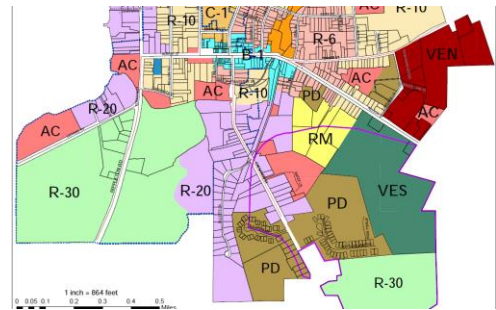


Economic Health and Heritage (VES) Study Committee – Initial Report

August-September 2012

Village Zoning Map – VES Context



EHH Origin/Task

- 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

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

Who are we?

- Members of the community
- Represent important stakeholder groups
- Many are public servants
- Many have extensive planning and zoning experience/professional training
- None have any vested interest in outcome
- All seeking nothing but the public good

Phase 1 Task – Cont'd

- **Question 1: Is the existing planning and zoning for VES optimum?**
- **Question 2: Would it be possible to develop improved planning language which would more effectively maintain and enhance the community's aesthetic character while also creating more opportunities for desirable economic development?**

Where we are/what's next?

- "...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."

Step 1=>2 of 4

- Step 1: Determine if existing planning and zoning is optimum or if it could be improved. (5 months of study, unanimous conclusion that status quo is not ideal.)
- Step 2: Analyze options, form recommendations regarding ways to improve planning for VES zone.
- Step 3: Present recommendations to public and village board, hold hearings, determine if planning amendments are in public interest.
- Step 4: (If Step 3 is carried out) Draft specific language for improvements to zoning, present to board and public, hold hearings.

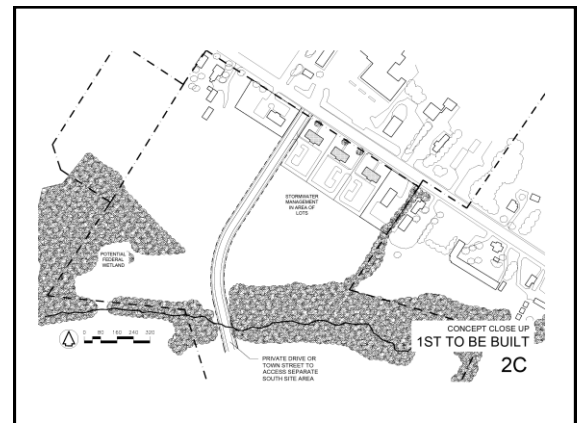
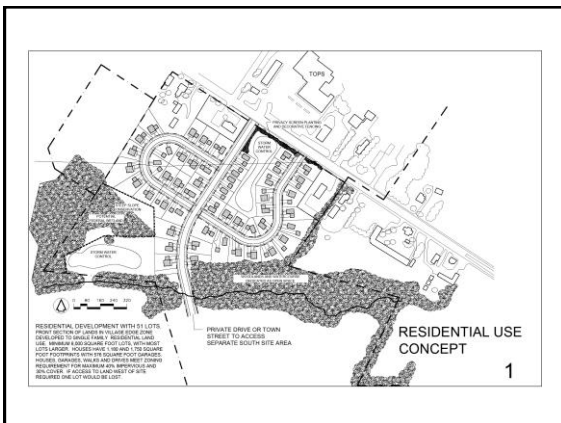
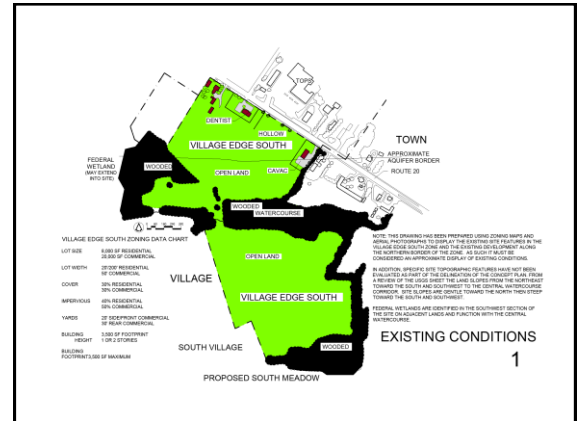
Why review VES?

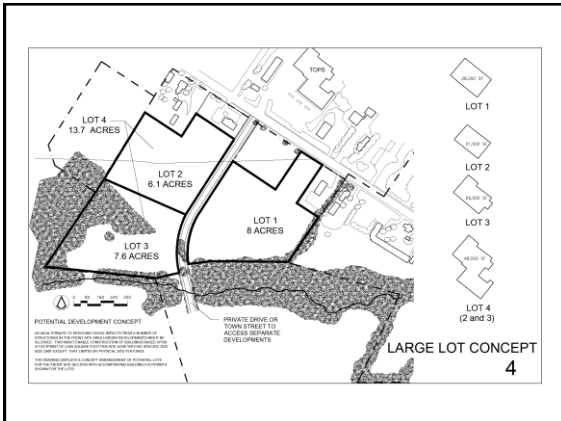
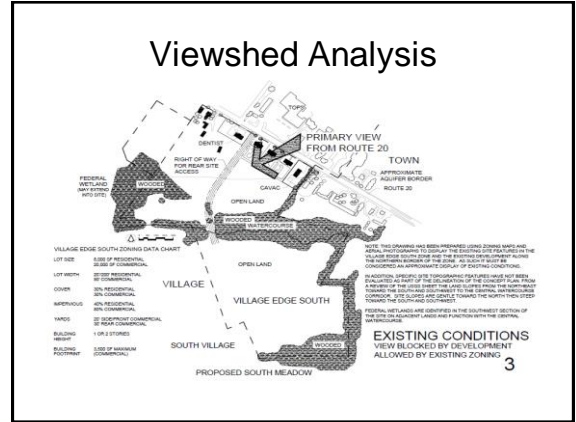
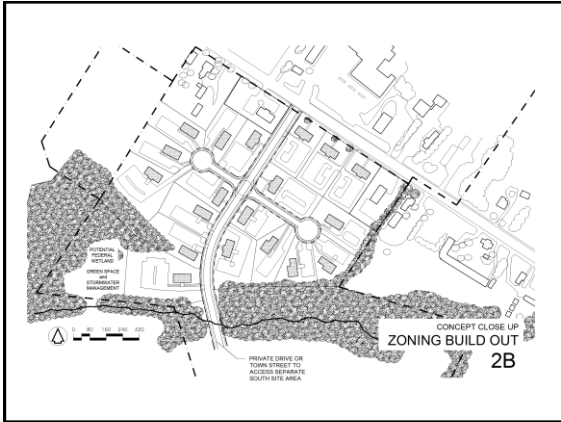
VES only area of village to be significantly re-zoned. Plan noted that:

"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."

Goals: Preserve character, promote economic growth, create distinct character edge (hard edge)

Despite efforts, were goals achieved?





Some issues to consider...

- Is VES one zone or two in terms of character? Current plan states: "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." (Treats VES area along 20 as totally distinct from VEN area along 20, contemplates two distinct parallel zones along Route 20.)
- Was VES previously or is it currently truly residential in character? What will be the future pattern with status quo planning and zoning?
- Is "highest and best use" of VES area along 20 residential use/character? Would commercial uses be appropriate adjacent to South Village (PD zone) or adjacent R-30 zone?
- What has changed in terms of economic development goals? (complete shift in expectations for federal/state funding, 2% tax cap, dramatic change in demographic patterns).

Where we are...

- March 5, 2012 resolution authorized initial analysis and development of specific recommendations.
- Committee chose to make intermediate report to share initial findings and gauge Board/public support.
- Committee unanimous that status quo is not in public interest. No planning or zoning altered by decision to continue.

Next steps:

- Work session with EHH and interested members of Village Board and Community to allow more in-depth discussion and input. Proposed date: Thurs, 20 Sept
- Continue with brief monthly updates at Trustee meetings
- Suggestion for a separate public hearing prior to actual planning recommendations