



SKANEATELES, NEW YORK
JOINT COMPREHENSIVE PLAN
2015

As of April 12, 2015

Image courtesy of Tom Dwyer



Image courtesy of Sue Dove

As of April 12, 2015



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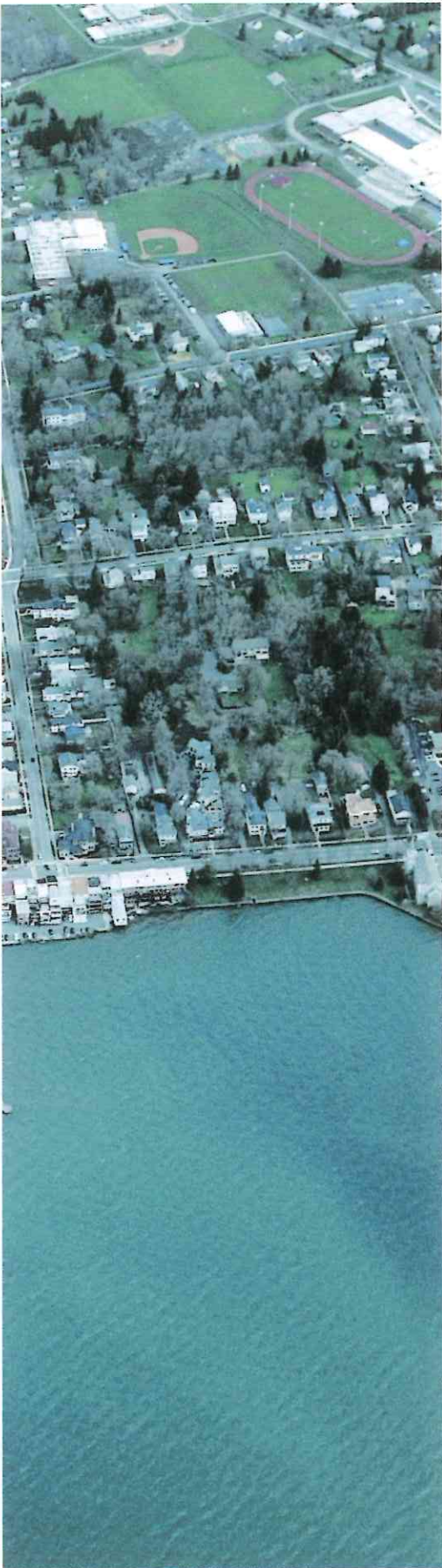
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A. INTRODUCTION AND EXECUTIVE SUMMARY

I. PURPOSE AND SCOPE

- a. This Joint Comprehensive Plan (the Plan) is the fundamental tool for steering the planning and development process for the Village and Town of Skaneateles. While the Plan covers planning and action recommendations for both the Town and Village, responsibility for implementation rests with each municipality for those actions that are within its respective jurisdiction. The Plan is predicated upon cooperation between the two municipalities, recognizing that they are in reality one community.
- b. The Plan is based on a group of broad goals and is intended to be used to guide the continued social, economic and physical development of the Town and the Village. The Plan identifies goals, objectives and actions intended to ensure the community and the environment are preserved for future generations. The Plan relies and builds upon the general continuation of laws, practices, services and actions that are currently in force and effect in the community. This framework has made Skaneateles a uniquely desirable place to live and visit. Maps and drawings are an important part of the Plan document as they depict a graphic example of the Plan's recommendations.
- c. The Plan recognizes that all communities change as a result of environmental, economic, political and other factors. The purpose of The Plan is to influence and channel such change in order to ensure that the fundamental attributes valued by the community are protected for generations to come.

2. VISION FOR SKANEATELES

- a. Settled along historic Route 20 on a pristine lake in a rural setting, Skaneateles is a unique community with abundant natural beauty combined with a quality of life that appeals to year-round residents as well as thousands of annual visitors and seasonal residents. The Plan's vision for the future stems from the past. Prior generations have established an ideal, small, upstate rural town with a charmingly vibrant village center. These characteristics must be preserved.
- b. The goal for Skaneateles is to maintain what currently makes it so attractive – a small community with defined and identifiable areas – rural, hamlets, village – while recognizing that change is inevitable, and in fact, desirable if guided by a set of thoughtful, well-defined principles. It is believed that new development can benefit the community, the economy, and the environment if it is carried out in a manner that embraces a set of principles frequently referred to as “smart growth”.
- c. A “smart growth” planning movement gathered momentum in the mid-1990s that was broadly based on a set of best practices, strategies, and policies that include:
 - i. Mixed land uses.
 - ii. Compact design.
 - iii. A range of housing opportunities and choices.
 - iv. Walkable communities.
 - v. Distinct, attractive communities with a strong sense of place.
 - vi. Preservation of open space, farmland, natural beauty and critical environmental areas.
 - vii. Development directed towards existing communities.
 - viii. A variety of transportation options.
 - ix. An atmosphere where development decisions can be predictable, fair, and cost-effective.
 - x. Encouragement of community and stakeholder collaboration in development decisions.
- d. These smart growth principles contribute to the enabling actions, goals, objectives, and actions guiding the Comprehensive Plan.
- e. Consistent with these principles, the Plan encourages incentive-driven, traditional neighborhood development that features pedestrian-friendly, walkable neighborhoods and focused mixed-use development, while protecting large areas of the rural landscape. In addition, by focusing infrastructure improvements in areas where growth is desired, less desirable development becomes less attractive to pursue.
- f. The Plan provides guidance for achievement of these widely held values and long-range possibilities.



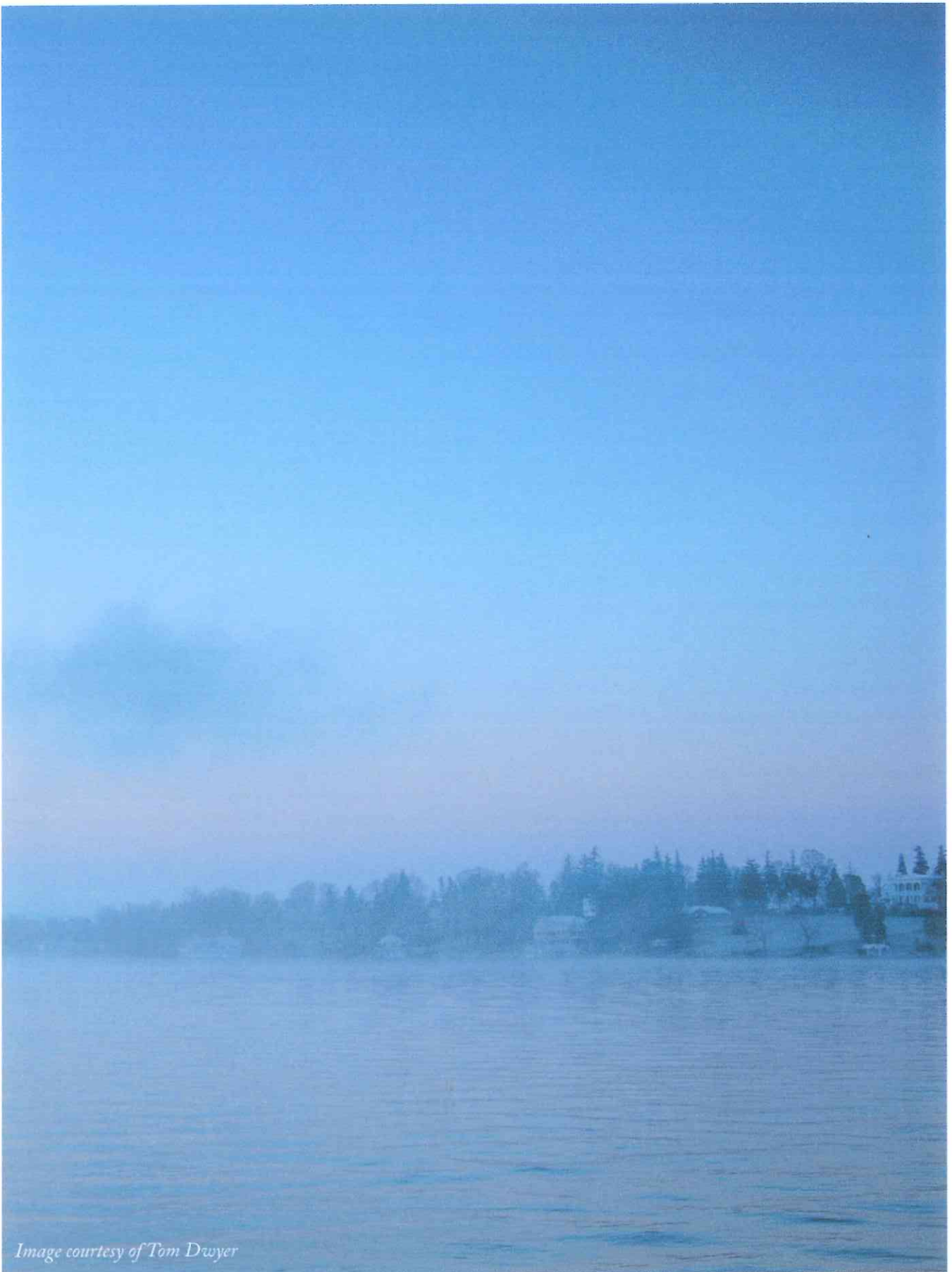


Image courtesy of Tom Dwyer



3. CONCERNS

- a. The Plan is based on issues and broadly held fundamental values recognized as enduring and necessary in shaping the future of Skaneateles. The Skaneateles community particularly values:
 - i. The pristine condition of the lake's waters and the beauty of its surroundings.
 - ii. The historic character and ambiance of the Village and its role as both the commercial and public center in the life of the Village and Town.
 - iii. The beauty and character of the rural and agricultural areas and natural landscapes throughout the Town.
- b. In establishing guidelines for the long-term maintenance of these characteristics, the Plan recognizes that the attributes that make this a desirable community also attract growth and new residents, which, if not managed wisely, could endanger the very features that appeal to these newcomers. By maintaining and managing the capacity to grow and change in ways that enhance the community's vitality and attractiveness, Skaneateles can ensure that the current quality of life is preserved for generations to come.
- c. A number of broad issues are addressed in The Plan:
 - i. **Threats to the environment, including the purity of Skaneateles Lake:**

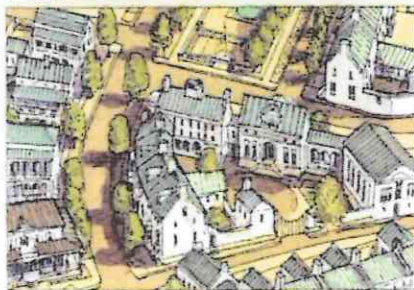
The water quality of Skaneateles Lake is paramount to the quality of life in the area. The lake is the source of unfiltered potable water for the City of Syracuse, the Villages of Skaneateles, Jordan, and Elbridge and all or parts of the Towns of Skaneateles and Elbridge. Skaneateles is also endangered by other threats not exclusive to the area, such as the spread of invasive species, non-renewable energy consumption, and threats to the water table.
 - ii. **Undesirable land utilization:** While the population of Skaneateles has declined, the number of housing lots has increased. Large residential lots are consuming rural land. In October 2010, the Onondaga Citizens League released a report promoting sustainability in Onondaga County, *"What Does it Mean to be Green"*. That report stated that "...the rate of sprawl in Onondaga County has been nothing short of relentless. Since 1970 the amount of 'urbanized' land in the county has increased 92 percent...all with no new population growth." In 2010, New York State adopted the *"Smart Growth Public Infrastructure Policy Act"*, which requires that state infrastructure funding be consistent with smart growth principles, with funding priority given to existing infrastructure and projects which are consistent with local governments' plans for development.



- iii. **Population trends:** During the period from 1970 – 2010, the population of the Town (including the Village) declined by 8 percent, most of which occurred between 1970 and 1980. Between 2000 and 2010, the median age of the town population increased by 5 full years (to 47.3). A declining and aging population can become a problem for a community, as there are functions that require scale and active engagement from its residents in order to offer quality and cost-effective services and robust community activities. For example, sufficient population and a strong tax base are needed to support services such as superior school system and recreation facilities. In addition, a robust population provides a level of community involvement necessary to sustain the quality of life and environment valued by residents of Skaneateles.
- iv. **Housing availability:** Due to the attractiveness of the area, demand has driven housing and land costs higher than in other upstate New York communities. This has resulted in limited availability of smaller, affordable homes for young families, senior citizens and others. The lack of affordable housing for young, starter families has contributed to the relative aging of the Skaneateles population.
- v. **The future of the northern hamlets:** The northern hamlets (Skaneateles Falls, Mottville and Willow Glen) have been the community's center for investment in industrial production and jobs for more than 150 years. But without modern infrastructure and a fresh, pro-active and pro-business approach, it will be difficult for the community to compete for significant new jobs in the years ahead.

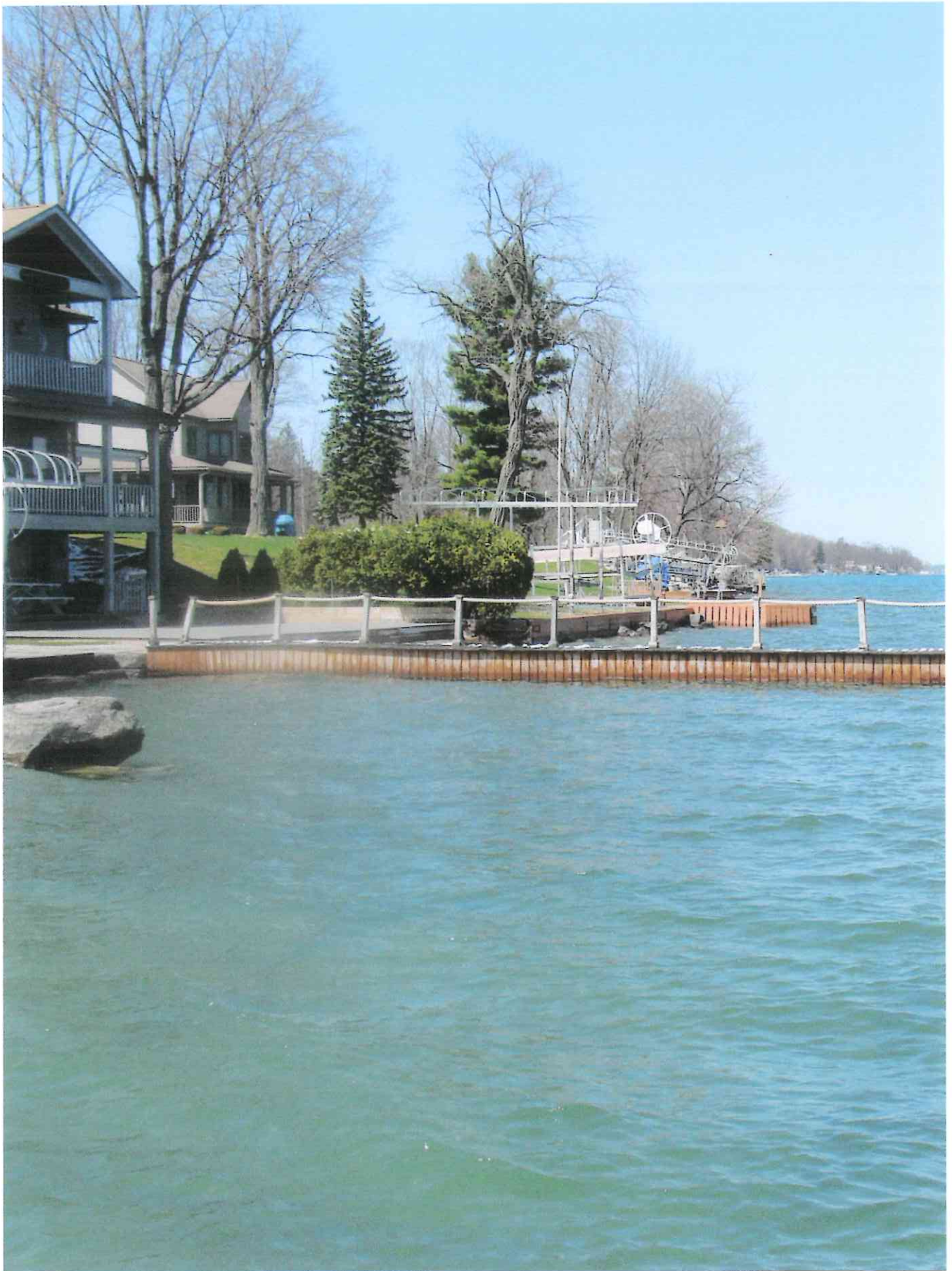
4. ENABLING ACTIONS

- a. The Plan is designed to move the Town and Village in the direction of realizing their desired future. The projected future land uses, building and development patterns and supporting infrastructure described in the Plan are both illustrative and prescriptive. The Plan and its implementation strategies are intended to help guide market, economic, governmental and political forces in an efficient, coherent, attractive and sustainable direction.
- b. The Plan is intended to be a guide for ongoing public and private actions in Skaneateles; its broad concepts intended to be used as a resource in public decision-making. To achieve the Plan's major goals and objectives, it is intended that both the Town and Village will use available land development regulations, environmental review techniques, capital improvement planning and other measures as necessary to accomplish this end.
- c. The Plan itself should evolve and be reevaluated from time to time. It is the intent of the Plan that the Town and Village:
 - i. **Establish enabling procedures and processes that are consistent with Plan objectives.** Simple and clear procedures for projects that are consistent with the Plan's goals and objectives will encourage desired actions, while discouraging contrary actions.
 - ii. **Update the Town's Zoning and Subdivision Ordinances to include "Density-Neutral" Conservation Zoning and Subdivision provisions that promote the preservation of valuable farm land, natural habitat and scenic open space.** Conventional zoning and subdivision ordinances ultimately produce little more than house lots and streets. Density neutral conservation zoning and subdivision ordinances produce the same number of house lots, often with less area devoted to costly streets and infrastructure, while protecting prized natural features. The end result typically is a more attractive and pleasing environment that adds value to the house lots that are developed.
 - iii. **Create a thoughtful strategy to help attract and shape growth and investment in the hamlets.** Strategic infrastructure investment and financial inducements can be used to attract new jobs and vitality to the hamlets and to spur industrial growth and encourage the development of smaller, more affordable housing for young families, seniors and others.
 - iv. **Develop a joint Town/Village master plan to enhance the appearance and function of the village gateways.** A master plan should identify desired and intended land use patterns, densities, transitional elements and green space in the village gateway areas. The goal is to provide for incremental growth through a logical extension of the Village's traditional street and sidewalk network to neighboring parcels in the Town. Along the main traffic corridors, the goal is to address signage, landscaping and other ways to improve the physical appearance of the gateways.





- v. Use rural-to-urban transect concepts as a basis for implementing the Plan. The Plan is predicated upon the desire to protect the rural nature of the town, and to channel housing, retail and industrial development toward targeted areas, the northern hamlets in particular. Clear demarcations of rural zones from village and hamlet zones provide a sense of order and logical boundary for those traveling through the community. Commercial development shall be directed to the northern hamlets and the core downtown area of the Village.
- vi. Update as necessary Town and Village land use regulations to be consistent with the Plan. The Plan encourages consideration and adoption of the concepts of form-based zoning, those outlined in “Strategies for Sustainable Skaneateles” and the green and sustainable neighborhood concepts set out in “Leadership in Energy and Environmental Design (LEED) for Neighborhood Development”. The Plan encourages substantial projects in the Village and Town to strive for a net zero energy addition to fossil fuel use and green house gas emissions of the community.
- vii. Utilize innovative financing mechanisms to aid Plan implementation. The Plan encourages creation of conservation easements and other tools to preserve valuable farmland and other prized open space. Exploration of various funding mechanisms and best practices already being utilized across Upstate New York is recommended to achieve the desired ends.
- viii. Create a list of specific criteria against which achievement of Plan objectives can be measured. Appoint a joint Comprehensive Plan Committee to review implementation of the Plan and from time to time recommend revisions to the Plan as appropriate. The Plan is a document that should be periodically revisited, updated, and improved.
- ix. Inform and educate the public about the intent and provisions of the Plan. The Plan outlines a strategic approach to insuring the community’s attractive and sustainable future. The more widely the Plan’s purposes and provisions are understood, the more successful will be its implementation.





B. GOALS, OBJECTIVES AND ACTION ITEMS

1. Some of these actions are intended to be undertaken solely by the Town or Village, some will require joint efforts by both governments, and some will require the cooperation of the private sector, the school district, and/or other agencies or entities. The Plan is meant to be user-friendly and serve as a continuing reference for Boards and their committees.
2. What follows are the specific goals, objectives and actions needed to support this vision for Skaneateles.



GOAL I.

SUSTAIN SKANEATELES' NATURAL RESOURCES FOR CURRENT AND FUTURE GENERATIONS.

Background

Skaneateles' Natural Resources include Skaneateles Lake, Skaneateles Creek and other major drainage ways, fertile farmland, undeveloped land (meadows and woodlands), mineral deposits, fish and wildlife, wetlands and floodplains. These resources help define the community and contribute to its character.

Skaneateles Lake has exceptionally high water quality and is one of the few large system surface water supplies in the country that is approved as an unfiltered water supply. Skaneateles Lake and its tributaries are AA rated by the NYS DEC. The purity of its waters is in part the result of many years of active government and citizen oversight with careful attention paid to the avoidance of adverse environmental impacts.

Skaneateles Creek and its watershed is rated C by the NYS DEC. The best usage of Class C waters is fishing. The Village treatment plant carries a NYS DEC SPDS permit for discharge into the creek.

The quality of ground water in the Town of Skaneateles is determined on a site-by-site basis through water sample testing. Past contamination of ground water at the Stauffer Chemical facility has been addressed with DEC coordination. Likewise, previously identified petroleum leaks in the Town have been mitigated.

Mineral deposits in the Town of Skaneateles are currently being extracted at eight different mines. Settlement patterns have resulted in controversies in the Mining Overlay District (MOD). New York State has prohibited hydraulic fracturing (hydrofracking) within the Skaneateles Lake Watershed. The Town of Skaneateles has extended that prohibition, to include heavy industrial uses to all parts of the town.

Invasive species are a concern in Skaneateles Lake and on the lands surrounding it. Concerted efforts directed toward the eradication of Eurasian Milfoil have been successful and an active program to prevent its widespread reoccurrence is managed by the Skaneateles Lake Association.

1. Objective: Accelerate efforts to protect Skaneateles' high water quality.

- a. Action: Continue coordinated efforts to monitor the water quality of Skaneateles Lake and the groundwater within the Town of Skaneateles. Take necessary actions when and where water quality is threatened.
- b. Action: Identify components of the Skaneateles Lake ecosystem as a Critical Environmental Area (CEA). Encourage similar designations by adjacent Towns and Counties in order to maintain unfiltered, potable water quality.
- c. Action: Continue cooperation with the city of Syracuse, the NYS DEC, the USDA, other concerned agencies, neighboring towns and private organizations such as Skaneateles Lake Association (SLA), landowners and private sector professionals in formulating regulations protective of waters and watersheds within the town from chemicals, fertilizers, pesticides, sedimentation and other pollutants emanating from residential, commercial, industrial and agricultural sources.



- d. **Action:** Educate the general public about the relationship between water quality and the importance of vegetative buffers and voluntary reduction in the use of chemicals, fertilizers and pesticides.
 - e. **Action:** Work with the City of Syracuse and the Skaneateles Lake Watershed agricultural community to apply “Best Farm Management Practices” within the Skaneateles Watershed.
 - f. **Action:** Continue to exert home rule rights to prohibit natural gas and/or petroleum extraction, exploration and/or the production, storage or disposal of extraction wastes.
 - g. **Action:** Move expeditiously and cooperatively with other lake-bordering municipalities to secure home rule rights to regulate shoreline structures.
 - h. **Action:** Work with the City of Syracuse, other municipalities and public and private agencies as necessary to prepare and implement a state-mandated Skaneateles Lake Watershed Management Plan outlining an action plan and priorities, introduction and spread of invasive species.
2. **Objective:** Provide enhanced protection of valuable wetlands and watercourses.
 - a. **Action:** Adopt a community wetland and watercourse protection and restoration program.
 - b. **Action:** Create GIS mapping of wetland and watercourse resources and assess the functions and values of these identified wetlands and watercourses to determine areas of special importance.
 - c. **Action:** Prioritize these wetlands and watercourses in terms of preservation and, in the case of degraded assets, restoration potential.
 3. **Objective:** Protect and preserve high value natural resource areas.
 - a. **Action:** Prepare a detailed open space plan to identify all of the priority natural resource areas that need protection, and to recommend tools and techniques to preserve them.
 - b. **Action:** Support the objectives of the Finger Lakes Land Trust and others to purchase and sustain lands in permanent conservation.
 - c. **Action:** Maintain varied ecosystems to preserve and protect native fauna and flora.
 - d. **Action:** Strengthen Town Codes to protect sensitive environmental areas such as streams, drainage ways, ditches, wetlands, wooded areas, steep slopes, stream banks and watersheds.
 - e. **Action:** Strengthen Town Codes to reinforce intent of zoning districts with regard to density, land coverage, and watershed protection.
 4. **Objective:** Provide means for enhanced water quality and recreational opportunities along Skaneateles Creek.
 - a. **Action:** Take actions that address the sources of pollution entering Skaneateles Creek with the goal of elevating the stream to a higher quality water resource.
 - b. **Action:** Explore opportunities along Skaneateles Creek in the Village, hamlets and rural areas to improve habitat for trout and other cold water fish.
 - c. **Action:** Develop improved access in the Village, hamlets and rural areas for fishing and recreational opportunities along Skaneateles Creek.



GOAL 2.

PRESERVE AND ENHANCE THE TOWN'S LARGELY RURAL AND AGRARIAN LAND.

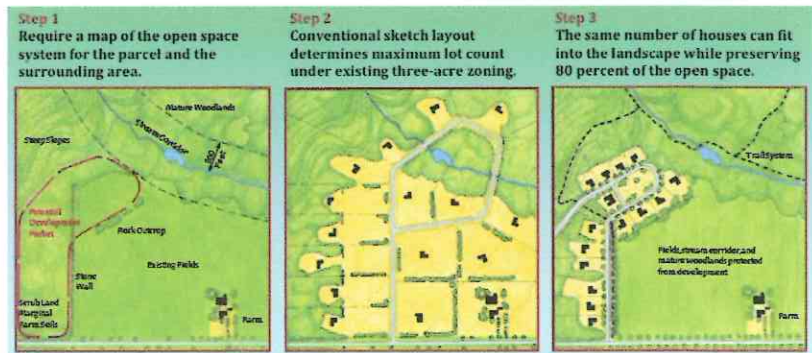
Background

The rural land and landscape is being consumed by sprawl, which is enabled by zoning that encourages low density, single-use development. Owners of large undeveloped parcels subdivide and sell individual lots along existing roads. This development pattern results in wasteful, high per capita land consumption with the loss of open space that is critical to the character of the area. This development practice undermines the very attributes that attracted people to the community in the first place.

1. Objective: Develop and implement a rural and agricultural preservation program to conserve open land.

- a. **Action:** Strictly regulate future development to eliminate strip subdivisions, haphazard development, sprawl and waste. Re-zone agricultural and undeveloped land to protect important scenic and agricultural assets.
- b. **Action:** Employ development practices that preserve and protect significant topographic and natural features.
- c. **Action:** Encourage the use of conservation easements to protect and maintain valued natural features.
- d. **Action:** Adopt "Density-Neutral" Conservation Zoning and Subdivision Ordinance provisions to require higher density clustered development on small portions of large, master-planned tracts with the balance of land put into permanent conservation.
- e. **Action:** To preserve the rural character of the Town's rural roadways, develop regulations that require wide spacing between driveways or curb cuts along rural roads and that establish significant building setbacks from rural roads.
- f. **Action:** Develop policies and procedures for agricultural lands removed from production.
- g. **Action:** Plan to eventually reclaim spent mines as green space. Create a "restoration fund" financing mechanism to support rehabilitation of degraded lands once active mining ceases.
- h. **Action:** Restrict mining operations to the current Mining Overlay District and discourage expansion of land uses adjacent to active mining areas that are incompatible with mining operations. Compress the current mining overlay district to exclude established residential areas, wetlands, watercourses, and high value agricultural areas.

"Density Neutral" Conservation Zoning:
The overall number of dwellings is the same as in conventional developments.





2. Objective: Support agricultural activities and encourage land use alternatives for open spaces and agricultural lands that preserve the rural character in the Skaneateles and Owasco Lake watersheds.
 - a. Action: Establish clear limits to non-farm growth in the watersheds.
 - b. Action: Develop and implement an updated Open Space and Recreation Plan that advances open space, recreation, and farmland protection. The current Open Space and Recreation Plan, available in the Town and Village Offices, is hereby incorporated by reference.
 - c. Action: Promote the purchase and/or transfer of development rights and other preservation tools to redirect development from valued agricultural and open space zones to priority areas for new investment.
 - d. Action: Establish and promote enhanced, dedicated funding mechanisms such as a Real Estate Transfer Tax on conveyances of certain real property for open space, recreation, and farmland protection.
 - e. Action: Encourage and enable agriculturally-related businesses (e.g. roadside farm markets, vineyard tasting rooms, equestrian centers and other forms of agritourism).
 - f. Action: Promote the creation and expansion of agricultural districts. Develop agricultural protection zoning in consultation with the farming community designed to stabilize the agricultural land base, discourage land uses other than agriculture and limit the density of residential development within these districts.
3. Objective: Recognize the unique characteristics of the Town and Village of Skaneateles with the thought and goal of preservation.
 - a. Action: Review, identify and define exceptional features and areas within the Town for the purpose of preservation. The SAVIT document, which was produced through a committee process during the 1995 comprehensive planning process, was a good beginning that should be updated and expanded. It is attached in the appendix.
 - b. Action: Encourage conservation efforts such as purchasing/acquiring conservation lands, maintaining wildlife friendly areas and good fishing habitats.
 - c. Action: Establish and maintain a distinct transition between rural and non-rural land uses.
 - d. Action: Seek approval from NYSDOT for designation of Routes 41 and 41A as scenic highways.
 - e. Action: Develop criteria and a land use approval process for review of new utility and telecommunication structures in the rural landscape.
 - f. Action: Continue efforts to limit non-local truck traffic in the Village and Town.
4. Objective: Protect important lake and rural landscape view sheds as viewed from roads and other public spaces.
 - a. Action: Develop policies and programs designed to identify, preserve and protect view sheds. Ensure development approval processes take into account these view shed conservation recommendations.
 - b. Action: Target view sheds as important additions to Town conservation holdings. Consider acquisition of development rights to preserve and protect the best of these view sheds.



GOAL 3.

ENCOURAGE GROWTH AND INVESTMENT IN THE NORTHERN HAMLETS (SKANEATELES FALLS, MOTTVILLE AND WILLOW GLEN) IN THE FORM OF MIXED USE AND WALKABLE COMMUNITIES.

Background

Smart growth principles encourage the accommodation of future growth in areas already served by infrastructure and commercial activity, and clustered residential development which supports walking as a viable choice for mobility. Specifically, Goal 3 is centered on promoting clean industry job growth in and around the northern hamlets. In conjunction with clean industrial growth, the development of a variety of housing types that will be affordable to a large cross-section of Skaneateles residents is encouraged, as is neighborhood supportive retail in hamlet population centers where there is sufficient demand to make a service or retail business viable.

1. **Objective: Actively attract “clean” industry and other compatible businesses to the northern hamlets.**
 - a. **Action:** Establish a broad-based economic development committee with representation from existing hamlet employers, residents and other interested parties to develop a comprehensive and proactive strategy for attracting and/or expanding desirable businesses in the hamlets.
 - b. **Action:** Include in this analysis a thoughtful and strategic economic development program to support growth and investment while adding to the appeal and long-term economic viability of the hamlets.
 - c. **Action:** Prepare a master plan supportive of the economic development program that incorporates clean industrial investment side-by-side with the traditional neighborhood development patterns that have existed in the hamlets for more than 150 years.
 - d. **Action:** Consider economic incentives to attract economic development consistent with the Plan.
2. **Objective: Encourage development of Town water and sewer infrastructure in and adjacent to the northern hamlets to support targeted economic investment**
 - a. **Action:** Engage engineers to provide advice about safe and innovative wastewater disposal and treatment technologies and management arrangements, including constructed wetlands and package treatment plants.
 - b. **Action:** Consider creating wastewater management zones in and adjacent to the hamlets where innovative wastewater technologies and/or management arrangements such as constructed wetlands can be employed.
 - c. **Action:** Evaluate various equitable means of financing and operating potential new water and wastewater facilities in and adjacent to the hamlets without burdening all Town residents.



3. Objective: As the opportunities allow, encourage incremental mixed-use traditional neighborhood growth with a diversity of uses and housing types, especially those that serve the needs of young families and senior citizens.
 - a. Action: Encourage neighborhoods within walking distance of a mix of clean industry, commercial, residential, recreational, religious and civic uses.
 - b. Action: Encourage the development of a “third place” within each hamlet to serve as a neighborhood anchor and informal gathering place.
 - c. Action: Refine land use classifications and prepare a zoning map that allows for a variety of housing types such as single-family houses, attached row houses, multifamily housing, carriage houses, and residences above stores.
 - d. Action: Adopt zoning incentives and programs to encourage housing that is affordable to a broad segment of the Skaneateles community.
 - e. Action: Encourage the conversion of large older buildings, including barns and mill buildings, to apartments and small businesses.
 - f. Action: Consider creating a supply of permanently deed-restricted affordable housing using zoning incentives and other mechanisms.
4. Objective: Beginning with the northern hamlets, become a model community for protecting the environment and reducing the community’s carbon footprint. Support sustainable building initiatives, renewable energy utilization, and environmentally-friendly industrial and agricultural practices and development.
 - a. Action: Encourage alternative storm water management techniques to control quantity and quality of run-off into streams, outlets, and municipal storm water systems.
 - b. Action: Incorporate “Complete Streets” in planning new or renovated roads, providing pedestrian and bicycle use and landscaping.
 - c. Action: Develop standards and incentives for subdivision design that are consistent with Traditional Neighborhood Design “TND” and/or the principles of “LEED for Neighborhood Development” and educate local builders and building owners on sustainable benefits, including integrated design strategies that reduce operational costs and improve building performance.
 - d. Action: Evaluate the possibility of reintroducing limited hydro energy generation along Skaneateles Creek to encourage investment and job growth.
 - e. Action: Prepare and adopt a Town Climate Action Plan.



GOAL 4.

ENCOURAGE GATEWAY ENHANCEMENT AND THE EXTENSION OF HIGHER DENSITY, MIXED USE AND WALKABLE NEIGHBORHOODS WITH A DIVERSITY OF HOUSING TYPES TO THOSE AREAS IMMEDIATELY ADJACENT TO THE VILLAGE THAT IS COMPATIBLE WITH EXISTING VILLAGE DEVELOPMENT PATTERNS.

Background

There are about 1.7 square miles within the political boundary of the Village of Skaneateles. However, the effective economic boundary of the village extends further east and west on Route 20, north on Route 321 and south along Route 41 and 41A. The village and town should consider planning and zoning changes that accommodate future growth adjacent to the village that is compatible with the attractive and historic building patterns and walkability of the village.

1. **Objective:** Create gateway areas that provide clear transitions from town to village.
 - a. **Action:** Prepare master plans for gateway areas at both the east and west Village/Town lines that identify desired and intended land use patterns, streets and sidewalks, densities, transitional elements and green space. Apply the resulting master plan principles in the review and approval of proposed development in each zone.
 - b. **Action:** Adopt appropriate gateway principles in master plans for the other major village gateways: at Routes 41, 41A and 321.
 - c. **Action:** Develop methods and models for financing public infrastructure, and apply for public infrastructure grants to make gateway proposals feasible.
 - d. **Action:** Avoid creating large parking areas near and visually intrusive upon adjacent roads. Require parking areas associated with commercial and industrial sites to be located to the rear or side of buildings and to have landscaped screening from the road and adjacent properties.

2. Objective: Consider Village and adjacent Town neighborhoods as an interconnected system.

- a. **Action:** Develop a master street plan consistent with principles outlined in the “Strategies for a Sustainable Skaneateles” report. The expansion of new streets from the Village to the immediately adjacent Town should be consistent with the traditional street network of the Village that provides connectivity, promotes the efficient use of land and infrastructure, and reduces traffic congestion through the alternate routes.
- b. **Action:** Ensure adequate sidewalks and walking paths on at least one side (and ideally both sides) of all Town streets and roads that are adjacent to the Village (especially within one mile of schools) to connect Town residential areas with Village services and businesses.
- c. **Action:** Consider creating incentives and bonuses for developers and property owners who conform their development proposals to approved master plans.
- d. **Action:** Encourage a diversity of housing types, especially those that serve the needs of young families and senior citizens.





GOAL 5.

PRESERVE AND ENHANCE THE CHARACTER AND VIBRANCY OF THE VILLAGE.

Background

The Village has been and continues to be the residential center of Skaneateles and the Village's downtown has successfully functioned as its commercial, retail and public service core. Set amidst historic neighborhoods, the village center has also provided residents and visitors alike with access to public parks offering broad views of beautiful Skaneateles Lake. To keep the village center thriving and its character intact it is desirable to strengthen the retail core with housing options that allow for new downtown residents while maintaining the character of the downtown and adjacent retail areas.

1. Objective: Protect historically significant architecture, valued neighborhood character and important public open spaces throughout the Village.
 - a. Action: Identify (from prior and supplementary studies) significant buildings and neighborhood attributes and public assets to be retained in the face of development pressure.
 - b. Action: Develop location-specific design guidelines to be applied through the Village Planning Board's review processes and zoning regulations that can protect traditional Village neighborhoods.
 - c. Action: Prepare master plans for parts of the Village and connected areas of the Town in which significant architecture and valued neighborhood character are present and where new development is desirable and/or likely.
 - d. Action: Consider additional historically significant parts of the Village for designation as historic districts. Develop incentives for such designation.
 - e. Action: Develop a long-term plan in the Village to eliminate overhead power and telecommunication lines in the downtown area and key near-by locations as designated by the Village Board.
2. Objective: Ensure that the village center remains the primary focus and destination for retail activity in Skaneateles.
 - a. Action: Take such steps as are necessary to implement the development characteristics of the Fennell Street corridor study. Encourage traditional forms of mixed use development along the Fennell Street corridor that are similar to the residential-over-commercial forms that distinguishes many of the historic structures along Genesee Street.
 - b. Action: Limit the scale and type of non-residential development in areas outside of targeted development areas. Commercial development shall be directed exclusively to the hamlets and the core downtown area of the Village.
3. Objective: Develop policies to encourage a broad array of housing in new and existing commercial areas to support local walkable neighborhoods.
 - a. Action: Consider modifying the Village Zoning Code to allow for a designated variety of housing types (e.g. townhouses and multi-family housing) in specific zones and locations within the Village, subject to appropriate design standards and site and infrastructure considerations.



- b. **Action:** Formulate and adopt policies that can provide density bonuses and/or reduce or mitigate property tax burdens on property developers for providing housing designated by the Village as furthering the public interest (e.g. accessible housing and multiple family housing).
 - c. **Action:** Establish design standards and site and structural requirements for designated areas in the Village where new, density traditional neighborhood development is considered desirable.
4. **Objective:** Ensure that public and private parking facilities are available in a reasonable supply to support expected activities and land uses.
- a. **Action:** Create a downtown parking committee of merchants, downtown property owners, renters, employees and village and town residents who shop and use the downtown to advise the Village Board on parking matters.
 - b. **Action:** Work with property owners to encourage cross-easements and shared use of private parking lots to expand the quantity of available parking in the aggregate and for each participating property.
 - c. **Action:** Evaluate the feasibility of operating a shuttle bus to serve perimeter parking lots during summer months and on busy weekends.
5. **Objective:** Extend walkability in the village to all streets and neighborhoods.
- a. **Action:** Provide adequate sidewalks on both sides of all village streets, supplemented with walking paths as appropriate to provide continuity and to connect all contiguous residential areas with services and businesses and the village center.
 - b. **Action:** Provide adequate shade, resting places, and visual enhancements to make pedestrian movement a pleasant experience.
 - c. **Action:** Explore the feasibility of construction of a pedestrian bridge over Skaneateles Creek to create improved linkage between the Fennell Street and Genesee Street commercial areas.
6. **Objective:** Make Skaneateles a model community for sustainable and available energy and utilities.
- a. **Action:** Prioritize and implement strategies to reduce both the Town's and Village's energy use and green house gas emissions. Complete and adopt the Village's "Climate Action Plan" proposal.
 - b. **Action:** Develop and expand a "smart grid" for power, data and telecommunications services.
 - c. **Action:** Evaluate the costs to the Village and the options available to electric power users in the Village to monitor and modulate their power consumption to result in peak load "shaving."
 - d. **Action:** Review the rate structure for electric power in the Village to create incentives for efficient and economical utilization of power and disincentives for profligate or excessive power use.
 - e. **Action:** Pursue a community-based renewable energy program promoting sustainable energy production with a goal of generating clean carbon-free energy, creating local jobs, and stabilizing current and future energy cost for residents. The program could be modeled after similar programs in Madison County and elsewhere across New York State.



Image courtesy of Finger Lakes Land Trust



GOAL 6.

PROVIDE YEAR-ROUND RECREATIONAL OPPORTUNITIES FOR THE COMMUNITY.

Background

Recreational opportunities for all ages are important in a healthy community. Sports, wellness, fitness, and social opportunities contribute to the overall quality of life in Skaneateles. Fishing, hiking, hunting, swimming, ice skating, skiing (downhill and cross-country), snowmobiling, and boating are just some of the indoor and outdoor recreational activities available to the community. The community has invested in facilities such as the Community Center, but should strive to provide broad opportunities for both indoor and outdoor activities that promote active lifestyles.

1. Objective: Develop and implement a walkable environment.

- a. **Action:** Establish zoning and subdivision regulations that address the installation of sidewalks, walking paths and/or creekwalk (as appropriate) in subdivisions and zoning applications, and establishment of creekwalk easements (as appropriate) elsewhere.
- b. **Action:** Take such actions as necessary to establish continuous sidewalks or paths linking the Eastern Gateway with the Western Gateway.
- c. **Action:** Expand the existing trail system including The Charlie Major Trail and Steve Krause Trail along Skaneateles Creek to create a continuous path from the village center to Skaneateles Falls.
- d. **Action:** Support the Finger Lakes Land Trust's program to develop a recreation trail with scenic views along the eastern highlands, and explore ways to extend the path to eventually connect Borodino with Shepard Settlement.
- e. **Action:** Explore the idea of developing a year-round activity and hiking trail along the western highlands from Mandana to the Village of Skaneateles.
- f. **Action:** Explore the idea of establishing a sidewalk or bike trail from Welch Allyn along Route 321 to the Village center. Welch Allyn is a major employer of local residents. Establishing an easy way to walk or bike to work could have a beneficial impact on our carbon footprint.
- g. **Action:** Establish a small working group to make and prioritize specific recommendations on where new trails and paths should be located and how best to finance, develop and maintain these facilities.



2. Objective: Create a bicycle-accessible community.

- a. Action: Establish bike lanes on major commuter roads and the Fennell Street Corridor.
- b. Action: Coordinate with the Towns of Spafford, Scott, Sempronius and Niles to establish a safe and well-identified bike trail around the lake.
- c. Action: Install bicycle racks in the village and hamlets.

3. Objective: Make more public land available for recreation.

- a. Action: Acquire additional conservation lands and develop them into accessible natural areas available for recreation such as camping, hiking, and fishing.
- b. Action: Identify opportunities to finance and acquire new public lake access for swimming, picnicking, canoeing, and kayaking.
- c. Action: Provide for more localized outdoor recreation facilities by providing and maintaining small neighborhood parks as illustrated in “Strategies for Sustainable Skaneateles.”
- d. Action: Explore opportunities to establish more park, recreation and public fishing opportunities along Skaneateles Creek.
- e. Action: Consider using the approximately 90-acre parcel owned by the Town and located on Route 20 at the junction of Route 175 for recreation. Consider other surplus town-owned land for new and expanded trails and parks.

GLOSSARY

Words and phrases within this document shall have an ordinary dictionary meaning except as may be defined otherwise hereafter. If a term is not defined herein, then the municipal attorney or other authorized person shall determine the correct definition.

Affordable Housing: dwellings consisting of rental units or for-sale units. Both shall be economically within the means of the starting salary of a local elementary school teacher or law enforcement officer.

Agricultural District: an area of land certified by the Commissioner of the Department of Agriculture and Markets (pursuant to Agriculture and Markets Law, Article 25, sections 303 and 304) for the purpose of encouraging agricultural activity and protecting farm land.

Alley: a narrow local urban passage, typically along the rear of building lots used for secondary vehicular movement as well as providing service areas, parking access, and utility easements. (Rare in Skaneateles.)

Apartment: a residential unit sharing a building and a lot with other units and/or uses; may be for rent, or for sale as a condominium.

Avenue: a thoroughfare of high vehicular capacity and low speed, of interchangeable importance with boulevards in the hierarchy of thoroughfares. Avenues typically have trees on both sides of the roadbed and commonly front commercial activity.

Bicycle Lane: a portion of the public right-of-way dedicated for bicycles running within a low- or moderate speed vehicular thoroughfare, demarcated by striping.

Bicycle Route: a thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

Bicycle Trail: a bicycle way running independently of an automobile thoroughfare (Syn. Bicycle Path).

Block: the aggregate of private lots, passages, and rear alleys, circumscribed by thoroughfares.

Boulevard: a thoroughfare designed for high vehicular capacity and moderate speed, of interchangeable importance with avenues in the hierarchy of thoroughfares. Boulevards are typically treed on both sides of the divided roadbed with a landscaped median or medians which may include areas for pedestrians and monuments.

Brownfield: an area previously used primarily as an industrial site.

Building Stories: the number of habitable floors within a building counted from the ground floor to the underside of the ceiling of the floor below the roof eave line. Attics and raised basements are not considered stories for the purposes of determining building height.

Build-to Line: a line appearing graphically on the code diagrams stated as a dimension, along which a façade must be placed, usually a designated minimum of the lot depth or width.

Carriage House: an outbuilding traditionally used for the storage of carriages and other vehicles, but more contemporarily used for housing automobiles with an occupiable dwelling unit above (Syn: Coach House).

Center: an area of focused community activity, a common destination. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a commercial hub, or a transit station, and may act as the social core of a neighborhood.

Civic Building: a building designed specifically for a civic function, religious or secular, operated by government or not-for-profit organizations, often found in a Civic Use zone.

Coach House: Syn: Carriage House.

Code: the portions of this document which govern the design of streets; the building types permitted on building lots and their location and height; and the parking requirements for private parcels of land.

Commercial: that which involves the exchange of cash, goods, services, or any other remuneration for goods, services, lodging, meals, or entertainment in any form; or the right to occupy space for commercial purposes over a period of time. Also, the term collectively defining workplace, office, retail and lodging functions.

Complete Streets: a transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. Complete Streets allow for safe travel by those walking, bicycling, driving automobiles, riding public transportation, or delivering goods.

Constructed Wetlands: an artificial wetland created as a new or restored habitat for native and migratory wildlife, for anthropogenic discharge such as wastewater, stormwater runoff, or sewage treatment, for land reclamation after mining, refineries, or other ecological disturbances such as required mitigation for natural areas lost to a development.

Corner Lot: a lot with two or more street frontages (typically two).

Cottage Court: a collection of single family detached and duplex dwellings, typically having smaller lots than the surrounding neighborhood, oriented toward a shared sidewalk perpendicular to the primary street frontage.

Curb: the edge of the vehicular pavement that may be raised or flush to a swale. It usually incorporates the drainage system.

Density: the number of dwelling units within a standard measure of land area.

“Density Neutral” Conservation Zoning: a form of land regulation that encourages flexible design solutions in order to promote environmentally sensitive and efficient uses of the land. Conservation subdivisions are generally “density-neutral” - meaning the overall number of dwellings built is not different from that done in conventional developments. With land subdivided through a conservation subdivision regulation, local government can preserve unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands, and wildlife habitat. Conservation subdivisions entail the clustering of houses and structures on smaller lots with less environmentally sensitive soils, which reduces the amount of infrastructure including paved surfaces and utility easements necessary for residential development.

Design Speed: is the velocity at which a thoroughfare tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Vehicular lane width is determined by desired Design Speed.

Development Rights, Purchase of: a voluntary program, where a land trust or some other agency usually linked to local government, makes an offer to a landowner to buy the development rights on the parcel. The landowner is free to turn down the offer, or to try to negotiate a higher price. Once an agreement is made, a permanent deed restriction is placed on the property which restricts the type of activities that may take place on the land in perpetuity. In this way, a legally binding guarantee is achieved to ensure that the parcel will remain agricultural, or as open (green) space forever. This is because the agency involved retires the development rights upon purchase. The deed restriction may also be referred to as a conservation easement, or, since most PDR programs are designed to preserve agricultural use, an agricultural conservation easement.

Development Rights, Transfer of: a land use regulation technique that can be used to ensure that the open space requirements of the municipality's planning goals are met without causing a financial burden to landowners or restricting needed development. TDR permits all or part of the density potential (established in the local zoning law or ordinance) of one tract of land to be transferred to a noncontiguous parcel or even to land owned by someone else. The development rights become a separate article of property, which can be sold to a landowner whose property is better suited to greater densities. After selling the development rights, a landowner still retains title and all other rights to his land. These other rights permit farming, forestry, some recreational uses, and other nonintensive uses.

Disposition: the placement of a building on its lot.

District: an area identified for a large single-use institution and its purposes that by its intrinsic function, disposition or configuration cannot conform to one of the normative transect zones defined by this document. Districts may include institutional campuses, industrial sites, etc. (Syn. Special District).

Drive: a thoroughfare along the boundary between an Urbanized and a natural condition, usually along a waterfront, park, or promontory. One side has the urban character of a thoroughfare, with sidewalk and building, while the other may have the qualities of a road or parkway, with naturalistic planting and rural details.

Elevation: an exterior wall of a building not along a frontage line.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback, into the public frontage or right-of-way, or above a height limit.

Façade: the exterior wall of a building that is set along a frontage line. (See Elevation).

Form-Based Zoning: a classification system based primarily on density and building type (form) rather than use. (See Transect-Based Zoning.)

Frontage Line: those lot lines that coincide with a public frontage.

Green Field: a development planned for an undeveloped area outside the existing town or city fabric.

Greyfield: an area previously used primarily as a parking lot. Shopping centers and shopping malls are typical greyfield sites.

Industry: uses which are designed to serve the needs of the community and may be offensive to nearby commercial or residential uses by producing adverse impacts such as:

- noise at a level greater than typical street or traffic noise;
- hazardous solids, liquids, or gases emitted in the environment;
- offensive odors or glare;
- offensive vibration;
- any other adverse impact as may be determined by the Town Architect, based on evidence presented.

Infill: noun - new development on land that had been previously developed, including most greyfield and brownfield sites and cleared land within urbanized areas. verb- to develop such areas.

Land Use: the human use of land. Land use involves the management and modification of natural environment or wilderness into built environment.

Layer: a range of depth of a Lot within which certain elements are permitted.

Light Industry: uses which are designed to serve the needs of the Community for industrial activity and which are not offensive to nearby commercial or residential uses. Light industry includes manufacturing or assembly processes carried on completely within the walls of a building. Light industry shall be uses which by their nature and implementation on the site do not produce any of the following adverse impacts, as determined at the boundary of the lot:

- noise at a level greater than typical street or traffic noise;
- hazardous solids, liquids, or gases emitted into the environment;
- offensive odors or glare;
- offensive vibration;
- any other adverse impact as may be determined by the Town Architect, based on evidence presented.

Lightwell: an open space or shaft, either open to the sky or with a glazed roof, reaching down several stories, typically to grade in order to increase access to natural light and ventilation for interior rooms.

Live-Work: a mixed use unit consisting of a commercial and residential function. The commercial function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activity or industry.

Lot: a parcel of land accommodating a building or buildings of unified design.

Lot Coverage: for the settlement as a whole, the ratio of the total of all building footprints, excluding civic building footprints, divided by the total land area in the settlement. For a single lot, the total building(s) footprint(s) on the lot divided by the lot's area, including setbacks.

Lot Line: the boundary that legally and geometrically demarcates a lot (Syn. Property Line).

Lot Width: the length of the principal frontage line of a lot.

Master Plan: the illustrative visual document formed as guidelines for development.

Mixed-Use: multiple functions within the same building through superimposition or adjacency, or in multiple buildings within the same area by adjacency.

Office: premises available for the transaction of general business but excluding retail, artisanal and manufacturing uses.

Outbuilding: an accessory building, usually located toward the rear of the same lot as the associated primary building which may be detached from the primary building or attached by a single-story structure such as a breezeway. Outbuildings may include garages, sheds, carriage houses, farm buildings or playhouses.

Package Treatment Plant: A hybrid sewage treatment plant designed to use less space to treat difficult waste and intermittent flows. Such plants often combine at least two stages of the three main treatment stages into one combined stage.

Path: a pedestrian way traversing a park or rural area with landscape matching the contiguous open land. Paths should connect directly with the urban sidewalk network.

Park: a Public Space that is a natural preserve available for unstructured recreation. A large open area available for public recreation, usually located at a neighborhood edge, and fronted by buildings. Its landscape comprises paved paths and trails, some open lawn, trees and open shelters, all naturally disposed and requiring limited maintenance. Dedicated for pedestrian enjoyment and active or passive recreation.

Parking Structure: a building containing one or more stories of parking above grade (Syn. Parking Deck).

Plan: the Master Plan and Regulating Plan which depicts the site and proposed standards for development of the area under consideration. The Plan (with its accompanying Code), if approved by the appropriate authorized officials will supersede prior zoning classifications of property within said area, and govern all subsequent development therein.

Planter: the element of the public frontage which accommodates street trees, whether continuous or individual.

Plaza: a continuous paved public space fronted on at least two sides by buildings, used primarily for public gatherings and activities, and for parking as a temporary use by permission.

Primary Building: the main building on a lot, usually located toward the primary frontage.

Private: that which is neither public nor communal.

Property Line: Syn. Lot Line.

Public: the residents of the City, including governmental agencies.

Public Space: an area with clear public access, designated for community use by a public or private entity, and fronted by buildings.

Regulating Plan: the official map or maps that are part of the zoning code and delineate the boundaries of individual zones and districts.

Right-of-Way (R.O.W.): the composite public area dedicated to circulation, including the vehicular way and the streetscape.

Roundabout: a type of road junction at which traffic enters a one-way stream around a central island. Roundabouts are typically implemented as a means of relieving traffic congestion.

Rowhouse: a single-family building type that shares at least one party wall with another of the same type and occupies the full Frontage Line. (Syn: Townhouse)

Secondary Frontage: on corner Lots, the Private Frontage that is not the Principal Frontage.

Setback Line: a line which is parallel with parcel or lot boundary lines and rights-of-way, which line delimits the closest a structure may be erected, with respect to the perimeter of a parcel or lot.

Shared Parking: any parking space or spaces intended for utilization by more than one commercial or civic use at different times of the day or week.

Smart Growth: an urban planning and transportation theory that concentrates growth in compact walkable urban centers to avoid sprawl. It also advocates compact, transit-oriented, walkable, bicycle-friendly land use, including neighborhood schools, complete streets, and mixed-use development with a range of housing choices. Smart growth values long-range, regional considerations of sustainability over a short-term focus. Its sustainable development goals are to achieve a unique sense of community and place; expand the range of transportation, employment, and housing choices; equitably distribute the costs and benefits of development; preserve and enhance natural and cultural resources; and promote public health.

Smart Growth Principles: There are 10 accepted principles associated with smart growth.

1. Mix land uses
2. Take advantage of compact building design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Strengthen and direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost effective
10. Encourage community and stakeholder collaboration in development decisions

Special Districts: syn. District

Sprawl: is low density, auto-dependent land development of natural or agricultural land taking place on the edges of urban centers, often leapfrogging away from current denser development nodes, to transform open, undeveloped land, into single-family residential subdivisions and campus style commercial office parks and diffuse retail uses.

Square: a public space fronted by buildings on at least two sides, with a ground plane consisting of paved walks, lawns and trees.

Story: a habitable level within a building, excluding an attic or raised basement.

Street: Generically, a street is any paved thoroughfare designed in accordance with the standards of the Master Plan and this document. Specifically, a street is one type of thoroughfare designated in this document.

Strip Subdivision: linear lot development along a public highway that includes three or more of the following characteristics: broad road frontage, predominance of single-story buildings, limited reliance on shared highway access, lack of connection to any existing settlement or surrounding land uses except by highway, and limited accessibility for pedestrians.

Sustainability: a concept based on a simple principle: Everything that we need for our survival and well-being depends, either directly or indirectly, on our natural environment. Sustainability creates and maintains the conditions under which humans and nature can exist in productive harmony, that permit fulfilling the social, economic and other requirements of present and future generations. Sustainability is important to making sure that we have and will continue to have, the water, materials, and resources to protect human health and our environment.

Terminated Vista: a location at the axial conclusion of a thoroughfare. A building or monument located at a terminated vista designated on a regulating plan is required or recommended to be designed in response to the axis.

□ **oroughfare:** a vehicular path incorporating moving lanes and parking lanes within a right-of-way.

Townhouse: See Rowhouse.

Traditional Neighborhood Development: the development of a complete neighborhood or town using traditional town planning principles that include a range of housing types, a network of well-connected streets and blocks, humane public spaces, and have amenities such as stores, schools, and places of worship within walking distance of residences.

Transect: a system of land classification deploying the conceptual rural-to-urban spectrum to arrange the typical elements of urbanism in useful order according to density of human occupation.

Transect-Based Zoning: a classification system based primarily on density and building type (form) rather than use. (See Form-Based Zoning.)

Viewshed: The geographical area that is visible from a location. It includes all surrounding points that are in line-of-sight with that location and excludes points that are beyond the horizon or obstructed by terrain and other features (e.g., buildings, trees). Conversely, it can also refer to an area from which an object can be seen. In urban planning, viewsheds tend to be areas of particular scenic or historic value that are deemed worthy of preservation against development or other change. Viewsheds are often spaces that are readily visible from public areas such as from public roadways, public parks or high-rise buildings. The preservation of viewsheds is frequently a goal in the designation of open space areas, green belts, and community separators.

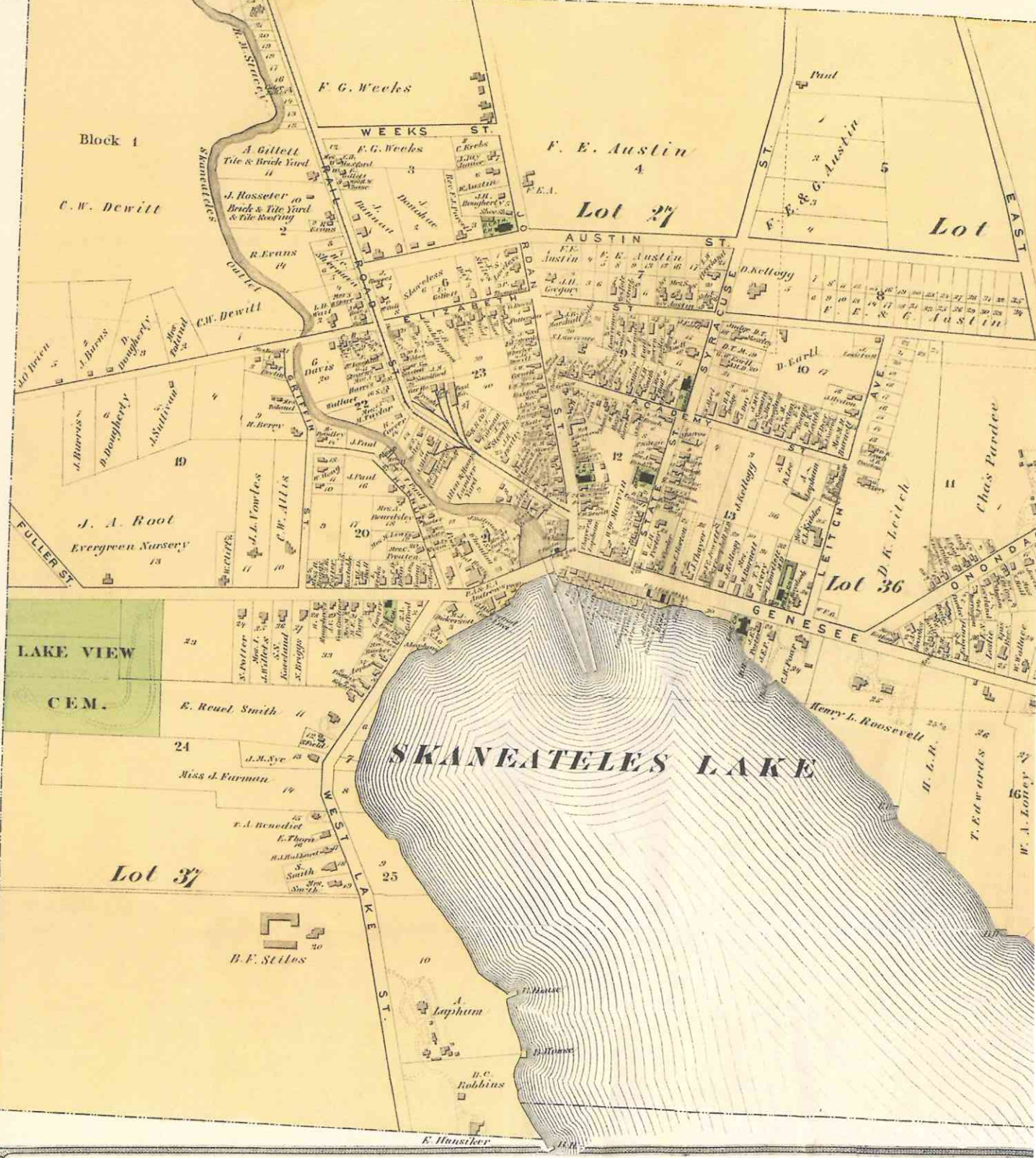
APPENDICES

1. STRATEGIES FOR SUSTAINABLE SKANEATELES
2. RURAL TO VILLAGE TRANSECTS
3. SAVIT
4. OPEN SPACE AND RECREATION PLAN
5. FENNEL STREET CORRIDOR STUDY
6. VILLAGE CLIMATE ACTION PLAN

SKANEATELES

STRATEGIES *for* SUSTAINABLE SKANEATELES





Block 1

C. W. Dewitt

F. G. Weeks

F. E. Austin

Lot 37

Lot

J. A. Root
Evergreen Nursery

LAKE VIEW
CEM.

SKANEATELES LAKE

Lot 37

B. F. Stillos

A. Lapham

B. C. Robbins

E. Hausler

Lot 36

Henry L. Roosevelt

H. G. H.

T. Edwards

W. A. Lolley

Chas Pardee

D. K. Leitch

Paul

F. & G. Austin

D. Kellogg

D. Earl

GENESEE

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STRATEGIES *for* SUSTAINABLE SKANEATELES

PREPARED FOR:
**THE JOINT VILLAGE AND TOWN OF SKANEATELES
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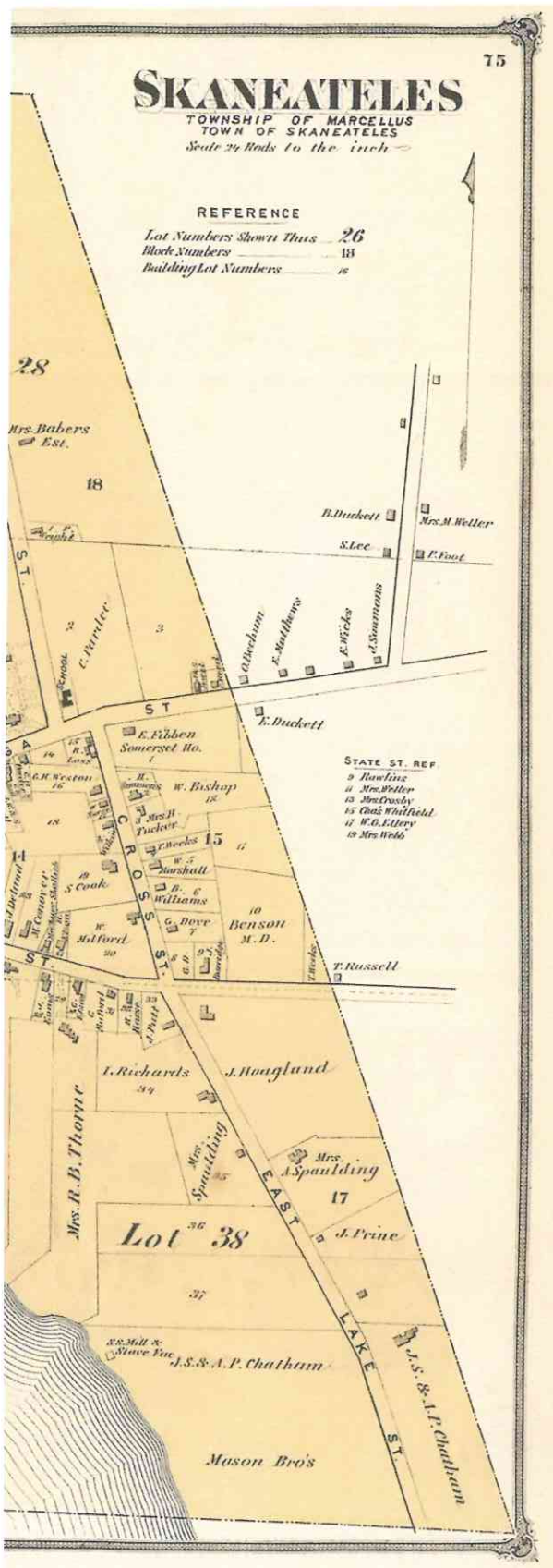
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FALL 2010



Skaneateles, New York 1874



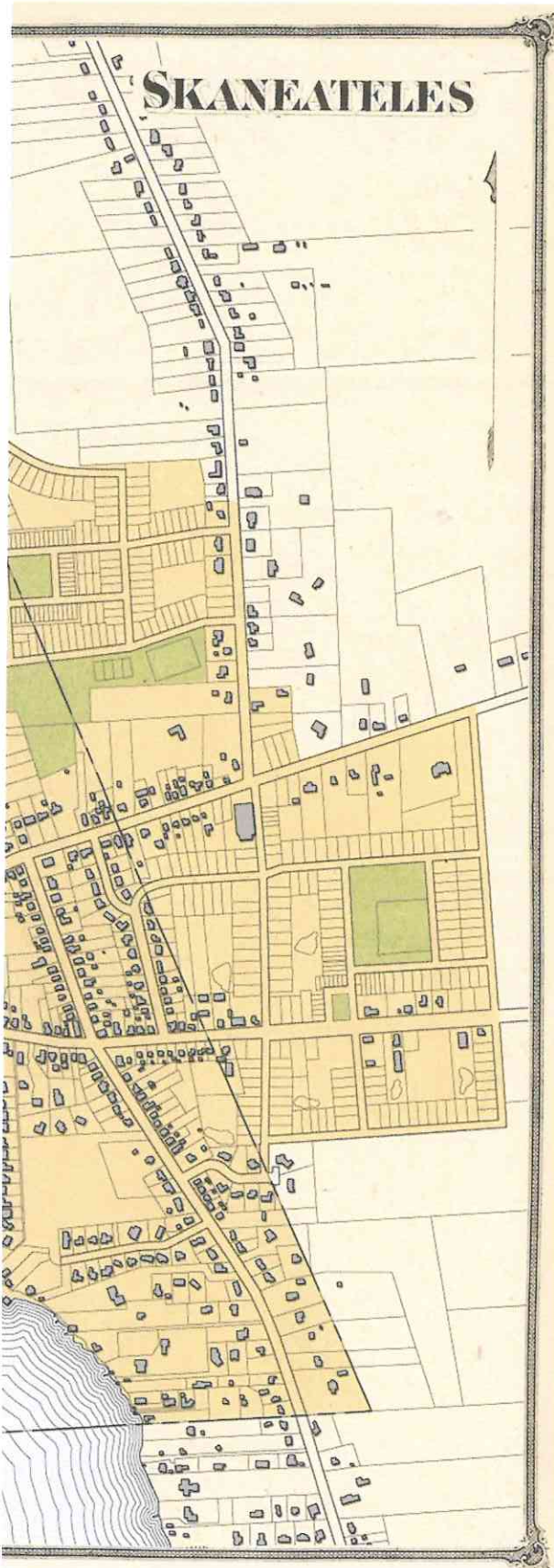


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Skaneateles, New York 2010



INTRODUCTION

PROJECT OVERVIEW



PROJECT OVERVIEW

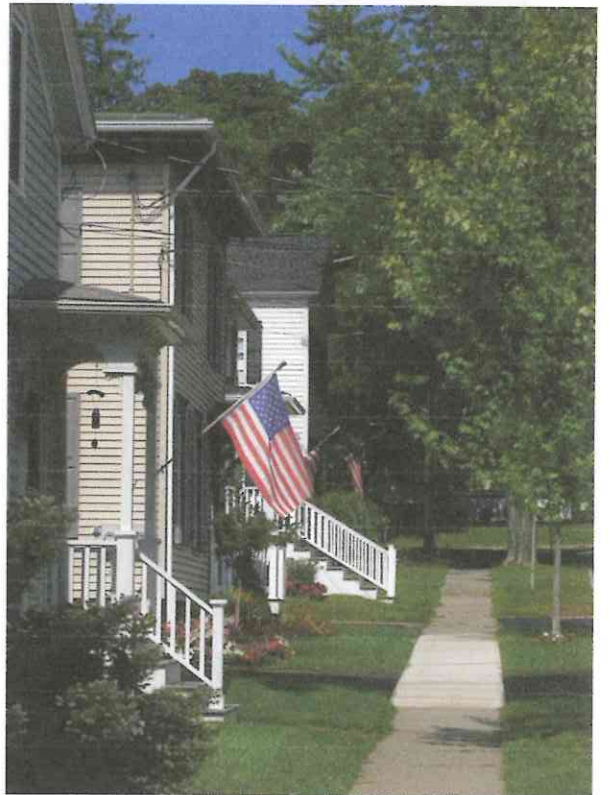
Envisioning and Implementing the *Town and Village of Skaneateles* *Joint Comprehensive Plan*

“If you want things to stay the same, you have to change....”

--Chinese proverb

Strategies for Sustainable Skaneateles is the product of work commissioned jointly by the Town of Skaneateles and the Village of Skaneateles in the fall of 2010, and executed between September and early December of 2010 as an academic exercise by graduate architecture and urban design students from the University of Notre Dame. Its major premise is that the rural character of the Town and the traditional urban character of the Village are connected historically, and must continue to be connected in the future if each are to retain their respective rural and traditional urban characters.

Our first design investigations in conversation with Skaneateles residents and public officials took place during a six-day on-site September 2010 public design workshop, also known as a charrette [see Appendix III]. *Strategies for Sustainable Skaneateles* represents work undertaken subsequent to that charrette, and proposes images of and guidelines for future development in both the Town and the Village. We offer *Strategies for Sustainable Skaneateles* as a supplement to and in support of the *Town and Village of Skaneateles Joint Comprehensive Plan* adopted in July 2005¹; but also--necessarily, we have found--as a critique of the *Joint Comprehensive Plan*. The Notre Dame School of Architecture’s guiding ideal is a built environment that is convenient, durable, and beautiful. We contend that by being convenient, durable and beautiful, the built environment also necessarily will be both culturally and environmentally sustainable. In the work that follows, we have endeavored throughout to be faithful to the objectives outlined in the *Town and Village of Skaneateles Joint Comprehensive Plan*. In the very few instances where we propose that the Town and Village supplement or depart from the *Joint Comprehensive Plan*, we do so guided by our belief in the congruence of our guiding ideals with the intentions present in the *Joint Comprehensive Plan*.



¹ Our study is also consistent with the urban and environmental objectives of the 2001 *Onondaga County Settlement Plan* by Duany Plater-Zyberk & Company.



Skaneateles is blessed with a great locale, a history of good building, and a strong sense of itself as both a village and as a natural and agricultural landscape related to an extraordinary lake. For most of its history, Skaneateles has grown slowly to become a model of good, mixed-use, walkable, and sustainable human settlement in a natural and agricultural landscape. Nevertheless, Skaneateles has not been immune from the social, cultural, and economic pressures that since 1945 have caused much of the United States both to abandon traditional patterns of urban settlement and to lose their adjacent landscapes in favor of auto-centric sprawl development. As a consequence of sprawl development, the landscape in the Town of Skaneateles is increasingly compromised; and—less visibly, but no less truly—the historic character of the Village of Skaneateles itself is threatened.

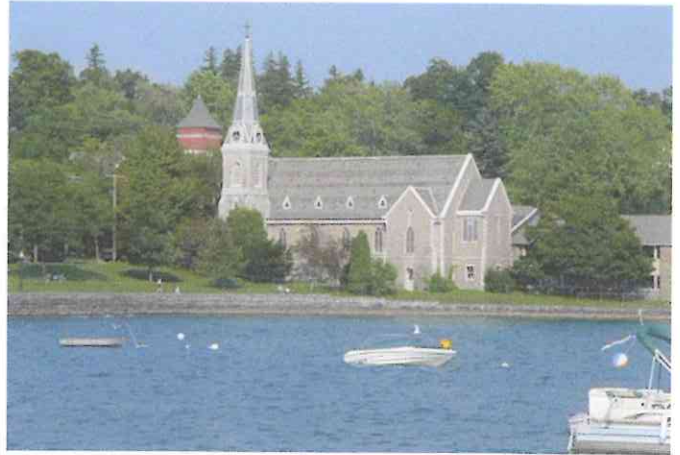
The *Town and Village of Skaneateles Joint Comprehensive Plan* was adopted in 2005 to address and ameliorate these circumstances. *Strategies for Sustainable Skaneateles* represents the efforts of the Notre Dame Graduate Urban Design Studio both to illustrate and to test the objectives of the *Joint Comprehensive Plan*. In what follows, we describe:

- 1) what we think is good about Skaneateles;
- 2) the challenges facing Skaneateles as the Town and Village seek to realize the objectives of the *Joint Comprehensive Plan*, and some of the barriers that need to be overcome to realize those objectives;
- 3) the basic premises that have informed our proposals in *Strategies for Sustainable Skaneateles*;
- 4) our several specific urban / architecture / infrastructure design proposals offered in support of the ambitions of the *Joint Comprehensive Plan*; and
- 5) what we think may be required to implement the proposals of *Strategies for Sustainable Skaneateles* or something of similar scale and intent.

THE GOODS OF SKANEATELES

Arguably, the best and most lovable thing about Skaneateles is the character of Skaneateles itself. Major features of the unique character of Skaneateles--good things in and of themselves--include:

- Skaneateles Lake---drinking water for both Skaneateles and the City of Syracuse---as an aesthetic and recreational amenity, the most pure and clear of all New York's five Finger Lakes;
- the Town's spectacular landscape of forests and agricultural land at the northern end of Skaneateles Lake;
- the Village of Skaneateles as a distinct and definable place in the context of its natural landscape, a walkable mixed-use environment characterized historically by beautiful streets defined by durable and beautiful residential, commercial, civic and religious buildings;
- the Village's lakefront parks and public recreation areas;
- the Village's success in unobtrusively accommodating both resident and tourist traffic and parking demands;
- the high quality of the Skaneateles public school system;
- Skaneateles' sense of itself as a distinctive and good place well-suited for its common life; and
- Skaneateles' desire to preserve, sustain and extend its historic character, as exemplified in its proactive local governing bodies and their 2005 *Joint Comprehensive Plan*.





CHALLENGES FACING SKANEATELES

From our charrette and post-charrette discussions with residents and representatives of Skaneateles, and from our own observations as outsiders, the challenges to Skaneateles' historic character and identity seem inter-related. Those most commonly identified may be described as:

- protecting the water quality of Skaneateles Lake;
- preventing the consumption of rural land by conventional residential and commercial sprawl development;
- treating wastewater generated by new development in both the Town and the Village;
- addressing Skaneateles' lack of housing diversity, and allowing by right in both the Village and the Town a wider variety of traditional Village housing types, including smaller houses on smaller lots to make housing more affordable for young singles, young couples, young families with children, and seniors; and also to locate new housing within walking distance of existing jobs;
- increasing retail diversity in the Village, at the Village "Gateways," and in Town hamlets to better accommodate local residents in a manner consistent with Skaneateles' historic aesthetic character;
- maintaining the quality of the Skaneateles public schools, which currently face declining enrollment and which will be aided by an increase in family-affordable housing in the Village and Town; and
- correcting deficiencies in both the Village's existing *Skaneateles Code* and the *Code of the Town of Skaneateles*, both of which contradict in numerous places the objectives of the *Joint Comprehensive Plan*; both of which actively promote conventional sprawl development; both of which make it impossible to make compact, walkable mixed-use settlements; and both of which make the developer permit application process long, expensive, arbitrary, and irrational.



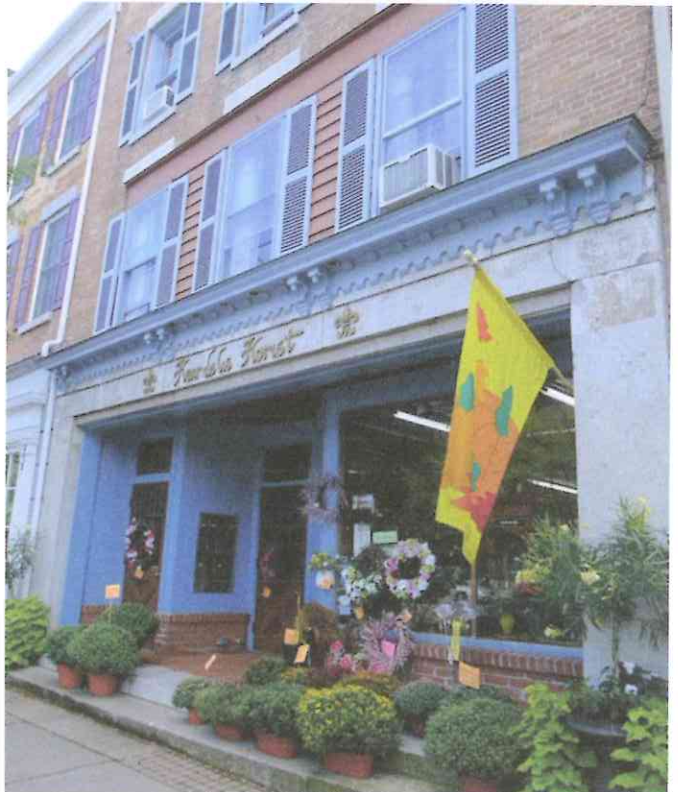
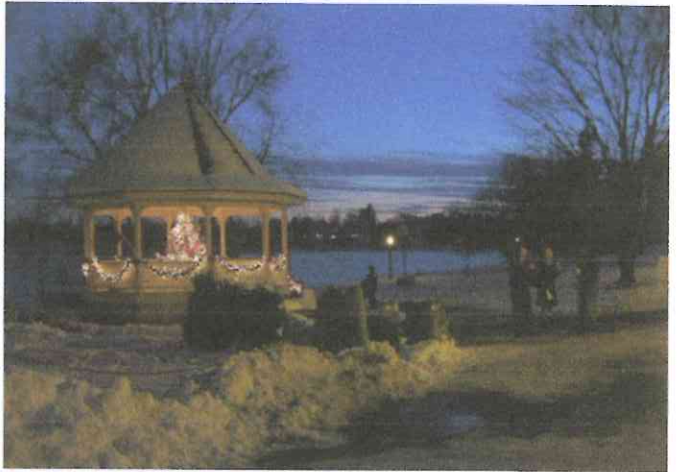
To the aforementioned challenges facing Skaneateles, we note that Skaneateles' relatively flat rate of commercial and middle-class residential net growth is part of a regional phenomenon almost certainly related to state taxing and regulatory practices in the larger context of the economy and culture of New York State and the nation as a whole. To the extent that all of these challenges are inter-related, considered as a whole, and subject to amelioration, we believe they can be at least partially ameliorated by traditional mixed-use neighborhood development of the sort we propose. The proposals following in *Strategies for Sustainable Skaneateles* represent both formal and (to a lesser extent) legal strategies intended to address these challenges.

PREMISES OF *STRATEGIES FOR SUSTAINABLE SKANEATELES*

Strategies for Sustainable Skaneateles proposes traditional architecture and urbanism as the best way for Skaneateles to accommodate existing and future growth pressures in a way that both preserves Skaneateles' historic character and extends it in a sustainable and consistent manner. Because we show specific design proposals---perhaps better understood as *strategies*---that may be controversial by the standards of both contemporary environmental criteria and popular fashion, it is important to summarize the premises with which we have been operating in arriving at our proposed interventions. The foremost of these premises is that every human settlement --- in better or worse ways --- is simultaneously an environmental order, an economic order, a moral order, and a physical / formal order; and that these four orders constantly act upon each other in reciprocal ways. Beyond this fundamental assumption, we operate with other basic premises about nature, human nature, and human culture, as well as certain design principles that follow from these premises.

The following eight propositions about nature, human nature, and cities have informed the proposals of *Strategies for Sustainable Skaneateles*:

- 1) **Nature:** Nature is good and real and exists independently of human beings.
- 2) **Human Nature:** Human beings are part of nature, and we ourselves have a nature that is, at least in part, itself part of nature.
- 3) **Making:** It is part of our human nature to make physical culture by transforming found nature into cultural artifacts.
- 4) **Social Animals:** We are by nature social animals. Human cultures are best understood as historical forms of shared human aspirations for and understandings of the best kind of human life.
- 5) **Cities and Agriculture:** With this understanding of nature, human nature, and culture, we contend that cities, buildings, and the cultivated landscape are best understood as physical and spatial forms of human culture. We therefore understand city-making, architecture, and agriculture on the one hand as cultural interventions in nature, but on the other hand (also) as in some sense natural. In this sense, it is natural for human animals to make human habitat.
- 6) **Cities are Natural:** Cities are properly understood as cooperative human artifacts made over time. However, because it is possible for human beings to despoil the





natural environment in ways that ultimately harm human beings (whether in the present or in future generations), it is a minimal moral imperative that human interventions in nature not spoil those features of the natural environment necessary to sustain human flourishing itself. Development that meets the needs of human beings in the present without compromising the ability of future generations to meet their own needs is sustainable development, and is one mark of human stewardship of nature rightly understood.

- 7) **Why Cities:** The primary purpose of a good city is to promote human flourishing: the well-being of its human inhabitants over the course of their entire lives, and from generation to generation. This purpose is necessarily linked not only to environmental sustainability, but also to cultural sustainability accomplished both by remembrance of the city's past inhabitants and responsibility for its future inhabitants.
- 8) **Common Good:** Urban design is design of a shared public realm. This implies that a common good exists and that we are working for it.

The following three propositions are informed by our understanding of Skaneateles as an *environmental order*:

- 9) **The Virtues of Density:** Though it may seem counterintuitive, there is a correlation between the human population density of traditional urbanism, its walkability² and mix of uses, and the sustainability of both the Village of Skaneateles and the adjacent natural and agricultural landscapes of the Town of Skaneateles. Sustainability of both human settlements and landscape is about accommodating more—rather than less—residential, commercial, and institutional density within human settlements both large and small, because organizing denser mixed-use development around beautiful public streets and squares supports walking, public transit, and local retail activity. In so doing, it both minimizes carbon footprint and helps create community identity. Conversely, less dense development also means less ability to support local retail, less ability to support frequent and convenient public transit, more growth elsewhere as low density sprawl, more investment in public infrastructure, and most ironically an increase in traffic congestion and its adverse environmental impact.

² Here we must emphasize that *walkability* means neither “no driving” nor “no cars;” rather, it simply means *walkability*.

10) **Constructed Wetlands Wastewater Treatment:** New compact walkable mixed-use development is thwarted in the Village by its sanitary sewer system capacity, and thwarted in the Town by Onondaga County regulations mandating two-acre minimum lots for all rural housing on standard septic systems. Constructed wetlands wastewater treatment systems address this issue by making it possible to return wastewater to the ground as fresh water by means of an intermediate filtering process that runs waste-water from a septic tank through odorless and dry-on-the-surface constructed wetland cells in which selected vegetation purifies the wastewater before sending it out into a bio/leach field and into the ground as clean water. Constructed wetlands are cost-competitive with conventional wastewater treatment systems, but have the advantage of being buildable in small increments and designable to look like a part of the natural landscape. All of our designs for compact walkable mixed-use settlements in both the Village and the Town employ constructed wetlands wastewater treatment technology, and are laid out as indicated in the plans (cf. especially page 7 and Appendix VI). Constructed wetlands work in virtually all climates, but must be properly engineered for each. Our layouts generally indicate gravity-fed systems with back-up pumps; and constructed wetlands systems are generally low-maintenance operations. We recommend Village and Town oversight of the system by some combination of wastewater treatment engineer / horticulturalist / landscape architect.³



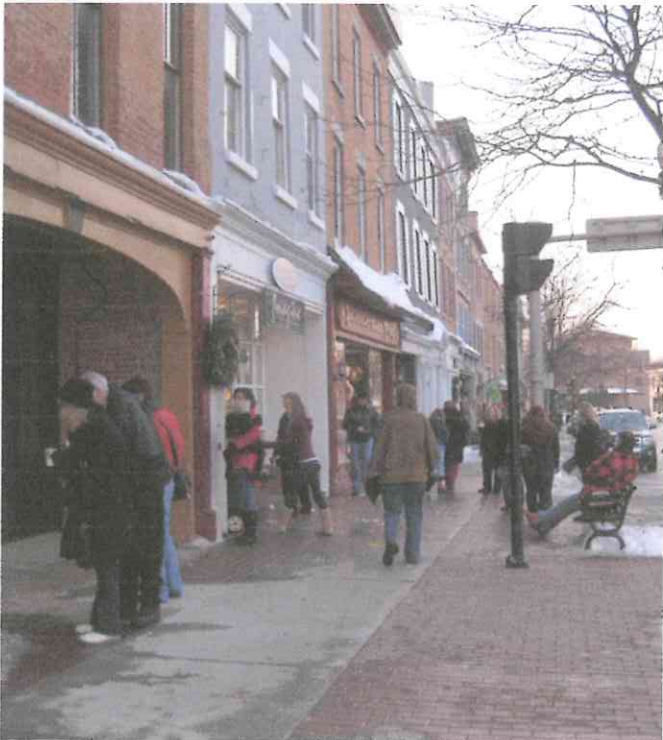
11) **Sending and Receiving:** In support of compact, walkable mixed-use development (i.e., density) we propose to divide Skaneateles---both Village and Town---into either *sending zones* or *receiving zones*.

a. *sending zones* are those areas in which we recommend that no new residential, commercial or industrial development take place for the foreseeable future. These areas include not only natural and agricultural landscapes, but also areas where a certain amount of development already has taken place in recent years. (N.b. Our proposal is not to displace the residents of sending zones, rather only to prohibit or create disincentives for new development there.)

b. *receiving zones* are those areas in which we recommend that all new residential, commercial, and industrial development take place for the foreseeable future, in the form of mixed-use neighborhoods or hamlets, the development of which is governed by a form-based



³ For more information on constructed wetlands wastewater treatment systems, consult JF New and Associates of Walkerton and Indianapolis, Indiana: <http://www.jfnew.com/SustainableSites/NaturalWastewater.aspx>



code that defines development zones not according to their proposed use but rather according to density and building type.

We propose this division into sending and receiving zones for two reasons:

- the first is because it will promote densification in some of the oldest developed areas of Skaneateles as walkable mixed-use traditional neighborhoods and hamlets, and because traditional neighborhoods and hamlets have their own pleasures and are good in themselves;
- the second is because transforming Skaneateles' natural and agricultural landscape into sprawl is not a sustainable practice--in its use of land, its use of energy resources, or its development of human capital.

The following three propositions are informed by our understanding of Skaneateles as an *economic order*:

- 12) **Population Growth:** We believe that Skaneateles probably needs to grow in population in order to sustain its present levels of economic and cultural activities (especially the quality of its schools) and to be more environmentally sustainable--specifically, that Skaneateles (Village and Town) should be able to house its current working population, because a community's inability to house its workforce undermines sustainability by requiring some or all of its workforce to drive. Other than this however, we offer no prescriptions for growth, only strategies for directing it as growth pressures occur. We do note: a) that Skaneateles has always grown, however slowly; but b) that since 1950 it has grown primarily in the Town, as sprawl. *Strategies for Sustainable Skaneateles* suggests a variety of places within historic Skaneateles where new population growth can occur in a sustainable way as walkable mixed-use neighborhoods and hamlets.
- 13) **Entrepreneurs:** Sustained and sustainable economic health requires entrepreneurial activity, especially in small businesses, micro-industries, construction, farming and food production, and a local culture of banking and finance. In the case of Skaneateles, tourism also suggests itself as an entrepreneurial opportunity. Skaneateles needs to encourage entrepreneurial activity and to provide incentives for entrepreneurs to live and work in Skaneateles.
- 14) **Sustainable Shopping:** Sustainable long-term retail in Skaneateles can only be based upon a hierarchy of a) jobs, that create a need for b) residences, that create a need for c) retail.

The following two propositions are informed by our understanding of Skaneateles as a *moral order*:

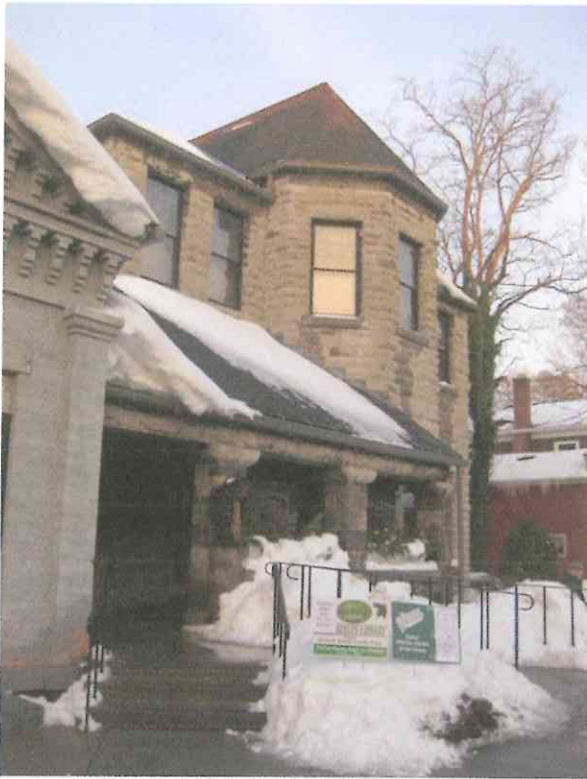
- 15) **Neighborhood and Hamlet Housing:** Skaneateles should have a sufficient variety of traditional neighborhood and hamlet housing types throughout the Village and Town to house its workforce. These should include single-family houses and lots of various sizes, as well as attached row-houses, multi-family housing, carriage houses, and residences above stores. There should be a variety of private and public financing mechanisms to make such development possible.
- 16) **Schools:** A sustainable community must provide for the education of its children and must not penalize or prohibit families with children. Whether public, private, charter, or religious, schools should be integrated into walkable neighborhoods.



Finally, we make three points about the *formal order* of buildings and cities that relate to their character, their lovability, and (hence) their sustainability:

- 17) **“Nature” in the City:** Dense traditional neighborhoods can be satisfactorily “green” by the presence of nature preserves, parks, squares, boulevards, and tree-lined streets.
- 18) **Durable Construction:** A limited palette of low-embodied-energy and (preferably) locally produced building materials---e.g., integral masonry bearing walls, heavy timber structural roof and floor frames, fire-proof tile or slate pitched roofs---will result in an environment of durable buildings that will last for hundreds of years, and is an essential component of a sustainable human settlement.
- 19) **Foreground Buildings and Background Buildings:** The buildings of a beautiful neighborhood, village or hamlet, in addition to being durable, are well-proportioned and possess a harmonious relationship between their parts, the whole of the building, and the whole of the city. Civic, religious, and educational foreground buildings may be singular, and should be more prominent than private buildings with respect to their location on important sites, their aesthetic embellishment, and their scale. Private background building---such as single-family houses, multi-family housing, mixed-use buildings, and lofts---should be more typical in their form and modest in their ornamentation. A limited and common material and color palette for well-designed background buildings would de-emphasize the singularity of each, but would have a powerful cumulative effect in strengthening Skaneateles’ already strong sense of identity and place.





DESIGNING SKANEATELES

Following are brief summary descriptions of our several specific zoning / infrastructure / urban / architecture design proposals, offered in support of the ambitions of the *Joint Comprehensive Plan*, and aspiring to address both short-term and long-term challenges facing the Village and Town of Skaneateles. These proposals are illustrated and described in further detail in the Master Plan section of this book.

- 1) **New Joint Town and Village Code**
Replace the Town's and Village's use-based zoning codes with a joint form-based ordinance that codes according to building type and density rather than use, and that generally allows all uses except those it prohibits.
- 2) **Sending and Receiving Areas**
Designate rural areas in the Town as Sending Areas, accompanied by disincentives for (sprawl) development; and Receiving Areas in the Village and Hamlets, with incentives to develop as walkable mixed-use neighborhoods.
- 3) **Alternative New Wastewater Treatment**
Use constructed wetlands to treat wastewater in all proposed new developments, with wetland cells and biofields located as indicated in the Master Plan.
- 4) **Shuttle Bus Transit**
Make three new shuttle bus routes: a) a northwest loop connecting the Village to the hamlets of Willow Glen, Mottville and Skaneateles Falls, with stops at major employment centers at Welch-Allen, General Electric, and Honeywell; b) east-west shuttle bus service between the Western Gateway and Eastern Gateway on US-20 / Genesee Street; and c) a seasonal lake route along East Lake and West Lake Streets through the Village.
- 5) **New Hiking Trails**
Extend the Charlie Major Trail north and south along Skaneateles Creek to connect the Village to the hamlet of Skaneateles Falls through the hamlets of Willow Glen and Mottville. Make a new hiking trail running from Cat Hollow through Shepard Settlement south through Town conservation land and along the eastern ridge-line overlooking Skaneateles Lake.
- 6) **New Public Parks**
Increase public park space in the Town from three (3) acres to seventeen (17) acres, and in the Village from sixty-six (66) acres to eighty-five (85) acres; and the number of athletic fields in the Town and Village from fourteen (14) to twenty-five (25).

7) Village Development

Minimum interventions

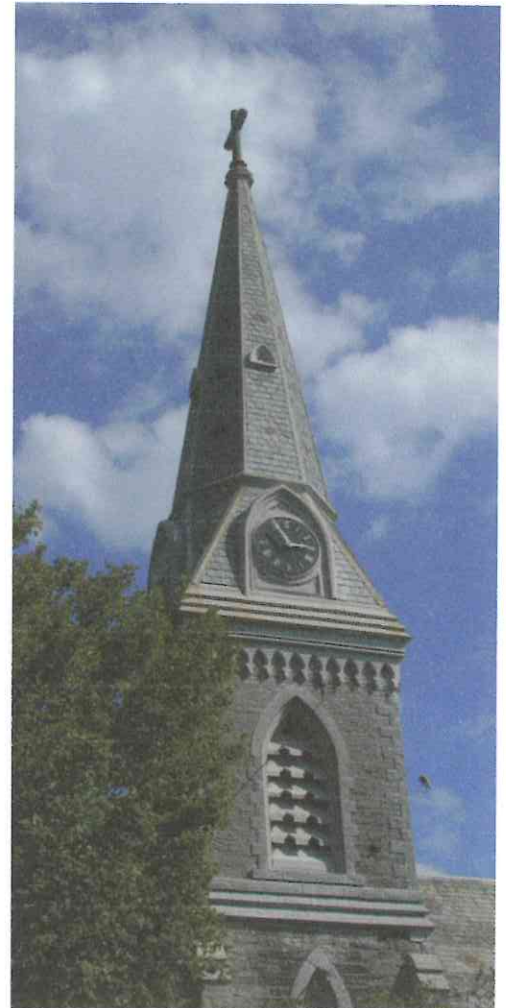
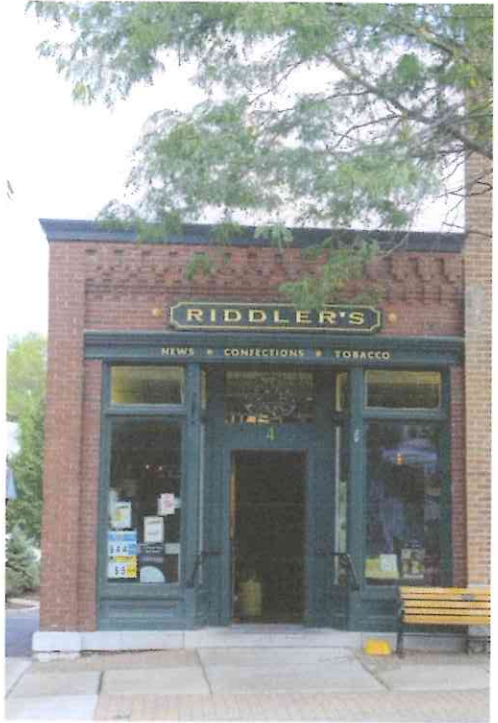
- *Western Gateway:* Make a new ¼ mile boulevard segment on US-20 / Genesee Street, keeping existing buildings as shown, and replacing less durable buildings over time as shown with a new plaza, gas station / convenience store, visitor center / shuttle bus stop, and other new auto-oriented mixed-use buildings located on a new front build-to line with parking located behind.
- *Lower Fennell Street:* Replace non-durable buildings over time as shown with new mixed-use buildings located on a new front build-to line with parking located behind. Make new tree-lined streets with on-street parking, and a new public square fronted by a new joint Town-Village Hall. Enclose the supermarket parking lot with new mixed-use buildings fronting Fennell Street, bend Fennell Street to meet Jordan Street at a ninety (90) degree angle, and locate a new public pavilion on the southwest corner at the intersection of Fennell and Jordan. Begin the new public Skaneateles Creekwalk running from the Village to Skaneateles Falls.
- *Eastern Gateway:* Make a new ¼ mile boulevard segment on US-20 / Genesee Street, keeping existing buildings as shown, and replacing less durable buildings over time as shown with a new square, visitor center / shuttle bus stop, and other new auto-oriented mixed-use buildings located on a new front build-to line with parking located behind.

Intermediate interventions

- *Upper Fennell Street:* Complete the Parkside Neighborhood development connecting Elizabeth Street to Jordan Street, with new public park and residential streets and blocks to the west. In time, replace the existing senior housing between Skaneateles Creek and Fennell Street with new courtyard housing and mixed-use buildings as shown. Make a new network of streets and blocks and residential lots east and west of Jordan Street and north of Austin Park as shown.
- *Northeast Neighborhood:* Make a new network of streets and blocks and lots between East Street and Highland Avenue, with a new central residential square and southern recreational facilities as shown. Create smaller lot sizes in the Northeast Neighborhood to promote higher population density adjacent to Skaneateles schools.

Maximum interventions

- *Western Gateway Neighborhood:* Extend Elizabeth Street all the way to the western edge of the Receiving Area as shown, and make a new network of residential streets and blocks and lots north and south of US-20 / Genesee Street.
- *Eastern Gateway Neighborhood:* Extend Highland Avenue south as shown; make a new public park and network of residential streets and blocks and lots north of US-20 / Genesee Street, and new residential streets and blocks and lots to the south as shown.





8) **Town Hamlet Development**

- *Willow Glen:* In a sixty (60) acre Receiving Area at the intersection of Jordan Street and CR-133, widen Jordan Street to make a boulevard and park with new residential and mixed-use buildings to a build-to line as shown, replacing (three) existing buildings over time; locate a new willow tree and an outdoor pavilion in the park, and extend the Skaneateles Creek hiking trail.
- *Mottville:* In a sixty (60) acre Receiving Area at the intersection of Jordan Street and Mottville Road, replace the existing buildings over time with new mixed-use and residential development to the build-to lines as shown, and extend the Skaneateles Creek hiking trail.
- *Skaneateles Falls:* In a one hundred fifty (150) acre Receiving Area embracing the existing offices and light industrial buildings of Welch Allyn, General Electric and Honeywell, Inc., locate new mixed-use and residential buildings in a network of streets and blocks and lots centered on Jordan Street; make three new public parks--including one fronted by smaller residential lots--and extend the Skaneateles Creek hiking trail.
- *Shepard Settlement:* In a sixty (60) acre Receiving Area located between Chapman and Hoyt Roads, mostly south of Stump Road, make a network of residential streets and blocks and lots, with mixed-use building lots at the intersection of Hoyt and Stump and a square extending Hoyt north of Stump Road to a house sheltering the proposed Shepard Settlement Historical society. Locate a chapel fronting the new public square to the west and backing onto the existing historic cemetery to the east.
- *Mandana:* In a forty (40) acre Receiving Area at the intersection of West Lake Street and SR-359, locate new residential building lots on three streets and two blocks west of West Lake Street as shown, with demolition of existing buildings over time. To the east of West Lake Street, locate a new residential square fronted by row-houses to a build-to line as shown, with a new public pavilion, boat ramp and boat storage fronting Skaneateles Lake.

Each of these proposed interventions as illustrated is necessarily specific in its design and details. All of them 1) are informed by, maintain, and extend the traditional urban and landscape character of the Village and Town of Skaneateles; 2) promote the objectives of the *Joint Comprehensive Plan*; and 3) exemplify the basic principles of traditional architecture and urbanism as taught at the University of Notre Dame, presented at the September 2010 design charrette, and described in our working premises above.

IMPLEMENTING STRATEGIES FOR SUSTAINABLE SKANEATELES

Strategies for Sustainable Skaneateles proposes a variety of schematic design ideas intended to provide a strategy for future growth in Skaneateles. We recognize that our proposals are “big-picture” ideas requiring time and political will to implement. Nevertheless, these ideas are both practical and doable, and we urge the citizens and public officials of Skaneateles to promote future development in Skaneateles that embodies the principles of good architecture and urbanism we here have attempted to articulate.

Everything we have proposed here supports the primary objectives of the *Town and Village of Skaneateles Joint Comprehensive Plan*, but the objectives of the *Joint Comprehensive Plan* itself are thwarted by the Town’s and Village’s respective existing zoning ordinances. We therefore recommend as a necessary step in achieving the goals of the *Joint Comprehensive Plan* either the repeal of the existing zoning ordinances and their replacement with a form-based code, or the adoption of a form-based code as a parallel code and overlay for designated areas within the Town or Village that would allow walkable mixed-use developments by right. Employment of a form-based code should be done in conjunction with---and be ancillary to---the master plans and regulating plans shown here,⁴ and their sequence of production should be as follows:

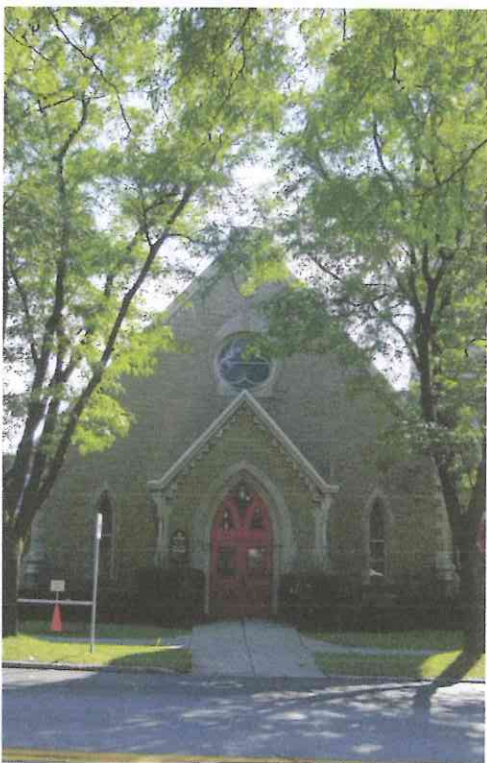
- Master Plans, with supporting illustrations;
- Regulating Plans, with supporting illustrations; and
- a Zoning Code, with supporting diagrams, illustrations and text that together support the intentions of the Master Plans and Regulating Plans.

The various Master Plans visually describe Skaneateles as it might look if *Strategies for Sustainable Skaneateles* was adopted and its proposals executed. The Regulating Plan in turn governs land use in support of and accordance with the Master Plans. The Zoning Code is a set of diagrams, illustrations and text identifying permitted non-civic Building Types and relating them to the different Lot Types found within the different zones of the Regulating Plan.

The Regulating Plan and Zoning Code are examples of form-based coding generally, and “Transect-based Zoning” in particular---a concept explained more fully on pages 100-101. But these legal documents, while necessary for good urbanism and good land conservation, are not sufficient for good urbanism and good land conservation. Other conditions are also desirable and may be necessary, including the following:

- tax incentives---on the principle of “if you want more of something, tax it less; if you want less of something, tax it more”---to encourage development in Receiving Zones and discourage development in Sending Zones;
- Town and Village willingness to fund and oversee infrastructure improvements that promote walkable mixed-use neighborhoods;

⁴ We have not here provided a full form-based code, but have provided sample pages of such a code on pages 104-113








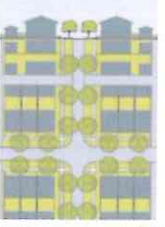
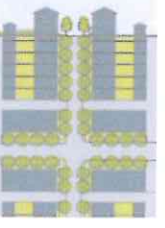
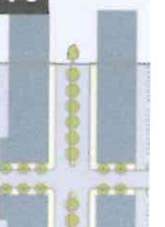
- a local development community or patron that understands and promotes the intentions of *Strategies for Sustainable Skaneateles*;
- promotion of mixed-use background building development on Town-and Village-owned land, by the Town and Village working with local contractors and providing partnership incentives for those who build durably, well, and small;
- local banks and / or foundations that will invest in the buildings and infrastructure that fulfill the intentions of *Strategies for Sustainable Skaneateles*;
- the presence of a community of skilled traditional designers and builders in Skaneateles. Some of these may already be present, and some may be attracted to Skaneateles by the opportunity that *Strategies for Sustainable Skaneateles* or some similar proposal represents. Also, a pattern book including plans and details of favored or required background building types may be initially helpful if not necessary to generating a local culture of durable traditional building; and finally
- a Town and Village Architect authorized to interpret the intentions of *Strategies for Sustainable Skaneateles*, who serves at the will of the Town and Village, however determined. (The point is that the Town and Village Architect must understand the intentions of *Strategies for Sustainable Skaneateles* and have authority to interpret it, but would not be acting solely on his or her own authority);

CONCLUSION

The 2005 *Town and Village of Skaneateles Joint Comprehensive Plan* paints a hopeful vision of a Skaneateles that has preserved and extended its historic character as a beautiful village in a beautiful landscape. Skaneateles is at an important moment in its history, possessing an abundance of natural and communal assets threatened by a sluggish regional economy and a default institutional complex---including its own zoning ordinances---that cumulatively promote sprawl culture. We hope that *Strategies for Sustainable Skaneateles* will enable the residents and leaders of both the Town and Village to maintain, extend, and recover---maintain and extend by recovering---the traditional qualities and character of Skaneateles that everyone who knows Skaneateles so rightly cherishes. We will be pleased if *Strategies for Sustainable Skaneateles* contributes to this worthy end.

The Notre Dame Graduate Urban Design Studio
December 17, 2010

Table 1: Transect Zone Descriptions. This tables provides descriptions of the character of each Transect Zone.

 <p>T1</p>	<p>T-1 NATURAL T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.</p>	<p>General Character: Natural landscape with some agricultural use Building Placement: Not applicable Frontage Types: Not applicable Typical Building Height: Not applicable Type of Civic Space: Parks, Greenways</p>
 <p>T2</p>	<p>T-2 RURAL T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.</p>	<p>General Character: Primarily agricultural with woodland & wetland and scattered buildings Building Placement: Variable Setbacks Frontage Types: Not applicable Typical Building Height: 1- to 2-Story Type of Civic Space: Parks, Greenways</p>
 <p>T3</p>	<p>T-3 SUB-URBAN T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</p>	<p>General Character: Lawns and landscaped yards surrounding detached single-family houses; pedestrians occasionally Building Placement: Large and variable front and side yard Setbacks Frontage Types: Porches, fences, naturalistic tree planting Typical Building Height: 1- to 2-Story with some 3-Story Type of Civic Space: Parks, Greenways</p>
 <p>T4</p>	<p>T-4 GENERAL URBAN T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, Sideyard, and Rowhouses. Setbacks and landscaping are variable. Streets with curbs and side-walks define medium-sized Blocks.</p>	<p>General Character: Mix of Houses, Townhouses and small Apartment buildings with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians Building Placement: Shallow to medium front and side yard Setbacks Frontage Types: Porches, fences, Dooryards Typical Building Height: 2- to 3-Story with a few taller Mixed Use buildings Type of Civic Space: Squares, Greens</p>
 <p>T5</p>	<p>T-5 URBAN CENTER T-5 Urban Center Zone consists of higher density mixed use building that accommodate Retail, Offices, Row- houses and Apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	<p>General Character: Shops mixed with Townhouses, larger Apartment houses, Offices, work place and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity Building Placement: Shallow Setbacks or none; buildings oriented to street defining a street wall Frontage Types: Stoops, Shopfronts, Galleries Typical Building Height: 2- to 5-Story with some variation Type of Civic Space: Parks, Plazas, and Squares, median landscaping</p>
 <p>T6</p>	<p>T-6 URBAN CORE T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger Blocks; streets have steady street tree planting and buildings are set close to wide sidewalks. Typically only large towns and cities have an Urban Core Zone.</p>	<p>General Character: Medium to high-Density Mixed Use buildings, entertainment, Civic and cultural uses. Attached buildings forming a continuous street wall; trees within the public right-of-way; highest pedestrian and transit activity Building Placement: Shallow Setbacks or none; buildings oriented toward the street, defining a street wall Frontage Types: Stoops, Dooryards, Forecourts, Shopfronts, Galleries and Arcades Typical Building Height: 4-plus Story with a few shorter buildings Type of Civic Space: Parks, Plazas and Squares; median landscaping</p>

APPENDIX C

SAVIT

(SKANEATELES ARCHITECTURAL & VISUAL IDENTIFICATION TEAM)

A Sub-Committee Report

To

Comprehensive Plan Review and Advisory Committee

7/1/01

Committee members

Paul Fiutak -Chairman
Beth Battle
Pat Blackler
Michael P. Falcone Jr
Charles Major
Andy Ramsgard
Paul Vaivoda
Chuck Williams

Special Assistants

Tammy Murray
Joyce Jowaisas

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Committee Summary & Findings	Page 51
The <i>SAVIT</i> Report as an Evolving Tool	Page 53
Special Notes	Page 54
<i>SAVIT</i> Committee Recommendations & Conclusions	Page 55

SAVIT Town of Skaneateles map with military number identification

Attachments:

- 1) SAVIT ID/Key Feature Reference List
- 2) SAVIT Inventory Form #2001 (For submitting properties for consideration)
- 3) Example photos to submit with Inventory Form #2001
- 4) 1862 photograph

SAVIT Mission Statement

“In support of, and in conjunction with, the Comprehensive Plan Review & Advisory Committee’s designated five year re-evaluation of the Skaneateles Comprehensive Plan, the Skaneateles Architectural & Visual Identification Team (SAVIT) proposes to identify and catalog items of significant historical, natural, and cultural prominence within the Town and Village of Skaneateles.”

Committee Summary & Findings

The depth of experienced personnel resources within this committee is hoped to build the reader's trust that SAVIT's recommendations offer a working tool to "Save Skaneateles" for our future generations. Its credentials include:

- Town & Village historians
- Two architects
- A past Town Supervisor
- A prominent local & nationally acclaimed developer
- Current Chairman of the Village of Skaneateles Historic Landmarks Preservation Commission
- Current Chairman of the Town's Board of Assessment Review

With the completion of our Mission Statement, the immediate goal was to provide a practical, working document that would bring life to the well intended but seldom used original Historical Building attachment to the Comprehensive Plan of 1996.

The committee found that a new life had to be instilled into the SAVIT ID/Key Feature Reference List attachment. The new list had to:

- a) Offer a more expansive & interesting list of features critical to securing the character of our Town & Village
- b) Be a readily available and easily referenced document for Town & Village officials to consider, without pouring through lists, pages, etc.
- c) Be easily updated and current
- d) Be accessible to architects, developers, real estate firms & contractors working in Skaneateles as well as students, citizens, local library, etc.

To this task the SAVIT committee has:

- 1) Expanded the Historical Building attachment to include
 - 173 plus, buildings, vistas, cemeteries, farms & monuments
 - a listing which is non-threatening, non-penalizing to the citizen, without National Registry implications
- 2) Developed an overlay, key coded, military plot map for immediate and simple reference by any interested party who seeks to know if a project is in proximity to a Town or Village critical feature (see attachment #1-SAVIT ID/Key Feature Reference list with overlay)
- 3) Established a form & system of inventorying both old & new features (see attachment #2 – **SAVIT** Building Structural Inventory Form #2001).
- 4) Recommended a method of advertising this document to all key town bodies to include, Planning Boards, Zoning Boards, Architects, Chamber of Commerce, Developers & Real Estate Firms via personal presentations by **SAVIT** members.
- 5) Proposed the use of a graduate student architectural photographer, skilled in the method of capturing the essence of the **SAVIT** ID/Key Feature List. Based on the acceptance of **SAVIT's** report, a grant funded, architectural graduate student photographer will be hired for this position and overseen by the professional staff of **SAVIT**.
- 6) Proposed the continued funding by both Town & Village governments. To support an annual audit of the list and use of the reference materials. (see attachment #3 and Recommendation #III, page 55)

THE SAVIT REPORT AS AN EVOLVING TOOL

The merits of this report in identifying items that are influential in defining the character of the Skaneateles area have been previously discussed. However, a reference tool must be accurate and up to date in order to remain truly useful.

Our community is constantly in a state of flux, not only from the standpoint of new development occurring on formerly vacant land but also modifications to existing structures. It is this committee's belief that due to the extensive quantities of properties that have been identified within this report, it is assumed that in time, listed structures or properties will be directly affected. This may be in the form of additions and/or alterations to structures, restoration of properties formally in a state of disrepair, reclamation of lost view corridors, etc. Additionally, there may be new construction within our community that is of such superior quality that it too must also be included within the list. Consequently, in order for the report to remain effective, it must be re-examined periodically to document these changes. The frequency of revisiting the list is open to review, but it seems appropriate to SAVIT, that this evaluation should coincide with the five-year assessment of the Skaneateles Comprehensive Plan.

It is with this in mind, that the SAVIT committee requests of both the Town and Village boards, the allocation of funds in their respective operating budgets for the review of the report. The projected amount of capital required for the updating of the report could be estimated in the year prior to the five-year assessment, and be based upon the number of affected properties. These monies then could become an integral part of, and a subset of the Comprehensive Plan Review budget. Moreover, the SAVIT report could permanently become part of this five-year review.

As with any tool, if it is not available and within easy reach, we are often forced to compromise both the process and the outcome. Therefore, SAVIT highly recommends that associated map and documentation be prominently displayed within both the Town and Village public meeting areas. It is our vision that the material be located immediately adjacent to the zoning map and be referenced with similar frequency. The map would be within an acrylic frame that would allow for the identification of affected properties in question with an attached dry marker and the documentation close at hand for further reference. The location of the material will not only compel consideration during meetings relating to future development, but will also be easily available to the public for review in preparation for presentation to the respective boards.

Of special note, had been:

- A) The committee's realization that recent past good intentioned official policy of supporting vigorous forestation of our Town might be creating a "private" lake. The blocking of Lake views to the average citizen & visitor may be counter productive and was brought to reality when viewing an 1862 photo looking east towards West Lake Street and Skaneateles Lake from the present day Kane Avenue.(see attach #4)

- B) The committee has found an invaluable tool for future SAVIT groups & Town & Village Officials i.e. The Onondaga County Settlement Plan 2001 (a copy available upon request)

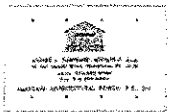
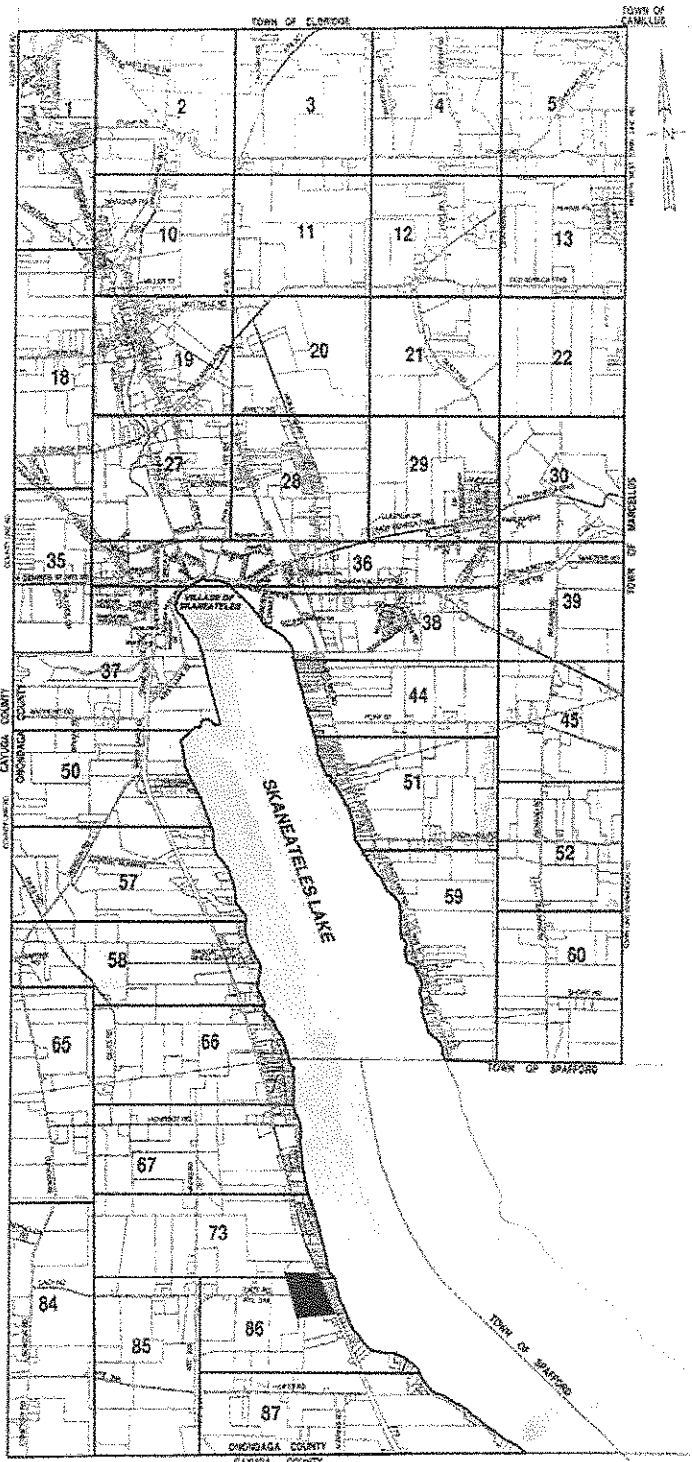
COMMITTEE RECOMMENDATIONS & CONCLUSIONS

A) RECOMMENDATIONS:

- I. Seek acceptance of SAVIT's new list methodology from Comprehensive Plan Review and Advisory Committee
- II. Present both Town & Village Boards with a SAVIT Map Overlay by August 1, 2001.
- III. Continue the SAVIT function as part of an annual assessment of utilization of the SAVIT Tools Via Town & Village funding (\$500 budget) of an update of the **SAVIT** ID/Key Feature Reference List (attachment #1)
- IV. Seek NYS & Federal Grant monies (\$3,500 to \$9,000) with **SAVIT** direction, for contributing architectural photographs to enhance the present listing and map key codes.
- V. Prepare an Index of the **SAVIT** tools for users ease of accessing information.

B) Conclusions:

- I. Ease of access to identifying critical Skaneateles Features will help to save that which has made our Town & Village a treasure for both citizen and visitors.
- II. The **SAVIT** ID/Key Feature Reference List (attachment #1) is by no means complete and demands immediate scrutiny. The Committee has found that putting The List to the **SAVIT** Building Structural Inventory Form #2001 test will result in its practical and frequent utilization.



SAVIT MAP
TOWN OF SKANEATELES

JUNE, 2001

SAVIT ID/Key Feature Reference List, 7/2/01
Skaneateles Architectural & Visual Identification Team

Important Buildings, Cemeteries, Farms, Vistas, etc.

The following properties have been identified as significant to the Village and Town of Skaneateles. Some of these properties may be on historic registers, though most are not. The Village historic district encompasses both sides of Genesee Street from Onondaga Street west to the corner of Jordan Street, north on Jordan to Fennell Street to include the Tallcot Mill.

The intention in identifying these properties is to heighten community awareness and help educate citizens about the community's history. It is not intended that property owner's rights be restricted because of being on this list. It is expected that this list will expand over time.

<u>ADDRESS</u>	<u>KNOWN AS</u>	<u>HISTORIC SIGNIFICANCE</u>
7 Academy St.	Nottage House	
13 Academy St.	Neibert House	
17 Academy St.	Kowalski	
29 Academy St.		
31 Academy St.		
37 Academy St.		
39 Academy St.		
45 Academy St.		
11 East Elizabeth St.	Polley House	Polley Sleigh
25 East Elizabeth St	John Stephenson House	Skaneateles Free Press
115 East Genesee St.	Gerst	David Colton
130 East Genesee St.	Stella Maris	Fred Roosevelt House
East Genesee St.	SE corner of Genesee and East Lake	
72 East Lake St.	Gregory House	
111 East Lake St.	Delaney House	
15-17-19 Fennell St.		
Mclaughlin Teasel Barn Fennell St.		
31 Fennell St.		
35 Fennell St.	Weeks House	Ice Business
41 Fennell St.	Allen House	President of Village
52 Fennell St.	Martin Fennell House	Steamboat Captain
Skaneateles Office Supply	Site of Bowdish Boats	
6 Hannum St.		
8 Hannum St.		
7 Hannum St.	Les Hunt Garage	
6 Jordan St.	Country Cabin	Powell Hotel
72 Jordan St.	Gregory House	Teasel Merchant
74 Jordan St.	St. Mary's Convent	
81 Jordan St.	ST. Mary's Rectory	
109 Jordan St.	Forrest Weeks House	

10 Leitch Ave. Howard
 12 Leitch Ave.
 18 Leitch Ave.
 20 Leitch Ave.
 21 Leitch Ave.
 24 Leitch Ave.
 32 Leitch Ave.

5 Onondaga St.
 7 Onondaga St. Delaney
 9 Onondaga St. McLean
 10 Onondaga St. Cahill
 11 Onondaga St.

36 State St. George Tucker House
 37 State St. Academy

20 West Genesee St. Syracuse Water Bldg.
 40 West Genesee St. Havemeyer
 48 West Genesee St. Manilla
 49 West Genesee St. Presbyterian Manor
 57 West Genesee St.
 59 West Genesee St. Conan
 61 West Genesee St.
 63 West Genesee St.
 67 West Genesee St. Millers
 69 West Genesee St. Masters Greenhouse
 Tice Motel

2 West Lake Street Lady of the Lake
 3 West Lake Street Ardia Earl Boat House
 60 West Lake Street Liegel
 72 West Lake Street Lynch Netherland Farms
 105 West Lake Street Kenan Westgate
 3384 West Lake Street Ruston
 3406 West Lake Street Parker John Hazard
 3405 West Lake Street Reynolds Francis Sinclair
 (All homes on West Lake Street to the Village line should be considered)

Sites
 Austin Park
 School Campus
 St. Mary's Cemetery
 Parks Cliff-Shotwell
 Thayer-Austin



SAVIT

Skaneateles Architectural & Visual Identification Team

The purpose of this form is to document individual properties, features and views of architectural, historic, cultural and natural significance within the Skaneateles area that are instrumental in providing our Village and Town with its unique character. In completing this form, please be as specific as possible and see support materials for additional information.

General Information

Item Name or Description: _____
 Address: _____
 Grid Location: _____ Tax Map No.: _____ Date of Original Construction: _____
 Current Owner: _____ Use: _____
 Original Owner: _____ Use: _____
 Significant Intermediate Owner: _____ Use: _____

Architectural Description

Primary Architectural Style: _____
 Primary Exterior Materials: _____
 General Condition: _____ Excellent _____ Good _____ Fair _____ Deteriorated
 Architectural Integrity: _____ Original Site & General Character _____ Moved (& Date)
 Major Modifications (date & description): _____
 Significant Architectural Features/Attributes: _____

Historical/Cultural Description

Describe primary Historical/Cultural aspects and persons relating to the site or structure:

Natural/Context Description

Describe significant Natural/Contextual features inherent to the site:

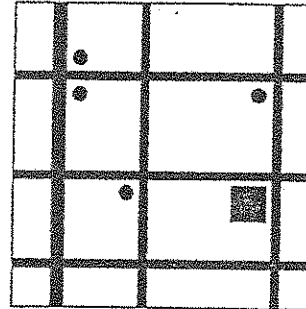
Miscellaneous Information

Provide any additional information unique to the site or structure:



Item Location & Photographs

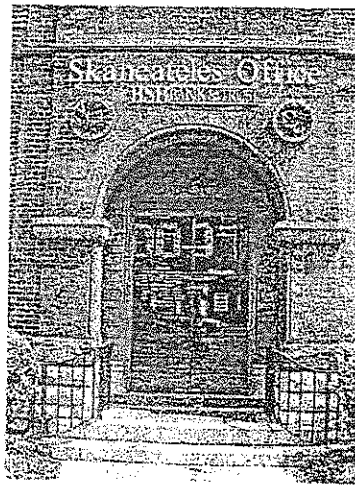
Item Name or Description: _____



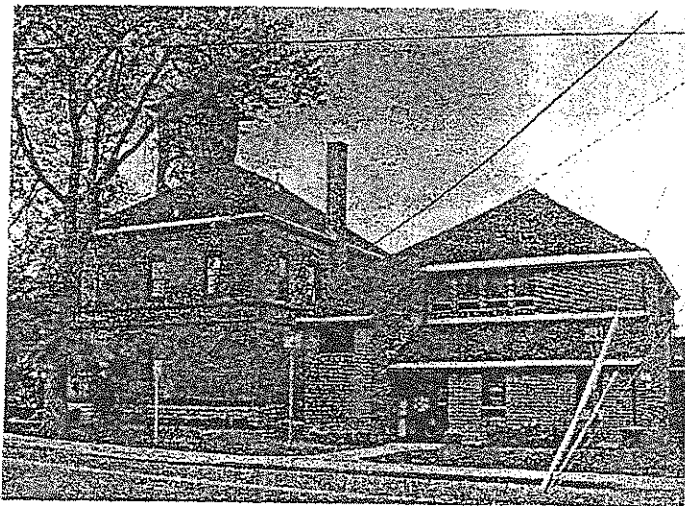
Site Location



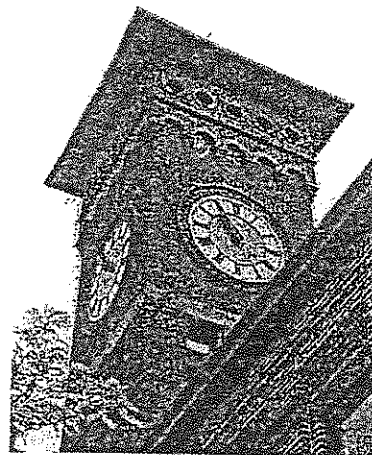
South Elevation



Main Entry Detail



East Elevation



Clock Tower Detail

OPEN SPACE AND RECREATION PLAN

I. INTRODUCTION

This component of the Skaneateles Master Plan is concerned with an appraisal of recreation and open space needs and potential in the Town and Village. A community richly endowed with a variety of natural features and open space opportunities must include this aspect of community development in its long-range planning program. Skaneateles is such a community.

In the later half of the twentieth century recreation has become one of the more important activities of life, ranking quite high on the list of things to which people are willing to devote time, energy and resources. Attendance at state, regional and local parks is at record highs. The provision of a variety of recreation opportunities to satisfy all age groups has clearly become one of the major responsibilities of government along with roads, utilities, safety, solid waste management and other services.

In addition to the more traditional and active recreation pursuits, preservation of natural resources and open space is also a primary objective of recreation planning. Growing population, expanding urban areas, increased mobility, park use, and health consciousness, when added to the current emphasis on outdoor recreation, have sharply focused attention on the need to preserve prime open areas for the future use and enjoyment of generations to come.

With its lake, hills, streams and parks Skaneateles appears to provide much in the way of recreation and open space. It can be argued that the wealth of natural resources with which Skaneateles has been blessed carries with it a major responsibility to make wise use of these resources and preserve and protect them for the future. In order to meet this responsibility effectively, a specific plan of action that identifies both need and opportunity is necessary.

Another important reason to emphasize this element of the overall Master Plan is related to the continuous infilling and outward expansion of the Skaneateles urbanized area. The tendency to consider every available vacant piece of land as potentially developable makes it important to take certain steps that will preempt some of the more suitable natural areas for public recreation purposes.

This open space and recreation plan contains an appraisal of facilities and programs in the Skaneateles communities. In addition to a consideration of general recreation and open space issues, special emphasis has been given to the unique recreational potential of Skaneateles Lake and its outlet. Recommendations and priority for action are presented in the final section of the report.

II. EXISTING FACILITIES AND PROGRAMS

The largest dry-land public recreation area in Skaneateles, and the center of recreation activities in the community, is C.M. Austin Park, located on the Village's northern boundary immediately west of the school campus. This large, Village owned park of approximately 50 acres contains a variety of indoor and outdoor recreation facilities including a covered skating arena as shown in Table I on page 3.

Four public parks enhance the lakeshore in the Village: Clift Park and adjoining Shotwell Park are west of the outlet and, F. Austin and Thayer Park abut at the north east end of the lake. These parks are heavily used in the warm weather months by local residents and visitors alike. Clift Park offers one of the few opportunities for controlled swimming in Skaneateles Lake. It is also used for band concerts, passive recreation and as the departure point for dinner boats. Summertime activity in this area is intense and both park and adjacent Genesee Street are often congested as a result. Because of their proximity to the Village Center, both Clift and Thayer Parks are extremely important urban open spaces. They provide both character and form to this end of the lake.

In the Town there are two small neighborhood type parks, one in Mandana and one in Skaneateles Falls. These are each approximately 2 acres in area and provide limited recreation opportunities for use by the surrounding neighborhood. Skaneateles Country Club is a private golf course located in the Town on the west side of the lake. This magnificent site has more water frontage than any public area along the lakeshore but its use is restricted. A nine-hole public golf course, called Pearl Lakes, is being developed on Old Seneca Turnpike.

TABLE 1: EXISTING RECREATION FACILITIES - SKANEATELES 1993

RECREATION FACILITY	AUSTIN PARK	SKANEATELES FALLS	SKANEATELES		CLIFT PARK
			CENTRAL SCHOOL	MANDANA	
Playground	1	1	2	1	
Softball Field/ Little League	4	1			
Baseball Field/ Major League	1		1		
Soccer Field	2		3		
Tennis Court	4		2		
Basketball Court/ Outdoor	4	1	1		
Sand Volleyball	2				
Horseshoe Pit	4				
Ice Skating Rink	1				
Football Field			1		
Track	1 ¹		1		
Swimming					1
Boat Launch				1	

Source: Matthew Major, Recreation Director
Town of Skaneateles, August 1993

Even though the lake is Skaneateles's most dramatic and exciting natural feature, there has not, as yet, been any concentrated marina activity. There is, however, constant and growing pressure for more opportunity to get to the Lake and to use it for swimming, boating and fishing. Response to this pressure has been limited, due in part to the cost of lakeshore land and to the steepness of the shore in many locations making vehicular access difficult and expensive.

A number of small public and private facilities provide limited access to the water. The Town maintains a public boat launch ramp next to a small private marina on the west shore in the hamlet of Mandana. Also on the west shore, located about two miles south of the Village, New York State has constructed a heavily-used launching facility for smaller boats and the Skaneateles Country Club allows members to moor boats on a limited basis. Farther down the east side of the lake, Jones Beach is the location of the Skaneateles Sailing Club.

¹ Designed to accommodate wheelchair-bound persons as well as walkers and joggers

To round out the inventory of existing outdoor recreation and open space facilities in Skaneateles, several other items should be listed: there is a private, regulation polo field located on Andrews Road with weekly matches in the summer; there are approximately 80 acres of wetland between East Street and Highland Avenue that presently serves as a games preserve; the Skaneateles Rod and Gun Club owns approximately 25 acres on Jewett Road. There is an area on Benson Road which is part of Dutch Hollow, a public golf course located mainly in the Town of Owasco; and, the Town owns several miles of right-of-way in the Skaneateles Creek valley, formerly owned by the railroad and now used as a nature trail as registered with the National "Rails to Trails" program.

In addition to the outdoor recreation areas and open space facilities listed above, and shown on Map 1, there are the extensive activities and facilities of the Skaneateles Central School District. The school campus occupies a large site in the northeast quadrant of the Village. Besides the four buildings located on this parcel there are athletic fields, tennis courts, a tract and nicely landscaped grounds. Programs and facilities provided by the school district are listed on Table 2.

TABLE 2: SKANEATELES CENTRAL SCHOOL ATHLETIC PROGRAMS & LOCATIONS

	FOOTBALL	WINDHAM SOCCER	IV. SOCCER	STATE SOCCER	X-COUNTRY	BASEBALL FIELD	TRACK	TENNIS COURTS	WATERLOO OLYM.	STATE ST. OLYM.	H.S. OLYM.	M.S. OLYM.	WEIGHT LIFTING	AUSTIN PARK SOCCER	AUSTIN PARK SOFTBALL	ALLEN ARENA	AUSTIN PARK TENNIS (I)	AUSTIN PARK BASEBALL	SKANEATELES COUNTRY CLUB	FALCON PARK AUBURN	MAULEY FIELD HOUSE	
VFB	○																					
MPB "A"	○																					
MPB "B"	○																					
BV Soccer		○																				
BJV Soccer			○																			
GV Soccer		○																				
GJV Soccer			○																			
II Mod Soccer														○								
G Mod Soccer					○																	
X-CB						○																
X-CG						○																
X-CMod						○																
G Tennis								○									○					
B V BB											○											
G V BB											○											
B JV BB												○										
B 8TH BB										○		○										
B 7TH BB										○		○										
G 8TH BB										○		○										
G 7TH BB										○		○										
G V Volleyball									○		○											
G JV Volleyball									○		○											
G Mod Volleyball									○		○											
Hockey																○						
Indoor Track																						○

Source: Mr. Timothy Chiavara, Assistant Principal
 Skaneateles High School October 1993

The Skaneateles Recreation Department is supported by both the Town and the Village. Operation of the department is a Town function and there are a variety of summer and winter programs provided for local residents of all ages. There is no lack of opportunity for those interested in more structured recreation activities and Town and Village officials have been able to find in this important public service a solid area for cooperative effort. Table 3 illustrates programs that are, or have been, available to the community in 1993.

TABLE 3: RECREATION PROGRAMS - TOWN OF SKANEATELES, 1993

PROGRAM	LOCATION				
	AUSTIN PARK	SKANEATELES FALLS	AUBURN N.Y. YMCA	SKANEATELES CENTRAL SCHOOL	CLIFT PARK
Baseball Clinic				X	
Adult Winter Basketball				X	
Basketball Clinic				X	
Boys Basketball	X				
Bill Delaney Basketball	X				
Girls Basketball	X				
Dog Obedience	X				
Babe Ruth Baseball	X			X	
Little League Baseball	X			X	
Golf Lessons	X				
CPR Class	X			X	
Horseshoes	X				
Karate	X			X	
Boys Lacrosse Camp				X	
Girls Lacrosse Camp				X	
Kids Playground	X				
Running Camp				X	
Youth Summer Soccer				X	
Youth Fall Soccer	X				
Mens Slow-Pitch Softball	X				
Learn-to-Swim			X		
Open Gym					X
Public Swimming					X
Tennis Lessons	X				
Beach Volleyball	X				
Adult Winter Volley					X
Youth/Adult Hockey	X				
Youth/Adult Figure Skating	X				
Broom Ball	X				
Public Ice Skating	X				

Source: Matthew Major, Recreation Director
Town of Skaneateles, August 1993

III. ASSESSMENT OF NEED

As a general rule towns and villages might expect to provide a community park and/or playground, several neighborhood parks and a number of so call "tot-lots." In addition, a recreation plan should incorporate school playgrounds and, when such features are available, focal points, lineal connections such as trails, and conservation areas. These outdoor areas would normally be supplemented by a variety of indoor recreation facilities.

STANDARDS. Criteria established by the National Recreation and Park Association (NRPA) are often used to assess, in quantitative terms, the adequacy of open space and recreation facilities (See Table 4). Some measurement of acreage by type of facility per increment of population is considered to be a logical determinant of recreation need. Although these standards are widely accepted in the industry as guidelines for determining minimal recreation needs in today's life style, situations often exist that require wide variation of the guidelines. Local attitudes, existing development patterns, population characteristics, availability of land, unique natural resources, unusual opportunities or threats, and fiscal resources are among the considerations that affect decisions about an area's recreation system and plans. Many of these modifiers exist in the Skaneateles area.

TABLE 4: NATIONAL RECREATION AND PARK ASSOCIATION STANDARDS*

<u>Type</u>	<u>Acres per 1,000 People</u>	<u>Size Range</u>	<u>Characteristics</u>
Playlot (Tot Lot)	Not Applicable	2,500 s.f. to 1 acre	Convenient walking distance for residents from area served. Provides simple facilities to be used by small children.
Neighborhood Park	2.5	2 to 5 acres	Located 1/2 mile or less from the homes of most users. Limited equipment with informal layout.
Community or District	5 to 10	20 to acres	Provides varied recreation opportunities for all age groups in all seasons. Has space for team sports, picnicking, parking, and possibly swimming. Location within 15 to 20 minute drive from most patrons.

*NRPA standards modified to reflect the Skaneateles community.

Because local conditions vary widely from community to community, there are no established standards for enhancement of special features such as focal points (Clift and Thayer Parks, for example), lineal connections (such as Skaneateles Creek) and conservation areas (such as the Gulley Road and Highland Avenue wetlands). The development of such features is related more to the value placed on them by the local community than on a specific identified need.

POPULATIONS PROJECTIONS. Population figures for the Town and Village over the past two decades indicate a dramatic change from the growth period of the 50's and 60's. Between 1970 and 1990 the Village's population declined by almost 11 percent and the Town, excluding the Village, increased by less than one percent. Census figures also show that age characteristics of the resident population in Skaneateles are experiencing changes that should be considered in this open space and recreation plan. The population is getting older, especially in the Village, and the number of young people, as a percentage of the total population, is declining substantially. Between 1970 and 1990 there was a 33 percent decline in the number of people under 19 years of age. The 55-and-older age category experienced a 21 percent increase during the same time period and the 19 to 54 year olds increased by 11 percent.

Given these trends, and taking into account the various development proposals currently under consideration in the Skaneateles communities, it is reasonable to assume that there will be modest growth of the resident population over the next ten to fifteen years. In developing and locating future recreation facilities consideration should be given to the needs and limitations of an aging population, as well as to the increasing demand for recreational opportunities by older citizens.

DEFICIENCIES. In terms of NRPA standards, Skaneateles provides a reasonably good array of recreation facilities and programs. Austin Park satisfies current and projected needs for a large community park for both Town and Village. In short supply, however, are the small, strategically located, passive neighborhood parks or play lots for people who live in the higher density residential neighborhoods.

Also in seriously short supply are park and recreation facilities related to the lake. This deficiency cannot be measured by any established standards but is based on the premise that a unique public water body should be made broadly available for use and enjoyment by the entire community. Opportunities to provide lake-related recreation areas are limited. Ideally, lakeside sites should be located relatively close to the greatest concentrations of population and be easily accessible to both pedestrian and vehicular traffic.

While no standards or specific "community needs" have been identified supporting the preservation of unique natural open space areas and special features such as lineal parks and trails, it is clear that good opportunities for such facilities can be found in Skaneateles. Large wetlands and related critical environmental features, as well as Skaneateles Creek, represent excellent targets for open space preservation or limited development.

IV. PLANNING POLICY

The policy determination for open space and recreation, as set forth in this strategic plan, will be incorporated into the overall comprehensive plan for the Town and Village of Skaneateles. Generally, each policy will contain three parts.

1. The GOAL - a long-range view of what the Town and Village hope to accomplish by following specified course of action.
2. The OBJECTIVE - intermediate or short-range targets that must be reached if the goal is to be achieved.
3. The ACTIONS - specific activities that must be undertaken in a timely manner in order to satisfy the objectives.

In the planning process, it is important for public officials to take a firm stand on basic planning issues such as open space and recreation. It is also essential to review policy statements periodically with the intent of making appropriate adjustments as conditions and attitudes change.

OPEN SPACE AND RECREATION POLICY

GOAL: The establishment of an integrated open space and recreation system that protects critical environmental features, capitalizes on unique natural assets with recreation potential and provides a wide variety of active and passive recreation opportunities for all age groups.

OBJECTIVES:

1. To meet the needs of the existing and expected resident population for community and neighborhood parks and recreation facilities.
2. To continue to work cooperatively to improve existing recreation facilities and support recreation programs provided for local residents.
3. To enhance public access to Skaneateles Lake for such activities as picnicking, fishing and boating in ways that will minimize future degradation of the lake.
4. To establish an interconnecting system of pedestrian and bicycle trails that incorporate natural features such as Skaneateles Creek, segments of the lake shore, stream corridors and ridge lines.
5. To make maximum use of Federal and State recreation programs and grants to supplement funding from local sources.

ACTIONS:

1. Review the policies and recommendations set forth in the 1974 General Plan and update and modify as necessary.
2. Identify areas of concentrated development that would warrant some type of neighborhood park or tot-lot if non exists.
3. Consider ways to increase public access to Skaneateles Lake and make this a high priority activity for funding.
4. Review existing study of the Skaneateles Creek lineal park and update as appropriate (See Appendix I of this report).
5. Investigate the possibility of creating a trail that follows the ridge line of Skaneateles Lake watershed and is integrated with the Finger Lakes Trail.
6. Develop a system of footpaths and bike ways that provide access to major recreation and open space features in Skaneateles.
7. Ensure a regular review of recreation programs sponsored by the Town, Village and School District to ensure that the needs of all age groups are addressed.
8. Work to enhance the recreation facilities in Austin Park as the need arises and funds become available.
9. Investigate the feasibility and desirability of protecting ecologically sensitive areas and rehabilitating depleted or defunct sites for recreation and open space purposes.
10. Modify existing land use and development regulations as necessary to promote environmental protection and the provision of recreation areas and facilities.

V. RECOMMENDATIONS

Three general categories of recommendations are appropriate in this Open Space and Recreation Plan:

1. Those aimed at providing existing and projected residents with a variety of recreation facilities and programs.
2. Those related to the preservation or conservation of sensitive environmental resources; and,
3. Those made in response to the unique natural setting of the Skaneateles area.

Recommendations listed below will be included as part of the overall Comprehensive Plan for the Village and Town.

Category 1.

1. To provide more localized recreation facilities for existing and expected residents in Skaneateles, one small neighborhood-type park is proposed and shown on the map. Such a park should be located and designed to serve many of the daily recreation needs of families living in the surrounding area. This type of park is generally minimally furnished but should reflect the needs and wishes of the neighborhood it serves.

Accessibility is a major consideration and, ideally, a neighborhood park should be within walking distance from most of their service area. It should provide at least a cleared open space for informal play but may also include a small apparatus area for children, picnic tables and small a parking space.

Neighborhood parks are usually the responsibility of the municipality but can also be provided by a private developer or homeowners' association. Land for this type of facility can sometimes be obtained through clustering or the open space provision of the subdivision regulations.

The proposed neighborhood park is located in the Town somewhere in the general vicinity of Mottville. The precise location has not been determined and is less important than is the principle of accessibility to the surrounding neighborhood. The park in Skaneateles Falls should be evaluated for possible additional seating and play equipment.

2. Several additional small recreation areas are included in the special study of Skaneateles Creek (see Appendix). While these have been considered Category 3 facilities for purposes of this plan, they could also be Category 1 proposals since they are, for the most part, located in developing areas of the Town. Eventually, it is hoped that the proposed Creekwalk would serve as a safe pedestrian/cyclist linkage between Mottville and Skaneateles Falls.

Category 2.

1. In the northeastern part of the Town of Skaneateles it is proposed that consideration be given to the creation of two large county, community or private recreation/natural resource areas. One of these spans Gully Road and includes wetlands and interesting natural features (steep slopes, wooded areas and wetlands) that could be incorporated into a multi-purpose wildlife and conservation area. The second area is long-range in nature and involves the reclamation of stone quarry land

south of Route 321. As the gravel resource is depleted, this area should be reclaimed and put to an appropriate community use which could include a variety of attractive recreation opportunities.

2. The attractive and unusual drainageway connecting the two areas described above marks the westernmost extent of the Nine Mile Creek watershed. It contains the Mud Lake wetland, extensive additional wetland areas stretching almost four miles across the Town and a falls. This entire stretch is proposed as a conservation area. Development of this environmentally sensitive area should not be considered. Purchase of development rights or use easements, or extensive zoning restrictions should be employed to preserve the natural state of this gully and its wetlands.
3. Less physically dramatic, but none the less important as a natural resource, in the large wetland between Highland Avenue and East Street which provides sanctuary for deer, birds, and other wildlife. This wetland spans a number of separate parcels and its degradation is unlikely. Nevertheless, it is recommended that the area be established as a conservation area with easements being obtained from the multiple owners to preserve its future.
4. Also to be conserved is the Town's land including wetlands, on Route 20 at the junction of Route 175. This 80 acre parcel could easily accommodate a number of ball fields, which are in increasingly great demand in the community by youngsters and adults.

Category 3.

1. If Skaneateles is to realize optimum recreational value of its lake, the basic elements of a lakeshore plan must be established and implemented before all opportunities for public ownership disappear. It is essential to identify those exceptional areas and features that have high recreation and open space potential, to gain control of them now and to preserve them as an inheritance for future generations.

Several lakeside park areas are proposed as part of this Open Space and Recreation Plan. The highest priority is placed on the 90 acre parcel located on the west side of the lake, just south of the Skaneateles Country Club. This area, known locally as Mile Point and Sandy Beach, is approximately 1 1/2 miles south of the Village center. The parcel contains farm land, wetland areas, drainage ways, woods and an almost level beach area with over 3,600 feet of shoreline. The land has been used primarily for agricultural purposes and thus preserved from development. As much of this site as possible should be secured for public recreation purposes including

picnicking, boating and fishing. It could also provide a rest area and scenic look-out for cyclist and hikers of the proposed ridge-line trail.

2. The marvelous attraction of the lake has tended to obscure another natural asset that offers great and varied recreation potential--the lake's outlet, Skaneateles Creek. This resource, stretching northward about 5 miles from the lake to the Town of Jordan, has been the focus of a special study, included in this Open Space and Recreation Plan as Appendix I.
3. From many points along the ridgeline of the Skaneateles Lake watershed dramatic views and vistas into the valley and over the lake can be had. Obviously, the ridgeline traverses a large number of individual properties that are used for a variety of purposes. Never the less, the opportunity to develop a Ridgeline Trail should not be missed and it is recommended that the feasibility of such a trail be studied at this time. Such a study would identify the various ridge parcels that would be involved, the current use of such parcels and an evaluation of the likelihood that trail easement could be obtained. Opportunities to connect a Ridgeline Trail to the Finger Lakes Trail system and to the local bikeway and pedestrian paths should be included in this study.

APPENDIX I

SKANEATELES CREEK

A significant natural resource with recreation potential that has been largely unexploited to date is the lake's outlet, known as Skaneateles Creek. Water flowing northward out of Skaneateles Lake eventually reaches the Seneca River and then continues into Lake Ontario. About 5 miles of this journey fall within the boundaries of the Town and Village of Skaneateles. For most of this length there is little evidence of the creek's presence, and almost no attempt to use it as a feature of the landscape, although it is well-known and well-fished by local anglers.

While limitations of this study made it impossible to do a complete assessment of the recreation and open space potential of the creek, it has been examined in some detail in an effort to identify in a general way the opportunities that may be present. A number of possibilities have come from this study and these are shown on Map 1.

Water flow in the creek in August when the evaluation was made, was sufficient to support a reasonable width and depth. The City of Syracuse is required to maintain minimal flow volumes and, if this minimum was present in August, it would appear that this is sufficient to support a reasonably active stream. There are some

areas along the 5 mile length, in fact, where activity of the water in terms of velocity and agitation produce an exciting atmosphere; on Map 1 these are identified simply as "good stretches." It should be physically possible and relatively simple to achieve an almost continuous pedestrian connection, or footpath, from West Elizabeth Street in the Village to Long Bridge in the Town of Skaneateles. There are a number of points where access to such a lineal strip could be achieved; these are also shown on the three sections of Map 1.

A large part of this lineal park has already been achieved by making use of the right-of-way of the Short Line railroad, now abandoned south of Long Bridge. This roadbed makes an ideal pedestrian connection between the Old Seneca Turnpike and Crow Hill Road in the Mottville area. The railroad crosses the creek in three spots on trestles that are in reasonably good condition and also provides easy access to other points of interest along the way.

One such feature is located at approximately the 1 3/4 mile point where the crumbling remains of an old dam can be seen. It appears that this dam might have been used at one time as a source of waterpower. The creek is very picturesque at this point.

Just south of Mottville is another interesting area where steep shale banks give a sense of enclosure to the stream. The creek splits in this area forming an island and providing an opportunity for a natural conservation site.

The creek and its banks are already quite attractive in some locations in the Long Bridge area. This appears to be the end of the active part of the railroad line and it is also the point where the creek begins to meander more as it flows northward. Accessibility becomes a problem and the more intensive industrial land use in this general area detracts somewhat from the amenity that the creek could provide. In fact, the creek appears to be an important part of the industrial process for P & S Textiles and Welch-Allyn in the Skaneateles Falls area.

While it does not seem likely that the lineal park concept could be maintained north of Long Bridge it might be possible to develop some nodes of recreation activity, such as fishing and picnicking, focused on the creek in the Marysville-Skaneateles Falls area. Leadership in such an effort might well come from the industries and large employers which have located there.

Special mention should be made of the one mile of Skaneateles creek that lies within the Village limits. It is obvious that this stretch offers many untapped opportunities for a lovely natural amenity in the midst of an urban environment. It is also clear that the creek has played virtually no part in the development that has occurred to date.

This is particularly noticeable along that part of the creek between Genesee Street and Kelley Street. Development along Fennell Street has completely ignored the presence of the creek and, in fact, the stream has become a repository for old tires, bottles, cans, and miscellaneous junk and trash. Paved parking areas push practically to the waters edge; there is no reason why anyone should want to get near the creek or even be aware of its presence. That this should happen to an area that could be one of the most attractive natural spots in the Village is a waste that should be corrected immediately.

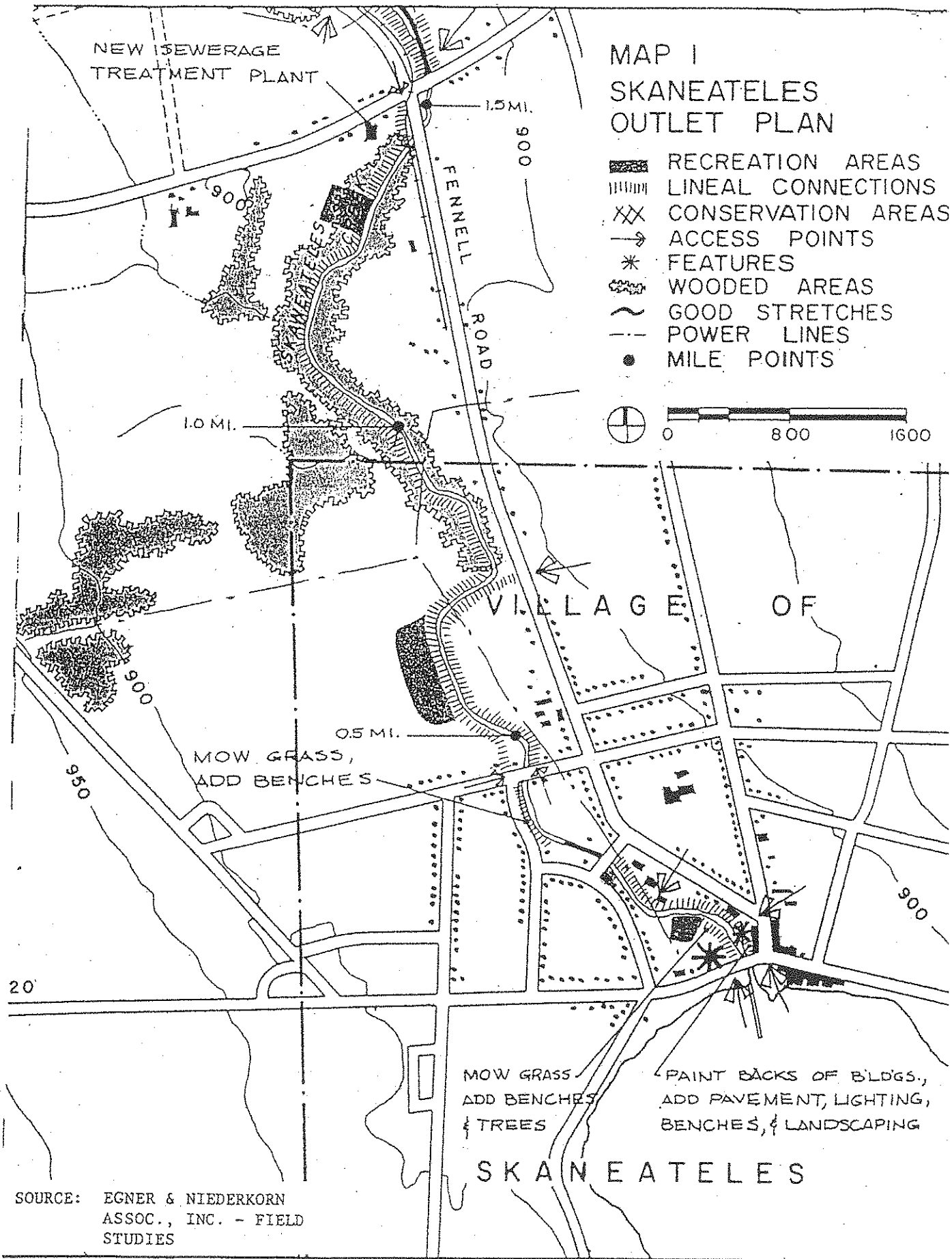
The area immediately north of the Genesee Street bridge is also one of great potential. This is the spot where the Livingston Parmalee Park provides benches and fishing access. A strong sense of enclosure and urban scale is provided by the rear walls of the buildings on the east side. On the west side the creek's bank is landscaped in a fashon, but not maintained. With a little effort this area could be a very positive visual feature in the Village Center. The paved alleyway should be cleaned up and provided with decorative potted trees, umbrella tables and benches. Care should be taken to maintain the grass and shrubs on the west bank.

In the newly developing residential area north of West Elizabeth Street there is another great opportunity for use of Skaneateles Creek that should not be missed. This entire area might well become one of the most attractive residential neighborhoods in the community. The creek should become a major part of the overall recreation system for this area and the open space requirements of the subdivision regulations should be rigidly enforced as development occurs.

Suggested also is a self-directed fitness path to be located somewhere along the creekwalk. This would include distance markers and some simple training equipment such as chinning-bars, balance beams, stretching platforms, etc.

The entire creekwalk should be marked with historic and ecologic signs to help educate citizens about past industries and activities along the creek and about the fragile creek's environment.










A general clean-up operation all along Skaneateles Creek is needed. This could well become a major challenge for some local civic group. The results will not be worth the effort, however, until new awareness of the potential value of this natural feature can be instilled in Skaneateles residents. The purpose of this part of the General Plan study is to point up the opportunities that have been missed and to set the stage for a change of attitude that will bring this new awareness about.

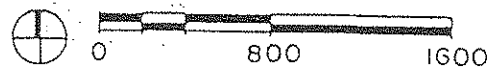


SOURCE: EGNER & NIEDERKORN
ASSOC., INC. - FIELD
STUDIES

MARYSVILLE

MAP I SKANEATELES OUTLET PLAN

-  RECREATION AREAS
-  LINEAL CONNECTIONS
-  CONSERVATION AREAS
-  ACCESS POINTS
-  FEATURES
-  WOODED AREAS
-  GOOD STRETCHES
-  POWER LINES
-  MILE POINTS



LONG
BRIDGE

MOTTVILLE

LL ROAD

SHORT
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







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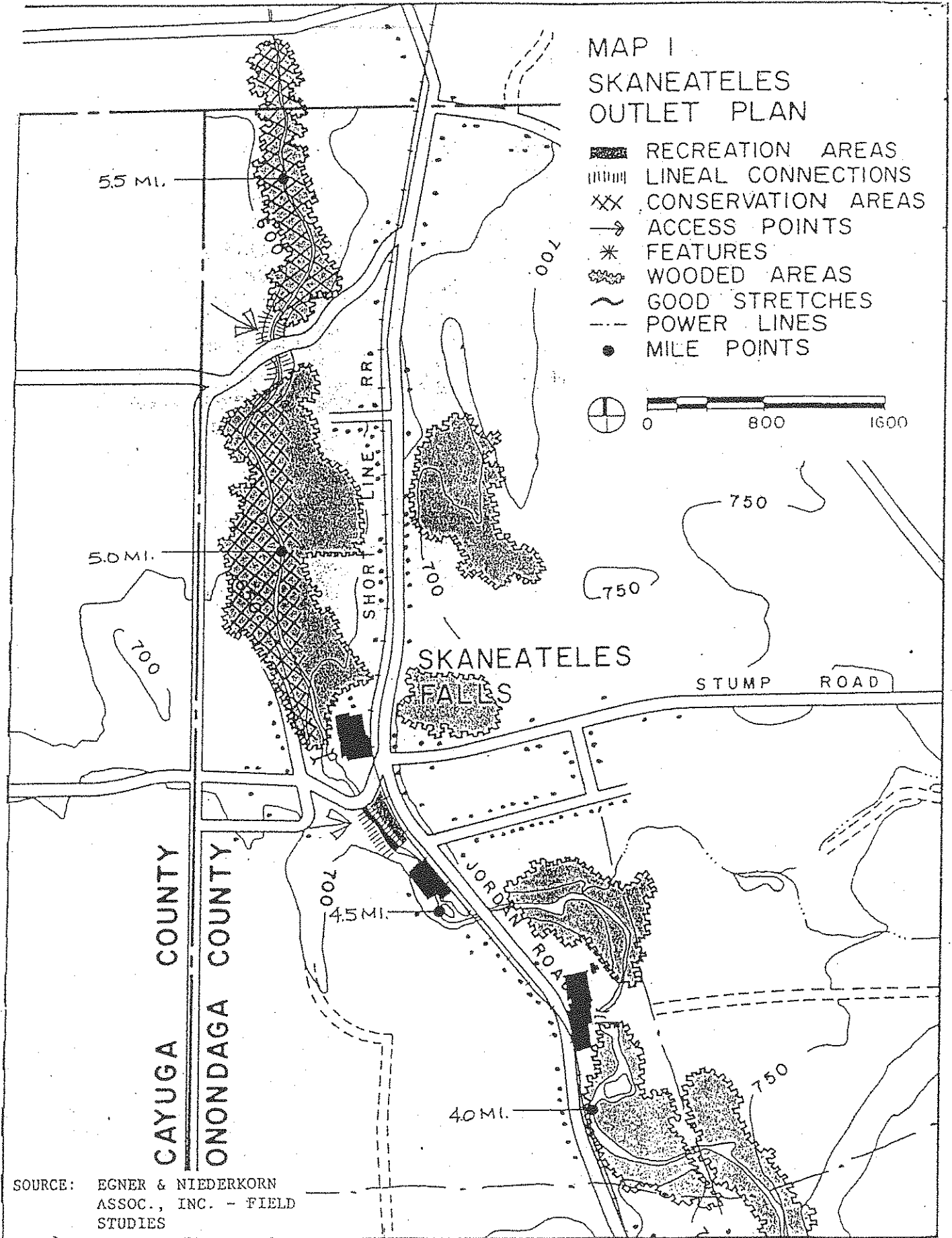
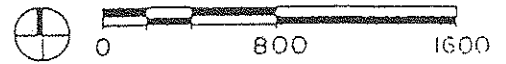
2.5 MI.

2.0 MI.

SOURCE: EGNER & NIEDERKORN
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STUDIES

MAP I SKANEATELES OUTLET PLAN

-  RECREATION AREAS
-  LINEAL CONNECTIONS
-  CONSERVATION AREAS
-  ACCESS POINTS
-  FEATURES
-  WOODED AREAS
-  GOOD STRETCHES
-  POWER LINES
-  MILE POINTS



SOURCE: EGNER & NIEDERKORN
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STUDIES

FENNELL STREET COMMERCIAL CORRIDOR Master Plan

The Village of Skaneateles has nurtured an exceptionally attractive and appealing community identity and vitality—perhaps the finest in New York State—by maintaining and restoring most of its historic structures and pedestrian-friendly streetscape character. This master plan is an effort to renew and extend these successful traditional development forms and patterns to the Fennell Street Commercial Corridor.

In general, the properties fronting Fennell Street between Elizabeth Street and Jordan Street define the study area for the Fennell Street Corridor Master Plan. The study area also includes those properties that abut Skaneateles Creek from West Genesee Street to Kelley Street.

The master plan process was initiated by the Village Trustees in September 2003. A master plan committee comprised of local citizens was formed and, in October 2003, the Village commissioned Environmental Design & Research, P.C. of Syracuse to help prepare a plan for Fennell Street. In the beginning, the Fennell Street Master Plan committee developed a series of long-term goals that built upon the Village's comprehensive plan but also were specific to the Fennell Street Corridor and Traditional Neighborhood Development (TND) concepts. As a result of insightful and dedicated involvement by members of the Master Plan Committee, the final plan is a vision upon which to focus the community's energy and resources. This report summarizes the plan. It is intended to serve as a guideline to assist the village, public agencies, developers, business owners, property owners, and others in short-term and long-term redevelopment activities and improvements.

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Recommendations.....	4
Conceptual Cost Estimates.....	11
Phasing Opportunities.....	11



March 8, 2004

Master Plan Goals

The main goals of the Fennell Street Corridor Master Plan are as follows:

Increase public parking count.

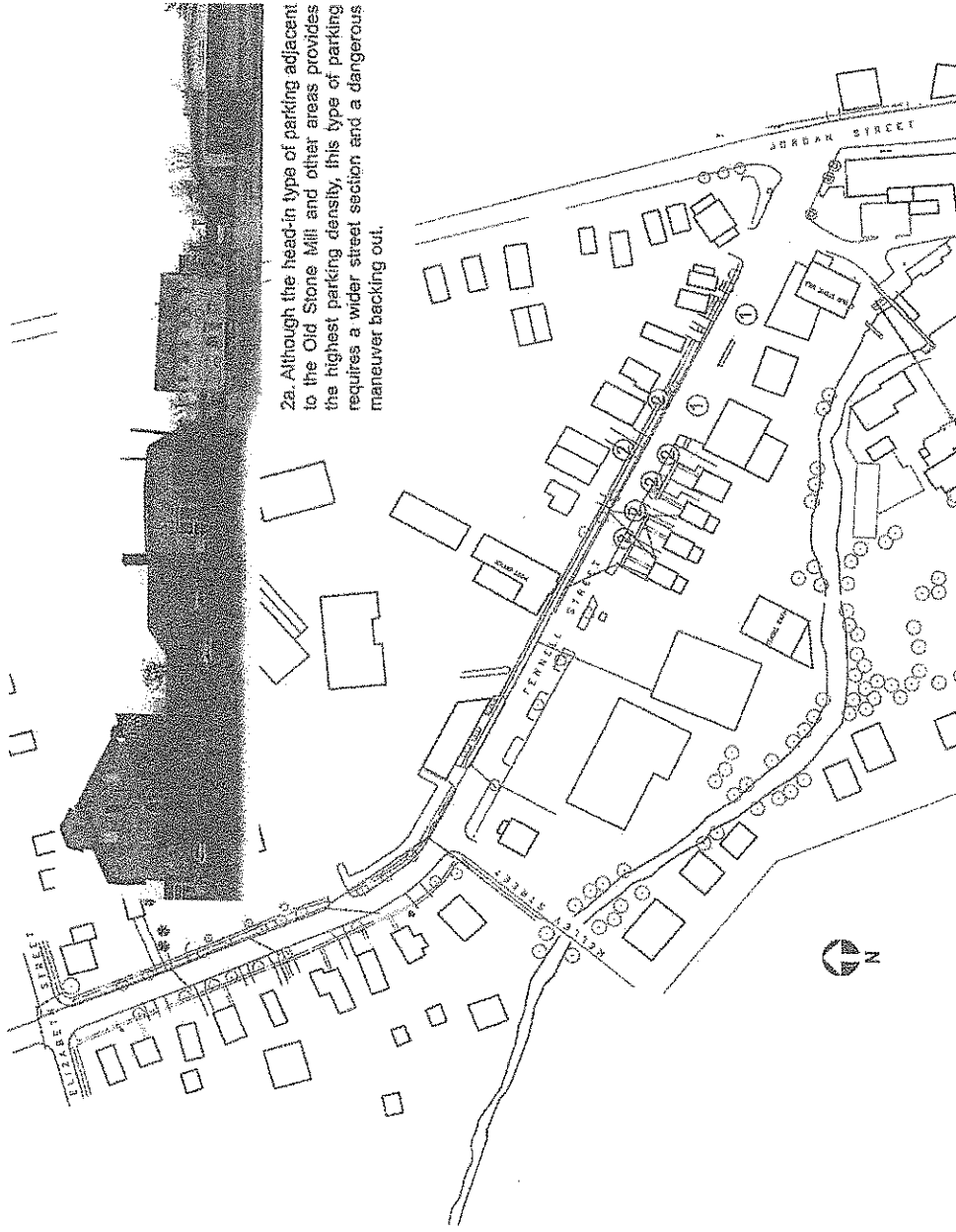
The masking and consolidation of parking behind buildings to enhance the quality of pedestrian movement in the public realm is a priority as is the increase of on-street parking.

Enhance pedestrian amenities.

A combination of streetscape elements such as the type and dimension of curbs, walks, street trees, and streetlights have a positive effect on the pedestrian experience.

Some streetscape elements in the Fennell Street corridor that require some improvements are as follows:

- The Fennell Street corridor currently has a system of 4' wide concrete sidewalks. Wider sidewalks are typically preferred in commercial/retail corridors.
- Frequent and expansive curb cuts interrupt the sidewalk system and compromise the safety of pedestrians.
- The excessive width of Fennell Street promotes higher and unsafe vehicle speeds, making it hazardous for pedestrians to cross.
- Standard streetscape amenities (benches, trash receptacles, etc.) found on Genesee Street are not found on Fennell Street.
- Unightly over-head utilities create visual disorder to the streetscape.
- Lighting on the street by cobra-head fixtures attached to the utility poles is out of character with the village and out of scale with pedestrians.



2a. Although the head-in type of parking adjacent to the Old Stone Mill and other areas provides the highest parking density, this type of parking requires a wider street section and a dangerous maneuver backing out.

2b. This plan illustrates the existing conditions of the study area. The location of wide curb cuts is identified (1) as is the location of curb cuts that could be removed with the consolidation of parking in rear yards (2). See discussion on page 4.

Master Plan Goals

Establish community development parameters for private sector initiatives.

The corridor currently consists of a variety of development types. There are typical vehicle-oriented businesses, valuable parcels of open space, groups of historic housing and various forms of traditional commercial buildings. Increasing development pressure along Fennell Street can be harnessed to create a more attractive pedestrian-friendly and economically vital district.

Identify creekwalk parameters and strengthen linkages to Genesee Street.

Improved access to the creek's beauty and recreational opportunities will make Skaneateles Creek an attractive village destination and an additional source of community identity and pride. A walk system along Skaneateles Creek would also link the commercial Genesee Street corridor with the commercial Fennell Street corridor between Jordan Street and Kelley Street. Improvements to this public space would also encourage investment in adjacent properties and provide opportunities for additional parking.



3a. Two distinct character areas currently exist along the corridor. The character area identified as the 'south end' is located between Jordan Street and Kelley Street. This character area is primarily commercial with a mix of building sizes, frontages, and setbacks. The second character area, identified as the 'north end', is located from Kelley Street to Elizabeth Street. This area is mostly characterized by large front yards and residential scale buildings that blend into the existing residential neighborhoods along and beyond Elizabeth Street. The P&C property is also located in this area and contrasts with the physical form and use of other structures in this zone.

Village of Skaneateles Climate Action Plan: Executive Summary



The Village of Skaneateles strives to preserve and sustain its beautiful, historic and livable environment for many generations to come. Sustainability means meeting present needs without compromising the ability of future generations to meet their needs.

The Climate Action Plan (CAP) serves to inform the residents of the numerous potential impacts that climate and the environment will exert on the Skaneateles community. It provides information that will allow the Village and its residents to be prepared and meet the challenge together. Future concerns are addressed in the CAP from three perspectives: increased energy efficiency, reduction of emissions and the increased use of renewable resources. To view the final CAP document, visit https://www.dropbox.com/s/447bsgivvtrli4v/Skaneateles_ClimateActionPlan.pdf.

The CAP also includes a technical appendix document, or Appendix A: Action Strategy Summary Document. This document includes detailed information about each emissions reduction strategy, including strategy descriptions, calculations and sourcing information, potential cost savings, potential emissions reductions, payback periods, co-benefits of implementing each strategy, and case-study examples of where each strategy has been implemented successfully elsewhere.

Starting with the Village's use of energy resources, which are more easily defined and measured, programs have begun to protect and conserve these resources. This was demonstrated in the planning and construction of the new Village Hall, which is the first net-zero energy municipal building in New York State. It is the aim of the Village to reduce emissions from municipal operations by 50% by the year 2030, and the Village is well on its way to this goal. The Village has already seen a 5.8% reduction in emissions from the 2010 baseline year due to the Village Hall retrofit.

The CAP also describes strategies that may be useful in reducing the Skaneateles community's emissions from residential, commercial, industrial, and transportation sectors. The Village's goal is to reduce community emissions by 20% by the year 2030.

The CAP includes charts and graphs to explain what can be accomplished and the benefits of actions once they are implemented. A blueprint for climate adaptability by the Village of Skaneateles is also explained in an outline at the end of the CAP document.

The CAP leads the way to a successful coalition of all the community's sectors towards building a better future for the residents of Skaneateles. The Skaneateles community is encouraged to utilize the recommendations in the CAP to continue to take steps to reduce energy use, encourage sustainable development, and reduce emissions.



Greenhouse Gas (GHG) Inventory Summary: 2010 Baseline Year

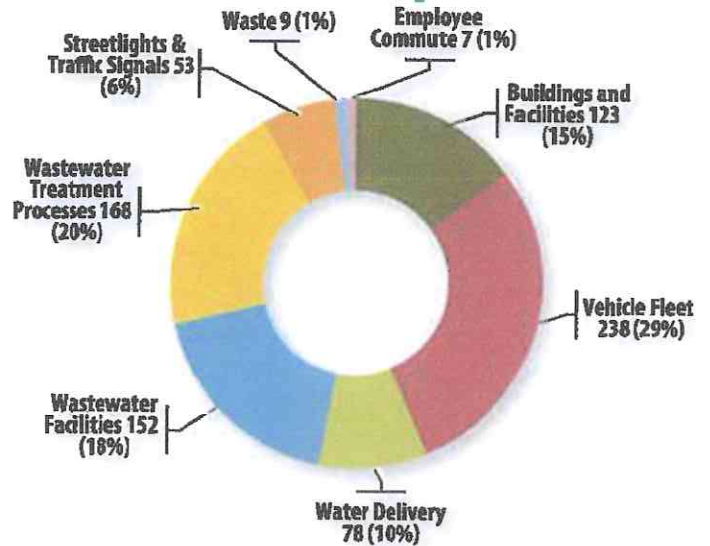
What is a GHG Inventory?

The first step in climate action planning is to compile a GHG inventory. A GHG emissions inventory is an audit of activities that contribute to the release of emissions, such as burning fossil fuels for energy. For Skaneateles' GHG inventory, energy use and waste generation information for the 2010 year was gathered and methods of calculation explained in the Local Government Operations Protocol and the U.S. Community Operations Protocol developed by ICLEI-Local Governments for Sustainability were utilized to generate emissions figures.

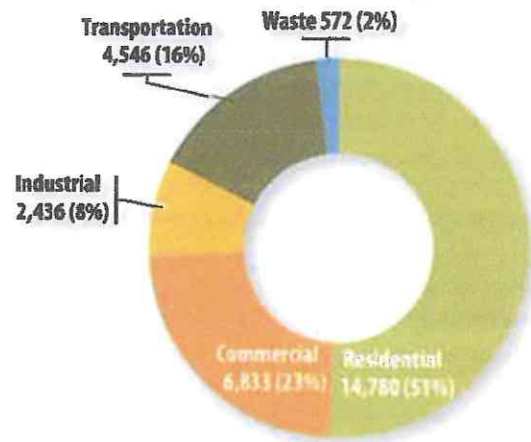
Data regarding municipal and community-wide energy use and waste production were entered into ICLEI's Clean Air Climate Protection (CACAP) software, which then produced emissions figures. Data from the inventory can be used to guide policy decisions and energy improvements, inform sustainability projects, and build public support for broader sustainability initiatives in the Village of Skaneateles.

Skaneateles' GHG inventory reported emissions of 828 MTCO₂e from municipal operations and 29,167 MTCO₂e from the community at large in the 2010 baseline year. The GHG inventory serves as the baseline for the CAP.





2010 Municipal Operations Emissions (828 MTCO₂e)



2010 Community Emissions (29,167 MTCO₂e)



1 MTCO₂e =

-  CO₂ emissions from 112 gallons of gasoline consumed
-  CO₂ emissions from 2.3 barrels of oil consumed
-  CO₂ emissions from 41.7 propane cylinders used for home barbeques
-  Carbon sequestered by almost 1 acre of U.S. forests in one year

Did You Know...?

MTCO₂e stands for metric tons of carbon dioxide equivalent. MTCO₂e is the metric used to describe emissions from greenhouse gases such as carbon dioxide, methane, and nitrous oxide. Because these gases have different global warming potentials, they are converted and aggregated into a single metric, MTCO₂e, in order to explain GHG emissions information.

Climate Action Plan (CAP) Summary

How was the Plan developed?

Skaneateles' Climate Action Plan was developed by an advisory committee made up of Skaneateles community members Kathryn Carlson, Sue Dove, Dorothea Hughes, Bob Lotkowitz, Jim Lanning, Peter Moffa, Mary Sennett, and Carol Stokes-Cawley. The committee was provided technical assistance by the Central New York Regional Planning and Development Board (CNY RPDB). CNY RPDB provided information and suggestions to the advisory committee as to which energy efficiency strategies would be most successful in the village based on calculations regarding potential emissions reductions, cost savings, energy savings, and payback period. For more information on how the strategies were developed, including calculations of monetary savings, payback periods, assumptions and references, refer to **Appendix A: Action Strategy Summary Document**, found at <https://www.dropbox.com/s/tkbt9bod30dix7m/Skaneateles%20CAP%20summary%20final.docx>. To view the final CAP document, visit https://www.dropbox.com/s/447bsgivrli4v/Skaneateles_ClimateActionPlan.pdf.

How will the Plan be implemented?

In order to implement the strategies in the CAP and achieve Skaneateles' sustainability goals, the Plan should be implemented by the Village with the help of relevant groups and stakeholders, such as Sustainable Skaneateles, the Village Chamber, CNY RPDB, and others.

Municipal Operations Analysis

2010 Emissions: **828 MTCO_{2e}**

Estimated emissions reductions by 2030 from strategy implementation: **408 MTCO_{2e}**

Total estimated cost of implementation: **\$1,330,019**

Total estimated annual cost savings: **\$85,432**

Estimated payback period: **15.57 years**

Municipal Operations Strategies Included in CAP

- Install LED light bulbs
- Energy efficiency retrofits of existing facilities
- Limit idling of heavy duty vehicles
- Geothermal heat pump
- Anaerobic digester at WWTP
- Conversion to biodiesel
- Solar PV installations
- Install LED streetlights
- Solar heating for YMCA swimming pool
- Power Down at Night Policy
- Limit idling of light duty vehicles
- Expand bicycling paths/facilities
- High efficiency water heaters
- Increase bus ridership
- Conversion to electric vehicles

Community Analysis

2010 Emissions: **29,167 MTCO_{2e}**

Estimated emissions reductions by 2030 from strategy implementation: **2,531 MTCO_{2e}**

Total estimated cost of implementation: **\$7,394,262**

Total estimated annual cost savings: **\$440,842**

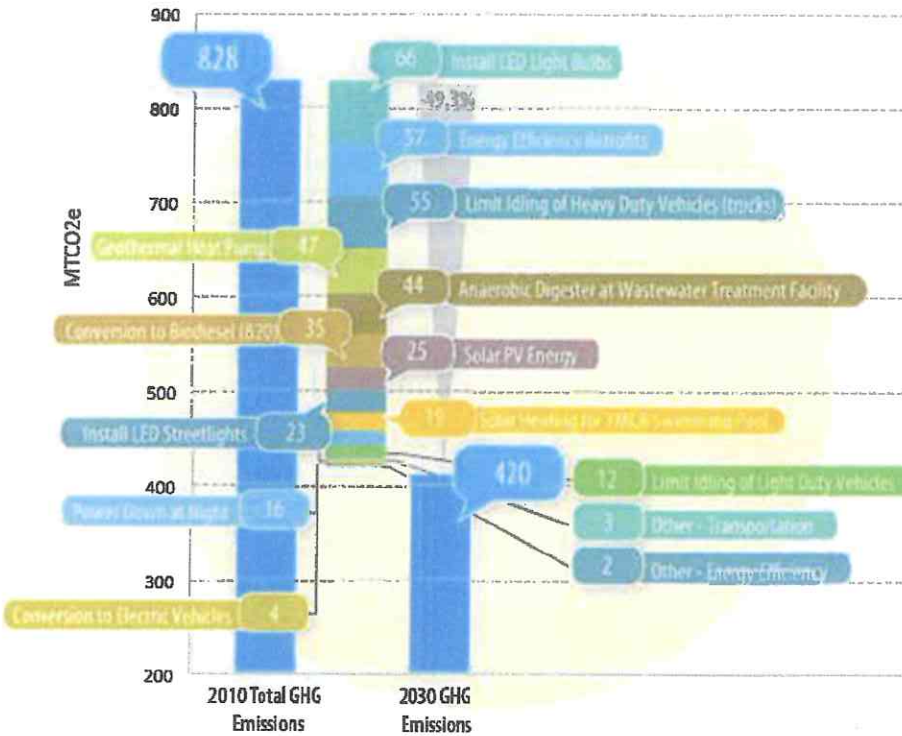
Estimated payback period: **16.77 years**

Community Strategies Included in CAP

- Conversion to electric vehicles
- Energy efficiency education: businesses
- Geothermal heat pump
- Incentives for hybrid vehicles
- Conversion to biodiesel
- High efficiency water heaters
- Residential solar PV installations
- Install electric vehicle charging facilities
- Power Down at Night Policy
- Promote carpooling and vanpooling
- Commercial solar PV installations
- Expand bicycling paths/facilities
- Limit idling of school buses
- Safe Routes to School Program
- Increase urban forest
- Increase bus ridership
- Limit idling of heavy duty vehicles
- Install LED light bulbs
- Energy efficiency retrofits of existing facilities

Estimated Emissions Reductions by Strategy

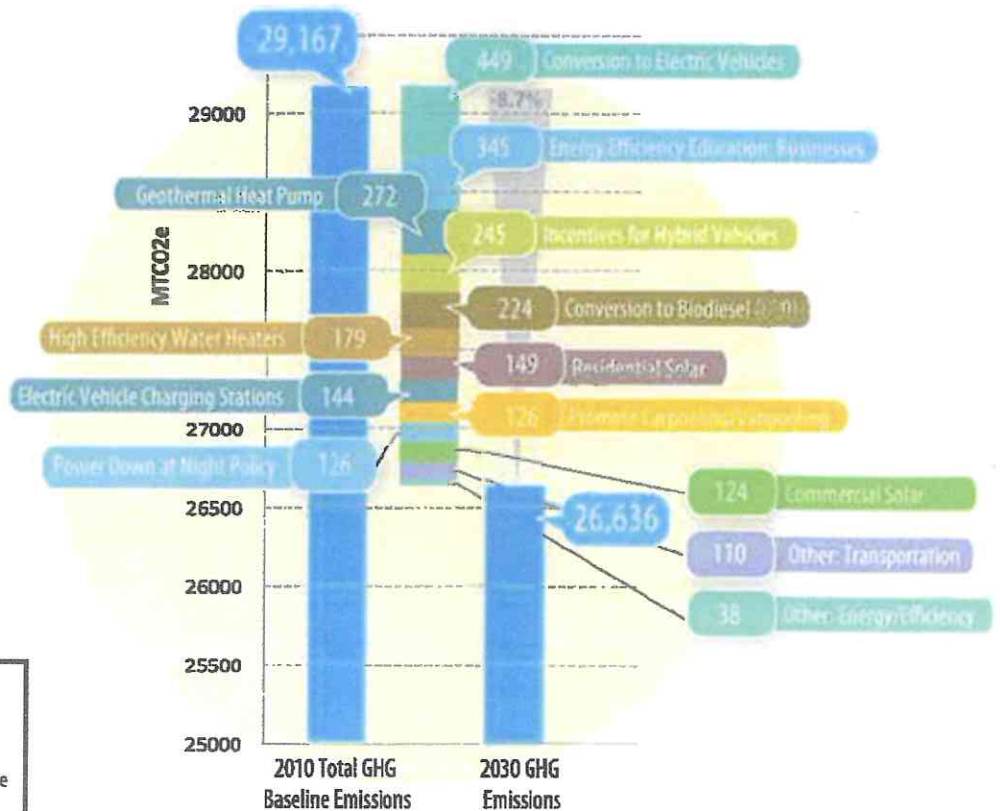
Municipal Operations Strategies



The graph to the left shows Skaneateles' 2010 baseline municipal emissions as recorded by the GHG inventory report, potential reductions due to suggested strategies, and potential emissions in 2030 should each of the suggested strategies be implemented. It is estimated that there will be a 49.3% reduction in municipal emissions if all suggested strategies are implemented. For more detailed information about these strategies, please refer to the CAP and Appendix A: Action Strategy Summary Document.

The graph to the right shows Skaneateles' 2010 baseline community emissions as recorded by the GHG inventory report, potential reductions due to suggested strategies, and potential emissions in 2030 should each of the suggested strategies be implemented. It is estimated that there will be an 8.7% reduction in community emissions if all suggested community reduction strategies are implemented. For more detailed information about these strategies, please refer to the CAP and Appendix A: Action Strategy Summary Document.

Community Strategies



Key:

— Emissions reduction strategy name
— Illustrates emissions reductions in MTCO2e