.2 Complete a Multi-modal facilities plan

This plan will identify the potential type and locations of facilities such as shared roadways, protected bike lanes, sidewalks and off-road multi-use paths and trails. This plan will provide valuable information when improvements to the existing roadway network are made and will inform and support Complete Streets design.

Beyond roadways, the preparation of the Multi-modal facilities plan should include off-road multi-use paths and trails. This off-road system should

incorporate and connect to existing trails such as those that are part of the Lime Hollow Natural Area, consider connections to proximate trails such as the Finger Lakes Trail and consider future trails such as the Peacemaker Trail planned to traverse the City of Cortland and a section of Cortlandville on US Route 11. This Plan developed by the Central New York Regional Planning & Development Board envisions a trail system that connects Cayuga, Oswego, Onondaga, Madison and Cortland Counties.

3.3 Access Management and Intersection Safety

The Aquifer Protection Plan recommended access management standards along SR 281/13 within the Study Area. These standards address in part the number of curb-cuts and their location, shared access driveways and parking areas through cross access easements, and service roads in order to maintain safe, efficient circulation patterns on busy roadway corridors.

The Town should review key corridors including US Route 11, SR 222 and McLean Road in the vicinity of SR 281 and Luker Road to determine if these areas should also be subject to the access management standards. Another possibility is to determine if these standards should apply to all lands in the following zoning districts: B-2, B-3, I-1, I-2. As the existing standards have been in place for several years, these standards should also be reviewed to determine if adjustments should be made.

The Town should also review important intersections including Luker Road/SR 281, SR 281/SR 222 and SR 13/281 to assess intersection safety for motorized and non-motorized transportation including pedestrians. The selection and application of the appropriate complete street design techniques will result in improved intersection function for all modes of travel.

The application of Complete Street design and access management techniques directly support the Town's stated objective to provide safe passage for pedestrians across roadways, driveways and within parking areas.

3.4 Public Transportation

Public transportation is often challenging in suburban and rural areas as the population can be spread out over large geographic regions; however, the Town should take every opportunity to maintain and improve the system. Regular meetings with the County, City and Villages of McGraw and Homer to review ridership on existing routes and the potential demands for additional routes. A study in conjunction with the municipalities and Cortland Transit could be considered to identify stakeholders, define the need, and cost associated with additional service corridors and routes.

3.5 Continue to actively work with the NYSDOT regarding speed limits on certain State Highways

The Town has successfully petitioned the NYSDOT to have the speed limit lowered on several roads in Town, increasing safety for motorists, bicyclists and pedestrians. The Town should continue to pursue this by identifying and prioritizing roadway segments that should be considered and working with the NYSDOT to achieve the appropriate speed reduction.

3.6 Cortland County Airport

The Town should maintain a dialogue with the County regarding airport operations, expansion and both short and long-range plans to balance the needs of nearby residents with the airport. This can take the form of formalized communications or meetings on a regular schedule.

4.0 Resource Conservation

Important natural resources within Cortlandville are delineated on the Land Conservation Map (Figure 4-2). This map should be used as a tool during project review to ensure that important resources are protected. Although they are subject to various levels of protection from State and federal regulations as well as physical limitations, it is important to clarify the steps necessary to protect and enhance these features.

4.1 Protect the Town's wells from contamination and/or over withdrawal












The Otter Creek/Dry Creek Aquifer is the sole water source for several municipalities in the County. In Cortlandville over 4,000 Town residents and a number of businesses are connected to the Town's wells. As noted under Infrastructure, the Town should complete the necessary steps to have the wellhead protection zones listed as a CEA on the NYSDEC website. Town regulations including Article 1A, Wellhead Protection Areas and Article X, Aquifer Protection District should be reviewed to determine if these regulations provide the adequate protections for the municipal water source. This should include a review of allowable land uses, setbacks and lot coverage.

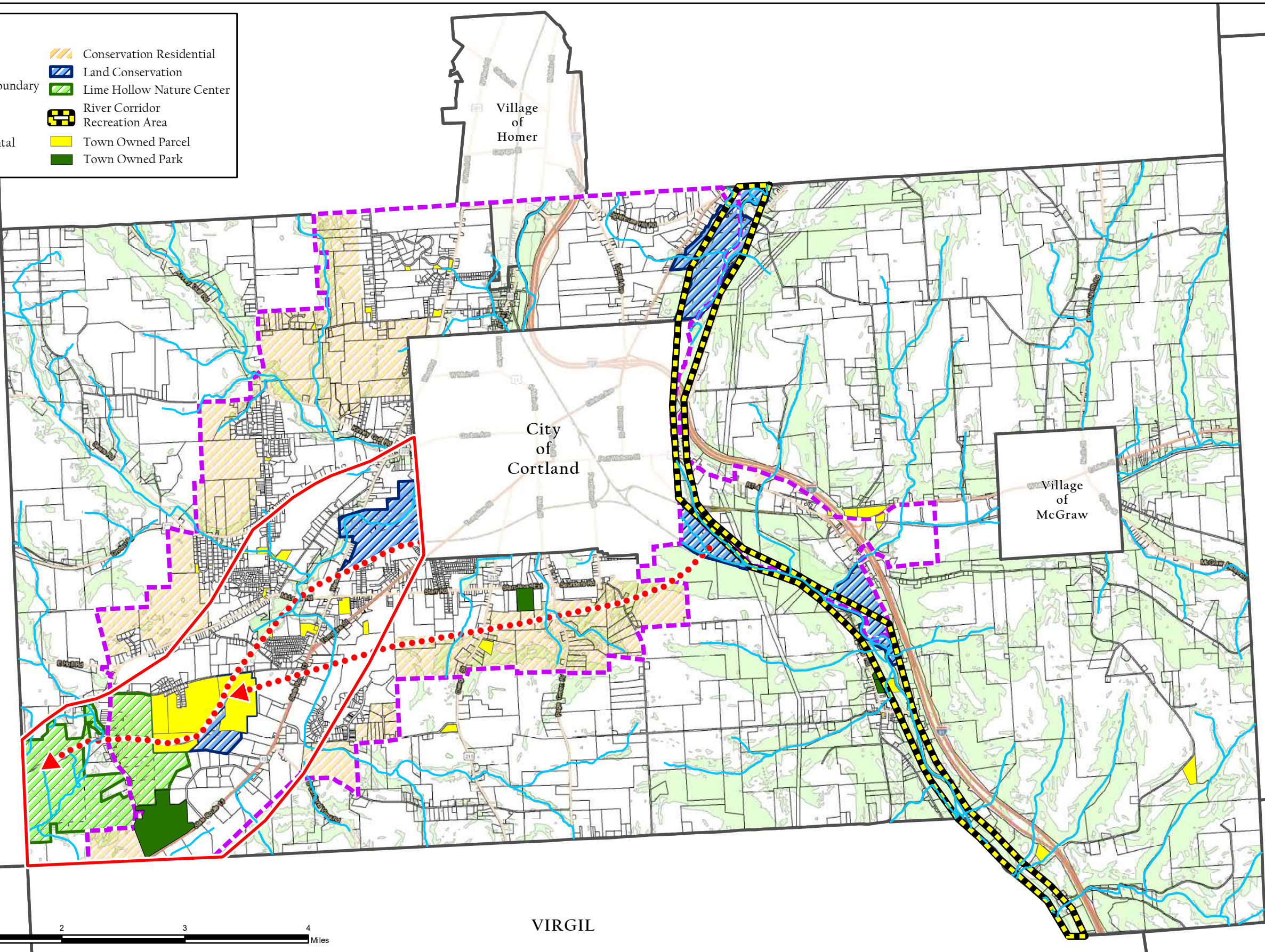
The Town should continue to follow the recommendations outlined in the Water Supply Assessment prepared by the Cortland County Soil and Water Conservation District (2013) related to water withdrawals and water conservation. This report indicates that based on historical growth, it could take decades for increased demand to adversely impact the aquifers ability to provide safe and adequate water. The report does however recommend continued monitoring and water conservation methods.

4.2 Protect and enhance the Tioughnioga River

There have been several initiatives to elevate the Tioughnioga River as a natural and recreational resource over the years. A LWRP prepared by Cortland County with funding from the City of Cortland in December 2006. This LWRP was never adopted; however, the City of Cortland in partnership with other riverfront communities, was awarded funding in 2018, through the Environmental Protection Fund, to update and adopt the plan. The Town should actively participate with the County to support this planning effort. This update should rely on previous work to the extent practicable such as the Tioughnioga River Draft Trail & Public Access Point Location Map which identifies potential public access points in the Towns of Cortlandville, Homer and Virgil.

Legend

-  Stream
-  Potential Trail Connection
-  Potential Future Growth Boundary
-  Steep Slopes, Wetlands & FEMA Floodplains
-  Future Critical Environmental Area Designation
-  Conservation Residential
-  Land Conservation
-  Lime Hollow Nature Center
-  River Corridor Recreation Area
-  Town Owned Parcel
-  Town Owned Park



4.3 Protect and enhance the Lime Hollow Natural Area

The Lime Hollow Natural Area and its programming is a local gem. The approximately 474 acres owned or managed by the not-for-profit Lime Hollow organization provide numerous opportunities for outdoor educational and passive recreational activities including the unique Lime Hollow Forest Preschool.



Properties adjacent to the Lime Hollow Natural Area are zoned for Light Industrial and Commercial uses; therefore, it is critical that natural buffers are maintained and enhanced to protect this environmentally sensitive area. A review of these zoning districts should be completed to determine if protections are adequate.

The Town should continue to support the Lime Hollow Natural Area mission and programming by assisting with identification of funding and resources, advertising and community outreach to ensure that residents appreciate the significance of this environmentally sensitive resource.

4.4 Protect stream and wildlife corridors

Buffers provided along streams and wetlands limit sedimentation and erosion and provide for the movement of wildlife between habitats. New York State regulated wetlands have a regulated 100 foot buffer, referred to as the Adjacent Area, within which uses are regulated and prohibited to protect the wetland. However, streams that are not located within State regulated wetlands (majority of streams within the Town) and wetlands not regulated by the State do not have regulatory buffers and are unprotected from encroachment up to their banks or wetland boundaries. Protecting these resources with buffers is important to ensure good water quality for future generations and to supply the wildlife habitat and corridors necessary for healthy ecosystems. This can be accomplished by requiring a minimum of 30 feet of buffer from the “top of bank” with the first 10 feet remaining a natural buffer. The remaining 20 feet can be maintained as a lawn or landscaped area but may not contain permanent structures, impervious areas or septic systems. These are minimum buffers. The appropriate width may need to be larger to address the resource, such as steep ravines, known areas of localized flooding, locations of sensitive habitat, and the like, determined on a project by project basis.

4.5 Prohibit/limit development on steep slopes

Limiting development on steep slopes protects against the impacts of soil erosion and sedimentation and can reduce the removal of natural vegetation. Maintaining the topography of the land protects the scenic vistas of rolling hills, forests and farmlands found throughout the Town.

While the development of a Conservation Residential zoning district, as noted under Land Management, is one method to protect steep slopes from development, development on steep slopes should be limited in all zoning districts of the Town. Natural resources may be less at risk in more developed areas; however, the potential for property damage to adjacent parcels increases in more developed areas.

5.0 Community Resources and Facilities

5.1 Protect important historic buildings and sites

The Town should protect sites listed on the National Register of Historic Places as well as locally important historical sites and resources through buffers, setbacks and design features. Locally important historical resources should be added to the Resource Conservation Map and/or the Community Resources Map (sites on the National Historic Register are already included).

5.2 Review and update as needed the “Welcome to Cortlandville” pamphlet

This pamphlet provides an interesting and succinct history of the Town and its community resources. This could be updated through collaboration with the Town or County historian. The pamphlet should be made available on the Town website and paper copies available in the Town Hall. Another option is to include a separate tab on the Town website that includes details about the Town’s historic, cultural and community resources. This can serve as a great introduction to the Town for new residents and visitors.



5.3 Support cultural venues such as galleries, studios, art museums, and performance venues

The Town can assist community groups directly to secure space for shows and performances including the use of Town owned facilities or facilitating connections to potential partners that may also assist in securing facilities. The Town can also provide free advertising of events on its website and at Town Hall.

5.4 Collaboration and communications with community groups and agencies

Standard flow of information between community leaders and service providers provides the best opportunity for collaboration on projects to ensure that the community can be adequately served, and that development does not put undue pressure on the very service organization the community relies upon. The Town should designate a specific person or department responsible for this coordination.

- ❖ Reach out to the four (4) school districts serving the Town to identify a point of contact to share development plans with and gather input.
- ❖ Formalize a process to routinely include fire and emergency personnel in the review of development projects.
- ❖ Maintain regular and routine communication with the County Solid Waste Management Department regarding landfill operations and recycling programs and assist with informing the public of program or regulatory changes. Always take a seat at the table in identifying and implementing new and innovative recycling programs.
- ❖ Maintain regular communications with County government and surrounding municipalities regarding the potential to share services, equipment or personnel.
- ❖ Maintain regular communications with the appropriate agencies and municipalities to address common goals and issues for example: communications with the City of Cortland regarding ongoing shared recreation programs and facilities, and communications between Cortland Transit and local municipalities regarding public transportation opportunities within the County.
- ❖ Maintain regular communications and collaboration with groups such as but not limited to the Cortland County Business Development Corporation (BDC) and Cortland County Industrial Agency (IDA), and Chamber of Commerce.

6.0 Sustainability and Fiscal Health

6.1 Earn certification as a “Climate Smart Community”

Adopt the Climate Smart Communities Pledge and actively work towards certification as a New York State Climate Smart Community (CSC) to mitigate and adapt to climate change. There are numerous benefits to becoming a Climate Smart Community such as:

- ❖ Better scores on grant applications for some State funding programs including CSC grants
- ❖ State-level recognition for each community’s leadership
- ❖ Robust framework to organize local climate action and highlight priorities
- ❖ Streamlined access to resources, training, tools and expert guidance
- ❖ Networking and sharing best practices with peers

Implementing certification actions, could result in a number of benefits:

- Cost savings through greater efficiency
- Greater energy independence and energy security
- Improved air quality resulting from switching to clean energy
- Healthier, more walkable urban centers through smart growth
- Conservation of green spaces for recreation and biodiversity
- Reduction of future flood risk through climate change adaptation strategies

- Investment in an economy that supports sustainability and green businesses
- Greater community engagement with residents

Links and more information about these programs including the listing of participating and certified communities can be found on the NYSDEC website at <https://www.dec.ny.gov/energy/65494.html>.

6.2 Actively Seek Funding Opportunities

Many of the programs outlined in this document will require funding to accomplish. The Town should actively research and take advantage of funding opportunities such as the funding programs available through New York State's Consolidated Funding Application (CFA), as well as federal, regional and local programming. The annual CFA grant cycle generally has a July deadline. Many but not all State grants use the CFA portal; therefore, reviews of funding opportunities should take place on a monthly basis.

New York State has recently launched a County Wide Shared Services Initiative, a program to identify and implement effective shared services programs. The Town should actively work with the City and villages to identify opportunities to improve services and reduce costs for residents and businesses (<https://www.ny.gov/programs/shared-services-initiative>).

6.3 Support and attract Community minded businesses

Sustainable development requires the involvement of residents and businesses that are committed to the community. While there are always risks associated with owning and operating a business, providing support and incentives to locally owned businesses and businesses with a history of strong community partnerships will strengthen the business community and attract like-minded businesses. Actively seeking and encouraging a diversity of businesses may serve to mitigate impacts of economic downturns of specific business sectors.

The Town can also encourage economic development by identifying parcels or areas that are appropriate for business development that are served or can be served by utilities and the transportation network. This can be accomplished in part through collaboration with the Cortland County IDA to identify parcels and target the types of development they wish to attract. These are typically parcels with attributes such as transportation access, utilities and limited constraints. Proactively marketing sites and targeting desirable industries or businesses is vital step to attracting high quality development.

Chapter 5

Action Plan

The Comprehensive Plan is not intended to be an end in and of itself. Instead, the plan seeks to establish a clear course of action to implement the community's vision, expressed as an Action Plan (Table 5-1). The Action Plan identifies the tasks and strategies that will implement the recommendations provided in Chapter 4 and prioritizes them to meet the community's most urgent needs.

The timeframes associated with initiating actions are shortest for the highest priority actions. Certain priority actions will take longer than others to complete (for example completing all the necessary zoning reviews and specific changes in the zoning language). It is important however to embark on this action and tackle the most pressing topics first.

As the Town moves forward with the implementation of its Plan, it recognizes that time, money, and opportunity are important factors in determining which actions are given the highest priority. Priorities and actions may be adjusted based on an unanticipated change in circumstance or an unexpected opportunity arises.

The Action Items have been prioritized as follows:

- Immediate –the highest priority actions that should be initiated within one year of Plan adoption. Measures identified as immediate are viewed as critical to implementation of the Plan.
- Short Term – these represent high priority actions that should be initiated within 2 years from Plan adoption. Such activities are important to the Plan, but do not need to be addressed immediately.
- Medium Term – these actions should be initiated within 2-5 years of Plan adoption
- Long Term – these are a lower priority activity that should be initiated within 5-10 years from Plan adoption.
- Ongoing – Certain action items whether immediate, high, medium, or low priority are also identified as ongoing. They may be activities that the Town is currently carrying out and should continue, policies that should be initiated and continued, or otherwise should be addressed throughout the duration of the Plan.

Each action identifies the specific recommendation(s) outlined in Chapter 4 that support the proposed action. Many actions are supported by a singular recommendation. Others are supported by multiple recommendations highlighting the interconnectedness of many of the recommendations

and goals and objectives. In all cases, a review of the referenced recommendation(s) in Chapter 4 provides additional background and direction to accomplish the specified action.

Table 5-1 Cortlandville Action Plan

Action	Priority	Correlation to Recommendations (Chapter 4)
<p>Review and Update Zoning Code This action should be initiated immediately and be completed in 1-3 years. The Town may consider advancing priority rezoning actions independently to facilitate task completion as noted below.</p>		
a. Wellhead Protection Areas and Aquifer Protection District (Articles 1A and 10) – map and adopt CEA and review/update aquifer protections	Immediate	Recommendations 1.5 1.6, 2.2, 2.3, 4.1, 4.3
b. A-R zoning District – update district boundaries and district language including allowable uses.	Immediate	Recommendations 1.1, 1.2
c. Conservation Residential (CR) District – create a new zoning district that provides a transition between rural and more highly developed areas	Immediate	Recommendations 1.1, 1.2, 1.3, 1.11, 4.2, 4.3
d. Solar Energy Law- review and update the 2018 law to ensure the responsible development of solar energy and protection of agricultural resources, and the community and visual character of the Town	Immediate	Recommendation 2.5
e. Business District Overlay – create a new overlay zoning district to incentivize development of underutilized and infill parcels	Short	Recommendations 1.4, 2.1
f. Industrial districts - update I-1 district to include performance standards, review I-2 districts regarding uses and district boundaries.	Short	Recommendation 1.6
g. New Mixed-Use District – consider areas on Routes 11 and 13 near the City to encourage retail, small business, residential mix	Short	Recommendation 1.7
h. Stormwater Management – conduct a culvert study and review stormwater Management and Erosion and Sediment Control regulations (Article XVI) (see Recommendation 2.2 for details). This work could also be incorporated into the Utilities Master Plan (see below).	Medium	Recommendations 2.1, 2.2, 2.3, 4.5
i. Stream Corridor Overlay- require minimum buffers from stream banks and wetlands (this could also be incorporated into Article XVI)	Medium	Recommendations 4.4, 4.5
j. Visual character- update zoning and site plan regulations to address buffers, development on steep slopes and important views from public right-of-way	Medium	Recommendations 1.9, 1.11

Prepare and Adopt Utilities Master Plan		
a. Identify location and timing of sewer/water line extensions including areas where utilities will not be extended	Medium	Recommendations 2.1, 2.4
b. Develop lateral restrictions language in AR District and CR District areas	Medium	Recommendations 1.1,1.2, 2.1
Prepare a Multi-modal Facilities Plan encompassing all transportation modes		
a. Identify existing and future transportation facilities including shared roadways, bike lanes, sidewalks, off-road paths and trails and connections	Medium	Recommendations 3.1, 3.2,3.3, 5.4
b. Include complete streets criteria incorporating public transportation facilities	Medium	Recommendations 3.1, 3.2, 3.3, 3.4
Expand use of Access Management Standards		
a. Review existing standards and update standards outlined in the aquifer Protection Plan	Medium	Recommendations 3.3, 3.4
b. Apply access management standards to the following segments: US Route 11, SR 222, Mclean Road (SR 281/Luker Road vicinity) or apply standards to all B-2, B-3, I-1, I-2 districts.	Medium	Recommendations 3.3, 3.4
c. Review Luker Road/SR 281, SR 281/SR 222 and SR 13/281 intersections for application of complete street techniques	Medium	Recommendations 3.3, 3.4
Protect/strengthen Blodgett Miles Hamlet		
a. Prepare a Neighborhood Plan to address issues and opportunities	Long	Recommendations 1.17, 4.2
Protect/Reinvest in Neighborhoods		
a. Conduct a Housing and Neighborhood Conditions Survey to identify needs and incentives to attract desirable housing options	Medium/long	Recommendations 1.12, 1.13, 1.14,1.15
b. Update Town regulations to implement appropriate transitions between land uses focusing on the transition between residential and none-residential uses	Short* (Review & Update Zoning Code)	Recommendation 1.2, 1.12, 1.14, 1.6
c. Continue to pursue grant funding including CDBG funding and other appropriate sources	Ongoing	Recommendation 1.12, 6.2,

Protect/enhance Tioughnioga River This action is identified as ongoing as the City of Cortland was awarded a grant in late 2018 to complete the LWRP grant process. Other action items may result from the completion of that document.		
a. Actively participate in the recently reinitiated LWRP preparation	Ongoing	Recommendations 1.17, 4.2, 4.4
b. Work to implement public access locations identified through the LWRP process	Medium/Long	Recommendations 4.2, 1.17
c. Protect riverbed and banks from erosion, sedimentation, pollution	Ongoing (Review & Update Zoning Code)	Recommendations 4.4, 4.5
Protect Lime Hollow Nature Center		
a. Review adjacent zoning for conflicts focusing on buffers between adjacent land uses	Short* (Review & Update Zoning Code)	Recommendation 4.3
b. Assign Town liaison to facilitate communications/cooperation	Short	Recommendation 4.3
Land Conservation		
a. Continually update Land Conservation Map included in the Comprehensive Plan as a resource for all Town agencies during project review and issuance of permits	Ongoing	Recommendations 4.2, 4.3, 4.4
b. Update Site Plan regulations to prohibit/limit development in wetlands and floodplains and on slopes greater than 15%	Medium	Recommendations 1.9, 4.4, 4.5
c. Incorporate minimum buffers from "top of bank" for wetlands and streams into zoning and site plan regulations	Medium (Review & Update Zoning Code)	Recommendations 1.9, 4.2, 4.4, 4.5
Sense of Place		
a. Identify gateway locations and develop guidelines	Medium/Long	Recommendation 1.10
b. Identify location for a Town Center/community center	Medium/Long	Recommendation 1.15
c. Assist community groups to secure space for shows and performances and facilitate connections to potential partners (see Collaboration and Communication)	Ongoing	Recommendation 5.3

d. Update -Town materials including the Welcome to Cortlandville Pamphlet identifying historic, cultural and community resources and venues	Ongoing	Recommendations 5.1, 5.2, 5.3
Collaboration and Communication		
a. Schedule regular meetings/communications with adjacent municipalities and County	Ongoing	Recommendation 1.8, 5.4
b. Build/maintain/enhance relationships by scheduling regular communication with agencies, community groups and the public	Ongoing	Recommendation 5.3, 5.4, 3.5, 3.6
Recreation		
a. Maintain/improve town owned park facilities	Ongoing	Recommendations 1.16
b. Maintain partnership with City of Cortland	Ongoing	Recommendations 1.16, 5.4
Sustainable Community		
a. Promote the expansion of broadband: <ul style="list-style-type: none"> • Map existing coverage/identify gaps • Pursue funding for expansion • Promote technology training events 	Ongoing	Recommendations 2.6
b. Promote responsible development of renewable energy sources through the preparation of the appropriate regulatory frameworks.	Ongoing	Recommendation 2.5
c. Collaborate with adjacent municipalities, Cortland Transit, Seven Valleys Health Coalition and others to improve public transportation system and facilities	Ongoing	Recommendation 3.4
d. Collaborate with adjacent municipalities and agencies to identify the potential for shared services	Ongoing	Recommendation 6.1, 6.2
e. Earn Climate Smart Community certification	Medium/Long	Recommendation 6.1
f. Continue actively seeking funding opportunities through regional, state and federal sources.	Ongoing	Recommendation 6.2
g. Actively work to support existing and attract community minded businesses to support a resilient economy and community	Ongoing	Recommendation 6.3

Regarding the action items listed above, it should be noted that while accomplishing all the tasks would result in the successful implementation of the Comprehensive Plan, these actions may require up to 10 years to complete. Therefore, the actions were prioritized to identify those that would have the most significant and immediate impact on accomplishing the Town's goals. As it relates to the Comprehensive Plan's stated vision, goals, and objectives, regulatory changes, specifically the review and update of the Town's Zoning Regulations will have the most significant beneficial impact on land use. This task alone will require both commitment and focus to complete within 1-2 years and should be initiated by the Town immediately upon adoption of the Plan. The Town may find it easier to undertake specific areas one at a time beginning with the existing Wellhead Protection Areas and Aquifer Protection District Regulations. Prioritized and systematic changes in the Zoning will help to prevent unintended conflicts in other sections of the Town's regulations.

In addition to the above, there are several actions that while accomplished individually may not have a large impact on the overall success of the Plan but piggybacked or accomplished in tandem with other actions may have a significant positive impact on the Plan's success and overall quality of life in the Town. Many of these actions could be initiated immediately and continued into the foreseeable future, as they may have a high return for a relatively small investment of time. In some cases, they actions may require little in dollars spent but are more likely to succeed with public support of the Town. These include actions that fall within the categories of sustainable community, sense of place and communication and collaboration. More specifically these actions include maintaining and establishing regular meetings or sharing of information with various governmental units and community groups. The value of an engaged citizenry is immeasurable, resulting in increased volunteerism, community pride, and opportunities that may not be possible if driven by government and regulations alone.

Imagine working with a local garden club to beautify a public space or holding competitions to encourage property beautification in both business and residential neighborhoods, securing a permanent spot for a local farmers market, assisting with publicizing of activities or even finding locations for events such as craft fairs, concerts, and other cultural activities. These types of events build on community – they create ownership, build trust and the willingness of residents to assist and to do even more to make their Town the best it can be.

This regular communication with governmental units, local school districts, or emergency services will allow the Town to more effectively utilize shared resources, accomplish projects more efficiently, generate support for or support beneficial projects and achieve more than working alone. The Town's participation in the renewed Tioughnioga River LWRP process is one example of the power of cooperation and collaboration.

Chapter 6

Inventory and Analysis

Land Use & Zoning

In order to characterize land use within the Town, a combination of a windshield survey, aerial maps, Cortland County mapping, and Cortland County real property data was consulted.

Land Use

Existing land use in Cortlandville is a diverse mix of agriculture, residential, open space (active and passive), commercial and industrial uses (Figure 6-1). Since the preparation of the 1978 Development Plan agricultural operations continue to be significant; however, the Town has continued to grow as it transitions from a rural to a more suburban community. Non-residential land use has generally occurred along important highway corridors, particularly SR 281 and 13 southwest of the City of Cortland and to a lesser extent north of the City, as well as along US Route 11. Over the last decade more than 500,000 square feet of commercial and industrial development on over 150 acres of land has occurred. Sewer and water services are available in many of the areas closest to the City where the intensity of development is highest.

The remainder of the Town's land area consists of agriculture, residential subdivisions, and large lot (rural) residential, designated open spaces, and undeveloped lands. Apartments and smaller lot residential subdivisions are generally connected to sewer and water and are located proximate to major roadways and to the City of Cortland. There is a significant amount of open or undeveloped land associated with agricultural properties. For the most part, Cortlandville has not been impacted by sprawl style development where lands are developed a distance from available public utilities thereby requiring an extension through the intervening undeveloped areas.

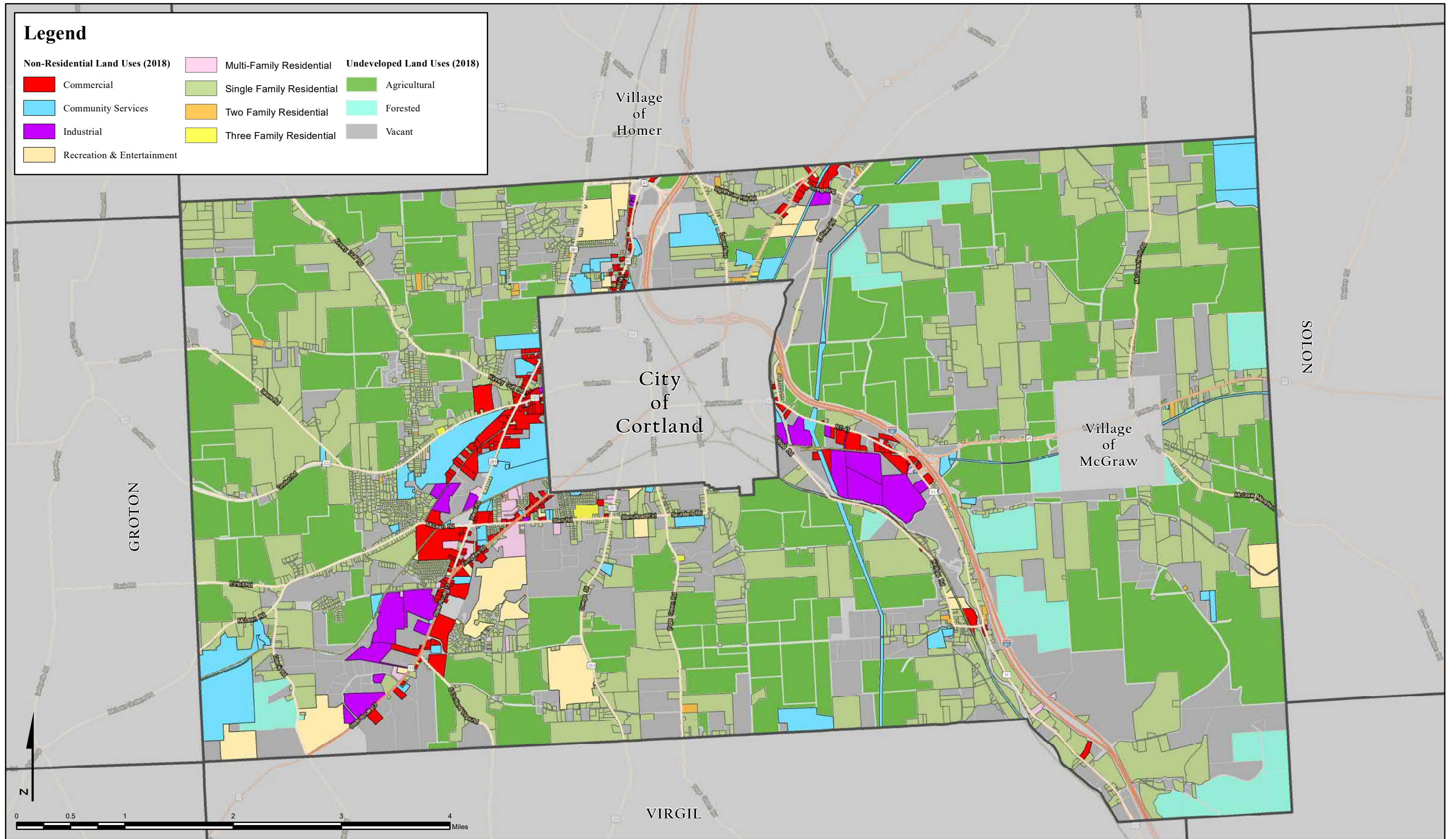
In order to provide additional focus to the land use discussion, the Town was divided into five-character areas or neighborhoods based on development patterns, infrastructure and physical features (Figure 6-2). These areas are discussed in more detail below.

- ❖ Planning Area 1 - State Route 13 South

The SR 13 South Corridor begins at the Town Boundary with Virgil, including parcels east of SR 281 and terminating at the City of Cortland. This corridor is perhaps the most densely developed area in

Legend

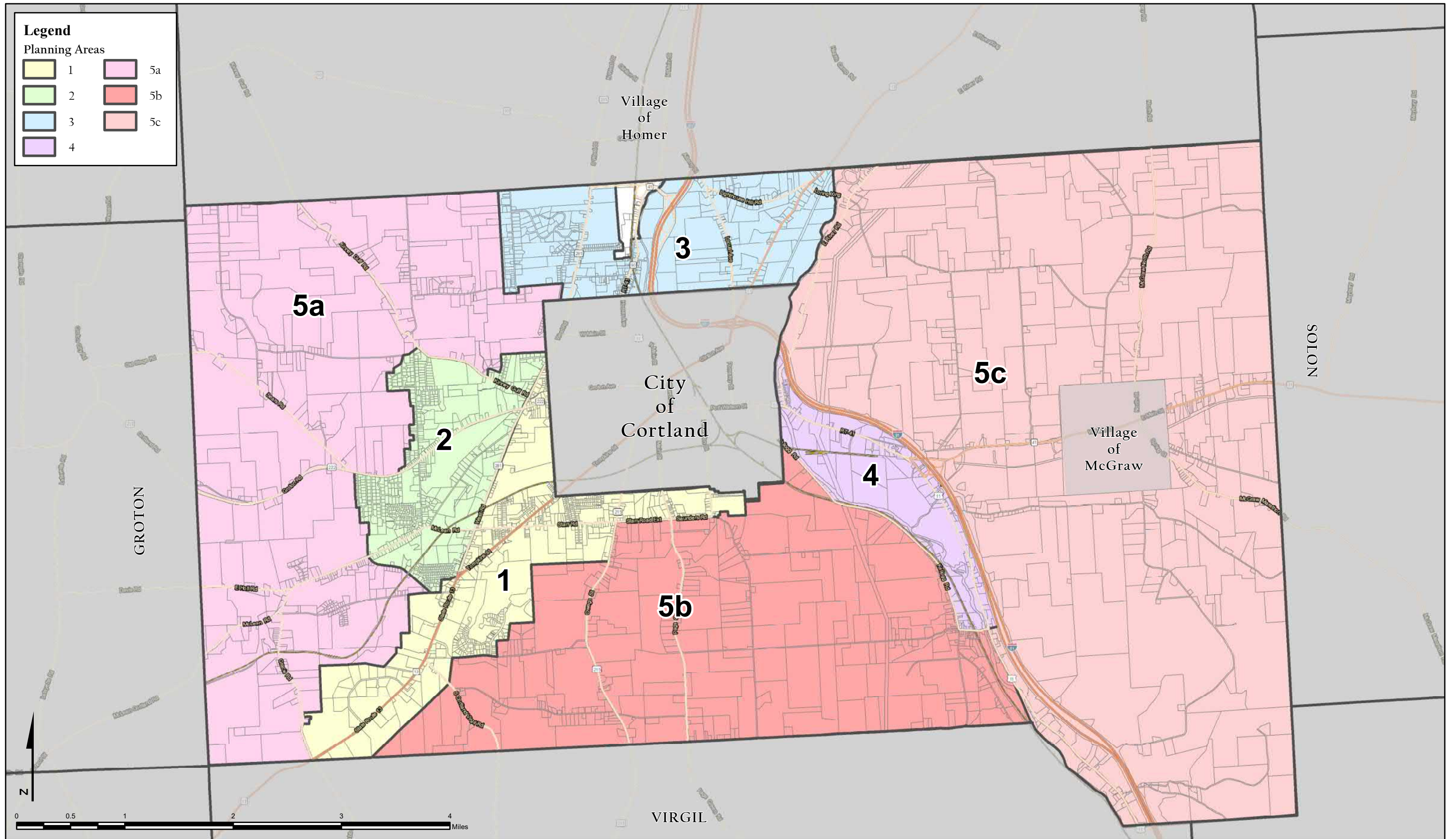
Non-Residential Land Uses (2018)		Undeveloped Land Uses (2018)	
■	Commercial	■	Multi-Family Residential
■	Community Services	■	Single Family Residential
■	Industrial	■	Two Family Residential
■	Recreation & Entertainment	■	Three Family Residential
		■	Agricultural
		■	Forested
		■	Vacant



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Figure 6-1
Existing Land Use
NYS Property Codes, March 2018



the Town and is dominated by commercial and industrial uses. Development proximate to the City includes a variety of commercial and retail uses such as movie theatres, car rental, eateries, personal service, and specialty sales (equipment, cars), many located in strip malls and plazas. Although non-residential development dominates the area north of Lime Hollow Road, there are several apartment complexes, a mobile home park, and residential subdivisions in this Corridor. Vacant land is limited in the area north of Lime Hollow Road; however, there are under-utilized parcels that could present redevelopment opportunities. This area includes the SUNY Cortland athletic facilities and a forested area associated with Otter Creek.

South of Lime Hollow Road are several large shopping plazas anchored by big box retailers such as Walmart and Lowe's, as well as the Cortlandville Crossing shopping plaza. There are a number of businesses situated on individual lots including Tractor Supply Company, Pyrotek, and Byrne Hollow Yoghurt Plant. Immediately adjacent to the Bryne Hollow Yoghurt Plant is the site of the Gutches Lumber Sports Complex currently under construction. It is anticipated that upon completion,

this 100-acre sports complex will be utilized for large-scale regional tournaments and competition in a variety of sports. As one travels away from the City, there are more undeveloped parcels and those that are developed include more greenspace.

A residential subdivision is located behind the Walmart Supercenter with access to Bennie Road and another is located just south of the City in the area of Starr road and Owego Street. Walden Place, a senior living facility, is also located off Bennie Road near Walmart. Both Town Hall and the Cortlandville Fire Department are situated off Terrace Road in a triangle of land between SR 281(West Road) and SR 13.

The entire area is auto oriented; pedestrian and non-motorized vehicle accommodations are limited. Sewer and water lines extend into this area along a number of roadways. The Terrace Road well is located within this Planning Area.



❖ Planning Area 2 - State Route 222 /Luker Road Area



Adjacent to the SR 13 corridor, the SR 222/Luker Road Area also includes substantial commercial, retail, industrial and business development. Development on parcels immediately west of SR 281 near its intersections with Luker Road and SR 281 is industrial and warehouse in scale with large expanses of parking and limited green space. Large scale commercial and industrial development continue further to the south on Luker Road and SR 281 with slightly more green space.

Residential subdivisions and residential uses on individual lots are located on both sides of Fairview Drive and south of McLean Road. Apartments are situated north of McLean Road and west of West Road. The Cortland County Airport also represent significant land use in this corridor. This corridor is also auto-oriented with limited accommodations for pedestrians or non-motorized vehicles.

❖ Planning Area 3 - State Route 281/State Route 13 North

This small area is bisected by four important north-south roadways including SR 281 representing the western boundary, I-81 bisects the interior with direct access to US Route 11 via Exit 12 and SR 13. Homes on individual lots and the Cortland Country Club line SR 281. Homes as well as highway commercial uses and small businesses are located along US Route 11 and Fisher Avenue. Commercial activity is generally to automotive repair, outdoor utility storage areas, gas stations and fuel storage areas. Sewer and water lines are located along a number of roadways between SR 281 and US Route 11.



The Cortland County Fairgrounds and the Central New York Living History Center in the former AB Brown Department Store are also found in this Planning Area. Between I- 81 and Route 13 land use consists almost exclusively of forested areas dotted by agricultural fields with the exception of properties lining SR 13. Land uses are quite varied, ranging from the Onondaga-Cortland-Madison County BOCES, a music park, two campgrounds, automotive service related businesses and several residences. Undeveloped areas on SR13 consist primarily of mowed fields.

❖ Planning Area 4- Route 11

This area includes the area often referred to as Polkville and is bounded generally by I- 81 and the Tioughnioga River and includes a number of large industrial land commercial uses including Polkville Crushed Stone, Suit-Cote Corporation, Marvin Windows, CNY Power Sports, Cazenovia Equipment

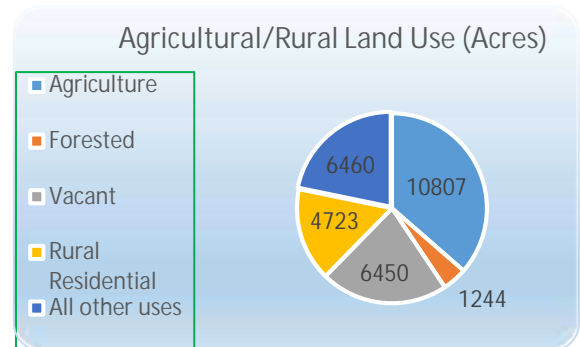
Company, Microbac Laboratories, and Penske Truck Rental. The area also includes gas and retail convenience stores along US Route 11.



There are some residential lots located between the City boundary and I-81 and extending slightly south along US Route 11. Generally, lands between US Route 11 and I-81 remain undeveloped. Municipal sewer and water services are available on US Route 11 to the vicinity of Polkville Road and extending to SR 41.

❖ Planning Area 5 - Agricultural and Rural Areas

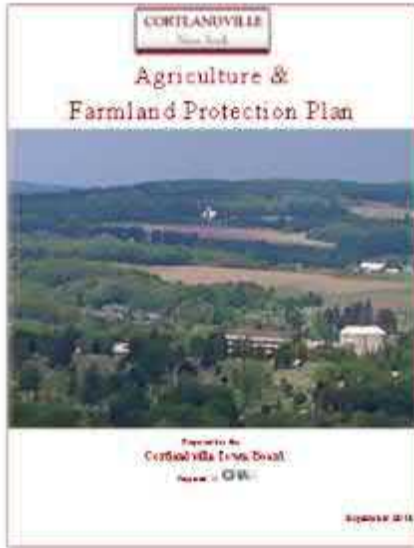
As noted, existing development generally emanates from the City along key transportation corridors. Agricultural and rural land uses remain the dominant land use in Cortlandville, as illustrated in the accompanying and later in Tables 6-1 and 6-2. Approximately 78% of Cortlandville's land area can be categorized as agriculture, forest, vacant and rural residential.



Agricultural lands are generally cohesive, consisting of farms, homes on larger lots along county roads, and other undeveloped forested and field areas. These areas are not served by municipal utilities.

Recognizing the importance of agricultural operations and businesses to both the economy and the Town's identity, the Town prepared an AG Plan with funding from the NYS Department of Agriculture and Markets. The AG Plan was adopted by the Town Board in November 2018 and includes a series of recommendations to promote and maintain a strong agricultural sector in the Town.

The central recommendation was to adopt what is referred to as the Buffer Development Scenario. This recommendation creates a buffer or growth boundary that encompasses both existing, non-agriculturally zoned areas, and additional adjacent Agriculturally (AG) zoned lands that would be available for development. This scenario provides significant area for future growth, while protecting roughly 19,400 acres of agricultural lands including most but not all lands designated in Cortland County Agricultural District # 1. As noted in Chapter 4 Recommendations, these boundaries were refined by the Steering Committee and will result in approximately 22,780 acres designated as Farmland Conservation. The Future Growth Boundary is reflected on Figure 4-1, Future Land Use. The complete AG Plan is on file with the Town Clerk and is available on the Town website at <https://www.cortlandville.org/>.



Agricultural District #1 totals approximately 19,409 acres within the Town of Cortlandville, the majority but not all agricultural operations in Cortlandville are mapped within the Agricultural District. Agricultural operations include dairy, field crops, cattle, and other livestock as indicated by New York State Property Class Codes. Approximate acreages include:

Livestock (including dairy and cattle)	2,941 acres
Field crops	8,321 acres
Vacant Agricultural land	8,347 acres

While this provides a general sense of the extent of agricultural lands in Cortlandville it should be noted that farmland is sometimes coded as vacant when it is in use as a hayfield or pasture and as residential when the use is predominately agricultural. In order to provide additional focus to the extensive agricultural land use, Planning Area 5 has been subdivided into three areas on Figure 6-2.

5a-West

The highest concentration of active farmlands can be found in the West Planning Area. Although there are both livestock and field crop operations in this area, livestock operations are more predominant. This area has also been the subject of the highest concentration of residential building permits over the time period from 2007 to 2017. Residential structures are located on lands that include farm operations or on single lots. Lands along the adjacent eastern boundary with the Town of Groton reflect similar uses.



The limited number of non-farming or residential land uses include several churches, and small businesses. In addition, the Lime Hollow Nature Center, portions of the Elm Tree Golf Course, and the Tunison Aquatic Science Lab and Cortlandville Sand and Gravel are in this Planning Area. Finally, the Lime Hollow well field is located south of Lime Hollow Road in the vicinity of the former Lehigh Railroad.

5b-South Central

There are also large concentrations of agricultural operations in the south Central planning area. This area appears nearly evenly split between field crops and livestock operations. As in the West area, land use consists generally of farming operations and residential uses on individual lots. Two Golf

Clubs are located in this area the Willowbrook Golf Club and Walden Oaks Country Club. A similar agricultural rural character exists on lands to the south in the Town of Virgil.



The Hamlett of Blodgett Mills Road is also located within the Planning Area in the vicinity of Blodgett Mills and Kellogg Road intersection and the Tioughnioga River. The Hamlett is characterized by several older commercial, industrial land uses closest to the River and US Route 11 and homes on small lots as the hill climbs towards Kellogg Road and beyond. Blodgett Mills Park is located within the Hamlet on

Kellogg Road and boat access to the Tioughnioga River including a small parking area is located on the south side of Main Street.

5c-East

Although agricultural uses remain significant, there is a lower concentration of active agricultural operations in the East Planning Area. Similar to the other Agricultural and Rural areas, with the exception of the Village of McGraw, roadways and residential development are limited. Residential units on single lots dot SR41 and County Route 116 (Spring Street). Lands appear to be open fields either in crops or recently mowed, as well as forested. The County Landfill is located on Town Line Road in the northeast corner of the Town.



❖ Summary of Town-wide Land Uses

Table 6-1 below provides a break down by acreage and parcel of land uses within the Town utilizing 2018 New York State Land Classification Property Codes on a town-wide basis.

Table 6-1 Existing Land Use Summary in Cortlandville*				
Land Use Category	Number of Parcels	Total Acres	Percent of Town Coverage	Average Acres/Parcel
Agriculture	112	10,427	36.85%	93.09
Forested & Conservation	18	1,245	4.16%	69.18
Vacant	687	6,179	20.65%	8.99
Single Family Residential	2,231	8,423	28.15%	3.78
Two Family Residential	41	58	0.19%	1.42
Three Family Residential	8	25.63	0.09%	3.20
Multi-Family Residential	32	121.86	0.41%	3.81
Commercial	243	585.1	1.96%	2.41
Industrial	26	513.69	1.72%	19.76
Community Services	73	1322.48	4.42%	18.12
Recreation/Entertainment	25	712.81	1.90%	28.51
No Land Use Code	21	303.78	0.01%	14.47
Totals	3,517	29,918	100.00%	8.51

*Discrepancies in parcel and acreage totals between Tables 6-1 and 6-2 are attributable to minor differences in data sets and parcel mapping.

Zoning











Chapter 178 of the Town Code establishes Cortlandville’s Zoning Ordinance. The primary zoning districts include: AG Agricultural; R-1, R-2 and R-3 Residential; B-1, B-2 and B-3 Business and Commercial; I-1 and I-2 Industrial; and Planned Unit Development. Non-residential zoning districts, similar to existing land use patterns tend to be located along principal arterials, several of the major collector roadways and in proximity to the City of Cortland. A vast majority of lands within the Town are currently zoned for Agriculture (Figure 6-3).

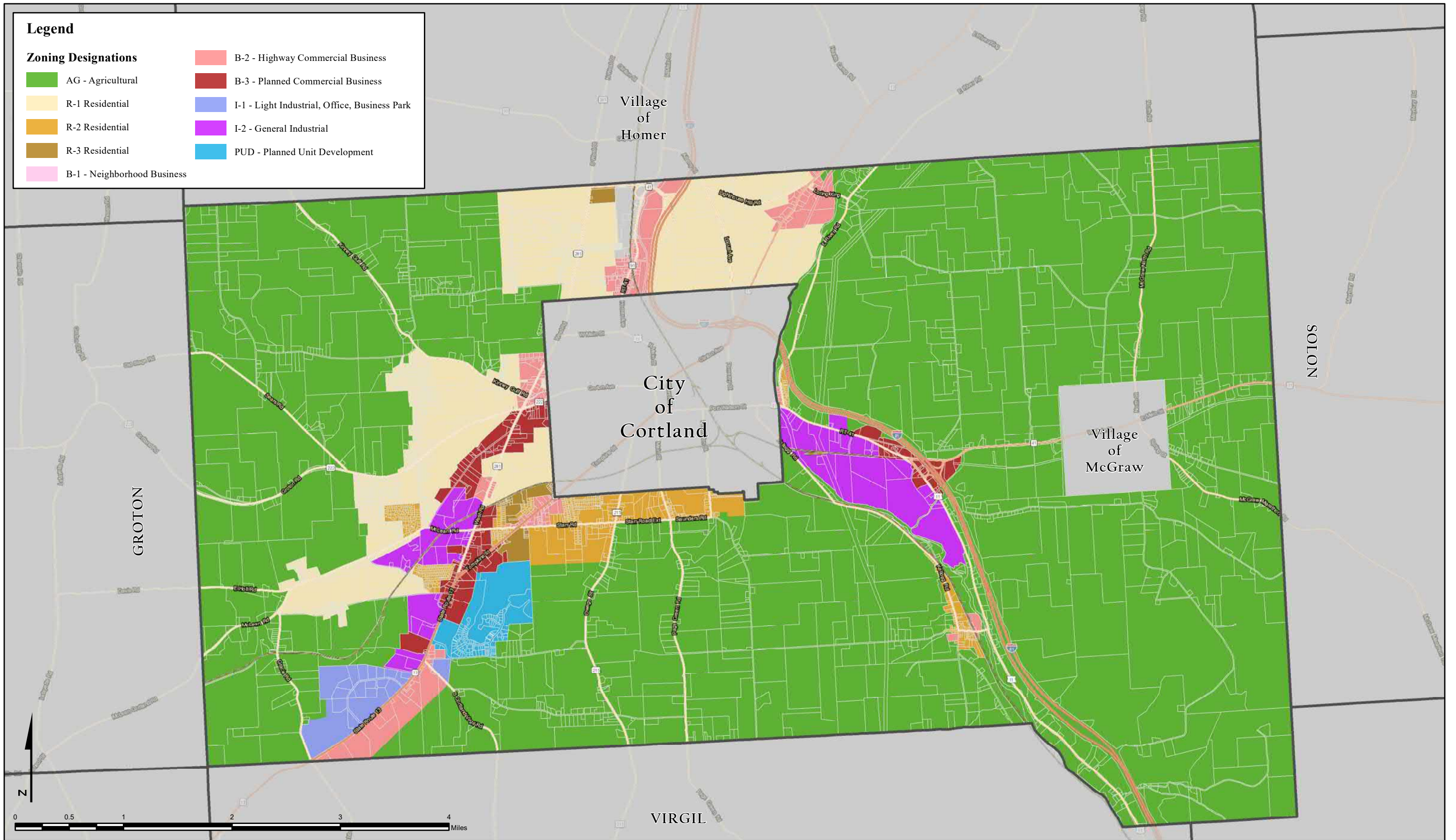
Commercial and Industrial zoning is located primarily along SR 13, SR 281 and Luker Road southwest of the City and US Route 11 southeast of the City. At this juncture, existing zoning in the Town generally reflects the land use within a specific zoning district. Lands not zoned AG are generally served by municipal water and sewer. Sewer and water lines do not serve the majority of lands zoned AG, however there are several instances where utilities encroach or are adjacent to AG zoning.

Three Wellhead Protection Zones are located within the Town associated with the municipal wells in the Town (Terrace Road and Lime Hollow Road). The City of Cortland’s wells are located just within the City’s border on Broadway. The Wellhead Protection Zones overlap with business and industrial

Legend

Zoning Designations

	AG - Agricultural		B-2 - Highway Commercial Business
	R-1 Residential		B-3 - Planned Commercial Business
	R-2 Residential		I-1 - Light Industrial, Office, Business Park
	R-3 Residential		I-2 - General Industrial
	B-1 - Neighborhood Business		PUD - Planned Unit Development



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Figure 6-3
 Existing Zoning

zones, which at times results in conflicts between the requirements and allowable uses outlined in these zones.

The official version of the Town’s Zoning Map was prepared and is maintained by the Cortland County Planning Department and includes boundaries of the Town’s Wellhead Protection Zones. This information is delineated on Figure 6-4.

The Town’s Zoning Ordinance can be accessed at <http://ecode360.com/8478426>. A breakdown of zoning districts in the Town including acreage, coverage and parcels is included in Table 6-2 below.

Zoning District	Total Acres in District (including ROW)	Percent of Town Coverage	Number of Parcels	Total Parcel Acreage (excluding ROW)	Average Acres/Parcel
Agricultural	25,055	80.0%	1,332	24,188	18.16
R-1 Residential	2,878	9.2%	918	2,633	2.87
R-2 Residential	672	2.1%	689	615	0.89
R-3 Residential	123	0.4%	52	112	2.15
B-1 Business	113	0.4%	5	129	25.80
B-2 Business	575	1.8%	261	439	1.68
B-3 Business	511	1.6%	185	439	2.37
I-1 Industrial	316	1.0%	23	315	13.70
I-2 Industrial	724	2.3%	71	702	9.89
PUD (Planned Unit Development)	313	1.0%	129	291	2.26
Totals	31280	100.0%	3,665*	29,863*	8.15

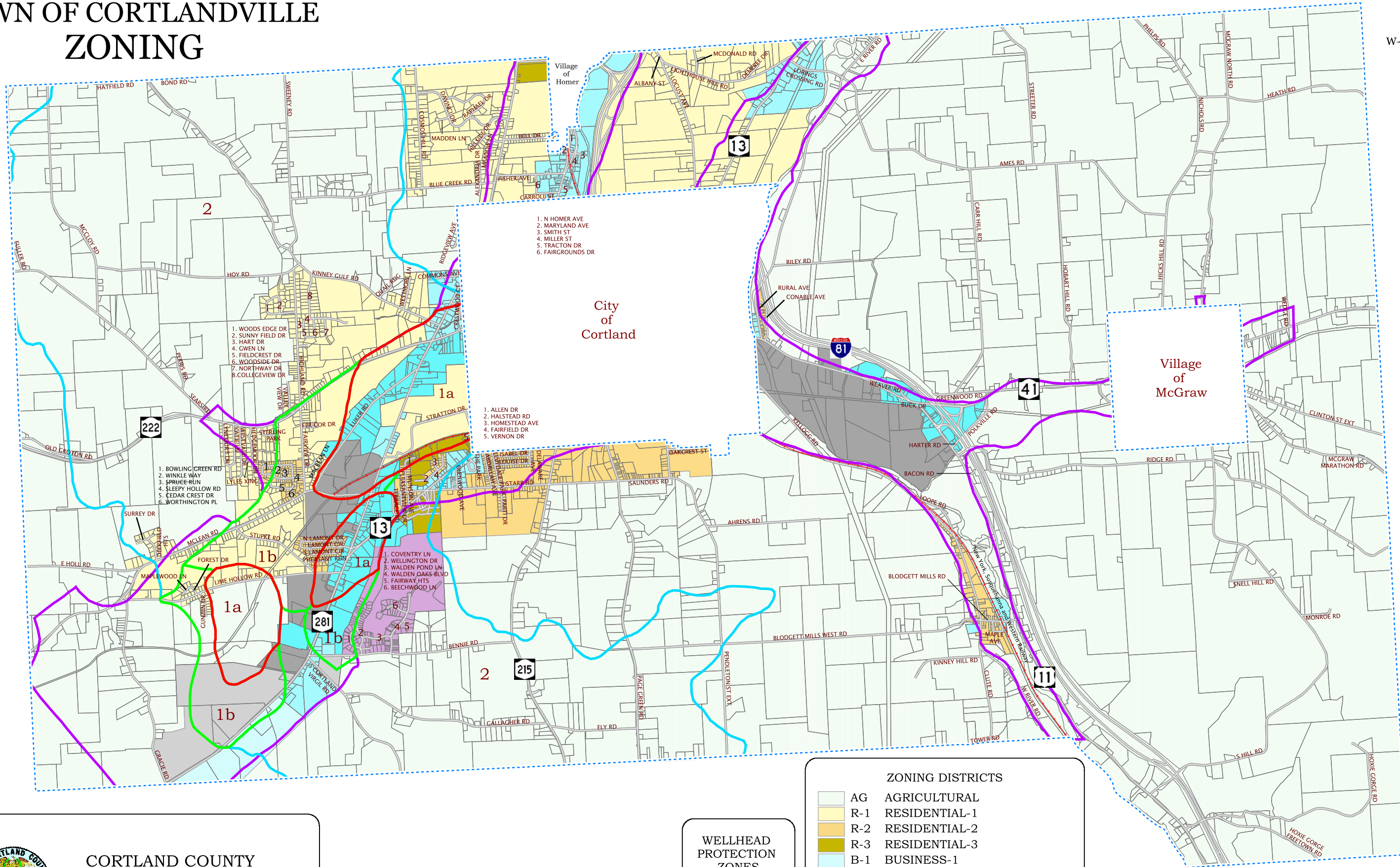
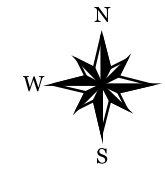
*Note: Discrepancies in parcel and acreage totals between Tables 6-1 and 6-2 are attributable to slight difference in data sets and parcel mapping.

Opportunities and Constraints

The Town has experienced significant growth particularly along highway corridors over that last 10-15 years. Generally, development has radiated outward from the City of Cortland along highway corridors such as SR 13, 281 and to a lesser extent US Route 11. Although agricultural, forested and vacant lands still account for nearly 62% of the land within Town borders, if the Town were to experience full build-out according to the existing zoning regulations it would be unrecognizable. Each red dot on Figure 6-5 represents a home that could be constructed in the AR zone based on current regulations. Steep slopes and wetlands were excluded from developable areas as well as the lands that are part of the Lime Hollow Nature Center. While full build-out is unlikely in the foreseeable future, this figure demonstrates its potential.

The opportunity to study and amend zoning and land use policies to meet the goals of sustainable land use that protects important resources and meets the needs of residents and businesses remains

TOWN OF CORTLANDVILLE ZONING



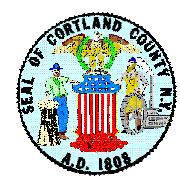
1. N HOMER AVE
2. MARYLAND AVE
3. SMITH ST
4. MILLER ST
5. TRACTON DR
6. FAIRGROUNDS DR

1. WOODS EDGE DR
2. SUNNY FIELD DR
3. HART DR
4. GWEN LN
5. FIELDCREST DR
6. WOODSIDE DR
7. NORTHWAY DR
8. COLLEGEVIEW DR

1. ALLEN DR
2. HALSTEAD RD
3. HOMESTEAD AVE
4. FAIRFIELD DR
5. VERNON DR

1. COVENTRY LN
2. WELLINGTON DR
3. WALDEN POND LN
4. WALDEN OAKS BLVD
5. FAIRWAY HTS
6. BEECHWOOD LN

1. BOWLING GREEN RD
2. WINKLE WAY
3. SPRUCE RUN
4. SLEEPY HOLLOW RD
5. CEDAR CREST DR
6. WORTHINGTON PL

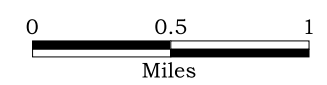


CORTLAND COUNTY
PLANNING DEPARTMENT
37 CHURCH STREET
CORTLAND, NY 13045

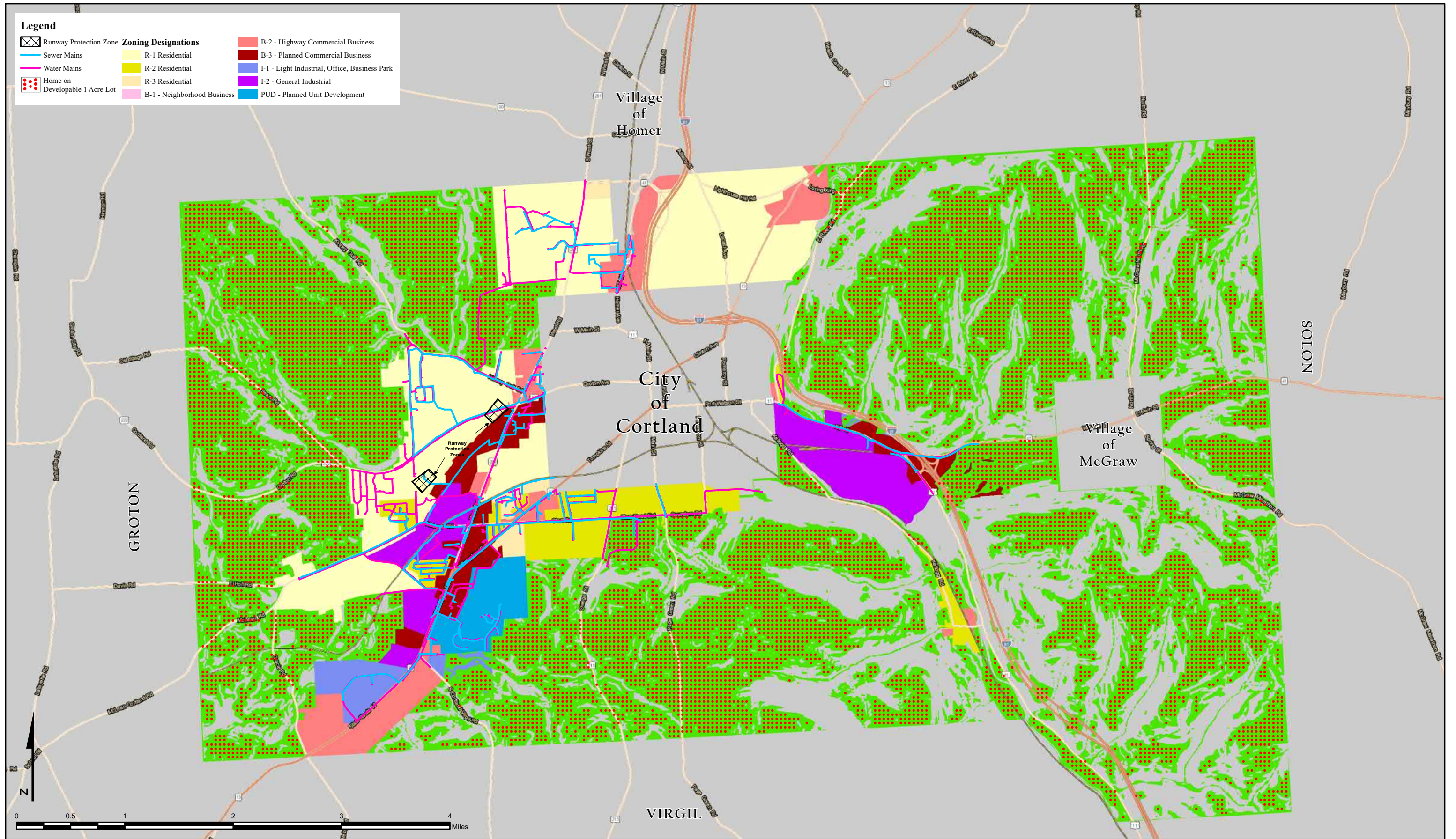
AQUIFER PROTECTION DISTRICT

- WELLHEAD PROTECTION ZONES
- ZONE 1a
 - ZONE 1b
 - ZONE 2

ZONING DISTRICTS	
	AG AGRICULTURAL
	R-1 RESIDENTIAL-1
	R-2 RESIDENTIAL-2
	R-3 RESIDENTIAL-3
	B-1 BUSINESS-1
	B-2 BUSINESS-2
	B-3 BUSINESS-3
	I-1 INDUSTRIAL-1
	I-2 INDUSTRIAL-2
	PUD PLANNED UNIT DEVELOPMENT



6-4
Wellhead
Protection Zones



viable. Land use policies that direct development to appropriately zoned areas with adequate services and incentivizing infill and rehabilitation in these areas rather than greenfield development will provide opportunities for growth and limit “leap-frog” development. One method to accomplish is the implementation of the “Development Buffer” as recommended in the Town’s AG Plan. The intent of the buffer or growth boundary is to direct development inside the growth boundary and limit development outside the boundary. This scenario also addresses the extension of sewer and water. The complete document is located on the Town’s website at <https://www.cortlandville.org/>.

Directing development to infill sites can also limit the impacts of projects that are on the “edge” of a zoning district such as a large non-residential project located adjacent to a residential neighborhood. Transition (step down) zoning could be considered to reduce these impacts. Projects proposed at the edge of a zoning district should be carefully reviewed to reduce potential conflicts related to layout, screening, traffic movement, and the intensity of the proposed use.

Zoning and other land use policies, by design, constrain development and at times may conflict with goals of individual landowners. A carefully conceived growth management plan will provide opportunities for land development and resource protection and is essential to a sustainable future for the Town and its residents.

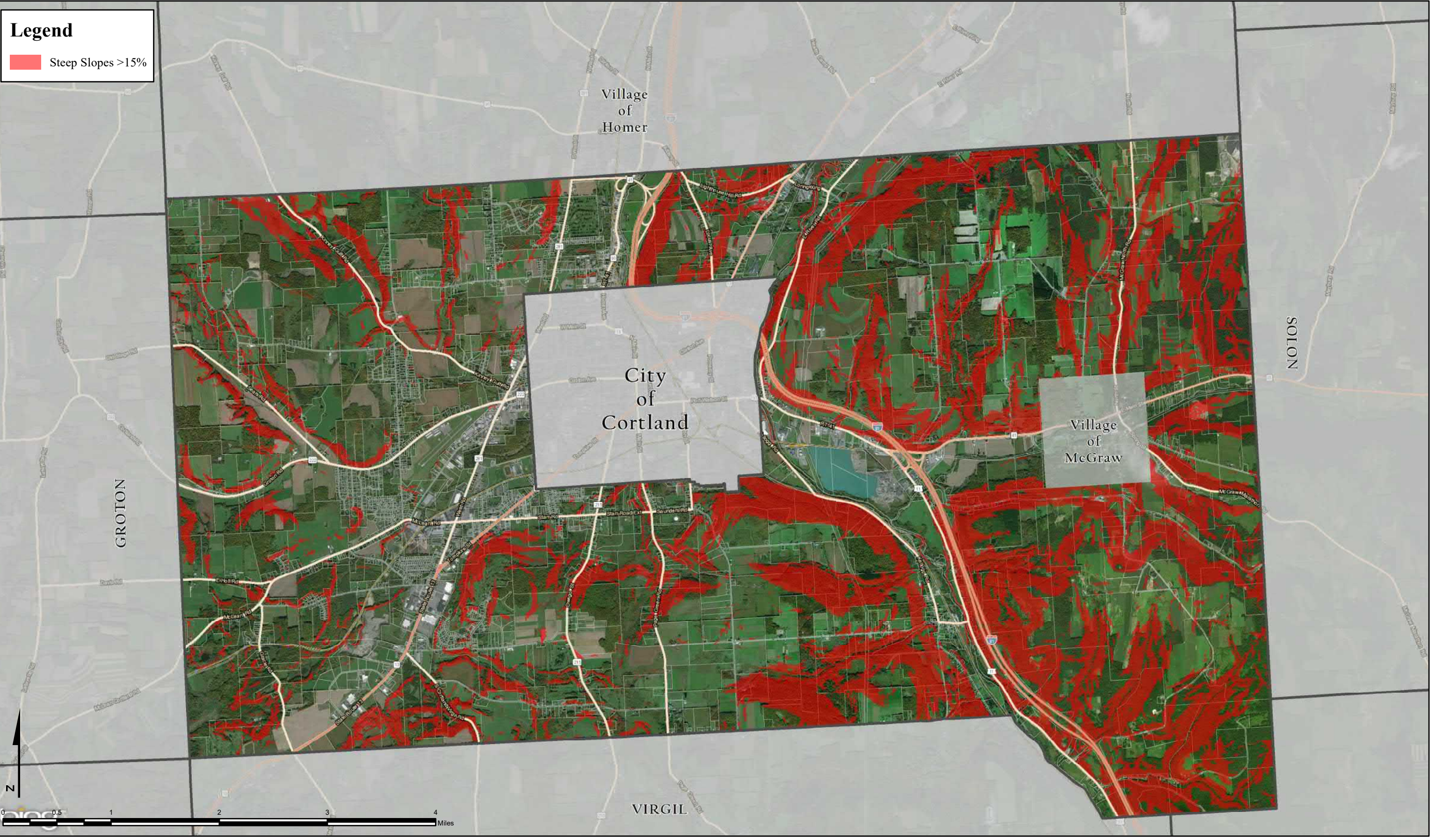
Topography and Soils

Topography in Cortlandville can be characterized as varied; ranging from nearly level to undulating to steep (Figure 6-6). Elevations generally slope from northwest to southeast towards the City of Cortland and then rise in the same direction to the Town’s southern boundary with Virgil and eastern boundary with Solon. The highest point is approximately 2,000 feet above mean sea level (MSL) at Cortlandville’s boundary with Virgil near Pendleton Street Extension and the lowest elevation appears to be 1150 MSL in the area of the Cortland County Club.

Much of the Town is marked by undulating topography with numerous small hills and valleys. Although steep slopes in excess of 15% occur in locations throughout the Town, they are more prevalent to the east of I-81 and south of the City of Cortland, often associated with the various stream systems. In general, slopes of less than 15% percent are considered developable. Slopes in the range from zero to 10 percent generally occur in the vicinity of transportation corridors. Many of these relatively flat areas adjacent to important transportation corridors have already undergone considerable development.

Nearly the entire Town consists of Prime Agricultural Soils and farmland of Statewide Importance (Figure 6-7), generally coinciding with level and gently sloping topography. Prime farmland soils are also concentrated along roadways such as I-81, US Route 11, SR 13, 281 and 222 and other level areas within the Town. These high quality, moderately sloping to level soils already cleared of trees are also desirable for construction and development activities. This has led to the construction of the many

Legend
Steep Slopes >15%

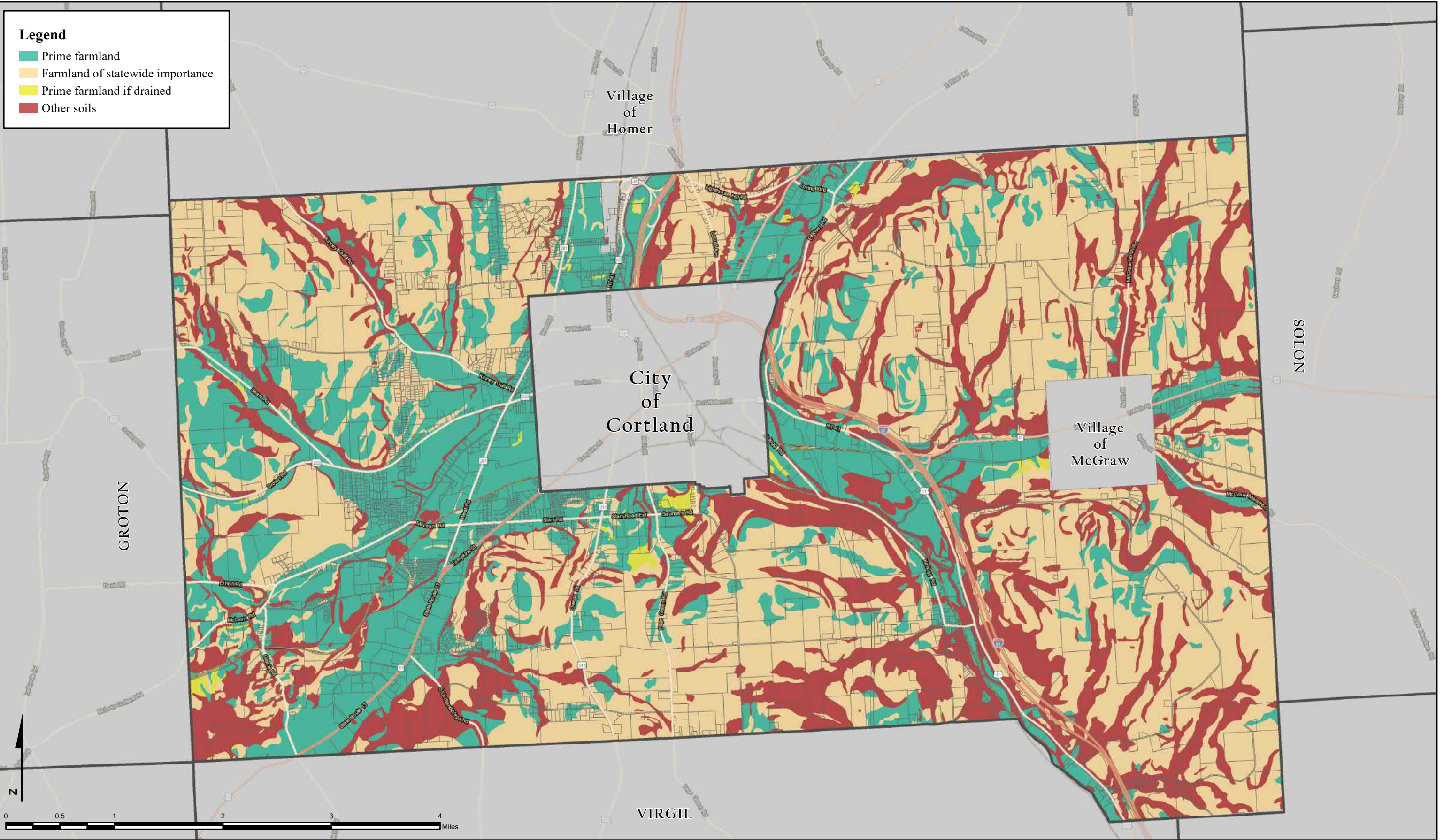


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Figure 6-6
Steep Slopes



roadways noted above and the subsequent conversion of prime farmlands to other uses in recent decades.

Farmland of Statewide importance cover the remainder of the Town with the exception of soils associated with stream systems and several small areas south of the City. Farmland of Statewide Importance east of I-81 and south of the City are disrupted by steep slopes with greater regularity than in the western part of Town. These soils also display attributes similar to Prime Agricultural Soils that make them attractive for development.

Opportunities and Constraints

The varied topography combined with the agricultural and undeveloped lands provides an aesthetically pleasing environment. Projects designed in harmony with existing topography will limit impacts to the aesthetic quality of the Town and limit the potential for soil erosion and sedimentation. Limiting development of steep slopes will protect streams from potential water quality impacts caused by erosion and run-off since many of the steep slopes in Town are associated with streams.

The majority of the Town features soils that are favorable for both agriculture and development activities. The challenge to the Town is to determine the proper balance between these activities as discussed under land use and zoning.






Surface and Groundwater

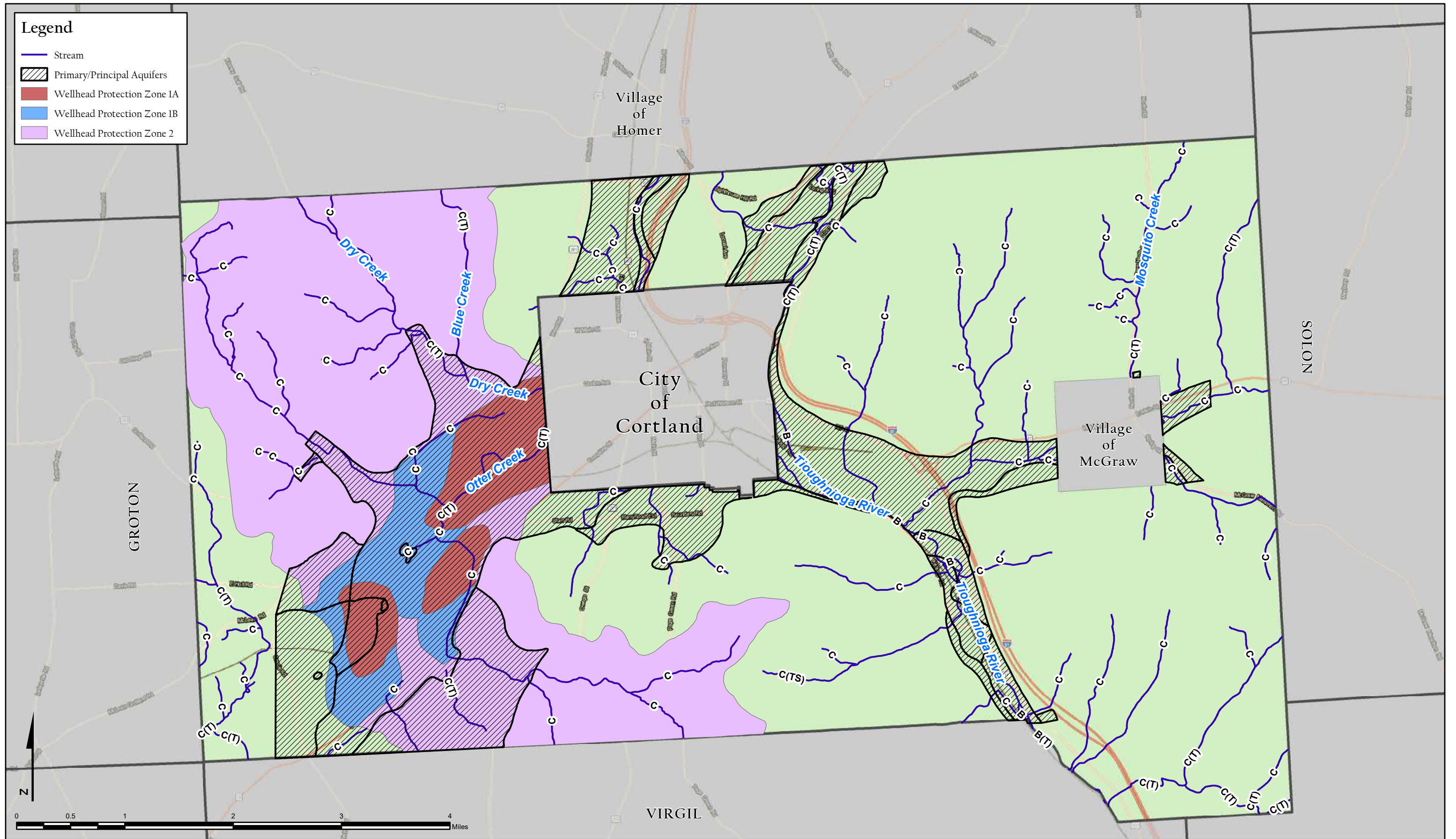
Significant water features are depicted on Figure 6-8. The Tioughnioga River is an important regional watershed and a NYS Designated Inland Waterway; it includes the East and West Branches that combine to form the main body of the Tioughnioga River in the City of Cortland. From the City it flows south to its confluence with the Chenango River in Broome County. The Tioughnioga River is part of the Susquehanna River Watershed and as such is part of the upper Chesapeake Bay watershed, the largest estuary in the United States. Other water important features include Trout Brook, Blue Creek, Dry Creek, Mosquito Creek and Otter Creek.

Figure 6-8 also includes the NYSDEC water quality classification used for the purposes of regulating discharges into these water bodies in accordance with the State Pollutant Discharge Elimination System (SPDES). These classifications refer to the suitability of a given water feature (lake, pond, river, stream) for human use.

Classifications include water supply designations (AA-S, A-S, AA) and normal designations ranging from A (suitable for most uses) to D (unsuitable for primary contact). Each water quality classification carries with it a set of discharge limitations designed to protect or improve the water quality. A "T" modifier is used for those streams that have or could have a trout population. Effluent limitations on the demand for oxygen are more stringent, since high oxygen content is essential for trout survival. In addition, the ecology and geomorphology of streams with a classification of C(T) or higher

Legend

-  Stream
-  Primary/Principal Aquifers
-  Wellhead Protection Zone 1A
-  Wellhead Protection Zone 1B
-  Wellhead Protection Zone 2



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Figure 6-8
Aquifer
&
Stream Systems

are protected/regulated pursuant to Article 15 of the NYS Environmental Conservation Law and its implementing regulations (6 NYCRR 608).

The NYSDEC also regulates work occurring in the bed and banks of these streams and requires a permit from the NYS Department of Environmental Conservation (NYSDEC). In addition to State regulations, the U.S. Army Corps of Engineers (USACE) regulates all waters of the U.S. Therefore, almost any water body (streams, ponds, and lakes) falls under federal jurisdiction. The extent of regulatory involvement depends on many factors. In general, Section 404 of the Clean Water Act regulates the discharge of dredged or fill materials into all waters of the U.S. Section 401 of the Clean Water Act (federal program granted to the State) regulates the quality of the discharge, which can include discharges from erosion. Section 10 of the 1899 Rivers and Harbors Act regulates most activities in navigable waterways.

The Town is underlain by the Otter-Dry Creek Aquifer, a highly productive glacial-outwash aquifer identified by the NYSDEC as a primary aquifer. This important water supply is also designated as a sole source aquifer by the United States Environmental Protection Agency (USEPA) as part of the Cortland-Homer-Preble Aquifer system. This aquifer supplies the municipal water system and individual wells within the Town. As a result of considerable commercial and industrial growth, a Water Supply Assessment for the Town was completed by the Cortland County Soil and Water Conservation District in 2013 (on file at Town Hall) to assess the water availability and plan for future water use. The report reviewed the natural recharge rates within the aquifer to determine the sustainable yield of municipal wells currently operated by the Town. This assessment also considered the impacts Town water supply withdrawals might have on natural resources and other water users.

Combined with other users of the aquifer (private residential wells, municipal systems, and businesses) the withdrawal rate in 2013 was estimated to be 3 to 4 MGD which is well below the natural recharge rate for the aquifer (estimated to be 20 MGD).

Lands within the wellhead protection zones (Figure 6-4) are subject to regulations established in Article IA Wellhead Protection Areas and Article X Aquifer Protection District in the Town of Cortlandville Zoning Ordinance. These regulations outline requirements and limitations for certain activities such as outdoor storage, storage and disposal of chemicals, and greenspace.

Opportunities and Constraints

Water is an essential resource for any community. As part of the Chesapeake Bay estuary it is important to recognize the potential impact that activities along the Tioughnioga River and tributaries could have on the Susquehanna River, the Chesapeake Bay and ultimately the ocean. As such maintaining its overall health is critical to Cortlandville and any community within this watershed.

Protection of the Otter-Dry Creek Aquifer, as the sole water source for residents and businesses within the Town and region, is an important consideration during the review of development projects. This water source is plentiful; capable of supporting additional water demand. Ensuring its protection may result in limiting certain development.



The Tioughnioga River also represents an untapped recreational and open space resource. It's designation by New York State as an Inland Waterway provides the opportunity for the Town to work with other communities along the River to prepare and adopt a Local Waterfront Revitalization Plan (LWRP). These plans establish a long-term vision for development, establish partnerships and help create funding opportunities for waterfront communities. It is worth noting that work on a LWRP had been initiated in the past, but the adoption process was never completed locally.

Streams including the Tioughnioga River also provide important wildlife corridors that allow movement between habitats, while avoiding conflicts with people or the built environment.

Wetlands and Floodplains

Wetlands

NYSDEC and National Wetland Inventory (NWI) mapped wetlands, as well as floodplains mapped by FEMA are depicted on Figure 6-9.

State regulated wetlands are limited to several areas in the southwestern portion of the Town; an area bordering the Town of Groton and areas in the vicinity of Gracie Road and Lime Hollow Road. Federal wetlands under the jurisdiction of the U.S. Army Corps of Engineers (USACE) are scattered throughout the Town, especially in low-lying areas along the Tioughnioga River, Dry Creek and Otter Creek.

A wetland of note east of Gracie Road known as Chicago Bog is a NYSDEC Class II wetland representing one of the few intact kettle bogs in the Finger Lakes Region. This unique ecosystem is on lands owned by Byrne Hollow Farm and is accessible from Bryne Hollow Crossing off of SR 13 as well as the Lime Hollow Nature Center.

Located to the south of Lime Hollow Road and mapped as NWI wetlands, are several ponds identified as Marl Ponds. These unusual features, also called kettle ponds





were formed by glaciation. The ones in Cortlandville are spring fed and are typically bleached white in late summer with most of the spring water evaporated. Marl is a clay-like substance rich in lime that was used on agricultural fields in the 1800's.

The USACE has jurisdiction over all waters of the United States, including wetlands and is responsible for enforcing Section 404 of the Clean Water Act and Section 10 of the 1899 Rivers and Harbors Act. Most wetlands within the Town, including State regulated wetlands, are subject to Section 404 regulations that are limited to the discharge of dredged or fill materials into federal wetlands and other waters of the U.S. Federally regulated wetlands are defined by USACE as:

Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include swamps, marshes, bogs, and similar areas (33CFR 328.3).

The actual identification of federal wetlands and their boundaries requires a wetland delineation, usually conducted on a case by case basis due to the cost and time limitations placed on jurisdictional determinations.

The U.S. Fish and Wildlife Service uses aerial photography to identify potential wetland areas through a process referred to as photo-interpretation. Figure 6-9 identifies numerous potential wetland areas based on the NWI.

New York State regulates all wetlands that are 12.4 acres (5 hectare) or greater in size pursuant to the Freshwater Wetlands Act (Article 24 of the Environmental Conservation Law (ECL) of 1975). These wetlands are mapped and classified by the NYSDEC. State classifications are based on variations in cover type, ecological associations, special features (critical or fragile resources), hydrological and pollution control features, and distribution and location that affect wetland benefits (6 NYCRR 664.5). The highest classification is I and is afforded the greatest amount of protection; the lowest is IV.

A 100-foot buffer zone is extended from the wetland boundary to protect the wetland from encroaching development and other impacts. Any work occurring within the buffer zone or wetland would require a permit from NYSDEC.

Floodplains

Floodplains also exist along numerous waterways (Figure 6-9); the most extensive located adjacent to the Tioughnioga River. The ravines associated with many stream systems within Cortlandville limits the extent of the 100-year floodplain. Critical to floodplain management is the identification and protection of the floodway, the portion of the floodplain that is regularly flooded during most storm events. Encroachment into the floodway, as well as the floodplain, reduces the flood storage area and increases the potential for higher flood elevations upstream.

Although the extent of the 100-year floodplain is limited within the Town, several areas of localized flooding were identified by the Steering Committee, Municipal Officials and the public. Some of these areas include Kellogg Road, SR 13 near Loring Crossing, Starr Road, and Luker Road. This could be the result of increased development and/or inadequately sized culverts at road crossings and may require additional field work and review of the Town's stormwater management regulations.

Opportunities and Constraints

Wetlands and floodplains are limited within Town boundaries; however, these resources still must be protected. Protection of the floodway is critical to floodplain management as encroachment on the floodway reduces the flood storage area and increases the potential for higher flood elevations. Cortlandville participates in the National Flood Insurance Program and has developed regulations in the Town's zoning law to protect the floodway.

100 year and 500-year floods are defined by FEMA as events that have a one in 100 or one in 500-chance of occurring each year. In many parts of the country, significant flooding events (100-year or 500-year) have been occurring in greater frequency than statistics would indicate as normal.

Although the extent of 100-year FEMA floodplain is limited in Cortlandville, localized flooding does occur with greater frequency in several areas of the Town. This impact can become more significant if proper stormwater management techniques are not utilized or if existing stormwater management facilities need maintenance or are inadequate.

Protection of wetlands assists with flood storage and provides water quality benefits, as well as providing habitat for numerous wildlife species. The Lime Hollow Nature Center and its unique ecosystem represents an excellent opportunity to protect these features but also to educate the public on their value.

Transportation

Table 6-3

The transportation system within the Town of Cortlandville consists of a network of roadways that are used by all modes of travel, including cars, freight, transit, pedestrians and bicyclists. Of the working population, approximately 94% of work-based trips made by Town residents are by automobile (83% drive alone and 11% carpool). Alternative work-based trips utilize walk/bike (2%) or transit (<1%) modes. The remaining 3% of the working population are home-based. The average travel time to work for Town residents is 18.7 minutes.¹ Table 6-3 shows a comparison of the Town's work-based travel characteristics to Cortland County and statewide trends. The Town's reliance on the roadway network as a primary means of travel is consistent with the Town's rural context.

This section provides a brief summary of the modes that collectively comprise the Town of Cortlandville's transportation system including highways and streets, transit operations, and facilities for nonmotorized travel. A more detailed description of the Town's transportation characteristics including traffic volumes, roadway capacity, and pavement conditions is included in Appendix D.

Roadways

The Town of Cortlandville is comprised of a network of roadways that include an interstate, U.S. Routes, State Routes, County Routes and local (Town) roads.

❖ Federal Routes

I-81 is a major north-south corridor through the Town that has three interchanges; Exit 12 with US Route 11 and I-81, Exit 11 with SR 13, in the City of Cortland, and Exit 10 with SR 41 and US Route 11. I-81 is a 4-lane divided roadway with a posted speed limit of 65 mph. I-81 carries the highest average annual daily traffic (AADT) volumes in the Town (Figure 6-10).

US Route 11 travels only a short distance in the Town, from the southern boundary of the Village of Homer to the northern boundary of the City of Cortland, before it flows through the main City streets,

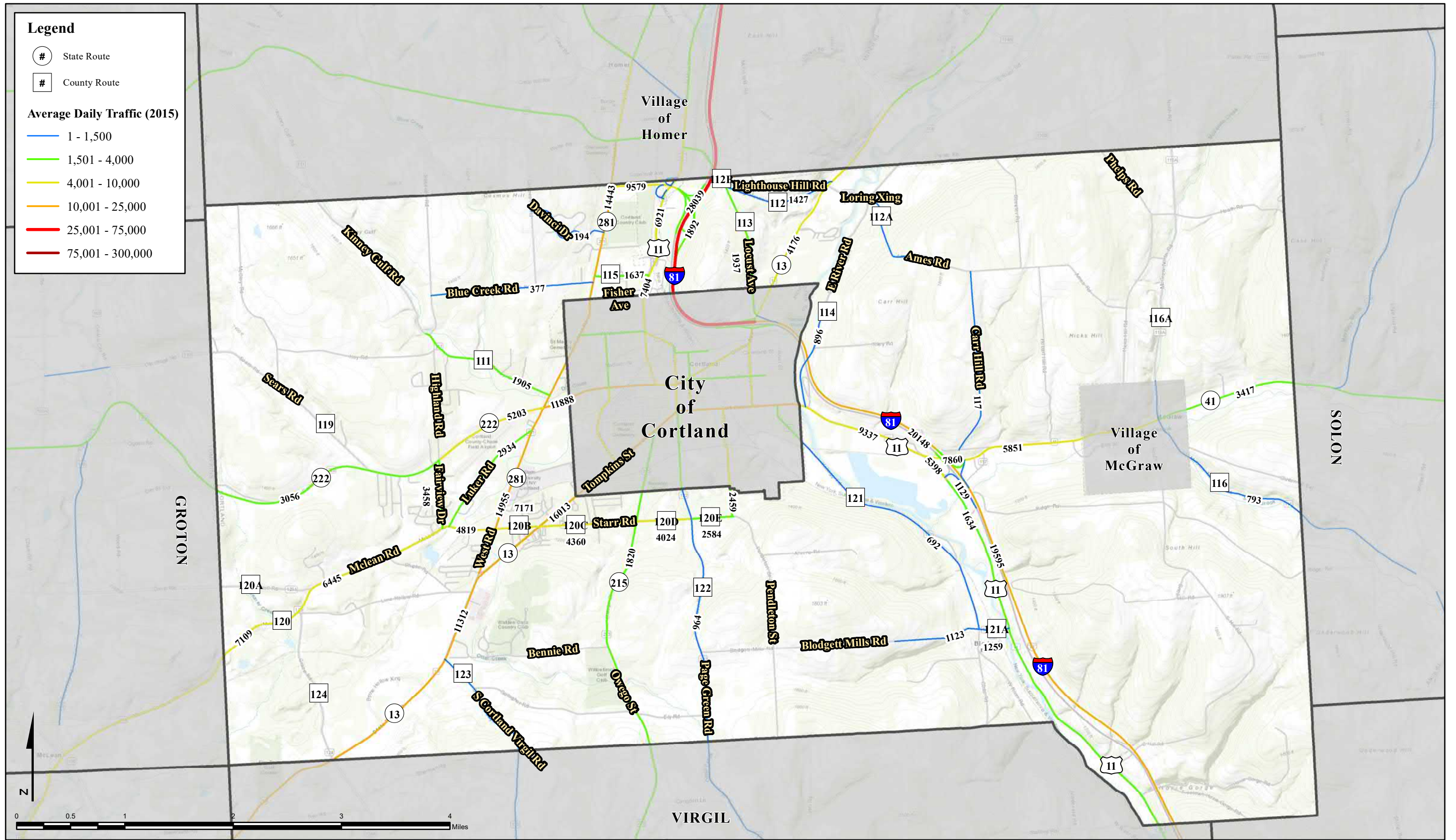
¹ American Community Survey 5-Year Estimates, 2012-2016, U.S. Census Bureau

Legend

- # State Route
- # County Route

Average Daily Traffic (2015)

- 1 - 1,500
- 1,501 - 4,000
- 4,001 - 10,000
- 10,001 - 25,000
- 25,001 - 75,000
- 75,001 - 300,000



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Figure 6-10
Annual Average
Daily Traffic
(AADT 2015)

leaving the City on Port Watson Street at the bridge over the Tioughnioga River. From this point, it follows the river southeast to the southern Town line and southward, paralleling the I- 81 highway.

❖ State and County Routes

The state system consists of SR 281, 222, 215, 41, and 13. SR 13 heading southwest from the City of Cortland and SR 281 between SR 13 and the Village of Homer carry the highest number of vehicles. The AADT for State and County routes are depicted on Figure 6-10.

Most of the County Routes in Cortlandville are two lane asphalt roadways with shoulders that vary from 2 feet to 8 feet. The following routes in Cortlandville are part of the County system:

Table 6-4 County Routes

Kinney Gulf Road (111)	McLean Road (120)
Lighthouse Hill Road (112)	East Holl Road (120A)
Loring Crossing (112A)	Starr Road (120B and 120C)
Albany Street 112B	Starr Road Extension (120D and 120E)
Locust Avenue (113)	Kellogg Road (121)
East River Road (114)	Page Green Road (122)
Fisher Avenue (115)	South Cortland Virgil Road (123)
McGraw Marathon Road (116)	Old Groton Road (200)
Sears Road (119)	

All other roads in the Town are local roads. The local roads are generally two-lane asphalt roadways with no medians and shoulders that vary between 0 and 5 feet. Dependent on jurisdiction, roads are maintained by either NYSDOT, Cortland County or the Town. As noted in Table 6-5, the Town is responsible for approximately 72 centerline miles of roadway.

Table 6-5 Centerline Mileage by Maintenance Jurisdiction

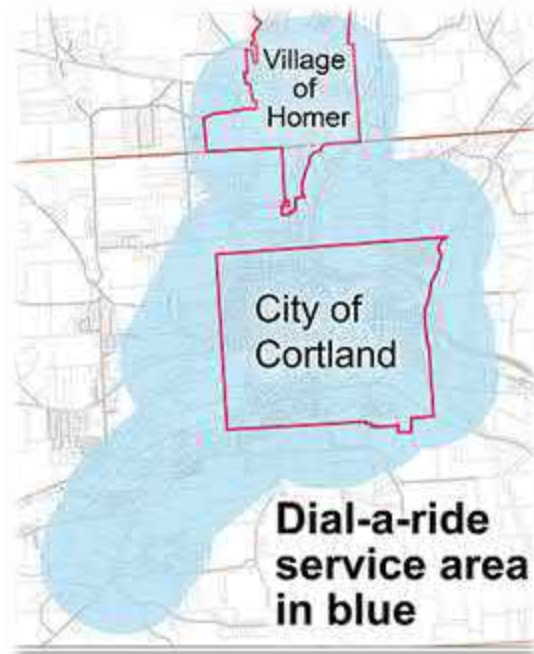
Maintenance Jurisdiction	Centerline Miles	Percentage
NYSDOT	29.75	23%
County	28.00	22%
Town	71.70	55%
Other State Agencies	0.57	0%
Total	130.02	100%

"Other State agency" includes Office of Parks, Recreation and Historic Preservation; Dept. of Environmental Conservation; Office of General Services; and others.

Public Transportation

Cortland Transit provides public transportation for Cortland County. Buses operate Mondays through Fridays between the hours of 6AM to 6PM. All bus routes currently hub at the County Office Building (COB) in the City of Cortland. Regional rides via Greyhound and Trailways buses can be accessed here also.

Cortland Transit operates five fixed routes within Cortland County. Routes 1-4 primarily travel within the City of Cortland, the Village of Homer, and the Town of Cortlandville. They leave the COB on the hour and the half hour. Route 5 includes bus runs in the morning and in the afternoon travelling from the COB to the more rural areas of the eastern portion of the County (Cincinnatus and Willet). While



there are some bus shelters located throughout Cortland County, it is primarily a "hail the bus system."

Route 6 is one of two inter-county bus routes and travels to TC3 and the Village of Dryden, in Tompkins County. Presently there are two morning runs, one at noon, and two later afternoon runs. The Route 7 bus travels to Cornell, also in Tompkins County, once in the morning and once in the evening and primarily accommodates Cornell students and employees.

Persons can ask for a Route Deviation of within 3/4 of a mile from Routes 1-4 at the top of the hour runs. Dial-a-Ride, a curb to curb service within 3/4 of a mile of a fixed route, is available but must be scheduled with Cortland Transit.

Source: <https://www.way2gocortland.org/local-transit>

Buses feature bike racks to integrate bicycle and transit services and expand the accessibility of these modes. Within the Town, bus shelters exist at 823 SR 13 (JM Murray) and 4059 West Rd (SR 281) (JM Murray Employment Connection).

Taxi service is available within the County, including some that can provide wheelchair accessible transportation. Uber and Lyft drivers do cover the county, but their numbers are currently limited.

❖ Rail

The New York Susquehanna and Western Railway (NYSW) provides freight service between Newark, NJ and Syracuse, NY. The NYSW railroad tracks extend from the southeast of the Town of Cortlandville / Town of Virgil boundary and run parallel with I81 through the City of Cortland to the Cortlandville / Homer Town Lines. There are at-grade crossings with SR 281 and McLean Road (CR

120) that feature rail warning signals and gates. In the vicinity of its crossing with CR 120, the line appears to be abandoned.

Pedestrian and Bicycle Facilities

❖ Pedestrian Facilities

Walkability is an important aspect of a transportation system and is often accommodated using shoulders and/or sidewalks. Shoulders or sidewalks are provided along most of the Town's commercial routes, including SR 13, SR 222 and SR 281, which provides pedestrian connectivity between the commercial district at Munson's Corners (Tompkins street/Starr Road/McLean Road intersection) and the City of Cortland.

There are also several crosswalk locations, with some including pedestrian signals and pushbuttons. There are 2 crossing locations on SR 13 that are more than 1 mile apart, and 3 crossings of SR 281 which range from less than ½ mile to nearly 1 mile apart. While frequent crossings reinforce walkability with the potential to fuel greater demand, implementing a crosswalk should be based on multiple factors, including land uses, present and future demand, traffic volumes, pedestrian compliance, speed, safety, and crash history.

❖ Bicycle Facilities

Bicycles share the road with the vehicular traffic. There are no special provisions for accommodating bicyclists in the Town. In cooperation with the City of Cortland and Village of Homer, the Town has launched LimeBike, a service that provides "grab-and-go" style bike rentals for a small fee. LimeBike employs a dockless system where riders unlock bikes to ride then leave them at their destination.



Photo credit: Katelyn Hession/Cortland Voice

❖ Multi-use Trails

Multi-use trails can accommodate both bicycle and pedestrian travel. A multi-use trail is predominantly recreational but can also be used for community and other travel needs. The Town of Cortlandville does not have any Town-owned/operated multi-use trails at this time.



Cortland County Airport

Chase Field located on SR222 is a public use airport owned by Cortland County and operated by the County Highway Department. It is a general aviation airport with a single 75 X 3400-foot runway, three main hangars, 40 single engine T-hangars and 4 Twin Engine T-Hangers. It also features 20 tie downs on an asphalt tarmac.

As required by the Federal Aviation Administration (FAA), the County must maintain and periodically update its Airport Master Plan in order to receive Federal funding. As of Spring 2020, the Cortland County website indicated that once the FAA provided concurrence the final copy of the Master Plan would be available.

Other Planning Documents

Both the 1978 Plan and the Aquifer Protection Plan outlined a number of recommended transportation improvements. The Tables 6-6 and 6-7 below summarizes the proposals and their status. Recommendations that have not been implemented should be reevaluated to determine future status.

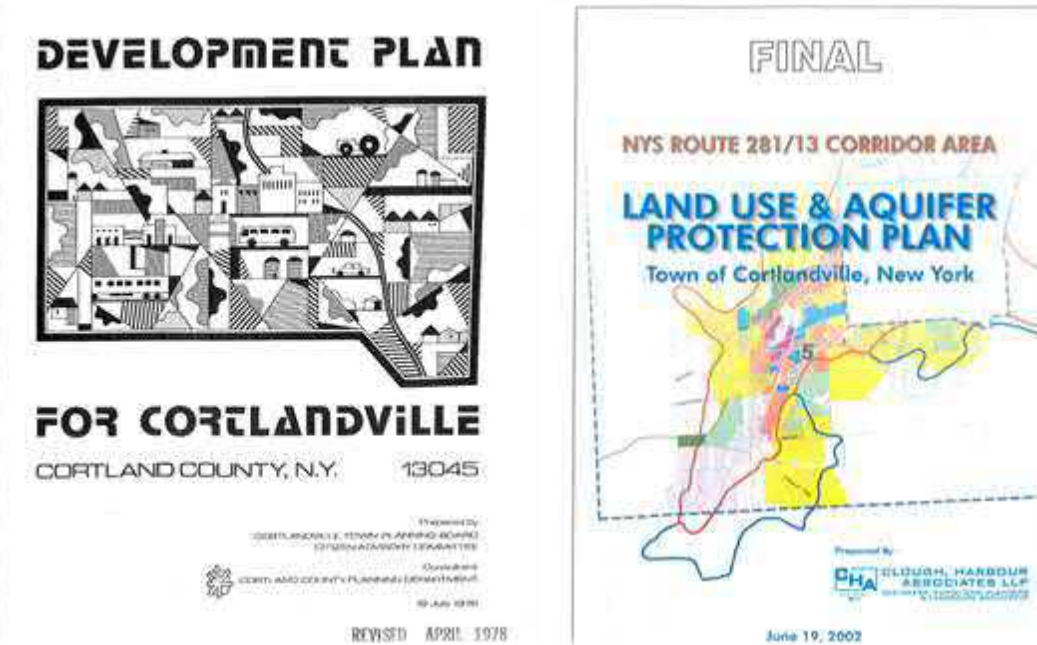


Table 6-6: Recommended Improvements – Previous Town Planning Documents

1978 Comprehensive Plan	
Recommendation	Status: Y= Yes, N=NO, P= Partial U=Unknown
Address acute angle and crossing of Starr Road (CR 120) and SR 13 including: Channelization of traffic, illumination, control signals, warning lights	P
Realign Lighthouse Hill Road (CR 112) and SR 13 with Loring Road (CR112A) and SR 13	N
Widen/realign McLean Road (CR 120)	Y
Extend Ames Road east to Phelps Road and McGraw North Road	N
Realign Blue Creek Road at right angle with SR 281 directly across from Fisher Avenue (CR) 115 to eliminate “dogleg”	N
Construct 4-lane, limited access highway parallel to SR 13 to enhance traffic movement form Tompkins County to I81	N
Circumferential route to west and south of City including several new roads	N

Table 6-7: Recommended Improvements – Previous Town Planning Documents

Route 281/13 Land Use & Aquifer Protection Plan	
Recommendation	Status: Y= Yes, N=NO, P= Partial U=Unknown
Enable trucks to bypass SR 281 to limit potential aquifer impacts related to vehicle spills of hazardous potential/toxic materials	N
Construct sidewalks on SR 281 to increase walkability & safety	P -ends at Fisher Avenue
Realign Blue Creek Road at right angle with SR 281 directly across from Fisher Avenue (CR) 115	N
Increase capacity of SR 222 and SR 281 to reduce use of residential streets McLean Road to Fairview Lane as shortcuts.	Y -additional lanes constructed SR 281
Address left turn movement to proceed north from businesses on West side of SR 281; construct small road at Madison Street	P – additional lanes constructed SR 281 and Murray Center Drive
Extend spur lines from Pall Trinity to Luker Road	N
Study operations at Starr Road and Tompkins Street	U
Develop service roads to rear of Smith Corona and other industrial sites onto Lime Hollow Road	Y

Transportation Improvement Plan

Each state is required to develop a statewide transportation improvement program (STIP) covering a period of at least four years. The STIP is a staged, multi-year, statewide intermodal program of transportation projects, consistent with the statewide transportation plan and planning processes, as well as metropolitan plans, transportation improvement programs (TIPs), and planning processes that are proposed to receive federal funding.

The STIP was developed by the NYSDOT in consultation with local officials in non-metropolitan areas and in cooperation with Metropolitan Planning Organizations (MPOs) in urbanized areas. The STIP includes highway, transit and non-motorized projects as well as urban and rural projects. The most recent STIP for New York State was formally approved on October 21, 2016 and is for the four federal fiscal year period of 2017-2020.

The STIP includes a number of projects programmed for the Town ranging from pedestrian safety, bridge repair, bridge painting and guide rail replacement.

Opportunities and Constraints

Adequate highway transportation, both within the Town and to points beyond Town boundaries, provides opportunities for future development. A future land use plan that directs development to areas with good transportation facilities will allow the Town to preserve and improve the function of its road network.

Previous plans have outlined a number of considerations for transportation enhancements. The development of this Comprehensive Plan provides the opportunity for the Town to review the recommended actions that have not been completed to date and determine if they remain relevant and provide new recommendations where warranted.

The Town may wish to identify other corridors in addition to SR 281/13 that would benefit from access management techniques such as corridors zoned for mixed uses including business, commercial and residential development.

The development of a plan to accommodate pedestrians and bicyclists would provide additional transportation options for both "commuters" and recreational users by providing sidewalks, bike facilities and trails at appropriate locations. Prior work that has been pursued related to a River Trail along the Tioughnioga River and the LWRP should be incorporated into any recreational trail plan as appropriate.

The Airport represents both an opportunity to provide convenient transportation access to the area and a land use conflict due to its location in a residential area, limiting opportunities to expand.

The Town has limited public transportation available. Improved and expanded service would benefit residents and businesses in the Town and City. A study in conjunction with Cortland County and the City of Cortland could be considered to identify potential service corridors and routes.

Infrastructure

Municipal sewer and water services are generally located in close proximity to the City of Cortland and along heavily traveled transportation corridors of SR 281 and 13 and US Route 11. The extent of both sewer and water lines are mapped on Figure 6-11. The municipal water system serves numerous businesses along these corridors along with approximately 4,000 Town residents. The approximate breakdown of water connections is as follows: 1,328 residential connections, 243 commercial connections and two industrial connections.

Two of the Town's wells are located south of Lime Hollow Road and the third located off Terrace Road which are permitted to withdraw up to 1 million gallons per day (MGD)². According to the 2013 Water Supply Assessment for the Town, the Town pumped an average of 0.64 GPD in 2012. At the time Byrne Dairy had not yet come online; however, the approved project at full buildout (10+ year timeframe) was estimated to remain below the permitted capacity of 1 MGD. As of October 2018, the average water pumped and treated is between 0.78 and 0.825 MGD. As of October 12, 2018, water storage capacity includes two, 1 million-gallon pre-stressed concrete tanks; one located along SR 215 and one on Blue Creek Road.



Other significant withdrawals from this aquifer include the City of Cortland with three municipal supply wells, and private well withdrawals by Pall Trinity, Gutchess Lumber, Tunison Laboratory of Aquatic Science, and more recently Bryne Dairy. Residents who are not connected to the municipal system rely on private wells.

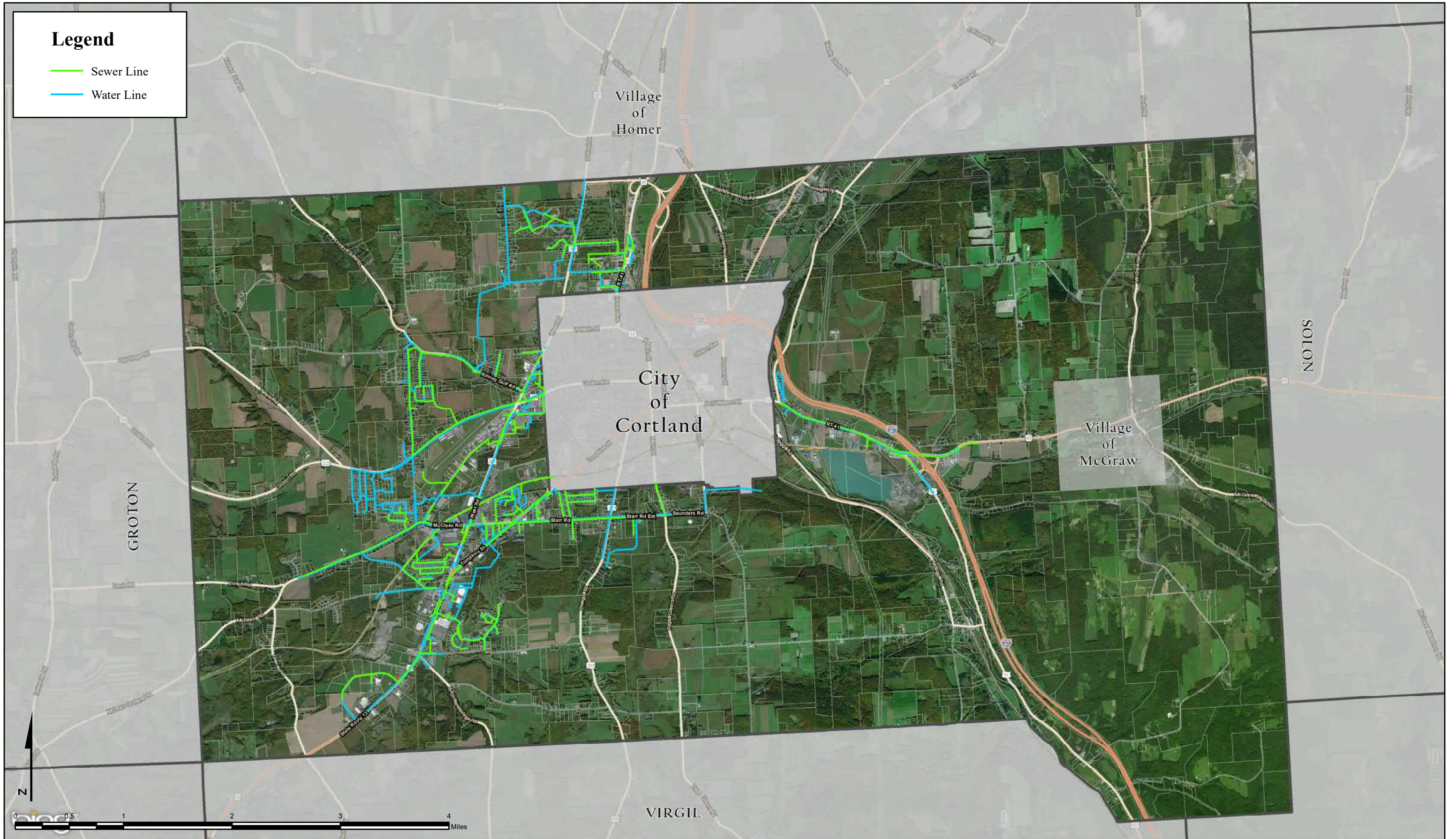
The Assessment also indicates that the Town may meet the Health Department projection of 1.2 MGD at some point during the years 2023-2028, however there is likely adequate capacity in the existing wells to meet additional demand up to 1.5 MGD. The Study also discusses the potential for water sharing between Cortlandville, the City of Cortland, and the Village of Homer. A number of connections currently exist between the three municipalities.

Based on the NYSDEC Environmental Remediation list, the Smith Corona trichloroethylene (TCE) plume is the only known groundwater contaminant that persists in the critical area of Otter-Dry Creek Aquifer. While there is a low likelihood that the TCE plume will be significantly altered by an increase in pumping of these municipal wells, as the Town increases pumping within the aquifer, it is recommended that this plume be monitored.

² Water Supply Assessment Town of Cortlandville, Cortland County Soil and Water Conservation District, October 2013.

Legend

-  Sewer Line
-  Water Line



December 2019

CORTLANDVILLE
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Figure 6-11
Water Lines
&
Sewer Lines

Municipal sewer is generally located along the same roadways as municipal water however the service area is limited, serving approximately 1,233 customers. Municipal wastewater treatment is provided by the City of Cortland Wastewater Treatment Facility located on the Tioughnioga River. Conversations with City staff indicated the facility treats an average of nearly 5.5 million gallons daily (MGD) and is designed to treat up to 9 MGD.³ In wet weather conditions it has handled flows of up to 30 MGD. Records from the years 2016 and 2017 indicate that Cortlandville contributed approximately 0.63 MGD to the treatment facility. At this time there are no allotments assigned to municipal users, however this could change in the future.

While the last major upgrade was completed in 1995, a major upgrade was nearing completion in 2018 to bring the facility into compliance with the most recent Chesapeake Bay nutrient removal requirements. This upgrade also included the construction of a Combined Heat and Power (CHP) project to accommodate the needs of Byrne Dairy.

Potential future improvements are related to sludge disposal which is currently transported to the Cortland County landfill. Two pilot projects that would divert sludge from the landfill are under consideration and include vermi-composting and sludge drying.

Opportunities and Constraints

Connections to sewer and water are generally available in areas zoned for non-residential use along key transportation routes. This encourages development and redevelopment in areas that are properly zoned and have available utilities. At this time there does not appear to be limitations related to water and sewer capacity. As development projects are reviewed however, the Town should continue to be aware of and consider available capacity within these systems. An important component of land use decisions is protection of the aquifer.

The extension of utilities into areas not currently served should be carefully deliberated as to their location, distance to existing utilities, surrounding land use, and existing zoning. If new water and or sewer lines bisect areas intended to remain in agriculture, remain undeveloped, be developed at low densities or as low impact uses, the presence of utilities will increase pressure for more intense uses. Limiting these extensions may constrain certain types and intensities of development.

Effective stormwater management protects both the built and natural environment. Proper application of the stormwater management regulations and maintenance of these systems is central to these protections. Areas frequently experiencing localized flooding are less desirable places to live and conduct business.

Open Space and Recreation

Previous discussions have noted that the development in Cortlandville is concentrated along a number of key roadways and in proximity to the City of Cortland. This development pattern in

³ Telephone conversation, Bruce Adams, Chief Operator, Cortland Wastewater Treatment Facility, November 7, 2018

combination with the numerous agricultural properties both active and inactive, has resulted in significant amounts of undeveloped lands or open space. Agricultural parcels and fields, meadows and forested areas all play an integral role in the rural nature and character of the Town. These broad expanses of open space combined with the rolling topography provides excellent scenic vistas.

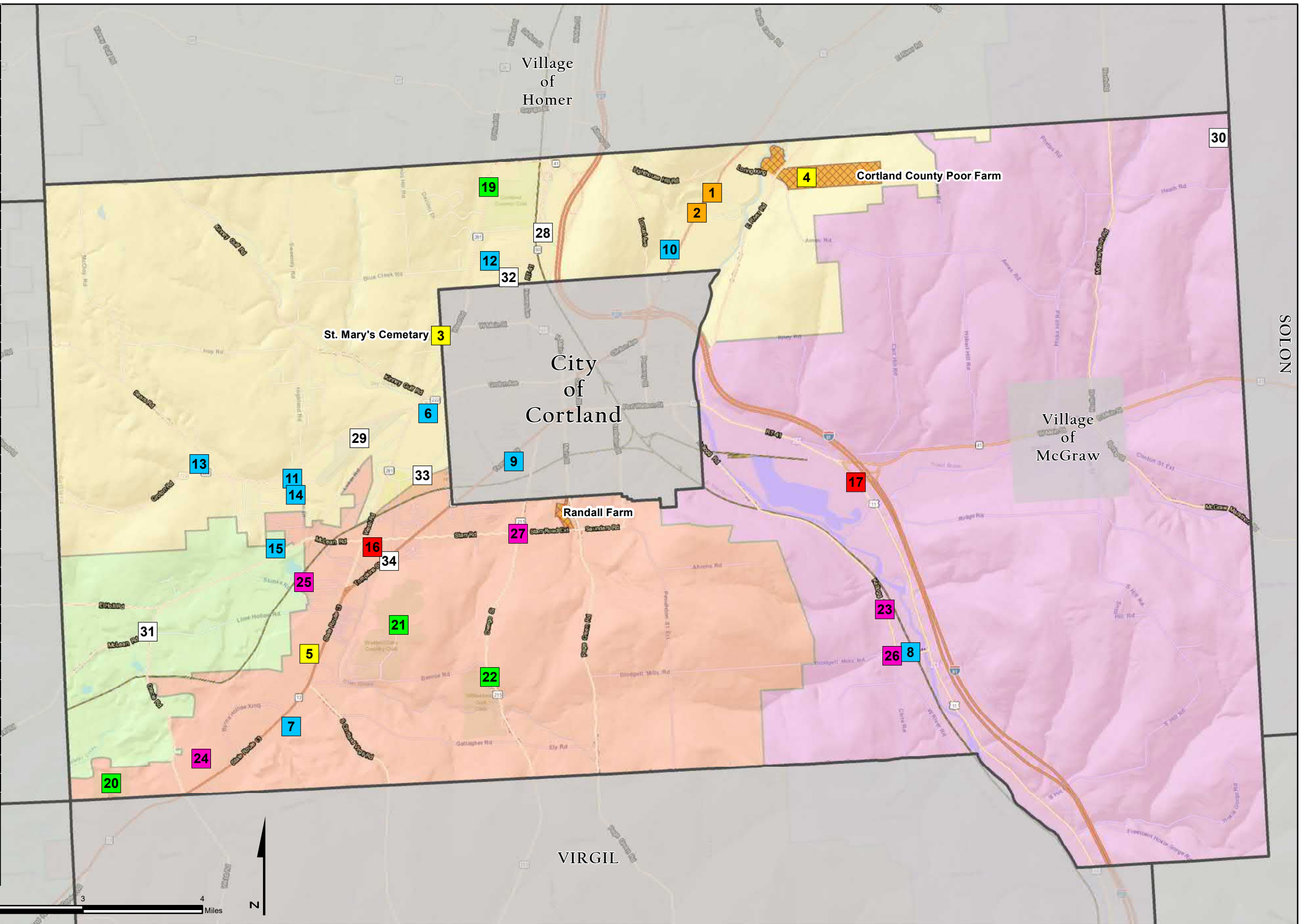
These lands are generally in private ownership; as such there is no guarantee that these lands will remain open indefinitely. This is illustrated by the number of “for sale” signs scattered throughout the Town on large parcels of land.

Town Parks

There are a number of Town-owned recreational parks and facilities. There are no County or State park or recreation facilities in Cortlandville. Town facilities are described below and shown on Figure 6-12, Community Resources.

- ❖ Blodgett Mills Park - Approximately 5.7 acres including a pavilion with seating for about 120, grills, basketball court, swings, toy riders, horseshoe pit, one ballfield, and restroom facilities. Located on Kellogg Road.
- ❖ Small Park- Approximately 0.4 acres. Located on Clute Road in the Hamlet of Blodgett Mills.
- ❖ Lamont Circle Park- Approximately 1.4 acres and includes a playing field, small pavilion, and basketball court. There are no public restrooms. Located on North Lamont.
- ❖ Testa Park- Approximately 16.2 acres with two regulation Little League fields, one regulation soccer field, one multi-purpose field, concession and public restrooms. Located on Starr Road.
- ❖ Gutches Lumber Sports Complex- This 100+ acre recreation facility is currently under construction and will be developed in phases. The Town acquired this land via a land swap with Gutches Lumber and this property is restricted to park development. Upon completion it will comprise multiple playing surfaces capable of accommodating large-scale regional tournaments and competitions. The facility is planned to include lighted ball fields, multi-use soccer, men’s and women’s lacrosse, football fields, stadium field, a comfort station that includes concessions, restrooms, play area, covered seating, parking, walking trails, passive play area, sand volleyball and a playground. Located on SR 13.

ID	Community Resource
Camping	
1	Cortland County Music Park Campground
2	Yellow Lantern Kamp Grounds
Cemetery	
3	St. Mary's Cemetery
4	Cemetery
5	Cemetery
Religion	
6	Believe Chapel
7	Berean Bible Church
8	Blodgett Mills Baptist Church
9	Church of the Redeemer
10	Faith Baptist Church
11	First United Methodist Church
12	Grace Christian Fellowship
13	Kingdom Hall of Jehovah's Witnesses
14	The Church of Jesus Chris of Latter-day Saints
15	Ukrainian Pentecostal Church
Fire	
16	Cortlandville Fire Department Station 1
17	Cortlandville Fire Department Station 2
18	Homer Fire Department
Golf	
19	Cortland Country Club
20	Elm Tree Golf Course
21	Walden Oaks Country Club
22	Willowbrook Golf Club
Park	
23	Blodgett Mills Park
24	Gutchess Lumber Sports Complex
25	Lamont Circle Park
26	Small Park
27	Ted Testa Park
Other	
28	CNY Living History Museum
29	Cortland County Airport
30	Cortland County Solid Waste Facility
31	Lime Hollow Nature Center
32	Local Fairgrounds
33	SUNY Cortland Stadium Complex
34	Town Hall
National Register Historic Site	
School District	
	Cortland
	Homer
	Dryden
	McGraw



Recreational Programming

The City of Cortland Youth Bureau provides recreational programming for Cortlandville residents through its inter-municipal agreement. Over 120 recreational programs are offered annually including youth sports, adult leagues, swim lessons, tennis lessons, drama, music lessons, a skate park, summer playground programs, special events, festivals, holiday programs, teen center, field trip programs, camps, art and crafts, youth and adult tournaments, to name a few. In 2017 nearly 2,450 people participated in programming offered through the Youth Bureau; 22% or just over 535 participants were residents of Cortlandville. Through July 23, 2018 a total of approximately 1,530 people had participated in programming, over 378 are residents of Cortlandville.

Additional Recreational Opportunities

A broad variety of recreational opportunities exist beyond the Town parks in Cortlandville. SUNY Cortland's athletic facilities including its football stadium are located in the Town proper on SR281 adjacent to the City's western boundary.

Two campgrounds were identified within Town boundaries. For music lovers, the Cortland County Music Park and Campgrounds is located off SR 13 near the Town's northern border. This facility is run by a volunteer non-profit organization and provides camping sites, an outdoor stage, an Opry Barn and museum, as well as other amenities. The second facility is the Yellow Lantern Kampground consisting of approximately 40 acres and is located on the site of the former Graham Farm off of SR 13.

The Cortland County Junior Fair was formed in 1953 to provide children an opportunity to exhibit projects and show animals in order to move on to the State Fair competition in Syracuse. The event is held annually at the Cortland County Junior Fairgrounds in conjunction with Cortland County Cornell Cooperative Extension.

The JM McDonald Sports Complex is located on Fairgrounds Drive just east of the Fairgrounds. This non-profit facility provides family-oriented programming including youth and adult sports leagues, camps, and classes as well as childcare. The facility houses an ice-arena, a large turf field, a small boarded turf field, as well as meeting/conference rooms and event space.



In addition, there are several privately-run golf courses including Willow Brook, Walden Oaks and the Cortland Country Club located within the Town.

Lime Hollow Nature Area is a unique area encompassing approximately 447 acres owned and managed by a private, 501(c)3 not-for-profit organization. This important recreational and nature preserve was officially founded in 1993 to protect an unusual assemblage of marl ponds, peat bog, and kame-and-kettle topography in the area known as Lime Hollow proximate to McLean and Gracie Roads. It is adjacent to but does not include the Chicago Bog. The facility includes a visitor center and 12 miles of walking trails, including snowshoe and cross country ski trails. It hosts education programs and summer camps for school-aged children, numerous public programs, as well as operating a pre-school and providing research opportunities for high school and college students. The Cortland County Planning Board has designated the area as a rare and valuable ecosystem, and it is part of the 2016 NYSDEC Open Space Plan for protection and preservation purposes.



Opportunities and Constraints

The Town's ongoing relationship with the City of Cortland provides residents of the Town and the City a varied array of recreational programming and events. This relationship should be maintained and strengthened.

Upon completion of the Gutches Lumber Sports Complex, the Town appears that it will have more than adequate facilities for active recreational uses.

The Lime Hollow Nature Area represents an important passive recreational asset. Trails and multi-use paths are generally limited within the Town, with the exception of the trails in the Lime Hollow Nature Area and walking paths that are part of the Gutches Lumber Sports Complex. The development of a Trails and Open Space plan for the Town will allow it to systematically grow its trail system and promote connectivity to existing and planned trail systems both within the Town and regionally.

The Town has significant open space due to its viable agricultural industry that complements the surrounding communities. The best and most cost-effective way to maintain Cortlandville's rural character is to protect and support farming, which is the intent of the Town's newly adopted AG Plan. The agricultural community is much more than open space. It is also an industry and working landscape. Some activities on farms could be considered industrial in nature as it can produce impacts associated with industrial activities including dust, odors, and noise. The choice to live near farms should be made with the full knowledge that work is being performed and the hours of operation start before the sun rises and sometimes long after the sun sets.

Current AG zoning allows residences on one-acre lots. Zoning of this nature encourages sprawl development that consumes large areas of land and incrementally eliminates agricultural land and other open spaces. To avoid this, the Town should consider prioritizing lands to be protected either through zoning, easements or incentive programs as outlined in the Town's AG Plan. During review of projects in these areas, consideration should be given to adjacent land uses focusing on the continuity of agricultural and rural land uses.

Community Facilities and Services

The Town is served by the Cortlandville Fire Department with the headquarters located on NYS Route 13 adjacent to Town Hall and an additional station located at 3757 US Route 11. As of August 2018, this department had approximately 70 members with 42 members certified to fight interior fires. Contact with the fire commissioner indicated that the membership level provides excellent coverage and service to the Town. At this time, both equipment and facilities are adequate to meet the Town's fire protection needs. To ensure maximum protection, Cortlandville Fire Department has mutual aid agreements with nearby fire companies including Cortland and McGraw.

Police protection is provided by the County Sheriff and State Police. Cortland County is part of State Police Troop C with the closest barracks located in Homer. The Cortland County Sheriff and the Emergency Response and Communication facility are both located in the City on Greenbush Street. At this time a new County public safety complex and jail is under consideration within Town boundaries, slated to be located on SR 13.

Ambulance service is provided by private companies. There are several medical facilities including the Guthrie Cortland Regional Medical Center and Family Health Network Health Center in the City.

The Cortland County Solid Waste facility is located on Town Line Road which also encompasses land in the Towns of Solon and Homer. It is the only active landfill in the County and accepts in-county waste only. It recently began accepting recyclables. The Town does not provide municipal collection. Residents transport waste to the facility or hire private carriers to remove municipal solid waste or recyclables. There are no facilities for yard waste composting within the Town; residents must transport yard waste to the City.

Four School Districts serve the Town including the Cortland City School District, and Homer, McGraw and Dryden Central School Districts. All four districts were contacted. McGraw, Homer and Dryden Central School districts provided information. McGraw currently has approximately 588 students (2018-2019) and projects 546 students in the 2023-2024 school year. The district noted that it had a spike in enrollment over the last two years that was a result of new families moving into the district that has not been predicted. In November 2018 a \$10 million referendum was passed to include safety and security upgrades to all facilities, new roofs on several of the district facilities, new windows, and a new classroom addition for STEM activities.

In 2018-2019 approximately 1840 students were enrolled in the Homer School District. Enrollment is anticipated to grow slightly over the next five years based on a small increase in live births. At the time of this Plan, there are no capital improvements projects underway. The district was reviewing the buildings condition survey to determine the need and timing for future projects.

Dryden has approximately 1600 students enrolled for the 2018-2019 academic year in three elementary schools and a Middle School/High School building. The district is currently undergoing a \$38.8 million capital improvement project to upgrade district buildings and athletic facilities.

The State University of New York College at Cortland Campus is located within the City limits, however some facilities including athletic fields and stadium as well as the West Campus are within Town boundaries. There are numerous institutions of higher learning located close by, such as Tompkins-Cortland Community College, Ithaca College, Cornell University and the many institutions located in the Cities of Syracuse, Binghamton and their environs.

Libraries are located in nearby McGraw, Homer and Cortland. There are senior centers are located in the Village of McGraw, Homer and the Cortland County Office building.

Opportunities and Constraints

Community services in the Town appear to be generally sufficient to meet the needs of the Town and its residents. Maintaining open lines of communication between the Town, police, fire, the County landfill, and the school districts is essential to maintaining appropriate service levels in the future.

Cultural Resources

According to the New York State Office of Parks, Recreation and Historic Preservation online Cultural Resource Information System (CRIS) a large area of Cortlandville extending along US Route 11 in association with the Tioughnioga River is considered archeologically sensitive. A number of other smaller areas located in the vicinity of SR 281 as well as the site of the proposed County Safety complex on SR 13 are also identified as archeologically sensitive. An additional area is located in the vicinity of Otter Creek and SR 215.



*Jerry & Roy Klotz, MD- own work, CC By-SA 4.0
<https://commons.wikimedia.org/>*

Riverview Farm (former Cortland County Poor Farm) and Randall Farm are both listed on the National Register of Historic Places as of June 2000. The Cortland County Poor Farm is one of the last intact poor farms in New York State. The CRIS map did not identify any additional structures or properties listed on the National Register however a number of resources significant to local history exist in the Town.

Harmony Grange No. 372 in Blodgett Mills was the first grange chartered in Cortland County in 1876 and is still active today. A portion of that building served as a school for Virgil and Cortlandville in the early 1800's. Other structures of interest include the Blodgett Mills Baptist Church and the Cortland Country Club. Figure 6-12 includes the locations of these resources.

The Town is also rich in cultural resources that, while not listed on the National or State Register of Historic Places, have local importance. Examples include the First Baptist Church of Blodgett Mills and Harmony Grange #372, and the grounds of the of the Cortland County Junior Fair, used by the Army during the Civil War as a training ground for 76th volunteers.

Opportunities and Constraints

Aside from the two properties listed on the National Register of Historic Places and areas identified as archeologically sensitive, there are also a number of structures and properties significant to local history. These structures and areas should be protected and enhanced whenever possible. Educational programming at school and community events provides the opportunity to engage and educate the public which can build pride and support for these resources.

Maintaining the integrity of these resources may result in development constraints; however innovative site design and adaptive reuse of these structures and properties can enhance both these resources and proposed development.

Population and Housing

In 2010, Cortlandville was the most populated of the 15 Towns in the County with a population of 8,509 and despite a slow decline, remains the most populated Town in Cortland County today. The gradual decline is noted in tables in both the 2012-2016 American Community Survey (8359⁴) and in the July 2017 QuickFacts estimate (8,175⁵). The information presented herein excludes the Village of McGraw and the Village of Homer.

The population is nearly evenly divided between males and females. As is typical of many Upstate New York communities, the population is aging. Over 20% of the population is 65 years or older while only 18% is younger than 18. These numbers are similar throughout both the County level and New York State. The median age for the period 2012-2016⁶ (American Community Survey) was estimated at 43. The population is decidedly Caucasian at nearly 93%, typical of many rural upstate communities.

The population is well educated- more than 92% of the population over age 25 has earned a high school diploma and over 31% of the population over age 25 has earned a bachelor's degree or higher.

⁴ US Census Bureau American Factfinder American Community Survey 5-Year Estimates, Demographic and Housing Estimates, Table DP05

⁵ <https://www.census.gov/quickfacts/cortlandvilletowncortlandcountynyork>, May 30, 2018.

⁶ U.S. Census Bureau 2012-2016 American Community Survey 5-Year Estimates, Demographic and Housing Estimates

The close proximity of numerous institutions of higher education, both public and private, have likely allowed some residents to aspire to a higher education while remaining in the area. The median household income in Cortlandville (2016 dollars) was \$65,708, higher than both the County and New York State. Although the median household income is relatively high, approximately 7% of the population falls below the poverty line.

In regard to housing, the median value of owner occupied housing in 2016 was \$137,600. Monthly owner costs (owners with a mortgage) was \$1,324. The median gross rent was approximately \$750. Building permit data provided by the Town indicates that 77 residential building permits were issued during the ten-year period from 2008 to 2017 covering just over 600 acres. Just 27 building permits were issued from 2014 to 2017.

Table 6-8 Age of Housing Stock



Housing stock is generally single family (over 70%) with several apartment complexes of varying sizes located in the SR 13 South and SR 281/222 corridors. Cortland Estates, the only mobile home community in the Town, is located at SR 13 and Starr Road. Approximately one-third of the housing stock was built prior to 1939.⁷ As noted in the adjacent table, construction of new homes has been very limited since 2010.

Senior housing within Town boundaries is limited to Walden Place on Bennie Road that provides assisted living and Alzheimer’s care to its residents. Several other senior care communities are located within the City of Cortland, Village of Homer and the Village of McGraw. Additional options are located to the north in Syracuse.

The small number of building permits issued from 2008-2017 and the limited residential construction during that same period is reflected in the gradual decline in population since the 2010 census. This relatively limited change since 2010 provides the Town an opportunity and the time to carefully consider its future as it defines its land use policies and future direction without the intense pressure that many Towns face as they grow faster than available resources (both built and natural) can accommodate.

Opportunities and Constraints

The small number of residential building permits issued in the last ten years could imply that existing housing meets the demand. The significant population over age 65 however may indicate a need for senior housing. Senior housing can take a variety of forms from smaller single story units on smaller lots and apartments, to specialized housing that offers “continuous care” - facilities with independent living assisted living and nursing home resources on one site. To provide additional options many

⁷ U.S. Census Bureau 2012-2016 American Community Survey 5-Year Estimates, Demographic and Housing Estimates

areas have studied the potential for Accessory Dwelling Units or “Granny Pods”. These can be small apartments that are attached to an existing residence or separate units in the backyard of a residential lot specifically for adult family members with special needs including older family members.

Additionally, attracting young people is one way to stabilize/grow the population but this requires both reasonably priced housing and available jobs. Housing that ranges from apartments to townhouses and single family homes in a variety of locations can help to meet this need.

Collaboration with the City of Cortland could benefit both communities by improving housing options for various populations and income levels; thereby increasing opportunities for residents to remain in the region and attracting new residents to live and work in the region. The availability of quality housing stock in the Town and City will strengthen both communities economically and socially.

Economic Status

The Town’s median income is a relatively high \$65,708⁸, which may be reflected in the educational attainment of its residents. Nearly 45% of the population 25 years or older have at least an Associate degree, while nearly 93% have at a minimum, a high school education.

According to the Cortland County Business Development Corporation⁹, major employers in the County include educational institutions such as SUNY Cortland and local K-12 districts, medical facilities such as Guthrie Cortland Regional Medical Center and Crown Center for Nursing and Rehabilitation, government entities such as Cortland County and the City of Cortland. Examples of private companies include Marietta Corporation, Pall Trinity/Danaher, Intertek Testing Services, Pyrotek, J.M. Murray, Cortland Asphalt/Suit Kote, Greek Peak Ski Resort, Byrne Dairy and Gutches Lumber.

Although its median income is relatively high, approximately 7.2%¹⁰ of the population falls below the poverty line. The highest percentage of the population for whom poverty status has been determined is between the ages of 18-34 years at approximately 16.6%.

The unemployment rate for the population 16 years or older is approximately 4.6%¹¹. Occupations vary, however educational services, health care and social assistance represents 37% of the work force. Manufacturing is a distant second at 14.9%. Interestingly only 0.2% or 8 individuals listed agriculture, forestry, fishing and hunting or mining as their occupation.

⁸ U.S. Census Bureau 2012-2016 American Community Survey 5-Year Estimates, Selected Economic Characteristics

⁹ <https://cortlandbusiness.com/doing-business-here/major-employers/> June 27, 2018.

¹⁰ U.S. Census Bureau 2012-2016 American Community Survey 5-Year Estimates, Selected Economic Characteristics

¹¹ U.S. Census Bureau 2012-2016 American Community Survey 5-Year Estimates, Selected Economic Characteristics

Opportunities and Constraints

The Town has been successful in retaining and attracting new businesses in part by leveraging CDBG and similar funding sources. The Town should continue to market its strengths and focus on attracting diverse businesses that may shield it from the ups and downs of the economy and a specific business sector. The nearby higher educational institutions can provide a steady influx of educated workers with innovative ideas.

The existing road and infrastructure system combined with good soils, will continue to provide opportunities for growth. Targeting the type of businesses and services and appropriate locations for this growth will benefit the Town, its residents, and the business community and can lead towards a sustainable future for all. Engaging landowners, developers, private and public agencies in these efforts will allow the Town to improve its economic base while limiting the potential impacts of unplanned development and infrastructure extensions.

Appendix A
Public Engagement

Town of Cortlandville Comprehensive Plan Survey

The Survey Research Institute at Cornell University (SRI) was contracted to design, mail, and perform data entry for one scannable questionnaire about the Town of Cortlandville Comprehensive Plan. The purpose of the survey was to gauge the opinions and sentiments of town residents, business owners, and land owners on topics such as what they value in the town and what they think could be improved, in order to advise the Comprehensive Plan Steering Committee's goals and objectives.

The survey sample was restricted to randomly selected residences and businesses in the Town of Cortlandville, New York.

The mailing consisted of a cover letter and the paper questionnaire booklet, as well as a postage-paid business reply envelope. These questionnaires were sent to 500 property owners on March 13th, 2019.

Survey Overview

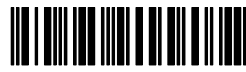
Project initiated	February 19 th , 2019
Mode of data collection	Mailed paper questionnaire & Web survey
Data collection started	March 13 th , 2019
Data collection completed	April 10 th , 2019
Total surveys completed	N=263
Data delivered	April 15 th , 2019

Mail Timeline

	Date	n
Mailing 1 (survey)	March 13 th , 2019	500
Mailing 1 (re-send)	March 15 th , 2019	500
Total		1,000

Mail Response Outcomes

Outcome	n
Complete	211
Refused	3
Bad Address – No Update	9
Total	223



TOWN OF CORTLANDVILLE COMPREHENSIVE PLAN SURVEY

I. ABOUT YOU

22. Which issues should be given special emphasis during the Cortlandville comprehensive planning process? (please check all that apply):

- 191 Employment opportunities
- 96 Sidewalks and traffic circulation
- 69 Housing opportunities
- 152 Protection/conservation of aquifer
- 103 Zoning or land use management
- 116 Neighborhood preservation
- 116 Energy conservation measures
- More city, town, and county shared services 119
- Public recreational facilities and trails 96
- Natural resource and open space protection/protecting Tioughnioga River 107
- Protection of historic buildings and sites 103
- County airport 48
- Improvement of commercial and residential streetscapes 109
- Other (specify): 22

23. Are there any other ideas you would like to share? In particular, what's your vision for Cortlandville over the next 20 years?

Written responses were organized into general categories:

More restaurants - both chains and fine dining -7

Improve public transit - 4

Need for specialty housing - senior citizens, special needs

Taxes are too high -7

Protect farmland - direct development towards City and infill areas - 4

No low income housing - 2

Proposed jail location is a concern- 3

Availability of shopping options needs improvement -5

Dog park near Route 81 exit- 3

Save money through shared services with adjacent communities- 2

Pay attention to transitions between uses- 1

1. Within the town of Cortlandville, are you a (please check all that apply):

246 Homeowner 2 Renter 38 Business Owner

*If you are NOT a Cortlandville resident, please skip to question 9

2. How many people live full time in your household?

5 1 2 3 27 4 29 5 9 6 4 7+ 4

3. What is your gender?

154 Male 86 Female Prefer not to say

4. What is your age?

0 18-25 15 26-35 26 36-45 36 46-55 64 56-64 103 65+ 3 Prefer not to say

5. Are there any children under the age of 18 who live with you?

47 Yes No 199

6. Excluding you, is anyone in your household age 65 or older?

76 Yes No 129

7. How many years have you lived in the Town of Cortlandville?

Less than 1 year 11 1-5 years 33 6-10 years 27 11-20 years 43 21-30 years 32 30+ years 97

8. What, besides a residence, is your property used for? (please check all that apply):

2 Daycare 14 Home business Seasonal home 3
9 Commercial 0 Year-round rental College student housing 0

16 Other (specify): 11 responses - agricultural uses

203 Only used as a residence

9. What influenced you to live or have your business in Cortlandville? (please check all that apply):

111 Born or raised in area Job opportunity 51 Close to work 83
51 Small city atmosphere Low crime rate 34 Cost of housing 44
35 Nearness to I-81 Surrounding natural beauty 79 Quality of schools 51
97 Rural character College 27 Proximity to relatives or friends 78
31 Other (specify): No reasons specified

10. What is your employment status? (Please check only ONE box)

*If you are NOT currently working, please skip to question 13

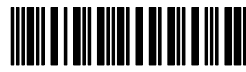
Employed 13 Unemployed 2 Semi-retired 30 Retired 99

11. If you are employed, where do you primarily work? (Please check only ONE box)

53 City of Cortland 40 Cortlandville area 9 Other Cortland County community
8 Syracuse area 18 Ithaca area 3 Binghamton area
6 Work from home 24 Other (specify): no areas specified

12. If you are employed, how do you primarily travel to work? (Please check only ONE box)

Public Transportation 0 Ride a bike 0 Walk 1
I drive my own car 152 Carpool 1 I work from home 6
Other (specify): company vehicle - 2



II. COMMUNITY PREFERENCES AND CHARACTER

13. On average, how often do you purchase goods or services (including dining out) within the Town of Cortlandville? *(Please check only ONE box).*

- Daily **71** Once a week **36** A few times per week **122**
 A few times per month **28** Once a month **8** Less than once a month **1**
 Never **3**

14. Where do you do most of your grocery shopping? *(Please check only ONE box).*

- 230** Cortlandville **250** City of Cortland Ithaca area **3**
3 Syracuse area **0** Binghamton area Other (specify): **5**

15. Where do you do most of your shopping for other goods? *(Please check only ONE box).*

- 150** Cortlandville **140** City of Cortland Ithaca area **30**
37 Syracuse area **100** Binghamton area Other (specify): **23 on-line shopping, specific retailers**

16. Please tell us if you think the following Cortlandville conditions and services are poor, fair, good, or excellent:

	Poor	Fair	Good	Excellent	No Opinion
Small town atmosphere	8	51	145	49	8
Parks/recreational activities	9	49	143	39	18
Cortland/Homer/Dryden schools	4	29	137	48	42
Local government	29	76	109	15	30
Housing conditions	15	94	121	12	15
Water and sewer system and service	11	30	139	44	44
Route 13 South (near Lowe's) character	18	60	144	34	4
Appearance of commercial development	20	75	134	25	7
Sidewalks	42	87	80	7	46
Code enforcement	27	63	98	18	51
Hospital/medical services	17	57	142	29	15
Public transportation	38	73	63	7	79
Traffic and roads	37	101	104	15	3
Pedestrian/bicycle friendliness	51	104	67	7	31
Road maintenance/snow removal	21	45	130	63	4
Garbage/recycling service	23	44	108	34	52

17. Which of these factors, if any, would likely cause you to leave Cortlandville? *(please check all that apply):*

- 32** Inadequate housing opportunities **47** Quality of schools
64 Area becoming overdeveloped **29** Inadequate parks/recreation
34 Area not being developed enough **185** Taxes
75 Lack of employment **40** Inadequate community services
31 Lack of cultural opportunities **62** Loss of community character
107 Deteriorating properties/streetscape **53** Other (specify): **no specifics provided**
20 None of the above

III. LAND USE MANAGEMENT

18. What housing issues concern you the most in Cortlandville? *(please check all that apply):*

- 40** Not enough quality rental housing **65** Property maintenance/housing conditions
34 High purchase prices **19** Inadequate housing for single people
21 Insufficient housing for young couples **78** Inadequate senior citizen housing
24 Subsidized housing **54** Not enough homes in moderate price range
172 Property taxes **27** Housing is fine the way it is
15 Other (specify): **lack of affordable housing, over development, lack of green space**

19. Where should Cortlandville concentrate its development/redevelopment efforts? *(please check all that apply):*

- 137** Route 13 South (Lowe's to Byrne Dairy area) Tompkins Street (City line to Route 13) **83**
51 Route 13 North (near BOCES) Route 281 **74**
93 Exit 10 (McGraw to Intertek area)
34 Residential neighborhoods (specify): _____
20 Other (specify): **many responses emphasized infill development (vacant parcels & buildings)**

20. What types of development would you encourage or discourage in Cortlandville?

	Strongly Discourage	Probably Discourage	Probably Encourage	Strongly Encourage	No Opinion
Large (big box) retailers and offices	28	41	114	51	16
Neighborhood retailers and offices	6	9	101	123	12
Hotels	21	67	96	31	34
Small inns/bed and breakfasts	12	22	111	67	36
Restaurants	3	3	85	157	8
Medical/dental services	2	9	127	80	31
Manufacturing companies	11	15	84	131	13
Wireless internet infrastructure	6	14	73	129	31
Arts/theater	4	14	99	106	26
Single-family residences	6	7	109	109	20
Apartment complexes (4 or more units)	49	89	61	23	26
Townhouses/condos/cluster homes	38	51	92	43	26
Low-income housing	86	73	47	19	26
Senior housing	2	15	121	97	19
Home businesses	5	37	122	45	41
Large scale student housing	115	77	26	11	19
Other (specify): <u>no data provided</u>	7	1	4	14	16

21. Do you think that Cortlandville should require new commercial and residential development to incorporate energy conservation measures in future development?

- 170** Yes **41** No **48** No opinion

Note

My vision for Cortlandville in the future is just to enjoy the beauty and share it with grandkids, family. Good luck finding a nicer place to live in New York state or the United States. The Cortlandville people I have had to deal with were very professional and kind. God bless those who work hard to maintain it.

I Don't plan on being here another 20 years!

To improve conditions of housing & streets & get more well paying industry jobs. Protect the aquafier (sic).

Less Turning old historic & beautiful homes into student housing SUNY system supply more dorms

Target

Wegmans

Expanding and taking over the Village of McGraw-where opportunities are very limited-Small business do not survive the area. Code officer does not enforce village laws. Property taxes are very high-Village pays Cortlandville taxes-now-it would eliminate village taxes.

Strongly recoment (sic) more development from Exit 10-Intertek.

More public transportation- for elderly/low income families.

Rural neighborhoods are much larger than urban--often several hundred yards to a mile. Zoning should account for that and avoid stark contrasts from one zone to the other, such as an R-1 adjacent to an R-4 or R-5.

My daughter lives in a group home (for people with a mental health diagnosis) in Binghamton. I would like to see housing for those with a mental health diagnosis in Cortlandville. They need access to public transportation, day treatment facilities, and medical care also.

Stop piggy-backs (large) trucks form trundling on 13!

Cayuga Medical not Cortland Hospital is great!

No Claudia Tenney!!!

No shale (gas oil) fracking!!

Build solar array

Invest or encourage high technology industry loc meg (sic)

All fast food locations with drive-thru windows should have (long neck) garbage cans on either side of drive up windows.

I would like to see a 55 plus active adult community development with single homes where the HOA takes care of mowing and snow removal. Such communities generate a lot of taxes and add no additional children to the local schools.

Need sidewalks on Rt 13 between Starr RD. and Walmart or Lowes area

also Rt 11 Cortland to Polkville: Many walking day and night. Not a good mix walking on should of roads, all year round.

You need more senior housing at a good price????

1) Poor decision to make industrial park on best farm land south of Lowes.

2) Poor decision not to make companies "reclaim" land they mined-now open pits filled with water.

3) Be more progressive & move towards solar & green energy for business, college & housing.

4) Restructure tax base!

Neighborhood housing development that is updated with trails to promote neighbor relations and community pride. This will help bring in more tax base and maybe future growth of community. More shops Better quality stores. Improve on quality living and community pride,

Thanks for the prepaid envelope

The management of the Town of Cortlandville is excellent. The mis-management of the County adversely affects the town. The county takes too much tax revenue from the town. The county has proven time & time again that the legislative body as a whole is inept. Until the county & city are run responsibly the towns will continue to suffer.

We were not sent self addressed-stamped envelope. We feel this area is the best there is. Close to all we require. We have to think about conserving & protecting land and water or upcoming generations will not have all beauty & the living will be much harder for them.

A few more franchise restaurants - Red Lobster, Chick-fil-a, Outback Steakhouse

A couple more fine dining restaurants.

Safe bike paths - esp. 281

New residential community housing w/ parks & rec. activities.

Get rid of the (Kathy, Nick etc.) Planning Board and Dave Plew he is an idiot! Watch it grow after that

Cortland, Cortlandville, Homer and other villages and towns need to share common services - Fire Protection, Police/Sheriff, School superintendents Snow removal - any and most all other services.

We need tax relief and fewer "chiefs", fewer elected officials. Cortland County's population (49,000) is the same as some small cities - yet we have a redundancy of paid officials.

We need more housing for households who want to downsize.

We need adequate public transportation.

I would love to see continued development of Lime Hollow Nature Center trails, Rails to Trails, etc.

I also strongly oppose the building of County Jail on Route 13 South where tourist business is flourishing and trails and recreation for community use are being built.

Need to lower costs/taxes

Encourage clean-up of "rougher areas"

Encourage work/business for people using public services

Maintain open spaces around city and neighboring lands (curb urban sprawl)

Utilize areas of town vacant/run down before building new/expanding

Again, costs/taxes ↓

Better roads!

We long to be able to stay here, and our kids, and grand children to come. Looking at debt and the growth of government jobs instead of industry jobs it appears that the direction of our town is in trouble. Spending money on more government employees does not help our tax situation. We love this community. We have kids set to graduate soon and we long to keep our business in this area. We cannot do that with the threat of higher taxes. The jail does not belong on Route 13. It belong son previously developed property. We need services for drug addicted people so we are not constantly housing them in jail and paying to put them back through the justice system.

Sometimes developing town services only costs the taxpayer in the end. The highway dept. being responsible for upkeeps of new park facility on 13 is an example.

We need to be business friendly. I don't see that here. What can we do to be business friendly here?

Developing low income housing does not draw people here who can sustain themselves.

Taxes are way too high compared to most of New York State and they are no longer a significant impact on Fed employment taxes. Property values are gonna fall - No one will want to pay high taxes - Gonna fix my house up & get rid of it ASAP

continue growth

More High Task Manufacturing - Research & Development

Lower Tax to Keep & Entice Family to Stay

Cortlandville is a great place. Some areas (aforementioned) just need some improvement. Taxes are definitely a factor.

Taxes - Trying to hang on to a farm that has been in the family for 3 generations.

Light industry

No more college suite type tenements

Moderate growth

Maintain its rural atmosphere
Have more opportunities for education & entertainment
I see Cortlandville (Rt 281 Corridor and Rt 13 South Serving as nothing more than a catch all for those commuting to Ithaca & Syracuse. Cortlandville very little to offer except car dealerships a big box dept. store which sells inferior merchandise and attracts its fair share of shop lifters and other undesirables. It should not surprise anyone that people in my age bracket are leaving the area. We are giving it serious consideration. Re: #14. We buy most of our groceries in town due only to the fact that the two primary grocery stores are close. <u>However</u> , when time permits and weather is good we shop at Wegmans in Ithaca, a far superior supermarket than anything Cortland has to offer
Affordable Sr. Housing, transportation availability, jobs
Reduce taxes. Other states have Low Taxes compared to what I pay. Push for state not to mandate programs unfunded.
I love living here. But if I Leave, it will be because the school/property taxes finished me off. Apart from the obscene taxes (New York State), Cortlandville is one of America's loveliest locations.
none
Ms. Cynthia J. Premo <u>owns</u> home on 3600 Terrace Rd. Cortland, NY 13045. Phillip S. Premo - deceased 07/13/2011 Send info to me!
With all the business in Cortlandville work on lowering taxes.
I think the town of Cortlandville and the City of Cortland should join together & become a single entity thereby eliminating redundant costs and sharing equally resources and responsibilities.
Cortlandville lacks condos/townhouse complex's (sic) designed to meet the needs of senior citizens (over 55) who want to downsize from single family residences to convert lower maintenance housing and remain living in the town. That housing niche is noticeably absent from the town, particularly along the rte 281 corridor. Future planning/zoning needs to take that into consideration.
I would like to see more large scale companies take initiative to come to Cortland County. This would help with employment & tax revenue for the City & County.
Cortland has beautiful homes in decline in the city. "Urban homesteading" policies that encourage tax incentives - that is, reducing taxes for those who fix up their homes - might bring back the city's original character and beauty. Strong limitations on suburban expansion need to be enforced. Our farmland should be protected and more "open" lands turned into protected areas, when sold by families. Farmers naturally want to sell off to clear themselves of tax obligations. Rational planning must assist our county decisions and maintain the natural beauty of the majority of Cortlandville and the county for decades to come.
Real estate taxes affordable for retired people. No low income housing No duplex or multiple family living
I think that the city and Cortlandville are missing opportunities for income from tourism. Our location right off the Interstate should be more than a place for drug trafficking!! A dog park could be very attractive to travelers passing through (to say nothing of residents!) and they would likely spend \$ at restaurants and possibly motels
Numerous people have commented on how we all would <u>LOVE</u> to see a WEGMANS in Cortlandville. Currently Cortland residents take our business to Ithaca where we have more grocery options. Re-develop old K-Mart area and where Staples used to be. Looks like an abandoned town at times. Core Life Eatery would be a much appreciated addition for healthier restaurant options. Panera Bread would be great too.
As far as I can see, the more we develop, the higher the taxes get. I like having a quiet street "without" street lights. It tends to be safer against intruders and I sleep better at night. I also don't want sidewalks here since the shoveling becomes an issue. Evenly share services don't let development ruin our area. People can work in Syracuse or Ithaca etc. Keep it simple!
Stop using mid 1900's safety - Today's safety requirements would lead to more in Cortland SAFELY.

Encourage building senior units!
Cortlandville needs more Resteraunt (sic) opportunities. Cortlandville need to lower taxes by whatever means possible.
We love Lime Hollow! Please continue to support their efforts to preserve and expand their facilities.
All are important issues, I can't pick one. I think the area has good "quality of life" and strikes a pretty good balance. More job opportunities and less vacant buildings would be nice. Avoid commercial sprawl.
Stop letting neighborhoods decline by not enforcing codes! The picture included are just two of the "little gems" on Lamont Circle that zoning codes are not enforced despite many complaints by multiple homeowners and several plans. Why are they allowing the rapid decline of this neighborhood?
We are in a position to benefit from our proximity to Rt. 81 more than we are currently. A dog park, for example would attract people traveling on Rt 81. If they stopped to exercise pets, they would likely purchase food and perhaps stay in local motels.
We strongly do not want the developer Leonidas building a multi housing unit behind our property on Parti Dr. When we moved up on the hill many years ago that open area behind us was a major deal breaker. I think when we put people into office they should hear and work for the people of this community. That properly houses the dear, turkey, ground hogs and many other animals. I think the town of Cortlandville Comprehensive Planning Committee should be more considerate of Gods (sic) creatures (animal and humans) when deciding going forward. Cortlandville used to be a great place to grow up. It is becoming more city than country. What a shame.
Clean up abandoned residential & commercial properties.
To be more like the (main st.) City used to be. Have stores and restaurants to use right here in our town. To become the town people want to live in, instead of moving away from.
I can honestly say that I will relocate as soon as possible for no other reason then (sic) how high property taxes are. The high cost of taxes also keep home values from appreciating. I will never get out of my home what I put into it and that is the 1st time I will have lost money on a home. I've lived in 4 states and have owned 7 homes and can't begin to express my disgust with the tax/housing situation in Cortlandville.
Would like to see better shopping & dining.
I would like to see the sewer line extended on Sleepy Hollow Rd.
Continued economic development Focus on recreation options along with the arts.
The decision to not allow development of the former Willcox property was in my opion (sic) wrong. Due to the technology existing at this time, fuel tanks pose little danger of leakage. This area could have benefitted from letting this property be developed in the proposed way.
End corruption Cortlandville should be a nice suburban area without abandoned stores
N/A At 80, we are not looking that far ahead :) Could sure use pick up of leaves and yard waste.
?? *There wasn't a prepaid envelope enclosed!
Cortlandville fire dept. you need to lower CAP. I'm (sic) sure like me I listen to scanner two thirds of call in my area come from Main Station Station 2 is over <u>Rated</u>
I think more restaurants are needed. Also I would like more single family ranch houses built.
Do NOT Expand Airport!!
Welfare needs to have drug test done in order to get services.

County government needs to be re-organized. A true lack of real leadership exists. Perhaps a county [illegible] would help to provide leadership and put the county in the right direction. Overall taxes are too high for a rural area of New York.

Better walking/Bike paths
Better restaurants
Dog Park
Children recreation areas
Traffic congestion consideration

Our town is a nice quaint town. I would be very unhappy if this turned into a city like Ithaca. I would move for sure. If development is eminent (sic) do it away from the current town and city. Go north of Homer out to Tully. We love our town as it is - don't ruin it

Question #21 NYS energy code probably covers everything.
Sidewalks along RT13 to 281 would be a good investment.

Hopefully more businesses, employment and housing for mid-class people. Also more stores and restaurants. Probably, people wouldn't go to Ithaca or Syracuse.

*Note, we live in McGraw (the Village) and it is hard to answer some of these questions because our answers about McGraw might not match to all of Cortlandville...it's not specific enough.

The problem is that Cortlandville and Cortland County (as a whole) is set so far back in their times, (technologically). That opportunities that I see in places like Ithaca or bigger cities seem so much more appealing. All I see opening up here is bars, liquor stores, and dollar stores. Economically, it may seem like revenue that is positive, however it only feeds into the poverty problem that we already have. It would be good to see something new come into town that would increase the demand for other quality facilities and restaurants. People are going to continue to settle for mediocre because that is all they know. If they realize that there are better, they will work harder for it, rather than settle for inferior goods only to have extra cash to spend on liquor/bars/etc. because there is nothing else to do. The Senior population is rising and the young people are leaving because of the lack of opportunities for them. Every year, thousands of college students come here, why not build the things that would entice them to stay and become part of the productive population needed to sustain our economy.

Bike paths

Keep the theatre, another 20 years people need a place to relax, entertainment for all.

Keep area stable. Don't overcrowd or over populate.

I would like to see more emphasis on manufacturing in Cortlandville. Also, I would like to see better governmental representation in State government.

Leave Ag districts alone. Don't build a new Jail on Rt 13. No more chain restaurants. Keep taxes down & help the city of Cortland when possible.

more jobs, keeping
hometown charm
elevate community

Increase density in commercial corridors (sic)

First, I appreciate the opportunity to contribute my thoughts - thank you. My wife and I remained in this area after graduating from C-state because we felt it was a great place to raise a family - good schools and good people. Obviously the economic lot of the area has changed dramatically. However, C-ville must never forget that a family-friendly area is still a strength. That should not be wasted by an "any business is good business" attitude. Reference the City of Cortland as an example of this attitude/poor planning. How C-ville appears is very important to prospective residents and businesses. More dollar stores and empty retail space reflects badly. My vision: C-ville will be a place where couples will still come to raise their children and there will be appropriate lodging for the grandparents! Thanks again.

I'd like to see the return of a home-town look and feel. Some big names have taken over, pushing out some of our local retail. It would also be nice to be able to connect more with the college, plays, concerts etc. with a shuttle. Parking puts most things out of reach for many people at the bottom of the hill-especially seniors.

I urge expansion of green space around Lime Hollow Nature Center. Protecting our aquifer should remain a top priority. In addition, I would strongly urge the Town of Cortlandville's continued support of Lime Hollow Nature Center.

→ Try to renovate/develop vacant sites to usable, taxable real estate

→ Why would you ever consider putting a jail next to a park? And why would you consider putting us in such debt for so long?

Retirement homes complex with ranch style 2-3 bedroom low cost, affordable who people want to stay in N.Y. & want to downsize.

More choice of restaurants in South Cortland - Olive garden diner in Polkville

Unfortunately without NYS doing something about taxes and job opportunities and extremely high housing market/land, not much can be done to help smaller communities (sic) like ours to keep people here and promote positive (sic) growth or change.

Residential (sic) and commercial properties to increase 50%.

Draw in more manufacturing, tech jobs, higher salaries.

Raise taxes 2% to give grants to draw in more jobs.

Cortlandville historically encourages new and outside business to relocate here + expand instead of helping business that already exist in the community. IE: Leachs Trash lawsuit; Cortlandville Sand + Gravel expansion permitting Byrne Dairy gas station at former Willcox tire.

more local business, less franchise

less drugs

more manufacturing

less grants to undeserving local or graduates (sic)

updated movie theatre

Would like to see more of Cortlandville connected to sewer and have more options for high speed internet

In my area I would like to see sidewalks and playgrounds. I would like to see easier access to family friendly activities.

It is important to protect neighborhood areas without looking for multi-building housing units that will negatively impact street traffic and comfort of housing that predates proposed build. I.E. traffic, storm runoff, noise, other quiet neighborhood feel.

Wegmans would be great. More restaurants, (Italian, Thai, Panera,...)

Close the landfill quit wasting money

More Job opportunities

Improved sharing of resources with other communities

Develop a mission statement for Cortlandville that would be the foundation for the towns future strategic planning

Public Workshop
December 5, 2018
Town of Cortlandville Comprehensive Plan

The first public workshop was held early in the Comprehensive Plan process. The focus of this workshop was to introduce the Comprehensive Plan Process and gather public input from using a SWOT (strength, weaknesses, opportunities, threats) analysis format. Participants were divided into four groups led by a committee member and provided a series of maps that delineated physical features, zoning, land use and cultural and historical features. The session was intended to be a brainstorming session to assist the committee in identifying big picture items that would require further study during this process.

The following materials are included:

Agenda

List of attendees

SWOT results

PowerPoint Presentation

Town of Cortlandville
Comprehensive Plan Meeting
Public Workshop
December 5, 2018- 6:30 PM
Cortlandville Fire Department Building
Agenda

1. Welcome and Meeting Agenda
2. Project Overview
3. Small Group Session
4. Small Group Reports
5. Next Steps
6. Questions

December 5, 2018

Sign In

<u>Name</u>	<u>Address</u>
Anne McLain	1067 Blue Creek Rd.
RANDY ROSS	685 HATCHERS'S POIN
J & ANNE ROSS	"
Kate Dulny	36 Tompkins St.
Cassie Garbinsky	"
Olivia Horan	"
Ken Woodman	9 ABDALLAH AVE
Jill Hall	25 Abdallah Ave
Douglas Withy	4147 Hwy Reno
Marie Kautz	Walden Oaks Blvd (not for mail though)
Glenn Reinwein	3264 COURTNEY LANE
JOHN PROUD	686 STERLING PARK
Steph B Platt	42 Levey Lane

<u>Name</u>	<u>Address</u>
Bill Fiske	7 Courthouse Pk, Cortland

Committee Members
Narin Parvizi
Pam Jenkins
Anne Hutchkin

Public Workshop
December 5, 2018
Town of Cortlandville Comprehensive Plan
Summary of SWOT

Strengths

- Easy access in and out of Town
- Existing transportation – corridors?
- Centralized Location
- Airport

- Size- town and population (Geographic size and population are desirable)

- Colleges – educational institutions
- Colleges

- Natural beauty- the landscape
- Natural beauty- Lime Hollow
- Wildlife- preserve openness
- Green Space- forest, ag lands, parks, Gutches
- Outdoor recreation

- Water – abundant and clean
- Clean and abundant Water
- Clean Water

- Clean Air

- Productive soils
- Excellent Agricultural base

- Community volunteerism and activism
- Community Cohesion
- Workforce

- Low Crime
- Low Crime

- Housing stock
- Established, strong residential neighborhoods
- Cost of living

Weakness

- Lack of good housing opportunities in the City (entices people into Town)-
- Lack of housing options within the Town

- Lack of Public Transportation
- Lack of Public Transportation
- Access Roads
- Not pedestrian friendly- lack of sidewalks and trails- lack of code enforcement (maintenance- snow removal)
- Lack of sidewalks, bike paths and trails

- Airport- landlocked – cannot expand- immediately adjacent to residences
- Airport location in residential area

- Welfare families
- Drug Use
- Citizen Apathy
- Town communication to residents
- Lack of broadband choice

- Urban Sprawl
- Zoning is out of date- results in development pressure
- Lack of code enforcement and lack of consistency in enforcement
- Codes need to be updated
- Too many special permits in sensitive areas (aquifer)

- Vulnerability of Aquifer
- Flooding -localized

- Air quality issues (Suite Cote – concern with particulates and wastewater treatment plant)

- Topographical restrictions

Opportunities

- Housing- location and intensity (various lot sizes and settings)
- More quality housing options- empty nesters and seniors

- Location of development
- Location of development- (opportunity to identify appropriate locations/types)
- Building lot sizes - preserve open space
- Protect existing undeveloped land

- City of Cortland – (develop relationship, strategize on land use and zoning)
- Share services with city and villages
- Municipal reorganization -consolidate services
- Tioughnioga River- develop public access and trails
- Tioughnioga River- River recreation, river trail

- Walking, biking trails, sidewalks
- Connect to Finger Lakes Trail

- Protect Aquifer - designation as Critical Environmental Area
- Clean water
- Control water flow (use to protect water supply)

- Location- Close proximity to neighboring towns

- Windfarm at the landfill
- Allow residential wind and solar (individual homes/lots)

- Update codes
- Improve site plan review
- Adopt a snow removal ordinance (once sidewalks are installed there is no enforcement mechanism to keep clear or maintained)

Threats

- Increase in spot zoning- need to address
- Planned development zones (PDD's)
- Development (sprawl)- focus on redevelopment to limit sprawl
- Allowing commercial uses in areas not properly zoned
- Transportation threatens rural character (too many vehicles, too many new roads?)
- Gas stations and petroleum services in sensitive areas
- Farms being subdivided (financial issues for farmers)
- NIMBY policies-

- Climate change
- Solar farms/wind turbines
- Anaerobic digesters-

- Over population – lack of growth management
- New Residential developments in Cortlandville impacts housing in the City and Villages

- Aquifer- (water quality)- revisit existing regulations
- Stormwater management (localized flooding)

- Requests for property tax re-assessment
- Need additional law enforcement – sheriff

SWOT analysis overview

Strengths

Highlights: Natural resources including farming, physical location & transportation access, community cohesion, established neighborhoods.

Every group spent time discussing the Town's natural beauty and resources. The Town's natural beauty marked by the landscape, agricultural lands and openness were all noted. Unique features such as Lime Hollow were also discussed. The aquifer is also recognized as a significant asset as it provides an abundant and clean water supply. Agricultural lands and productive soils were also identified as an important strength. Clean air

The Town's central location and good transportation access were also noted as a strength. Its size (not too big, not too small) is viewed as a strength.

In regard to the cultural and social construct comments centered on the strength of community (engaged, cohesion), low crime, strong workforce (this may tie into the close proximity of several institutions of higher learning which were also noted).

Established residential neighborhoods, housing stock (in good condition), cost of living are all viewed as strengths.

Weakness

Highlights: Non-motorized vehicle options virtually non-existent, Codes and regulations outdated and not effective, lack of housing options.

Transportation- beyond motorized vehicles transportation options are limited. Very little bus/public transportation options. There are no protected bike lanes, no multi-use paths in the Town. Lack of sidewalks and existing site layouts do not protect/encourage increased pedestrian activity in commercial areas. The airport is a conundrum. It is located adjacent to residences; therefore it cannot expand.

Zoning/town codes are out of date resulting in (unintended) development pressure. In regard to the Aquifer Protection Zone, too many special permits are granted in this sensitive area which threatens aquifer water quality. The dated codes have allowed urban sprawl.

Although housing stock was noted as a strength, the lack of housing options was noted as a weakness.

Opportunities

Highlights: Large areas of intact contiguous undeveloped lands remain, opportunity to direct land uses to appropriate location through regulatory updates and policy updates, public access and trails along Tioughnioga River, collaboration with City

Large areas of undeveloped land in the Town remains; the Town has the opportunity to diversify its housing options including location, setting (density) and audience (empty nesters, seniors, first time buyers). This would allow the Town to identify how and where to develop to accomplish the goals to increase housing options and protect the visual quality, rural atmosphere of the Town.

As a result of the percentage of undeveloped land in Town, codes and regulations can be updated to direct development to locations with the ability to handle increased development, thereby allowing protection as appropriate (ag lands, floodplains and wetlands, water supply, other unique features).

The Tioughnioga River represents an untapped resource for public access and water related recreational activities. Trails and river access points and connection to the Finger Lakes Trails are all opportunities.

Explore the potential and process to allow individual wind and solar on residential lots.

As Cortlandville completely surrounds the City actions by both communities can have beneficial as well as negative impacts on each other. There is a unique opportunity to develop a stronger relationship with the City in order to collaborate on land use and zoning as well as improving upon and sharing services. Collaboration on land use and zoning could provide opportunities to encourage revitalization in the City thereby accomplishing the goal to protect rural areas in the Town.

Threats

Highlights: Overdevelopment, poorly located development, climate change, property assessments.

The threats identified were generally related to growth management issues -the desire to maintain the Towns natural beauty and open space and avoid overdevelopment. Concerns were related to spot zoning, planned development districts, commercial uses in areas not properly zoned, inappropriate land uses in sensitive areas (gas stations in aquifer protection zones).

Lack of affordable housing, and poorly maintained and abandoned housing stock in the City also affects the Town. This leads to homelessness and abandoned housing primarily in the City however due to shared boundaries, this problem also affects Cortlandville (See opportunities above).

The siting of anaerobic digesters, solar farms, windfarms is a concern. What locations are appropriate? For digester locations near residences and business, or on top of the aquifer should be avoided. The potential for siting at the landfill should be considered. Solar and windfarms- size and siting issues.

The threat of climate change (increased # and intensity of storms, higher average temperatures, increased temperature variation in weather temperatures (higher highs, lower lows), impact on farming activities (food production) should be considered throughout the document.

Concern regarding property value assessments: 1) Requests for reassessments- when a property requests and is granted a lower property assessment- the reduced tax payment is now a burden on the remaining properties in the tax district. 2) concerns for the process and timing of town wide reassessments. Are all properties assessed on a regular basis or only upon a "sale"? (note- this is more likely a town board/tax assessor issue that should be passed on. The Comprehensive Plan will be focused on land use and related policies.

Noted conflicts

Strong housing stock – lack of good housing options in Town

Good Air quality versus localized air quality issues (particulates) also Suite Cote and wastewater treatment plant.

Engaged citizenry vs citizen apathy

Topographical restrictions are noted as a weakness – however topography is partly responsible for scenic beauty.

SWOT analysis overview

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Town of Cortlandville Comprehensive Plan

Public Workshop

December 5, 2018



WELCOME

- Comprehensive Plan Committee:

Nasrin Parvizi, Chair

Alan Gandelman

David Yaman

Ann Hotchkin

Forrest Earl

Pam Jenkins

- CHA Consultants

Jean Loewenstein, AICP, Principal Planner

Chris Einstein, AICP, Associate Vice President

- John Proud

Town Board Liaison



TODAY'S AGENDA

- Welcome/Meeting Purpose
- Project Overview
- Small Group Session
- Small Group Reports
- Next Steps
- Questions



MEETING PURPOSE



- Provide the community with information on the Comprehensive Plan Process



- Gather community input to help guide land use & policy decisions over the next 10 years.

PROJECT OVERVIEW

- Comprehensive Plan
 - A tool to identify community goals & aspirations for future land use & development, transportation, community facilities, utilities, recreation, & open space
 - All land use regulations must be consistent with Comprehensive Plan
 - Guide policy decisions, guidance documents
 - Existing Comprehensive Plan dated 1978.

PROJECT OVERVIEW

- Comprehensive Plans steps
 - Inventory & Analysis (Existing Conditions)
 - Community Vision
 - Goals and Objectives
 - Plan Recommendations/Actions
 - Implementation

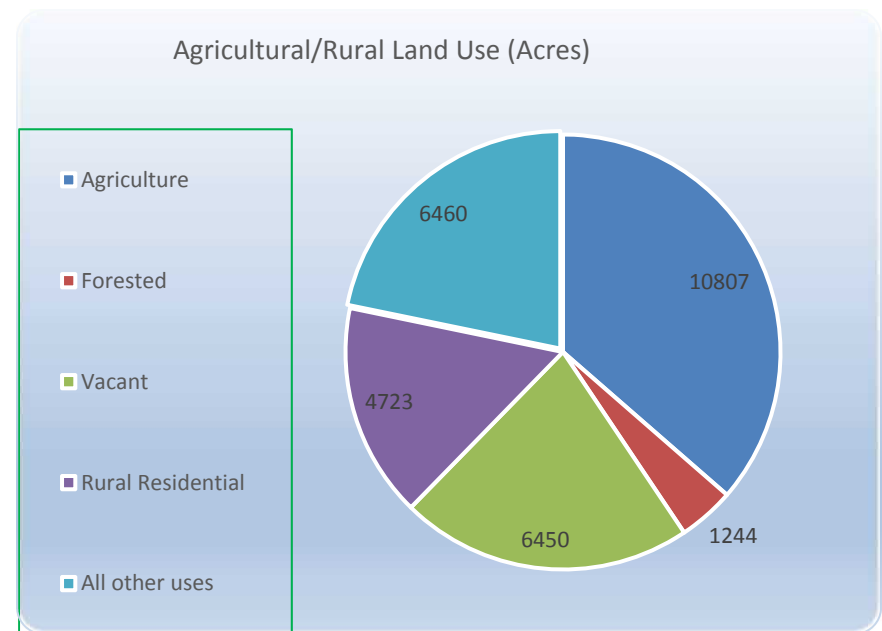


Inventory

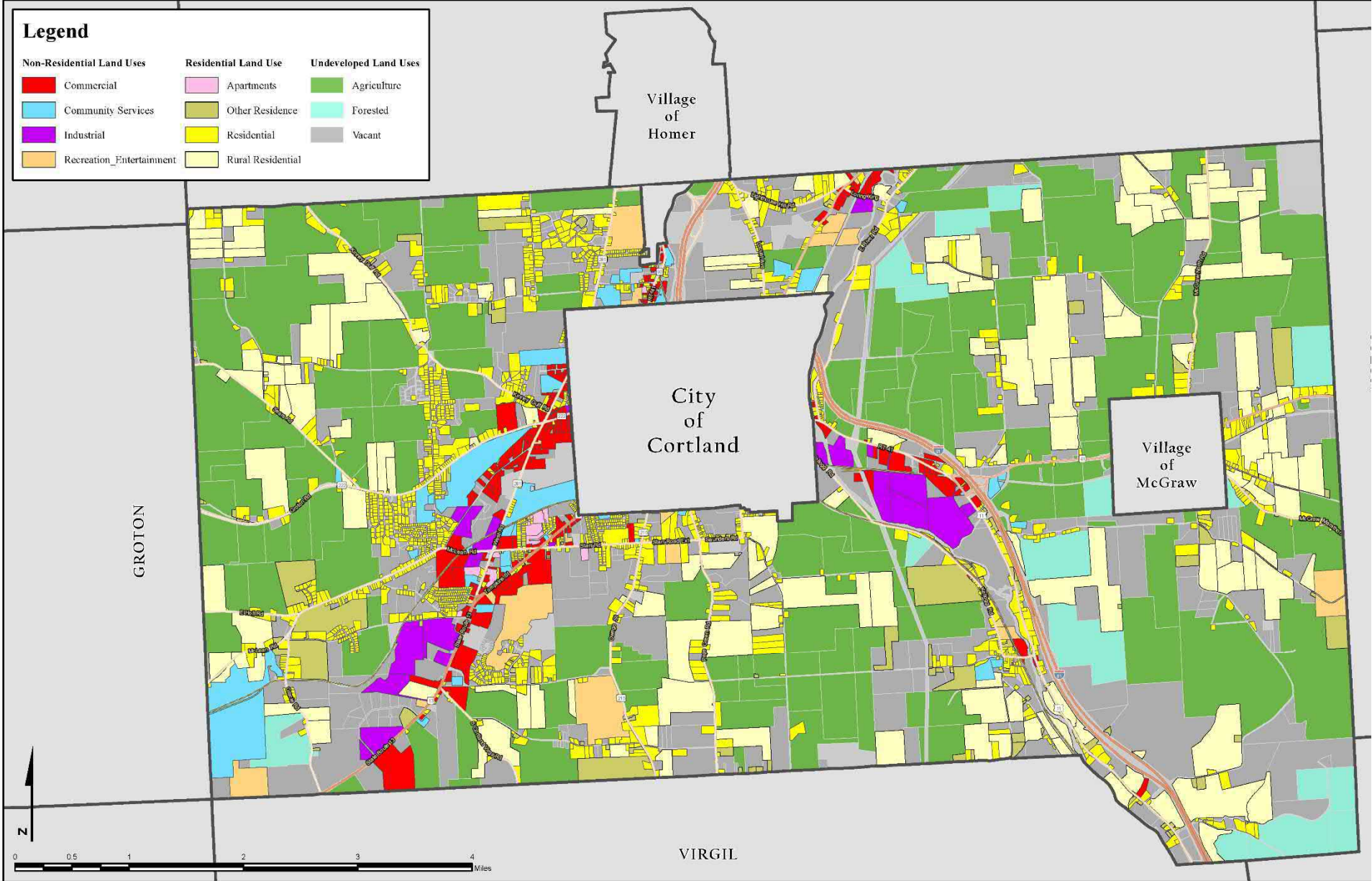
- Key Assets & Resources
 - Development Patterns
 - Agricultural Lands
 - Otter-Dry Creek Aquifer
 - Tioughnioga River
 - Recreation Resources
 - Transportation Systems

Development Patterns

- Mix of land uses dominated by agricultural lands & undeveloped lands
- Non-residential land use concentrated along highway corridors
- Higher density proximate to City



Development Patterns



Agriculture Operations

- Important to local & regional economy
- Agricultural District #1- 19,400+ acres
- Lands zoned AG- 24,000+ acres
- Productive farmland soils present few development limitations
- Visual identity



Otter Creek-Dry Creek Aquifer

- Part of the Homer-Cortland-Preble Aquifer
- Highly productive sole source aquifer
- Municipal system **and** private wells rely on aquifer for water
- Protection of water quality and quantity critical



Tioughnioga River

- Part of Susquehanna River Watershed & Chesapeake Bay Watershed
- Wildlife corridor & habitat
- Limited public access
- Untapped recreational resource



Photo credit: Panaramio.com

Recreation Resources

- Town Parks
- Lime Hollow Nature Area & Center
- Cortland County Fairgrounds
- Private Campgrounds
- Private Golf Courses



Transportation Systems

- Easily accessible via roadway system- Federal, State & County Routes
- Public Transit- provided by Cortland County
 - Fixed routes & Dial-a-Ride service
- Freight service NYSW Railway connecting New York City & Syracuse
 - Bulk transfer facility located in Cortland

Transportation Systems

- Airport
 - Public use airport- Updated Airport Master Plan currently FAA review
- Non-motorized systems
 - Sidewalks located in some commercial areas
 - no bike paths or protected bike lanes
- No multi-use trails within the Town

Breakout Session

- Groups of 5-8 people
- Identify a note taker
- Discuss
 - Strengths...what should the Town keep doing?
 - Weaknesses...what needs to be improved?
 - Opportunities...the Town should take advantage of...
 - Threats...what physical, social, or policy hurdles must be overcome?
- Report back to group



Next Steps

- Develop Vision
- Prepare Draft Goals and Objectives
- Develop Plan Recommendations
- Implementation – Action Plan

Wrap Up/Questions

Thank you for your input!

Public Workshop
February 13, 2020
Town of Cortlandville Comprehensive Plan

The second public workshop was held once the Committee had developed both the draft plan recommendations and the corresponding action items. Approximately 11 members of the community along with 3 members of the Comprehensive Plan Committee assisting. A brief overview of the plan status was provided along with the presentation of key recommendations. Themes included growth management and land use, infrastructure, transportation and resource conservation. Participants were then invited to react to the recommendations by visiting one or all of four themed stations. Each station was supplied with the draft action table, Future Land Use Map and Resource Conservation Map and was staffed by one of the committee members. In addition, the public had the opportunity to identify which five (5) actions in the Draft Action Table they deemed most important by placing stickers next to the actions deemed most important. This information was used as a check by the Committee for actions they had prioritized in the Action Plan.

The following material are included:

Agenda

List of Attendees

Prioritization results

PowerPoint presentation

Town of Cortlandville
Comprehensive Plan
Public Workshop
February 13, 2020- 6:30 PM
Cortlandville Fire Department Building
Draft Agenda

1. Welcome and Meeting Agenda
2. Project Overview & Status
3. Presentation of Key Recommendations
4. Wrap up and Next Steps
5. Questions
6. Small Group Sessions

Public Workshop

Feb. 13, 2020

Cortlandville Comprehensive Plan

Please sign IN

Kristen Keryk

BARRY HOWELL

Douglas WITHEY

Todd Miller

Jan Schukin - Comprehensive Plan Committee

BOB MARTIN

Colin Spencer

David Barclay

GLENN REISWEBER

Chri Newell

Pam Jenkins - comprehensive plan committee

Forrest Earl - comprehensive plan committee

Please sign IN

JOHN FROD

Tom Williams Supervisor

Place a sticker next to the 5 Action Items you feel are most important

February 13, 2020 Public Workshop- Sticker Tally

Zoning/Regulatory Actions

1. Review and update Article 1A-Wellhead Protection Areas and Article X-Aquifer Protection District Zoning 4
2. Revise Agricultural district to limit uses to primarily agriculture and reduce residential development potential in this district 0
3. Develop Conservation Residential District regulations to protect open space & provide transition between rural and developed areas, protect visual character 5
4. Create a Business Overlay Zoning District to incentivize development of underutilized and infill parcels 3
5. Create performance standards and review allowable uses and district boundaries in the Industrial Districts to properly locate high intensity and high impact businesses away from non-industrial uses 0
6. Adopt Mixed-Use Zoning to encourage retail, small business, residential mix on Routes 11 and 13 near the Cortland/Cortlandville municipal boundary 2
7. Adopt a Stream Corridor Overlay District -protect stream banks and wetlands including the Tioughnioga River and provide wildlife corridors 2

Utilities

8. Prepare and Adopt Utilities Master Plan addressing sewer, water and stormwater 2
9. Update stormwater management regulations to include green infrastructure techniques 0
10. Conduct a culvert study to identify and address localized flooding issues 0
11. Encourage responsible development of renewable energy (solar, wind, geothermal) 3
12. Actively promote and encourage the expansion of broadband 4

Place a sticker next to the 5 Action Items you feel are most important

Resource Conservation

- 13. Participate in the preparation of Cortland County's Local Waterfront Revitalization Plan for the Tioughnioga River to in part improve public access to Tioughnioga River 5
- 14. Protect and enhance the Lime Hollow Nature Center 7
- 15. Designate Wellhead Protection Zones 1A and 1B and adjacent areas as a Critical Environmental Area 8

Transportation

- 16. Prepare a Multi-modal Facilities Plan encompassing all transportation modes including trails, sidewalks, bike lanes and public transit 2
- 17. Expand the application of access management standards to potentially include all Business and Industrial zones 0
- 18. Expand public transportation options 1

Community

- 19. Conduct a town wide housing survey - identify and address housing needs 0
- 20. Prepare a neighborhood plan for Blodgett Mills Hamlet 0
- 21. Identify public spaces to include a town center and gateways 2
- 22. Recreation- Maintain and improve existing recreation facilities and programming 3
- 23. Protect historic and cultural resources (national, state and local) through site design (e.g. preservation, buffers and setbacks) 2

February 13, 2020 Public Workshop – summary of small group discussions.

The goal of the workshop was to receive input/reaction to the draft recommendations presented at the meeting that focused on land use, resource conservation, transportation and mobility, and infrastructure. Participants were then able to visit themed stations covering the topics listed above to ask questions and provide input.

The following information was offered by community members:

Concern: Increase the boundaries of the proposed CEA to include additional important natural features in the vicinity of Lime Hollow that includes wetlands, marl ponds and Chicago Bog.

The Comprehensive Plan Committee determined that the proposed CEA will include these additional areas.

Concern: Change industrial zoning in area of Chicago Bog

As presented at the meeting the Draft recommendations include a review of existing industrial zoning particularly along State Route 13 and Route 281 to evaluate this type of conflicting land use.

Concern: Lands along Kinney Gulf with near-surface groundwater and prime farmland in active agriculture should remain in agriculture. If developed limit development in areas prone to flooding, and where groundwater is near-surface. If developed, low density housing with large buffers from creek and wetland which runs through. Maintain the natural habitat along this creek.

As presented at the meeting the intent of the Conservation Residential land use is to protect these resources including agricultural lands. In addition, the Draft Plan proposes a Stream Corridor Overlay that will include minimum buffers from stream banks and wetlands. The Future Land Use map proposes the area north of Kinney Gulf Road for Conservation Residential Development.

Concern: Aquifer protection

The recommendations include a review of both the Aquifer Protection District and the Wellhead Protection Areas regulations to ensure they are protective of the aquifer. In addition the Plan includes a recommendation to establish a CEA covering wellhead zones 1a and 1b.

Town of Cortlandville Comprehensive Plan

Public Workshop
February 13, 2020



Welcome

- Comprehensive Plan Committee:

Nasrin Parvizi, Chair

Ann Hotchkin

David Yaman

Pam Jenkins

Forrest Earl

Alan Gandelman

- CHA Consultants

Jean Loewenstein, AICP, Principal Planner

Chris Einstein, Associate Vice President

- John Proud

Town Board Liaison (through 12/19) & Technical Advisor



Today's Agenda

- Welcome/Meeting Purpose
- Project Overview & Status
- Draft Recommendations
- Next Steps
- Questions
- Themed stations



Meeting Purpose

- Present key draft recommendations
- Gather community input



Project Overview

- Comprehensive Plan
 - Identify community goals for land use, infrastructure, transportation, natural resources, recreation & community resources
 - Land use regulations, guidance documents, policy decisions – consistent with Comprehensive Plan
 - NYS Town Law requires land use regulations be consistent with Comprehensive Plan

Project Status

- Comprehensive Plans steps
 - Inventory & Analysis (Existing Conditions)
 - Community Vision
 - Goals and Objectives
 - Plan Recommendations
 - Implementation/Action Items



Community 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: natural, agricultural, historic, and the built environment. A Town that promotes and provides social, economic, educational, cultural and recreational opportunities, enabling families to make this their home now and for future generations.

Draft Recommendations

- Over 40 Draft Recommendations
 - Growth Management and Land Use
 - Infrastructure
 - Transportation and Mobility
 - Resource Conservation
 - Community Resources and Facilities
 - Sustainability and Fiscal Health

Key Recommendations

Land Management

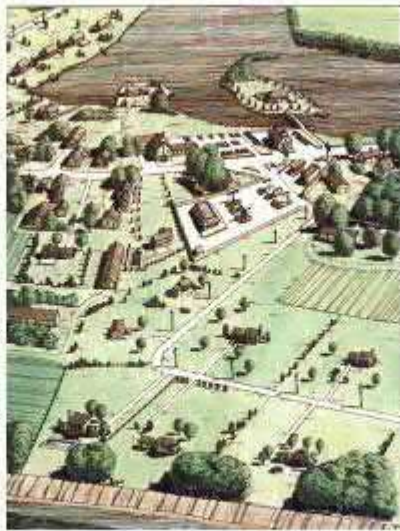
- Update zoning to meet recommendations in 2018 Farmland Protection Plan
 - Limit Allowable uses in AG zone
 - Changes to AG district boundaries (refined in Comprehensive Plan)

Recommendations

- Develop Conservation Residential zoning & rural development guidelines



Existing farm area.

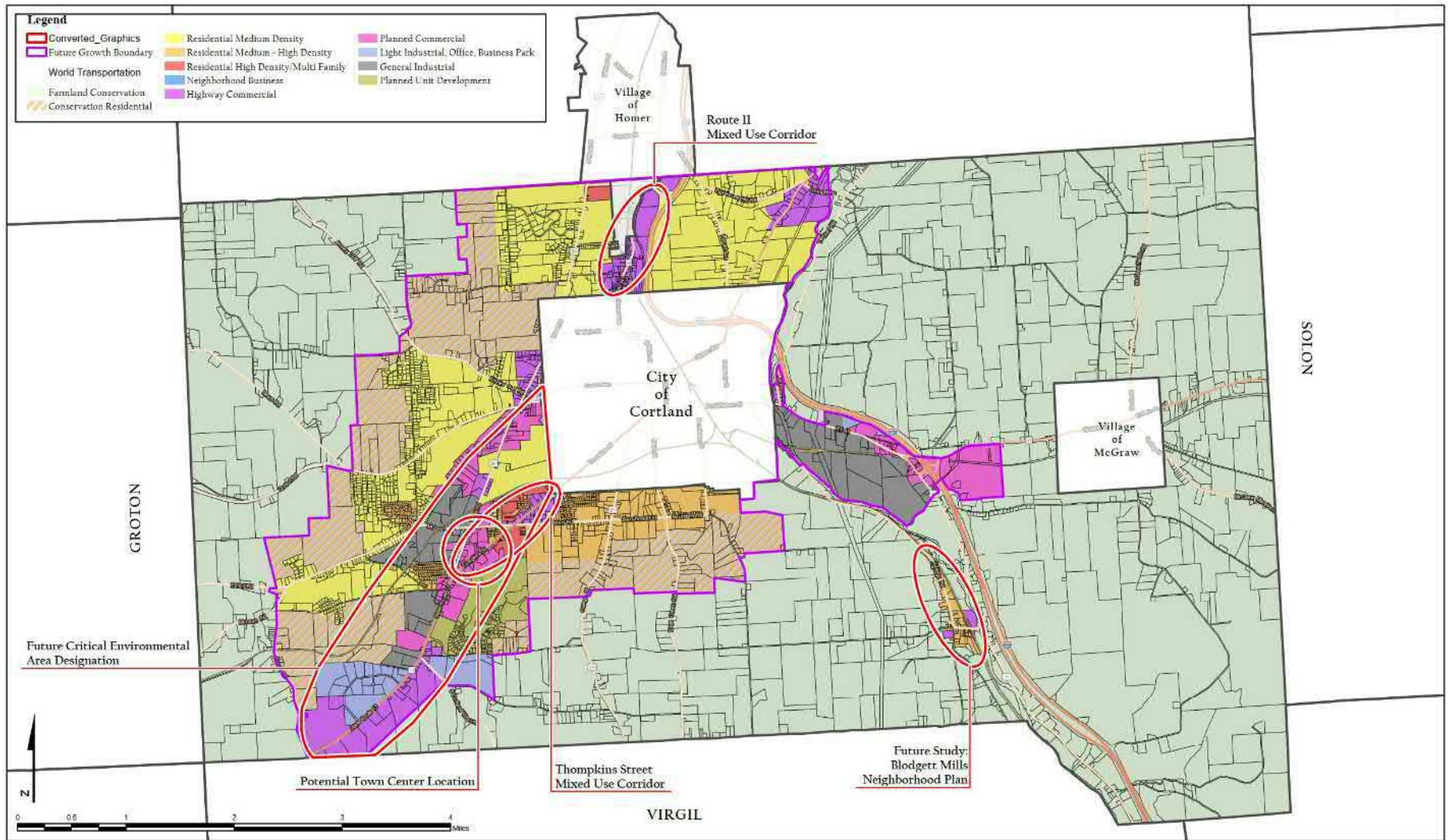


Same area after conventional, suburban-style development.



Same area with appropriately scaled and sited development (same number of units).

(© Copyright 1995-1996 Center for Rural Massachusetts, Department of Landscape Architecture and Regional Planning, University of Massachusetts, Amherst)



Recommendations

- Incentivize underutilized and infill parcels
- Review Wellhead Protection & Aquifer Protection Regulations
- Identify areas for and adopt mixed-use zoning
- Review allowable uses in industrial zones and adopt performance standards

Recommendations

Town Character

- Protect & promote visual quality
- Develop gateways at key Town entrances



Recommendations

Housing and Community

- Identify and address housing needs
- Protect neighborhoods from incompatible uses
- Develop a “Town Center”
- Maintain/improve recreational opportunities
- Blodgett Mills

Neighborhood Plan



Recommendations

Infrastructure

- Develop a Utility Master Plan
- Ensure proper function of stormwater management systems
- Protect municipal wells
- Encourage responsible development of renewable energy sources
- Expand broadband coverage

Recommendations

Transportation and Mobility

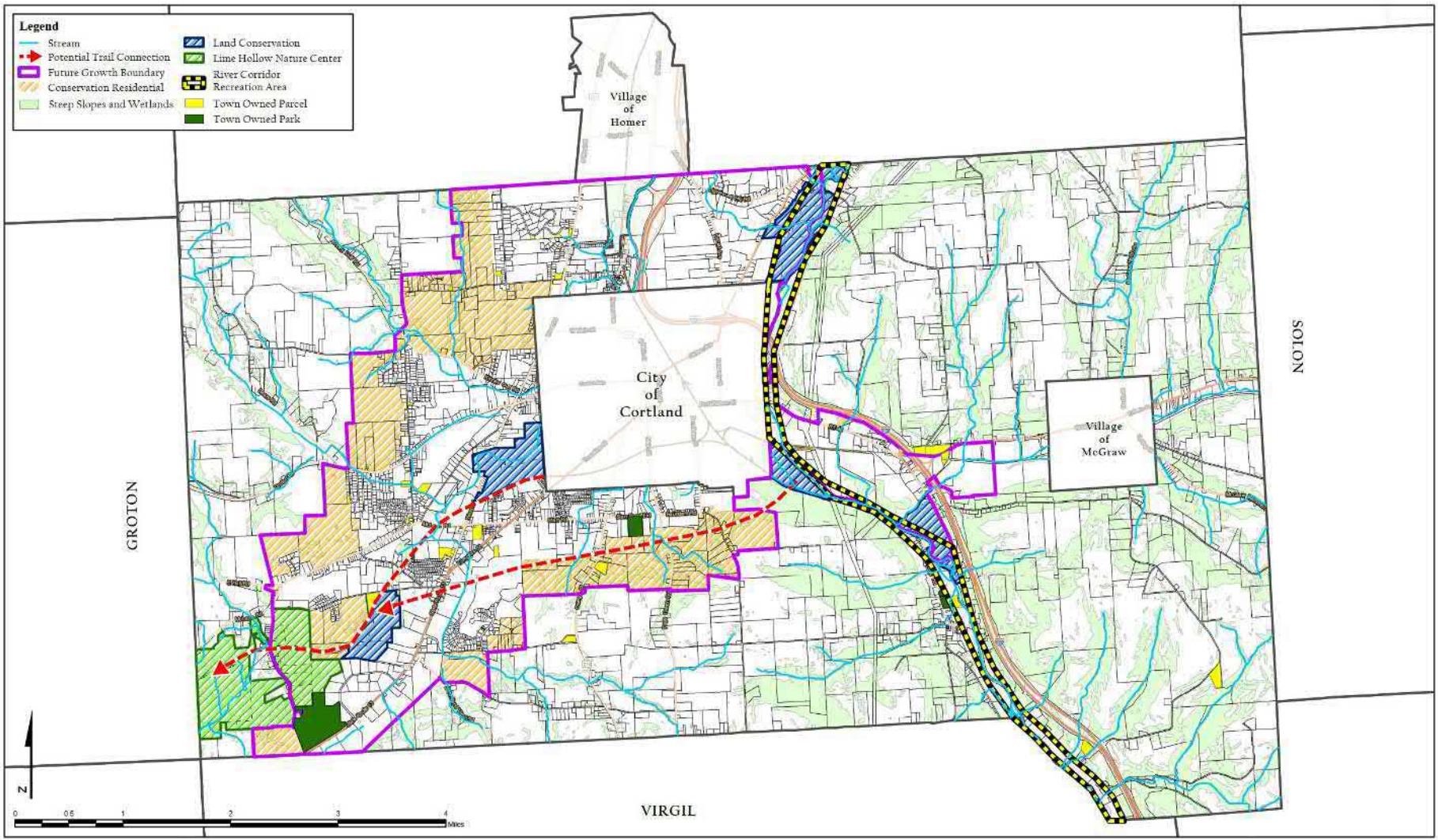
- “Complete Streets” Design
- Multi-modal facilities plan
- Expand use of access management techniques
- Expand public transportation

Recommendations

Resource Conservation

- Aquifer -Town wells
- Tioughnioga River
- Lime Hollow Nature Area
- Streams, wetlands and wildlife corridors
- Steep slopes





Next Steps

- Finalize recommendations and action plan
- Public Hearing
- Changes as needed
- Adoption by Town Board



Break out session

- Four Themed Stations
 - Growth management/land use
 - Infrastructure
 - Transportation
 - Resource Conservation
- Prioritization station
- Spend time at all four stations

Questions?

Thank you for your input!

Appendix B
Conservation Residential Zoning and
Design Guideline Information

Draft: November 11, 2004

Proposed New Zoning Definitions

[To support the proposed new Town of Clifton Park zoning codes: Conservation Residential (CR); the Hamlet Residential (HR); the Hamlet Mixed-Use (HM); and the Open Space Incentive Zoning]

Definitions.

BASE DENSITY: Measurement of the capacity of a parcel or parcels to support the creation of lots or development sites as expressed in dwelling units (lots) per acre which is calculated by subtraction of the constrained land acreage from the total acreage of the parcel(s).

BENEFIT AREA: General vicinity of the Permanent Open Space.

COMPREHENSIVE PLAN: The 2003 Town of Clifton Park Comprehensive Plan Update.

CONSERVATION-BASED DESIGN: An approach to land conservation and development planning and design that emphasizes the protection of important natural and cultural resources as a way to preserve these resources to the maximum extent practicable as land becomes developed.

CONSERVATION SITE: a parcel or parcels that will be the location for the establishment of a community benefit of Permanent Open Space through this section of the Town of Clifton Park zoning ordinance. The Permanent Open Space may be accomplished on a conservation site through either outright fee simple land purchase/donation or purchase/donation of development rights. Proof of perpetuity is required to be documented in writing to the Town of Clifton Park Town Board.

CONSTRAINED LAND: A parcel's acreage that includes surface water bodies, NYS DEC regulated freshwater wetlands, federally-regulated wetlands, 100-year floodplains, floodways, and lands with slopes 20% or greater (measured over a 50-foot horizontal distance).

INCENTIVE SITE: All or part of a parcel or parcels that will be allowed an increase in density through this section of the Town of Clifton Park zoning ordinance

INCENTIVE ZONING: The system by which specific incentives are granted, pursuant to § 261-b of the Town Law and the provisions of this chapter, on condition that specific physical, social or cultural benefits or amenities would inure to the community.

LOW IMPACT DEVELOPMENT: Including the protection of soil and water resources as part of development projects, such as provision for vegetative buffers along drainage courses.

OPEN SPACE PLAN: the Clifton Park Open Space Plan 2003

PARCEL: Any tax parcel, contiguous tax parcels under single ownership or contiguous tax parcels proposed to be developed as a unit. For the purposes of this section, each tax parcel shall be identified on the tax map of the Town of Clifton Park dated November 1, 2004, and single ownership shall be determined by deed as filed on November 1, 2004.

PERMANENT OPEN SPACE: The area within a parcel that is established for conservation of natural and cultural resources in perpetuity.

REVIEW: A preliminary, nonbinding review by the Town Board of an application for use of incentive zoning to determine the merits of applying the incentive zoning concept to a particular project.

SEQRA: The State Environmental Quality Review Act, Article 8 of the New York State Environmental Conservation Law, as amended, and the regulations promulgated hereunder.

UNCONSTRAINED LAND: A parcel's remaining acreage after constrained land is subtracted. Unconstrained land shall be the basis for calculating maximum allowable density.

WESTERN CLIFTON PARK: the area of Clifton Park consisting of the study area as described in the Western Clifton Park GEIS, and as comprised of the following zoning districts: Conservation Residential (CR), Hamlet Mixed-Use (HM), and Hamlet Residential (HR) zoning districts.

Draft: November 12, 2004

Conservation Residential (CR) District Proposed for the Town of Clifton Park, NY

Purpose and Objectives.

The district is established to provide and maintain land area to promote and support ongoing open space and agricultural uses and activities to sustain the rural character of this predominantly natural, agricultural and low-intensity residential setting. The purpose of the Conservation Residential (CR) Zoning District is to protect and enhance the rural character, the natural and scenic qualities of open space, the agricultural heritage, while providing for well-planned new development that complements the traditional settlement pattern, and protects the health, safety, economic base and quality of life in western Clifton Park for all of its residents.

Objectives:

1. New development should complement and harmonize with the traditional, open, rural, wooded, agricultural, natural and environmental resources, low-intensity residential and hamlet landscapes, agricultural lands and working landscapes, and scenic views and resources as valued by the community in Western Clifton Park.
2. The district includes lands and resources that the community supports for permanent conservation and protection as agricultural lands and open space lands identified in the public planning process of the Clifton Park Open Space Plan, the Clifton Park Comprehensive Plan, and the Western Clifton Park GEIS. Development projects in this district should contribute to the network of town-wide, permanently protected open space areas and habitat corridors, both within large parcels of land and among parcels throughout the town in accordance with the open space vision and criteria set forth in the Clifton Park Open Space Plan, the Clifton Park Comprehensive Plan, and the Western Clifton Park GEIS. Thus, these agricultural and open space lands would be included as town-wide priorities for conservation including the application of open space amenity zoning initiatives.
3. Development should be sited and laid out using conservation-based design and low-impact design in support of creative solutions to minimize impacts to open space lands and agricultural lands.
4. Development should support uses compatible with surrounding land uses and to provide and design for adequate buffering of adjoining properties, particularly between agricultural and residential uses.

Applicability.

This Conservation Residential zoning district applies to all parcels as shown located within the bounds of said district on the Town of Clifton Park Zoning Map.

No parcel as shown on the tax map of the Town of Clifton Park an in existence as of November 1, 2004 may be changed or reconfigured for the purposes of avoiding the provisions of this chapter of the zoning code.

Permitted Uses.

Planned Unit Development Districts are not permitted in the Conservation Residential District.

Allowable on Unconstrained Land:

The following uses are the permitted, principal uses within the CR district except within the Permanent Open Space:

Agricultural and Forestry Uses

- Farm Operations,
- Any form of agriculture or horticulture, provided that such operations are consistent with §150 and 308 of the Agriculture and Markets Law of the State of New York, including the storage, processing and sale of farm products except for as noted.
- The keeping of livestock or poultry, such as hogs, cows, horses, goats or chickens with a lot of a minimum of five acres.
- Commercial greenhouses only with a minimum of five acres.
- Roadside stands or other structures for the sale of farm products with a minimum of five acres. Such facilities shall be consistent with the customary activities and operations normally associated with a farm.
- Forestry uses for timber harvesting. No clear cutting.
- Commercial greenhouses only with a minimum of five acres.
- Odors, noises, and agricultural implements or chemicals associated with approved best-agricultural-environmental management practices shall be permissible.

Residential Uses

- One-family dwelling and its accessory buildings

Open Space Uses

- Open space land
- Conservation easements: permanent easements and term easements for agricultural, historic, or open space conservation

Recreation Uses

- Passive recreation
- Active recreation if the lands are municipally owned
- Off-road pedestrian and bicycle trails and paths

Utility and Other Types of Potentially Necessary Uses for CR District

- Public utility structures
- Emergency service facilities if and only as long as these facilities are under contract to the Town of Clifton Park to provide general health services to the town

- Radio installations, amateur (HAMs) as defined in §208-95A.
- All other telecommunication towers on shared sites as defined in §208-95B

Allowable on the Permanent Open Space.

Within the CR district, the following uses are the permitted, principal uses allowed on any lands designated as Permanent Open Space. When the principal uses of preserving the open space or a part thereof is the protection/buffering of natural resources such as freshwater wetlands, aquifers, steep slopes, mature forests, wildlife habitats or stream corridors, open space uses shall be limited to those which are no more intensive than passive recreation for that approximate portion of open space which warrants protection/buffering.

Agricultural and Forestry Uses

- Any form of agriculture or horticulture, provided that such operations are consistent with §150 and 308 of the Agriculture and Markets Law of the State of New York, including the storage, processing and sale of farm products except for as noted
- Lands reserved for agricultural purposes but not in active production. Such lands may be required to be maintained using best agricultural / environmental management practices.
- The keeping of livestock or poultry, such as hogs, cows, horses, goats or chickens with a lot of a minimum of five acres.
- Forestry uses for timber harvesting. No clear cutting.
- Odors, noises, and agricultural implements or chemicals associated with approved best-agricultural-environmental management practices shall be permissible.

Nature Preserve Uses

- Conservation of water, plant, or wildlife habitat
- Nature preserve, wildlife habitat, open space lands for no active human use
- Off-road pedestrian and bicycle trails and paths

Park Uses

- Passive recreation area
- Active recreation area if lands are municipally-owned, dedicated public active recreation fields; (no active recreation facility buildings)
- Off-road, multi-use pedestrian and bicycle trails and pathways, accessible for disabled, otherwise non-motorized uses, located within the development and creating connections (or leaving opportunities for connections) to existing or proposed pathways or trails in the Clifton Park Open Space Plan and the Clifton Park Trails Master Plan.
- Public building for environmental educational uses, restrooms, visitors center, with a maximum of a 2,000 square feet building footprint.

Special Use Permit Approval Required.

Agricultural Uses

- Temporary uses and structures, pursuant to Section 208.96
- Large concerts, festivals, events with potential to attract more than 1,000 people in one day
- Commercial stable;

- Commercial greenhouses on less than 5 acres
- Animal clinic/veterinary clinic/office/animal hospital
- Tack shop
- Private, public building open to the public for agricultural education purposes, restrooms, visitors center, with a maximum of a 2,000 square feet building footprint.

Residential Uses

- Dwelling, Two-family attached or semi-detached

Other Uses

- Roadside sales, non-agricultural, under the provisions of Section 208-100
- Home occupation
- Bed-and-breakfast facilities.
- Day-care as home occupation, for children or for adult day-care.
- Excavation and removal of stone, sand and gravel.
- Accessory use of a building for non-agricultural uses

Community/Institutional Uses

- School
- Church or other place of worship
- Cemeteries

Utilities

- Electrical substation, gas district governor station, telephone exchange or other public utility building, structure or use, except a business office, storage yard, or repair shop, and subject to the provisions of §208-79E(2).
- Storage of liquefied petroleum (LP) gas in excess of 1,100 gallons.
- Telecommunication facilities

Standards.

The following minimum standards shall apply to all parcels in the CR district.

1. **Base Density.** The maximum allowable dwelling units that may be built within the CR district shall be a calculated based on the acreage of unconstrained land included in the development parcel(s). The base density of the parcel (the maximum allowable number of units) is the result of dividing the unconstrained land acreage by maximum development density set forth herein. Applicants may round down fractional units of 0.5 or less, and round up fractional units greater than 0.5.
2. **Development options:**
 - a. Development on less than 10 acres. A parcel consisting of less than 10 acres may be developed at a maximum density of one dwelling unit per three acres of unconstrained land. A parcel which is less than three acres but larger than 20,000 feet may be developed with one dwelling unit.
 - b. Development on 10 acres or more. A parcel consisting of 10 acres or more may be developed at a density of one residential dwelling unit per 10 acres provided there is at least one acre of unconstrained land available to accommodate a residential use including any required well and septic system. In lieu of development at said density, such parcel may be developed at a density not to exceed 0.33 units per acre of unconstrained land provided 50 percent of the area of the development site is designated as permanent open space pursuant to the other conditions set forth herein. For example, if an applicant owns a 70-acre parcel, and 10 acres are identified as constrained, the maximum allowable density with a 50 percent open space set aside 20 dwelling units. This example is calculated as follows: 70 acres minus 10 constrained acres equals 60 acres of unconstrained land. This 60 acres multiplied by 0.33 results in a maximum allowable base density of 20 units. These 20 units must be placed on the unconstrained 60-acre portion of the site in this example.
 - c. A one time single-lot exception is allowed, meaning a subdivision of one parcel as it existed as of January 1, 2005 into a maximum of two lots to be used for single family residential purposes only shall not be required to follow the conservation approach, although it is highly encouraged to be protective of the natural and cultural resources of the community. This shall only be permitted for parcels greater than ten acres and shall only be allowed if the both newly created lots will be initially owned by family members, at the discretion of the Planning Board. The newly created lot shall be a minimum of two acres and all principal buildings shall have a minimum setback of fifty feet from all property lines.
3. **Minimum permanent open space (land area).**
 - a. Where permanent open space is proposed, it must include a minimum of 25% of the unconstrained land of the parcel.
 - b. For any permanent open space, the fee simple title to the permanent open space may be held privately, but for all permanent open space, the area shall be designated on the site and subdivision plat as applicable and shall be so designated on the zoning map of the Town of Clifton Park.

- c. Permanent open space may be held in private ownership, or if proposed for public ownership, shall be dedicated to the Town of Clifton Park. (See section on proof of preservation in perpetuity of permanent open space.
4. **Conservation-based development design.**
 - a. Development of any parcels in the CR district shall comply with the requirements of this code (Conservation Design Layout) along with the development guidelines in the, "Western Clifton Park Design Guidelines" attached hereto by reference.
 5. **The minimum land area (lot size) per dwelling.**
 - a. With municipal water and sewer: 10,000 square feet
 - b. With municipal sewer only: 20,000 square feet
 - c. With municipal water only: 30,000 square feet
 - d. With no municipal water and sewer: 40,000 square feet
 6. **Minimum floor area:** 960 square feet for a dwelling unit.
 7. **Minimum width of lot at front building line:** 80 feet
 8. **Minimum front yard as is applicable to road character** except as required per Section 208-98:
 - a. A local traffic, subdivision road: 25 feet
 - b. All other town or county roads: 75 feet
 - c. A state highway: 125 feet.
 9. **Minimum rear yards:** 25 feet
 10. **Minimum side yards, each:** 10 feet.
 11. **Maximum permitted height:** For each foot the height of a building or other structure exceeds 35 feet, the width of each side yard shall be increased by one foot.
 12. **Minimum distance for environmental features consisting of Land Conservation (LC) Zoning District conservation lands, floodplains:** no residential dwelling units or on-site wastewater disposal systems, shall be located within the bounds of these environmental features. No residential dwelling or wastewater disposal system shall be placed within 50 feet of a wetland meeting federal jurisdictional requirements.

Conservation Design Layout

Criteria and Design Process for Establishing the Permanent Open Space and Siting Development on a Parcel

The following text outlines the procedures for conducting a conservation-based design and layout for site plans and subdivision plans in the Conservation Residential zoning district. The conservation design layout procedure is as a four-step process designed to assist the applicant, the planning board and the public in preparing and analyzing the materials for site plan and subdivision applications within the Conservation Residential (CR) zoning district.

The conservation design layout's four-step resource analysis procedure is as follows:

1. Develop an existing resources and site analysis plan of the natural, cultural, and scenic features.
2. Conduct a conservation analysis and develop the conservation concepts.
3. Demonstrate a proposed layout of the development concept that works with and complements the conservation concepts.
4. Prepare a summary preliminary plan that shows the synthesized conservation and development concepts.

The purpose of conducting such a resource analysis is for the applicant to demonstrate significant application and incorporation of the community resource values for Western Clifton Park as developed and presented in the Town of Clifton Park Open Space Plan, the Town of Clifton Park Comprehensive Plan, the Western Clifton Park GEIS.

Step 1. Develop an Existing Resources and Site Analysis Plan of the Natural, Cultural, and Scenic Features.

The purpose of this step is to analyze the unique features of the subject parcel. An Existing Resources and Site Analysis Plan shall be prepared by the applicant to provide the applicant and the Planning Board with a comprehensive analysis of existing conditions including the natural, cultural and scenic resources, both on the site in detail as set forth below and describe in more general manner land uses, road systems, and natural and cultural resources within 500 feet of the perimeter of the proposed development site. The applicant and the planning board must identify the existing site conditions and conduct a site analysis to understand the unique landscape features of the parcel and the relationship of the parcel to the adjoining lands as a basis for advancing any proposed permanent open space and proposed development area concepts for the Planning Board to consider.

The Existing Conditions and Site Analysis process shall include analyses of physical and environmental resources, forest resources, agricultural resources, historic and cultural resources, and potential as passive and recreational resources. The analysis may take the form of several maps and layers of data presented in a meaningful way to the Planning Board for its review and decision-making in conjunction with the applicant.

The following resources must be mapped and illustrated for the review of the Planning Board:

- a. All contiguous land owned or under option by the owner and/or applicant.
- b. Contour lines at a minimum of two-foot intervals to United State Geological Survey datum within the parcel.
- c. Slopes in excess of 20% or more, measured over a 50-foot horizontal distance.
- d. Ridgelines, hills, geologic formations including but not limited to rock outcrops and other important land features based on available published information or more detailed data obtained by the applicant
- e. Watershed boundaries shall be identified.
- f. Groundwater aquifers and/or recharge areas as mapped on the town's Official Aquifer Protection Map.
- g. Lakes, ponds, regulated streams, streams, and natural drainage swales
- h. Field delineation and survey of both NYS Department of Environmental Conservation Freshwater Wetlands and their associated 100-foot Adjacent Areas, and federal jurisdictional wetlands as regulated by the U.S. Army Corps of Engineers.
- i. Watercourses, streams and other drainage corridors as classified pursuant to the New York State Department of Environmental Conservation Stream Classification System and as mapped on the Town of Clifton Park's Official Stream Protection Map.
- j. The Town of Clifton Park land conservation (L-C) zones.
- k. Flood hazard areas (from a Federal Emergency Management Agency (FEMA) flood insurance rate map, or site-specific flood elevation determination data if none is available otherwise through FEMA.
- l. Vegetative cover conditions on the property according to general cover type, including cultivated land, permanent grass land, old field, hedgerow, significant forest areas, woodlands, wetlands, isolated trees or small groups of trees with a caliper in excess of 12 inches, the actual canopy line of existing trees and woodlands. Vegetative types shall be described by plant community, age and condition.
- m. Any designated Critical Environmental Area, and other important unique environmental areas.
- n. Habitat areas of rare, threatened or endangered species.
- o. Agricultural lands: active farmland within a New York State certified agricultural district in Saratoga County, lands within 500 feet of a New York State certified agricultural district, or soils classified as soils of Statewide Significance and Prime Farm soils as mapped by the U.S. Department of Agriculture, Natural Resources Conservation Service in the Saratoga County Soil Survey.
- p. Lands and parcels enrolled in the Town of Clifton Park's term open space, agricultural, or historic resources **term conservation easement** program.
- q. Lands identified along scenic road corridors as defined in the Town of Clifton Park Open Space Plan, Town of Clifton Park Comprehensive Plan, and the Town of Clifton Park Western Lands GEIS.
- r. As located on the site, the location and dimensions of all existing and proposed utilities and utility right-of-ways, existing streets, paved and unpaved roads and paths, buildings, agricultural barns, silos and any other

- agricultural structures, utilities, remains of buildings and structures, stonewalls, fences, and other man-made improvements.
- s. Historic resources. Locations of all historically significant sites, or structures on the site and on any abutting site within 500 feet of the site's property boundary, including but not limited to those sites and parcels identified as locally important historic resources in the Town of Clifton Park Open Space Plan, the Town of Clifton Park Comprehensive Plan and the Town of Clifton Park Western Lands GEIS, and according to the New York State Office of Parks, Recreation and Historic Resources, State Historic Preservation Office that tracks sites, buildings and parcels identified with state register or federal register historic designation.
 - t. A viewshed analysis showing the location and extent of views into the property from public roads and from navigable waterways, public parks, public forests, other public lands, lands with term conservation easements, and lands with permanent conservation easements.
 - u. Proximity to nearest hamlet or other existing or proposed neighborhood.
 - v. Trails: existing and potential trails, bikeways and pedestrian that are in public use or are proposed conceptually in the Town of Clifton Park Open Space Plan, or specifically on the Town of Clifton Park Town-wide Trails Master Plan Map, on the Mohawk Towpath Scenic Byway, or other routes of town, state, federal, or Saratoga County significance.
 - w. Recreation. Lakes, ponds, active public parks, town park district lands, or other town, county, state recreational areas, or opportunities or sites designated in the Town of Clifton Park's Comprehensive Plan.
 - x. All other boundaries of environmental or other areas to be left undisturbed and/or protected through deed restrictions, conservation easements or other agreements and encumbrances of property which are or have been filed of record with the Saratoga County Clerk's Office shall be shown on the plan.

Step 2. Conservation Analysis and Prioritizing of Conservation Concepts.

Once the site analysis has been accomplished and reviewed with the Planning Board, the applicant may develop concepts for prioritizing what of the existing resources should be conserved and for what proposed future conservation use. Only after this step has been taken may the concepts for development be factored in to the site layout.

Below are the key conservation principles for Western Clifton Park to assist in prioritizing conservation concepts within the CR district:

- Conserve the scenic, rural landscape character – the unique setting of this parcel as it contributes to the unique setting of Western Clifton Park. Conduct creative site planning that maintains residential and pastures and rural character allowing for direct visual access to open land, woodlots, farms, scenic views, etc.
- Protect farms and agricultural lands and uses; protect the core agricultural areas of Western Clifton Park; protect prime farm soils

- Permanent protection of larger contiguous areas of significant open space resources which are visible to the general public including farmlands, woodlands, and other ecological and natural wildlife habitats and corridors.
- Buffer and protect existing protected open space resources: [Design that respects and buffers existing term conservation easements, permanent conservation easements and other permanently protected lands and resources, such as not but not limited to the Grooms Tavern Site, the Vischer Ferry Historic and Nature Preserve including the remains of the Erie Canal, the Mohawk Towpath Scenic Byway]
- Conserve and protect the town-identified open space, natural and cultural resources that are priorities for future conservation,
- Conserve and design with respect to the existing hamlet settlement patterns, existing neighborhoods and existing residences. Buffer existing residences and public views from new development.
- Preserve natural water features, watersheds and provide for connected water habitats
- Protect natural landforms and conserve open lands habitat
- Conserve woodland areas and connected woodlands habitats
- Support the restoration and adaptive reuse of previously developed landscapes, including the adaptive reuse of farm structures that preserves the agricultural setting and uses such as the farmstead and barns and surrounding fields.
- Connect people to the special resources. Provide trail connections within neighborhoods and link to regional paths.
- Protect dark, night-time skies for the whole community.

Step 3. Development Concept.

Once the proposed conservation lands have been identified in Step 1, and prioritized in Step 2, this Step 3 is to identify the area for development (primarily within the unconstrained land and protective of the priority conservation area(s)) the remaining land area of the site may be focused on for siting the access, circulation for streets and pedestrian paths, and locating the proposed number of residential units and other development.

Step 4. Summary Preliminary Plan of Development and Conservation Concepts.

The proposed subdivision application must follow applicable subdivision regulations as outlined in ____ regarding the submission, timing, review process,

etc. This step involves formalizing the “drawing in” of the lot lines and the preparation on a plan meeting requirements for concept submission pursuant to Chapter 179 of the town code, Subdivision of Land.

Proof of preservation in perpetuity of Permanent Open Space for sites in private ownership.

1. **Perpetuity.** For all required, dedicated permanent open space, the open space restrictions must be in perpetuity and shall be so noted on any plat or plan submitted for approval to the town.
2. **Type of Proof Required.** A deed restriction or a permanent conservation easement must be placed on the parcel and/or lot(s) with Permanent Open Space.
3. The proof of such restriction of open space land in perpetuity is required and shall be supplied to the Town of Clifton Park Planning Board, and filed prior to the final plat approval of a site plan or subdivision plat.
4. The Town of Clifton Park Planning Board may not grant final approval to any site plans or subdivision plats that require Permanent Open Space, until the planning board receives the proof of the restriction on the open space land - of a permanent conservation easement.
5. The Planning Board may not approve a final plat until the proof is presented at a planning board meeting.
6. A perpetual conservation easement and/or other rights to property which have the minimum effect of restricting development of the open space land and allowing use only for agriculture, forestry, active or passive recreation, watershed protection, wildlife habitat or other open space use and prohibiting residential, industrial and/or commercial use of such open space land, pursuant to Section 247 of the General Municipal Law and or ____ of the Environmental Conservation Law, shall be granted to the Town of Clifton Park, or to a qualified, not-for-profit land conservation organization or land trust as may be acceptable to the organization, municipality and to the Planning Board.
7. The type of conservation easement may be site-specific and customized according to the proposed use of the open space land, and selected from the following options: open space conservation easement environmental conservation easement, agricultural conservation easement, or historic resources conservation easement.
8. The aforesaid conservation easement instrument shall describe the open space land of a parcel in metes and bounds and by a property survey, and shall bear the statement: "This tract or parcel of land is open space land with a permanent conservation easement subject to the provisions of the Town of Clifton Park Zoning Law substantially restricting its use."
9. Open space created by the use of this article must be clearly labeled on the final plat and site plan as to its use, ownership, management, method of preservation and the rights, if any, of the owners of the subdivision to such land, and to the general public. The plan or plat shall clearly show that the open space land is permanently reserved for open space purposes and shall not be platted for building lots and shall indicate the liber and page of any conservation easements or deed restrictions required to be filed to implement such reservations.
10. Such proposed conservation easement or other rights shall be reviewed and approved by the Town Attorney’s office and be required as a condition of plat or plan approval.

11. Said conservation easement shall not be amendable to permit commercial, industrial, or residential development and shall be recorded in the Saratoga County Clerk's office prior to filing an approved final site plan or final subdivision plat in the CR zoning district.

Ownership and maintenance of open space land and common facilities.

The Planning Board must find the form of ownership of any open space land adequate to fulfill the purposes of this article. The following methods may be used either individually or in combination, for ownership of open space land (exclusive of its conservation easement) and common facilities. The appropriate form of ownership shall be based upon the purpose of the permanent open space reservation as stated above in Section ___. Ownership methods shall conform to the following:

1. **Open space land may be held in private, non-common ownership.**
 - a. The required open space land may be included within one or more large conservancy lots that are entirely open space land, provided the open space is permanently restricted from future development, except for those uses listed above in Section _____. This option may be preferable for open space land that is intended for agricultural use.
 - b. The applicant shall provide the Town of Clifton Park with a written description and proof of instrument of the use restrictions of the open space land.
2. **Open space land may be held in private, common ownership by a Homeowners Association (HOA).**
 - a. Open space land and common facilities may be held in common ownership by a homeowners' association subject to all of the provisions for homeowners' associations as set forth in New York State regulations and the General Business Law.
 - b. The open space restrictions must be in perpetuity.
 - c. The applicant shall provide the Town with a description of the organization of the proposed homeowners association, including its bylaws, and all documents governing ownership, maintenance, and use restrictions for common facilities.
 - d. Such a homeowners' association shall be established by the owner or applicant and shall be operating (with financial subsidization by the owner or applicant, if necessary) before the conveyance of the first lot in the development.
 - e. The HOA must be responsible for liability insurance, local taxes, and the maintenance of any open space land and any other common facilities.
 - f. Membership in the homeowners' association shall be mandatory for each property owner within the subdivision and successive owners in title with voting of one vote per lot or unit, and the subdivider's control, therefore, passing to the individual lot/unit owners on sale of the majority of the lots or units.
 - g. Each lot or unit owner, must be required by recorded covenants and restrictions to pay fees to the HOA for taxes, insurance and maintenance of open space, and as applicable, any private roads and any other common facilities.
 - h. Property owners must pay their pro rata share of the HOA costs as listed above in (e) and the assessment levied by the HOA must be able to become a lien on the property.

- i. The bylaws shall confer legal authority on the association to place a lien on the real property of any member who falls delinquent in his or her dues. Such dues shall be paid with the accrued interest before the lien may be lifted.
 - j. The HOA must be able to adjust the assessment to meet changed needs.
 - k. The applicant shall make a conditional offer of dedication to the Town of Clifton Park, binding upon the HOA, for all open space to be conveyed to the HOA. Such offer may be accepted by the town, at the discretion of the Town Board, upon failure of the homeowners' association to take title to the open space from the applicant or current owner, upon dissolution of the association at any future time or upon failure of the HOA to fulfill its maintenance obligations or to pay its property taxes.
 - l. Ownership shall be structured in such a manner that real property taxing authorities may satisfy property tax claims against the open space lands by proceeding against individual owners in the HOA and the dwelling units they each own.
 - m. Written notice of any proposed transfer of common facilities by the association or the assumption of maintenance for common facilities must be given to all members of the association and to the Town of Clifton Park no less than 30 days prior to such event.
 - n. The association shall have adequate resources to administer, maintain, and operate such common facilities.
 - o. The Town Attorney's office shall review and find that the HOA documents presented as part of the application satisfy the conditions outlined above and such other conditions that the Planning Board shall deem necessary.
- 3. Open space land may be offered fee simple dedication to the town or an open space or park district controlled by the town, provided that:**
- a. There is no substantial cost of acquisition to the town
 - b. The town agrees to and has access to maintain such open space
 - c. Such facilities for public use shall be accessible to residents of the town.
- 4. Open space land may be offered for conveyance, or for sale as fee simple dedication to the county or state governments, a nonprofit land trust or other land conservation organization.**
- 5. Maintenance and monitoring standards for open space land.**
- a. Ongoing maintenance and monitoring standards shall be established, enforceable by the town against an owner of open space land as a condition of site plan or subdivision approval, to assure that the open space land is used for the purposes intended in this chapter and specifically pursuant to the approval of the project rendered by the town and to ensure the use of the open space land does not detract from the character of the neighborhood context. Such maintenance standards may include the obligation to mow open fields to maintain their scenic character, and to maintain dedicated trails.
 - b. If the Town Board finds that the open space land is being maintained in such a manner as to constitute a public nuisance or otherwise not in conformance with standards established herein, it may, upon reasonable written notice to the owner, enter the premises for necessary maintenance or other action necessary and appropriate, and the cost of any such maintenance by the town shall be assessed ratably against the owner, or the in the case of an HOA, the owners of

properties within the development and shall, if unpaid, become a tax lien on said properties.

- c. Unless otherwise agreed to by the Town of Clifton Park Planning Board, the cost and responsibility of maintaining of open space and facilities shall be borne by the private owner, the homeowner's association, the conservation organization or land trust, or in the case of lands and facilities deeded to the Town of Clifton Park, the municipality. Likewise, if any lands restricted "open space land" are deeded to the county or the state, these respective municipal governments would be responsible.

Open Space Incentive Zoning Option. (See Chapter § __)

In exchange for the protection of an equivalent acreage of permanent open space under the provisions of Chapter § ____, Town of Clifton Park, Open Space Incentive Zoning, a parcel or parcels greater than 10 acres in area may be developed at a density of up to one residential unit per 1.5 developable acres or 0.66 units per acre, provided that development also meets the following conditions and limitations.

- a. Increases in dwelling unit density shall not exceed allowable base density by more than 100 percent.
- b. Community open space benefits or amenities may only be located within the CR district.

For example, if the base density of a 100-acre site in the CR district is 33 dwelling units, than the maximum density that can be potentially achieved by applying for open space incentive zoning is 66 dwelling units.

Application for Open Space Incentive Zoning must be done prior to or in conjunction with an application for subdivision approval to the Planning Board.

Site Plan and Subdivision Review.

All building and zoning permit applications in the CR district shall be processed by the Planning Board subject to site plan and subdivision review and approval. Applications will be considered and processed by the Town of Clifton Park Planning Board in accordance with §278 of Town Law, and Article ____ Site Plan Review and Approval, and the Town of Clifton Park Design Guidelines. As part of that process, the Town of Clifton Park Planning Board shall, at a minimum, apply the limitations and conditions of this article.

HAMLET MIXED USE (HM) DISTRICT

Outline:

1. Purpose
2. Permitted Uses
3. Space and Bulk Standards
4. Mixed-Use Buildings
5. Density Bonuses (Amenity Zoning)
6. Site Plan Review (procedure)

1. Purpose

The purpose of the Hamlet Mixed-Use (HM) District in Western Clifton Park is to provide primarily for focused business development to serve adjacent residential hamlets and neighborhood areas and to allow for a creative mix of commercial and complementary residential uses. However, the district may remain primarily commercial uses, such as a mix of offices and retail uses. The allowance for residential uses is intended to foster the creation of places within town where one could walk from home to work to neighborhood businesses. In addition, the HM district is intended to allow for development that generates a low-traffic impact. Finally, the site layout and related designs for development within the HM District should be in a manner that respects and enhances the traditional hamlet context of the proposed project within the specific HM district location.

In general, development should:

- Enhance existing, unique, traditional hamlet settlement patterns within Western Clifton Park
- Restore, conserve and enhance the “sense of place” of the hamlet of Rexford through complementary, compact, new development, infill development and redevelopment layout and design
- Support a primarily business and residential setting within the HM District that connects and transitions to nearby Hamlet Residential District to the south and the rest of the hamlet of Rexford
- Foster pedestrian-friendly, walkable environments
- Utilize area master planning, and site plan layouts and architectural styles consistent with the form of traditional hamlet of Rexford
- Support connections within the hamlet of Rexford and vicinity both within the hamlet and outside of the hamlet,
- Create access and connections such as to the Mohawk River waterfront and to the Mohawk Towpath Scenic Byway, and other existing and proposed town-wide and regional pathways and trails

This section is further intended to support the protection of town-identified open space within Western Clifton Park with the provision of potential density incentives and transfer of development from town-identified open space areas to the HR zone as is applicable.

2. Permitted Uses

Business Uses	
General business offices	P
Medical and dental offices and clinics, excluding overnight occupancy by patients.	P
Attorneys' offices	P
Offices for licensed professionals, for example, architects, accountants, engineers, psychologists, optometrists and chiropractors.	P
Insurance offices of independent or general agents, including regional or district offices of individual companies.	P
Mortuaries or funeral homes.	P
Center for the day care of children.	P
Real estate offices	P
Banking institutions	P
Financial services, e.g., investment counseling and tax services	P
Animal hospital/veterinary offices, with the exclusion of outdoor runs and commercial kennels.	P
Mixed-use buildings, with combination of commercial uses on ground floor with residential units on upper floors *	P
Home occupation	P
Day-care home	P
Bed-and-breakfast facilities	S
Facilities for the sale and/or consumption of farm- and country-related edible and nonedible products at farm markets. Such facilities shall be consistent with the customary activities and operations normally associated with a farm	S
Animal-care facilities, provided that any structure or area used for such purposes, including pens or exercise runs, shall be at least 100 feet distant from any residential district	P
Bank or savings-and-loan association	P
Boardinghouse	P
Bowling alley	P
Convenience food store	P
Day-care center	P
Dry-cleaning establishment, where not more than five persons are employed and where no flammable cleaning fluids are used	P
Personal service establishments	P
Restaurant; or barroom, provided that no portion of the portion of a building occupied by such uses shall be located within 300 feet of the boundary line of any residential district	P
Commercial recreation facility, subject to the provisions of § 208-94	S
Municipal Uses	
Private schools, excluding business, dancing, trade or any other commercially oriented school	P
Nonprofit institutions for charitable, religious, cultural or community purposes.	P
Emergency ambulance facilities if and only as long as these facilities are under contract to the Town of Clifton Park to provide general health services to the Town	P
Public utility structures.	P

Radio installations, amateur (HAMS). See § 208-95A	P
Electrical substation, gas district governor station, telephone exchange or other public utility building, structure or use, except a business office, storage yard, or repair shop, and subject to the provisions of § 208-79E(2).	S
Federal, state, county or Town municipal building	P
All other telecommunication towers as in § 208-95B. [Added 12-9-1996 by L.L. No. 11-1996]	P
Cemeteries	S
Church or other place of worship	P
Section 208-96, Temporary uses and structures.	S
Public library	S
Residential Uses	
One-family dwellings	P
two-family dwellings	P
Community residences	P
Dwelling, two-family and/or semidetached	P
Accessory Structures: buildings accessory to the above which are an integral part of any of the above uses and are not in conflict with the purposes of this article as set forth above, which determination shall be made by the Planning Board	P

P=permitted

S=pursuant to § 208-79 et seq (Special Permits)

**see "mixed-uses" (section 4 below)*

3. Space and Bulk Standards

A. One-family detached dwellings – Limited to no more than 25% of a parcel’s total potential density

Base density: 1 unit per acre

Minimum lot size: 6,000 square feet

Minimum lot width: 50’

Minimum lot frontage: 50’

Front yard: 5’

Rear yard: 25’

Side yard: 5’ (20’ adjacent to commercial units)

Maximum building height: 35’

Maximum impervious surface lot coverage: 60%

B. Commercial uses and two-family, semi-detached, and multi-family dwellings – Limited to no more than 25% of the parcel’s total potential density.

Base Density:

Office uses: 4,000 gross square feet (gsf) per acre

Retail uses: 2,000 gsf per acre

Two-family, semi-detached and multi-family dwellings: 3,000 gsf per acre

For example, a project that includes 4,000 gsf of office space, 2,000 gsf of retail space, and 3,000 square feet of multi-family space would require three (3) acres of unconstrained land.

Minimum lot size: 12,000 square feet

Minimum lot width: 80'

Minimum lot frontage: 50'

Front yard: 10'

Rear yard: 30'

Side yard: 0' (20' adjacent to residential uses)

Maximum building height: 40'

Maximum impervious surface lot coverage: 60%

4. Mixed-Use Buildings (residential uses may be allowed above commercial uses)

Buildings in the HM District may include residential units as subordinate use to primary ground floor commercial use subject to the following provisions:

- i. Residential units shall not be permitted over an auto service station, or establishments storing or retailing flammable or fume producing goods.
- ii. The habitable area of each residential unit shall be at least five hundred (500) square feet.
- iii. Each residential unit shall be a separate dwelling unit with provisions for complete living including sanitary and sleeping facilities for year-round use by one (1) family.
- iv. Residential units shall not be located on the first floor of the building and each apartment shall contain all services for safe and convenient habitation meeting the New York State Fire, Building, Health and Environmental Codes.
- v. Residential units shall have access to the outside of the building which must be distinct from the access to uses on the first floor.
- vi. Each residential unit shall meet all applicable Town of Clifton Park off-street parking requirements.

5. Density Bonus (through Open Space Incentive Zoning provisions)

A. Residential Bonus

Applicants may propose and seek Town approval for an increase in the density of residential units within the Hamlet Mixed-Use (HM) zoning district per §(number) Open Space Incentive Zoning upon securing the required applicable development rights to town-identified open space parcels within Western Clifton Park.

B. Office and Retail Bonus

Applicants may propose and seek Town approval for an increase in the density of gross square footage of commercial units within the Hamlet Mixed-Use (HM) zoning district per §(number) Open Space Incentive Zoning upon securing the required applicable development rights to town-identified open space parcels within Western Clifton Park.

6. Site Plan Review

All building and zoning permit applications in the HM District shall be subject to site plan approval. Applications will be considered by the Planning Board in accordance with Article XVI Site Plan Review and Approval and the Western Clifton Park Design Guidelines.

HAMLET RESIDENTIAL (HR) DISTRICT

Outline:

1. Purpose
2. Permitted Uses
3. Space and Bulk Standards
4. Density Bonuses (through Open Space Incentive Zoning)
5. Site Plan Review

1. Purpose

The purpose of the Hamlet Residential (HR) District is to prevent adverse impact to the character of Western Clifton Park and to the hamlet of Rexford and to ensure that future growth is consistent and complementary to the existing hamlet settlement patterns. New development within the HR district shall adhere to the guidelines and standards set forth in the Western Clifton Park Design Guidelines. In general, development should:

- Enhance existing, unique, traditional hamlet settlement patterns within Western Clifton Park
- Restore, conserve and enhance the “sense of place” of the hamlet of Rexford through complementary, compact, new development, infill development and redevelopment layout and design
- Support a primarily residential setting within the HR that connects and transitions to nearby Hamlet Mixed-Use Zone to the north in the rest of the hamlet of Rexford
- Foster pedestrian-friendly, walkable environments
- Utilize area master planning, and site plan layouts and architectural styles consistent with the form of traditional hamlet of Rexford
- Support connections within the hamlet of Rexford and vicinity both within the hamlet and outside of the hamlet,
- Create access and connections such as to the Mohawk River waterfront and to the Mohawk Towpath Scenic Byway, and other existing and proposed town-wide and regional pathways and trails

This section is further intended to support the protection of town-identified open space within Western Clifton Park with the provision of potential density incentives and transfer of development from town-identified open space areas to the HR zone as is applicable.

2. Permitted Uses

Residential Uses	
One-family dwellings	P
Two-family dwellings, attached or semi-detached	S
Community residences	S
Accessory Structures: buildings accessory to the above which are an integral part of any of the above uses and are not in conflict with the purposes of this article as set forth above, which determination shall be made by the Planning Board	S
Municipal Uses	
Home occupation	P
Day-care home	S
Bed-and-breakfast facilities	S
Facilities for the sale and/or consumption of farm- and country-related edible and non-edible products at farm markets. Such facilities shall be consistent with the customary activities and operations normally associated with a farm.	S
Emergency ambulance facilities if and only as long as these facilities are under contract to the Town of Clifton Park to provide general health services to the Town	P
Public utility structures.	P
Radio installations, amateur (HAMS). See § 208-95A	P
Electrical substation, gas district governor station, telephone exchange or other public utility building, structure or use, except a business office, storage yard, or repair shop, and subject to the provisions of § 208-79E(2).	S
Federal, state, county or Town municipal building	P
All other telecommunication towers as in § 208-95B. [Added 12-9-1996 by L.L. No. 11-1996]	P
Cemeteries	S
Church or other place of worship	S
Section 208-96, Temporary uses and structures.	S
Public library	P

P=permitted

S=pursuant to § 208-79 et seq (Special Permits)

3. Area and Bulk Standards

A. Residential uses

Base Density: 0.33 units per acre

Minimum lot size: 6,000 square feet

Front yard: 50'

Rear yard: 25'

Side yard: 5' (10' adjacent to commercial units)
Maximum building height: 35'
Maximum impervious surface lot coverage: 60%

4. Density Bonus (through Open Space Incentive Zoning provisions)

A. Residential Bonus

Applicants may propose and seek Town approval for an increase in the density of residential units within the Hamlet Residential (HR) zoning district per §(number) Open Space Incentive Zoning upon securing the required applicable development rights to town-identified open space parcels within Western Clifton Park.

5. Site Plan Review

All building and zoning permit applications in the HR District shall be subject to site plan approval. Applications will be considered by the Planning Board in accordance with Article XVI Site Plan Review and Approval and the Western Clifton Park Design Guidelines.

Draft: November 11, 2004

Open Space Incentive Zoning

Purpose and objectives

- A. It is the purpose of this article to empower the Town Board to grant incentives to the private sector engaged in the land development process to advance the town's specific policies in accordance with the Town's GEIS for the Western Lands of Clifton Park, the 2003 Comprehensive Plan Update, the 2003 Open Space Plan, and in coordination with other community planning mechanisms or land use techniques.
- B. This authority may be used by the Town Board to assist the following objectives from the town's GEIS for the western lands, Comprehensive Plan, and Open Space Plan:
- (1) To protect wildlife nature preserves, watersheds and water quality, highly valued ecological resources and environmentally sensitive areas.
 - (2) To protect active farm operations.
 - (3) To ensure that all development occurs in an ecologically sound manner.
 - (4) To preserve important open spaces, develop a comprehensive trails and pathway system; preserve scenic roads, cultural resources, and historic and archaeological resources.
 - (5) To protect wetlands and stream corridors for their benefits to wildlife habitat, flood and stormwater control, groundwater protection, erosion control, and recreation.
 - (6) To preserve open space for ecological, aesthetic, and recreational purposes.
 - (7) To preserve and enhance the existing diverse residential, rural, and historic character of Clifton Park and to provide for a diversity of housing.
 - (8) To allow for an increase in density on a given site providing the overall density of the Western Lands of Clifton Park is balanced.
 - (9) To establish permanent easements on town-identified open space parcels to prevent further development.
 - (10) To allow for an increase density of both commercial and residential development within the HM zone to create a more viable, walkable hamlet community.

Authority

In accordance with § 261-b of the Town Law of the State of New York, the Town Board is empowered to provide for a system of zoning incentives as the Town Board deems necessary and appropriate, consistent with the purposes and conditions set forth herein.

Applicability

This chapter applies only to Western Clifton Park zoning districts: Conservation Residential CR, Hamlet Residential HR, and Hamlet Mixed Use HM districts in the Town of Clifton Park, as shown on the Town of Clifton Park Zoning Map.

Permitted incentives

The Town Board may grant the following specific incentives within the procedures set forth in this Section:

- Incentive A.** Single-family residential incentives: increases in single-family dwelling unit density beyond the base density within the HM, HM, or CR districts.

Incentive B. Commercial, two-family, semi-detached, and multi-family residential incentives: Increases in commercial uses and two-family dwelling, semi-detached dwelling, and multi-family dwelling unit density only in the HM district.

Community benefits or amenities.

- A. The following community benefits or amenities may, at the discretion of the Town Board, be accepted in exchange for an incentive as provided in “Permitted Incentives” above. These community benefits or amenities may be either on or off the site of the subject application and may involve one or more parcels of land. **Community benefits or amenities may only be located within the CR district.**
- (1) **Permanent conservation easements:** agricultural conservation, open space, scenic, ecological, historic or other types of permanent conservation easements would be acceptable, on town-identified open space parcels within Western Clifton Park. Proof of perpetuity (signed purchase contract or easement title) is required in writing to the Town of Clifton Park Town Board prior to approval of an open space incentive zoning proposal.
 - (2) **Permanent protection of land in fee simple** for conservation and other community benefit purposes on town-identified open space parcels within Western Clifton Park. Proof of perpetuity (executed purchase contract or transfer of ownership of title) is required in writing to the Town of Clifton Park Town Board prior to approval of an open space incentive zoning proposal.
 - (3) **Cash in proportionate, equal value to the protection of the required acreage of unconstrained land that is commensurate with the incentive requested, that would be paid to the Town of Clifton Park’s dedicated open space fund account for utilization by the town exclusively for the permanent protection of open space and farmland in Clifton Park.** Proposed cash must be placed in an escrow account to be held by the town and documented in writing to the Town of Clifton Park Town Board prior to approval of an open space incentive zoning proposal.
 - (4) Any combination of the above-listed community benefits or amenities.
- B. These amenities will be in addition to any other mandated requirements pursuant to other provisions of the Town of Clifton Park Code and any other applicable law or regulation.

Special conditions.

- A. All proposed amenities to be provided by the applicant must show a demonstrable benefit the benefit area.
- B. Where Incentive A (increase in single-family residential density) is sought, the Town Board shall only receive amenities per the following conditions:
- (1) The incentive granted will be in a one-to-one proportion to the development potential of the unconstrained land, as described in the table below and determined by the Town Board at the time of application.

Table: Determination of amenity land required for single-family dwelling unit incentive

	Density increase	Amenity land required
Single-family residential	1 unit	3 acres unconstrained land

(2) Residential unit density increases will be granted in increments according to the table above, of double the original base density, or in other words, not to exceed a 100% increase of the original base density for the incentive site.

C. Where Incentive B (increase in commercial, two-family, semi-detached, and/or multi-family residential density) is sought, the Town Board may only receive amenities per the following conditions:

(1) The incentive granted will be in proportion to the development potential of the conservation site provided in terms of unconstrained land, as outlined in the table below and determined by the Town Board at the time of application

Table: Determination of amenity land required for commercial, two-family, semi-detached, and multi-family dwelling incentives

	Density increase	Amenity land required
Office	1,000 gsf	2 acres unconstrained land
Retail	1,000 gsf	4 acres unconstrained land
Two-family, semi-detached, and multi-family apartments over commercial or retail ground floor space	One equivalent dwelling unit	2 acres unconstrained land

For example, a project that is seeking a density increase of 2,000 sf of office, 2,000 sf of retail space, and 2,000 sf of residential space beyond the base density would be required to provide 24 acres of unconstrained land as a conservation site.

(2) Commercial and two-family, semi-detached, and multi-family residential density increases will be granted in increments equal to the development potential of the amenity land provided per the above table, of triple the original base density, or not to exceed a 200% increase of the original base density for the incentive site.

Criteria and procedure for approval.

A. Optional pre-application review. It is recommended that the applicant meet informally with town planning staff prior to completion of an application for purposes of gathering information for the proposed amenity/incentive exchange. The applicant is advised to review the GEIS, the Comprehensive Plan, the Open Space Plan, and any other materials the town may have on file regarding the open space incentive zoning program.

B. Applications requesting incentives in exchange for providing community benefits will be submitted to the Town Board in accordance with adopted procedures for requests to amend this chapter. The application will include the following information:

(1) The requested incentive.

(2) The proposed amenity.

- i. The location of the proposed conservation site must be demonstrated. The proposed conservation site should be one of the priority open space lands identified in the Land Conservation Plan in the Western Clifton Park GEIS and the Town of Clifton Park Open Space Plan.
- ii. The site's constrained land and unconstrained land must be mapped, and submitted as part of the application. **The proposed unconstrained land area that is the basis for the requested incentive must be specifically identified and highlighted on the map.**

- iii. The base density calculation must be provided that is the basis for the proposed exchange for incentives.
- iii. The proposed conservation site proposed for permanent protection must include this unconstrained land area and may include constrained land. Any proposed subdivision of land related to the efforts to obtain control of land for the incentive zoning proposal, must be approved by the Town as applicable.

(3) The estimated cash value of the proposed amenity.

(4) A narrative which demonstrates the following:

- (a) The benefits to the community, including the benefit area, from the proposed amenity
- (b) Consistency with the goals and objectives of the town's Comprehensive Plan, Open Space Plan, and western lands of Clifton Park GEIS
- (c) The relative importance and need for the amenity.
- (d) That there is adequate sewer, water, transportation, waste disposal and fire-protection facilities in the zoning district in which the proposal is located to handle the additional demands the incentive may place on these facilities beyond the demand that would be placed on them if the district were developed to its fullest potential.
- (e) That all conditions and other applicable requirements of the law are met.

(5) Any other information or support materials as needed or requested by the Town Board.

C. Review by Town Board. Within 45 days of submission of an application, pursuant to Subsection B herein, the Town Board will prepare a brief response to the proposal, outlining in writing the Town Board's determination on whether the proposal is worthy of further consideration and the basis for that determination. The Town Board may engage a consultant to assist in review of the application, the cost of which will be borne by the applicant. Suggested modifications to the proposal may also be provided by the Town Board to the applicant. At this point, the Town Board reserves the right to deny the project. However, with a supporting determination, the proposed application will be transferred to the Planning Board for review.

D. Advisory referral to Planning Board.

(1) The application will be submitted to the Planning Board for its nonbinding advisory opinion to the Town Board. The review at this stage is intended to obtain the input of the Planning Board for the subject land use decision. It is not intended to serve as a site or subdivision review, which would only occur after a decision by the Town Board on the incentive zoning request.

(2) The Planning Board will schedule a public workshop on the application, which may be conducted as part of its regularly scheduled meeting. The intent of the workshop is to share information between the applicant, the Planning Board and interested members of the public. The workshop will not supplant the formal hearing which will be conducted by the Town Board later in the review process.

(3) Within 45 days of receipt of the application from the Town Board, the Planning Board will prepare an advisory report to the applicant and the Town Board. The Planning Board's report will describe the beneficial aspects of the proposal and make recommendations for the amelioration of any adverse aspects of the proposal. The Planning Board's report and the application will then be transferred back to the Town

Board for its final decision on the application. The Planning Board reserves the right to deny the project, and describe why in its findings back to the Town Board.

- E. Compliance with SEQRA.
 - (1) Every decision by the Town Board concerning an application for use of incentive zoning on a particular project will fully comply with the provisions of SEQRA.
 - (2) The applicant will submit a Long Form Environmental Assessment, Part 1, to the Town Board after the referral by the Planning Board.
 - (3) The Town Board will establish itself as SEQRA lead agency for all applications submitted pursuant to this article.

- F. Public hearing by Town Board. Prior to its final decision and in conjunction with its SEQRA review, the Town Board will conduct a public hearing in accordance with the standard procedures for adoption of an amendment to the zoning ordinance or local law. At least five days' notice (14 days if a draft environmental impact statement or supplemental environmental impact statement was required) of the time and place of the hearing will be published in the official newspaper of the town.

- G. Findings and final decision.
 - (1) Following the public hearing and completion of the SEQRA process, the Town Board will approve, approve with modifications or conditions or deny the proposed incentive zoning application. A written statement of the findings will be prepared by the Town Board documenting the basis of its decision. The findings will include, but not be limited to, the following:
 - (a) SEQRA. That all requirements of SEQRA have been met, including the required findings under that law.
 - (b) Development capacity. That the proposed project, including the incentive, can be adequately supported by the public facilities available or provided as a result of the project, including but not limited to sewer, water, transportation, waste disposal and fire protection, without reducing the availability of such facilities for projects permitted as of right under the Town of Clifton Park Code.
 - (c) Public benefit. That the public benefit realized by the amenity provided by the applicant is commensurate with the incentive granted by the Town Board and that there is specifically a demonstrable benefit to the incentive area.
 - (d) Project quality. That the project is in harmony with the purpose and intent of this article and with the stated objectives and will promote the purposes herein, that the project is sufficiently advantageous to render it appropriate for grant of an incentive and that the project will add to the long-term assets of the Town of Clifton Park.
 - (e) Comprehensive Plan. That the use of incentive zoning for the particular project is consistent with the GEIS, Comprehensive Plan, and Open Space Plan
 - (2) The Town Board may impose conditions on a project to ensure that the above findings are ensured through the subsequent plan review and construction phases of the project.

- H. Plan review. Following the receipt of a favorable decision by the Town Board, an application for approval may be submitted pursuant to the applicable provisions of the Town of Clifton Park Code.

Western Clifton Park Design Guidelines

Prepared for the:

Western Clifton Park Draft GEIS
for Clough, Harbour and Associates, LLP
and the **Town of Clifton Park**

November 2004



Behan Planning Associates, LLC
Planning Community Futures

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I. Introduction

The Western Clifton Park Design Guidelines provide direct, concise guidance on identifying what are the important open space resources to conserve in Western Clifton Park as a key first step in the process of designing site plans, subdivision layouts, roads and access, landscape design in Western Clifton Park. The design guidelines start with an overview of the major conservation concepts for this area of the Town of Clifton Park, and then focus in on site specific considerations depending upon where an applicant is proposing change in the landscape: whether it is in a former field, woodland area, or if change is proposed within or near an existing hamlet settlement area. The design guidelines include design principles outlining how to design for development within the applicable setting.

The overall theme is clear: for applicants to identify and demonstrate a clear understanding of the unique resources of any site within its context in Western Clifton Park and strive to conserve and design with the uniqueness of the natural landscape, the working agricultural landscape or the unique hamlet setting of the hamlets of Rexford, Vischer Ferry, Grooms Corners, Jonesville, Elnora, and Ballston Lake.

Specifically, the design guidelines show how to conserve open space and design the layout of permanent open space, how to locate and layout new residential development and other development amidst the rural, scenic landscape, and finally, how to blend in new growth in any hamlet setting.

Purpose

The overall purpose of these design guidelines is to address the way conservation occurs as part of a development project, and how new development is designed within Western Clifton Park. Applying these design guidelines will help the planning board and developers accomplish the town's vision and goals for Western Clifton Park. This includes limiting the adverse impacts of growth on the environment, water quality, wildlife habitats, and other natural resources, maintaining active farm areas and prime farm soils, protecting town-identified open space resources, and designing new structures, neighborhoods, and hamlets to be consistent with the rural character of area. All development within western Clifton Park should contribute to the area's unique sense of place and where possible, reinforce the historic characteristics of Clifton Park's hamlets and existing settlements.

In coordination and cooperation with other programs and efforts, these guidelines are intended to accomplish the town's overall vision for western Clifton Park.

The Town of Clifton Park Open Space Plan 2003 outlined a vision for resource protection town-wide that has applicable ideas for Western Clifton Park, and is summarized by four major themes that should be considered in the conceptualization of conservation and development in Western Clifton Park. The major themes as applicable for Western Clifton Park are:

1. Conserve the distinctive, scenic landscape character visible to the public including cultural and historic resources
2. Protect active farmland and working landscapes
3. Preserve water, watersheds and significant ecological areas for water quality and wildlife habitat
4. Provide for future park and trail opportunities.

Applicability and Use

The Western Clifton Park Design Guidelines are intended to assist the planning board, applicants and the public in the design and review of development within Western Clifton Park, and the Conservation Residential (CR) the Hamlet Mixed-Use (HM), and the Hamlet Residential (HR) districts.

Unless otherwise noted, all development projects within Western Clifton Park must continue to adhere to all applicable zoning, site plan, and subdivision regulations and procedures required by the town.

As previously discussed, these guidelines are intended to assist the town, developers, and the community in planning, layout, and review of development projects within Western Clifton Park. In order to assist this process, these guidelines are divided into the following three chapters:

- 1: Designing for the Rural, Scenic Landscape Character of Western Clifton Park
- 2: Conservation Design
- 3: Hamlet Design

II. Designing for the Rural, Scenic Landscape Character of Western Clifton Park

The following principles and design guidelines apply to development within the entire western Clifton Park area. In addition to applicable Town of Clifton Park zoning and land use regulations, the Planning Board shall base its approval decisions for all applications within the Conservation Residential (CR), Hamlet Residential (HR), and Hamlet Mixed-Use (HM) districts on how the applicant meets the following criteria.

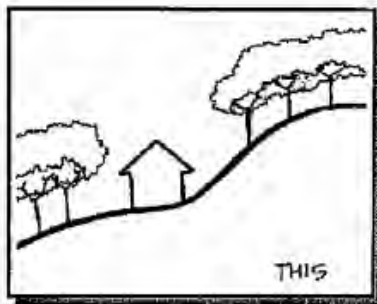
New development should build off of the traditional design, character, and unique qualities of rural Clifton Park. Each development should identify sensitive natural, cultural, historic, and scenic features. These resources should remain free of development and their removal or disruption of should be minimized to the greatest extent possible. New construction should show consideration for local history, including architecture, farming and early economic activity, landmarks and historic sites, and other features that connect the town to its past. For example, wooded areas, mature trees, rolling hills, historic features, streams, and other unique site characteristics should be celebrated and integrated into site design. The visual impacts of urban design and development features in the rural landscape should be minimized.

Criteria for Designing in Western Clifton Park:

- A. Conserve the scenic, rural landscape character – the unique setting of Western Clifton Park
- B. Protect farms and prime farmland: focusing on the core agricultural areas of Western Clifton Park.
- C. Buffer and protect the existing permanently protected open space resources
- D. Conserve and protect the town-identified open space, natural and cultural resources that are priorities for future conservation
- E. Conserve, buffer and design with respect to the hamlet settlement patterns
- F. Preserve natural water features, watersheds and support connected water habitats
- G. Protect natural landforms and create connected open lands habitat
- H. Conserve woodland areas and create connected woodlands habitats
- I. Connect people to the special resources
- J. Protect dark, night-time skies for the whole community

A. Conserve the scenic, rural landscape character – the unique setting of Western Clifton Park

The scenic resources of open fields and areas, punctuated by farms and farm buildings, woodlands and natural setting, should be conserved to maintain the quality of the rural character of western Clifton Park. By designing with an eye to conserve the town's remaining scenic resources to the extent practicable, the whole community will retain its scenic values and connection to the rural past. Open space and natural areas should be designed to maintain the integrity and character of existing roads and maximize visibility for persons passing the site wherever possible.



The site layout of new development in the countryside should protect public views of the countryside landscapes, particularly the views along roadsides. Scenic resources should be documented and evaluated for careful consideration prior to establishing conservation areas and locating new development. Placing any new development in a location that will minimize impact to the specific scenic resources of an open landscape is the key criteria. There are a range of ways to accommodate how new development can blend into the landscape setting, and there may be no perfect solution when

choices need to be made. However, every effort should be made to respect the unique scenic

qualities of the natural and cultural setting that offer the scenic qualities and to design in a respectful relationship to them. Instead of protecting scenic resources as being viewed as "in the way" of development, these features should be viewed as the cornerstones and focal points and "given, fixed" conditions of any design process.



Unacceptable design: note how the homes in the background stick out over the ridge line.



B. Protect farms and farmland: focusing on the core agricultural areas



Overall, protect as intact as many as possible of the active, working farms in Western Clifton Park throughout the Western Clifton Park. As a priority, concentrate on protecting large acreages of contiguous, farms. See the Western Clifton Park GEIS Land Conservation Plan and the Town of Clifton Park Open Space Plan Vision for the town-identified working farms. Riverview Orchards, shown to the left, is an active farm along Riverview Road, and is part of the agricultural core of working farms in Western Clifton Park that should be protected and buffered from development.

Overall, protect farmland, working farms, fallow open fields and habitats, and agricultural heritage. All effort should be made to limit the impact of development on productive farmland soils that are currently in production or are high quality soils that could be converted into production. Provide adequate buffer to agricultural operations and farm buildings and structures used for production. In particular, avoid locating new homes near existing farms and farmlands, buffer residential uses from active farms, and avoid fragmentation of core agricultural areas.



C. Buffer and protect the existing permanently protected open space resources

The Town of Clifton Park is home to many important open space resources, as identified in the Town of Clifton Park Open Space Plan 2003. Some of these open space resources are permanently protected. These resources should be identified in relationship to any proposed development.



Erie Canal, Vischer Ferry Nature and Historic Preserve



Grooms Tavern, Grooms Corners



Mohawk Valley Grange, Sugar Hill Road, Grooms Corners

D. Conserve and protect the town-identified open space, natural and cultural resources that are priorities for future conservation

Through public planning processes, the town has identified agricultural and open space lands within western Clifton Park for permanent protection from development. Development projects, particularly those located within the CR zoning district should contribute to the network of town-wide, permanently protected open space areas and habitat corridors, both within large parcels of land and among parcels throughout the town in accordance with the open space vision and criteria set forth in the Clifton Park Open Space Plan, the Clifton Park Comprehensive Plan, and the Western Clifton Park GEIS.



Active Orchards and Active Farmland



Scenic open fields



Scenic rural landscape views



Historic resources

E. Conserve, buffer and design with respect to the hamlet settlement patterns

The early, existing settlements of Rexford, Vischer Ferry, Grooms Corners, Jonesville, Elnora, and Ballston Lake are special places in Western Clifton Park. These settlements, also referred to as hamlets, contribute to the unique character of Western Clifton Park. Development proposed in or near these hamlets should carefully consider this context in any site planning and subdivision design.



Hamlet of Vischer Ferry



Hamlet of Grooms Corners

F. Preserve natural water features, watershed and water habitats and connections

Protect Water Resources and Wetland Habitats



Headwaters of the Dwaas Kill, near Waite Road

Western Clifton Park enjoys numerous streams, ponds, wetlands, waterfront along Ballston Lake and extensive waterfront along the Mohawk River. Every effort should be made to protect the naturally-occurring waterbodies and natural drainage conditions, and natural wetlands in Western Clifton Park to protect both the water quality and quantity, and to maintain natural habitats.

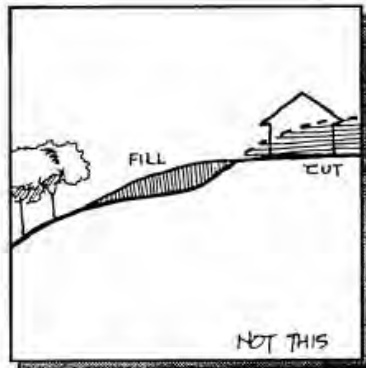
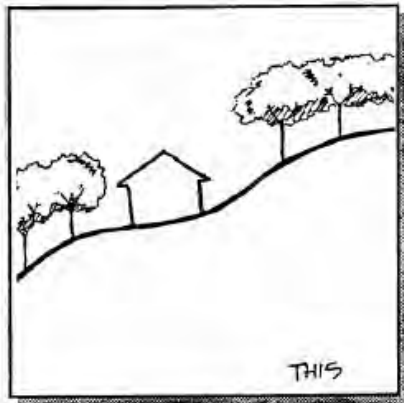
The impact of new development on water resources and quality should be minimized through a variety of measures including but not limited to:



Riverview Road along the Mohawk River

- Natural drainage ways, contours and landforms should be respected and disturbance to these areas should be minimized.
- Buffers and setbacks from water resources such as streams, wetlands, ponds, floodways, and aquifer recharge areas.
- Water quality and stormwater management systems that are compatible to the site and modeled upon naturally occurring systems. Low Impact Development (LID) alternatives should be investigated and implemented to the fullest extent possible.

G. Preserve natural landforms and create connected open lands habitat



Design with nature during site layout

- Design context-sensitive roads.
- Building and home sites shall conserve the landscape in its natural state, insofar as practicable.
- The orientation of individual building sites shall be such as to maintain maximum natural topography and cover. Buildings should fit into the landscape and should not protrude over hilltops or ridges or be sited in the middle of open fields.
- Development should minimize cut and fill, utilize gentle grading and avoid abrupt grade transitions.
- Any grade changes shall be in keeping with the general appearance of neighboring developed areas.
- Utilize sensitive construction practices and erosion control (limit soil erosion and disturbance)
- Buildings should not be located in open fields. Structures should be placed at the edges of fields along more heavily vegetated areas.



Unacceptable design: These homes are sited in the middle of an open field, destroying rural character and rendering the land unusable for farming. The open space does not contribute to the rural quality of the area.

H. Conserve Clifton Park's woodland and wildlife habitats

Leave large areas of intact woodlands and wildlife habitat. New development should avoid fragmentation of wooded areas and habitat corridors. Efforts should be made to maintain the integrity of these areas as well as connections to surrounding, off-site woodland and wildlife habitat resources. Existing mature trees should be maintained (clear cutting is prohibited) and species selected for planting should be appropriate for this region and microclimate of the setting, preferably native species vegetation. Avoid the introduction of invasive species.



Acceptable low-density rural development in a woodland, forested area.,



Unacceptable design: in this example, large homes are scattered throughout a wooded area. The result is a fragmented woodland.



Acceptable design: This home is sited at the edge of the woodland and blends into the site. As a result, views to and from the site are not harmed and rural character is maintained.

I. Connect people to the special resources

Create pedestrian paths and trails designed to match the character of the setting. Off-road paths are appropriate in a conservation subdivision in and around a permanent open space area. A different type of pedestrian path or sidewalk may be more appropriate in a hamlet setting if a sidewalk exists to connect to.

Likewise, utilize context sensitive roadway design, in order to maintain the special resources (whether it is the open, rural landscape, or the historic portion of a hamlet).

- Streets should be designed based on their function and the character of the area.
- Streets should be designed to maintain and preserve natural topography, significant landmarks, and trees; to minimize cut and fill; and to preserve and enhance views and vistas on or off the subject parcel.
- Road design should reflect the context and characteristics of the area. The use of narrow roads, similar to existing country routes, is encouraged.
- In more dense areas, utilize street trees to provide shade and separate the roadway from pedestrians.
- Minimize the number of curb cuts on existing roads and utilize shared driveways, linked/shared parking where possible.



Unacceptable design: pavement widths typical of suburban neighborhoods are inappropriate within western Clifton Park.

J. Protect dark, night-time skies for the whole community

Ensure that utilities and lighting are appropriate for the setting

Public and private utilities and lighting should be carefully sited so as not to detract from the rural qualities of western Clifton Park. In general, new development should consider the following:

- Locate utilities underground to the furthest extent possible. All above ground utility boxes and similar facilities should be clustered and screened with landscaping.
- Lighting should be appropriate to the rural setting. For example, do not “over light” (too many lights or lights that are too bright), always include full shielding to eliminate glare, and outside of hamlet areas minimize lighting to preserve nighttime, dark skies and avoid regularly spaced lighting.

III. Conservation Design

The following design guidelines are required for development proposals within the Conservation Residential (CR) zoning district. The CR district is designed to support the economic viability of farming, and to preserve as many of the operating farms as possible by supporting conservation of the agricultural and rural resources and lands. The district also serves to accommodate low-density residential uses appropriate in scale and intensity, and in a balance with the natural resources and agricultural resources for this rural area of the community.

The primary component of the CR district is utilization of a conservation-design approach to subdivision development and site layout. The conservation approach requires new development to focus *primarily* on the conservation of natural resources while providing landowners with site design flexibility, such as the use of relatively small minimum lot sizes. It is intended that these concepts work together to encourage a high standard of new development. For example, the flexibility in lot sizes and dimensional standards for individual home sites allows for the conservation of open space and other community amenities while encouraging site layout creativity.

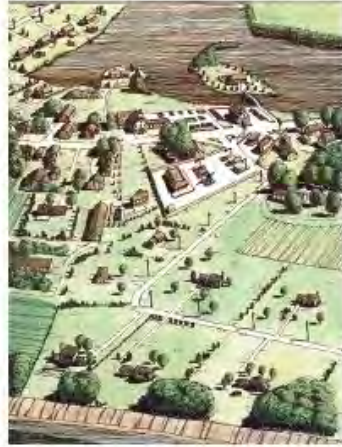
The following section is designed specifically to assist the planning board, applicants and the public in planning, site layout, and review of development projects within the Town of Clifton Park's Conservation Residential zoning district. No application for consideration by the Planning Board under Section (number), CR shall be approved without demonstrating compliance with these guidelines and standards.

A Conservation Subdivision example is shown below in these illustrations.

(© Copyright 1995-1996 Center for Rural Massachusetts, Department of Landscape Architecture and Regional Planning, University of Massachusetts, Amherst)



Existing farm area.



Same area after conventional, suburban-style development.



Same area with appropriately scaled and sited development (same number of units).

Conservation Design Layout: Criteria and Design Process for Establishing the Permanent Open Space and Siting Development on a Parcel

The following text outlines the procedures for conducting a conservation-based design and layout for site plans and subdivision plans in the Conservation Residential zoning district. All proposed development projects within the CR district must adhere to the density, land use, and other standards set forth within § (CR zoning district). Once the allowed base density is determined, the applicant shall utilize the following design and development guidelines for site planning and design of the subject parcel. The conservation design layout procedure is as a four-step process designed to assist the applicant, the planning board and the public in preparing and analyzing the materials for site plan and subdivision applications within the Conservation Residential (CR) zoning district.

The conservation design layout's four-step resource analysis procedure is as follows:

1. Develop an existing resources and site analysis plan of the natural, cultural, and scenic features.
2. Conduct a conservation analysis and develop the conservation concepts.
3. Demonstrate a proposed layout of the development concept that works with and complements the conservation concepts.
4. Prepare a summary preliminary plan that shows the synthesized conservation and development concepts. This step shows the proposed layout of the permanent open space and the development area.

The purpose of conducting such a resource analysis is for the applicant to demonstrate significant application and incorporation of the community resource values for Western Clifton Park as developed and presented in the Town of Clifton Park Open Space Plan, the Town of Clifton Park Comprehensive Plan, and the Western Clifton Park GEIS.

Step I. Develop an Existing Resources and Site Analysis Plan of the Natural, Cultural, and Scenic Features.

A conservation analysis shall be conducted by the applicant and submitted to the Planning Board to show and describe constrained lands, the lands of conservation value, and identify comprehensive resources and unique site features. The analysis will include: the preparation of inventory maps and narrative to describe the site's natural, cultural, and historical resources, scenic views, and other special and unique features; and an analysis of each feature's conservation value.

The purpose of this step is to analyze the unique features of the subject parcel. An Existing Resources and Site Analysis Plan shall be prepared by the applicant to provide the applicant and the Planning Board with a comprehensive analysis of existing conditions including the natural, cultural and scenic resources, both on the site in detail as set forth below and describe in more general manner land uses, road systems, and natural and cultural resources within 500 feet of the perimeter of the proposed development site. The applicant and the planning board must identify the existing site conditions and conduct a site analysis to understand the unique landscape features of

the parcel and the relationship of the parcel to the adjoining lands as a basis for advancing any proposed permanent open space and proposed development area concepts for the Planning Board to consider.

The Existing Conditions and Site Analysis process shall include analyses of physical and environmental resources, forest resources, agricultural resources, historic and cultural resources, and potential as passive and recreational resources. The analysis may take the form of several maps and layers of data presented in a meaningful way to the Planning Board for its review and decision-making in conjunction with the applicant.

The following resources must be mapped and illustrated for the review of the Planning Board:

- a. All contiguous land owned or under option by the owner and/or applicant.
- b. Contour lines at a minimum of two-foot intervals to United State Geological Survey datum within the parcel.
- c. Slopes in excess of 20% or more, measured over a 50-foot horizontal distance.
- d. Ridgelines, hills, geologic formations including but not limited to rock outcrops and other important land features based on available published information or more detailed data obtained by the applicant
- e. Watershed boundaries shall be identified.
- f. Groundwater aquifers and/or recharge areas as mapped on the town's Official Aquifer Protection Map.
- g. Lakes, ponds, regulated streams, streams, and natural drainage swales
- h. Field delineation and survey of both NYS Department of Environmental Conservation Freshwater Wetlands and their associated 100-foot Adjacent Areas, and federal jurisdictional wetlands as regulated by the U.S. Army Corps of Engineers.
- i. Watercourses, streams and other drainage corridors as classified pursuant to the New York State Department of Environmental Conservation Stream Classification System and as mapped on the Town of Clifton Park's Official Stream Protection Map.
- j. The Town of Clifton Park land conservation (L-C) zones.
- k. Flood hazard areas (from a Federal Emergency Management Agency (FEMA) flood insurance rate map, or site-specific flood elevation determination data if none is available otherwise through FEMA.
- l. Vegetative cover conditions on the property according to general cover type, including cultivated land, permanent grass land, old field, hedgerow, significant forest areas, woodlands, wetlands, isolated trees or small groups of trees with a caliper in excess of 12 inches, the actual canopy line of existing trees and woodlands. Vegetative types shall be described by plant community, age and condition.
- m. Any designated Critical Environmental Area, and other important unique environmental areas.
- n. Habitat areas of rare, threatened or endangered species.
- o. Agricultural lands: active farmland within a New York State certified agricultural district in Saratoga County, lands within 500 feet of a New York State certified agricultural district, or soils classified as soils of Statewide Significance and Prime Farm soils as mapped by the U.S. Department of Agriculture, Natural Resources Conservation Service in the Saratoga County Soil Survey.

- p. Lands and parcels enrolled in the Town of Clifton Park's term open space, agricultural, or historic resources **term conservation easement** program.
- q. Lands identified along scenic road corridors as defined in the Town of Clifton Park Open Space Plan, Town of Clifton Park Comprehensive Plan, and the Town of Clifton Park Western Lands GEIS.
- r. As located on the site, the location and dimensions of all existing and proposed utilities and utility right-of-ways, existing streets, paved and unpaved roads and paths, buildings, agricultural barns, silos and any other agricultural structures, utilities, remains of buildings and structures, stone walls, fences, and other man-made improvements.
- s. Historic resources. Locations of all historically significant sites, or structures on the site and on any abutting site within 500 feet of the site's property boundary, including but not limited to those sites and parcels identified as locally important historic resources in the Town of Clifton Park Open Space Plan, the Town of Clifton Park Comprehensive Plan and the Town of Clifton Park Western Lands GEIS, and according to the New York State Office of Parks, Recreation and Historic Resources, State Historic Preservation Office that tracks sites, buildings and parcels identified with state register or federal register historic designation.
- t. A viewshed analysis showing the location and extent of views into the property from public roads and from navigable waterways, public parks, public forests, other public lands, lands with term conservation easements, and lands with permanent conservation easements.
- u. Proximity to nearest hamlet or other existing or proposed neighborhood.
- v. Trails: existing and potential trails, bikeways and pedestrian that are in public use or are proposed conceptually in the Town of Clifton Park Open Space Plan, or specifically on the Town of Clifton Park Town-wide Trails Master Plan Map, on the Mohawk Towpath Scenic Byway, or other routes of town, state, federal, or Saratoga County significance.
- w. Recreation. Lakes, ponds, active public parks, town park district lands, or other town, county, state recreational areas, or opportunities or sites designated in the Town of Clifton Park's Comprehensive Plan.
- x. All other boundaries of environmental or other areas to be left undisturbed and/or protected through deed restrictions, conservation easements or other agreements and encumbrances of property which are or have been filed of record with the Saratoga County Clerk's Office shall be shown on the plan.

Step 2. Conservation Analysis and Prioritizing of Conservation Concepts.

Taking the conservation site analysis data prepared in Step 1, the applicant should carefully review the Western Clifton Park Design Guidelines: Chapter 2. "Designing for the Rural, Scenic Landscape Character of Western Clifton Park to understand the town's conservation priorities. In consultation with the Planning Board, the applicant shall apply these conservation principles to the proposed site and identify the site-specific conservation priorities and potential conservation areas.

Once the site analysis has been accomplished and reviewed with the Planning Board, the applicant may develop concepts for prioritizing what of the existing resources should be

conserved and for what proposed future conservation use. Only after this step has been taken may the concepts for development be factored in to the site layout.

Below are the key conservation principles for Western Clifton Park to assist in prioritizing conservation concepts within the CR district:

- Conserve the scenic, rural landscape character – the unique setting of this parcel as it contributes to the unique setting of Western Clifton Park. Conduct creative site planning that maintains residential and pastures and rural character allowing for direct visual access to open land, woodlots, farms, scenic views, etc.
- Protect farms and agricultural lands and uses; protect the core agricultural areas of Western Clifton Park; protect prime farm soils
- Permanent protection of larger contiguous areas of significant open space resources which are visible to the general public including farmlands, woodlands, and other ecological and natural wildlife habitats and corridors.
- Buffer and protect existing protected open space resources: [Design that respects and buffers existing term conservation easements, permanent conservation easements and other permanently protected lands and resources, such as not but not limited to the Grooms Tavern Site, the Vischer Ferry Historic and Nature Preserve including the remains of the Erie Canal, the Mohawk Towpath Scenic Byway]
- Conserve and protect the town-identified open space, natural and cultural resources that are priorities for future conservation,
- Conserve and design with respect to the existing hamlet settlement patterns, existing neighborhoods and existing residences. Buffer existing residences and public views from new development.
- Preserve natural water features, watersheds and provide for connected water habitats
- Protect natural landforms and conserve open lands habitat
- Conserve woodland areas and connected woodlands habitats
- Support the restoration and adaptive reuse of previously developed landscapes, including the adaptive reuse of farm structures that preserves the agricultural setting and uses such as the farmstead and barns and surrounding fields.
- Connect people to the special resources. Provide trail connections within neighborhoods and link to regional paths.
- Protect dark, night-time skies for the whole community.

Step 3. Development Concept.

Once the proposed conservation lands have been identified in Step 1, and prioritized in Step 2, this Step 3 is to identify the area for development (primarily within the unconstrained land and protective of the priority conservation area(s)) the remaining land area of the site may be focused on for siting the access, circulation for streets and pedestrian paths, and locating the proposed number of residential units and other development.

Step 4. Summary Preliminary Plan of Development and Conservation Concepts.

The proposed subdivision application must follow applicable subdivision regulations as outlined in _____ regarding the submission, timing, review process, etc. This step shows the proposed layout of the permanent open space and the development area. This step involves formalizing the “drawing in” of the lot lines and the preparation on a plan meeting requirements for concept submission pursuant to Chapter 179 of the town code, Subdivision of Land.

IV. Hamlet Design

The following design guidelines are provided to assist the planning board, applicant and public during review of building and zoning applications within the Hamlet Mixed Use (HM) and Hamlet Residential (HR) Districts. Specifically, the Planning Board shall use this section of the design guidelines to review all projects within the HM and HR districts required to comply with the town's site plan approval process.

Application Process

All development projects within the HR and HM districts must adhere to the density, land use, and other standards set forth within § (HR and HM zoning districts reference). Once the allowed base density is determined, the applicant shall utilize the following design and development guidelines for site planning and design of the subject parcel.

Hamlet Guiding Principles

The hamlet design guidelines further elaborate on the goals and objectives of the HM and HR districts and provide guidance on broad issues such as overall hamlet design, concepts for infill and integrating new development into existing hamlet areas as well as specific standards regarding pedestrian amenities, site layout and design, and architecture and architectural treatments. The broad principles/recommendations, discussed within this section, are as follows:

- A. Enhance existing, unique, traditional hamlet settlement patterns within western Clifton Park**
- B. Restore, conserve and enhance the “sense of place” of the hamlet of Rexford through complementary, compact, new development, infill development and redevelopment layout and design**
- C. Foster pedestrian-friendly, walkable environments**
- D. Utilize area master planning, and site plan layouts and architectural styles consistent with the form of traditional hamlet of Rexford**
- E. Support connections within the hamlet of Rexford and vicinity both within the hamlet and outside of the hamlet.**

Enhance existing, unique, traditional hamlet settlement patterns within western Clifton Park

Western Clifton Park's traditional hamlet settlement pattern is a special unique characteristic that ties the town to its historic roots. These small nodes of development, surrounded by working agriculture, woodlands, and natural areas, make up pleasant, walkable neighborhoods, and special places to live and work. The HR and HM districts are designed to celebrate and enhance this traditional development pattern. All design and planning features – for example, site layout, architectural design, and the design and character of streets – should respect and enhance what is already considered special to the community.

- New construction should reinforce the traditional characteristics of Clifton Park's historic hamlets and settlement patterns. Development should respect historic buildings, maintain a scale that is appropriate for the setting, protect and reuse existing buildings to the extent feasible, be of historically compatible architectural character, and generally build upon the existing framework of street networks, lot patterns, and streetscape and landscaping.



- New construction should creatively reflect elements of traditionally styled local architecture, appear as a comprehensive sequence in size and shape, be compatible with adjacent buildings and positively contribute to the overall organization and architectural theme of the hamlets of western Clifton Park.



Restore, conserve and enhance the “sense of place” of the hamlet of Rexford through complementary, compact, new development, infill development and redevelopment layout and design

Compact Design and Infill

Rexford’s unique “sense of place” is arguably most closely related to its compact design – for example, lot sizes are generally smaller than what is found in most of today’s suburban neighborhoods. Compact design is one of the primary elements of creating walkable, close-knit communities and keeping development from spreading throughout the rural countryside (both the HM and HR districts include an amenity zoning provision which allows for the transfer of development from conservation areas into the hamlet).

- **Compact design** is essential to achieving many of the hamlet district goals including walkability, protection of sensitive natural resources, and enhancement of the hamlet’s identity. Small lot sizes (6,000 square feet for residential) are allowed to encourage the continuation of Rexford’s existing development pattern.
- **Infill** that respects the traditional hamlet style is encouraged through the subdivision of existing parcels to create new development opportunities, reuse of existing structures, or demolitions and reconstructions of buildings that do not contribute to the character of the hamlet.
- In mixed-use areas, infill may also occur through the **conversion of residential structures** to commercial operations. The primary focus of infill development should be along main streets or the surrounding area to create a continuity of development in the hamlet.



Traditional hamlets include features that encourage walking such as sidewalks, benches, and street trees, as well as a mix of civic, residential, and commercial uses along a main street or small center.



This commercial parcel in Rexford may provide an opportunity for redevelopment to contribute to a mixed use hamlet in the future.

Civic Areas

Another primary component of “sense of place” is the incorporation of public or civic spaces and buildings. Whether the resource provides for casual community gathering or for formal meetings and functions, these places can serve as focal points and contribute to the hamlet’s identity and special characteristics. Some of the various types of civic resources that should be included in hamlet development are discussed below:

Focal Buildings: Existing and future institutional buildings, private or public, can be focal points and features of an existing or new hamlet area. These buildings punctuate the neighborhood landscape by providing distinction to the place, as well as serving as a community social function. The scale of such a civic building should be appropriate with the surrounding built environment context.

Commons, squares, parks, and plazas within the hamlet should be focal points of the hamlet’s center and incorporated into surrounding residential neighborhoods. These resources provide breaks from development and pleasant places to gather, sit and relax.



This church in the Hamlet of Vischer Ferry serves as visual interest as well as social function.

- Commons or squares of anywhere between 10,000 to 60,000 square feet in size should be considered in the hamlet. The common should be located in a prominent location such as the core area and should be framed by surrounding structures.

- Smaller **neighborhood greens** should be distributed throughout the hamlet’s residential areas so that no lot is further away than a 5-minute walk. To accomplish this, it is likely that a series of greens serving small neighborhoods will be dispersed throughout the hamlet.



A cluster of homes organized around a small neighborhood green. The buildings provide a frame for the public space while the small park provides a small recreation and gathering area.

- **Public plazas** are open spaces designed for public use that are “framed” by surrounding buildings and/or streets. The primary functions for plazas within the hamlet districts are to encourage social interaction within developed areas and contribute to the public realm and overall livability of the hamlet. Plazas are generally located within dense areas of the hamlet, are between 500 and 1,000 square feet in size, and should include some or all of the following: areas to sit and relax; opportunities for entertainment (e.g., music performances); amenities to encourage public use (e.g., game tables, information kiosks, open air

cafes, etc.); incorporation of natural elements; management system to ensure for proper maintenance and upkeep of the public space.

Foster pedestrian-friendly, walkable environments

All development within the HR and HM districts should contribute to and enhance the pedestrian environment.

- Development should **create pedestrian-friendly environments** within Clifton Park's hamlet zones by considering ways to incorporate and provide for non-motorized travel.

Buildings and streets should be designed in a way typical of traditional villages and hamlets to create an attractive and engaging streetscape and public realm and encourage pedestrian and bicycle uses.



New development should include streetscape improvements to encourage safe pedestrian usage and enhance overall "walkability" of the hamlet.

- New construction should contribute to a **pedestrian circulation system** that minimizes conflicts with motorized vehicles. Streets should be bordered by sidewalks and/or a trail system that connects the hamlet with publicly-accessible open space, parks or common areas. Bicycle circulation shall be accommodated on streets or dedicated bicycle paths. Vehicular and pedestrian movement shall be separated through streetscape and traffic calming mechanisms.

- Sidewalks shall be built to acceptable town standards and shall incorporate universal access standards for handicapped individuals where appropriate and necessary.



- Provisions shall be made for bicycle storage within the commercial and mixed-use areas (e.g., bike rack, etc.)

Dedicated bicycle paths should be used to connect residential and commercial areas and bring the public into open space

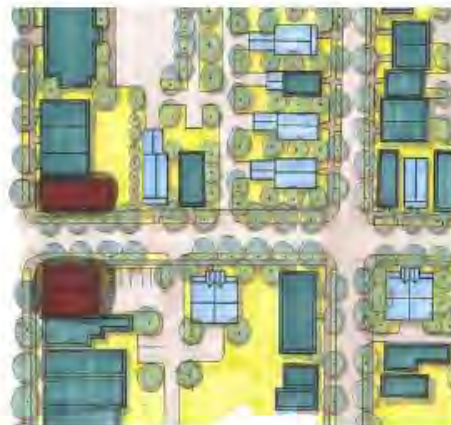
Utilize area master planning, and site plan layouts and architectural styles consistent with the form of traditional hamlet of Rexford

Another key component of design within the HR and HM districts is consistency with traditional forms. This consistency relates to the whole of project design including but not limited to the layout of streets, placement of parking areas, and architecture. Development, particularly within the hamlet of Rexford, should follow a master planning approach where concepts of consistency with surrounding features and the traditional form of the hamlet are considered.

Circulation system: layout and character

The overall hamlet circulation system should allow for a variety of travel modes, provide adequate traffic capacity and connected pedestrian and bicycle routes, and promote safe and efficient mobility through the hamlet. Overall, the system should include links between residential, commercial, public spaces and plazas, and surrounding open space areas.

- Where new streets are established, roads should make up an “interconnected pattern” of small blocks in a grid or modified grid system to diffuse traffic, and shorten walking distances. Block lengths should generally be between 200 and 600 feet in length and include “stub streets” as needed. Further, the orientation of streets should enhance the visual impact of common open spaces and prominent buildings
- All new streets should be designed based on their function and the character of the area. Often, narrower street widths than found in conventional developments are preferred. Narrow streets, even at a minimum of 9' wide, can still accommodate cars, service and emergency vehicles and also have the ability to slow traffic, and encourage walking.



Recommended pattern: this image shows a system of interconnected streets with use of rear alleys and sidewalks.

Streets and Streetscapes

Streets should serve as public space to foster community interaction and balance the needs of pedestrians, bicyclists and motor vehicles. In general, street and streetscape design should consider the following:

- Design travel lanes for motor vehicle use to minimize conflicts with pedestrians and bicycles
- Align intersections for clear visual observation
- Avoid long, uninterrupted segments of straight streets.
- Incorporate curves into street design to slow traffic
- Utilize crosswalks, curb bulb-outs, appropriate signage, lighting, pedestrian crossing signals, and traffic lights to enhance pedestrian realm.
- Utilize changes in pavement materials, texture, color and pattern, especially at crosswalks
- Utilize curbs, on street parking, on all streets to separate pedestrian areas from traveled automobile lanes.
- Utilize street trees and planted medians



The building awnings, the building signage, the street trees, the ground sign, the parked bikes, the seasonal, outdoor seating, the flags, the front porch in the background, all contribute to a streetscape experience pleasing to the eye and a stimulating experience for the pedestrian. Note the sidewalks are not that wide, and all the features contribute to an intimate, rich streetscape.

Parking, storage, and service areas

Within Clifton Park's hamlet districts, automobile parking areas should be secondary to buildings and the pedestrian circulation system. All parking lots, garages, service entries, storage, maintenance, loading, and refuse collection areas should be located at the rear or sides of buildings and screened from public view. If located at the side, screening shall be provided through the use of landscaping or decorative walls or fences. In addition:

- Parking areas behind commercial structures should be linked via a pedestrian and vehicular access network.
- Shared access and parking can be used to minimize excess parking within the hamlet.
- Entrances and exits to parking lots should be consolidated and shared.
- All large parking lots shall incorporate elements such as islands with planting and crosswalks to break up the mass and space of the lot and to provide for safe pedestrian navigation.
- Parallel on-street parking should be provided.
- Rear alleys are encouraged to provide additional parking and access to structures and to house public utilities and other public service functions (e.g., trash pick-up).



Shared parking for the commercial building is on the side of the building which houses a restaurant, and several types of small-scale retail shops. The front of the building provides a focus for public space and pedestrians.



Crosswalks, plantings, and pedestrian-scaled lighting can help make parking areas more attractive and pleasant

Street lighting

Appropriate lighting is essential to creating a pleasant pedestrian environment. All light installations should be sensitive to the context of the hamlet and fit-in to the character of the area.

- **Street lighting should be provided along all streets.** In general, more, smaller lights as opposed to fewer, high-intensity lights should be used and all exterior lighting fixtures shall be directed downward to reduce glare onto adjacent properties and streets.
- **Pedestrian-level lighting** should be on fixtures not exceeding 15 feet in height. Lighting fixtures for parking lots should be between 15 and 25 feet in height (should not exceed 30'). Parking and circulation lighting fixtures should include a cutoff type of luminaire to prevent spillage of direct light above the fixture.



Example of acceptable street lighting for the hamlet.

Architectural Considerations

Development within Clifton Park's hamlet districts should employ a variety of building types, sizes, designs, and construction materials to enable individual buildings to have unique distinctive character. However, this variety should be complementary in character to the hamlet's setting and Clifton Park. New construction should creatively reflect elements of traditionally styled local architecture, appear as a comprehensive sequence in size and shape, be compatible with adjacent buildings and positively contribute to the overall organization and architectural theme of the hamlet and not detract from it.



- Buildings should be designed at a human scale and all buildings should be organized and designed in such a way that the front of the structure addresses and enhances the public realm.

- **The recognizable house entrance should be the prominent feature** of the front of parcels and lots.

- o Garages should be side loaded or when facing the street, located behind the front building face of the principal structure (for attached garages), completely behind the structure (detached garages).



- Furthermore, all design of new and rehabilitated structures should consider the following:

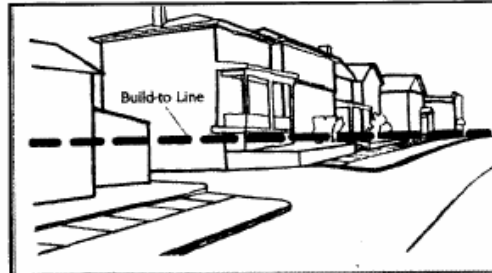
- Ensure that doorways, windows, and other openings in the facade of a building are proportioned to reflect pedestrian scale and movement, and to encourage interest at the street level.



A variety of building types with consistent features (build-to line, similar height). These homes also present a pleasant face to the public through windows, porches and front doors - enhancing the public realm and pedestrian experience.

- Avoid massive, uniform, block structures and long, monotonous, uninterrupted walls or roof planes.
- Utilize porches, patios, and balconies to introduce a transition from the structure to the street.

- **Buildings should be located close to the sidewalk** along the street to form a strong architectural and visual group by complementing each other. Consistently locate buildings within the hamlet along the build-to line to create a continuous streetscape.



Structures located close to the street along a consistent "build-to" line create a continuous streetscape.

- Building height, design, scale and mass should be **compatible with the neighborhood context**. Two-story buildings are preferred within the HR district, two to three-story buildings are preferred in the HM district. The relative portion and size of design elements in a structure, such as windows and bays, should be kept consistent throughout the design, and in keeping with the proportion, general scale and mass of adjacent structures.

- Facades should use architectural features and details to **articulate a building's façade**. Buildings greater than one story should clearly delineate the boundary between each floor of the structure through belt courses, cornice lines, or similar architectural detailing.



The awning on this structure helps to delineate the first story from upper floors. The building also presents a pleasant public face and provides visual interest.

- Facades should attempt to coordinate/complement the relative heights of elements, rhythms or bay systems of adjacent buildings as they are expressed on the facade with adjacent buildings.
- The **amount of fenestration** (windows and doors) in a facade should be consistent with the amount of fenestration in adjacent buildings and should remain sympathetic to the buildings in the vicinity and respond to the historic local architectural styles.
- At street level, the **ground floor facade** and, in particular, the entry should have the highest amount of fenestration and depth, should be open and inviting, and should have large display windows to glance into.

- **Roofs** for new development should consider and incorporate as many of the following standards as possible :

- Peaked roofs are generally preferred to flat roofs.
- Extensive use of very steep, or flat or very low pitched roofs should be avoided.

- Where flat roofs are used, they should be capped by a structural expression of the facade, not a fake roof front.

- Sloping roofs should be broken up by the use of dormers and gables to give the facade more visual prominence.

- Creative use of gables, dormers, and other roof line elements to highlight entrances and bring a sense of architectural distinction are encouraged.



- Longer buildings should provide fluctuations in the roofline, which are designed to break up the facade, and make entryways more prominent.
- Antennas, satellite dishes, air handling units and other mechanical equipment placed on a roof should not be visible from the street.

Building materials and colors

Finish materials and colors should harmonize with the materials and colors of the adjacent buildings and positively contribute to the overall theme of the Hamlet. The use of constants between the main color theme and an accent color are recommended (e.g., dark vs. light); however, the number of colors should be kept to a minimum.

Additional material and color concepts that should be incorporated into building design are:

- Subtle accents in the plane of the façade, created through the use of secondary materials such as rough textured materials or decoration (such as brickwork patterns), are encouraged but should not be used as a primary theme.
- Wood or cement clapboard and brick or stone are the preferred material for new construction.
- In commercial areas, materials such as bricks, stone and cement or wood clapboard which are smaller in scale should be used in pedestrian areas instead of metal or glass panels.



*Town of Clifton Park, NY
Thursday, May 30, 2019*

Chapter 208. Zoning

Article VB. Open Space Incentive Zoning

[Added 5-9-2005 by L.L. No. 5-2005]

§ 208-43.10. Purpose and objectives.

- A. It is the purpose of this article to empower the Town Board to grant incentives to the private sector engaged in the land development process to advance the town's specific policies in accordance with the Town's GEIS for the western lands of Clifton Park, the 2003 Comprehensive Plan update, the 2003 Open Space Plan, and in coordination with other community planning mechanisms or land use techniques.
- B. This authority may be used by the Town Board to assist the following objectives from the Town's GEIS for the western lands, Comprehensive Plan, and Open Space Plan:
 - (1) To protect wildlife nature preserves, watersheds and water quality, highly valued ecological resources and environmentally sensitive areas.
 - (2) To protect active farm operations.
 - (3) To ensure that all development occurs in an ecologically sound manner.
 - (4) To preserve important open spaces; develop a comprehensive trails and pathway system; preserve scenic roads, cultural resources, and historic and archaeological resources.
 - (5) To protect wetlands and stream corridors for their benefits to wildlife habitat, flood and stormwater control, groundwater protection, erosion control, and recreation.
 - (6) To preserve open space for ecological, aesthetic, and recreational purposes.
 - (7) To preserve and enhance the existing diverse residential, rural, and historic character of Clifton Park, and to provide for a diversity of housing.
 - (8) To allow for an increase in density on a given site, providing the overall density of the western lands of Clifton Park is balanced.
 - (9) To establish permanent easements on Town-identified open space parcels to prevent further development.
 - (10) To allow for an increase density of both commercial and residential development within the HM Zone to create a more viable, walkable hamlet community.

§ 208-43.11. Authority.

In accordance with § 261-b of the Town Law of the State of New York, the Town Board is empowered to provide for a system of zoning incentives as the Town Board deems necessary and appropriate, consistent with the purposes and conditions set forth herein.

§ 208-43.12. Applicability.

This article applies only to Western Clifton Park zoning districts: Conservation Residential CR, Hamlet Residential HR, and Hamlet Mixed Use HM Districts in the Town of Clifton Park, as shown on the Town of Clifton Park Zoning Map.

§ 208-43.13. Permitted incentives.

The Town Board may grant the following specific incentives within the procedures set forth in this article:

- A. Incentive A. Single-family residential incentives: increases in single-family dwelling unit density beyond the base density within the HM, HR, or CR Districts.
- B. Incentive B. Commercial, two-family, and semidetached residential incentives: increases in commercial uses and two-family dwelling and semidetached dwelling unit density only in the HM District.
[Amended 9-20-2010 by L.L. No. 7-2010]

§ 208-43.14. Community benefits or amenities.

- A. The following community benefits or amenities may, at the discretion of the Town Board, be accepted in exchange for an incentive as provided in "Permitted Incentives" above. These community benefits or amenities may be either on or off the site of the subject application and may involve one or more parcels of land. Community benefits or amenities may only be located within the CR District.
 - (1) Permanent conservation easements: agricultural conservation, open space, scenic, ecological, historic or other types of permanent conservation easements would be acceptable, on Town-identified open space parcels within Western Clifton Park. Proof of perpetuity (signed purchase contract or easement title) is required in writing to the Town of Clifton Park Town Board prior to approval of an open space incentive zoning proposal.
 - (2) Permanent protection of land in fee simple for conservation and other community benefit purposes on Town-identified open space parcels within Western Clifton Park. Proof of perpetuity (executed purchase contract or transfer of ownership of title) is required in writing to the Town of Clifton Park Town Board prior to approval of an open space incentive zoning proposal.
 - (3) Cash in accordance with the Special Conditions below, paid to the Town of Clifton Park's dedicated open space fund account for utilization by the Town exclusively for

the permanent protection of open space and farmland in Clifton Park. Proposed cash must be placed in an escrow account to be held by the Town and documented in writing to the Town of Clifton Park Town Board in accordance with the following schedule of payments:

[Amended 9-20-2010 by L.L. No. 7-2010]

(a) For total projects greater than five lots:

- [1] One-third (33%) of the total payment is due at the Town Planning Department within 30 days of Town Board approval by Town Board resolution. At the time of the first payment, at the first building permit, either a bond, cash, or letter of credit is required to cover the balance of the remaining amount. The bond, cash, or letter of credit instrument may be reduced as payments are received.
- [2] An additional 1/3 (33%) of the total payment is due at the Town Planning Department within 30 days of the date of the building permit granted upon completing 20% of the project's units.
- [3] The final 1/3 (33%) of the total payment is due at the Town Planning Department within 30 days of the Town engineering inspection letter verifying that the project is 80% complete or within 60 months of the original approval by the Town Board; whichever is first will trigger payment.

(b) For total projects of five lots or less: The entire payment is due at the time of or before the issuance of the date of the first building permit.

(c) For projects that received Town Board approval of their open space incentive zoning proposals prior to March 15, 2010, the following payment plan shall apply:

- [1] One-third (33%) of the total payment is due at the time of the first building permit authorization.
- [2] One-third (33%) of the total payment is due within 30 days of the date of the building permit granted upon completing 20% of the total project units.
- [3] The final 1/3 (33%) of the payment is due at the Town Planning Department within 30 days of the Town engineering inspection letter verifying that the project is 80% complete.

(4) Any combination of the above-listed community benefits or amenities.

B. These amenities will be in addition to any other mandated requirements pursuant to other provisions of the Town of Clifton Park Code and any other applicable law or regulation.

§ 208-43.15. Special conditions.

A. All proposed amenities to be provided by the applicant must show a demonstrable benefit to the benefit area.

B.

Where Incentive A (increase in single-family residential density) is sought, the Town Board shall only receive amenities per the following conditions:

- (1) The incentive granted will be in a one-to-one proportion to the development potential of the unconstrained land, as described in the table below and determined by the Town Board at the time of application.

Determination of Amenity Required for Single-Family Dwelling Unit Incentive

Development	Density Increase	Amenity Required
Single-family residential	1 unit	3 acres of unconstrained land
OR		
Single-family residential	1 unit	\$30,000

- (2) Residential unit density increases will be granted in increments, according to the table above, of double the original base density, or in other words, not to exceed an increase of 100% of the original base density for the incentive site.

- C. Where Incentive B (increase in commercial, two-family, and/or semidetached residential density) is sought, the Town Board may only receive amenities per the following conditions:
[Amended 9-20-2010 by L.L. No. 7-2010]

- (1) Determination of incentive.
 - (a) The incentive granted will be in proportion to the development potential of the conservation site provided in terms of unconstrained land, as outlined in the table below and determined by the Town Board at the time of application.

Determination of Amenity Land Required for Commercial, Two-Family, and Semidetached Dwelling Incentives

Development	Density Increase	Amenity Required
Office	1,000 gross square feet	1 acre of unconstrained land or \$20,000 (\$20/gross square foot)
Retail	1,000 gross square feet	1.5 acres of unconstrained land or \$30,000 (\$30/gross square foot)
Two-family, semidetached, and apartments over commercial or retail ground floor space	One equivalent dwelling unit	2 acres of unconstrained land or \$20,000

- (b) For example, a project that is seeking a density increase of 2,000 square feet of office, 2,000 square feet of retail space, and two residential units beyond the base density would be required to provide nine acres of unconstrained land as a conservation site. Alternatively, \$140,000 could be paid to the Town's open space fund.

- (2) Commercial and two-family and semidetached, residential density increases will be granted in increments equal to the development potential of the amenity land provided per the above table, of double the original base density, or not to exceed an increase of 100% of the original base density for the incentive site.

§ 208-43.16. Criteria and procedure for approval.

- A. Optional preapplication review. It is recommended that the applicant meet informally with Town planning staff prior to completion of an application for purposes of gathering information for the proposed amenity/incentive exchange. The applicant is advised to review the GEIS, the Comprehensive Plan, the Open Space Plan, and any other materials the Town may have on file regarding the open space incentive zoning program.
- B. Applications requesting incentives in exchange for providing community benefits will be submitted to the Town Board in accordance with adopted procedures for requests to amend this chapter. The application will include the following information:
 - (1) The requested incentive.
 - (2) The proposed amenity.
 - (a) The location of the proposed conservation site must be demonstrated. The proposed conservation site should be one of the priority open space lands identified in the Land Conservation Plan in the Western Clifton Park GEIS and the Town of Clifton Park Open Space Plan.
 - (b) The site's constrained land and unconstrained land must be mapped, and submitted as part of the application. The proposed unconstrained land area that is the basis for the requested incentive must be specifically identified and highlighted on the map.
 - (c) The base density calculation that is the basis for the proposed exchange for incentives must be provided.
 - (d) The proposed conservation site proposed for permanent protection must include this unconstrained land area and may include constrained land. Any proposed subdivision of land related to the efforts to obtain control of land for the incentive zoning proposal must be approved by the Town as applicable.
 - (3) The estimated cash value of the proposed amenity.
 - (4) A narrative which demonstrates the following:
 - (a) The benefits to the community, including the benefit area, from the proposed amenity.
 - (b) Consistency with the goals and objectives of the Town's Comprehensive Plan, Open Space Plan, and western lands of Clifton Park GEIS.
 - (c) The relative importance and need for the amenity.
 - (d)

That there are adequate sewer, water, transportation, waste disposal and fire-protection facilities in the zoning district in which the proposal is located to handle the additional demands the incentive may place on these facilities beyond the demand that would be placed on them if the district were developed to its fullest potential.

- (e) That all conditions and other applicable requirements of the law are met.
- (5) Any other information or support materials as needed or requested by the Town Board.
- C. Review by Town Board. Within 45 days of submission of an application, pursuant to Subsection **B** herein, the Town Board will prepare a brief response to the proposal, outlining in writing the Town Board's determination on whether the proposal is worthy of further consideration and the basis for that determination. The Town Board may engage a consultant to assist in review of the application, the cost of which will be borne by the applicant. Suggested modifications to the proposal may also be provided by the Town Board to the applicant. At this point, the Town Board reserves the right to deny the project. However, with a supporting determination, the proposed application will be transferred to the Planning Board for review.
- D. Advisory referral to Planning Board.
- (1) The application will be submitted to the Planning Board for its nonbinding advisory opinion to the Town Board. The review at this stage is intended to obtain the input of the Planning Board for the subject land use decision. It is not intended to serve as a site or subdivision review, which would only occur after a decision by the Town Board on the incentive zoning request.
 - (2) The Planning Board will schedule a public workshop on the application, which may be conducted as part of its regularly scheduled meeting. The intent of the workshop is to share information between the applicant, the Planning Board and interested members of the public. The workshop will not supplant the formal hearing, which will be conducted by the Town Board later in the review process.
 - (3) Within 45 days of receipt of the application from the Town Board, the Planning Board will prepare an advisory report to the applicant and the Town Board. The Planning Board's report will describe the beneficial aspects of the proposal and make recommendations for the amelioration of any adverse aspects of the proposal. The Planning Board's report and the application will then be transferred back to the Town Board for its final decision on the application. The Planning Board reserves the right to deny the project, and describe why in its findings back to the Town Board.
- E. Compliance with SEQRA.
- (1) Every decision by the Town Board concerning an application for use of incentive zoning on a particular project will fully comply with the provisions of SEQRA.
 - (2) The applicant will submit a long form environmental assessment, Part 1, to the Town Board after the referral by the Planning Board.
 - (3) The Town Board will establish itself as SEQRA lead agency for all applications submitted pursuant to this article.

- F. Public hearing by Town Board. Prior to its final decision and in conjunction with its SEQRA review, the Town Board will conduct a public hearing in accordance with the standard procedures for adoption of an amendment to the zoning ordinance or local law. At least five days' notice (14 days if a draft environmental impact statement or supplemental environmental impact statement was required) of the time and place of the hearing will be published in the official newspaper of the Town.
- G. Findings and final decision.
- (1) Following the public hearing and completion of the SEQRA process, the Town Board will approve, approve with modifications or conditions or deny the proposed incentive zoning application. A written statement of the findings will be prepared by the Town Board documenting the basis of its decision. The findings will include, but not be limited to, the following:
- (a) SEQRA: that all requirements of SEQRA have been met, including the required findings under that law.
 - (b) Development capacity: that the proposed project, including the incentive, can be adequately supported by the public facilities available or provided as a result of the project, including but not limited to sewer, water, transportation, waste disposal and fire protection, without reducing the availability of such facilities for projects permitted as of right under the Town of Clifton Park Code.
 - (c) Public benefit: that the public benefit realized by the amenity provided by the applicant is commensurate with the incentive granted by the Town Board, and that there is specifically a demonstrable benefit to the incentive area.
 - (d) Project quality: that the project is in harmony with the purpose and intent of this article and with the stated objectives and will promote the purposes herein, that the project is sufficiently advantageous to render it appropriate for grant of an incentive and that the project will add to the long-term assets of the Town of Clifton Park.
 - (e) Comprehensive plan: that the use of incentive zoning for the particular project is consistent with the GEIS, Comprehensive Plan, and Open Space Plan.
- (2) The Town Board may impose conditions on a project to ensure that the above findings are ensured through the subsequent plan review and construction phases of the project.
- H. Plan review. Following the receipt of a favorable decision by the Town Board, an application for approval may be submitted pursuant to the applicable provisions of the Town of Clifton Park Code.

§ 208-43.17. Sunset provision.

[Added 9-20-2010 by L.L. No. 7-2010]

Should the project not start construction within 60 months from the date of the open space incentive zoning approval by the Town Board, or if construction should start and not be continued without substantial interruption, then the open space incentive zoning approval for any additional density will be extinguished and the zoning shall revert to its existing zoning

status as it appeared in the Clifton Park Town Code on the date of such approved by the Town Board. Any remaining bond, cash escrow or letter of credit held for the open space incentive zoning, will be extinguished upon the sunset of the project's open space incentive approval.

§ 208-43.18. (Reserved)

§ 208-43.19. (Reserved)

Appendix C
Lateral Restriction Guidelines

Lateral Restriction - Conditions on Future Service

The _____ (name of municipality) imposes the following conditions, as warranted or recommended on the management of water/sewer lines located along _____ (name of roads or location of water/sewer lines) within an agricultural district:

- (1) The only land and/or structures which will be allowed to connect to the proposed waterline or sewer within an agricultural district will be existing structures at the time of construction, future agricultural structures, and land and structures that have already been approved for development by the local governing body prior to the date of filing of the Final Notice of Intent by the municipality.

Land and structures that have been approved for development refer to those properties/structures that have been brought before a local governing body where approval (e.g., subdivision, site plan, and special permit) is needed to move forward with project plans and the governing body has approved the action. If no local approval is required for the subdivision of land and/or the construction of structures, the municipality accepts the limitation under Public Health Law §1115 that defines a “subdivision,” in part, as “any tract of land which is divided into five or more parcels.” Water and/or sewer service will not be provided to more than a total of four residences, buildings and/or structures on any tract of land which has been divided into parcels after the date of filing of the FNOI by the municipality, where no local approval is required and the land is located within a county adopted, State certified agricultural district.

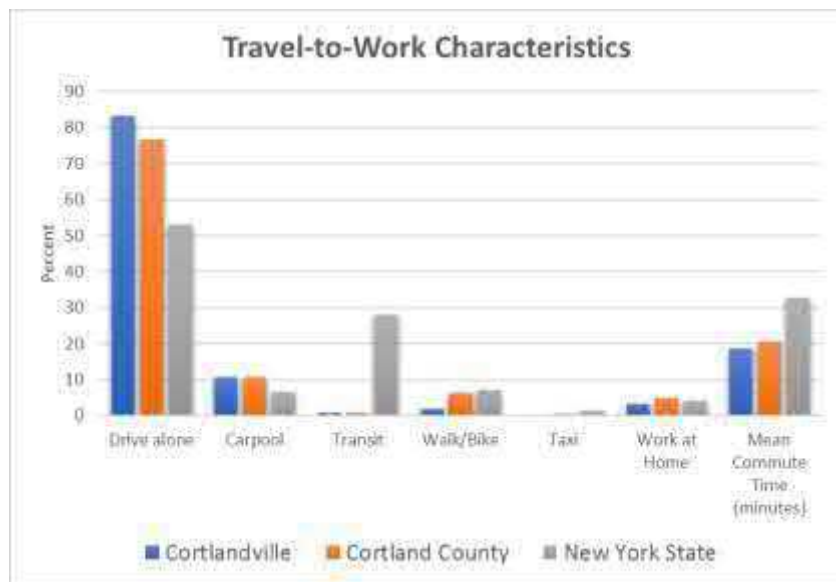
- (2) If a significant hardship can be shown by an existing resident, the lateral restriction to the resident’s property may be removed by the municipality upon approval by the Department. It is the responsibility of the resident landowner to demonstrate that a hardship exists relative to his or her existing water supply or septic system and clearly demonstrate the need for public water or sewer service. The municipality shall develop a hardship application to be filed with the municipality, approved by the County Department of Health, and agreed to by the Department of Agriculture and Markets.
- (3) If it can be demonstrated to the Department’s satisfaction that the landowner requested the county to remove his or her land from an agricultural district at the time of district review and the county legislative body refused to do so, lateral restrictions may be removed by the municipality if the Department determines that the removal of the restriction for the subject parcel(s) would not have an unreasonably adverse effect on the agricultural district.
- (4) If land is removed from a county adopted, State certified agricultural district and the district has been reviewed by the county legislative body and certified by the Commissioner for modification, lateral restrictions imposed by the municipality are no longer in effect for the parcels of land that have been removed from the agricultural district.

Appendix D
Additional Transportation Information

Appendix D Additional Transportation Information

The transportation system within the Town of Cortlandville consists of a network of roadways that are used by all modes of travel, including cars, freight, transit, pedestrians and bicyclists. Of the working population, approximately 94% of work-based trips made by Town residents are by automobile (83% drive alone and 11% carpool). Alternative work-based trips utilize walk/bike (2%) or transit (<1%) modes. The remaining 3% of the working population are home-based. The average travel time to work for residents of the Town is 18.7 minutes.¹ The table below shows a comparison of the Town's work-based travel characteristics to Cortland County and statewide trends. The Town's reliance on the roadway network as a primary means of travel is consistent with the Town's rural context.

This section provides a summary of the modes that collectively comprise the Town of Cortlandville's transportation system including highways and streets, transit operations, and facilities for nonmotorized travel. It also describes the division of travel among these modes and the capacity of the roadways.



Roadway Classification and Jurisdiction

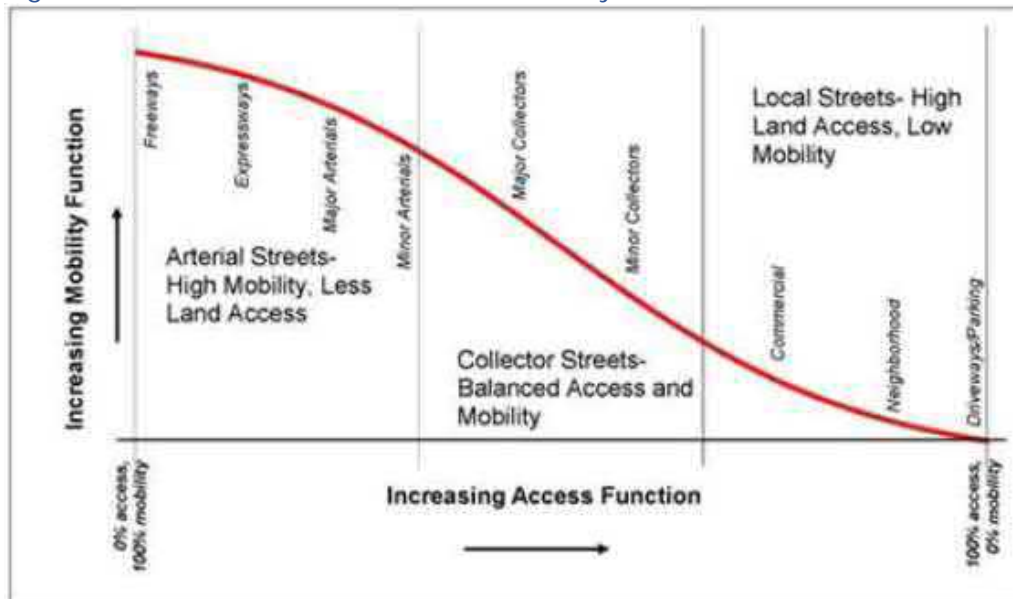
Functional classification is a system utilized by the Federal Highway Administration (FHWA) for grouping streets and highways into classes based on roadway characteristics and intended services. Functional classification defines the extent to which roadways provide for through travel versus the extent to which they provide access to land parcels. Table 1 illustrates the functional classification system. The functional classification is further designated as rural or urban, as each have fundamentally different characteristics as to density and types of land use, density of street and highway network, nature of travel pattern and the way in which all these elements are related.

Interstates are the highest classification of Arterials and were designed and constructed with mobility and long-distance travel in mind, whereas local roads provide limited mobility and are

¹ American Community Survey 5-Year Estimates, 2012-2016, U.S. Census Bureau

the primary access to residential areas, businesses, farms, and other local areas. The Town of Cortlandville is served by a network of federal, state, county and local roads.

Figure 1: Functional Classification of Roadways



Source: FHWA

As shown in Table 1, the majority (60%) of the Town’s roads are local roads, with 40% designated as rural local and 20% designated as urban local. Interstates comprise about 5% of the Town’s centerline miles, while other principal arterials comprise 7% of centerline miles. There are more rural centerline miles (57%) than urban centerline miles (43%), which reflects the rural land mass compared to urban developed land. Table 1 provides a breakdown of Cortlandville centerline mileage (total length of roadway) by functional classification.

Table 1: Centerline Mileage by Functional Classification

FC	Description	Centerline Miles	Percentage
1	Rural Principal Arterial Interstate	3.95	3%
4	Rural Principal Arterial Other	0.03	0%
6	Rural Minor Arterial	0.34	0%
7	Rural Major Collector	10.49	8%
8	Rural Minor Collector	7.13	6%
9	Rural Local	51.94	40%
11	Urban Principal Arterial Interstate	3.15	2%
14	Urban Principal Arterial Other	8.73	7%
16	Urban Minor Arterial	4.36	3%
17	Urban Major Collector	21.32	10%
18	Urban Minor Collector	1.12	1%
19	Urban Local	26.46	20%

NYSDOT, Cortland County, and the Town of Cortlandville are responsible for maintaining and operating roadway facilities in the Town of Cortlandville. Table 2 summarizes the mileage and percentage of roadways by their respective jurisdiction. Over half of the roadway centerline miles fall under the jurisdiction of the Town, with the remaining jurisdiction being almost equally split between the NYSDOT and the County.

Table 2: Centerline Mileage by Maintenance Jurisdiction

Maintenance Jurisdiction	Centerline Miles	Percentage
NYSDOT	29.75	23%
County	28.00	22%
Town	71.70	55%
Other State Agencies	0.57	0%
Total	130.02	100%

"Other State agency" includes Office of Parks, Recreation and Historic Preservation; Dept. of Environmental Conservation; Office of General Services; and others.

The 1978 Comprehensive Plan reported that there were about 125 miles of roads in the Town of Cortlandville. New York State owned 30.3 miles, Cortland County owned 28.2 miles and the Town owned 66.53 miles. The mileage measurements have increased slightly except for the roads owned by the County and Other State Agencies.

National Highway Network

National Highway System (NHS) roadways in the Town of Cortlandville include I-81, US Route 11, SR 281, SR 41 and SR 13. The NHS includes two categorical designations: Qualifying Highway and Access Highway.

A National Network Highway or Qualifying Highway is a highway designated as part of the Surface Transportation Assistance Act (STAA) of 1982 which allows STAA vehicles (tractor trailers combinations greater than 65 feet, tractor with 28-foot tandem trailers, maxi-cubes, triple saddle mounts, stinger-steered auto carriers and boat transporters) and 53' trailers to use that highway and any other highway within one linear mile of the Qualifying highway.

National Highway System Roadways in Cortlandville	
Qualifying Highways	I-81
Access Highways	US 11 SR 13 SR 41 SR 281

An Access highway is a highway designated for use by STAA vehicles and 53-foot trailers. Unlike a Qualifying Highway, these vehicle combinations may not travel off the access highway for any distance.

Roadways

❖ Federal Routes

Interstate 81 (I-81) is a federally aided highway that is on the National Highway System (NHS) as a Qualifying Highway. I-81 is a major north-south corridor through the Town that has three interchanges; Exit 12 with US Route 11 and I-81, Exit 11 with NYS Route 13, in the City of Cortland, and Exit 10 with NYS Route 41 and US Route 11. I-81 is a 4-lane divided roadway with a posted speed limit of 65 mph.

US Route 11 travels only a short distance in the Town, from the southern boundary of the Village of Homer to the northern boundary of the City of Cortland, before it flows through the main City streets, leaving the City on Port Watson Street at the bridge over the Tioughnioga River. From this point, it follows the river southeast to the southern Town line and southward, paralleling the Interstate 81 highway. US Route 11 from SR 13 (Junction of Port Watson Street and Church Street to the I-81 Exit 10 southbound exit ramp in the City of Cortland and the Town of Cortlandville is an Access highway.

❖ State Routes

The state system consists of New York State Routes (SR) 281, 222, 215, 41, and 13. State Route 281 enters the Town from the north at the Village of Homer boundary line and travels south, passing through the northwest corner of the City of Cortland, re-entering the Town and traveling southwest to its junction with SR 13, where it ends. SR 281 (West Homer Road and West Road) is an Access Highway.

SR 222 originates at US Route 11 in the City of Cortland and continues westbound and intersects with SR 281, continues westerly to the Town of Cortlandville town line. This route continues east past the County Airport and crosses Route 281, before entering the western part of the City on Groton Avenue.

SR 215 extends from the City of Cortland southerly to the Cortlandville Town line and continues southerly through the Town of Virgil.

SR 41, coming south from Skaneateles, meets US Route 11 in Homer and from there they are contiguous until SR 41 leaves US Route 11 at Polkville, interchanges with Interstate 81, then runs eastward through the Village of McGraw, leaving Cortlandville at its eastern boundary line. From here, Route 41 runs southeastward towards Chenango County. SR 41 from US 11 to the Town boundary is an Access Highway.

SR 13, traveling south and west from Cazenovia, enters Cortlandville from the Town of Homer northeast of the City of Cortland and is classified as an Urban Minor Arterial. It is a two-lane roadway with a posted speed limit that ranges from 55 mph, at its northern limit to 40 mph as it enters the City of Cortland. After entering the City in its northeastern corner, the route travels over some of the major City streets and exits from the southwestern corner of Cortland

on Tompkins Street, continuing in a straight line until it joins State Route 281. At this point, it turns to follow the straight-line projection of State Route 281 and bends south and west as it leaves Cortlandville on its way to Ithaca in Tompkins County. This section of NYS Route 13, from the City of Cortland to where it leaves Cortlandville is classified as an Urban Principal Arterial Other with 2 lanes of travel in each direction and a posted speed limit of 45 mph. SR 13 from US 11 / SR 11 (Port Watson Street)/(Cortland) to junction of North Meadow Street and North Fulton Street (Ithaca) in the Cities of Cortland and Ithaca and the Town of Cortlandville is an Access Highway.

NY 930Q is a two-lane Access Highway located at the northern boundary of Town connecting SR 281 (West Road) to I-81 Exit 12 in the Village of Homer.

❖ County Routes

The county system consists of the following routes: Kinney Gulf Road (111), Lighthouse Hill Road (112), Loring Crossing (112A), Albany Street 112B, Locust Avenue (113), East River Road (114), Fisher Avenue (115), McGraw Marathon Road (116), McGraw North Road (116A), Sears Road (119), McLean Road (120), East Holl Road (120A), Starr Road (120B and 120C), Starr Road Extension (120D and 120E), Kellogg Road (121), Blodgett Mills Road (121A), Page Green Road (122), South Cortland Virgil Road (123), Gracie Road (124), and Old Groton Road (200). Of these county routes, the following are federal aid eligible roads:

- CR 111 from SR 281 to north of Hoy Road
- CR 112 from SR 13 to the Homer Village line
- CR 113 from the City of Cortland to CR 112 & 122B
- CR 120 from the Cortland County line to SR 28
- CR 120B from SR 281 to SR 13
- CR 120C from SR 13 to SR 215
- CR 120D from SR 215 to CR 122
- CR 120E from CR 122 to S. Pendleton St
- CR 121 from UAB to the City of Cortland
- CR 122 from the Cortland Town Line to the City of Cortland

Most of the County Routes are two lane asphalt roadways with shoulders that vary in width from 2 feet to 8 feet.

All other roads in the Town are local roads. The local roads are generally two-lane asphalt roadways with no medians and shoulders that vary between 0 and 5 feet.

Functional class and jurisdiction are important not only in relation to operational and maintenance responsibility, but also in how roadway improvement projects can be funded. Funding eligibility limitations include:

- FHWA National Highway Performance Program (NHPP) can be used only on the National Highway System, which comprises the Interstates, all other Principal Arterials, and all designated NHS Connectors.
- FHWA Surface Transportation Programs (STP) can be used on any facility except Local Roads and Rural Minor Collectors; thereby excluding 66% of the Town roads.
- FHWA Highway Safety Improvement Program (HSIP) can be used to address safety problems on any public road.
- New York State Dedicated Fund can be used only on State owned facilities.

Roadway Characteristics

NYSDOT has completed the second phase of the reconstruction of SR 281 which consists of widening 1.4 miles of road, including adding turning lanes and double lanes for easier motorist travel in the city and town limits, the replacement of the bridge over Dry Creek, installation of a closed drainage system, intersection improvements including the replacement of 5 traffic signals and additional sidewalks along both sides of SR 281.

❖ Traffic Volume

Annual Average Daily traffic (AADT) is the number of vehicles that would be assumed counted on a typical day of the year. Based on established formulas, a measured traffic count is factored to an AADT by adjusting it for seasonality and vehicle classification. The AADT provided for the roads in the Town were obtained from data compiled from NYSDOT and included on their Traffic Data Viewer map, the 2016 Pavement Data Report, and the NYSDOT County Road listing. Table 3 and Figure 2 summarizes the AADT for the major federal, state and county roads in Cortlandville.

❖ Heavy Vehicles

As noted above, the major federal and state routes in the County are I-81, US Route 11, SR 281, SR 222, SR 215, SR 41, and SR 13. Table 3 shows the percentage of daily truck traffic on each of these roadways, except for I-81, ranges from 4% to 7%, which are typical values for these types of roadways. I-81 truck traffic ranges from 12% to 16%, which is also consistent with other Interstate routes.

❖ Speed

The 85th percentile speed is defined as the operating speed that only 15% of the motorists exceed during off-peak hours. The 85th percentile speed is used to identify the design speed of a road, which is used to determine the various geometric design features for the Road. The 85th percentile speed is also used as a guide to set the speed limit of the road.

Table 3 provides the posted speed limits for the various roads within the Town as well as the 85th percentile speed, where such data exists. The data is limited with only 11 locations provided. Eight of the locations showed that the 85th percentile speed and the posted speed

limits were consistent. The three locations where they differed include SR 13 from the Cortland County Line to SR 281, SR 41 from Route 81 in Polkville to the start of the SR 11/SR 41 overlap, and CR 113, Locust Avenue.

With both SR 13 and CR 113, the 85th percentile speed was approximately 15 mph higher than the posted speed limit while SR 281 had an 85th percentile speed that was nearly 10 mph less than the posted speed limit. The difference in these speeds indicates that the speed at which people drive is inconsistent with the posted speed limit.

❖ Roadway capacity

The ratio of traffic volume on a road to its design capacity (V/C), is a typical measure of traffic mobility and congestion. A V/C value of 1.00 represents a condition where traffic volume on a road is at its design capacity. V/C values less than 1.00 represent conditions where traffic is below design capacity, and a V/C value greater than 1.00 signifies that the road is carrying more traffic than it was designed to handle. The V/C ratios presented in Table 3 are from the NYSDOT's Pavement Data Report, 2016, which is based upon 2015 AADT volumes for State routes. Table 3 shows that the majority of the State roads have available capacity, with a V/C ratio of less than 0.6. A section of SR 222 from SR 281 west of Cortland to the Cortland City Line is at a V/C ratio of 0.76.

❖ Pavement Condition

Keeping pavements in a state of good repair helps mobility and safety. Pavement condition is measured in two ways in New York. The first is surface condition, as measured through a visual scoring methodology and provides valuable information on underlying pavement problems. The second measure is rideability, as measured by the International Roughness Index (IRI). NYSDOT uses both methods to evaluate State highway system pavements. Table 3 summarizes pavement condition for the State routes in the Town.

Using the visual scoring method, pavement is rated on a scale between 1 and 10 where "1" is the worst pavement condition and "10" is the best. According to the pavement conditions inventory, most of the pavement was "Fair" (rating equal to "6" indicating clearly visible surface distress) to Good (rating equal to "7" or "8" indicating surface distress beginning to show) condition. Two locations were identified as having a "5" to "6" rating indicating Fair to Poor pavement conditions, which was US Route 11 from SR 392 in Messengerville to Rt 81 Connection and SR 215 from the City of Cortland to SR 392 Virgil. A few locations of I-81 and SR 222 were identified as having a rating of K which is the best rating; equivalent to a "10". One section of SR 281 from SR 13 Cortland County to SR 222 was not rated ("U") due to ongoing work.

Since 2014, the IRI has been collected annually in the primary direction on all NYS Touring Routes and Reference Route system highways and collected in the reverse direction only on NHS highways every 2 years. By convention, data is collected in the right-hand travel lane. According to FHWA, an IRI of less than 95 inches / mile is considered "Good ride quality" and an

IRI between 96 and 170 inches/mile is considered acceptable ride quality. According to the rideability rating the majority of the state roads were considered to be acceptable. A few sections of I-81 and a SR 222 roadway segment between JCT Highland Road and SR 281 west of Cortland had ratings above 170.

Table 3: Roadway Characteristics

Route	Name	Location (From)	Location (To)	Functional Classification	Centerline Miles	Posted Speed Limit (mph)	85 th %tile speed (mph) ¹	Number of Lanes	Paved Shoulder Width ²	Pavement Width ^{2,3}	AADT ¹ (2015)	V/C ²	% Trucks	Pavement Type ^{2,4}	Surface Rating	IRI
I-81	81I	Town of Virgil/Town of Cortlandville	Exit 10 sign	1	2.78	65	NA	4	10	24	19,595	NA	16	O	7	80-87
I-81	81I	Exit 10 sign	Rt 41 Under	11	1.29	65	NA	4	10	24	19,595	NA	16	O	K	99-129
Ramp	I-81 Exit 10	I 81 northbound off	SR 41 eastbound on	1	0.28	NA	NA	1	NA	NA	1,079	NA	NA	O	NA	NA
Ramp	I-81 Exit 10	SR 41 eastbound off	I-81 northbound on	11	0.35	NA	NA	1	NA	NA	1,514	NA	NA	O	NA	NA
Ramp	I-81 Exit 10	I 81 southbound off	Diverge to SR 11	11	0.12	NA	NA	1	NA	NA	1,668	NA	NA	O	NA	NA
Ramp	I-81 Exit 10	Merge from US 11	I 81 southbound on	11	0.47	NA	NA	1	NA	NA	1,129	NA	NA	O	NA	NA
I-81	81I	Rte 41 Under	City of Cortlandville	11	1.86	65	NA	4	10	24	20,148	NA	12	O	K	87-221
I-81	87I	Cortland CL/Cortlandville TL	Exit 12 Ramp Over	1	0.84	65	NA	4	10	24	28,039	NA	12	O	K	90-92
Ramp (930Q)	I-81 Exit 12	I 81 northbound off	930Q (on)	1	0.80	NA	NA	1	NA	NA	1,892	NA	NA	O	NA	NA
Ramp (930Q)	I-81 Exit 12	930Q (Off)	I-81 northbound on	1	0.70	NA	NA	1	NA	NA	3,061	NA	NA	O	NA	NA
Ramp (930Q)	I-81 Exit 12	I 81 southbound off	930Q (on)	1	0.28	NA	NA	1	NA	NA	3,098	NA	NA	O	NA	NA
Ramp (930Q)	I-81 Exit 12	930Q (off)	I-81 southbound (on)	1	0.43	NA	NA	1	NA	NA	2,170	NA	NA	O	NA	NA
930Q	NY 281 / I-81 Connection	NY 281	Ramps to Rt 81I End Rt 930Q	14	0.65	55	58.9 EB / 58.3 WB	4	8	24-48	9,579	0.14-0.35	5	O	K / 6	109-348
	Exit 12 I-1 Under	Acc Merge to Rte 930Q	Rte 930Q eastbound to I-81	1	0.2	NA	NA	1	NA	NA	936	NA	NA	NA	NA	NA
		Cortland CL / Cortlandville	CR 115 Fisher Ave	16	0.19	35-30	NA	2	0	40	7,404	0.49	4	O	7	120
		NY 41 (Start 11/41 OLAP)	City of Cortland	14	1.32	55-40	NA	2	10	24	9,337	0.38	5	O	7	65-90
		Rt 81I Connection	NY 41 (Start 11/41 OLAP)	14	0.26	40	NA	4	10	48	5,398	0.12	5	O	6-7	86-112
		SR 392 Messengersville	Rt 81I Connection	7,17	7.57	40-55	62.1 NB / 61.4 SB	2-4	9-10	24-48	1,634	0.05-0.10	7	O	5-6	71-146
		Cortland County Line / Cortlandville TL	CR 500	16,6	2.04	55-40	NA	2	7	20	4,176	0.17-0.18	4	O	6	98-124
		SR 281	City of Cortland	14	1.24	45	NA	4	9	52	16,013	0.24	6	A	7	82-95
		Cortland County Line	SR 281	4,14	3.39	45	59.4 NB / 60.3 SB (2014)	2-4	3-10	24-52	11,312	0.2-0.4	5	O/A	6-7	75-128
		Cortland CL/ Cortlandville	ACC RT 81I Town of Cortlandville	14	1.06	45	NA	2	8	22	14,443	0.6	5	O	7	71
		⁴ SR 222	City of Cortland	14	0.48	35	41.5 NB / 39.1 SB	3-2	0-8	52-22	17,531	0.59-1.17	5	O	6-7	144-80
		SR 13 Cortland Co	SR 222	14	1.64	35-45	NA	4	48	0	14,955	0.26-0.49	5	A	7/U	68-79
		ACC RT 81I Polkville	Start 11/41 OLAP	14	0.31	55	44.0 NB / 44.3 SB	2	8	35	7,860	0.35	5	O	6	57-60

Route	Name	Location (From)	Location (To)	Functional Classification	Centerline Miles	Posted Speed Limit (mph)	85 th %tile speed (mph) ¹	Number of Lanes	Paved Shoulder Width ²	Pavement Width ^{2,3}	AADT ¹ (2015)	V/C ²	% Trucks	Pavement Type ^{2,4}	Surface Rating	IRI
		CR 116 McGraw Rd	ACC RT 81I Polkville	16	1.12	55	NA	2	6	24-35	5,851	0.27	4	O	6-7	63-69
SR 215		City of Cortland	Cortlandville TL	8,17	2.47	55	62.6 NB / 58.3 SB	2	3	18	1,820	0.10	8	A	5	122-156
SR 222		SR 281 W OF Cortland	Cortland City Line	16	0.26	30	NA	2	9	22	11,888	0.76	4	A	K	146
		JCT Highland Rd	SR 281 W OF Cortland	17	1.09	50	NA	2	9	22	5,203	0.19	4	A	7	72-185
		Tompkins /Cortland Co. line	JCT Highland Rd	7,17	2.22	50-55	NA	2	9	22	3,056	0.12-0.13	7	A	K	63-67
CR 111	Kinney Gulf Rd	SR 281	UAB	17	1.32	40	48.8 EB / 49.8 WB	2	4	22	1,905	NA	NA	A	NA	NA
CR 112	Lighthouse Hill	CR 112B & CR 113	SR 13	7	1.07		NA	2	4	24	1,427	NA	NA	A	NA	NA
CR 113	Locust Ave	Clinton Ave	City Line	7	1.01	35	51.7 NB / 50.2 SB	2	4	22	1,937	NA	NA	A	NA	NA
CR 120	McLean Rd	Stupke Rd	SR 281	17	1.06		NA	2	8	24	4,819	NA	NA	A	NA	NA
		Lime Hollow Rd	Stupke Rd	7	1.01		NA	2	8	24	6,445	NA	NA	A	NA	NA
		Cortland CL	Lime Hollow Rd	7	0.83	55	58.7 EB / 58.7 WB	2	6	24	7,109	NA	NA	A	NA	NA
CR120B	McLean Rd Ext	SR 281	SR 13	16	0.41	40	39.7 EB / 43.1 WB	2	6	24	7,171	NA	NA	A	NA	NA
CR120C	Starr Rd	SR 13	SR 215	17	0.89		NA	2	4	22	4,360	NA	NA	A	NA	NA
CR120C	Starr Rd Ext	SR215	CR 122	17	0.51	45	39.9 EB / 43.5 WB	2	6	22	4,024	NA	NA	A	NA	NA
CR120D	Saunders Rd	CR 122	S. Pendleton St	17	0.38	40	NA	2	4	22	2,584	NA	NA	A	NA	NA
CR 121	Kellogg Rd	CR 121A	City of Cortland LN	17	0.75	NA	NA	2	4	20	692	NA	NA	A	NA	NA
CR 122	Page Green Rd	Town Line	CR 120D & 120E	7	2.10	55	NA	2	4	22	964 (2016)	NA	NA	A	NA	NA
		CR 120D & 120E	City of Cortland	17	0.27	35	NA	2	4	22	1,412	NA	NA	A	NA	NA

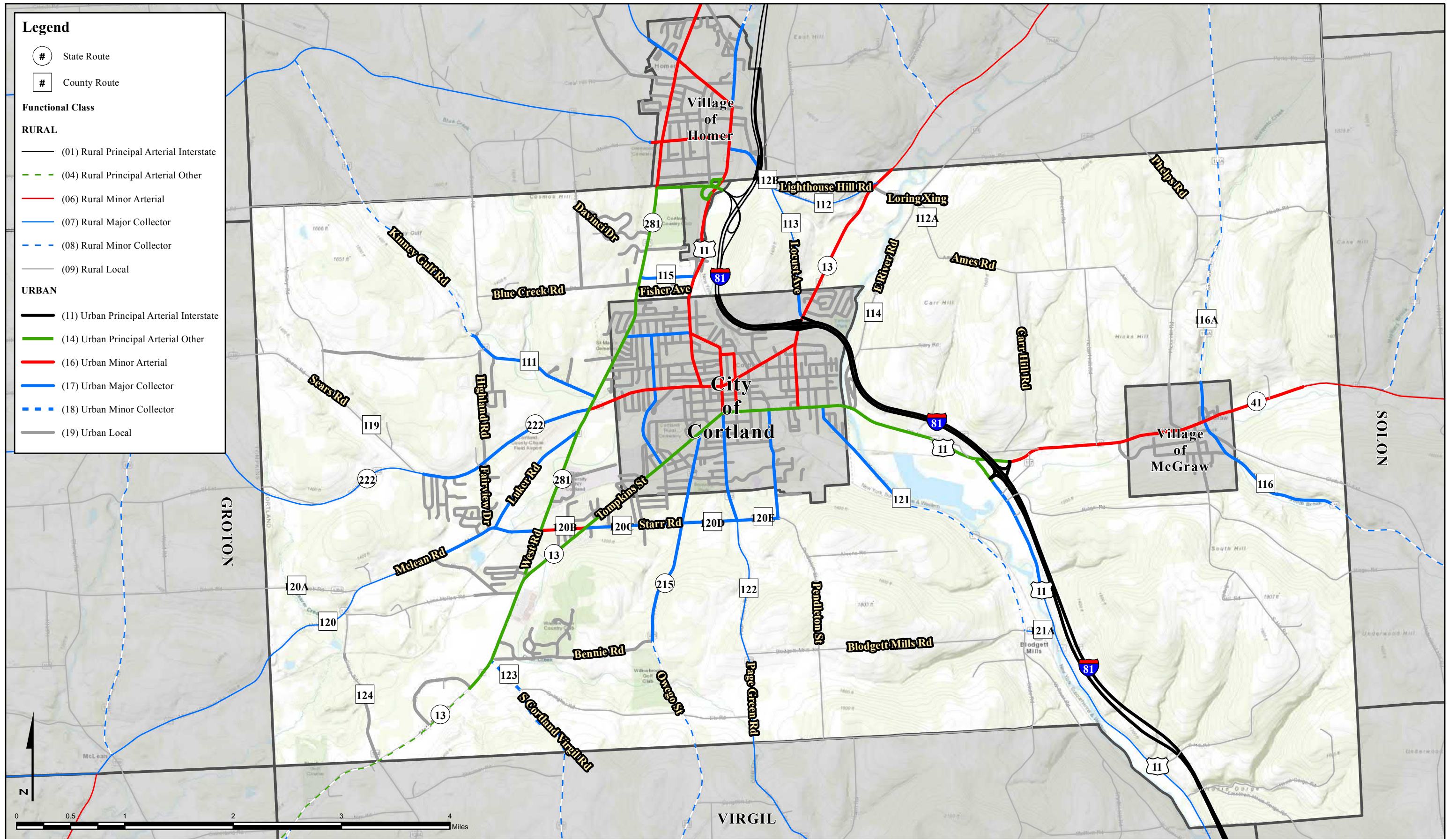
A= Asphalt (flexible), O=Overlay (Asphalt over Concrete)

¹ 2015 AADT volumes and 85th%tile speed contained on NYSDOT's Traffic Data Viewer map: <https://gis3.dot.ny.gov/html5viewer/?viewer=tdv>

² V/C ratio, pavement width, paved shoulder width, Surface Rating and IRI as contained in NYSDOT's Pavement Data Report, 2015.

³ Pavement width is the sum of the width of all travel lanes in both directions, and the width of all turning lanes and acceleration/deceleration lanes. Not included are the paved shoulder width and/or median width. <https://www.dot.ny.gov/divisions/engineering/technical-services/technical-services-repository/pavement/2016%20pdr%20statewide.pdf>

⁴ This data is prior to the Phase 2 reconstruction of SR 281 from Luker Road to Fisher Avenue to alleviate traffic and provide traffic safety improvements for both motorists and pedestrians.



❖ Public Transportation

Figure 3: Dial-A-Ride Service Area



Source: <https://www.way2gocortland.org/local-transit>

Cortland Transit provides public transportation for Cortland County. There are 7 fixed routes within Cortland County and a Dial-A-Ride service. The primary transit routes are between the City of Cortland and Dryden (Tompkins County) or within the City of Cortland itself. All Cortland Transit buses feature bike racks to integrate bicycle and transit services and expand the accessibility of these modes. Within the Town, bus shelters exist at 823 SR 13 (JM Murray) and 4059 West Rd (SR 281) (JM Murray Employment Connection).

Dial-A-Ride is a curb-to-curb service that operates in certain parts of the County. Figure 3 shows the area where this service is available.

❖ Rail

The New York Susquehanna and Western Railway (NYSW) provides freight rail service between Newark, NJ and Syracuse, NY. The NYSW railroad tracks extend from the southeast of the Town of Cortlandville / Town of Virgil boundary and run parallel with I-81 through the City of Cortland to the Cortlandville / Homer Town Lines. In the City of Cortland, the NYSW rail lines split just south of US Route 11 and SR 41 overland, running easterly and crossing Pendelton Street, CR 122, SR 215 and SR 13 in the City, and continuing into the Town of Cortlandville where there are at-grade crossings with SR 281 and CR 120. Both of these crossings feature rail warning signals and gates. The line in the vicinity of its crossing with CR 120 appears to be abandoned. The rail lines continue south and west, essentially paralleling SR 13 to the Cortland/Tompkins County Line.

Pedestrian and Bicycle Facilities

❖ Pedestrian Facilities

Walkability is an important aspect of a transportation system and is often accommodated through the use of shoulders and/or sidewalks. Sidewalks can provide a convenient way for walking moderate distances to schools, community facilities and local shopping areas while providing some separation from the vehicular travel. The Town of Cortlandville does not

maintain a GIS database of the sidewalks in the Town. Sidewalks are provided along most of the commercial routes, including SR 13, SR 222 and SR 281, which provides pedestrian connectivity between the commercial district at Munsons Corners and the City of Cortland. The locations of these sidewalks are listed in Table 4.

Table 4: Sidewalk Locations

Roadway	From – To	Side of Road
SR 13 (Town of Cortlandville) to SR 281	Lime Hollow Rd – McLean Rd	west
SR 281	McLean Rd – just north of SR 222	east
SR 281	Luker Rd – Fisher Ave	both
SR 222	Intersection of SR 281 – City of Cortland	north & south
SR 13	NE boundary of City of Cortland – Town of Homer	east
US 11	City of Cortland - Town of Cortlandville/Town of Homer	east & west ¹
Green Page Road	CR 120C - City of Cortland	east
CR 121, Main Street	Gailor Rd – Maple St	north & south

¹ The sidewalk on the west side terminates just north of N Homer Ave

There are several locations where crosswalks are provided with many of these locations included pedestrian signals and pushbuttons as summarized in Table 5. As shown in Table 5, there are 2 crossing locations on SR 13 that are more than 1 mile apart, there are 3 crossings of SR 281 which are less than ½ mile and nearly 1 mile spacing between the crossings. Frequent crossings reinforce walkability and have the potential to fuel greater demand. However, the application of a crosswalk should be based on multiple factors, including land uses, present and future demand, traffic volumes, pedestrian compliance, speed, safety, and crash history.

Table 5: Crosswalk and Pedestrian Signal locations

Roadway	Leg of Intersection	Roadway crossing	Distance between crossings (ft.) ³
SR 13 at Bennie Rd	north	SR 13	-
SR 13/Lamont Circle & SR 281 ¹	west	Lamont Circle	-
SR 13 at McLean Rd (CR 120)	All legs	SR 13, McLean Rd, Starr Rd	6,815
SR 281 at McLean Rd (CR 120)	All legs	SR 13 and McLean Rd	2,135
SR 281 at Lankler Dr ¹	east	Lankler Dr	-
Lankler Dr at Stratton Dr ¹	south	Stratton Dr	-
SR 281 at Luker Rd	west and south	Luker Rd and SR 281	5,015
SR 41 at Albany International Corporation ¹	Midblock Crossing	SR 41	-

¹ No pedestrian signals and pushbuttons exist at this location.

² Upon completion of Phase 2 of SR 281 reconstruction, additional crosswalk and pedestrian accommodations are expected to exist.

3 Distances provided are from SR 13/Bennie Rd to SR 13/McLean Rd, from SR 13/McLean Rd to SR 281/McLean Rd and from SR 281/McLean Rd to SR 281/Luker Rd.

Pedestrian accommodations beyond the extents of the sidewalk network are provided on the roadway shoulders. Pedestrians are permitted to use the shoulders of most State highways, with the exception of interstates, parkways, and other similar controlled-access highways where they are specifically prohibited. Roadways shoulders can also serve pedestrians in a much broader area than can be provided with sidewalks. However, shoulders must be paved and of adequate width to accommodate pedestrians. Vehicular and pedestrian volumes, location of pedestrian generators, ability to cross the road safely and whether pedestrians are expected to walk facing traffic or may walk in either direction are considerations for the appropriate use of a shoulder.

❖ Bicycle Facilities

Bicycles share the road with the vehicular traffic. There are no special provisions for accommodating bicyclist in the Town. The Town is exploring a partnership with LimeBike, a company that provides “grab-and-go” style bike rentals for a small fee. LimeBike employs a dockless system where riders unlock bikes to ride than and leave them at their destination.

❖ Multi-use Trails

Multi-use trails can accommodate both bicycle and pedestrian travel. A multi-use trail is predominantly recreational but can also be used for community and other travel needs. The Town of Cortlandville does not have any multi-use trails.

Cortland County Airport

Chase Field located on New York State Route 222 is a public use airport owned by Cortland County and operated by the County Highway Department. It is a general aviation airport with a single 75 X 3400-foot runway, three main hangars, 40 single engine T-hangars and 4 Twin Engine T-Hangers. It also features 20 tie downs on an asphalt tarmac.

As required by the Federal Aviation Administration (FAA) as a requirement for Federal funding the County must maintain and periodically update its Airport Master Plan. An update to this Plan was submitted to the FAA in 2018; to date (December 2019) the FAA had not completed its review.

Other Planning Documents

The Town of Cortlandville Comprehensive Plan, 1978 and the Route 281/13 Land Use & Aquifer Protection Plan, June 2002 were reviewed. The improvements recommended by these Plans and their current implementation status is discussed.

❖ 1978 Comprehensive Plan

The 1978 Comprehensive Plan recommended several highway improvements. The improvements are as follows:

- Addressing the acute angle crossing of Starr Road (CR 120) with SR 13. Among the improvements was channelization of traffic, better illumination, control signals and warning lights, with many of these improvements implemented since the 1978 Comprehensive Plan.
- Realigning Lighthouse Hill Road (CR 112) and SR 13 with the intersection of Loring Crossing Road (CR 112A) and SR 13. This 1978 recommended improvement has not been implemented as these two intersections remain separate and distinct.
- Extending Ames Road to the east to intersect with Phelps Road and McGraw North Road. This 1978 recommended improvement has not been implemented.
- Realigning Blue Creek Road with Fisher Avenue (CR 115) and eliminating the “dogleg” at the intersection. This 1978 recommended improvement has not been implemented.
- Constructing a 4-lane, limited access roadway that would parallel existing SR 13 to enhance traffic movements from Tompkins County to I-81. Turn eastward behind the Cortlandville Mall, follow the ridge line south of Starr Road and terminate at Polkville, with interchanges at Bennie Road and Page Green Road (CR 122). This 1978 recommended improvement has not been implemented.
- Creating a circumferential route to the west and south of the City of Cortland (the 1978 recommended improvements below have not been implemented).
 - A new road constructed between Page Green Road (CR 122) at Blodgett Mills W. Road to Owego Street (CR 215) at Bennie Road such that an east-west connector would extend from SR 11 to SR 13.
 - A new road from the intersection of SR 13 and Bennie Road northerly to Lime Hollow Road to an intersection with McLean Road in the vicinity of Stupke Road. This circumferential route would make an easterly swing to align itself with the Highland Road/Sweeney Road corridor. The route would proceed northward to connect with SR 90 in the Town of Homer. This new route would open a large portion of the Town to development and would provide a circulation route for traffic to avoid SR 13, SR 281 and SR 90.
 - An alternative to the east-west route between CR 122 and CR 215 was to construct a new road from Saunders Road near Pendleton Street Ext. to Kellogg Road (CR 121)

❖ Route 281/13 Land Use & Aquifer Protection Plan

The Route 281/13 Land Use & Aquifer Protection Plan, 2002 noted that the SR 281 portion of the SR 281/13 highway corridor through Cortlandville was tentatively scheduled for reconstruction by the NYSDOT in 2005–2006 with the reconstruction including the addition of new travel lanes, turning lanes and related drainage improvements. Most of these improvements have been completed. Need to add language identifying work that has been completed

A variety of transportation related issues along the corridor were identified. Issues of a more general nature consisted of the following:

- Need to enable trucks to bypass SR 281 in Cortlandville, particularly as it relates to the potential impacts along the corridor, threatening the aquifer due to the possibility of a spill from vehicles that transport hazardous/toxic materials.
- Building sidewalks along SR 281 to increase walkability and safety but without increased liability and maintenance.
- Concern of increased development along the highway and the potential impacts of increased local and through traffic on SR 281 by non-residents of the area.

More specific issues and opportunities within the Town were identified and those that may not have been resolved are summarized as follows:

- Line up Blue Creek Road at a right angle to SR 281 directly across from Fisher Avenue
- McLean Rd to Fairview Dr. used as a shortcut to SR 222 and SR 281, which impacts residential neighborhoods
- Turning left from businesses and roads on the west side of SR 281 to go northbound is an issue. Locations identified include Eckerd's Drug Store at SR 222 and from the Commons Area. Consider small road at Madison St to alleviate problem
- Possible extension of spur lines such as from Pall Trinity to Luker Rd
- Study operations at Starr Rd and Tompkins St
- Review operations and safety for the intersection of SR 215 (Owego St) and Starr Rd and the intersection of Saunders Rd and Page Green Rd
- Develop service roads near the Smith Corona site and to the rear of other industries onto Lime Hollow Rd

Reconstruction of SR 281 was modified from the initial design alternative considered at the time of the Route 281/13 Land Use & Aquifer Protection Plan as follows:

- SR 13 to Lime Hollow Road consists of a flush turn lane / center median as opposed to a raised center median;
- Fisher Avenue north to the I-81 access road consists of one travel lane in each direction but does not include a continuous center turn lane.
- A sidewalk exists on the west side of SR 281 between SR 222 and Commons Avenue as opposed to being provided on both sides of the road.

Transportation Improvement Plan

A Metropolitan Planning Organization (MPO) is the policy board of an organization created and designated to carry out the metropolitan transportation planning process. MPOs are required to represent localities in all urbanized areas (UZAs) with populations over 50,000, as determined by the U.S. Census. Each MPO is required to develop a Transportation Improvement Program (TIP)—a list of upcoming transportation projects—covering a period of

at least four years. The TIP must be developed in cooperation with the state and public transit providers and should include capital and non-capital surface transportation projects, bicycle and pedestrian facilities and other transportation enhancements. Since the Town of Cortlandville and Cortland County have populations of less than 50,000, according to the US Census, neither the Town or County is part of a metropolitan planning organization. Therefore, there is no MPO TIP for the Town.

Each state is required to develop a statewide transportation improvement program (STIP) covering a period of at least four years. The STIP is a staged, multi-year, statewide intermodal program of transportation projects, consistent with the statewide transportation plan and planning processes, as well as metropolitan plans, transportation improvement programs (TIPs), and planning processes that are proposed to receive Federal funding.

The STIP was developed by the New York State Department of Transportation (NYSDOT) in consultation with local officials in non-metropolitan areas and in cooperation with Metropolitan Planning Organizations (MPOs) in urbanized areas. The STIP includes highway, transit and non-motorized projects as well as urban and rural projects. The most recent STIP for New York State was formally approved on October 21, 2016 and is for the four federal fiscal year period of 2017-2020.

The STIP was reviewed to identify the projects programmed for the Town of Cortlandville. Table 6 summarizes the projects programmed for the Town.

Table 6: 2017-2020 TIP

Project PIN	Agency	Description	Fund Source	FFY ¹
30PS02	NYSDOT	Pedestrian Safety Action Plan, Implementation Program Phase 1, Systemic treatments. Contract 2.	HSIP	2019
350173	NYSDOT	I81 Ground Mounted and Overhead Sign Structure Replacement Project, Broome CL to Onondaga County	NHPP	2017
350181		I-81 Over Ridge Road Bridge Replacements, BINS 1031351 & 1031352		
350183	NYSDOT	I-81 Recessed Pavement Markings	NHPP	2020
380619	NYSDOT	Regional small culvert rehabilitation, I-81, Town of Cortlandville, Multiple locations on Federal Aid System, Improve Highway Drainage Systems	NHPP	2018
380658	NYSDOT	Regional bridge deck and joint repair project, multiple locations on federal aid system, preventative maintenance of bridges to extend service life	NHPP, STP Flex	2018
380666	NYSDOT	SAFETAP Project Routes 281, 41, 11, 26, 13 and 90, Cortland County, Guiderail, signs, drainage improvements to improve safety	STP Flex	2017, 2018, 2019
380734	NYSDOT	Traffic signal project, Cortland County, multiple locations on and off Federal Aid System, Highway Safety	NHPP, STP Flex	2018, 2019
380736	NYSDOT	Bridge painting project, Towns of Cortlandville, BIN 4021800, Cyclic Highway Maintenance to extend service life	NHPP	2017
380746	NYSDOT	Regional guide rail replacement project, multiple locations on and off Federal Aid System Cortland County, Highway Safety	NHPP, STP Flex	2018, 2019
380749	NYSDOT	Regional bridge deck and joint repair project, Cortland and Oswego Counties, 17 locations on Federal Aid System, Preventative Maintenance of bridges to extend service life.	NHPP	2017, 2018
3M1604	NYSDOT	Bridge job order contract, multiple locations on Federal Aid System Cortland County, Maintenance, Regionwide, Extend service life of bridges	STP Flex	2017, 2018

¹ Federal fiscal year in which funding for each phase is obligated

Opportunities and Constraints

An efficient and safe transportation network within the Town and beyond provides opportunities for future development. A future land use plan that directs development to areas where services such as roadways, transit and other multi-modal transportation systems can accommodate this growth will allow the Town to preserve the function of its transportation network.

The Town may wish to identify other corridors in addition to Route 281/13 that would benefit from access management techniques. Corridors zoned for mixed uses including business, commercial and residential could benefit.

The development of a plan to accommodate pedestrians and bicyclists would provide additional transportation options for both “commuters” and recreational users by providing sidewalks, bike facilities and trails at appropriate locations.

The Airport represents both an opportunity to provide convenient transportation access to the area and a constraint as its location in a residential area limits its ability to expand and represents a conflicting land use.

The Town has limited public transportation available. Improved and expanded service would benefit residents and businesses in the Town and City.

