

## **Economic Health and Heritage Committee 28 May 2013 Meeting Minutes**

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

Community members in attendance: Bob Lucas, Darren Mihaich, Jason Emerson, Gene Gissin, Dan Kuper, Fritz Koennecke

The meeting began informally with a discussion of the recent Randall Arendt visit and other related topics at 7:00pm while waiting for the Village Board of Trustees year-end fiscal meeting to adjourn.

The meeting was called to order at 7:12pm.

D. Ferlow and K Wheeler shared the results of their recent site visit to the outer “motel property” with Dan Kuper. The visit highlighted the value of both the conservation analysis approach and “boots on the ground” site visits early in the planning process. In this instance, the site visit confirmed what informal, scale site sketches by Don had begun to reveal: that placing the proposed connecting road solely on this parcel would severely undermine its utility. Shifting the road to the west so that it straddled the lot lines of the adjacent parcel would share the burden of the right of way and make for a better eastern entrance into the VES area. A small stream running parallel to Route 20 which will have site design implications was also noted during the visit.

Members of the committee who had attended the Randall Arendt workshop on 3-4 May shared “lessons learned” from the weekend that are applicable to the VES analysis. Key points included: the value of multi-story buildings to preserve greenspace (multiple single story buildings are least desirable), the value of viewsheds and strategies to preserve them, the importance of conservation analysis in the planning process, building beyond slopes to mask all or parts of structures, trade-offs to developers for protecting valued features (incentivize improvements), the need to include building footprint, parking, stormwater management and proposed landscaping in site design, and the concept of an official map for an area under consideration for development. B. Hall referred noted this is sometimes referred to as “paper streets.”

A general discussion of the concept/role of an official map ensued. More research into its use and the legal options for its implementation will be required.

The committee reviewed the edited summary of the Comprehensive Plan that will require revision. The language from Pt II (page 51-2) and Pt III (p. 113) is nearing final form. More review/editing of the third portion (p. 161) will be required. This will continue next month. The details continued are Appendix A are not consistent with the general nature of a Comprehensive Plan. These details have now been incorporated into the revised zoning for VES and VEN, so Appendix A can be deleted without adverse impact. (See below for portions noted.)

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## **Suggested edits to Comprehensive Plan relating to VES from 23 April 2013 Meeting**

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

p51-52- Natural and Scenic Resources:

9. View from Route 20 East looking to [into] the area southwest of 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.

### PART III: COMMUNITY RECOMMENDATIONS:

p113 - Land Use and Zoning:

• Village Edge South: To allow [single family] residential, 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.

#### **REVIEW THIS PARAGRAPH:**

p161: 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  $\frac{3}{4}$  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).

[Delete Addendix A. These details are already reflected in new zoning for VEN and VES]

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K. Wheeler shared input submitted by T. Bartlett (out of town) via email:

“Two things that came out of Arendt's presentations, at least for me.

(1) Yes, we can as a community and Village say what we want for this site and develop zoning/regulations/guidelines accordingly.

(2) Yes, we can create an official map to accompany the zoning etc.

Obviously number (1) is a must but I think that the Official Map is critical, and with Don Ferlow's abilities, we can prepare a superlative one. Not only will it serve planning well but it will convey visually what we are talking about for the public.

I know that we have to revise the Comp Plan texts first, but I would suggest that in those texts we say that the Village should develop the Zoning and call out for an Official Map, as recommended by Arendt.”

The committee discussed the need to move ahead with two paths concurrently at this point. The goal will be to have draft language for proposed changes the Comp Plan ready by the end of the June meeting. A subcommittee should also begin developing the suggested zoning change recommendations. This will help the public to better understand what is ultimately contemplated and make the process more efficient.

B. Zupan suggested the Don Ferlow, Bill Hall and Ted Bartlett would be an excellent team to begin work on the zoning language. Don and Bill (present) accepted, Ted will be contacted.

Dan Kuper, who stopped by at the end of the Historic Preservation Committee meeting, was invited to share information about his planning to date on the proposed hotel. He reviewed the proposed area on the map with the committee and indicated that his research and planning were ongoing.

Next meeting slated for Tuesday, 25 June at 6:30pm.

Meeting adjourned at 8:35 pm