

## EHH Committee suggested edits\* to VES section of Comprehensive Plan - 25 June 2013

### PART II – INVENTORY AND ANALYSIS OF COMMUNITY RESOURCES:

p51-52- Natural and Scenic Resources (Scenic Corridors):

#9: View from Route 20 East across from the plaza looking to [into] the area southwest of Cazenovia: This is a significant visual gateway to the community. It is the point where the major road traversing the rural (and some suburban) development narrows and enters the “Village”. This point is elevated above the Village center and offers a broad pastoral viewshed to the southwest [across] over the agricultural fields by Route 20, across the rural rolling hills south of the Village and culminating at the distant north-south ridge southwest of the lake. (The Knapp/CPF properties can be seen in the distance.) This pastoral view within the village is a distinctive and important feature for Cazenovia and is in dramatic contrast to the strip shopping center on the north side of the road.

### PART III: COMMUNITY RECOMMENDATIONS:

p113 - Land Use and Zoning:

- Village Edge South: To allow [single family] residential uses, restaurants, hotel/motel, [and] professional offices and other commercial uses while protecting the Village’s, scenic, natural, and historic resources identified via conservation analysis of the zone. The location for Village Edge South is illustrated on Figure III.2.2 and Figure III.2.3 Village Edge South should be further delineated into two distinct character zones divided by the wooded watercourse running east-west across the center of the zone. The northern sector along Route 20 is best suited for commercial uses while the southern sector is more appropriate for uses that will be harmonious with the residential zones to the west and south.

p161: The 2008 Comprehensive Plan noted that, “The proposed zoning district boundary for Village Edge South should extend from the western edge of the Lucas property, and then to continue east along the southern side of U.S. Route 20 East to the eastern edge of the Cazenovia Motel property, then south along the property line back west and north to the western edge of the Lucas Property at the beginning point along U.S. Route 20 East.” Portions of the area describe are currently in the Town of Cazenovia, but Village zoning for VES should be developed to include them given their identification as candidates for annexation dating back to at least the 1991 Village Comprehensive Plan. [Currently the Village portion of this area is zoned for residential use with one dwelling unit per 20,000sf or ½ acre and one dwelling unit per 30,000sf or approximately ¾ of an acre. The Town portion of this area is zoned A-Residential which allows for one dwelling unit per acre. The existing density is too low for Village character and not low enough to effectively complement the rural character and may simply lead to a suburban sprawl-type character. The preferred character or form for this area is Village residential. This can be accomplished through the use of specific dimensional regulations and design standards. However, this area is included in the zone of contribution and consequently a lower impervious coverage, between 10% and 15% is recommended (see Appendix B, *Wellhead Protection Plan*). The proposed density combined with the maximum impervious coverage and minimum open space requirement will not only encourage clustered development that will be in keeping with the Village character but will also encourage adequate pervious coverage to protect the aquifer recharge opportunities. The proposed land uses for this zone include those uses that are considered acceptable in this sensitive area and in keeping with the goals for the Village and Town (see Appendix A).] Development within the VES zone should be driven by a conservation analysis of the site with emphasis on preserving elements previously identified as community priorities, including viewshed to the southwest, maximizing greenspace while allowing economic development, promoting a “hard edge” that is also a welcoming gateway to the village and allowing recharge for the aquifer consistent with Appendix B (*Wellhead Protection Plan*). Future construction in the zone should be guided by design standards created to promote character consistent with a historic, rural upstate village.

[Delete Table III.2.1 from Addendix A. These details are already reflected in new zoning for VEN/VES]

\*Note: Underlined items are additions, [bracketed] items are proposed deletions from 2008 Plan.