

Volume I

Comprehensive Plan Report



Town of Aurelius
Cayuga County, New York

March 2006



Engineers • Environmental Scientists • Planners • Landscape Designers

Town of Aurelius

**The Town of Aurelius
Community Comprehensive Plan**

March 2006



Engineers • Environmental Scientists • Planners • Landscape Designers

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1.0 Introduction

1.1 Authorization

In September of 2004, the Aurelius Town and Cayuga Village Board authorized Barton & Loguidice, P.C. to undertake an update to the Town Comprehensive Plan (The Plan) pursuant to, and in accordance with Section 272-a of New York State Town Law. Upon adoption of this resolution, the Town Board authorized the formation of a 14-member Special Board (AD-HOC Committee) consisting on one or more members of the Town Planning Board appointed by the Town Board to develop a vision for the future of the community.

1.2 Purpose

The primary purpose of the Town of Aurelius Comprehensive Plan is to provide guidance to local officials and residents as they work to accommodate the physical growth and development of the community. The plan addresses areas within the Town and the Village of Cayuga. This document provides a statement of community Goals and Objectives and includes policies that are based upon a comprehensive inventory and analysis pursuant to citizen input and public participation. The plan provides guidance to at least three levels of community interest.

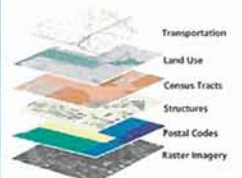
First, the plan serves as a guide to both municipalities as they take a coordinated approach to planning for the future as a natural neighbor to the City of Auburn. Secondly, the plan provides guidance to State and County agencies for the development and maintenance of facilities within the Town. Third, the plan will guide public agencies, private business, not for profit agencies and citizens in working toward a collective vision for the Town of Aurelius. The plan considers that the Town is part of a region and the interests of the Town are important in context of the Finger Lakes Region, Cayuga County, and the City of Auburn.

The catalyst for the planning process results from the fact that the Town Board recognizes that the act of governance is the art of balancing limited resources with unlimited demands. During periods of limited public resources, Comprehensive Planning serves as a strategic guide to the public and private sectors. This guidance is necessary to provide effective and efficient expenditures of public funds for the maintenance and development of critical infrastructure and facilities. The plan will help the Town of Aurelius achieve its vision for the next generation and promote a sound and reasoned approach to public and private investment.

1.3 An Overview of the Comprehensive Plan

The Town of Aurelius Comprehensive Plan addresses four major subject areas (planning components) with nine sub-components based upon New York State Legislation defining a Town Comprehensive Plan. Ultimately sections of the plan address; natural resources, historic resources, cultural resources, transportation, infrastructure, housing, community facilities including parks, recreation and open space, economic development with respect to community design. Each section of the plan includes a profile and inventory of existing conditions, a discussion of trends relevant to the Town and an analysis of local opportunities and constraints for each of the four major sections of the plan. The plan also establishes community goals, objectives and strategies relating to each planning component. Planning goals, objectives, and strategies will guide local policy toward achieving the future vision of the community.

An element of the final plan includes implementation strategies and short-term actions necessary for achieving the goals of the community. The key to the success of the plan lies within the community goals, objectives and strategies that are established to achieve a vision for the next generation of residents.



Maps for the Aurelius Comprehensive Plan were developed utilizing a computerized Geographic Information System.

1.3.1 Glossary of Important Terms

As with every discipline, community planning tends to have a specialized vocabulary. Specific words, including Goals, Objectives and Strategies, among others, are important to understand this document and are defined below:

Goal - A community Goal is a broad statement that represents a long-term goal of the community for each component of the plan. The combination of Goals sets the framework for the future long-term vision of the community.

Objective(s) - are more specific steps toward achieving long-term goals but will take a period of time to accomplish. Objectives may require a periodic review. They may be adjusted to reflect changes in the regulatory landscape or for unanticipated issues that may arise out of unforeseen trends.

Recommendation(s) - are guidelines for policy changes to set the direction for each individual planning component. They establish a direction toward the best approach in areas where alternatives were considered during the planning process. Recommendations are designed to assist the decision-making process of Town Officials based upon the analysis and evaluation of the best available alternatives suggested by panel experts, participating agencies and the planning consultant.

Strategy - Strategies are very specific, short-term policy oriented actions that should be initiated within a 1 to 5 year period. The success of short-term strategies should be reviewed every 5 years and updated as they are accomplished. For example, development of improvements to the water supply system is a local objective, but the

Town may target funding to complete the first phase of the water supply system to accommodate the proposed BOCES project within one to three years.

The Goals, Objectives, Recommendations and Strategies are addressed for each planning component, such as transportation and land use. Elements of each planning component and the topics they address are described as follows.

Route 5 and 20 Corridor (as denoted in NYSDOT GIS data):

Includes the entire length of the Route 5 and 20/Clark Street highway and right-of-way between the City of Auburn municipal boundary extending to the northwest corner of Aurelius at the Town Line, encompassing 1,500 feet north and south from the centerline of the road.

Ad Hoc Committee: An advisory board consisting of 14 Aurelius Town residents appointed by the Aurelius Town Board. Their role is to coordinate with the paid professional planners to oversee development of a Town vision throughout the Comprehensive Planning process.

Cluster Development: A development style that encourages a higher density of dwellings per acre, with the intent of retaining open space areas.

Cross Access: An easement or service drive providing vehicular access between two or more contiguous sites so that the driver does not need to reenter the public street system (Access Management Manual, 2003).

Infill Development: Development of vacant land or use of existing vacant buildings within an area that is largely undeveloped. Infill projects may range from the construction of a new house on a vacant lot in an existing subdivision to a new commercial building on a vacant lot in the Town commercial center.

Infrastructure: The various public and private systems and facilities necessary to support the functionality of a community (e.g., sewer and water, electric, communication lines, roads, etc.).

Marginal Access: Access from roads parallel to and adjacent to arterials that abut properties and provide protection from through traffic. Marginal access roads and streets will be construed as local access or secondary collectors dependent on area served and traffic anticipated from particular developments.

Multi-Modal: A realistic means for expanding travel, mobility, and accessibility opportunities within the Town by supporting and promoting alternative modes of transportation. This includes a fuller understanding of the relationship that land use policy, growth planning, and design standards play in furthering the ultimate success of alternative transportation modes such as walking and bicycling.

Non-Point Source Pollution (NPS): NPS pollution is caused by rainfall or snowmelt moving over and through the ground surface; and in the process picking up synthetic pollutants such as oil, salt, fertilizers and toxic vehicle chemicals, and depositing them into nearby bodies of water such as Cayuga Lake.

O & M: Operation and Maintenance of facilities and systems.

Overlay Zone: Overlay zones build on the underlying zoning, by establishing additional or stricter standards and criteria; the standards of the overlay zone apply in addition to those of the underlying zoning district. Overlay zoning can be an effective tool for communities to use in protecting specific resources from development pressures.

Planned Development District (PDD): Districts intended to provide for developments that incorporate complimentary uses and innovative design features that promote aesthetic quality and superior functionality of higher density development.

Planned Unit Developments (PUD): Developments that have creative site design and a mix of uses by incorporating flexibility into its ordinances, especially with regard to use, setbacks and minimum lot sizes. PUDs may include provisions to encourage clustering of buildings, designation of common open space, and incorporation of a variety of building types and land uses.

Reverse Frontage: Frontage on an access road constructed at the rear of lots fronting on a major roadway.

Smart Growth: Uses comprehensive planning to guide, design, develop, revitalize and build communities for all that: have a unique sense of community and place; preserve and enhance valuable natural and cultural resources; equitably distribute the costs and benefits of development; expand the range of transportation, employment and housing choices in a fiscally responsible manner; and value long-range, regional considerations of sustainability.

Town Center Concept: A concept calling for a mix of retail businesses offering goods and services such as clothing, home décor, books, music, gourmet foods, art, dining, and entertainment for

"Residential development is a double-edged sword. Many people believe that it increases the tax base; and it does.....

but....

It costs government more in services than it delivers in tax revenue."

Robert Hornaday, P.E.
During initial interview with the Ad-Hoc Committee

residents and visitors. Businesses would be located on ground floors with businesses or residential uses on the upper floors. No specific architectural style is required; however, a strong emphasis on high-quality building design and materials is encouraged.

The Town Center Concept is proposed as a logical build-out of the primarily undeveloped area around Finger Lakes Mall in an effort to provide for a unique mixed-use commercial center.

1.3.2 Plan Contents

The Aurelius Comprehensive Plan (the plan) is designed to serve as a Generic Environmental Impact Statement and is formatted to meet the recommendations of the New York State Department of State. It is organized in NRI (Natural Resources Inventory) format and is designed to satisfy the inventory requirement for the State Environmental Quality Review Act. Overall, the plan recommends measures to enhance and conserve the many values of local natural resources through cooperative management and public and private stewardship.

Natural, Historic and Cultural Resources sections of the Plan explore the ways in which local history and historic preservation efforts can become part of the community revitalization process, particularly in the City, Villages and hamlets. Historic and archeological resources enhance the understanding of how the local community developed over time and can assist in projecting the direction of current trends.

The Water and Wastewater Utility Planning component addresses the basic needs of the community to provide for public health. Existing Water and sewer systems are described, demands on the resources are identified and challenges occurring in the way these services are provided are addressed. This is important in approaching the needs of the community in a cost effective and efficient manner.



Town Planning should take the context of the County and regional characteristics into consideration.

The Transportation and Infrastructure portion of the plan, including roads and multi-modal systems are described in ways that can effectively facilitate the safe and efficient flow of traffic within the community. The importance of maintaining a safe and efficient multi-modal transportation system are explained, and related to current Federal and State Department of Transportation initiatives.

The Land Use portion of the plan pulls together all of the previous planning elements in a manner that determines the most appropriate land use decisions for the Town. In essence, the land use portion addresses issues with respect to housing, commercial development, community facilities (i.e., libraries, public safety services etc.), agriculture and all of the forms of land use within the Town. This section places all of the elements together within the context of how the land is utilized and how approaches like community design, residential housing, etc. can maintain and enhance the quality of life for local citizens.

1.3.3 The Planning Process

The planning process evolved over 18 months, utilizing a public visioning process beginning with the Route 5 and 20 Corridor Study (Corridor Study) that evolved into subsequent visioning session for the Town Comprehensive Plan. Seven visioning sessions took place during the winter of 2004 and summer of 2005. They were programmed to maximize public input into the planning process. Workshops with the Ad-Hoc Committee preceded Visioning sessions to prepare for and review the public input components of the plan.

Additionally, the Ad-Hoc Committee conducted two separate surveys. The first was a survey to explore public preference for the type of commercial development that should be encouraged in the Town's commercial core area. The survey was distributed to a group



PHASE 1

Route 5 and 20
Corridor Study



PHASE 2

Comprehensive
Plan



of approximately 50 residents at the first Visioning Session. The results of the survey were used in the development of Commercial Design Guidelines that will drive the aesthetic program requirements for a New Town Center. The Town Center is planned to develop over time in the area surrounding the Finger Lakes Mall and the County IDA property.

A second survey (Community Survey) was developed by the Ad-Hoc Committee and mailed to the residents of the Town. The results of the Community survey supported the direction of the plan and established commonality with the majority of public comments received during the Visioning process.

The following is an overview of the important Public Visioning Sessions conducted to solicit public participation and identify a common vision for the Comprehensive Plan.

Phase I – Route 5 and 20 Corridor Visioning Sessions

Visioning Session 1.....	December 7, 2004
	Visual Preference Session
Visioning Session 2.....	January 11, 2005
	Transportation and Infrastructure Planning
Visioning Session 3.....	February 8, 2005
	Commercial and Industrial Planning
Visioning Session 4.....	March 8, 2005
	Agricultural, Residential & Open Space Planning



Business drops along unmanaged highway corridors during periods of high traffic volume (i.e., when the greatest number of potential customers is exposed to businesses located along a highway corridor).

- Steven Munson, NYSDOT on the Route 5 and 20 Corridor Study -

Visioning Session 5.....April 12, 2005
Natural and Cultural
Resource Planning

Phase II – Comprehensive Plan Visioning Sessions

Visioning Session 6.....September 13, 2005
Town-Wide
Comprehensive Planning

Visioning Session 7.....October 11, 2005
Summary and Wrap up

Detailed transcripts of the meetings are included to document public scoping of the issues relevant to the plan as a Generic Environmental Impact Statement and are included in Volume III of the Plan.

1.4 Summary of Plan Recommendations

1.4.1 Assessment of Planning Alternatives

The Town of Aurelius is both a suburban and rural community whose development issues are a function of its population density and proximity to the City of Auburn, interstate highways and Cayuga Lake. The intent of considering planning alternatives is to provide potential solutions to resolve issues of current and future development based on the Town's vision. The complexity of some issues may require several steps to ultimately solve the problem. Therefore, the first step was to identify and analyze the problems in detail. This resulted in the consideration of overriding planning approaches to meet with the communities VISION for the future.

In order to focus discussion, specific recommendations and action strategies are grouped into six (6) general topics identified as *Planning Components* in the following Chapters. These Planning Components include Natural Resources, Parks and Open Space, Historic and Cultural Resources, Water and Wastewater Supply, Transportation, and Land Use. An analysis of individual Planning Components and visioning sessions resulted in three overriding Planning Approaches to guide future land-use policy throughout the Town. These alternatives are discussed below:

1.4.1.1 Planning Alternative A – *Compact Nodal Development*

The idea of compact nodal development parallels recommendations outlined in the Route 5 and 20 Corridor Study (Corridor Study). It encourages a planning approach of logical growth outward from existing centers of activity, particularly the Town's two primary growth areas (the Village of Cayuga and the area surrounding Finger Lakes Mall).

This Growth Scenario recommends revisions to the Town's land use policies by directing commercial, industrial, and residential development adjacent to these areas in a manner that maximizes existing infrastructure and minimizes the potential cost burden of poor growth management. The segment of Route 5 and 20 between Half Acre Road and the City of Auburn should be designated as a limited access highway to accommodate land use and transportation patterns adjacent to the Finger Lakes Mall. Proper access management techniques, such as marginal, reverse, and cross access should be encouraged in this area to support nodal development growth and the Town Center Concept as proposed.

This Planning Approach to development would fully support the recommendations outlined in the Route 5 and 20 Corridor Study, and would require an amendment to the Town Zoning Map. A major focus of the revision would be to eliminate the commercial strip zone along Route 5 and 20 west of Half Acre Road and incorporate a highway overlay over the length of the corridor. The overlay would include increased setbacks and appropriate driveway spacing as recommended in the Corridor Study and the Comprehensive Plan.

Additionally, the segment of Route 5 and 20 between Half Acre Road and the City of Auburn would be classified as a Limited Access Highway to focus vehicular movement to logical access points approved by the NYSDOT.

Under this Planning Approach, water and sewer infrastructure would be concentrated east of Half Acre Road; within the Village of Cayuga and along the Cayuga Lake shoreline; to prevent typical suburban sprawl into existing farmland and agricultural taxing districts.

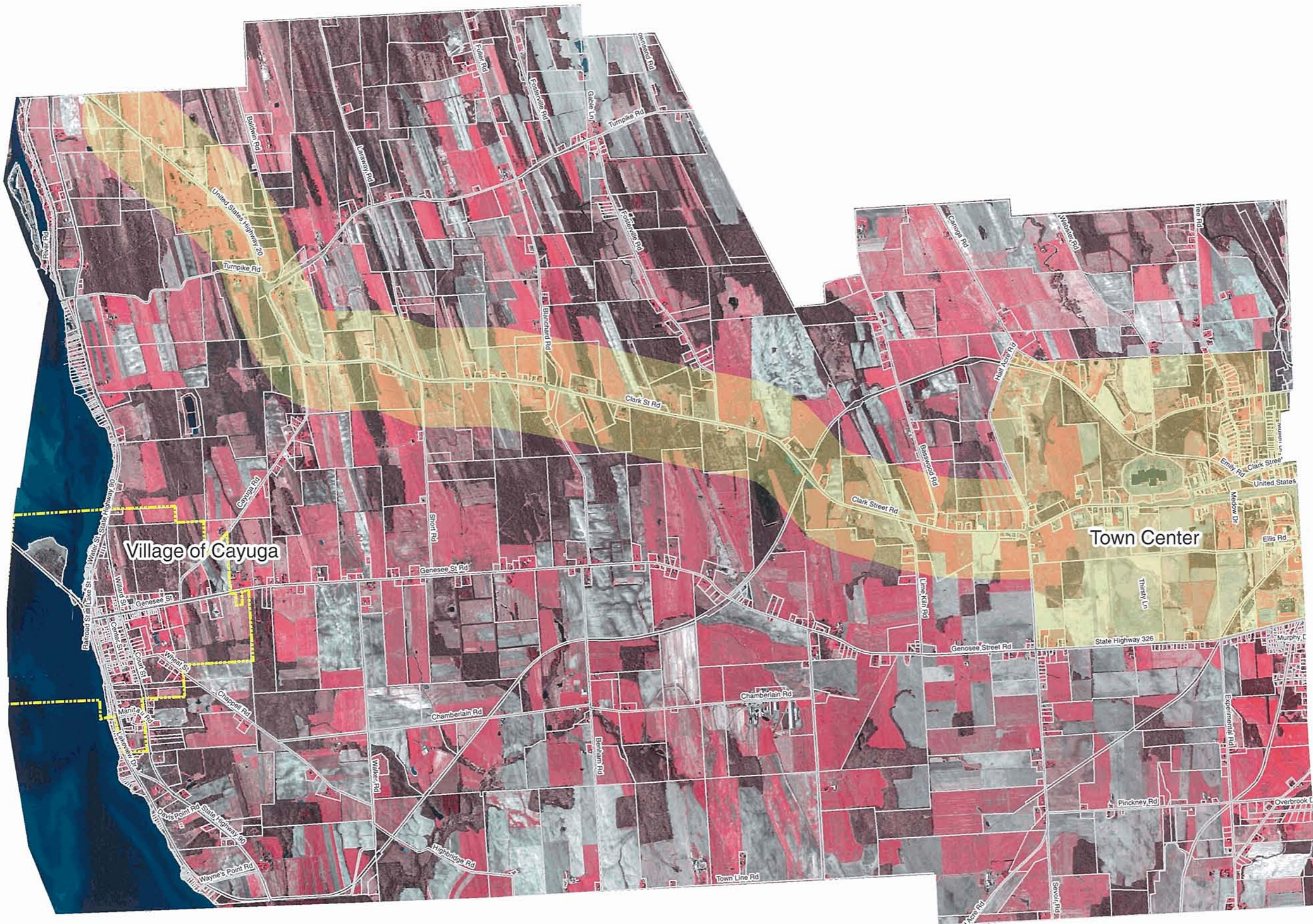
This alternative would be most logical approach to future planning initiatives to achieve Town goals and protect important agricultural lands, open space and environmental resources over the course of a twenty-year planning horizon **(see figure 1-1)**.

1.4.1.2 Planning Alternative B – *Density Variation of Road Front Parcels*

Essentially all of the recommendations outlined under Planning Approach 1 above would be implemented in this alternative. However, there would be no revision to the

Commercial Zoning District. Instead, the current Commercial Zoning District would remain and an Overlay and Design Guidelines would be employed in an effort to maintain the functional hierarchy of the highway system (throughout the Town, but primarily in the Route 5 and 20 Corridor. Again, water and sewer infrastructure is encouraged under this Planning Approach to be concentrated east of the Half Acre Road, within the Village of Cayuga and along the Lakeshore to deter suburban sprawl and preserve valuable land.

Although a viable Planning Approach 2 that would achieve many of the Town's goals, it serves only as measure to protect environmental resources and valuable agricultural lands that would otherwise be adversely impacted under the Null Alternative outlined below.

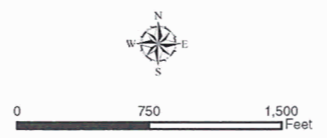


Legend




- Corridor Study Area
- Municipal Boundary
- Tax Parcel Boundaries



SOURCES: Cayuga County Real Property Tax Service (October, 2004), NYS GIS Clearinghouse (Aerial Photo- 2003)

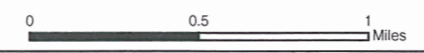


Legend

-  Highway Overlay
-  Cayuga Lake
-  Tax Parcel Boundary



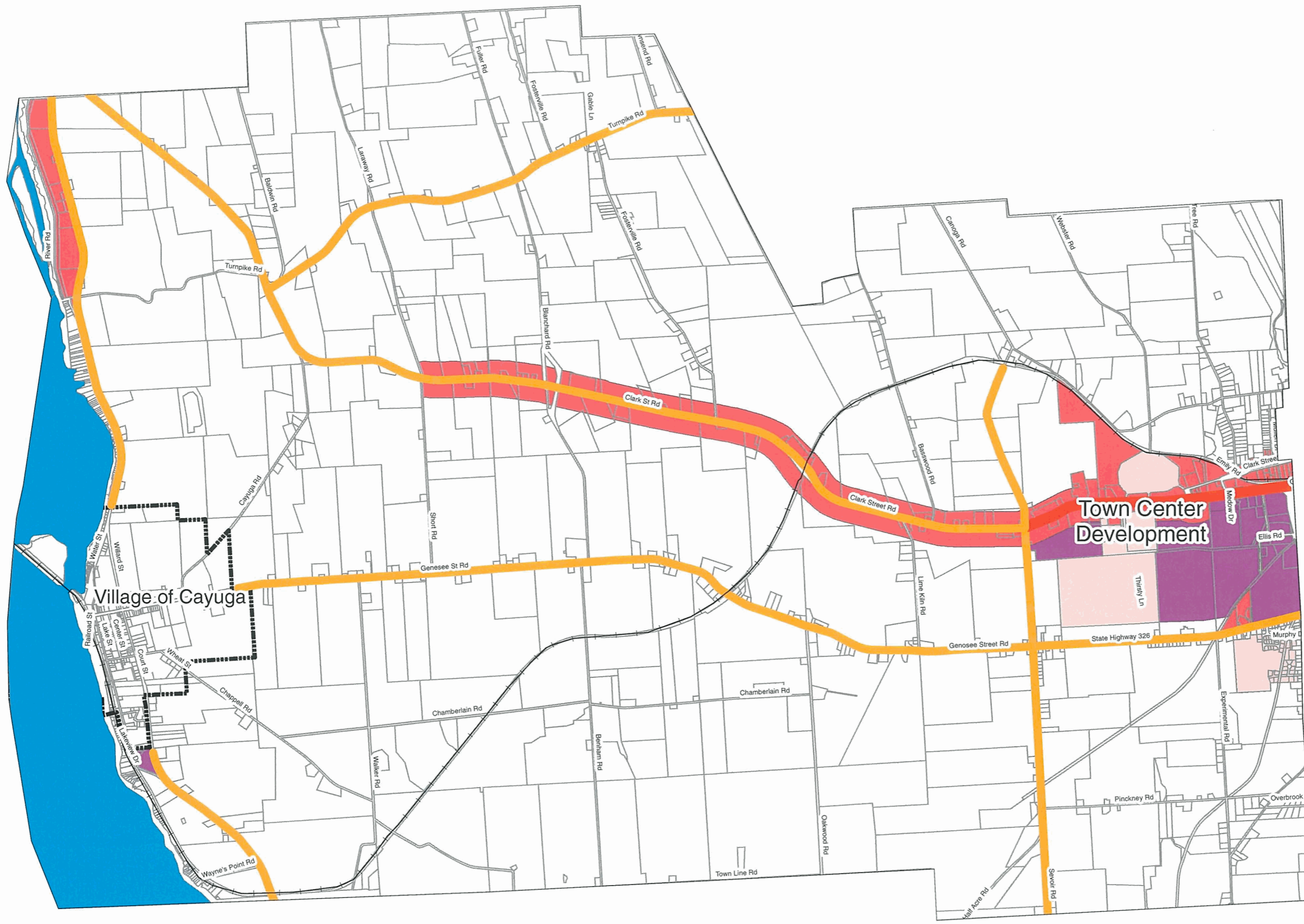
SOURCES: N.Y.S. Department of Transportation, Cayuga County Real Property Tax Service (October, 2004)



Recommended Alternative A

Town of Aurelius Recommended Planning Approach Nodal Development Pattern		
Cayuga County	November 2005	New York
		Figure 1-3 Project No. 594.012

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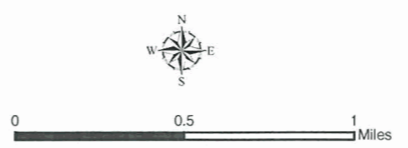


Legend

Current Commercial-Industrial Zoning

- Commercial, Industrial, PDD
- Industrial
- Planned Development
- Limited Access Highway
- Highway Overlay
- Cayuga Lake
- Tax Parcel Boundaries
- Municipal Boundary

Alternative B



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1.4.1.3 Planning Alternative C (Null Approach) *Continue Current Policy*

The Null Approach would allow the current zoning and land use policies to remain. Water and sewer infrastructure would be the primary mechanism for preventing sprawl and managing growth. Under this Approach, the Town would review and update current zoning to include subdivision regulations that were never officially adopted and improve current review procedures with respect to commercial and industrial development. In general, the Town Engineer would be responsible for reviewing development proposals as they arise. Recommendations would continue to be made on a case-by-case basis, which is how the Town generally operates under current review procedures.

By continuing the current trend of growth and not proactively pursuing and utilizing dynamic planning strategies, commercial and residential sprawl will continue along and adjacent to the Route 5 and 20 Corridor and degrade highway function as discussed in the Corridor Study. This Approach is not in line with the Vision illustrated at the seven Visioning Sessions and is contrary to the results of the Community Survey distributed in June of 2005.

1.4.2 Recommended Planning Approach – *Planning Alternative A*

Throughout the planning process members of the Ad-Hoc Committee interacted with the planning consultant, local residents and several public and quasi-public agencies (e.g., NYS Department of Transportation, Cayuga County Planning, CNY Regional Planning Board, NYS agriculture and Markets, NYS Department of Environmental Conservation, The American Farmland Trust and other



The Village of Cayuga was incorporated in 1857.

worthy sources). Based upon this interaction and combined with a computerized Geographic Information System (GIS) based inventory and analysis of the community, all parties agreed that Planning Alternative A is the best method of achieving project goals. In addition, it is determined that Planning Alternative A is the best method of mitigating future environmental impacts throughout the Town and within the Cayuga - Seneca Watershed.

Therefore, it is recommended that the Town of Aurelius adopt Planning Alternative A as the primary approach to future land use and development considerations throughout the Town. The approach is supported by all project Goals, Objectives, Recommendations and Strategies that follow (section 2-9).

1.5 History of Settlement

The following is a brief history of the Town and the Village of Cayuga. It is not intended to be extensive but provides general insight into the areas past and is used to provide a glimpse of what may be on the horizon in the future.

First exposure to colonists in the Aurelius area dates back to the Revolutionary War. George Washington sent General John Sullivan's Army to put an end to the conflict with the Cayuga Indians, part of the Iroquois Confederacy. The Cayuga's were known to assist British troops during the Revolutionary War period. With the British's plan to cut off the southern colonies from New England, New York became a key battleground. After the war, many of the first settlers to the area were officers from the Sullivan's Army.



Orthographic image of the North end of Cayuga Lake.

- Cayuga Lake Watershed Study -

1.5.1 Village of Cayuga

The Village of Cayuga derives its name from the lake, which is the longest of the six major Finger Lakes at 42 miles. The northern end of the lake extends into the Montezuma National Wildlife Refuge, a part of the Atlantic flyway for waterfowl.

In 1788, John Harris a colonel in Sullivan's Army built the first log cabin in the area near Cowings Point, just south of the future Village. Harris also started the first ferry line across the Lake, the only means of transportation at that time.

Harris, along with Thomas Morris, Wilhelmus Mynderse, Charles Williamson and Joseph Annin formed the Cayuga Bridge Company in 1797. The bridge was used to connect Cayuga County, and the Village of Cayuga Village to Seneca Falls on the West side of Cayuga Lake. It was natural for settlement to take place at the eastern end of the bridge. It had many taverns and hotels to take care of the travelers going westward and became a favored summer resort. The Cayuga Bridge was built in three years connecting the east and west shores of Cayuga Lake. It was the longest bridge in the world at that time. In its early days, the bridge was used as the first county jail and prisoners were held beneath its east end tollbooth. The usefulness of the bridge lasted until 1857 when it collapsed during the winter ice. The Village was the first county seat for Cayuga County before moving to Aurora and then eventually to the Auburn and the first trial in Cayuga County was held in the Village.

The Cayuga branch of the Erie Canal was built in 1832 and rail transportation followed with the first train passing through Cayuga in 1842. The Village thrived during the 1800s and the first half of the twentieth century. Since that time both the Lehigh Valley, New York Central and currently, the Finger Lakes Railroads have been active in the area.

In the 1950s when our nation undertook major highway development for motorized vehicles and transportation of goods began to bypass the Village. The railroad was no longer used as the main form of transportation for passengers as in the past. The change in transportation patterns began a gradual decline of commercial activity in the village.

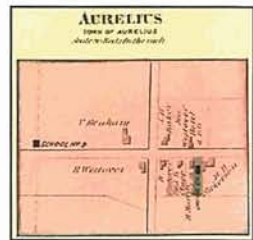
Today, the old railroad station located on the east shore of the lake is home to the Village Offices and Harris Park, one of two community parks in the village. The Finger Lakes Railroads is still in operation and on runs passenger excursions for fundraising events and not-for-profits organizations.

As we look back over the years, it is easy to see that Cayuga was once a thriving, industrious community due to the times and type of people passing through on their way to the frontier. Today, Cayuga is a small, quiet bedroom community. In addition, the Village is home to an elementary school that is part of the Union Springs School District, which serves not only the Village but the Town as well.

1.5.2 Town of Aurelius

The Town of Aurelius is a primary contributor to the cultural history of Cayuga County. It was one of the first general divisions of New York State into towns in 1789.

During the 1800s, pioneers came to the area due to “glowing reports’ by colonial soldiers that the land was rich and fertile. As the result, the area quickly transitioned to field farming, crop production and other forms of agriculture. The rich and fertile lands of the Town quickly became known for agricultural productivity and the area quickly established as a farming community.



Following the Revolutionary War, colonial soldiers gave glowing reports that the Aurelius area contained rich and fertile land.

To the present day, Aurelius continues to be a strong agricultural community in the face of difficult economic conditions for farming. The transition from rail service to highway transportation since the 1950s is similar to many rural communities in that the focus of activity now takes place along highways and local roads. As time moved forward, commercial and industrial enterprise developed in the eastern portion of the Town. This is a natural outgrowth of the old urban industrial core on the west side of Auburn. These businesses generally consisted of commercial businesses with a few light manufacturing and industrial enterprises including the General Electric facility.

In the early 1980s, commercial – retail business grew with the construction of the Finger Lakes Mall complex. For approximately ten years, the mall flourished as a commercial enterprise. Larger regional malls such as Carousel Center in Syracuse and the establishment of Route 5 bypass in Camillus made it quicker and easier to make shopping a full day event, the smaller Finger Lakes Mall declined.

In 1999, the Finger Lakes Mall was sold to Gregory Greenfield and Associates. This firm saw the unique potential of the mall, especially, its location in the Finger Lakes Region. In courting a leading outdoor sporting goods retailer, the mall and Town welcomed the opening of Bass Pro Shops in June of 2004. In the wake of this revitalization effort, several proposals were introduced to the Town including the development of "out-parcels" surrounding the mall and several properties south of Routes 5 and 20.

With renewed development interests surrounding the revitalization of the Finger Lakes Mall, the Town now has the opportunity to guide the future development in a manner that represents sound planning principals and the best available methods of protecting natural resources.

1.6 Demographic Profile

Many planning decisions rely on the demographic profile of a community. Demographics provide a basis to recognizing growth or non-growth population trends, the ethnic profile of the community and economic potential of the local work force. It is also helpful in establishing human patterns. For example, the location of employment opportunities may be evident by establishing how many people are employed locally as compared to the number of individuals who commute to other employment centers. Another example may be identifying a trend that may result in school expansion, development of senior assisted housing or evaluation of the median income of the local population to give insight into the health of the local economy.

Overall figures for Cayuga County reflect a .4 percent loss of population since 1990. Year 2000 Census figures for the Town of Aurelius include the numbers for the Village. These sections of the Comprehensive Plan will breakdown the population characteristics and make some general comparisons to adjacent Towns.

1.6.1 Village of Cayuga

According to the 2000 Census, there are 509 people, 203 households, and 137 families residing in the village. The population density is 554.4 people per square mile and there are 240 housing units at an average density of 261.4 per square mile.

The racial makeup of the village is 99.02 percent White, 0.39 percent African American, 0.39 percent Native American, 0.00 percent Asian, 0.00 percent Pacific Islander, 0.00 percent from other races and 0.20 percent from 2 or more races. 0.39 percent of the population is Hispanic or Latino of any race.

Out of 203 existing households, 35.5 percent have children under the age of 18 living with them, 56.7 percent are married couples living together, 8.4 percent have a female householder with no husband present, and 32.5 percent are non-families. The average household size is 2.51 and the average family size is 3.17.

The percentage of all households made up of individuals is 29.6 and 14.8 percent have someone living alone who is 65 years of age or older.

Age of the Village population varies with 28.1 percent under the age of 18, 6.5 percent from 18 to 24, 25.7 percent from 25 to 44, 23.2 percent from 45 to 64, and 16.5 percent who are 65 years of age or older. The median age is 39 years. For every 100 females, there are 92.8 males. For every 100 females age 18 and over, there are 85.8 males.

1.6.2 Town of Aurelius

Based upon the 2000 Census, there are 2,936 people, 1,124 households, and 816 families residing in the town with an average population density of 97 people per square mile. There are 1,281 housing units at an average density of 43 units per square mile.

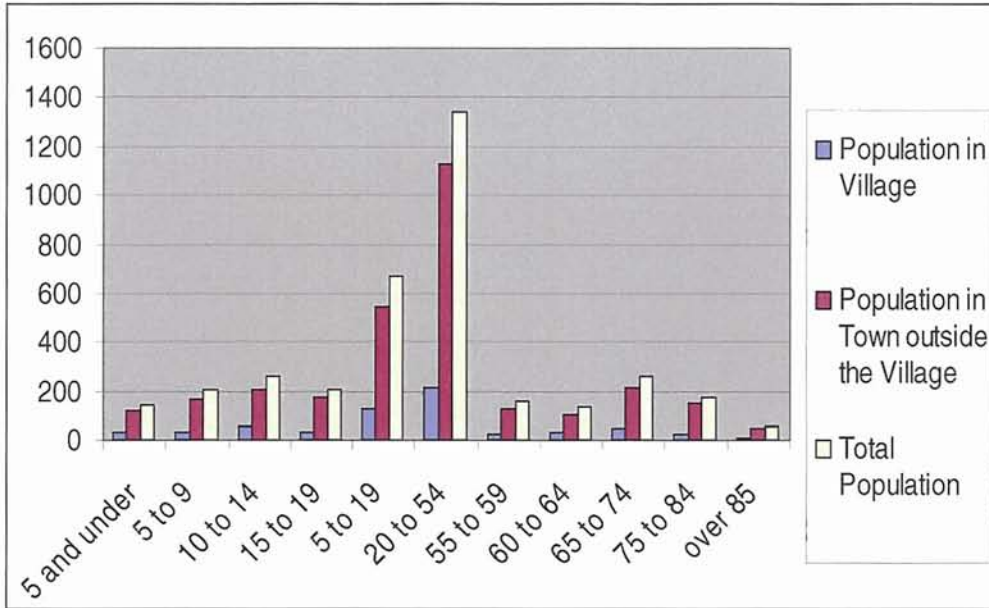
The racial makeup of Aurelius is 98.60 percent White, 0.34 percent African American, 0.14 percent Native American, 0.03 percent Asian, 0.00 percent Pacific Islander, 0.07 percent from, and 0.82 percent from 2 or more races. The population consists of 1.19 percent Hispanic or Latino of any race.

Out of 1,124 households, 31.6 percent have children under the age of 18 living at home, 59.8 percent are living together, 8.5 percent have a female householder with no husband present, and 27.4 percent are non-families. The average household size in the Town is 2.59 and the average family size is 3.05.

The percentage of all households are made up of individuals is 22.9 and 11.7 percent have someone living alone who is 65 years of age or older.

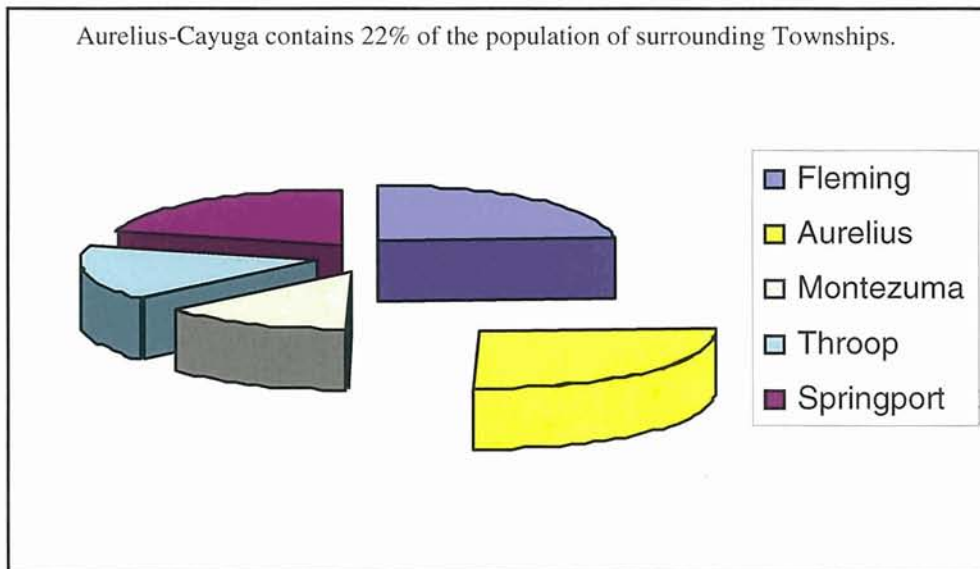
In the town, population is spread out with 25.6 percent under the age of 18, 6.2 percent from 18 to 24, 27.1 percent from 25 to 44, 24.4 percent from 45 to 64, and 16.7 percent who are 65 years of age or older. The median age is 40 years. For every 100 females, there are 98.2 males. For every 100 females age 18 and over, there are 98.0 males.

Population projections for the Town (including the village) prepared by the Central New York Regional Planning Board suggest a slight decrease of less than 2 percent in population over the next 20 years. Therefore, a major increase in population is not likely but a shift in age is likely to result in a growing number of senior citizens and residents above the age of 55.

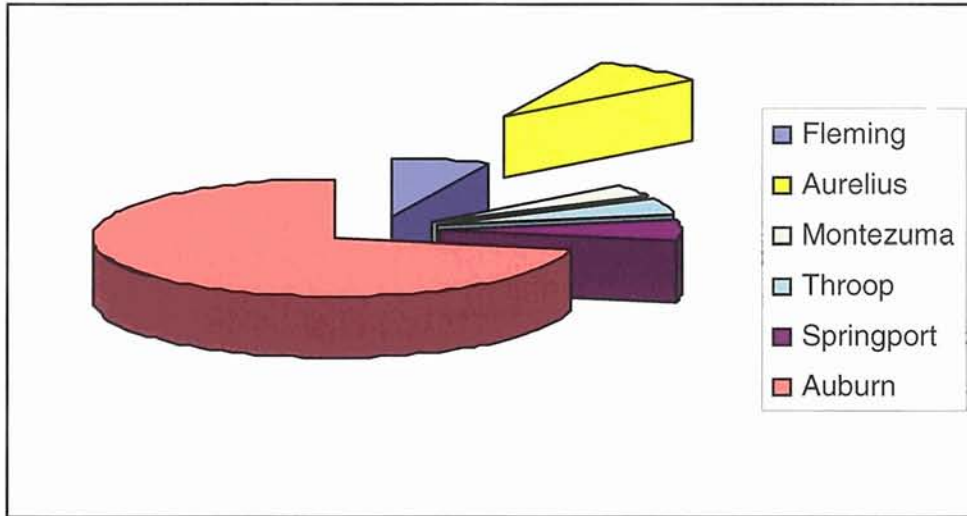


Town and Village Population Distribution by Age Group

The Town of Aurelius is relatively large in population compared to the surrounding municipalities. It is the second largest in the immediate region and is comprised of 22 percent of the population of the surrounding communities.



Comparison of Aurelius' Population to Adjoining Towns (excluding Auburn)



Comparison of Town Populations to the City of Auburn

The percent of population for the Town as a whole has increased approximately 1 percent while the Village of Cayuga saw an 8.5 percent decrease in population between 1990 and 2000 (see table below). Slightly less than half of the Town, including the Village is between the ages of 20 and 55, with 22 percent being between five and nineteen years of age.

Town of Aurelius Population Change from 1990-2000			
Population (1990)	Population (2000)	# Change from 1990-2000	% Change from 1990-2000
2913	2936	23	0.8%
Village of Cayuga Population Change from 1990-2000			
Population (1990)	Population (2000)	# Change from 1990-2000	% Change from 1990-2000
556	509	-47	-8.5%

Population change in Aurelius is consistent with many communities in New York State who have experienced either very little decline or increase in population overall, or have been relatively stable. The regions population stability has been the result of a variety of factors, including a general outward migration by people from the

northeast to the Sunbelt states for retirement or employment opportunities. Another factor is the birth to death ratio. In addition, conventional suburban development trends are attributed to some increase in population among local communities as people are continuing to move from older urban areas into newer modern housing tracts that are being built on cheaper land.

Between 1990 and 2000, the total number of households in the Town of Aurelius (including the Village) increased. In 2000, there were 1124 households in the Town, which increased from 1016 in 1990 (2000 Census Data - A household is defined as one or more persons occupying a living unit as a single housekeeping unit; examples include a traditional family, adults living alone or adults living with non-family members). Of the 1124 households counted in 2000, 816 or 72 percent were identified as occupied by families.

It was noted by the 2000 Census that the numbers of persons living in a household has decreased over the years. This trend may affect the type of residential development that may occur in the future. Another factor that will affect the type of housing stock needed in the future is dependent upon the age distribution of the population.

A comparison of 1990 and 2000 age distribution data was made to determine any significant changes in such information for the purposes of establishing a relative idea of future housing stock needs. Due to the difference in the age, distribution ranges from 1990 to 2000 Census data a reliable quantitative analysis could be ascertained. The comparisons revealed the only increased percentage of changes were in the 55 or above age group within the Village. The population outside of the Village experienced a slight increase in age distribution between 5 and 60 years old. When considering these numbers, it can be said that, at the time of the 2000 census, there was no need for new housing in the Village of Cayuga and little or no significant need

for new housing in the Town as a whole. However, it is likely that with the improvements to the Finger Lakes Mall and future “spin off” development (that will occur because of the opening of the Bass Pro Shops) the demand for housing may increase over the next five to ten years.

1.7 Employment and Education

U.S. Census information reveals that in 2000 approximately 50 percent of the Town (including the Village) labor force (employed persons 16 years of age or older) was employed in two general categories: management & professional, and sales & office. In addition, a little less than 40 percent was employed in either service occupations or production and transportation. Five percent of the Towns labor force was employed in the agricultural, forestry or mining industry.

In general, residents in the Town of Aurelius and Village of Cayuga have average incomes slightly higher than that of Cayuga County as a whole. The median income for families in Cayuga County in 2000 was \$37,487. The median family income at that time for the Town was \$42,202 while median family income in the Village was \$37,679. Below is a table of household and family incomes for the Town of Aurelius and Village of Cayuga in 1999.

Household and Family Incomes for the Town of Aurelius and Village of Cayuga.				
Income in 1999	Total Households	Total Village Households	Total Families	Total Village Families
\$0-\$10,000	81	10	39	2
\$10,000-\$14,999	73	18	26	2
\$15,000-\$24,999	178	35	92	15
\$25,000-\$34,999	146	29	105	21
\$35,000-\$49,999	189	35	167	28
\$50,000-\$74,999	310	57	261	49
\$75,000-\$99,999	90	16	80	13
\$100,000-\$149,999	46	7	43	7
\$150,000-\$199,999	4	0	4	0
\$200,000 or more	16	0	12	0
Median income	\$41,202	\$37,679	\$48,188	\$50,156
<i>Totals:</i>	1133	207	829	137
<i>Source: 2000 Census, U.S. Bureau of Census</i>				

When comparing these figures with the 1990 Census data, the analysis shows income levels in 2000 to be higher, thus providing evidence that income levels in the Town of Aurelius and Village of Cayuga have exhibited steady growth.

1.7.1 Local Estimated Income

1.7.1.1 Village of Cayuga

The 2000 Census statistics reveal that the median income for a household in the village is \$37,679, and the median income for a family is \$50,156. Males have a median income of \$30,769 versus \$21,667 for females. The per-capita income for the village is \$17,894 and 3.1 percent of the

population is below the poverty line. Out of the total population, 3.1 percent of those under the age of 18 and 0.0 percent of those 65 and older are living below the poverty line.

1.7.1.2 *Town of Aurelius*

In the Town of Aurelius (including the Village), the median income is \$41,202, and the median income for a family is \$48,188. Males have a median income of \$34,125 versus \$22,895 for females. The per-capita income for the town is \$19,323 and 8.3 percent of the population is below the poverty line. Out of the total population, 10.0 percent of those under the age of 18 and 4.7 percent of those 65 and older are living below the poverty line.

1.7.2 Location of Resident Employment

Location of employment for the local population is important to determine the availability of a skilled workforce and helps to project growing transportation needs and well as economic opportunities. For example, a declining population may still place increasing demand on infrastructure if the locations of employment opportunities shift to a specific location in the Town or to another municipality.

According to the Census, a large majority of the population works within three major industries as follows:

- | | | |
|----|---------------------------------------|-------|
| 1. | Education, health and social services | 20.9% |
| 2. | Manufacturing | 20.1% |
| 3. | Retail Trade | 13.9% |

These three sectors account for more than 54 percent of the Town's workforce. The employed civilian population of Aurelius reveals that 25.9 percent of its residents work in management, professional and related occupations while 26.1 percent of the residents are in sales or office occupations. The remainder of 14 percent work in service operations and only 2.2 percent are employed in farming, fishing or forestry. Census data for 2000 reveals that the average travel time to work for residents is approximately 20 minutes. This suggests that the Town's main employment destinations continue to be the City of Auburn (< 20 min.) and the City of Syracuse (> 20 min.).

1.7.3 Local Educational Profile

The Town of Aurelius has a relatively well-educated population compared to many rural communities. Of the total population more than 79 percent of local residents hold High School Diplomas and more than 830 individuals, or 41.4 percent of the population, have at least some college education.

Additionally, out of approximately 2000 people more than 500 individuals hold an Associates Degree a Bachelors Degree or Masters Degree from a college or university. This level of education provides a number of opportunities to present new concepts to the local population that may enhance the ability of the local community in establishing future planning goals and objectives for the area. It also suggests that there is an adequately trained workforce available to local businesses and entrepreneurs.

2.0 Planning Component No. 1 - Plan Map Figure 2-1

2.1 Natural Resources and Open Space Preservation

Maintaining the quality of the natural environment is an important component of any comprehensive plan. In light of the fact that Aurelius harbors many important natural resources and scenic views (including Cayuga Lake) it is necessary to establish project goals, recommendations, and implementation strategies that will maintain the quality of those resources for future generations.

In its history, opportunities, and quality of life, Aurelius is a special place, shaped in a traditional rural development pattern. As such, small populations are surrounded by great expanses of open space connected by farm-to-market roads. Today, the Town's traditional land uses are undergoing fundamental and permanent change. Farmland is becoming exposed to development pressure or vacant due to the current constraints on farming. Some reasons for this change include the economic climate and the aging population of individuals in the farming industry. As the result, single-family homes are beginning to spring up in rural fields and waterfront parcels are becoming more valuable. As a result, smaller seasonal homes along Cayuga Lake are being redeveloped or converted to year round use. For many people, income is derived from their land only when it changes hands in the real estate market. The accelerating onrush of land use conversion in nearby communities indicates that there may never again be as many planning options as there are today.

The goals and objectives outlined in this section should be viewed in terms of serving several generations, and thus, should be considered by the Town well beyond the horizon of this Plan. By immediately addressing issues regarding sustainable development practices within the Town, there



"What are you going to do to reel in that Commercial Zone? That is the biggest threat to Rural Character."

- Public Attendee at the December 2004 Visioning Session -

is potential to establish an extensive, long-term vision for the quality of natural resources and scenic quality of the area. The primary Goal and subsequent Objectives are outlined below (**figure 2-1**).

2.1.1 Goal

The Town of Aurelius and the Village of Cayuga will maintain a clean environment that is consistent with a rural lifestyle and a healthy quality of life.

2.1.2 Objectives

- Protect the quality and quantity of surface and ground water throughout the Town of Aurelius.
- Protect and take measures to improve the water quality of Cayuga Lake and its tributaries within the Town and Village.
- Work with communities in the Cayuga Lake Watershed to establish common goals with respect to growth patterns and the protection of water quality (local surface and groundwater resources).
- Support, encourage and actively participate in implementing the recommendations of the Cayuga Lake Watershed Management Plan including protecting agriculture as a primary means of protecting water quality in the watershed.
- Establish land use policy that will protect the quality of groundwater serving individual wells.



Over 89% of residents responding the Community Survey indicated that the Town and Village should take an active role in protecting the water quality of Cayuga Lake

- 2005 Community Survey -



- Consider the water quality of the Cayuga Lake and the Seneca/Oswego watershed when addressing future sustainable land use issues throughout the Town.
- Protect environmentally sensitive areas and stream corridors within the Town in an effort to reduce non-point source pollutants to groundwater and the surface waters of Cayuga Lake.
- Preserve and protect open space, wetlands, water and woodland resources, scenic views, and the rural character of Aurelius.
- Develop a growth management strategy to protect agriculture and open space, particularly west of Half Acre Road and south of the Route 5 and 20 Corridor.
- Maintain a viable amount of open space to preserve the rural small town character of the community that residents currently enjoy.
- Encourage land use policy that will maintain a viable agricultural presence and preserve scenic vistas and open space in the Town of Aurelius to benefit future generations.
- Encourage cooperative planning, resource allocation, watershed management and land use planning by local government.



"Erosion control from construction sites should be required by the Town."

- Brian Madigan RLA,
Planning Consultant -



- Continue to work with the local Farmland Protection Board, Soil and Water Conservation District, the American Farmland Trust and Cornell Cooperative Extension to ensure agricultural practices help to protect local surface and ground water quality.

2.2 Recommendations

2.2.1 Educate and Encourage Smart Growth Practices to Achieve Sustainable Developments that Preserve Valuable Natural Resources and Open Space

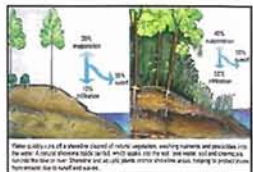
A core goal of Smart Growth practices is to encourage and attract investment into the Village of Cayuga and a Town Center adjacent to the city of Auburn. This is necessary to ensure that residents in those communities have access to valuable open spaces and natural resource areas for their enjoyment (See definition page 6).

Smart Growth preserves working lands and natural areas through mitigation of development pressure by directing future growth to areas that are currently equipped to support growth. These locations are more appropriately suited for cost effective measures to upgrade infrastructure. This is due to concentrations of population and clusters of preexisting commercial, industrial and residential development. Programs that work to preserve natural areas can aid rural economies and direct growth to appropriate areas of the Town. This will serve to protect the environment and make the community a more desirable place to live.



More than 77% of Survey Respondents indicated that agriculture is important to maintain the rural character of the Town.

- 2005 Community Survey -



2.2.2 Link Natural Resource and Open Space Protection with Future Commercial and Residential Development

Currently, spin-off commercial development and potential for residential growth is the primary threat to open space. Unplanned development will fragment forests, watersheds, and habitat. It will also increase pollutants from automobiles, septic systems and surface runoff and encroach upon land that supports fragile resource-based economies (e.g., farming and forestry).

In many rural communities like Aurelius, the potential for future housing development is a fact. Where housing demands cannot be met by increasing housing density, conservation design can minimize the impacts that new residential development may have upon the environment.

Effective clustering provisions promote conservation designs for new development on a portion of a parcel so that the remainder can be preserved as natural open space. Clustering and density averaging is a concept popularized by Randall Arendt of the Natural Land Trust. This can be accomplished by encouraging cluster development and planned unit development (PUD and PDD) in the future. Under his approach, land conservation is the primary factor upon which development lots and roads are strategically and sensitively designed in order to preserve at least half the land area of that particular parcel. In addition, lakeshore, stream corridors, wetlands, flood plains and steep slopes should be protected within new developments.

2.3 Implementation Strategies

The following implementation strategies focus on Smart Growth practices. These practices are meant for the Town's review boards to encourage more sustainable design procedures for future proposals. This



"It is not that development occurs, it is the way in which development occurs"

- Brian Madigan RLA,
Planning Consultant -

is designed to help preserve the natural resource areas and open space. Many of the strategies in this section are general in nature because natural resources are a prime consideration of other recommendations and strategies. For example, many of the strategies in subsequent sections are designed to mitigate the impacts of future development on surface and groundwater quality. Other strategies are designed to preserve important habitat that may exist along stream corridors or in wetland areas. Therefore, strategies relating to natural resources are more targeted and specific in other sections of the plan.

2.3.1 Establish a Critical Mass of Committed Citizens Determined to Enhance the Community's Growth and Quality of Life

Appointing a group of committed citizens, whether comprised of elected officials, business leaders, or motivated residents, is an essential aspect to foster desired growth. Even well drawn plans and strategic procedures cannot succeed without people who will raise funds, organize constituencies, promote collaboration, and demand change. Therefore, Planning Board members must encourage implementation of the Comprehensive Plan. In addition, they should collaborate with agencies and community groups to ensure that Plan goals are considered through ongoing planning reviews and efforts.

2.3.2 Leverage Financial and Technical Support

In comparison to many other Upstate New York communities, Aurelius has a growing tax base due to commercial growth potential. However, limited resources could leave the Town with unwanted growth – whether in the form of commercial strip development residential strip development or a large rural residential subdivision. This is a scenario that the Town is financially unprepared to address. The creation and implementation



"Communities can encourage innovative approaches to storm water management. This retention basin is naturalized to provide maximum nutrient and pollution control. It also provides habitat for wildlife."

- Brian Madigan
RLA, Planning
Consultant -

of this Comprehensive Plan is a key step in a process that is forever in need of evolution and updating. Aurelius should continue to seek necessary planning and legal expertise to help carry out its vision for growth and strengthen its zoning codes as unforeseen trends in development happen in the future. This type of support is typically found beyond the immediate community.

2.3.3 Establish Priority Criteria for Natural Resource and Open Space Acquisition

Communities often pass bond referendums and other financial measures as a reactive response to “save the last wetland” or “save the last farm”. While a reactive preservation strategy can preserve critical lands, it often does so in a piece meal manner. Small, disconnected fragments of conserved lands have less ecological value as wildlife habitat, are less accessible to the public, and have reduced value in directing growth than larger parcels connected by a green infrastructure of corridors. Aurelius will be more financially stable by being strategic about how and where land is developed especially in the face of limited funding. Targeting the preservation of farmland immediately west of Half Acre Road will help to contain sprawl into the most natural and scenic portions of the Town.

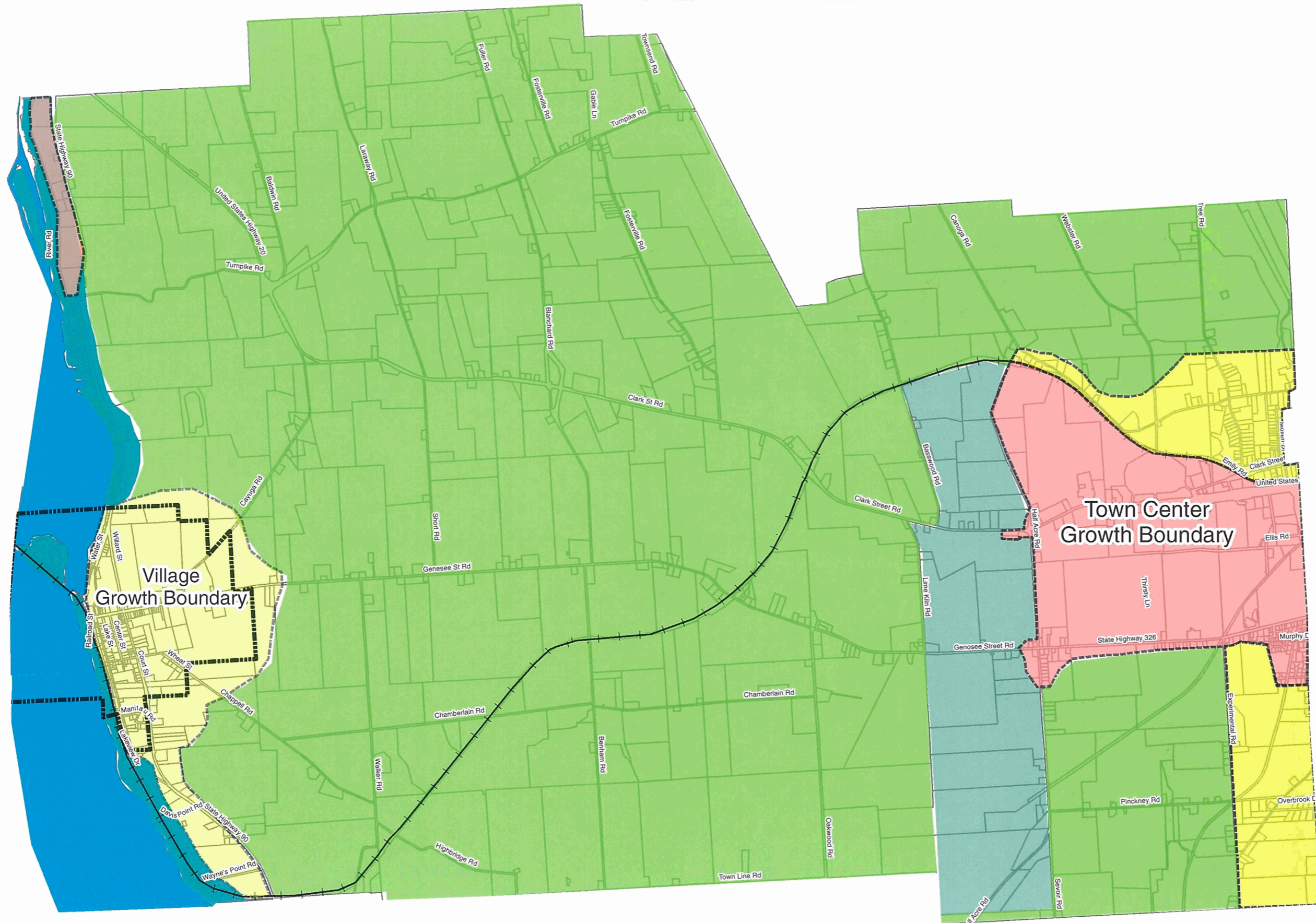
To ensure that conservation efforts proactively enhance green infrastructure, Aurelius should establish priority criteria. This Comprehensive Plan has helped established an inventory of regional resources and conservation goals. To enhance this plan and implement some of the goals outline above, a prioritization scheme can help preserve land in a cost-effective way. It can be tailored to preserve endangered wildlife and native habitats, or focus on more elusive elements, such as "Sense of Place."

2.3.4 Encourage Growth Nodes

Essentially, the best method of protecting natural resources of the Town is to strive to direct all forms of future growth within two nodal growth areas; one being the portion of the Town in close proximity to Finger Lakes Mall (east of Half Acre Road) and the other being the land area immediately adjacent to the Village of Cayuga. By supporting and encouraging future growth to locate in these two nodes, the Town can be successful in maintaining the most important, environmentally sensitive portions of the Town. This will also serve to protect and preserve the scenic vistas and farmlands that are so important to the community (**figure 2-1**).

2.3.5 Consider Water Quality in All Development Proposals

In reviewing new development proposals, the Town should strive to protect water quality and quantity of Town streams, groundwater and Cayuga Lake. In doing so, reviews must consider the potential impacts on the water supply and wastewater management to the Cayuga Lake watershed. Future development reviews should require the developer to consider nutrient loading, sedimentation and erosion during clearing, grading, construction and post construction conditions.



Legend

- Residential Growth Boundary
- Town_Center
- Village Growth Boundary
- Agriculture - Open Space Area
- Waterfront Protection Area
- Priority Town Farmland Protection Area
- Cayuga Lake
- Tax Parcel Boundaries
- Municipal Boundary

Village Growth Boundary

Town Center Growth Boundary

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3.0 Planning Component No. 2 - Plan Map Figure 3-1

3.1 Parks, Recreation, and Open Space

One of the most critical components in maintaining and enhancing a community's quality of life is its system of parks, recreation, and open space. The strategic location of parks, open space, and areas of natural resource preservation should complement existing development, and can be a useful tool in guiding development in a logical, orderly and environmentally sensitive manner. In addition to recreational and aesthetic benefits, open space provides a framework for various land uses. Properly located, they become boundaries and buffers between conflicting uses of land, as well as a nucleus for building neighborhood areas. Natural features can be preserved as valuable scenic and environmental attributes of the Town. The presence of Cayuga Lake and the City of Auburn provides ample opportunity for recreational activity. However, as the future of the Town evolves, additional recreational opportunities should be programmed at a rate matching the schedule of development.

The following Goals and Objectives are intended to guide the state of parks, recreation and open space opportunities in the Town.

3.1.1 Goal

The Town of Aurelius will maintain the rural open spaces of the community and the quality of Cayuga Lake in providing a diverse recreational experience for residents and visitors alike.

3.1.2 Objectives

- Encourage maintenance and improvements to Harris Park as the primary waterfront recreational facility available to Village and Town residents.



Harris Park in the Village of Cayuga is the primary waterfront recreational resource to the Town and Village.



- Encourage farmland protection and water quality management to allow for the traditional pursuits of hunting, fishing and wildlife appreciation in the Town.
- Build upon the quality of existing recreational facilities by ensuring that future parks provide unique recreational opportunities that do not duplicate existing facilities.
- Encourage greater private sector participation in the acquisition, development, and stewardship of open space and parklands particularly in close proximity to Cayuga Lake and the proposed Town Center. The private sector can and should assist the Town in preserving natural resources, acquiring land for open space, and providing stewardship or maintenance.
- Promote multi-modal connectivity from the Town Center to current and future growth areas of the Town.
- Work with local educational institutions and vocational programs (i.e., BOCES, Cooperative Extension and Cayuga Elementary) to develop or improve recreational facilities as working outdoor classrooms.
- Encourage the use of Cayuga Lake as an outdoor classroom in an effort to engage the public in supporting future water quality protection efforts throughout the Town.
- Support and encourage the goals and objectives of the Route 90 Scenic Byway Study throughout the Town and Village.



"This group should be focusing on Goals and Objectives. The county will tell you that that does not matter legally but I can tell you that they are wrong. Goals are very important and they can be considered legal.

- Attendee of the March 8, 2005 Visioning Session -

- Establish a pedestrian circulation network that provides connectivity to park facilities and school facilities within the Town, linking recreational facilities to population centers as well as natural resource areas.
- Collaborate with Cayuga County to coordinate future Town and County Park Planning and potential funding applications to eliminate unnecessary duplication of services.
- Establish a policy of requiring usable park/open space during development review and approval within the Town (Payment in lieu of Park Space, PILOPS).
- Improve the availability of recreational opportunities for teenagers, youths, seniors and special groups.
- Establish school-park partnerships with the community, BOCES, and Cayuga Elementary School, as well as a sound and equitable financial plan for future parks in close proximity to educational facilities.
- Seek new and innovative methods of using any private sector funding sources such as land donations, donation of easements and other rights, and labor donations.
- Encourage and employ open space planning techniques for the future subdivision of land in the Town, particularly future residential subdivisions.



Athletic fields are located in the Village of Cayuga next to the Elementary School. Additional fields are located near the proposed Town Center off Ellis Drive near the City of Auburn.



3.2 Recommendations

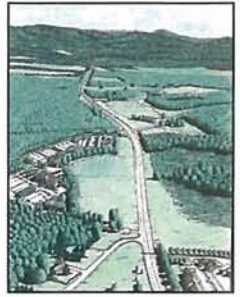
Based on the Goals and Objectives set forth in this section, and because of those issues raised by Town officials and public residents, the following recommendations have been developed to guide the future growth and enhancement of Aurelius's parks, recreation and open space system (**figure 3-1**)

3.2.1 Promote the Use of Cayuga Lake for Environmental Education and Interpretation

As Aurelius moves forward with planning strategically for future growth, it is important that recreational opportunities along Cayuga Lake be designed to meet changing community needs and regional/national recreation trends. Being conscious of providing environmental education and interpretation through cooperation with lakefront communities is one way of achieving such. Establishing a Lakeshore Greenway can be implemented by engaging in environmental conservation along the State Canal System and providing multi-modal trails routes to enhance connectivity is an important aspect of any quality community. By establishing the Cayuga Lake shoreline as a greenway planning area, the Town may be the first community on the east shore of Cayuga Lake to implement a greenway associated with the Route 90 corridor.

3.2.2 Implement Pedestrian Corridors and a Recreation Greenway

Pedestrian greenways in the form of bicycling and walking trails provide travel modes and integral components to the larger transportation network. They will also establish connectivity to a Town Center, the Cayuga Lake Shoreline and the Route 90 Scenic Byway. The ability to walk or bike creates attractive facilities for pedestrians of all ages. It is recommended that pedestrian and



You have to have a Vision for how you want the community to look and feel and then tailor your plan and implementation to it.

- Bill Carpenter,
Pittsford Supervisor
at the February 8
2005 Visioning
Session -

bicycle routes or paths be integrated with new commercial development, and that connections between population centers and recreations areas be provided.

The ultimate purpose of this recommendation is to promote energy conservation measures that have become part of DOT's project review requirements. This will help to mitigate the number of vehicle trips between local neighborhoods and between the different types of commercial and retail establishments that may develop within the Town Center. The concept is to promote development so that people do not have to drive to each point within the Town Center. For example, visitors can shop at various stores and dine at restaurants without having to get back into their vehicle and drive from point to point. If there are safe pedestrian connections and the public perceives that buildings are connected by safe pedestrian routes they will tend to stay longer, be exposed to a maximum number of businesses and be less inclined to get back into their car to drive from store to store. This can be accomplished by identifying practical connections to sidewalks, bicycle routes, and bus routes.

The Town should also explore any multi-modal trail opportunities in the Village of Cayuga, along the Cayuga Lake shoreline and the Route 90 Scenic Byway. A Recreational Greenway plan should be established and coordinated to compliment the State Canal Plan and to layout a means by which these pedestrian greenways could tie into the local transportation network.

It is also recommended that the Town work to provide multi-modal connectivity to the City of Auburn, including enhanced bus, pedestrian and bicycle connections. Route 5 and 20 east of Finger Lakes Mall should be planned and designed as a limited access highway with a parkway design approach. This coordination with



"Maintain ecological viewsheds – designate an area near the City of Auburn for economic development."

- Written response to the December 2005 Visual Survey -

City, State and County transportation projects regarding local bicycle and pedestrian facilities could significantly reduce project costs and project completion time.

3.3 Implementation Strategies

To facilitate the implementation of said Goal and Objectives, and the Recommendations set forth, the Town of Aurelius and the Village of Cayuga should engage in the following implementation strategies.

3.3.1 Engage in Programming for Improvements to the Recreational Opportunities of Cayuga Lake, the New York State Canal System and the New Town Center

Establish a greenway identity for Cayuga Lake by planning for recreational improvements to Harris Park and the remaining vacant lands along the shoreline. The Town and Village should establish and enhance multi-modal alternatives as well as provide for more recreational opportunities for all who live and visit the Town. Furthermore, linkages between the Route 90 Scenic Byway and the lakeshore community of Cayuga should be planned. Pedestrian connections between Harris Park and Cayuga Elementary School and the Village Park should be included in future highway upgrades of West Genesee Street Road and Route 90 within the Village.

Pedestrian improvements along Route 90 within the Village of should be recommended to New York State Department of Transportation. These improvements should be included and programmed for future upgrades to N.Y.S. Route 90 and West Genesee Street Road (in proximity to the Village of Cayuga within



"DOT's new policy requires us to consider energy efficiency when planning for future transportation infrastructure."

- Steve Vetter,
N.Y.S.D.O.T. Region
3 at the December 7,
2004 Visioning
Session -

the New Town Center). In addition, NYS DOT should be consulted during build-out of the New Town Center in order to incorporate multi-modal routes into future state highway improvements.

3.3.2 Seek Grant Funding to Facilitate Future Improvements and New Construction for Park Facilities

Actively pursuing alternative funding sources can greatly enhance the Town's monetary resources. It can also streamline quality community projects that might have otherwise been shelved due to the lack of funding.

Therefore, local officials should continue to pursue funding opportunities from New York State that could help Aurelius and Cayuga facilitate future parks, recreation and open space projects; a short list of those funding opportunities follows:

Community Development Block Grants (CDBG): The CDBG is a program facilitated through the U.S. Department of Housing and Urban Development (HUD) that funds towns that are trying to implement projects with community-wide benefits. Greenways trails and parks can qualify for CDBG money, especially those with economic, cultural and historic aspects. More information on CDBG grants is available through local government offices such as the Cayuga County Department of Planning and Development of the New York State Department of Housing and Urban Development.

Land and Water Conservation Fund (LWCF): The LWCF is a federal matching funds program, which has been a major source of acquisition, development and improvement funds for recreation facilities, including greenway trails.



New York State Environmental Protection Fund (EPF):

The NYS EPF provides mechanisms for open space conservation and land acquisition. It provides funds for local governments to purchase parklands or historic resources and to develop and preserve such resources.

3.3.3 Program Additional Recreational and Greenspace Opportunities Within and Around the New Town Center

Coordinated development of the Town Center, by providing for pedestrianization and greenspace, will enhance the overall character of the Town's commercial core. This is critical if the local business community expects to invite visitors to the area and profit from the tourism potential that Finger Lakes Mall provides. Additional opportunities for parklands and athletic fields are appropriate and affordable if they are implemented within proximity to the BOCES center and within walking distance of residential development on West Genesee Street Road and Clark Street.

Properly managing greenspace design and incorporating these elements into the PDD process could provide the Town with a unique green infrastructure network interlinked with local schools, community facilities, and existing centers of activity.



A Town's commercial and retail center should have a cohesive appearance and should include amenities that promote pedestrian circulation throughout.



Legend

- Existing Public Park
- Future Park Location
- Proposed Cayuga Greenway
- Agriculture and Open Space
- ROUTE 90 Scenic Byway
- Cayuga Lake
- Tax Parcel Boundaries
- Municipal Boundary



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4.0 Planning Component No. 3 - Plan Map Figure 4-1

4.1 Historic and Cultural Resources

The Historic and Cultural Resources component of the Plan seeks to identify and protect areas, sites and structures having architectural, historical or cultural significance and reaffirm their continuing value as a resource contributing to community character. This will ensure that elements of this plan component is not isolated from the concerns of other elements to which it is so clearly related (e.g., community design, neighborhood enhancement, circulation, zoning, land use, conservation).

The Goals, Objectives and Strategies of this section are designed to eliminate the possibility of conflict and contradiction among the various planning elements, issues and opportunities. Therefore, in similar fashion to Planning Component No. 2, Historic and Cultural Resources shall be considered in the development of other components of the Comprehensive Plan. In other words, many of the elements of Historic and Cultural resources will be satisfied through the implementation of other sections of the plan.

4.1.1 Goal

The Town of Aurelius and the Village of Cayuga will maintain a strong cultural identity by promoting local history, local products and preserving the agricultural heritage of the region.

4.1.2 Objectives

- Maintain historical and cultural reminders of local heritage surrounding the community particularly in and around the Village of Cayuga and Cayuga Lake.



There are currently no buildings listed in the National Register of Historic Places in the Town, but there are a number of register eligible residential buildings.



- Develop an interpretive program for local parks and natural areas of cultural and historical significance, to provide historic information about the community.
- Maintain the historic and cultural identity of the community by requiring new development to be complimentary and compatible with traditional architectural styles and agricultural land use patterns of the community.
- Encourage the preservation of agriculture and farms as an integral component of local heritage and support the continuation of farming in the community.
- Develop a plan for Route 90 and Route 5 and 20 to provide local information, interpretation and scenic overlooks to motorists and visitors to the area.
- Relate new development to existing environments in scale, material and character so that Aurelius's inherent human scale, visual and functional diversity may be maintained and enhanced.



4.2 Recommendations

4.2.1 Establish and Institute a Historic Preservation Ordinance to Protect Current or Potentially Eligible Landmarks and/or Districts

Many of the historically significant homes and architectural styles in proximity to Cayuga lake and Half Acre provide the community with a sense of place and a visible link to an area's

history. Properly managing these properties helps preserve the Town's heritage and identity. It is recommended that the Town institute a preservation ordinance, which serves to protect individual landmarks and/or districts. It is with the intent that such an ordinance regulates changes to existing historic buildings and makes sure new buildings are compatible with their older neighbors. This is particularly important in proximity to the Village of Cayuga and the crossroads of Half Acre. (Pertaining to those that are listed or meet the eligibility requirements of the National Register of Historic Places as discussed in Volume II - Community Inventory).

4.2.2 Establish a Historic Preservation Design Manual in Cooperation with Cayuga County

Another way to promote the importance of historic and cultural preservation is through the establishment of a historic preservation design guide. Such a document would use illustrations and clear language to explain to owners of historic places, how to maintain the traditional integrity of their properties. The Town may also provide tax incentives to businesses and individuals for the cost of preservation of historic architecture that is privately owned.

4.2.3 Engage in the Certified Local Governments Program

Another option to enhance historic preservation in a community is for municipalities to participate in the Certified Local Governments Program, which is administered by the New York State Office of Parks, Recreation and Historic Preservation. This program could provide technical assistance to the Town of Aurelius to improve and support local historic preservation efforts, particularly in the Village of Cayuga and Half Acre.



The Town of Aurelius contains several homes with substantial character and historical features.



4.3 Implementation Strategies

4.3.1 Develop a Local Inventory of Properties and Structures that may be Eligible for the National Register of Historic Places

An inventory of properties and structures that may be eligible for the National Register of Historic Places would put the Town in a position to be a part of a national program to help coordinate and support efforts to protect historic and archeological resources. By identifying potentially eligible sites, awareness of the Town's unique history can be promoted through local events and can incorporate historical interpretation into local parks and recreation facilities. Assistance for this strategy should be sought from the Town Historian and Cayuga County.

4.3.2 Allow for Flexibility in the Town's Site Review Requirements for Home Occupation and Existing Buildings

The Town's zoning codes should be amended to allow for flexibility when reviewing site plans and issuing building permits for instances where adaptive reuse of historic sites and structures, or those potentially eligible for the National Register of Historic Places are proposed. This would encourage developers to use existing older structures for uses more compatible with the surrounding community, creating an environment more appealing to Town residents and visitors.

4.3.3 Require New Development to Reflect Local Characteristics

The Town of Aurelius should require adherence to the Design Guidelines for Route 5 and 20 (Design Guidelines) developed for the Town Center and Future Commercial Development throughout the Town. Design Guidelines should be

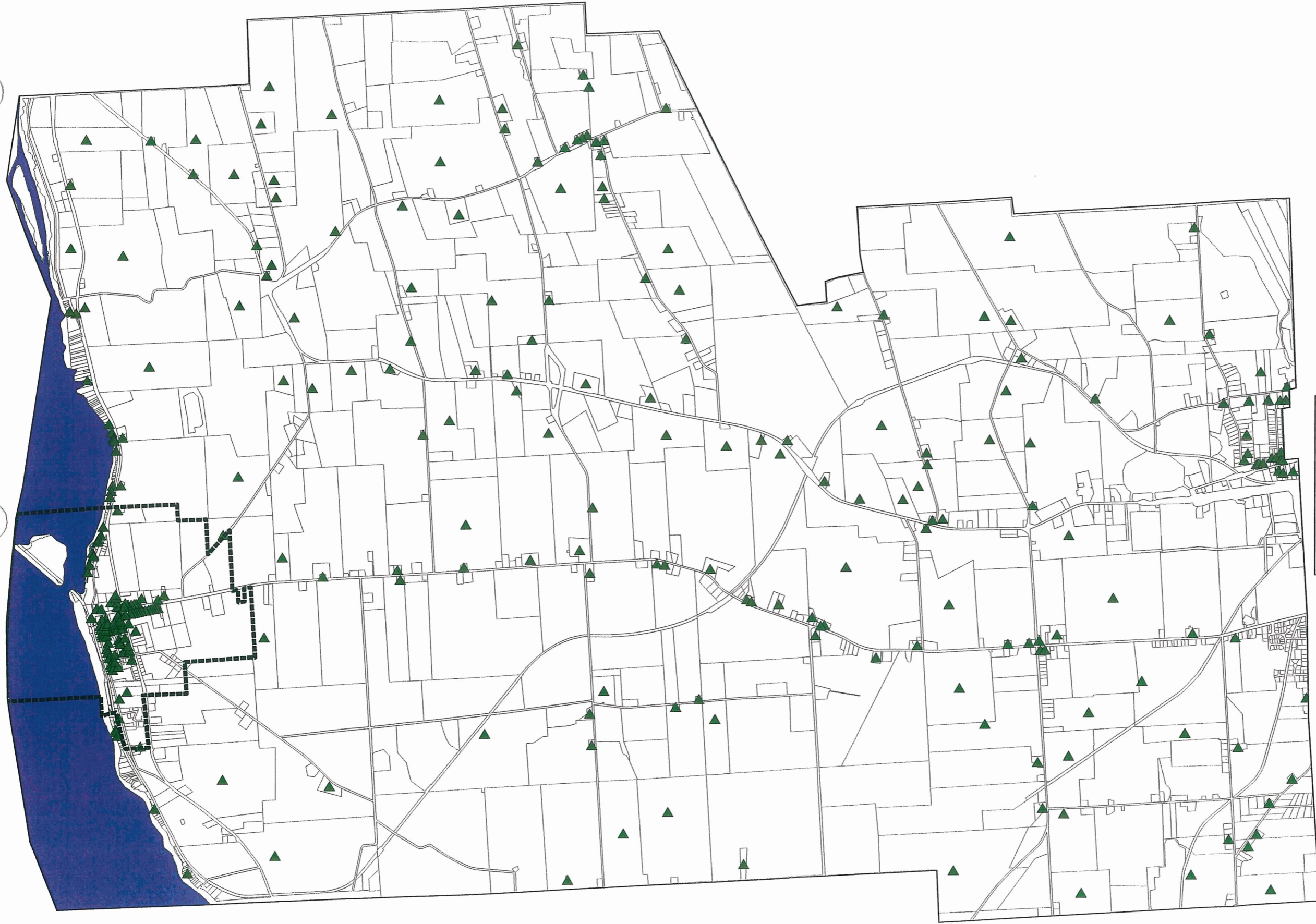


Years ago, Cayuga was chiefly known as the place by the "Long Bridge".





Since that time, it has been the home of Beacon Milling Company, one of the largest feed manufacturers in the country. The Mill was later purchased by Cargill Co. who closed the Mill in 1986.

adopted by a resolution of the Town Board and should be consulted by the Planning Board during Site Plan Review. The document should be well publicized, made widely available and be presented to applicants prior to Sketch Plan Review. In addition, the Planning Board should be given discretion to undertake Architectural Reviews as part of the Site Plan Review process for the Town.

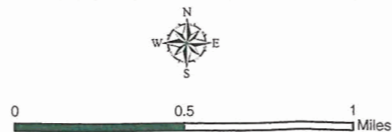
In addition to Design Guidelines for Route 5 and 20, residential development should fit within the rural context of the community. This may be accomplished through the development and adoption of subdivision regulations and performance standards for future residential subdivisions. Therefore, future development of housing and subdivisions should be encouraged to reflect traditional architectural styles common to the Fingerlakes Region and should be located in a manner that does not interfere with the continuation of farming in the community.



Legend

-  Structures Built Prior To 1920
-  Cayuga Lake
-  2004 Parcel Data
-  Municipal Boundary

Cayuga County Department of Planning, N.Y.S. Department of Transportation, Cayuga County Real Property Tax Service, CUGIR



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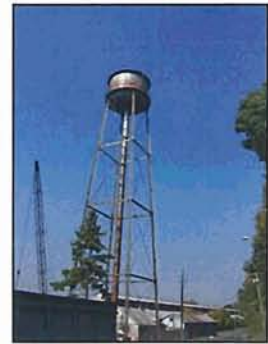
5.0 Planning Component No. 4 - Plan Map Figure 5-1

5.1 Water Supply

The purpose of this section is to develop strategic actions that address the Water and Wastewater Utility Planning portion of the Comprehensive Plan. The recommendations that follow are the result of lengthy discussions with experts in the field, members of the Ad-Hoc Committee and local residents during several Visioning Sessions. Several agencies have assisted in developing this plan including the Cayuga County Health Department, Village of Cayuga Department of Public Works (DPW), the Cayuga County Planning Department and staff from Water and Wastewater Group at Barton & Loguidice, P.C.

Based upon the Community Inventory contained in Volume II of this Plan, it is apparent that the Town of Aurelius is at a turning point. The community has a major need for improvements to its aging water and sewer infrastructure if the Goals of the plan are to be achieved. New development proposals in proximity to Finger Lakes Mall provide great opportunities for Aurelius to update and expand its existing water service capabilities. The Village of Cayuga and the water quality of Cayuga Lake will also benefit from improvements to existing water and wastewater facilities, particularly the expansion of sewer infrastructure north and south of the Village. However, these improvements will require close cooperation between the Village, the County and the City of Auburn. Prudent cooperation with State government and health department officials is also necessary.

Additionally, the potential of the Town Center is enormous but the lack of progress with respect to system upgrades and the affordability of funding infrastructure improvements may hinder the Town's ability to achieve programmed project goals. Therefore, the Town should adopt a



policy that establishes that new development that is driving the cost of necessary infrastructure improvements should be required to pay for the improvements to infrastructure.

Many of the issues relating to infrastructure extensions apply to water and wastewater infrastructure. To reduce redundancy, some of the wastewater issues are combined with water infrastructure or may be applied to the following section (Planning Component 5 - Wastewater Infrastructure). Therefore, based upon the concepts and concerns raised through the Comprehensive Planning process, some of the water and wastewater issues facing Aurelius are as follows:

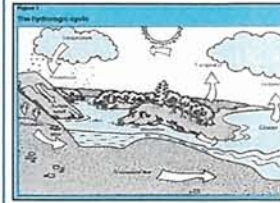
- Economic development in the area around Finger Lakes Mall may be constrained due to limitations of water and sewer infrastructure.
- The availability of water and sewer infrastructure is critical to address current and future needs of the community.
- Residents responding to the Community Survey identified several issues relating to groundwater supply problems including poor quality, reduced quantity, hard water and the presence of elevated levels of pathogens.
- The water quality of Cayuga Lake and the quality of groundwater utilized by a large number of Town residents will be greatly improved by upgrades and expansion of sewer infrastructure within the Town Center and along Cayuga Lake.
- The expansion of water and wastewater infrastructure should be concentrated to mitigate taxpayer costs associated with extensions and their long-term operation and maintenance (O&M).

- Water infrastructure should be concentrated and planned for in a manner that contain residential and commercial sprawl from spreading into interior farmland portions of the Town.
- The increased flow rate of surface water over land makes more areas more prone to flooding. As such, minimizing impervious surfaces in future developments is critical. Therefore it is important to address the increasing amount of runoff and the threat to local water quality that runoff presents.
- According to the NYS Bureau of Water Supply Protection, groundwater supplies are becoming more prone to pollution from surface water contamination and poor land use management. A major factor in this non-point source pollution is the expansion of impervious surfaces that increase runoff. As a result, health officials across the country are seeing increases in illnesses from groundwater sources due to poor land use policy, stormwater management and wastewater disposal.
- It is important to address the aging water and wastewater infrastructure of the Town and it should be approached in a comprehensive manner.

Based upon the issues listed above and public input provided to date the following goals and objectives have been established:

5.1.1 Water Infrastructure Goal

The Town of Aurelius and the Village of Cayuga will have an adequate supply of potable public water to accommodate future growth of compatible land use within the most logical and sustainable growth areas of the Town (e.g., the New Town Center and the Village of Cayuga).



Out of 35% of local residents on well water, over 59% of respondents reported water quality problems with their well.

- 2005 Community Survey -

"If you extend water lines into in agricultural districts, you will put farmers out of business"

- David Miller, Cayuga County Director of Planning -

5.1.2 Objectives

- Adjust land use policy to target infrastructure improvements with projected growth areas (the Town Center and Village of Cayuga) and away from land engaged in productive agricultural operations.
- Improve local water storage to better serve businesses and residents that are within, and adjacent to, the Town Center and the Village of Cayuga.
- Work with appropriate public and private interests to replace aging water lines and improve the quality of water service.
- Cooperate with the City of Auburn to facilitate the expansion/improvement of existing water infrastructure to residents within and adjacent to the Town Center.
- Work in concert with the Village of Cayuga and the City of Auburn to plan for water infrastructure improvements that will minimize future maintenance costs while maximizing *sustainable growth* potential (see glossary).
- Cooperate with Village of Cayuga and the City of Auburn to increase availability of water services to improve local firefighting capabilities.
- Plan for local water service expansion in a manner that mitigates impacts to the continuation of field agriculture in the Town.

- Implement infrastructure extensions into the Town Center and land area in close proximity to the Village on a schedule matching the potential rate of development.
- Cooperate with adjacent municipalities to pursue funding for the replacement of existing water infrastructure.

5.2 Alternative Recommendations

To achieve the goal and objectives listed above, the following alternative recommendations regarding water supply are offered.

5.2.1 Develop a Strategic Phase Master Plan for Future Water Distribution to Meet the Future Needs of the Town Center

Recommendation 5.2.1 involves taking the necessary steps to work toward developing adequate water supply and flow rates to meet the future needs of the Town Center and concentrated population in close proximity. The potential need for additional storage capacity to serve the needs of the Town Center should be evaluated and programmed into the build-out potential of the area. While this represents a hurdle to the Town, it is not an insurmountable task if local officials develop a united front with the City of Auburn and require future development interests who wish to locate in the Town Center to fund the necessary improvements.

This option will involve the replacement of deteriorating or substandard water infrastructure with an eye toward the future development potential of the Town Center. Consequently, the system will be upgraded on the phased basis and be designed to service the projected future needs necessary to accommodate potential growth of the proposed Town Center.



You must be careful with your water and sewer because you can expose areas to development that you do not want to develop and create a long-term problem. Once you open the door, it is hard to close it.

- Benjy Manton, Central New York Regional Planning Board -

This option is the recommended approach to addressing the Town's future water needs. It is also the best, most cost effective approach to achieve the Town's water supply goals and objectives to facilitate economic growth of the Town. This is supported by a market study undertaken by the SUNY Institute of Technology. The study looked at nine key industries in the State of Texas and identified approximately 1,400 companies that could save 1 million dollars per year by relocating to Upstate New York (based on water use alone; without including state incentives). This supports the theory that improved water capacity could attract economic potential to the Town Center and facilitate various types of commercial growth.

5.2.2 Utilize Existing Water Infrastructure and Make Basic Improvements to Accommodate Key Development Proposals as they are introduced

An alternative approach is for the Town to utilize the existing water supply system for as long as possible. This option will require the Town to recognize the fact that the City has sufficient capacity to continue to service the area but that future growth within the Town Center will be constrained in size due to storage and distribution limitations. This approach will also require ongoing cooperation between the Town and Village as well as the City of Auburn. Improvements will be planned for the immediate area around the Finger Lakes Mall Complex and between Half Acre Road, Route 5 and 20 and West Genesee Street Road.

This alternative will require the Town to focus upon improvement and/or replacement of the water storage capacity (either in the Village or in a new location in the Town). This includes improvements to the distribution system in close proximity to the Village. This scenario will require the Town to maximize the

use and efficiency of the existing water source to allow for a small increase in capacity. This will be necessary to improve service to the current users in the Town and allow additional commercial service within the existing service area and the IDA property. Costs for these staged improvements should be borne by each large-scale commercial proposal that must demonstrate that the current water capacity must be sufficient to meet their demands and the demands of the local Fire Department.

If the Town chooses this approach, there should be emphasis upon providing sufficient capacity to service existing commercial enterprise and meet the fire fighting needs within the service area.

5.2.3 Continue to Maintain Existing Infrastructure at Current Levels

This alternative involves the continuation of current maintenance of existing water infrastructure on an as-needed basis. This will likely limit additional growth within the existing service area and will require an ongoing increase in maintenance responsibility. If this alternative is selected it is recommended that the Town and Village undergo a detailed inventory of existing water supply lines and storage facilities to determine the most problematic locations in the system.

This alternative is not recommended for the following reasons:

- The system will become less reliable over time.
- Future improvements will be made on an ad-hoc basis.
- The system will become more costly to maintain over time.

"You state in your presentation that residential (development) returns less for every dollar contributed for services. You stated that it is \$1.24 but I heard it is much higher. More like \$1.43. The effect of all of this is that the taxes fall back on the farmer."

- Resident Attending the March 8, 2005 Visioning Session -

- There will be a major constraint on future growth potential in the Town, particularly with respect to commercial development.
- Life safety services may become compromised if growth outpaces the availability of water and flow rates for firefighting.
- This approach will limit the Town's ability to achieve Comprehensive Plan Goals and Objectives.

5.3 Implementation Strategies

The following strategies for the Town of Aurelius will address the potential for expanded water service in close proximity to existing infrastructure. However, it is important to note that the majority of the Town currently has no water infrastructure in place and will rely on groundwater resources throughout the planning horizon. Therefore, the Town should consider the following strategies in planning for improvements to water infrastructure as well as protecting groundwater resources throughout the Town.

5.3.1 Establish Target Areas within the Town Center for Future Public Water

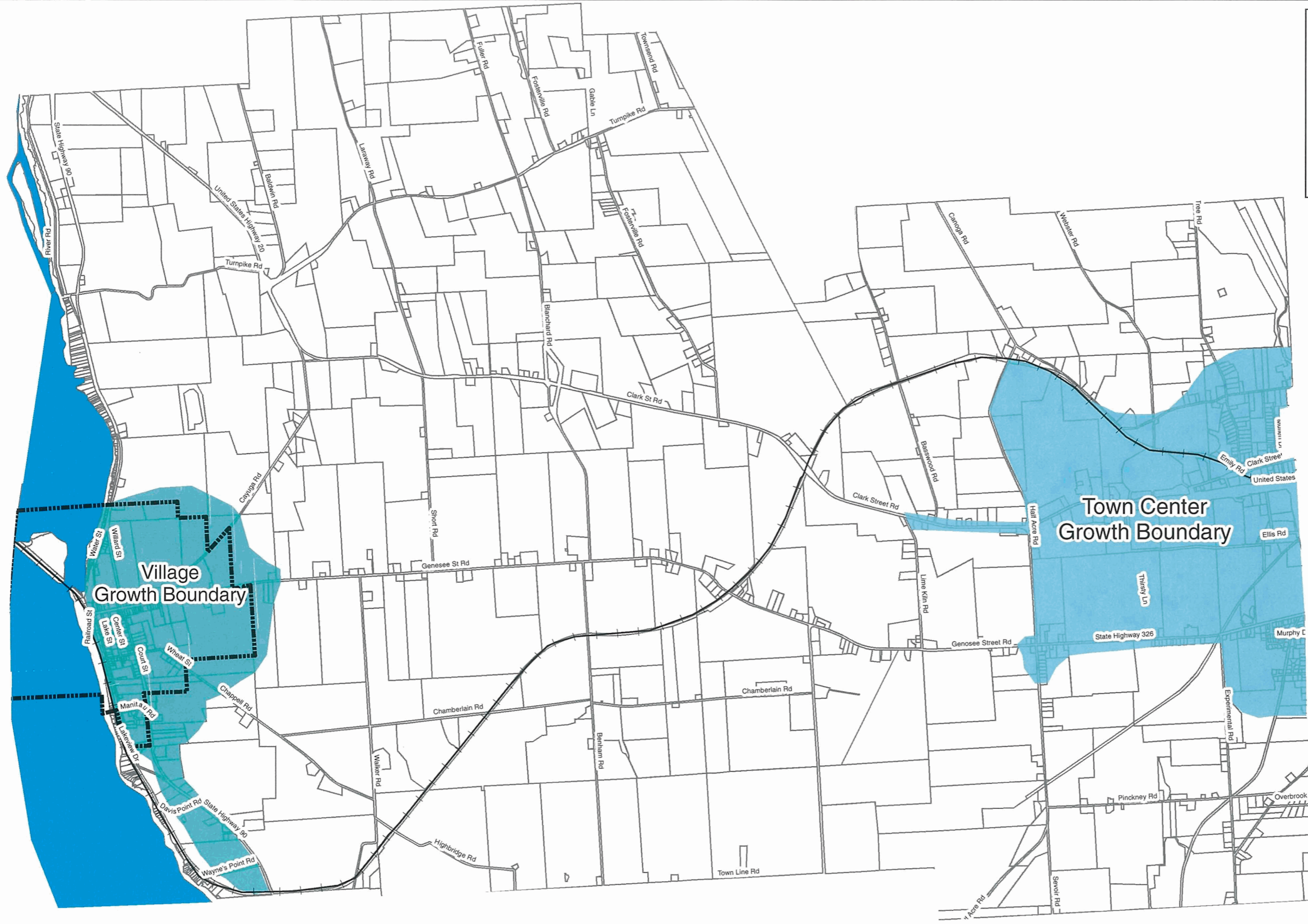
Targeted parcels should be established for short-term water infrastructure extensions. This will include parcels surrounding the Finger Lakes Mall in order to attract the type and size of business opportunities that will augment and support a mixed use Town Center.

5.3.2 Establish Target Areas Adjacent to the Village of Cayuga for Appropriate Infrastructure Extensions

Targeted parcels should be established for short-term water infrastructure extensions. This will include parcels surrounding the current Village service area. Future parcels targeted for future water extensions should be to the greatest extent possible adjacent to the Village municipal boundary as addressed in Planning Components 2 and 6.

5.3.3 Improve the Water Quality of the Village Water Supply

At this time, current plans to improve the Village water supply by employing deep-water intakes and U.V. treatment should be supported for approval. This will afford the community with better water quality for drinking water within and in close proximity to the Village.



Legend

- Railroad
- Long Range Town Center Service Area
- Long Range Lakeshore Service Area
- Cayuga Lake
- Tax Parcel Boundaries
- Municipal Boundary

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6.0 Planning Component No. 5 - Plan Map Figure 6-1

6.1 Wastewater

Sewage treatment and surface water quality of the Town is problematic based upon comments at the Natural Resources Visioning Session and the results indicated in the **Community Survey**. This fact is also an important component of the recommendations of Cayuga Lake Watershed Management Plan. The study identified several issues that are responsible for the water quality problems in Cayuga Lake, the Seneca River and Oswego River Watersheds. Furthermore, 67 percent of Town Survey respondents indicated that their on-site wastewater treatment system consist of a septic tank and leach field. At the same time, 35 percent of survey respondents indicated that their water supply comes from groundwater and 10 percent get their potable water from Cayuga Lake.

Fifty percent of survey respondents who utilize groundwater indicated that they drink the water from their well and 41 percent indicated that they have problems with groundwater quality from their well. Based upon this information, it is clear that a large number of local residents rely upon groundwater at this time and will continue to rely on groundwater throughout the planning horizon. Therefore, groundwater protection must be programmed into the plan.

During the planning process, the following issues with respect to wastewater in the Town of Aurelius are set forth:

- The improvement of sewer infrastructure to accommodate growth around a New Town Center will improve the economic development potential of the area.



You have to talk about groundwater. One quart of oil can pollute a large area of groundwater.

- Resident Attending the February 8, 2005 Visioning Session -

- If septic systems close to water bodies are failing, it can create dead zones in surface water that can affect the quality of local lakes and streams.
- Increased nutrient loading caused by non-point sources can exacerbate invasive species like milfoil and zebra mussels.
- The higher the level of sewage treatment and non-point source pollution protection that is employed up stream, the better the conditions for protecting the water quality of Cayuga Lake.
- Along Cayuga Lake, septic systems and leach fields are an important non-point source issue due to steep slopes and seasonal flooding along the shoreline.
- Many residential lots along Cayuga Lake do not have enough land area to support a leach field or allow for replacement of outdated on-site treatment systems.
- Lot size is an issue because individual treatment systems require enough land area to limit impacts to groundwater supplies.
- Improving local collection systems where there is current need and in areas where growth should be encouraged is important to protect farmland and groundwater supplies.
- It is critical to address the lack of wastewater infrastructure to ensure any future growth does not create new problems associated with surface and groundwater contamination.

- The use of clustering and open space planning can be employed in areas where sewer extensions are not likely in the future.

Many of the following Goals, Objectives and Strategies (G,O&S's) are designed to achieve parallel achievement of G,O&S's of Planning Component 2 - Natural and Cultural Resources. These specific G,O&S's provide more targeted approaches to achieving general G,O&S's listed in that section. Based upon these issues, discussed in detail at several Visioning Sessions, and the results of a Community Survey, the Town of Aurelius has established the following goal and objectives relating to wastewater infrastructure:

6.1.1 Wastewater Infrastructure Goal

To assure the necessary wastewater management safeguards to afford the community a clean and safe environment, and conserve the surface and groundwater resources of the Cayuga Lake Watershed.

6.1.2 Objectives

- Expand the wastewater facilities in the Town Center and Village of Cayuga at a schedule matching the rate of future development.
- Require development that is driving demand for wastewater infrastructure to finance expansion and improvements for the betterment of the community.

- Improve sewer service in a manner that minimizes future maintenance costs to local taxpayers and discourages unplanned growth into agricultural zoning and taxing districts.
- Work with the City of Auburn to determine if any additional lands adjacent to the City can be served with municipal sewers.
- Plan to implement expansion and improvements to wastewater infrastructure in order to facilitate the build-out of the Town Center.
- Plan for necessary improvements to provide wastewater services to residential areas within and adjacent to the Town Center.
- Take necessary measures in concert with the Village of Cayuga to plan for and provide the sewer infrastructure necessary to protect the water quality of Cayuga Lake.
- Develop a joint agreement with the Village of Cayuga to implement a plan to allow for short-term sewer extensions, particularly north and south of the Village.
- Work to eliminate the presence of on-site wastewater systems within Federal Emergency Management Agency (FEMA) flood zones in the Town and Village.
- Plan for a net reduction in the number of residential on-site wastewater treatment systems within 200.0 feet of Cayuga Lake and its tributaries.

- Develop a facility master plan for sewer infrastructure improvements in a phased and coordinated manner relative to problem locations or anticipated growth.
- Expand current Village Wastewater Treatment Plant (WWTP) capabilities to improve service to the Town through an expanded cooperative agreement.

The Town is ripe for residential development and it will come... the question is when.

- Resident attending the March 8 2005 Visioning Session -

6.2 Alternative Recommendations

6.2.1 Plan for Necessary Improvements to Local Wastewater Systems in Proximity to the Town Center and Cayuga Lake

The primary recommendation of the Wastewater section involves taking steps necessary to provide service to the two primary development nodes of the Town. As previously discussed, this includes the land area in proximity to the Town Center and the shoreline of Cayuga Lake. The justification for this recommendation is twofold.

The Town Center

First, if the future Town Center is to provide for a sustainable level of economic growth over time, it must have the wastewater infrastructure and capacity necessary to accommodate a mix of uses. If future retail growth persists, it will drive necessary improvements to local wastewater capacity. However, if the Town plans for that growth, improvements to wastewater capacity can facilitate sound growth and the proposed build-out of a mixed Town Center. At the same time, residential development in close proximity to the Town Center should benefit from the economic prosperity of the new commercial growth. The fact is that providing

adequate infrastructure to people living closest to the Town Center will provide year round support to businesses in the area (either as customers or as employees).

Because the Town does not have a wastewater treatment plant, efforts must be made to cooperate with the City of Auburn to provide upgrades to accommodate the Town Center. If the concept of the Town Center is to be successful, and if the City of Auburn is to mutually benefit (as it should), there must be cooperation between the two municipalities. This will ensure that improvements necessary to provide for public health and safety are planned for and implemented as the Town Center grows.

Because the current system is nearing capacity, the Town of Aurelius and the City of Auburn should undertake an evaluation to determine the type and extent of wastewater infrastructure improvements necessary to accommodate future build-out of the Town Center. Once the type and extent of improvements are established, funding for those improvements should be levied and anticipated at a rate matching the future build-out of the Town Center. Additionally, assistance to existing residents should be considered when requiring developers to make the programmed improvements necessary to facilitate development proposals.

The Town Center is as much a gateway to the City of Auburn as it is a gateway to the Town. Therefore, both communities should seek ways to fund improvements in order to benefit from the economic gains of the Aurelius Town Center.

Cayuga Lake Shoreline

Land areas adjacent to water bodies are frequently the most environmentally sensitive places on earth. Shorelines provide the greatest measure of protection to the water body if they are undeveloped. However, they are also the most attractive places to live due to their scenic quality and recreational opportunity. As a result, lakeshores frequently become prone to seasonal and second-home development. Frequently, seasonal homes intended for summer use are converted for year round use and expanded on existing lots.

Human development along lakeshores can interrupt nature's ability to filter surface and groundwater entering the lake. Home construction along shorelines can have a major impact upon water quality without careful site planning, and sanitary treatment water quality is compromised, as each piece of shoreline is lost. In light of the fact that many of the lots along the Cayuga Lake are non-conforming in size, it is difficult to adequately treat effluent before it enters the Lake. On-site wastewater treatment is also problematic due to seasonal high water levels that can flood septic systems. This creates high concentrations of pollutants, particularly during the spring when growth cycles for algae and invasive are at their peak.

Therefore, sewer service along Cayuga Lake is the most logical method of reducing non-point sources to the lake. It is likely that the Village of Cayuga will continue to be the primary treatment facility in the area into the near future. As such, the Town and Village must work in concert, to ensure that existing Village and Town residents along the lakeshore are afforded an appropriate level of protection against pollutants entering the Lake.

Based upon recommended improvements to wastewater infrastructure in proximity to Cayuga Lake, the following program should be implemented within the planning horizon:

It is recommended that the Village upgrade its lagoon treatment plant to 125,000 gallons per day (gpd) through installation of a new aeration system and baffle curtain within the first of two existing lagoons. Additional plant improvements would generally include a new blower building, emergency generator, site work, ultraviolet disinfection, and influent pump station and 8-inch force main installed at the NYS Route 90/WWTP access road intersection. It is also recommended that the Village construct a new low-pressure collection system to serve Manitau Road.

It is recommended that the Town of Aurelius, under the auspices of a new lakeshore sewer district(s), construct a low-pressure collection system to serve approximately 134 residential dwelling units along the east shore of Cayuga Lake between the Town of Springport on the south and River Road on the north. The proposed system would include approximately 2.9-miles of 2-inch, 3-inch, and 4-inch diameter low-pressure sewer main, including approximately 51 individual and 23 shared grinder pump stations.

6.2.2 Improve Existing Infrastructure to Meet Current Demands

Town Center

An alternative to recommendation 6.2.2 listed above is to upgrade existing sewer lines and infrastructure to accommodate the current capacity of municipal wastewater systems. This will accommodate current development proposals and allow for short-term commercial growth in proximity to Finger Lakes Mall and the

IDA property. If upgrades are programmed to meet the current demands for the next ten years, future development proposals will be required to bear the cost of future upgrades alone.

This approach will allow the community to make the necessary adjustments to accommodate the current commercial growth cycle within the Town Center without major upgrades to capacity. However, it will, to some extent, restrain long-term commercial growth throughout the planning horizon. If this alternative is considered, the lack of adequate wastewater infrastructure necessary to afford the community a clean and safe environment will inhibit growth. This suggests that the current Commercial and Industrial (and PDD) zoning is currently too extensive and should be reduced to a better balance with the development demand. Essentially, the long term, the lack of adequate treatment and capacity will limit the type of commercial and industrial growth in the Town Center.

Cayuga Lake Shoreline

With respect to wastewater systems along Cayuga Lake, the Town and Village should cooperate to the greatest extent possible to extend sewer service north and south of the Village. Lakeshore residential units and units along River Road should be a priority. This approach will not serve all of the residential units along the shore of Cayuga Lake but would help in serving additional units in the areas where current problems exist or where inadequate lot sizes do not provide for adequate on-site wastewater treatment. While this is not the recommended approach to protect the water quality of Cayuga Lake, it will be a step in the right direction and it will improve wastewater service in the area of highest population.

6.2.3 Continue Current Efforts to Improve Local Wastewater Infrastructure and Existing Non-Conforming On-Site Systems

The approach of this recommendation involves the continuation of the status quo. Improved cooperation between the Town and the City of Auburn is necessary to prevent a band-aid approach to repair aging infrastructure. Currently, the Town and Village are working together to improve wastewater services in an ad-hoc fashion. Unfortunately, major funding constraints were identified during the evaluation of wastewater infrastructure and costs were identified that exceed the amount that residents are willing to pay for those improvements. This is reflected in the Community Survey in which the majority of residents indicated that they are willing to pay up to \$500.00 in additional fees on an annual basis. Estimates performed during wastewater evaluations of the Town and Village reveal that the costs to residents may range from \$800.00 to \$1500.00 annually. This is combined with the fact that the median income of residents (2000 Census) is above the threshold for most Federal and State Aid funding programs.

With respect to on-site wastewater systems (septic systems), the Town should work with the County to improve enforcement of existing regulations as part of the building permit process. This will ensure that existing systems are inspected and meet minimum Health Department requirements through mandatory inspections. This procedure should be better coordinate during the construction and alteration of existing buildings and the repair or replacement of existing septic systems.

Based upon this discussion, the Status Quo alternative should not be considered because it is contrary to the goals and objectives established in this plan. This is particularly important to the Town in achieving the project goals listed in this section and Natural Resources planning component.

6.3 Implementation Strategies

6.3.1 Establish Lot Size and Lot Coverage Requirements

For areas within the Town that are not to be considered for the implementation of future public water and sewer infrastructure, it is critical that strategic mechanisms are set forth to best protect groundwater resources for maximum quality and quantity of water.

From a land planning perspective, simply requiring larger lots sizes on lands not serviced by public sewer will preserve groundwater resources; however, will not put the Town in a position to absorb the costs associated with future extensions. In this case, if extensions are ever considered to areas that are not in close proximity to the Towns existing population centers (i.e., the Village or Town Center), lot sizes should be re-evaluated and potentially reduced on undeveloped parcels. This approach will help better absorb costs associated with such extensions and will prevent future sprawl into active farmland. This can be accomplished by employing clustering techniques or implementing on-site package plants to service expanding residential subdivisions.

In addition, the Town and Village should adopt lot coverage requirements for existing and proposed lots in order to provide for adequate on-site wastewater treatment. This is of particular concern along Cayuga Lake where older non-conforming lots are

being converted to year round use and older structures are being rehabilitated or replaced. By minimizing the amount of impervious surfaces of a lot, leach fields will be better suited to provide for the necessary absorptive capacity. Coverage requirements should be codified and adopted to provide for:

1. Adequate space between wells and septic systems.
2. Adequate space to provide for the required leach field.
3. Adequate space to construct a new leach field over an area 50 percent greater in size for future replacement.
4. Adequate space between leach fields and surface water bodies.
5. Adequate space between septic systems and underground conduits (i.e., site drainage and utilities).

Based upon the existing development pattern along the lakeshore and the proximity of units to Cayuga Lake, a 25 percent maximum lot coverage is recommended. For example, a one-acre lot (43,560 s.f.) would be permitted to be covered with one-quarter acre (10,890) of structure and impervious surfaces. Existing areas with an abundance of non-conforming lots should be targeted for sewer extensions or upgraded technology for on-site wastewater treatment as discussed in the trends analysis portion of Volume II Community Inventory.

6.3.2 Develop Infrastructure Improvement Plan

As a means to jump start planning and development of future infrastructure improvements within the Town, it is recommended the Town develop an infrastructure improvement plan to determine the amount of infrastructure that can be enhanced or replaced within the next five years. This will aid in developing a stopgap strategic approach to correcting current system problems.

6.3.3 Engage in Inter-municipal Collaboration to Determine Appropriate and Reasonable Growth in Capacity

The Town should work with officials from the City of Auburn undertake a feasibility study. In addition, the Town should continue its cooperation with the Village to implement recommendations of the current feasibility study to modify WWTS to handle wastewater to meet the Towns future needs. With respect to the City of Auburn, it is expected that the Town Center Concept will prove to be mutually beneficial to both communities. This is an essential task to gain knowledge and maximize potential capacities already in place to serve the community before other investments are pursued.

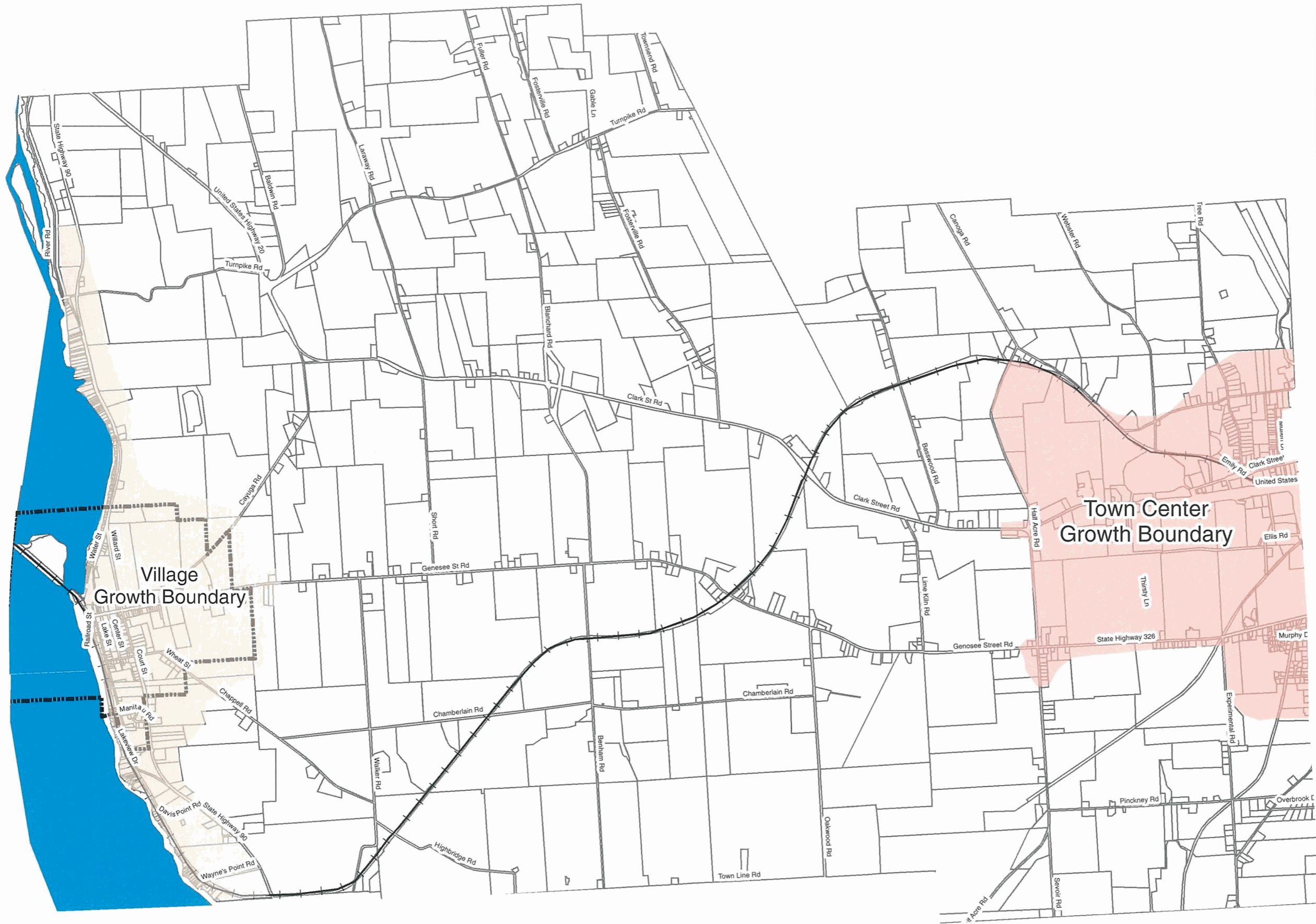
The Town should also continue to work with Village to determine if current wastewater capacity can be allocated as assistance to the portion of the Town along Cayuga Lake. As such, an important strategy includes the provision of sewers along Cayuga Lake, particularly the area between Route 90 and the shoreline.

6.3.4 Overview of On-Site Wastewater Treatment Systems in the Town

According to information obtained from the Community Survey, approximately 68 percent of local residents utilize on-site septic systems. This indicates that there is potential for large number of single-family residential units to be constructed in the Town in areas not serviced by public sewer. This trend suggests that residential growth in the Town will influence surface and groundwater resources without proper planning (including appropriate lot sizes, conservation subdivisions and best available technology for on-site wastewater treatment).

As such, the Town of Aurelius should consider adopting a soil based lot size model for land areas that are not currently serviced by water and wastewater infrastructure. The minimum lot size should be based upon the land area necessary to reduce nitrate loading of the groundwater supply. Therefore, a minimum 80,000-s.f. lot size should be proposed for all parcels located outside of existing or proposed water and sewer service areas. This is necessary in order to achieve planning goals with respect to surface and groundwater quality. This should not be construed as the ideal lot size throughout the Town. In fact, larger lot sizes are appropriate in the primary agricultural portions of the Town and should be considered during subsequent revisions to local zoning. Other G,S&O's of this plan will assist in reducing the potential sprawl that may follow in the wake of larger lot sizes. However, it should be the minimum requirement outside of areas with little or no potential for water and sewer extensions within a ten to twenty year period. This is necessary to protect local groundwater resources and primary aquifers that provide for private water supplies. It is also necessary to protect the long-term affects of non-point sources upon the future water quality of Cayuga Lake.

It is also recommended that clustering and density averaging be employed in these areas to ensure that buildings are concentrated on portions of the site that is best suited for septic systems. If the site has severe limitations, package plants or cluster systems (as discussed in Volume II - Community Inventory) can be employed to reduce lot size on up to two-thirds of the site while the remaining third can remain in open space.



Legend

- Long Range Town Center Service Area
- Long Range Lake Service Area
- Cayuga Lake
- Tax Parcel Boundaries
- Municipal Boundary

7.0 Planning Component No. 6 - Plan Map Figure 7-1

7.1 Transportation and Infrastructure

As discussed in the Transportation Infrastructure portion of Volume II - Community inventory, meeting mobility needs, supporting the economy, protecting the environment, and maintaining a sound quality of life – all while managing investment in times of fiscal constraint – are challenges local municipalities face as they deal with economic growth. As discussed in the Community Inventory, preserving highway function and safety is an important component of transportation planning. Transportation plays a significant role in determining how communities grow, and is an essential part of the Comprehensive Plan (see Volume II- Community Inventory for a detailed discussion of the functional classification system in the Town of Aurelius).

Transportation recommendations follow a public Visioning Workshop and several meetings with Transportation Officials designed to scope public opinion of transportation and infrastructure issues within the Town. They are also based upon several discussions with involved agencies during the Vision Planning process and results of the Community Survey.

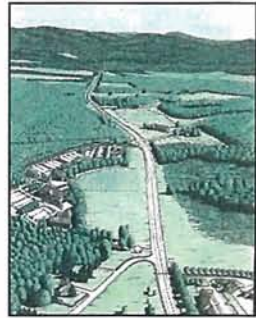
The Town of Aurelius zoning law provides for a limited amount of land use control throughout the Town. However, in light of the potential for spin-off development, transportation issues should be addressed by updating and amending the Town's approach to land use along state highways and collector roads. As explained in detail in Volume II - Community Inventory and in the Route 5 and 20 Corridor Study (Corridor Study), the Town must work to preserve the functional hierarchy of the highway system. This is important considering the potential for commercial growth along the Route 5 and 20 Corridor resulting from expansion of the Finger Lakes Mall and the resulting spin-off development.

"State Route 5 and 20 is designed to provide for inter-community traffic and is not designed to accommodate local traffic and access."

- Steve Vetter
NYSDOT-Region 3 -

Based upon the information gathered to date, our understanding of the transportation issues in the Town are as follows:

- Spin-off commercial development along Route 5 and 20 in the Town is following in the wake of the Bass Pro Shops and is affecting highway function to provide for inter-community traffic.
- There is potential for long-term reduction in highway function along State Route 5 and 20 and other State and County highways without adequate land use policies in place.
- There is limited control of access to adjoining land use along major collector roads in the Town.
- Building and circulation setbacks and access requirements on collector roads are minimally addressed by local zoning.
- There is minimum control of commercial development through current Site Plan Review.
- There is no control of commercial or residential development through Subdivision Review.
- There is a perceived problem associated with increasing traffic along Routes 5 and 20 and increasing truck traffic on Route 90.
- Route 90, Turnpike Road and Route 5 and 20 are experiencing increasing vehicle speeds.
- Congestion is likely to occur between Half Acre Road and the City line as new commercial development generates traffic.



Clustering of commercial development can preserve highway function and safety.



Business on commercial strips can lose potential customers during peak traffic hours.

- Traffic issues tend to revolve around the Finger Lakes Mall complex and the intersection of Half Acre Road and Route 5 and 20.
- There is a lack of provision for multi-modal opportunity and limited safety on all highways in the Town with respect to bicycle and pedestrian uses.
- There is no consideration for back-lots when parcels along roads are subdivided. This is contributing to residential strip development, particularly along West Genesee Street Road and Turnpike Road.
- Local fire safety officials believe that the ability to access new development at the Town Center will become compromised without an internal circulation system to mitigate future traffic impacts.
- Site distance and poor geometry at the intersection of Half Acre Road and intersections with the Mall and Clark Street Road are causing safety concerns by residents and transportation officials.

These issues identified during the public visioning process led to the development of strategic project goals and objectives for future transportation planning programs in the Town of Aurelius, and are discussed below.

7.1.1 Goal

The Town of Aurelius and the Village of Cayuga will maintain a safe and efficient transportation network by preserving the functional hierarchy of the highway system.



The Town prefers concentrated entrances to commercial areas and subdivisions as a means to preserve highway function, safety and efficiency.

7.1.2 Objectives

- Encourage commercial development within planned infrastructure capabilities and avoid the typical strip form of commercial growth, particularly along collector roads and State Highways.
- Adopt and implement the recommendations of the Route 5 and 20 Corridor Study and expand the goals and objectives for Corridor Study Planning Area B (the area between Half Acre Road and the west boundary of the Town) to all other areas of the Town.
- Encourage land use activities that are compatible with the functional capacity of adjacent roads.
- Reflect the practice of sound corridor management through local land use policy.
- Encourage sound access management and promote good design with respect to commercial, industrial and major subdivision development.
- Encourage concentrated access points to the highway system from commercial centers and major subdivisions particularly along collector roads.
- Facilitate the development of a multimodal transportation network that links recreation areas, schools, population centers and commercial areas.



Increasing driveways and turning movements can reduce highway safety and efficiency and lead to long term traffic congestion.



- Encourage commercial and retail development to provide multimodal connections within and between parking areas and buildings and encourage connectivity to the City of Auburn.
- Encourage the use of rail service as a means to promote commercial, industrial (and passenger service) growth in transportation to and from the Town Center.
- Work with the City of Auburn to ensure adequate bus service and routes between the City and the Town Center.
- Encourage a high quality coordinated system of signs and directional devices in an effort to provide a safe and cohesive flow of traffic throughout the Town Center.
- Implement the parking and traffic recommendations in the Village of Cayuga as recommended in the Route 90 Scenic Byway Study.



The Town prefers to protect the scenic quality of the Town maintain highway safety by discouraging residential strip development along collector roads.

7.2 Recommendations

7.2.1 Establish and Implement Highway Overlay Zones

It is recommended the Town develop a highway overlay zone along the primary collector highways throughout the Town. The purpose of such an overlay zone is to provide additional setback and access requirements that will help to retain their function as major collectors. The highway overlay zone would build on the underlying zoning by establishing different standards and criteria along these defined transportation corridors. In

Access management is important to protect the integrity of rural roads and to reduce congestion caused by cars entering and exiting the highway

Aurelius's case, standards that may be addressed in the highway overlay zones are building setback, parking setback, minimum lot widths, and vehicular access.

Highway overlays should be employed for adjoining land uses along the following highways of the Town:

1. Route 5 and 20
2. Route 90
3. West Genesee Street Road
4. Turnpike Road

7.2.2 Develop Site Plan and Subdivision Review Requirements and Improve PDD Regulations

The Town should update and amend the current zoning law to improve Site Plan Review Requirements and Subdivision Regulations to govern development of individual parcels of land, particularly along major collectors. Site Plan Review (SPR) requirements and subdivision regulations can be incorporated into the current ordinance.

Site plan reviews are concerned with how a parcel or group of parcels are developed, what a development will look like after it is completed and how it will impact its neighbors and required design elements (to be defined by the Town in its local law). Therefore, site plan review should include the following:

- Parking and circulation
- Site access (for vehicles, pedestrians, and bicycles),
- Screening, signs and landscaping

- Architectural features, location and dimensions of structures in relation to adjacent land uses.
- Physical features meant to protect adjacent land uses and the community as a whole.

In addition, the Town should consider updating and amending current PDD requirements to better reflect the vision of the Town Center Concept and better address the master planning approach set forth in the Route 5 and 20 Corridor Study. Revisions to the current PDD requirements will afford the Town a better opportunity to anticipate and plan for the cumulative impacts of development within the Town Center upon the surrounding community.

7.2.3 Develop a Multimodal Transportation Improvement Plan and Map

The Town should develop a map that shows the location of potential multimodal routes and neighborhoods to determine needed areas of public transport and pedestrian and bicycle improvements.

The Inter-modal surface Transportation Efficiency Act of 1991 (ISTEA) and the 1997 Transportation Equity Act for the 21st Century (TEA 21) emphasized the incorporation of multimodal transportation into the community's highways systems. Multimodal transportation planning is a multi-faceted approach that considers all modal options and is characterized by input and participation from the public.



The Town prefers to provide safe multimodal connections for pedestrians and bicyclists.

The concept recognizes the fact that efficient movement of goods and people is accomplished through a system of transportation and land use planning and that the concerns and needs of all users of the system should be considered.

Multimodal transportation planning should identify specific transportation issues and service investments that need to be so that improvements to the transportation network in the Town can keep pace with future development. Four primary modes of transportation that should be of focus include automobile, public transit, pedestrian, and bicycle.

7.2.4 Work with State and Local Agencies and Development Interests to Implement Corridor Plans and Local Requirements for Route 90 and Route 5 and 20

Future development projects along Route 90 and Route 5 and 20 may be reviewed and considered by the Town based on priorities and resources. However, considering each potential development as part of a greater community and regional corridor will enable the Town to maximize opportunities for smart growth, creativity, safety, and mobility. The development of Corridor Plans for Routes 5 and 20 will ensure that projects serve complimentary, and not competitive, purposes. However, the implementation of highway overlays will require the Town to coordinate development proposals with State and County Transportation officials.

This approach to future growth will greatly expand cooperation between the Town and its activity centers. It will also require cooperation between regional communities and the County who will understand more than ever that their success is interlinked.



The Town of Aurelius prefers to avoid the type of costly congestion and deterioration of quality of life that results from typical strip commercial development.

In addition, the implementation of the Route 5 and 20 Corridor Study and the Route 90 Scenic Byway Study will enable the Town to consider a variety of commercial land uses from a regional perspective. This will be accomplished by relating future land use and intensity of use to the transportation infrastructure that will support them (particularly in the Town Center).

7.3 Implementation Strategies

7.3.1 Amend the Zoning Law to Expand the PDD in Close Proximity to the Finger Lakes Mall Complex and Allow for a Mix of Uses in the Town Center

The redevelopment and revitalization of the Finger Lakes Mall complex is a successful commercial/retail development. The creation of a mixed use PDD within the Town Center would encourage suitable types and densities of development and maximize infrastructure investments. This approach will build upon existing community assets and strengthen the Town's current commercial core. The revitalization is enhancing the potential for additional economic activity and tourism related enterprises. This will likely feed upon a growing tourism market in the Fingerlakes Region and can better serve to compliment Auburn's downtown marketing strategy. In establishing a PDD, adequate review requirements and standards will be in place to direct and control how future developments are implemented and secondary impacts to highway function can be evaluated.

This will not only affect how development is designed, but also better control highway function and access management along Routes 5 and 20 and on surrounding local roads.

7.3.2 The Town Should Amend Its Zoning to Increase the Front Yard Set Back Requirements for All Land Uses Along Collector Roads

An immediate measure to be implemented by the Town is a zoning amendment to increase front-yard setback requirements in all zoning districts in which commercial and manufacturing uses are permitted.

A minimum setback of 100 feet from the road line is recommended to ensure adequate roadway frontage is available to allow for landscaping, proper access movements, pedestrian circulation routes, and necessary roadway and infrastructure improvements. By not allowing adequate roadway frontage, (especially along state and county highways) safety and mobility can be compromised. In the event necessary highway improvements become an issue, it can be costly when existing development is too close to the roadway and in the path of such improvements.

7.3.3 Incorporate Distance Requirements for Driveways and Signs for New Development on State, County and Local Collector Roads

In an effort to maximize mobility and safety, and to limit accidents and traffic delays, driveway cuts for housing, commercial, and manufacturing land uses should be discouraged within close proximity to major intersections on major collector roads.

A minimum driveway spacing requirement of 250 feet from intersections of any state, county or local collector road is recommended to be incorporated into the Town's zoning law.



The average travel time to work for a resident of Aurelius is 22 minutes.

In addition, a minimum driveway spacing requirement of 200 feet along highways within an overlay zone should be implemented throughout the Town.

The Town should also employ a minimum setback of 150 feet for all building structures; 75 feet for signs and a minimum setback of 100 feet for all impervious surfaces (excluding access drives) along the following major collectors:

1. Route 5 and 20
2. Route 90
3. West Genesee Street Road
4. Turnpike Road
5. Route 326

This strategy holds true particularly for commercial or industrial uses that tend to generate high volumes of traffic. Poor corridor and access management will hinder the success of any investments in commercial or industrial uses in ways unforeseen until problems become too costly to mitigate. It is important to recognize that growth of any kind generates traffic. Most traffic generated in the Town of Aurelius will utilize primary transportation corridors as a means to travel safely and efficiently. If growth occurs unchecked, much of that subsequent increase in traffic will require random stop signs and traffic signals at the intersections of some of these primary routes, thus reducing highway efficiency and function.

7.4 Remaining Infrastructure - Plan Map Figure 7-1

Project scoping during Visioning Sessions and public workshops did not reveal any local issues with respect to other infrastructure (although Aurelius has additional growth capabilities with respect to electricity, utilities

and communications). However, based upon current trends, growth in wireless technology is likely to preclude further local investment in fiber optic or cable communications services, particularly in the most rural parts of the Town.

However, during several public sessions, citizens stated that the potential for wind generation in the southern hills of Aurelius is evident in the success of the wind farm in Fenner, New York. Additionally, as the country turns to wireless forms of communication, communication towers and facilities have come to the forefront of local land use planning. Therefore, the recommendations of this section anticipate future proposals for cell towers and wind turbines within the Town. The main planning issue facing the Town will be to allow this type of land use in a manner that is consistent with farming in the community and in a way that preserves tillable acreage of farmland.

7.4.1 Wind Generating Facilities and Cellular Towers

Wind turbines may be used for residential, commercial or industrial purposes and may affect several zoning districts. However, the most feasible location for wind generators is in the southern portion of the Town where the elevation is high enough to capture wind energy. During the planning process, the group consulted the NYSERA wind potential map and decided to include language that will address the use of wind farms in the Town.

With the exception of noise considerations, cellular towers and wind generating facilities should be treated in a similar fashion with respect to land use policy and the Town must consider several factors when reviewing potential wind energy projects or cellular towers. Some of the factors that must be addressed during Site Plan Review include:



Wind generators and cellular towers should be located in a manner that preserves tillable acres for farming.

1. Noise levels - Including noise associated with wind generators and the blades of the turbine.
2. Setback and operation - Including consideration for the potential for failure of towers, turbine blades, or structural members.
3. Agriculture - Including the loss of tillable acreage, pastureland or access to viable farmland.
4. Natural Resources - Including recent concerns with FAA lighting requirements and wildlife migration patterns.
5. Interference - Including interference with both cable and wireless broadcast transmission and emergency service communications.
6. Visual Impact - Including the visibility of towers and their impact to rural character.
7. Municipal Boundaries - Including proximity to adjoining municipalities where wind turbines are restricted.

Based upon the issues listed above and the overriding theme of farmland protection throughout the planning process, the Following Goals and Objectives are set forth with respect to wireless communication and wind based power generation.

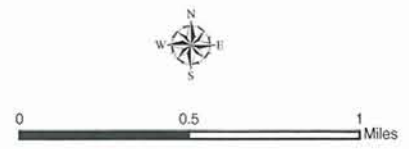


Legend

Highway Overlays

- Limited Access Highway
- Highway Overlay
- Cayuga Lake
- Tax Parcel Boundaries
- Municipal Boundary

SOURCES: N.Y.S. Department of Transportation, Cayuga County Real Property Tax Service (October, 2004)



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7.4.2 Communications and Clean Energy Goal

The Town of Aurelius will encourage state of the art wireless and clean energy technology that is compatible with agricultural operations in the most appropriate areas of the Town.

7.4.3 Objectives

- The Town will anticipate a potential for commercial wind generators in the upper elevations located in the Southern area of the Town.
- The Town will encourage the location of future cellular towers within or in close proximity to the Towns Industrial Zoning District.
- The Town will encourage wind technology that enhances agricultural viability and profitability within Aurelius's' agricultural zoning district.
- The Town will encourage the location of wind generators and cellular towers away from active farmland or toward the edge of fields and tillable acreage.
- The Town will encourage wireless and wind technology projects that will financially benefit local and regional residents.
- The Town will discourage commercial and industrial cellular towers and wind generators near population centers and residential areas.



"Windmills have a life span of about 20 years but will likely be upgraded during their operation to increase efficiency and life expectancy"

- Cornell Cooperative Extension -

- The Town will discourage cellular towers and wind generators to be visible from local parks, lakeshores and buildings or sites of historic significance.

7.4.4 Recommendations

7.4.4.1 Require Wind Generation Projects to Meet Minimum Standards Developed by the New York State Department of Agriculture and Markets

Based upon a review of wind generator operations in the Central New York Region it is recommended that the Town of Aurelius adopt Guidelines for Agricultural Mitigation for Wind Power Projects, developed by the New York State Department of Agriculture and Markets (Ag. and Markets) as the standard for reviewing wind power projects throughout the Town. The Town should coordinate any planned wind generation projects with Ag. and Markets and should pursue clean energy opportunities as long as they do not impair or impede active farming. Due to the rural nature of the southern portion of Aurelius and the wind potential of higher elevations, local officials should direct any commercial or industrial proposals regarding wind generation to that portion of the Town. Wind turbines for residential purposes should be discouraged in higher density residential areas but should be permitted on residential parcels containing a minimum of 5 acres in area or for self-sufficiency purposes on land in the Towns agricultural zoning district.

7.4.4.2 Require Cellular Towers to Co-Locate or Locate on a Subdivided Parcel with Road Access

The Town should discourage the subdivision of farmland for cellular towers by requiring the co-location or wireless communications antennas. However, in the event that a freestanding tower is permitted, the tower facility should be located on a subdivided parcel that does not interfere with agricultural operations. It should avoid tillable acreage, forested land and sensitive environmental areas and be placed on a subdivided parcel with access to the highway system. The parcel should be large enough so that a failing tower will fall within the property boundary. The subdivision process will also require the developer to provide independent access to the site. This will allow the developer to access the site for maintenance without crossing farmland. The rationale for this requirement includes:

1. Cell towers will be located on property subdivided and owned by the developer.
2. Cell towers can be reviewed to ensure that they do not place undue burden on agriculture.
3. Liability for any failure cannot be transferred to an adjoining landowner or lessor.

This recommendation will safeguard the agricultural community and ensure that wireless communication can coexist with farming. With the advent of cellular phones and GPS, farmers are becoming more dependent upon wireless communication to increase the efficiency of farming as a viable economic activity. Therefore, use of wireless

technology and wind power by the agricultural industry should be included in future planning decisions throughout the Town.

7.4.5 Implementation Strategies

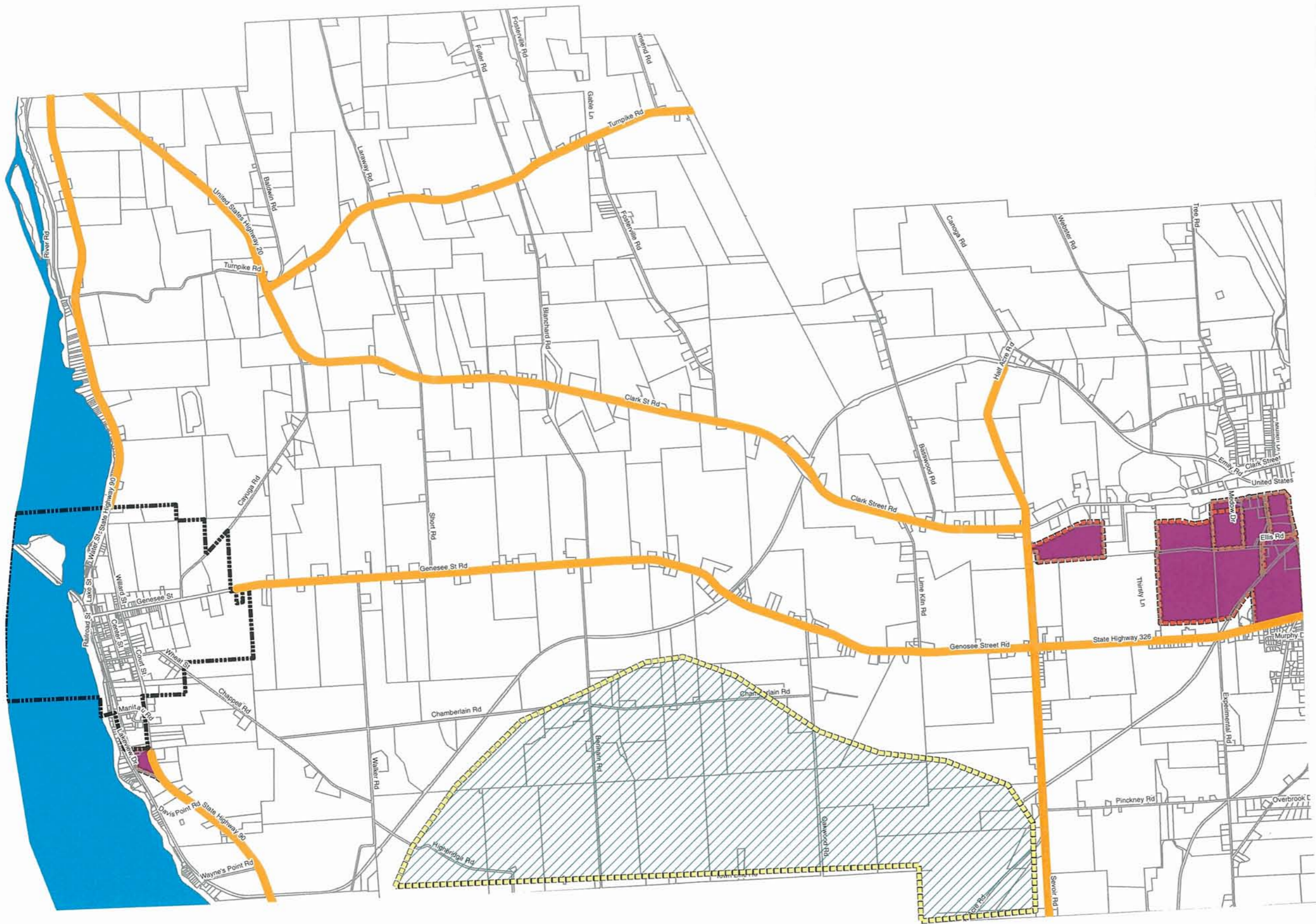
7.4.5.1 Coordinate Future Project Reviews with NYS Department of Agriculture and Markets

It is recommended that the Town direct any project sponsor to coordinate cellular or wind generation projects with the NYS Ag and Markets prior to the submission of an application for site plan review. This procedure will ensure that the Town utilizes professionals with adequate expertise to minimize the impacts of cellular towers and wind turbines on active agricultural operations.

In addition, this coordination will ensure aesthetic considerations in an effort to reduce the visual impact of towers and turbines on the rural character of the Town.

7.4.5.2 Address Cellular Towers and Wind Energy Systems in the Local Zoning Ordinance

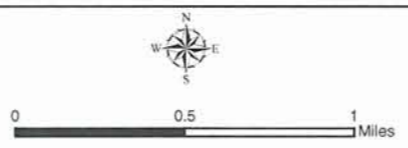
It is recommended that the Town amend the current zoning ordinance to address projects specific to cellular towers and wind energy systems and develop permitting requirements for to be used for residential, commercial and industrial uses. As the proliferation of wireless communication and alternative sources of energy become an increasingly popular practice, it will be beneficial to the Town to be prepared for such proposals by taking a proactive approach to this development potential.



Legend

-  Highway Overlay
-  Cayuga Lake
-  Tax Parcel Boundary
-  Municipal Boundary
-  Area Rated Fair for Wind Generation
-  Approved Cell Tower Location

SOURCES: N.Y.S. Department of Transportation, Cayuga County Real Property Tax Service (October, 2004), NYSDOT



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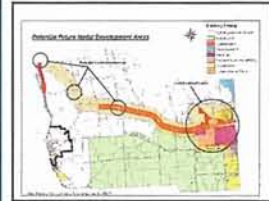
8.0 Planning Component No. 7 - Plan Map Figure 8-1 and 8-2

8.1 General Land Use

The Land Use section of the Comprehensive Plan serves to tie together all of the previous planning components with three overarching themes. The Aurelius Town Board should consider these themes when adjusting land use policy throughout the Town.

The first theme is the connectivity or interrelationships between different land use decisions and different visions. What, for example, is the difference between traffic safety and pedestrian safety or, why is surface water quality important to protect groundwater? Each section of this Plan, as described throughout, contains recommendations that are examples of interrelationships between issues that should be considered as part of the land use decision-making process.

The second theme is assuring that the Comprehensive Plan and all local ordinances are integrated and consistent to one another. The Comprehensive Plan should reflect the community's vision of itself with respect to the present and the future. Local ordinances are tools that help achieve that vision but the discretionary review by the Planning Board and Zoning Board are also important. To achieve the community's vision, ordinances must be consistent with each other and with the Comprehensive Plan, and reflect the deliberate, often difficult choices a community makes in preparing for the future. Thus, whenever an ordinance or Comprehensive Plan is updated, the other should be evaluated as well. This is the kind of decision-making needed in a dynamic environment, particularly due to the Finger Lakes Mall revitalization.



The current zoning map represents policy that contradicts the Town's 1973 Comprehensive Plan by promoting commercial strip development along Route 5 and 20.

The third theme is sustainability. Many recommended actions described in this Plan represent incremental progress in achieving a more sustainable future for the Town and for the region. Based upon public input to date, the loss of viable agricultural land and resulting impacts to water quality as farmland is converted to commercial use or single-family residential lots is perhaps the most important sustainability issue for the Town.

Input and ideas were solicited from local residents at various public vision planning workshops held by the Town's Ad-Hoc Committee, and facilitated by Barton & Loguidice, P.C. A brief summary of issues and ideas as they pertain to this land use section are outlined below:

- Commercial and residential development in the form of sprawl should be addressed to minimize its impacts on local infrastructure, agricultural operations, transportation, and open space.
- There is concern about the capacity of updated water and sewer infrastructure to help increase business and industrial activity in the Town Center.
- There is a desire among residents to see Aurelius evolve in a manner that allows for controlled residential development and "country living" on lots with an abundance of open space.
- There is consensus among residents that farms should be incorporated into the future growth of the Town and be recognized as an integral component of the local economic base, to ensure they remain as part of the community.
- Concern that the lack of adequate infrastructure within and adjacent to the Village and the City of Auburn will limit the success of commercial enterprise in the Town.



Open space is an important aspect of the agricultural heritage of the Town. Aurelius also contains the type of open scenic views and vistas indicative of the Fingerlakes Region.

Many communities believe that all development will result in a net increase in revenues generated for the community. However, recent studies indicate that farmland preservation provides substantial economic benefit to communities because farms and open land contribute more in tax revenues than they receive in public services (i.e., schools, fire and police protection, infrastructure and road maintenance). Residential development, on the other hand, requires more in local services than it returns in taxes.

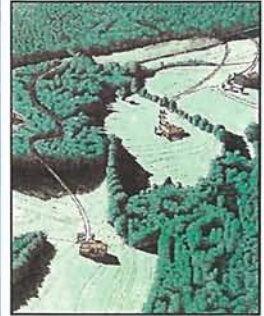
For example, a study of two Michigan communities by the American Farmland Trust found that for every \$1 in tax revenue generated by farms and open land, only 27 cents was required for associated necessary services. In comparison, for every \$1 in tax revenue generated by residential development, \$1.47 was required in public services. In today's economy, that number is rising quickly.

Recommendations pertaining to land use outlined in this section focus on various pressing issues Aurelius must address to ensure quality, sustainable development practices in the future. Planning recommendations presented herein will address the following:

- Housing and Rural Residential Development;
- Agriculture and Agribusiness;
- Commercial and industrial activity;
- Entertainment and tourism; and,
- Zoning and subdivision regulations.

8.1.1 Housing and Rural - Residential Development

In many Upstate New York communities, residential development is one of the primary land uses. New development is both necessary and desirable to maintain and improve the quality



A home that is constructed on tillable land will have a detrimental impact on the long-term economic viability of farming. The key is to steer residential development away from tillable acreage and sensitive natural areas.

of life of the people who currently live in the community as well as for those who will live there in the future. Residents of Aurelius recognize what is unique, beautiful and desirable about the Town's natural and cultural environment. New development that is compatible with the natural and cultural heritage of the Town is an important consideration of those who live in Aurelius. Currently, residential growth in the Town is limited. However, the attractiveness of Cayuga Lake and the scenic vistas of the Town will attract developers as more people are exposed to the area and commercial growth continues around the Mall facility. A thorough review during the inventory and analysis of this plan suggests that the proliferation of single-family units on agricultural lands may be the Town's greatest sustainability issue in the future.

In essence, farming and residential development tend to compete for the same space. From the perspective of a developer, farmland provides an ideal location for development lots. Prime farmland soils are most suitable for residential development because they are well drained, have adequate soil bearing capacity and they are associated with rolling topography that provides the visual amenities homeowners prefer (i.e., views, streams, rolling woodlands and open space). As with any property, the agricultural land can sustain a higher yield in residential density with the availability of adequate water and sewer infrastructure.

Homebuyers also perceive the presence of agriculture as an important component of rural living and quality of life that people generally prefer. Farming represents heritage value to people, even though they may not actively participate in agriculture. Farms and farm buildings represent a strong community spirit and history. Americans in general tend to view local farms as a symbol of stability, freedom and strong ties to the landscape.

The unfortunate consequence of suburban development upon farmland is the resulting loss of viable farms. As land is subdivided, residential development slowly erodes the viability of farmland acreage and operations. Some of the ways in which this occurs includes:

- Loss of overall tillable acreage and prime farmland soils.
- Loss of large single parcels with adequate acreage or the proper physical characteristics (i.e., topography) to make agriculture economically viable.
- Fragmentation of acreage that creates remnant parcels and reduces efficiency for establishing and maintaining field crops.
- Loss of agricultural infrastructure (i.e., drainage tiles, farming support, feed stores, equipment sale and repair, etc.).
- Disruption of access to farm operations (farm infrastructure) due to the increase in public roads, traffic and neighborhood development.

Agriculture is an area intensive land use and requires substantial acreage to be profitable. Higher quality soils and larger tracts of tillable acreage enhance the farms efficiency and economic viability. There are additional factors that determine the viability of an agricultural operation. For example, level topography and gentle sloping land tend to have deeper, more productive soils. As slope increases, it becomes more difficult to run equipment parallel to the contours so that land can be tilled. This standard farming practice is important for efficiency and erosion control.

Residential development is also land intensive and the potential for large lot residential subdivisions exists along Route 5 and 20; and West Genesee Street Road. While many believe that population losses from the area are not likely to bring residential growth any time soon, population patterns and changes to the traditional structure of the family are driving growth in rural fringe areas. In fact, some communities throughout the U.S residential development is increasing at a rate of 4 to 15 times the rate of local population growth. Many of these residential growth areas are actually experiencing population losses within the Metropolitan Statistical Area (Source: New York Planning Federation).

Several other conflicts arise when residential development encroaches upon active farms. These conflicts include:

- Use of agricultural fertilizers and pesticides.
- Noise associated with farm implementation and irrigation.
- Dust or odors associated with fertilizer and livestock.
- Farm equipment access from public roads.

While all of these conditions exist in rural areas, new local roads and neighborhoods, over time, will interrupt agricultural operations. This can affect the farmer's efficiency over time, resulting in a net loss of the economic viability of a farming operation. This is particularly hard on small farms or operations where fields are not concentrated on single or adjacent parcels of land.

Based upon a cursory review of similar rural communities, the following general trends require consideration by the Town of Aurelius over the planning horizon:

- Large Lot Subdivisions tend to leap frog and follow in the wake of and in proximity to commercial growth areas.
- Americans are finding that real estate is a safer investment that will bring a greater return in the end, as a response to the decline in the stock market since 2000.
- Home mortgage interest rates are at record lows making larger homes on larger lots more affordable.
- The local population is moving from cities and older suburbs into new homes in newer suburbs. These newer suburbs tend to sprawl into important agricultural areas.

As discussed during the Transportation and Infrastructure Session, long-term maintenance of poorly planned infrastructure extensions becomes a burden on State and Local funding sources. For example, the extension of water and sewer infrastructure to service a new development may not appear to impact viable farmland. However, if that extension brings water and sewer availability adjacent to active farmland the owner of that acreage may be faced with an offer for his property that he cannot refuse. By making this infrastructure available to a developer without proper planning the potential for a major subdivision proposal becomes more likely. Without a method for requiring the developer to pay for costly infrastructure improvements, the Town may be forced to accommodate the developer at taxpayer expense. This is the primary reason for requiring new development that is driving the demand for services to bear the costs of making improvements to those services.

It is quite possible that the Town of Aurelius is at the threshold of change. There may not be an opportunity to consider all of the right planning alternatives in the future. If residential growth continues in an unchecked fashion, the Town may face a classic example of the forces that are eliminating prime farmlands near former agricultural centers throughout the country. This is not to say that it is too late to address the issue or that the anticipated growth will be swift or widespread. However, there is the opportunity to address these issues before they become a burden to the community.

For planning purposes, the protection of active farmland should become one of the primary land use issues. Thus, the Town's Comprehensive Plan provides an excellent opportunity for public education and outreach. Through the process of developing the Comprehensive Plan, potential negative impacts were identified that could affect the viability of farming throughout the planning horizon. The public or developers do not readily understand many of these impacts and the benefits of farming to the public realm should be an important part of all future land planning efforts ranging from the placement of new homes to the extension of future water service. Essentially, all of the interrelated planning components should be considered within the context of continuing the viability of agriculture and the planning process presents the opportunity to educate all of the players involved in the future of the Town (i.e. at public hearings, during site plan reviews etc.).

In addressing farmland protection, a major component of this planning process is to capture the community's vision of how it wants to shape and integrate residential neighborhoods into the

We want to move the red line back and keep that portion of the Town rural. I feel that we should concentrate the commercial development.

- Resident attending the February 8, 2005 Visioning Session -



Clustering techniques like those outlined in Section 278 of the New York State Town Law can be utilized to avoid sensitive environmental areas and preserve tillable acreage for viable farming.

future development scheme, and the desired type, design, quantity, and location for residential development. Based upon this vision the following goal and objectives are set forth:

8.1.2 Housing and Rural Residential Development Goal

To encourage residential development that maximizes existing and planned infrastructure capacities within close proximity to population centers, and is compatible with the countryside, protects natural resources, maintains rural character and preserves open space.

8.1.3 Objectives

This section presents specific objectives and tools intended to help better manage residential developments, which are outlined below:

- Encourage the continuation of the Village of Cayuga as a culturally significant community with all of the amenities of a traditional rural Village.
- Provide for a variety of living experiences in the Town, including rural, village and suburban, each with its own distinct style and character.
- Protect consumers' housing options throughout the Town by providing a mix of choices (i.e., location, accessibility, housing types, and neighborhood character).

"We should consider our retirement population. What about housing close to commercial areas for people who cannot keep up a home or piece of property? Can that be provided in this commercial area?"

- Resident attending the February 2005 Visioning Session -

- Utilize open space or cluster subdivisions to help protect the rural character of the Town and to maintain tillable acreage in agricultural areas.
- Encourage the preservation of open space throughout the Town with Conservation Subdivisions, Incentive Zoning, and Planned Unit Developments (PUD) or within the Planned Development District.
- Consider Traditional Neighborhood Developments (TND) for infill, adaptive re-use or new developments within and adjacent to existing centers of activity, particularly the Village of Cayuga and in close proximity to older neighborhoods near the City of Auburn.
- Discourage residential areas from encroaching into existing or planned agricultural and industrial areas. Industrial uses should be buffered from residential areas with retail, commercial, open space.
- Encourage the maintenance and development of a quality housing stock.
- Address the housing requirements of seniors and people with special needs and first time homebuyers in the community.
- Improve opportunity for home ownership in the community.
- Encourage residential development that provide for a mix of housing that includes affordable housing.

8.1.4 Recommendations

8.1.4.1 *Practice Smart Growth and Sustainability by Planning Large Residential Developments Along Side Infrastructure Extensions (within Close Proximity of Existing Centers)*

The excessive extension of public utilities beyond a reasonable distance of the Village and the Town Center should be discouraged in an effort to minimize the cost burden on the Town. This will enhance existing neighborhoods in the growth nodes and contain future residential sprawl.

Encouraging clustering provisions on lands within close proximity to activity centers will minimize encroachment upon agricultural areas and critical environmental features, prevent sprawling into the countryside, and will help maximize returns on infrastructure investments, as discussed under Transportation, Water and Wastewater Planning Components.

8.1.4.2 *Encourage and Incorporate the Preservation and Mixing of Open Space and a Variety of Uses in New Large Scale Subdivisions Throughout the Town by Enhancing Its Planned Development (P-D) District*

Currently, the Town of Aurelius has an established Planned Development (P-D) District in its zoning that calls for “large-scale, new and innovative projects where one or more uses may be within a single project”. It is recommended that the Town’s zoning be amended to



Future residential development should be managed in a way that does not promote numerous driveways along collector roads and should be located in a way that does not consume the open space character of the community.

enhance the procedural review components of this district in order to better facilitate and promote unique, sustainable, and exciting mixed-use developments within the Town Center.

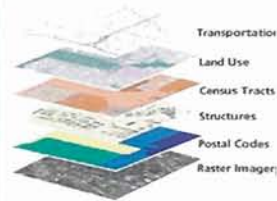
By enhancing the review procedures of the P-D district, the Town should then strongly promote developments that have creative site designs and a mix of uses by incorporating flexibility into its ordinance (especially with regard to use, setbacks on internal local roads, and minimum lots sizes).

It is within this district that unique developments can be built that could include housing needs for seniors and first-time homebuyers, as well as commercial and office uses. These needs could be realized through maximum returns on any future investments in infrastructure as long as development is located within close proximity to population or activity centers.

8.1.5 Implementation Strategies

8.1.5.1 Provide Flexibility for Developers Who Encourage Implementation of Low Impact and Smart Growth Approaches to Residential Subdivisions

Developers who seek to invest in the Town of Aurelius should be encouraged to incorporate innovative methods of development into local projects. It is recommended that local zoning and subdivision regulations be adjusted to show flexibility toward those developers who show interests in low impact and smart growth practices in design and development of project proposals.



A community GIS system will reduce duplication of services between the City, Town Village and County.

8.1.5.2 Conduct Density Analyses Targeting Areas Within and Immediately Adjacent to the Towns Population Centers to Better Prepare for Existing and Future Infrastructure Capacities

In order to realize maximum returns on any future infrastructure improvements and to ensure adequate capacities are in place to support growth, an analysis of future residential units and other potential land uses (i.e. build out) should be developed. This may be used to better target appropriate areas and densities for development. This approach will help prepare the Town for logical phased growth and save public costs by directing new development to places contiguous to existing development. These areas are the most logical locations for improvements to sewer, water, roads, and other necessary services because they already exist, or are planned (as part of the Comprehensive Plan) to accommodate projected growth.

8.1.5.3 Develop an Open Space Plan that Links Residential Neighborhoods with the Town Center and the Village through Parks and Other Pedestrian Amenities

Trails, parks, greenways and other open spaces are important ingredients in appeal and livability of a neighborhood and Town. Engaging in a plan for an interconnected multi-modal system would link all existing and projected residential neighborhoods to the Town Center and the Village. This interconnectedness within the Town will facilitate the development of unique places and experiences for residents and visitors. In addition, an open space plan with multi-modal



connections will establish a policy toward energy efficiency. This will create conditions to minimize vehicle miles traveled by providing residents an alternative means of transportation to places within close proximity of their homes.

8.2 Agricultural Land Use

Based upon the previous discussions throughout this Comprehensive Plan, it is concluded that farmland protection should become a major component of Aurelius's future vision. Agriculture should be viewed as a primary way of life for local residents and farming should continue as a primary commercial enterprise in the community. Therefore, the following sections of the Aurelius Comprehensive Plan flow from this overriding theme.

8.2.1 Agricultural and Open Space Goal

The Town of Aurelius will maintain agriculture as a viable economic activity in order to preserve the rural character and open space qualities of the community and to provide stability to the water quality of Cayuga Lake.

8.2.2 Objectives

Based upon local public concern, existing conditions and subsequent necessary improvements, the following objectives are offered:

- Aurelius will encourage agriculture to continue as the primary economic activity in the Town for an indefinite period or for as long as necessary to ensure that the farmer's economic health is sustained.

- Strive to maintain the most productive agricultural land for future generations.
- Work with local members of the agricultural community to assist individual farmers in securing funding for:
 - Nutrient management
 - Sound farming practices
 - Natural resource protection
 - Organic farming
 - Open space protection
- Aurelius will encourage at least one member of the Planning Board and Zoning Commission to be actively involved in farming or agriculture.
- Advocate for farming concerns when working with federal, state and local elected officials.
- Strive to reduce potential future development pressures on protected farmlands, prime farmland soils and soils of statewide importance.
- Discourage fragmentation of currently active and potentially active farmland for other land uses.
- Encourage the use of agricultural lands to provide future open space networks with areas for stormwater infiltration and groundwater recharge.
- Encourage the use of PUD and clustering techniques to preserve tillable acreage and viable farmland within the Town.



- Provide a climate where business, particularly locally owned operations, can flourish by enhancing the Town's agricultural heritage, arts, culture, and vital neighborhoods.
- Discourage commercial or industrial activity that does not compliment agricultural infrastructure or operations from locating in agricultural zone districts and encourage that activity within the Town Center or the Village of Cayuga.
- Foster an economic climate that supports and promotes the expansion of agri-tourism within the Town.
- Encourage the development of specialty farms, hobby farms and self-sufficiency farms.



At several Visioning Sessions, residents cited the importance of open space in the community as one of the primary reasons that they choose to live in Aurelius.

8.2.3 Recommendations

8.2.3.1 *Discourage Public Infrastructure Extensions into Agricultural Taxing Districts*

It is recommended that the Town discourage types of development that will require public infrastructure extensions into agricultural districts and, instead, encourage such extensions within the Town Center and the Village of Cayuga. This is intended to encumber future high-density residential subdivision development in agricultural areas.

It was made clear throughout the public visioning sessions and the Community Survey that maintaining viable agricultural operations and preserving agricultural lands was important to residents, especially farmers. By allowing the extension of public water and sewer, the Town would essentially open the gate for sprawl. This would essentially leave farmers no choice but to terminate operations due to service and maintenance costs from the added infrastructure. In addition, hundreds of acres of scenic, rolling topography that currently exists in the Town would be prone to future sprawl.

8.2.3.2 *Encourage Agriculture as a Commercial Enterprise*

The Town of Aurelius recognizes that Agriculture is an important part of the community. A primary recommendation of this plan is that agriculture and agricultural support services should be treated as a commercial enterprise. Agriculture is a business that is tied to many other industries including transportation, manufacturing, retail and service sectors of the economy. In the face of declining public interest in farming and agriculture, the Town should highlight agriculture as a viable business in the Town and a way of life that is consistent with maintaining Aurelius as a quality and sustainable community. Therefore, the following short-term strategies should be considered to work toward achieving the economic objectives of the Comprehensive Plan.

"One of the things we have to consider is that we have a few small businesses west of Half Acre Road. These are our friends and we do not want to hurt people that we know."

- Resident attending the February 2005 Visioning Session-

8.2.4 Implementation Strategies

8.2.4.1 *Encourage Right to Farm Laws by Adjusting the Towns Zoning Laws*

It is recommended that in order to effectively preserve an agricultural presence outside of existing population centers, the Town adjust its zoning to clearly identify agriculture as the primary principle use in the (A) Agricultural District. A primary principal use is the use of preference that should dominate the Agricultural Zoning District over the 20-year planning horizon and all other uses should be subordinate to active farming and agricultural support services. Therefore, residential land uses should be minimal in this zoning district unless they support active agriculture (e.g., farmstead home or worker housing). If the Town views agricultural as an important component of rural character, than farming and farm related activities should be the preferred land use to be permitted "as of right." Other uses currently permitted as primary uses would be more suitable in the Town Agricultural Zoning District under special use permit, subdivision review and site plan review. Subdivision of land should take place in a manner that does not fragment, impair or impede tillable acreage, agricultural operations or the mobility of farm enterprises. This will ensure that all other uses proposed in the agricultural zoning district are developed in a manner that maximized the preservation of tillable acreage throughout the Town.

"What I would like to know is why can't farms get the same benefit as factories?"

- Public Attendee at the March 2005 Visioning Session -

8.2.4.2 Assist Farmers in Utilizing Conservation Easements, Transfer of Development Rights, and Acquiring Tax Incentives

To help agricultural operations and farmers stay in business, the Town, through cooperation with the County, should help farmers utilize strategic practices such as conservation easements; like trading of land, Purchase of Development Rights (PDR / TDR and like-trading), and acquiring taxes in lieu of alternatives to subdivision developments outside of areas immediately adjacent to existing centers of development.

In an effort to maintain the long term viability of the Town Center as well as protect agricultural land from commercial sprawl, it is also recommended that the Town establish a priority farmland protection area. This priority farmland protection area should include all active farmland immediately adjacent to the west boundary Half Acre Road. By targeting these parcels for the purchase or placement of conservation easements, the potential for commercial sprawl into the Town farmland will be mitigated. This will be an important target to farmland protection regardless of the alternatives considered in this Plan.

8.2.4.3 Implement Percentage Requirements for the Subdivision of Large Lots with Vast Expanses of Road Frontage

The Town of Aurelius has many parcels that have large portions of road frontage. To prevent fragmentation of agricultural lands that create landlocked pieces of property, and thus, reducing viable farmland or development property,

The Town recognizes that agriculture is a business. It is a commercial activity to be encouraged by Town officials.

it is recommended the Town establish policy that requires rear lot access on large lots containing five acres or more of road frontage. Once 30 percent of the road frontage of a lot is developed, an easement should be granted by the purchaser of the development lot, based upon local road standards of the Town. This will prevent typical residential strip development and allow rear access to the lot for farm access or future local road connections between development parcels. This approach will also prevent land locking fragmentation and flag lots that will impact future farming operations. Through the Subdivision Review process, the landowner of the original parcel should be required to provide sketch plan showing future build-out of the original parcel before more than 30 percent of the land can be subdivided along a highway/road.

This approach, among other recommendations in this section, will help limit the amount and type of development that disrupts or fragments land areas containing prime farmland soils or soils of statewide importance and will allow for the orderly subdivision of land with a rational approach to the future local road network.

agents should be encouraging the sale of land from one farmer to another. Agricultural sales are just as important as selling land for residential development. However, the development value is perceived as the most important value of land at the expense of economically viable agribusiness and community character. Therefore, the Town should work with local real estate agents to promote and advertise active farms and agribusiness to farming interests who may want to locate in the area. At the same time, local officials should collaborate with local tourism interests to promote local farms, agribusiness and agri-tourism. This can become part of ongoing public outreach through several public outlets. One strategy to accomplish this is to work with the local school districts to improve appreciation for farming as an important industry. Field trips and educational interaction between farmers and local students is an excellent way to educate the youth as to the importance of farming.

Other ways to assist in preserving agriculture as part of the local economy include promoting local products in local venues. This can be accomplished by working with development interests in the Town Center to bring farmers and consumers together through contact with regional supermarkets, farmers markets, local product promotion, and U-pick operations. Local farmers and officials can also work with commercial venues in the Town Center and other venues in the area to promote and utilize local agricultural products. Local wine products, for example, may be advertised and sold at commercial outlets in the Town Center.



Retail is moving toward more of the downtown concept. In fact, we actually have a form of zoning in our mall. When businesses come in, they have guidelines that they must follow. The new trend is lifestyle centers where people work, shop and live including places for seniors.

- Gina Speno,
Fingerlakes Mall
Manager -

8.3 Commercial, Industrial, and Economic Activities

The development and growth of a community's commercial and industrial economy is influenced by several factors. Among these factors are:

- Regional location;
- Characteristics of the community population;
- Existing commercial / industrial development patterns;
- Availability of adequate sites; and,
- The existing transportation system.

All of these factors, introduced in the Land Use Inventory portion of this Plan, were analyzed to better understand forces driving current economic conditions and how these conditions can be maintained and enhanced through strategic land use planning.

Small retail operations and light to moderate industrial companies all have various criteria when making their own location decisions. The Town also must consider a number of elements pertaining to commercial and industrial development decisions, including:

- The type of development that it wants to attract in light of community goals;
- How much land should be planned to accommodate future population;
- Where such development should be located in light of existing and planned public infrastructure improvements; and,
- The development's physical qualities.

Upon determining the character of the desired development, the Town must develop a means for carrying them forth. This section, based on inventory and analysis of existing conditions and public concerns and interests, presents recommended objectives and tools that the Town should use to manage commercial and industrial development. These objectives are outlined below.

8.3.1 Commercial Economic Development Goal

The Town of Aurelius will plan for new development within and around the Finger Lakes Mall complex as the predominant center of human activity and as a logical extension to the land use and infrastructure of the west side of Auburn.

8.3.2 Commercial Economic Development Objectives

- Encourage the appropriate types, scale, and character of desired commercial and industrial developments.
- Support the development of employment sites that are compatible with existing land use and in areas with the best potential for future infrastructure improvements.
- Encourage businesses that compliment existing economic activity or that can provide for an underserved economic demand in the area.
- Concentrate compatible mixed land uses onto relatively small lots, in close proximity to housing and consumers, in existing areas supported by water and wastewater facilities. The Village of Cayuga and the Town Center are particularly primed for this type of future development.



You want to have a mix of commercial development, even consider mixing in some residential so that there is a local population base that will frequent the businesses and services.

- Benjy Manton, CNY
Regional Planning
Board -

- Support economic development that employs local workers, provides family-supporting wages and benefits, and offers affordable goods and services.
- Encourage business development that will compliment regional agriculture within the surrounding community.
- Encourage a working relationship with the City of Auburn so that economic development of the Town Center and economic support for the farming community compliments community development at the County level.

8.3.3 Recommendations

8.3.3.1 *Plan for the Development of a Town Center and Gateway Concept Around the Proposed Internal Circulation System with Route 5 and 20 Arterial as the Primary Access to the Center*

One primary element of the Town Comprehensive Plan is to develop a gateway entry at the intersection of Half Acre Road. This gateway will provide a sense of arrival to the Town Center and introduce visitors to the Towns commercial Core as well as the City of Auburn. It will also serve as a gateway to the Town farmland economy and open space character that is valuable to the community.

Another primary element of the Comprehensive Plan is to establish a Town Center around the Finger Lakes Mall. The precept of the Town Center is to plan for the development of a master planned center of activity that, over time, will develop with a coordinated and cohesive



A Highway Gateway indicates to motorists that they are entering a special place in the community.

A Gateway is a design element that can be used to establish a "sense of entry" into the proposed Town Center.

appearance. It is recommended that this portion of the Town be planned in a manner that is consistent with the recommendations of the Route 5 and 20 Corridor Study and includes the aesthetic preferences of the community. These preferences are indicated in the results of a visual preference survey undertaken by local residents in November of 2004 and incorporated into Design Guidelines for the Town Center. These preferences and the Design Guidelines should be made widely available and should be consulted during the Site Plan Review process by future developers and the Town Planning Board.

8.3.3.2 Adjust Zoning to Reflect a More Realistic Supply of Commercially Zoned Land

One controversial issue in the Town has been the amount of commercially zoned property and the strip configuration of the commercial zone along Route 5 and 20. Currently, the Town's Commercial Zone consists of a strip of land 1000' in width that follows the centerline of Route 5 and 20 from the City line to Short Road. This commercially zoned land area represents a commercial strip that is counter to all recommended planning approaches to commercial development along a major collector / arterial highway. Therefore, this zoning district should be adjusted for several reasons including

1. The current configuration of the commercial zone is not in accordance with, and in fact is contrary to, the Town's 1972 Comprehensive Plan.

2. The current configuration of the commercial zone is contrary to sound and sustainable planning practices.
3. The current configuration of the commercial zone will encourage sprawl into the agricultural and open space portion of the community and will have long-term negative consequences to active farmland.
4. The current configuration of the commercial zone will dilute the economic viability of the Town Center by diluting its cohesive and concentrated nature.
5. The current configuration of the commercial zone will have a major impact on the functional capacity of Route 5 and 20.
6. The current configuration of the commercial zone may create traffic patterns that will deter visitors to the Town Center, impede transportation of goods to, and from the commercial, retail and industrial core of the Town.
7. The current configuration of the commercial zone represents an over-abundance of land commercially zoned to meet a reasonable amount of demand over the planning horizon.

8. The current configuration of the commercial zone will require illogical and expensive extensions of sewer infrastructure to meet the demands of commercial users. In the event of future commercial strip development, those extensions will be contrary to many of the recommendations of the Corridor and Comprehensive Plan.

Existing commercial enterprise west of Half Acre Road should be allowed to continue for as long as they are economically sound. As such, these existing businesses should be allowed to continue as a non-conforming land use. It is recommended that these businesses be allowed to remain and that the Town should be supportive of these enterprises. It is also recommended that the Planning Board allow for flexibility for these businesses as long as they meet with the zoning requirements that preexist the adoption of this Comprehensive Plan.

8.3.3.3 Encourage Appropriate Infill Development in the Cayuga, Half Acre and in Close Proximity to the City of Auburn to Enhance Existing Older Neighborhoods

Infill development refers to the construction or rehabilitation of new structures and spaces between existing buildings or within existing neighborhoods. For example, an abandoned building between two occupied buildings in a neighborhood may be demolished and a new home constructed in the space. This revitalization method also applies to commercial and industrial areas that pre-

exist new development. The concept is to "infill" between existing buildings and rehabilitate older buildings instead of constructing new buildings outside of existing developed areas.

Recognizing the importance and positive impact that infill development can have on existing older neighborhoods near the City of Auburn and within the Village can play a large role in revitalization efforts and quality of life throughout the entire Town. In addition, planning for new neighborhoods and multi-family development within and around the Town Center will create a diverse mix of land use that will enhance long-term economic development.

However, building on underutilized sites in existing business and population centers can pose a number of problems to developers in comparison with construction activities on open lands (i.e., possible environmental contamination, meeting requirements for architectural standards and design conformity, etc.). Therefore, the Town Center provides land base for future growth in the Town as a logical extension of the City of Auburn. Although population growth at this time is minimal, this is the appropriate time to plan for future population growth cycles and to contain future sprawl resulting from current retail and commercial growth.

Due to the nature of Aurelius' commercial core and some of the potential contamination issues that may exist, the Town should assist with the identification and evaluation of sites with potential contamination in order to pave the way for future development interests. For example, by identifying the characteristics of a particular

site such as proximity to a public transportation stop, tax liens, available open space, and other information on blighted or abandoned properties that have been identified through an abandoned land inventory, the Town can assist developers and community groups in their infill development or revitalization efforts. This is a proactive approach for the Town to target key properties in its population centers to help enhance quality of life and overall resident and visitor satisfaction.

There are also administrative efforts that can be used to encourage infill development in the Town. Streamlining the permitting process and even waiving requirements that sometimes make infill development difficult for developers could help leverage such efforts. For example, the Town could waive some road frontage requirements on a particular project in order to allow site access with shared driveways. On the other hand, flexibility may be allowed to permit senior in-law apartments in residential units within the Village to accommodate an aging population. In a third example, multi-family residential development and senior housing should be permitted within the Town Center to broaden the population base for local retail stores.

Finally, the Town can target underutilized land within the Town Center and the Village of Cayuga to be redeveloped and used in more attractive ways for community buildings, commercial or office space, affordable housing, or other needed community services. For example, the area northwest of Finger Lakes Mall could house a senior center or assisted living center or, Beacon Mills might be considered for commercial or residential rehabilitation. Redeveloping lots in existing older neighborhoods in positive ways to revitalize

areas plagued by abandoned storefronts, houses, and vacant land will help make these areas and the entire Town more attractive to new investors.

8.3.1.4 Establish Inter-Municipal Relationships with the Village and the City When Planning for Economic Development

Identifying key aspects and areas for economic development through inter-municipal relationships between the Town and its individual municipalities will help establish development strategies that will compliment one another and not compete with each other, thus, benefiting the Town and the region as a whole.

8.3.4 Implementation Strategies

8.3.4.1 *Develop a Capital Improvement Plan Identifying Where Major, Non-recurring Facilities will be Provided*

A Plan that identifies investments in future facilities such as public buildings, water facilities, sewage systems, and parks will help strategically program the Town's fiscal expenditures. This will ensure that public investment is in harmony with adopted plans and policies.

8.3.4.2 *Identify Land Areas in Close Proximity to the Town Center and Village of Cayuga That Can Reasonably be Facilitated by Future Infrastructure Improvements*

When planning for future infrastructure improvements, it is recommended that the Town focus their efforts on studying lands adjacent to the City of Auburn and

Village of Cayuga that can be feasibly serviced by public water and sewer. By limiting potential water and sewer extensions to areas within close proximity to these existing population and business centers, the Town's agricultural and open space areas will be protected, economic investments in those serviced areas will likely increase, and maintenance and improvement costs will be minimized. Extending water and sewer to areas outside of immediate areas of activity will be much more costly and the Town will likely not realize any return on its infrastructure investments.

8.3.4.3 Develop a GIS Database and Cooperative Community Inventory of Potential Future Commercial/Industrial Sites with:

- Good access to major collector roads;
- Within or in close proximity to the City and Village; and,
- Are adequately serviced by utilities and infrastructure or are within a reasonable distance of potential infrastructure extensions.

8.3.4.4 Establish a Local Strategic Planning Committee

It is recommended the Town appoint a strategic planning committee consisting of dedicated local business owners, citizens and officials to focus their efforts toward on-going issues and economic development strategies. The role of this committee will be to ensure movement toward accomplishing the short-term strategies of this plan. Some strategies may be ongoing and some may be accomplished within a 3-5 year period but this committee should

perpetually review and adjust the strategies of the Comprehensive Plan. This strategic planning committee should include a member who participated in this planning process as well as representatives from the City of Auburn and the Village of Cayuga and should interact with Cayuga County. Having a group that is continually engaged in the promotion of the Town and its individual municipalities will allow Aurelius to be ready and knowledgeable about future trends and growth management practices affecting its land and economy.

8.4 Entertainment and Tourism

8.4.1 Entertainment and Tourism Goal

The Town of Aurelius will continue to support Finger Lakes Mall and the future Town Center as the primary attraction to bring local and regional people to the area for the betterment of the economy.

8.4.2 Recommended Objectives

- Recognize the important economic opportunities that can result by encouraging commercial and retail activity within in a pedestrian (walking) proximity to Auburn.
- Support tourism in the area by encouraging local businesses, and facilities to better plan, coordinate, and expand tourism-related activities.
- Target economic development, entertainment and tourist based opportunities that are linked to and will bolster existing enterprise, including agriculture and agri-tourism.

- Develop ties between local farms and the visitor potential of Finger Lakes Mall.
- Encourage economic development that supports the recreational opportunities of Cayuga Lake and the New York State Canal.

8.4.3 Recommendation

The Town of Aurelius should consider ways to enhance the current level of entertainment and tourism opportunities throughout the Town (for example; Cayuga Lake) and create new opportunities associated with Finger Lakes Mall. This could be accomplished by fostering the expansion of the Planned Development District (P-D) north to accommodate additional commercial development opportunities. The P-D will allow the Planning Board to review future projects in a way that does not degrade the rural quality of the Town and Village and would compliment visitor trips to the Mall. This area is also one of the most logical locations for future water and sewer extensions if there is success with the goals and objectives of the water and wastewater infrastructure portion of the plan. Expansion of the P-D will also protect highway function by requiring new development to consider the secondary impacts of existing and future development in the area to avoid typical strip growth and environmental degradation along State Route 5 and 20. It will also eliminate additional steps required by the developer to request a zone change as long as they meet the Site Plan Review requirements and comply with the Design Guidelines adopted by the Town. The intent is to promote development that will lead to build-out of the Town Center Concept.



The Town Hall has limited space for public meetings and gatherings but shared use with the Aurelius Fire Department augments the Town's lack of public space.

8.4.4 Strategies for Tourism and Entertainment

Strategies that Aurelius should pursue to improve the economic viability of local tourism include:

8.4.4.1 *Coordinate and Promote Local Events on a Regional Scale*

Aurelius officials should work with local communities to coordinate local events and festivals around agriculture and the Town Center. By working with the Cayuga County, the American Farmland Trust (AFT) and Cornell Cooperative Extension (CCE) to promote agri-tourism, the Town can expose more visitors to other opportunities in the City of Auburn and Village of Cayuga.

8.4.4.2 *Support Small Business Development Programs for Local Tourism Related Businesses*

The Town should support small business development programs targeted to local tourism and entertainment businesses in appropriate areas of Aurelius. This can be accomplished by forming a Business Improvement District or by working with the local Chamber of Commerce or the Small Business Association to find start-up funding for small business. The Town should coordinate with the City of Auburn, the Village of Cayuga and the business community of the Town Center.



"Cayuga Memorial Hall was dedicated in 1949 as a memorial to veterans of World War I and II. It is not only a lasting memorial to Village veterans, but is the center of social and community life and is an outstanding example of community spirit which continues today."

- Village of Cayuga Website -

8.4.4.3 *Provide Flexibility for Creative Entertainment in the Town*

Aurelius should review local zoning to provide flexibility for creatively designed tourism support facilities and businesses in and around the Town Center. This can be accomplished through the Planned Development Review process and through standard Site Plan Review. However, Planning Board officials should use care in ensuring that projects related to Tourism and Entertainment do not conflict with the local rural character or affect the quality of life in the community.



The Aurelius Fire Department should be involved in the review of future development proposals. This will ensure that the Town has adequate fire and life safety equipment to provide emergency services to new development.

8.5 Community Services and Facilities

8.5.1 Community Services and Facilities Goal

To provide a high standard of progressive government and emergency services to town property owners and residents while containing service costs to control tax impacts.

8.5.2 Objectives

- Coordinate community wide GIS mapping capabilities (available through Cayuga County Planning) to be utilized and accessed by local officials in coordinating day-to-day government operations and services.
- Promote the Town of Aurelius as a quality community based upon the success of the school district.

- Promote the district as a major component of the quality of life afforded in the Aurelius area.
- Facilitate the availability of infrastructure necessary for local emergency services to maximize their ability to provide for public health and safety.
- Promote public accessibility and shared use of community facilities.
- Work with state officials to maximize safe and efficient ingress / egress from local emergency services facilities to major collectors.

8.5.3 Recommendation

It is important for the Town to evaluate the impact of future projects (particularly residential development) on local community facilities. This is especially important with respect to life safety services. Therefore, if large-scale projects are presented to the Planning Board for review, they should be evaluated to determine the impact on local fire, ambulance and police services.

8.5.4 Strategies

8.5.4.1 Include Local Emergency Services in the Permitting Process as a Safety Valve During Site Plan/ Subdivision Review

During site plan review of commercial, industrial and large-scale residential projects, the Town Planning Board should request input from local fire and emergency services.

For example, if a large retail store decides to locate in the Town and requests an area variance for build to 40 feet in height, the local fire department should be notified to determine if they have the proper apparatus to reach the roof of the building. To present another example, if a major subdivision is proposed in a remote area of the Town, the lack of adequate water supply may limit fire-fighting capability. Therefore, it would be in the Town's best interest to keep local life safety officials abreast of pending project proposals during Planning Board review.









8.5.4.2 Ensure that Local School Officials are Aware of Future Residential Subdivisions or Multi-Family Projects

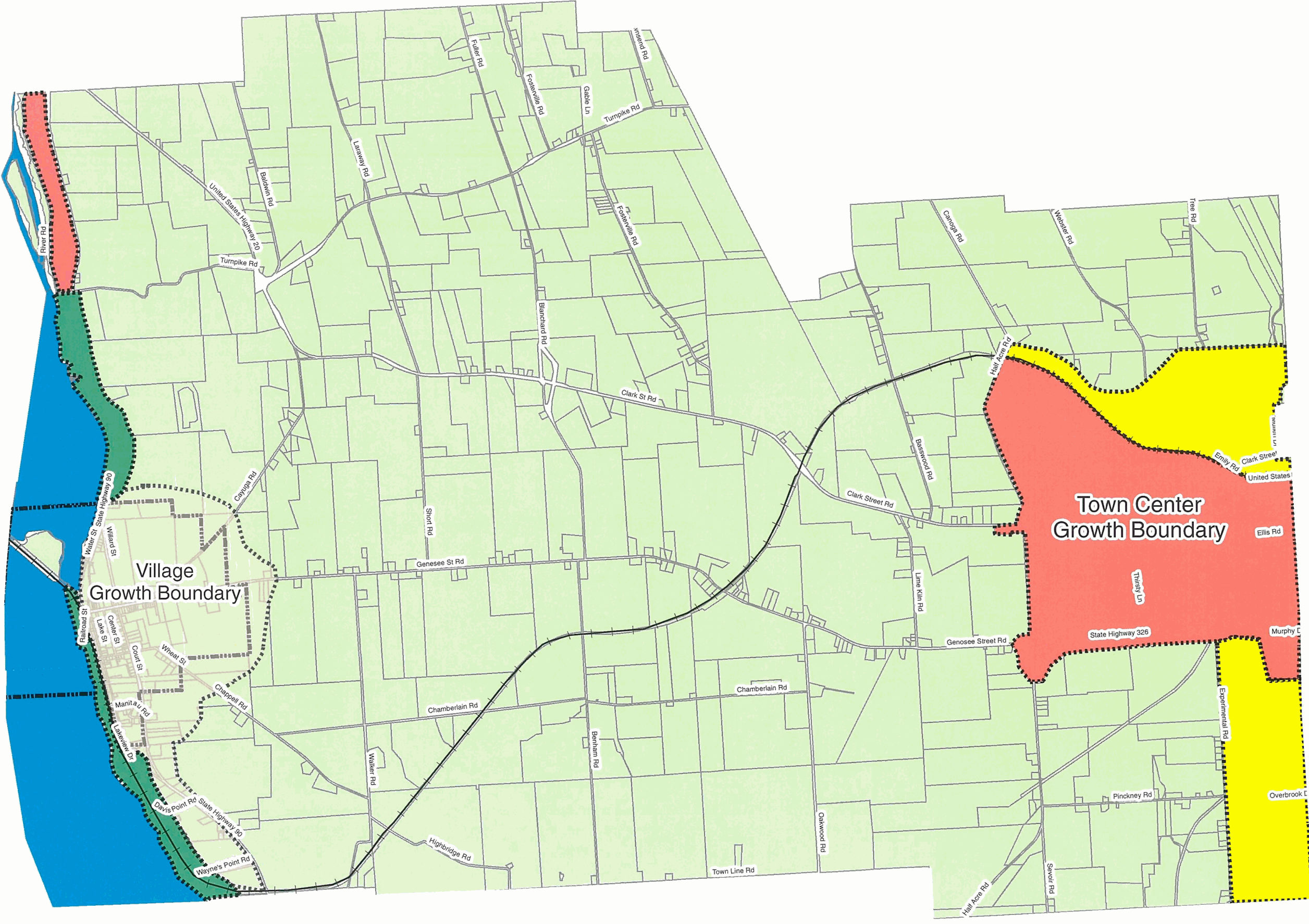
At this time, there is limited demand for residential units in the Town. However, availability of infrastructure or new technology in the future may trigger unanticipated residential growth. As stated earlier in this section, residential development uses more in local services than it pays into the tax base. Therefore, if major subdivisions or multi-family proposals are set forth in the future, local school officials should be contacted to ensure that the local school system has adequate facilities to support additional students. This will serve as a safety valve to ensure that the school system is not faced with an overcrowding situation or lack of facilities in the future and will allow the school district to plan for any unanticipated increase in students.

8.5.4.3 Work to Increase Public Exposure to the School District

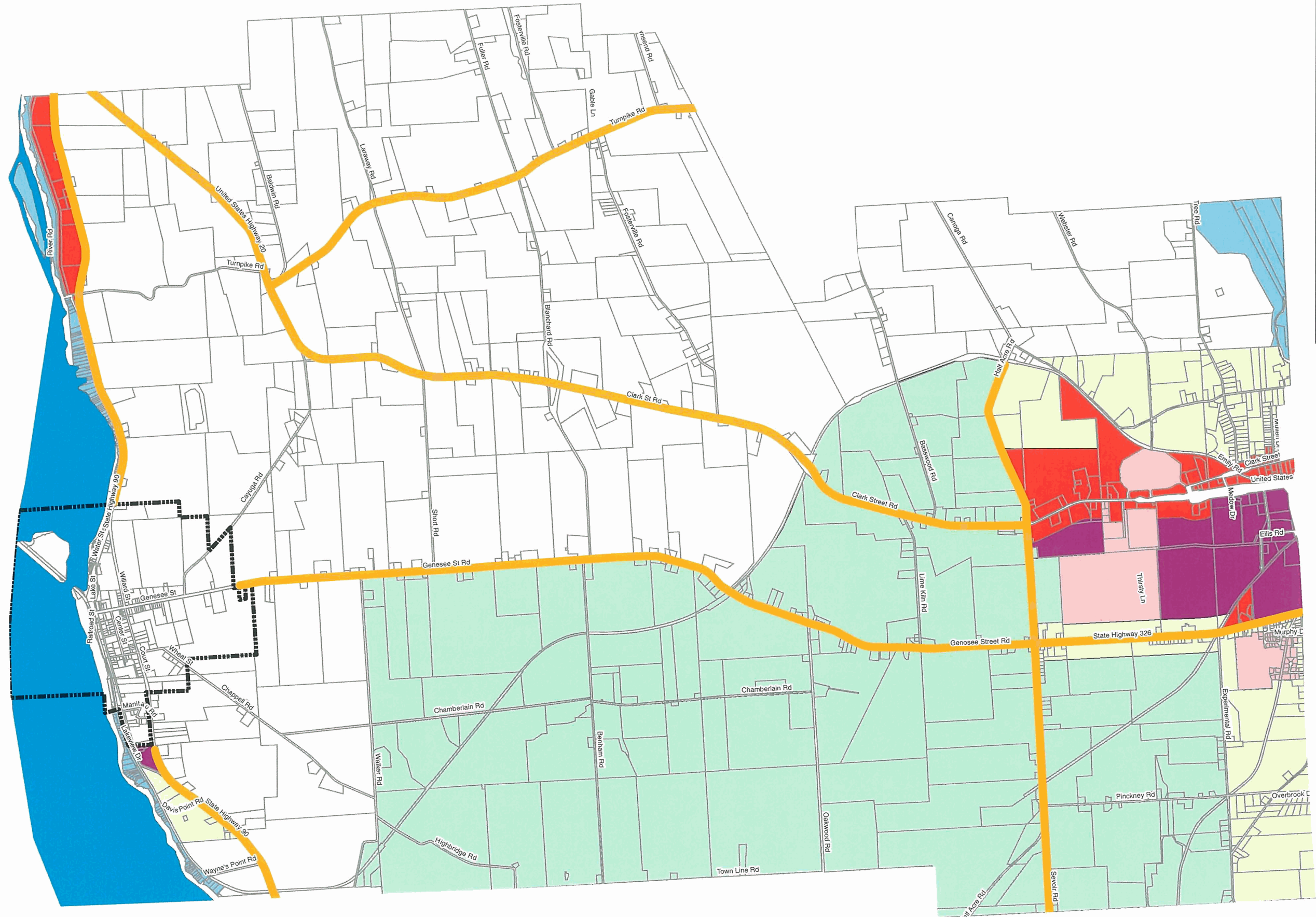
One way to promote the local school system (including the future BOCES facility) as a quality community asset is to encourage the use of school facilities for other community purposes. This can be achieved by holding public education and outreach events at the school so that area residents are exposed to the staff and facilities at the schools. In addition, encouraging the incorporation of school recreational facilities in the Town's future recreational planning will help to reduce future expenditures for maintenance and development. For example, the potential for a town park in proximity to the BOCES facility may provide opportunity for shared athletic facilities and outdoor education programs. Through this approach, the Town may discover ways to expose residents to additional educational activities at public facilities.

Legend

-  Mixed Use
-  Village_Residential_Land_Use
-  Residential
-  Waterfront_Residential
-  Municipal Boundary
-  Cayuga Lake
-  Tax Parcel Boundaries
-  Agriculture and Open Space



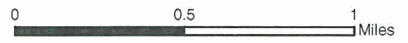
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Legend

- Agricultural / Rural Residential
- Agricultural
- Mixed-Use / Commercial
- Flood Hazard
- Industrial
- Planned Development
- R-1 Residential
- Highway Overlay
- Cayuga Lake
- Tax Parcel Boundary
- Municipal Boundary

SOURCES: N.Y.S. Department of Transportation, Cayuga County Real Property Tax Service (October, 2004)



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9.0 Plan Conclusions

As discussed in Section 1.0 of this volume of the Plan, three alternatives were presented and considered by the Ad-Hoc Committee. The recommended Alternative (Alternative A) is designed to concentrate growth around Finger Lakes Mall, the Village of Cayuga and existing infrastructure as the primary "growth nodes" to accommodate development over the next 20 years. This alternative would reduce the potential for commercial strip development along collector roads and sprawl into agricultural areas by eliminating the portion of the Commercial Zoning District west of Half Acre Road. Alternative B would allow the current zoning map to remain and strip development would be discouraged by employing density variations along road front parcels (through highway overlays). The last alternative considered was to allow development to continue with no change to local land use policy.

Throughout the planning process the Ad-Hoc Committee gave due consideration to the all of the available alternatives and determined that Alternative A is the best method to maintain the future vision of the community. It is also the best method of achieving the Goals and Objectives of this plan and the most logical way to preserve agriculture and open space into the future. As a result, the Comprehensive Plan has been tailored around the premise that Alternative A will provide the best approach to mitigate long-term environmental impacts to the community.

Therefore, Town of Aurelius Comprehensive Plan is designed to guide Town officials in the application of sound land use policy for each of the major Planning Components. Future implementation policy, including adjustments to local zoning, should dovetail with planning Goals, Objectives, Recommendations and Strategies, including alternate courses as warranted in this planning document. The plan is based upon extensive public outreach and participation and the overriding Goals were formulated in conjunction with a large majority of public opinion.

With the passing of time, trends will change and the plan will require review and reevaluation. Therefore, the Town should adopt the plan as a living document to be reviewed every five to seven years and adjusted to meet the needs of the future population. Aurelius officials must keep abreast of regional issues and establish a sound and cooperative relationship with neighboring communities including State and county agencies.

This plan is a blueprint to guide the future development and provides the foundation for future policy and land use decisions that will protect the rural character and open space that residents cherish. Local zoning, subdivision regulations, site plan review and overall fiscal policy are important to the implementation of the plan.

Throughout the planning process, the issues with respect to impacts of the Comprehensive Plan on adjoining communities and the local environment were scoped, evaluated and considered. The recommendations of the plan are designed to reduce future impacts to the environment and are intended to mitigate the effects of uncontrolled growth, suburban sprawl and impacts to agriculture. However, many recommendations will allow Aurelius to develop as a Quality Community. If the rural quality of the community is retained in the future, it may attract new residents to the area over time and the overall policy could result in additional growth in the future. Essentially, if the Town is well planned it will result in higher land values and higher demand for people who want to enjoy the lifestyle representative of the Finger Lakes Region. Therefore, the Town must monitor growth, or lack of growth and progress and engage in pro-active planning

Many of the recommendations in the Aurelius Comprehensive Plan relate to the protection of open space and the environment and will improve the quality of local natural resources over time. For example, expansion of wastewater systems along Cayuga Lake will mitigate current impacts to surface water quality. Therefore, the Aurelius Comprehensive Planning Committee (Ad-Hoc Committee) reviewed many alternatives based upon the six public visioning sessions and has arrived at sound

environmental and land use policy. All environmental impacts, as proposed, can be mitigated through quality site plan and subdivision review and the Town's local land use policy will provide the necessary implementation tools.

Therefore, the adoption of Town of Aurelius Comprehensive Plan will have no large scale, adverse environmental impacts to the region, the Town or the adjoining communities. The plan also sets forth the appropriate approach to infrastructure planning and the protection of agriculture and open-space that is consistent with protecting the environment of the Town and the Cayuga Lake watershed. If the plan is implemented as proposed, it may significantly improve the local environment and maintain the quality of life for current and future residents.