

7:00PM – PUBLIC HEARING – FOR THE ECONOMIC HEALTH & HERITAGE COMMITTEE TO UPDATE THE BOARD OF TRUSTEES AND THE PUBLIC ON THE COMMITTEE’S CURRENT FINDINGS AND POTENTIAL RECOMMENDATIONS. January 7, 2013

MEMBERS PRESENT: Mayor Kurt Wheeler, Trustee Amy Mann, Trustee Peggy Van Arnam, Trustee Dave Porter, Trustee Jim Joseph

ALSO PRESENT: Jim Stokes, Mike Hayes, Peter & Judith Warburton, Marie Sugio, Jason Emerson, F.M. Koennecke, Tom Clarke, Amanda Bury, Chuck Macaulay, Laurie Hunt, Linda Amoral, Lauren Lines, Ted Bartlett, Rob Connor, Bob Lucas, Bill Hall, DonFerlow, David Katleski, Carlos Gavilondo, Bob Ridler

Mayor Wheeler presented a brief power point presentation to give an overview of the committee’s findings outlined its written report.
(see report below)

“Economic Health and Heritage Committee – 7 Jan 2013 Report to the Cazenovia Village Board

Formed by a resolution of the Village Board in March 2012, the Economic Health & Heritage Committee (EHH) has met monthly for nine months to review the current planning and zoning for the Village Edge South (VES) zone. Each of the meetings has been open to the public and recent meetings in particular have included a good dialogue between the committee and interested members of the public.

The group has reached consensus on a number of issues and feels that the next logical step will be to begin drawing upon outside expertise and professional assistance to develop the detailed language and procedures that will ultimately be needed. Before shifting to this phase, the committee feels it is important for the Village Board of Trustees to acknowledge its work to date and authorize the more formal process of developing specific recommendations for language which could be used to update the VES section of the Comprehensive Plan and ultimately the zoning and regulations applicable to VES.

Overview: The bucolic setting and character of the existing agricultural lands included in VES present a popular image at the Village edge, however the property is sited in a logical area for development. Appropriate development of VES has the potential to be a positive undertaking for the Village and surrounding community. EHH feels that any development of VES must be compatible with Cazenovia’s distinctive rural upstate town and village character while at the same time offering beneficial economic enhancement opportunities. The adoption of clear standards which articulate the community’s goals for this zone will offer potential developers clear guidance as to what is expected/desired and what is not. Development of the VES area should strive for excellence in planning, design and implementation.

The following is a brief summary of the observations, findings and recommendations of the committee as of December 2012:

1. Changes to the zoning currently in place are strongly recommended. The current regulations could allow undesirable development to occur and are not optimum for either historic/aesthetic preservation or setting the conditions for economic growth.
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. Other communities that have successfully employed this approach such as Saratoga and Pittsford should be used as resources with appropriate references that fit the Cazenovia community and VES selected from the numerous existing options. The Village’s existing Historic Preservation/ Architectural Review Committee has been identified as a potential resource for implementation. Experimentation with this approach on the limited scale of the VES zone may produce a model for later incorporation on a Village-wide basis.
3. A significant flaw with the existing regulations is the building footprint cap of 3,500 square feet. This cap 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. The committee recommends adopting a formula allowing larger building sizes with proportional increases in lot size and open space as a trade-off. It is recommended that the regulations be modified to allow for 3,500 square feet of building size per acre developed up to a maximum footprint. A maximum footprint in the range of 20,000-25,000 square feet is suggested.
4. An enhanced conservation analysis process should be put in place to help preserve and optimize the area’s numerous desirable natural features. The Town of Cazenovia has already adopted legislation which would be an appropriate starting point. Specific site design parameters should be established for the zone such as preservation of green space, requirement of side and rear parking areas and vegetative buffering. Retention of open space along Route 20 with a managed view and vista across the site to the southwest is desired as part of this process.
5. VES should be viewed as two distinct zones versus one as it is currently. The area is naturally divided by the wooded water course that runs east-west through the approximate center of the property. The northern

portion, which borders Route 20 and has a variety of commercial uses to the west, north and east and a natural buffer to the south, would be appropriate for a wider spectrum of potential uses. The southern portion is bordered on the west and south by current or proposed residential areas and should be restricted to uses compatible with that scenario. Existing commercial property in the Town east of the VES zone is included within the “hard edge” described by the Comprehensive Plan and should be included in the review process for potential redevelopment as a future component of the northern sector of VES.

6. Form over function should be a guiding principle to maximize economic development options while preserving character and Village gateway aesthetics. Uses with significant economic benefit such as a modern multi-story hotel could also be an attractive addition to the Village edge with appropriate architecture and site design characteristics. Preservation of the existing historic downtown retail community has also been identified as an important goal. A survey of downtown merchants revealed considerable openness to retail uses in VES. A dominant theme was that retail in this zone should only be allowed for uses that could not be located in the historic business district. One strategy to achieve this goal would be the designation of a *minimum* footprint size for VES retail uses to steer smaller boutique-style shops into existing downtown storefronts. Language precluding strip-mall style construction should also be included. Appropriate additional retail opportunities within the community may reduce “leakage” and actually increase local shopping.
7. Opportunities to plan the whole zone or significant portions thereof comprehensively should be pursued. Collaboration between the Village, landowners and potential developers to identify and plan for roads, aquifer recharge/conservation areas, view sheds and prime areas for development/redevelopment will produce benefits for the community.
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.

If authorized by the Village Board, the committee would begin the process of researching the best way to achieve the recommendations above and creating detailed language and recommendations to amend the VES section of the Comprehensive Plan. The EHH would seek to consult with regional planning professionals to develop the most effective outcome. Those recommendations would be subject to public input and approval by the Village Board. The final phase would be to develop revisions to the VES section of the Village Code based on the revised Comprehensive Plan which would also be subject to public input and ultimate approval by the Village Board.

Respectfully submitted for consideration on 18 December 2012,

The Village of Cazenovia Economic Health and Heritage Committee

Kurt Wheeler – Village Board of Trustees
William Hall – (Former Member) Planning Board
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”

Mayor Wheeler opened the discussion up to the members of the committee.

Bill Hall stated the Mayor covered the high points excellently. Mr. Hall agreed with the Mayor when he stated it would be a mistake to do nothing with this property. By tweaking the Comprehensive Plan’s building footprint cap of 3,500 square feet to allow for 3,500 square feet of building size per acre developed up to a maximum footprint would save the view shed and would give a better opportunity to develop.

Ted Bartlett added he thought that changing the building footprint size was important but it was also important to include architectural review and view shed protection. Mr. Bartlett added he felt the next step would be to bring in outside people to help the committee determine how best to do this.

Don Ferlow clarified elements of the Mayor’s report and agreed that the Village should progress to the next step.

Committee Members Phil Byrnes and Dave Connor both strongly urged the Board to continue with the process.

Trustee Van Arnham agreed with the importance of the form of any buildings constructed but thought it was also important to give thought to function and what we want and need in this area.

Trustee Mann applauded the Mayor’s presentation. Trustee Mann reminded all that Mayor Wheeler was the only Board member involved with the Comprehensive Plan. Trustee Mann asked how Village Edge North relates to this process and inquired where the proposed building cap of approximately 25,000 square feet came from. Trustee Mann asked since the Comprehensive Plan was done together with the Town is the Town coming with the Village.

Mayor Wheeler answered that both the Town Attorney and the Village Attorney had been asked and it was determined that this was a small portion of the Joint Comprehensive Plan which only directly impacts Village zoning so the Village can make this modification independently. A member of the Town Board was placed on the committee to ensure good communication.

Trustee Dave Porter asked where the Comprehensive Plan was flawed. Mayor Wheeler answered that building size, maximum height and lack of protection for the view shed were among the key concerns identified by the committee.

Trustee Jim Joseph ask Mr. Bartlett if there had been any contentious issues within the committee. Mr. Bartlett thought there was the least consensus about question of retail in that area but overall, while there had been differences of opinion expressed along the way, the process had been very effective,

A discussion and series of public questions and answers followed (recording available for details).

Motion made by Mayor Wheeler and seconded by Trustee Mann to close the public hearing at 8:16 pm.

Vote taken. All aye. Approved.

Respectfully submitted,

Katherine A. Burns
Village Clerk

DECEMBER 3, 2012 VILLAGE BOARD MEETING

MEMBERS PRESENT: Mayor Kurt Wheeler, Trustee Amy Mann, Trustee Peggy Van Arnam, Trustee Dave Porter, Trustee Jim Joseph

ALSO PRESENT: Jim Stokes, Bill Carr, Mike Hayes, Bob Lucas, Lauren Lines, Pierce Smith, Rick Lounsbury

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The meeting was called to order at 8:16 p.m.

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Mayor Wheeler gave a quick follow up on the Economic Health & Heritage Committee. Mayor Wheeler added that he has been trying to take the minutes at these meetings along with chairing the meetings and as the committee moves forward to a more formal process it will need to have a separate person taking the minutes to ensure that the notes are appropriately thorough.

Trustee Van Arnam suggested the committee reach out to David Bottar and Kip Hicks for help as they move on. Trustee Van Arnam added the Christopher Community should know about this. Trustee Van Arnam added she hopes to get what the Village wants on the VES properties.

Motion made by Trustee Joseph and seconded by Trustee Van Arnam to pass the following resolution:

**RESOLUTION NO. 71
OF THE BOARD OF TRUSTEES**

OF THE VILLAGE OF CAZENOVIA

A RESOLUTION TO APPOINT A SPECIAL BOARD TO REVIEW AND UPDATE THE COMPREHENSIVE PLAN FOR THE VILLAGE OF CAZENOVIA.

WHEREAS, this Village Board of Trustees previously appointed a committee, referred to as the Village Economic Health & Heritage Committee (“EH&HC”), to review land use issues under the Village’s current comprehensive plan, with particular emphasis on the Village Edge South zoning district, and

WHEREAS, the EH&HC has presented a report to this Village Board stating that the Village’s current Comprehensive Plan and Village Edge South zoning regulations may be inadequate to ensure appropriate development of lands located in the Village Edge South zoning district in accordance with community expectations, and

WHEREAS, the Village’s current Comprehensive Plan was adopted July 7, 2008, and

WHEREAS, the EH&HC report recommends that the Village pursue a formal review of the Village’s current Comprehensive Plan, and

WHEREAS, pursuant to the provisions of section 7-722 of the Village Law, the Village Board may designate a “special board” consisting of members to be appointed by the Board of Trustees to review and propose amendments to the comprehensive plan for the Village of Cazenovia.

NOW, THEREFORE BE IT HEREBY RESOLVED that the Village Board does hereby create and constitute a “special board” to review the current comprehensive plan for the Village of Cazenovia and present potential amendments and revisions to the Comprehensive Plan, as contemplated by section 7-722 of the Village Law. Said special board shall have eight (8) members, consisting of the following individuals:

Kurt Wheeler – Mayor
William Hall – (Former Member) Planning Board
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

Said special board shall designate a chairman from among its members and shall perform the functions of a special board as provided in section 7-722 of the Village Law.

Dated: January 7, 2013

By vote of the Board – Mayor Kurt Wheeler – aye, Trustee Amy Mann – aye, Trustee Peggy Van Arnam – aye, Trustee Dave Porter – aye, Trustee Jim Joseph – aye.

Five in favor. Approved

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Respectfully submitted,

Katherine A. Burns
Village Clerk