

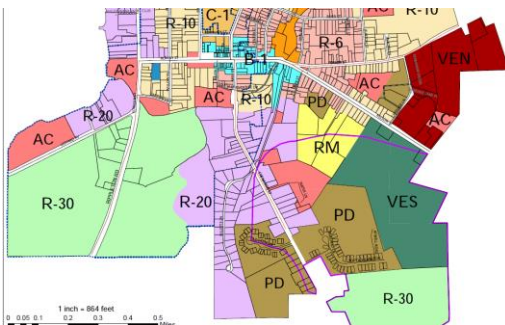
Economic Health and Heritage (VES) Comprehensive Planning Committee Presentation and Public Hearing

23 July 2013

Agenda:

1. Brief presentation outlining history/ progress/recommendations of EHH Committee
2. Comments and input by EHH Committee members
3. Questions/comments from members of the public

Village Zoning Map – VES Context



VES and Nearby Areas



VES and Nearby Areas



EHH Origin – March 2012 Resolution

- Whereas the Village of Cazenovia desires to strike an effective balance between preserving its rural heritage and historic character while also fostering an environment that promotes economic health for the community, and
- Whereas the Village Edge South Zone is central to that effective balance given its proximity to one of the Village's primary commercial zones and its importance in maintaining a pleasing gateway to the community and "hard edge" between character zones as called for in the Comprehensive Plan, and
- Whereas **the possibility exists that modifications to the zoning regulations now in place could create a win-win situation which would more effectively maintain and enhance the community's aesthetic character while also creating more opportunities for desirable economic development,** therefore,
- It is hereby resolved that **the Village of Cazenovia establish a committee to study this issue to determine if it is feasible to achieve both goals outlined above. If the committee finds that such an outcome is feasible, they are further tasked to develop specific recommendations for consideration by the Village Board of Trustees concerning potential modifications to the Comprehensive Plan.**

EHH Committee

- Ted Bartlett – Historic Preservation Committee
- Phil Byrnes – Zoning Board of Appeals
- Dave Connor – Village Economic Development Committee
- Karen Eldridge – Historic Cazenovia Business District
- Don Ferlow – Cazenovia Advisory Conservation Commission
- William Hall – Former Planning Board Chairman
- Kurt Wheeler – Village Board of Trustees
- Bill Zupan – Cazenovia Town Board

EHH Goals/Task

- **Goal:** Strike an effective balance between preserving rural heritage and historic character while also fostering an environment that promotes economic health for the community.
- **Context:** Village Edge South Zone is near one of the Village's primary commercial zones but also a gateway to the community and at the "hard edge" between character zones as called for in the Comprehensive Plan.
- **Tasks:**
 - 1) Determine if other regulations could create a win-win situation which would more effectively maintain and enhance the community's aesthetic character while also creating more opportunities for desirable economic development.
 - 2) Seek public and expert input to guide the process
 - 3) Develop specific recommendations for changes to the Comprehensive Plan and ultimate zoning for the area.

EHH Cmte Phases/Timeline

- **Phase 1 – Study the issue/determine feasibility (March-July 2012)** Reviewed current planning and zoning to determine if a more optimum outcome was feasible. Culminated in Aug-Sept 2012 Report.
- **Phase 2 – Begin to develop recommendations/seek public input (September-December 2012)** Develop general recommendations and options for courses of action. Culminated in January 2013 Report.
- **Phase 3 & 4 – Seek expert input/develop specific recommendations for changes to Comprehensive Plan and VES zoning. (January 2013 - present)** Met with CNYRPDB Rep and participated in CPF-sponsored seminar/workshop with Randall Arendt. Prepared recommended changes to Comp Plan (Ph 3) and initiate zoning/conservation analysis language and design standards (Prep for Ph 4). Public hearings on 23 July and 8 August 2013.

Phase 1 Highlights

- **Questions:**
 - What will this area look like if built out based on current zoning?
 - What is the overall objective for this zone? What does the community want here?
 - Could potential changes positively impact demographic challenges facing community? (What housing, goods, services do younger families seek?)
 - Could there be commercial/retail uses that could be complementary and not detrimental to our historic downtown?
- **Goals:**
 - Aquifer must be protected. Any engineering/stormwater design standards must ensure groundwater is equal/better than pre-existing state.
 - Maintain "hard edge" called for in overall Comprehensive Plan.
 - Preserve an aesthetically pleasing gateway to community.
 - End up with a plan/zoning that clearly articulates what the community wants (so potential investors/builders know in advance what will be acceptable).
 - Explore more explicit design standards (eg; Randall Arendt approach used by Town of Cazenovia in its new zoning, form over function concept).
- **Pitfalls to be avoided:**
 - "Hollowing out" historic downtown.
 - New construction with negative character that detracts from community.
- **Conclusion:** Public benefit to moving forward

Phase 2 Highlights

8 point set of conclusions/recommendations:

(7 January 2013 report)

- 1.Changes to the zoning currently in place are strongly recommended.
- 2.Current regulations do not encourage the visionary planning for the area which is desired. Construction in the zone should be guided by strong site plan review and architectural review authority combined with specific design standards as references.
- 3.The existing building footprint cap of 3,500 square feet may produce negative unintended consequences regarding the manner in which the zone is developed and it precludes many uses which could be beneficial to the Village such as a hotel or senior housing. The committee recommends adopting a formula allowing larger building sizes with proportional increases in lot size and open space as a trade-off.
- 4.An enhanced conservation analysis process should be put in place to help preserve and optimize the area's numerous desirable natural features.
- 5.VES should be viewed as two distinct zones versus one as it is currently.
- 6.New economic development options that preserve character and Village gateway aesthetics and protect historic downtown could benefit the community.
- 7.Opportunities to plan the whole zone or significant portions thereof comprehensively should be pursued.
- 8.Protection of the aquifer is a paramount concern for this zone. Existing safeguards combined with consideration of engineered solutions which increase options while maintaining or enhancing current conditions will lead to optimum use and safety.

Phase 3 Highlights

- March session with Jeanie Gleisner of CNYRPDB
- May presentation and workshop with Randall Arendt
- Draft/revise recommended language changes to Comprehensive Plan
- Initiate writing of Phase 4 zoning recommendations, conservation analysis procedures and design standards

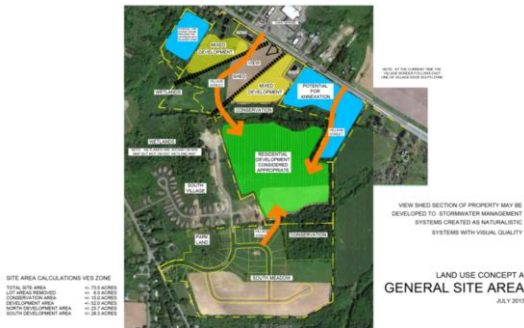
May 2013 Workshop with R.A.



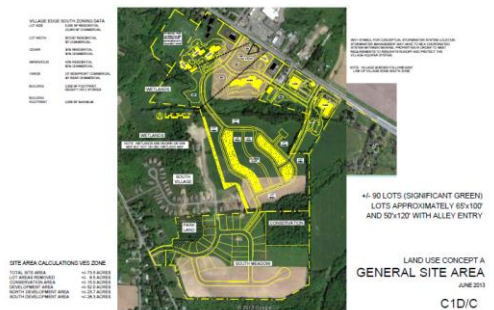
Existing conditions - VES



Overall concept for VES



Conceptual Map for VES



Recommended Revisions to Comp Plan Language

- See handout (one page)
- 2008 Plan & Appendices = 250 pages
- Vast majority of plan remains unchanged and supports themes of recommended revisions (viewshed, "hard edge," conservation analysis, gateway, economic development, aquifer protection)
- Existing zoning based on App A, Table III.2.1 remains in place until revised (Phase 3b)

Comp Plan Revision Highlights:

- Emphasize importance of view shed to southwest in the zone
- Expand options for potential uses within VES
- Delineate VES into two character zones (primarily commercial uses along Route 20, compatible with residential in southern part)
- Include properties to east in planning
- Mandate conservation analysis and design standards consistent with a rural, upstate village
- Eliminate specificity of Table III.2.1

Next Steps/Continuing Process

- August 8 Public Hearing with Board of Trustees (6:45 pm, Village Hall)
- Ongoing work on Phase 4 (zoning, conservation analysis procedures, design standards, potential for "official map" to plan out key roads/curb-cuts/infrastructure)
- Future public hearings for zoning recommendations when ready (TBA)
- Current/future documents located at:
<http://villageofcazenovia.com/planning-and-zoning/>

Phase 4 Preview

- Initial draft of zoning recommendations on website, progress ongoing
- Highlights: Encourage residential clustering with greenspace planning, allow larger commercial buildings with expanded open space, maintain Aquifer Protection Overlay protections, conservation analysis planning mandated at onset, building design standards based on Arendt approach of desirable/undesirable qualities with visual examples.

Town of Dryden example of “Arendt model” using bad vs good with visuals

Town of Dryden – Commercial Development Design Guidelines



The presence of a transition zone between the parking and building areas allows safe access for pedestrians in an aesthetically pleasing manner.

- Questions and Comments?
- Thank you for your participation & input

