

Economic Health and Heritage Committee 23 April 2013 Meeting Minutes

Committee Members present: Kurt Wheeler, William Hall, Phil Byrnes, Ted Bartlett , Bill Zupan, Don Ferlow Excused: Dave Connor, Karen Eldridge

Community Members in Attendance: None

The meeting was called to order at 6:35pm.

K. Wheeler opened the meeting with a proposed agenda: 1) review potential edits to Comprehensive Plan language and 2) view design standard elements from other successful communities such as Pittsford, NY.

T. Bartlett expressed the goal for the Comprehensive Plan piece as a broad outline that establishes priorities but leaves flexibility. The design standards should reference key criteria such as form, scale, materials and roof types. The use of design standards could be referenced in the Comp Plan, but would not be included there. The goal is clear expectations.

D. Ferlow noted that the viewshed is the key asset identified by the community to date.

T. Bartlett inquired and a discussion ensued about the feasibility of including a proposed site plan for the whole area in the Comp Plan. Bill Zupan felt that step would most likely come later during the Zoning Law revision phase. He reiterated the importance of Conservation Analysis in the process.

K. Wheeler led a point by point review of all the components of the 2008 Comprehensive Plan that reference Village Edge South to determine which sections may actually need to be revised. (See extracts below.) The consensus was that the vast majority was consistent with the discussions that have taken place over the past 13 months since March 2012. Underlined areas are items to be added, items in brackets are to be removed.

Comprehensive Plan relating to VES for review (reviewed during 23 April 2013 mtg)

PART II – INVENTORY AND ANALYSIS OF COMMUNITY RESOURCES:

p35 - Land Use and Zoning:

Three concerns have been identified with respect to the effectiveness of the Village zoning regulations. The most dominant concern is with the undeveloped lands that exist primarily along its northeastern and southeastern edge. An analysis of how the current zoning districts and regulations impact this particular Village gateway along Route 20 is set forth in Chapter II.9 “U.S. Route 20.” In summary, the current zoning districts allow for a development pattern that does not fit the character of either the Village or Town.

p51-52- Natural and Scenic Resources:

9. View from Route 20 East looking into Cazenovia: This is a significant 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 view to the southwest across the rural rolling hills south of the Village. (The Knapp/CPF properties can be seen in the distance.) This pastoral view is in dramatic contrast to the strip shopping center on the north side of the road.

See pages 96-105 (Chapter II.9: US Route 20 East) in their entirety esp. p101-102: From a land use perspective the management of economic growth translates into distribution of commercial retail land uses. Currently commercial retail is allowed in the Village Business District and along the north side of U.S. Route 20 at the Town and Country Plaza. The commercial land uses on the corridor are more auto-centric than the businesses in the Village. The Town and Country Plaza provides ample parking with minimal emphasis on pedestrian movement whereas the Village Business District is pedestrian friendly with limited convenient parking options. The community supports both venues and the objective is to encourage synergistic economic growth in both venues. That is to encourage growth in both venues so neither venue overwhelms the other. The solution is multifaceted and includes attention to land use, marketing, and economic development. The Plan recommendations regarding economic development are set forth in Chapter III.6. With specific reference to retail land uses along U.S. Route 20 specific land uses are included in each proposed zoning district (See Chapter 111.2 & 111.9).

PART III: COMMUNITY RECOMMENDATIONS:

p113 - Land Use and Zoning:

It is also recommended that the Village adopt new zoning districts and regulations to better regulate development along U.S. Route 20 (see Chapter III.9). The proposed zoning districts are:

- Village Edge North: To allow single family, two-family, and multigenerational residential, retail commercial, and professional offices while protecting the Village’s, scenic, natural, and historic resources. The location for Village Edge North is illustrated on Figure III.2.2 and Figure III.2.3
- Village Edge South: To allow single family residential, restaurants, hotel/motel, and professional offices {**additional uses? “form over function”**} while protecting the Village’s, scenic, natural, and historic resources. The location for Village Edge South is illustrated on Figure III.2.2 and Figure III.2.3

p115 - Conservation Subdivision recommendations:

It is recommended that these subdivision regulations be revised to incorporate conservation analysis into the process. The subdivision of land should be approached from the perspective of analyzing the land to be developed with the goal of preserving or protecting natural, scenic, historic, or cultural resources determined to be of value to the community.

p144 – Community Economy:

Within the Village there are great opportunities for economic growth, which, if realized, would bring a new vibrancy to the Village’s Business District. There is potential for infill and new development along Albany Street between Lincklaen Street and Chittenango Creek. There is also strong potential for mixed-use commercial/professional/residential development, along Chittenango Creek at Albany Street south to Riverside Drive. The eastern edge of the Village along U.S. Route 20 and Fenner Street provides more acreage for commercial, mixed uses, and light industrial development, which may call for larger building footprints than what is physically possible in the Historic Business District.

P145- 2. *Fiscal economic growth*

Currently, the Cazenovia tax base is heavily dependent on tax revenue from residential property owners. Future fiscal stability will rely upon maintaining or reducing the property taxes for residential property owners. This can be achieved by encouraging a better mix or distribution of land uses to offset the real property tax obligation of residential owners.

Goal 1: Promote and support a sustainable economy with a healthy mixture of commercial retail, professional business, agribusiness, agricultural practices and hospitality or educational services. Action Steps: 1. Encourage location of retail businesses in the Village Business District. 3. Identify desired locations of new businesses, open space, and recreational facilities to enable long-range planning and evaluation of development proposals.

Goal 3: Maintain and enhance the historic character of the Village Business District. Action Step: 3. Encourage the development/redevelopment of the entire Village Business District in such a manner so that it will be compatible with and complement the existing Historic Cazenovia Business District.

p159 – 166 in their entirety – Chapter III.9: US Route 20 East, especially:

A. Introduction

The following recommendations for zoning and land uses along U.S. Route 20 East should be taken into consideration with all other recommendations set forth in this *Comprehensive Plan*. A complete discussion of the Plan recommendations for land uses and zoning is located in Chapter III.2. The community goals regarding future growth and development along U.S. Route 20 East are as follows:

1. Identify and encourage a distinctive character edge between the Village and Town.
2. Protect the Cazenovia aquifer in terms of the supply and quality of groundwater allowed to recharge the aquifer.
3. Promote the preservation of cultural, historic, natural, and scenic resources and open space.
4. Encourage sustainable economic growth for the Village and Town.
5. Support and promote the protection of sustainable farmland.

To achieve these goals the Village and Town must revise their respective zoning and land use regulations to effectively and proactively manage future development and encourage a continuation of the established community character cherished by this community. The following recommendations specifically address lands adjacent to the U.S. Route 20 East corridor.

i. Village Edge North & South

With focus on preserving the community character and charm, it was agreed that a distinctive edge between the Village and Town would best protect the character of both communities and be compatible with U. S. Route 20 East Scenic Byway Strategies. To accomplish this distinctive edge, the Village and Town should establish a regulatory framework for land development that would encourage the continuation of the Village character east along U.S. Route 20 East to the eastern side of the Stowell, property on the north and the eastern side of the Cazenovia Motel on the south (see Figure III.9.1). From the eastern edge of the Cazenovia Motel property to the Town's eastern border the Town should rezone the land to promote the rural agrarian characteristics that currently exist.

p16: 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. 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. **{Review this statement}**

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). **{Review Addendum A due to excessive specificity- zoning vs plan}**

p163 – Setback “Bonuses”

Goal 1: Ensure that growth and development at the village edge is compatible with the existing village character: Action Step 3. Consider adopting zoning with clear form-based architectural & development standards to guide Village & Town Planning Boards

Goal 2: Protect the distinct character edge between the village and town on US Rte 20 East. Action Steps 1. Encourage a distinctive character edge between the Village and Town along U.S. Route 20 East. 2. Consider adopting new zoning districts with specific dimensional regulations and design standards that complement the two distinct characters. 3. Consider adopting new zoning districts for land along U.S. Route 20 East similar to the proposed zoning districts, Village Edge North and Village Edge South (See Appendix A, Table III.2.1 & III.2.2).

Goal 3: Protect, preserve and enhance all natural, scenic, cultural and historic resources along US Route 20 East. Action Steps: 1. Consider incorporating scenic resource assessment and mitigation standards to protect the scenic views along U.S. Route 20 East. 2. Consider increasing the required minimum amount of open space in the proposed new zoning districts along U.S. Route 20 East.

Appendix A: Table III.2.1 – Proposed Dimensional Requirements for Village Edge Zoning Districts
{Review Addendum A due to excessive specificity- zoning vs plan}

After review of all the areas above, the committee narrowed the scope of sections for revision. K. Wheeler will edit the initial draft down to include only the sections requiring revision and present at May meeting .

The committee next reviewed the Village of Pittsford, NY’s design standards to see if some elements of their reference guide could inform Cazenovia’s efforts in VES zone. The reference guide is available at:

http://www.villageofpittsford.org/government/aprb/DesignStandards_LoRes.pdf

A general discussion ensued noting that, due to the diverse nature of the VES and VEN area, it is more difficult to pin down specific architectural references than it would be in the more historic

sections of the village. T. Bartlett referenced the work done in the Pittsford Canal Edge Zone as relevant to the EHH Committee's mission. Ted reiterated the importance of broader qualities such as appropriate scale, massing, height and materials. The committee agreed that flexibility in design was important but that it should be compatible with the historic character of the village. Agricultural forms from the neighboring town rural areas could also be appropriate.

B. Zupan noted the importance of avoiding what has occurred in Route 20 communities where the edge of the village is completely out of character with the center such as in Hamilton. T. Bartlett suggested the phrasing "architectural styles and design consistent with an upstate rural village." D. Ferlow noted that allows for many options. Enders Road (residential in appearance) is one model. K. Wheeler inquired what elements should be avoided? Eg: buildings that appear too massive, flat roofs, etc?

Committee members were reminded about the revised dates for Randall Arendt visit to Cazenovia (May 3 &4) and encouraged to attend.

The committee set Tuesday, May 28 at 7:00 pm for its next meeting.

Meeting adjourned at 7:50pm.