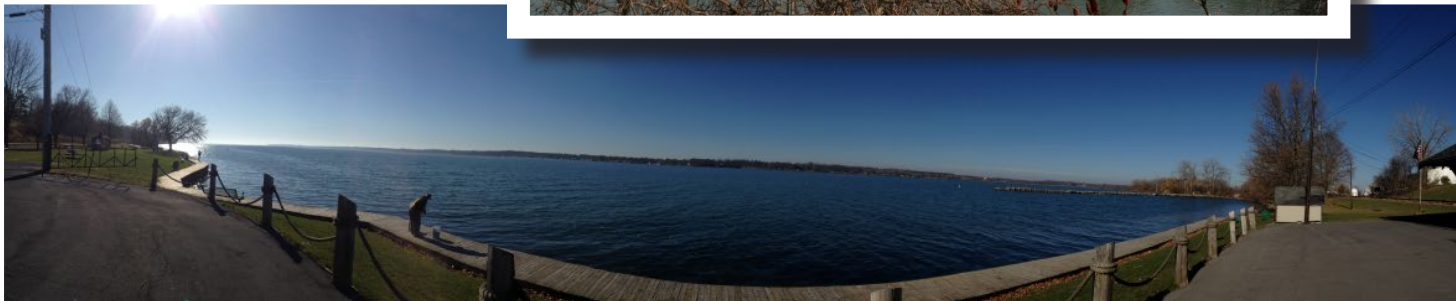


Village of Cayuga

Comprehensive Plan & Waterfront Vision



December, 2013



“The good life is a process, not a state of being. It is a direction, not a destination.”

—Carl Rogers (1902–1987)

Acknowledgements

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Introduction

The Village of Cayuga is a compact, historic community situated on the eastern shore of Cayuga Lake in Cayuga County, New York. The 531 acre village is home to several hundred citizens, an impressive waterfront, and many scenic assets.

The Comprehensive Plan

The Comprehensive Plan is a tool a community can use to address a broad range of issues and topics in a unified manner. Through a Comprehensive Plan, a community can identify and analyze the relationships between many important inter-related components (e.g. transportation, housing, parks and open space, commercial and retail development, municipal and government services, etc.). It does this on a community-wide basis using a collaborative process that involves a broad cross-section of stakeholders. The Comprehensive Plan addresses the long-range future of the community sometimes up to a 20 year horizon. The primary purpose of the plan is to provide guidance to those in both the private and public sectors when making decisions that affect the future. It is not a detailed plan but rather a conceptual road map stating the community's goals with actions that must be taken to achieve them.

Under New York State Village Law (Section 7-722), the Village Board is responsible for adopting or accepting and maintaining the Comprehensive Plan as a guide to the community's development. It serves as a basis for the control of land uses and accountability of decisions by the various boards and agencies and for directing public improvements to help achieve a desired pattern of land use as well as making decisions regarding public investment. The adoption of this Comprehensive Plan exemplifies the commitment by the Village to maintain and improve the quality of life for its residents. Through the process of preparing the plan, Village officials gain an understanding of the vision citizens have for the village and what steps need to be taken to implement that vision. Village boards and committees should use this Plan to help them

make informed decisions regarding development and zoning applications and how they relate to the goals and objectives stated in the Plan. Citizens can also use this plan to better understand their community and evaluate the effectiveness of local government.

SEQR Compliance

The adoption of a municipality's Comprehensive Plan is considered a Type I action under New York State Environmental Quality Review (SEQR) regulations. The Appendix contains the environmental review record, including the Full Environmental Assessment Form and the Determination of Significance.

Planning Process Overview

The Comprehensive Planning process is very important. It must be based on sound research and analysis and, if the plan is to gain community support, involve a broad section of the community. It must have open and clear communication between the citizens, public officials, and planners. This can be achieved in many different ways including meetings, workshops, hearings, and surveys. Although the planning process can vary based on the community, in simplest terms, the process should answer the following three questions:

Where are we now? This question is answered by profiling the community's current conditions. It requires understanding local land use, zoning, the business climate, demographics, parks and open space, transportation, infrastructure, etc. A review of recent plans and projects also adds to this baseline information. Section 2: Community Assessment includes detailed information that pertains to this question.

Where do we want to be? Question two is answered by creating a community based vision. Section 3: Community Vision includes the community's vision statement as well as an overview of what

information was considered in preparing the statement.

How do we get there? Once you know where you currently are and where you want to be in the future the final step is to develop a plan on how to get there. Section 4: Goals and Objectives, Section 5: Recommended Actions, and Section 6: Implementation Matrix all work together to provide a conceptual “road map” on how to achieve the community’s vision.

Throughout the planning process, the Comprehensive Plan Committee held several workshops and meetings. A public workshop was held in 2012 to solicit comments and concerns about the draft and to engage the public in a dialogue regarding the Plan’s goals and objectives, land use plan, and proposed implementation actions. Following this input, the CPC prepared a final draft of the Plan and submitted it to the Village Board for formal adoption.

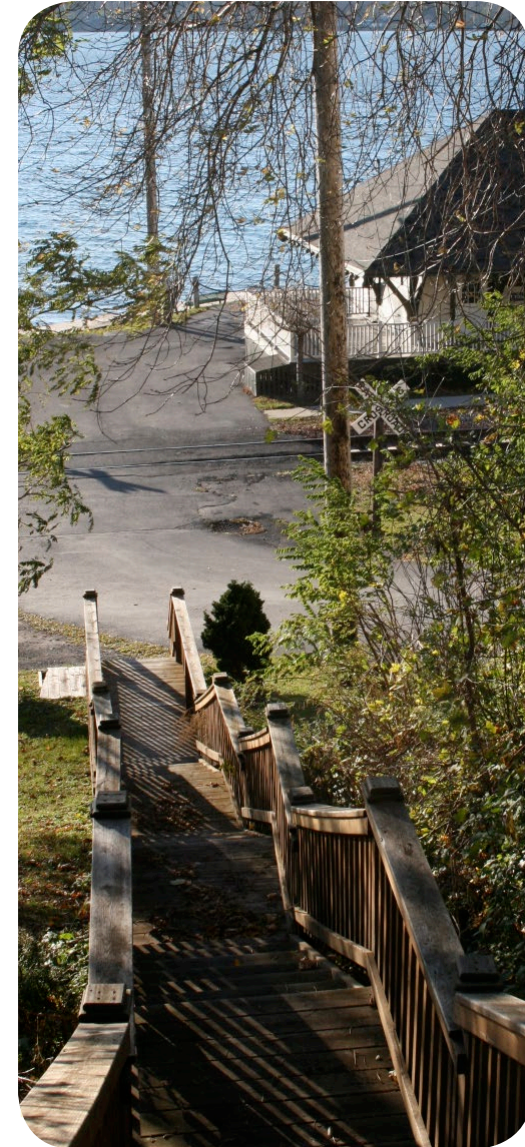
When adopted by the Village Board, the Comprehensive Plan will serve as the basis for consistent decision making and will provide documentation for the public to refer to when concerns arise over the accountability of such decisions.

As conditions and community priorities may change over time, it is extremely important

that the Village maintain the Comprehensive Plan by periodically:

- re-examining the community conditions and the changes that have taken place;
- reconsidering the goals and objectives, the community’s vision, the proposed actions to implement the goals and the vision, and the expected consequences of those actions;
- modifying or amending the Plan or establishing a new plan to guide subsequent actions.

It is the intent of the Village of Cayuga Board to periodically review the Comprehensive Plan and to make public its report on the relevancy of the information and premises contained therein.



Inventory & Analysis

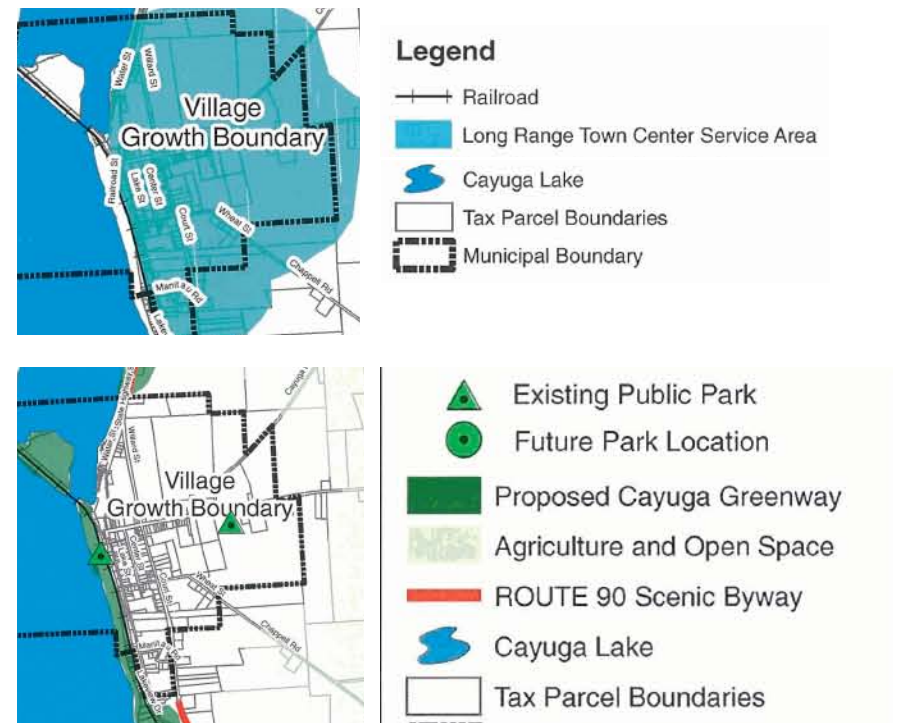
Review of Previous Plans

In September 2004, the Aurelius Town Board and Cayuga Village Board authorized a consultant to update the Town of Aurelius Comprehensive Plan. In cooperation with a 14-member Ad-Hoc Committee, the Comprehensive Plan released to the public in 2006. The Plan identified the Village of Cayuga as a primary growth node, and identified goals community goals and action items.

Detailed information on village recommendations included in the Aurelius Comprehensive Plan can be found in the table at right:



Figure 1: 2006 Water District and Greenway Maps



The Aurelius Comprehensive Plan stressed the importance of preservation. The proposed Cayuga Greenway reflects the need to protect lakefront and wetland areas. The plan calls for new residential development in Cayuga, while protecting agricultural areas east and south of the Village.

Figure 2: 2006 Town of Aurelius Comprehensive Plan Village Goals

	Environmental		Parks, Recreation & Open Space	Historic & Cultural Resources
Goal	Maintain a clean environment that is consistent with a rural lifestyle and a healthy quality of life.		Maintain the rural open spaces of the community and the quality of Cayuga Lake in providing a diverse recreational experience.	Maintain a strong cultural identity by promoting local history, local products and preserving our agricultural heritage.
Strategy	Protect the quality and quantity of surface and groundwater 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.	Protect environmentally sensitive areas and stream corridors in an effort to reduce non-point source pollutants to groundwater and the surface waters of Cayuga Lake	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.	Maintain historical and cultural reminders of local heritage surrounding the community particularly in and around the Village of Cayuga and Cayuga Lake.
Strategy	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).	Preserve and protect open space, wetlands, water and woodland resources, scenic views, and the rural character of Aurelius.	Encourage farmland protection and water quality management to allow for the traditional pursuits of hunting, fishing and wildlife appreciation in the Town.	Develop an interpretive program for local parks and natural areas of cultural and historical significance, to provide historic information about the community.
Strategy	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.	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.	Build upon the quality of existing recreational facilities by ensuring that future parks provide unique recreational opportunities that do not duplicate existing facilities.	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.
Strategy	Establish land use policy that will protect the quality of groundwater serving individual wells.	Maintain a viable amount of open space to preserve the rural small town character of the community that residents currently enjoy.	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 preservation of agriculture and farms as an integral component of local heritage and support the continuation of farming in the community.

Figure 2 identifies village goals and specific community strategies from the 2006 plan. For more detailed information, see the 2006 Town of Aurelius Comprehensive Plan.

Historic Resources



Built circa 1875, the Titus House offered travelers food, lodging, and stunning lake views.

endeavors moved settlers through the village, town and nation.

Cayuga served as county seat in 1799 and was incorporated in 1857. The Nineteenth Century economy shaped the physical environment of Cayuga. The Cayuga Bridge Company, a partnership of early settlers who looked to profit from westward movement, brought fame to the village. John Harris and associates constructed a fixed wooden bridge connecting Cayuga with Seneca Falls and was said to be the world's longest wooden bridge at one time. By 1820, the bridge allowed settlers to avoid the treacherous swamp lands of what is now the Montezuma National Wildlife Refuge area. Unfortunately, disasters reduced Cayuga's historic fabric including the destruction of the bridge. The bridge was rebuilt several times and each iteration collapsed from the weight of ice. Tragically, fire destroyed the stately Titus House tavern in 1900.

When major state and federal highway development occurred in the Twentieth Century, it reduced the demand for freight and passenger rail service. This trend decreased Cayuga's commercial viability. By the mid-Twentieth Century, Cayuga transitioned into a primarily residential community.

Cayuga's built environment illustrates its long history. Transportation bolstered village growth; affecting the area before incorporation and in the present. Ferry boats operated as early as the late 18th century, continuing into much of the 19th century. These

Historic Fabric

The Shorter House (255 West Genesee) stands in the village since its early construction before 1865. Here, Charles Shorter Sr., a Freedman black community leader, lived with his wife and son for decades. The Shorter house is unique among all village buildings, as it relates to the Underground Railroad and Abolitionism¹.

NRHP Designations

In October 2009, The National Register of Historic Places designated the Hutchinson Homestead (6080 Lake St) an historic structure². Built circa 1910, the Colonial Revival house is the only village structure on the National Register.

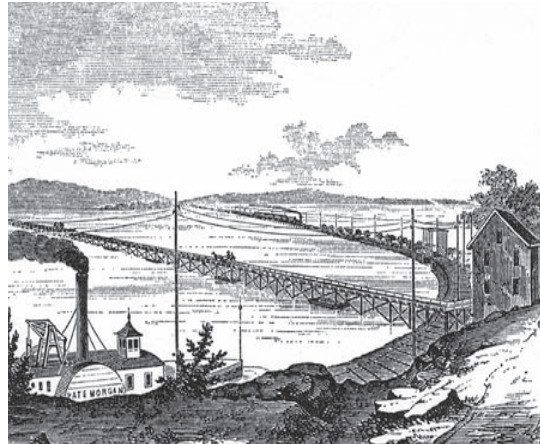
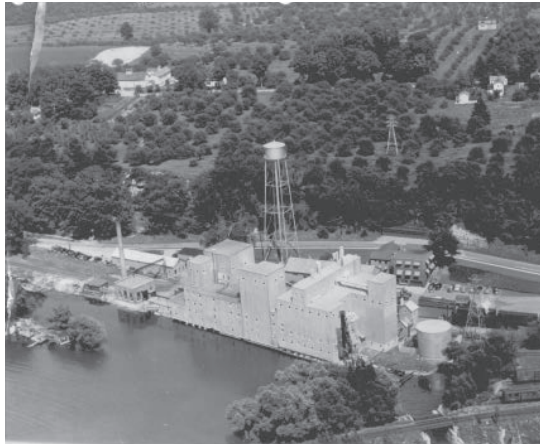


Hutchinson Homestead. Tragically, the original residence burned.

Many village structures are more than 60 years old, and may be eligible for inclusion in the National Register of Historic Places (NRHP). Benefits of historic designation include federal tax incentives and grants for rehabilitation. The New York State Historic Preservation Office also assists governments, organizations, and individuals with the application process.

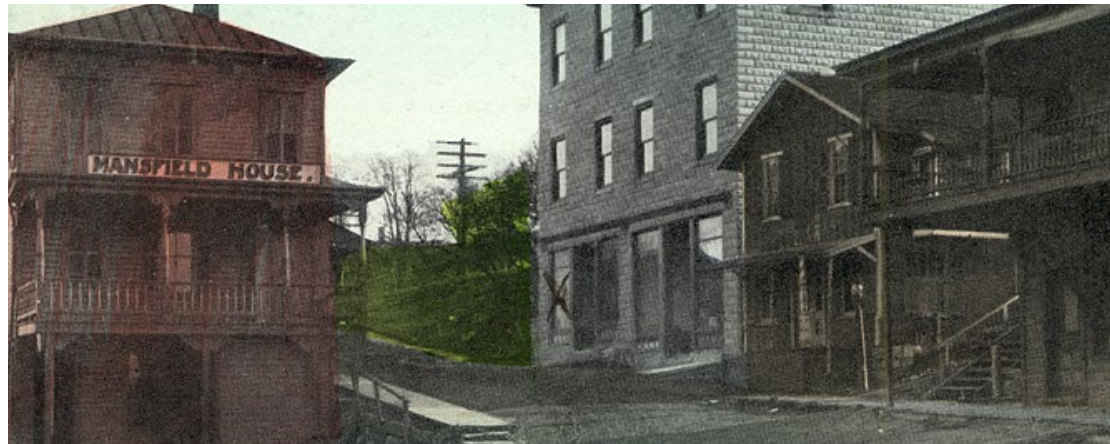
Images at right:

1. Beacon Milling Company ca. 1946
2. Cayuga Bridge (1800-1857) Woodcut.
3. Steamer 'Calypso' passing State Pier.
4. Shorter House. 2012.
5. Unknown costumed women in Cayuga.
6. New York Central Water Tank and Railroad Station
7. Masonic Club, Post Office, & Mansfield Block Building



“(The Shorter House) stands as a testament to the African-Americans who came into Cayuga County between 1820—1870, and with their freedom won, chose to remain in the area and become productive citizens.”¹”

—Cayuga County Historian’s Office & Auburn Historic Resources Review Board



Demographics

Population

Data gathered from the 1990, 2000, and 2010 decennial US Census identified the village, town and county as stagnant and negative growth communities. The Village of Cayuga experienced slight population gain between 2000 and 2010, despite concurrent losses in Aurelius and Cayuga County. There were 39 more persons in the village in 2010 than 2000, a 7.6% increase. Many forces affect this trend. Primarily, the regional economy does not produce a growing supply of jobs. Other factors include the shrinking American household size. Between 1990 and 2010, roughly one in five Aurelius residents lived in the Village of Cayuga. In the future, the population of the Village of Cayuga is likely to remain stable or slightly decrease.

Figure 3: Population Change 1990–2010

Municipality	1990	2000	2010	1990 – 2010 Growth	1990 – 2010 Growth	2000 – 2010 Growth	2000 – 2010 Growth
Village of Cayuga	556	510	549	-7	-1.30%	39	7.60%
Town of Aurelius	2913	2936	2792	-121	-4.20%	-144	-4.90%
Cayuga County	82446	81925	80026	-2420	-2.90%	-1899	-2.30%

Source: 2010 US Census

Age Distribution

For information on age distribution, the population pyramid in Figure 4 illustrates ages by gender. The age pyramid is consistent with low birth and death rates, and a life expectancy similar to national trends. According to the pyramid, Cayuga should not expect significant growth from births in the immediate future. Rather, migration to Cayuga offers the village a means to avoid challenges associated with population decline. The Village of Cayuga's household and family typology is similar to county patterns. There are

Figure 4: Age Pyramid

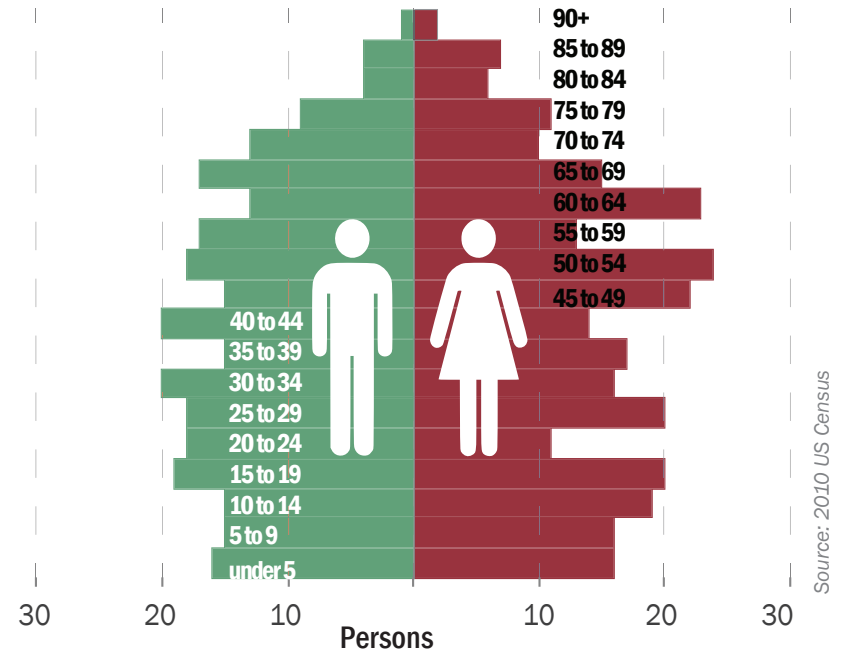


Figure 5: Household Data Table

	Village of Cayuga		Cayuga County	
	#	%	#	%
Total households	222	100	31,445	100
Family households (families)	152	68.5	20,264	64.4
With own children under 18 years	59	26.6	8,297	26.4
Husband-wife family	115	51.8	14,774	47
with own children under 18 years	36	16.2	5,149	16.4
Male householder, no wife present	16	7.2	1,839	5.8
with own children under 18 years	11	5	1,023	3.3
Female householder, no husband	21	9.5	3,651	11.6
with own children under 18 years	12	5.4	2,125	6.8
Nonfamily households	70	31.5	11,181	35.6
Householder living alone	59	26.6	8,950	28.5
Male	25	11.3	4,043	12.9
65 years and over	10	4.5	1,117	3.6
Female	34	15.3	4,907	15.6
65 years and over	21	9.5	2,655	8.4
Households with persons 18 and under	66	29.7	9,272	29.5
Households with persons 65 and over	73	32.9	8,818	28
Average Household Size	2.47	n/a	2	n/a

Source: 2010 US Census

slightly more per-capita households with senior-citizens (age 65 – older) in the Village than the County, at 32.9% and 28%, respectively.

What are the implications of the population data? The effects of low or no-growth populations on public services are widespread. Typically, if a community sustains population loss, services need to be cut or additional tax revenue must be generated.

Households

Figure 5 includes detailed household information. Village and County households are similar. However, the village holds a slightly larger percentage of families with seniors, and husband-wife families.

The Village must be cognitive of the number of seniors and older adult residents. The Salato Gardens Apartments constitute more than ten percent of the total Village households. Older adults and seniors often have limited mobility and sensory perception. Current trends and future growth of seniors demands that village leaders pay special attention to how services accommodate older adults and seniors.



Funded in part by the NYS Division of Housing and Community Renewal, Salato Gardens offers 24 units to residents 55 and older.

Figure 6: Occupation Comparison

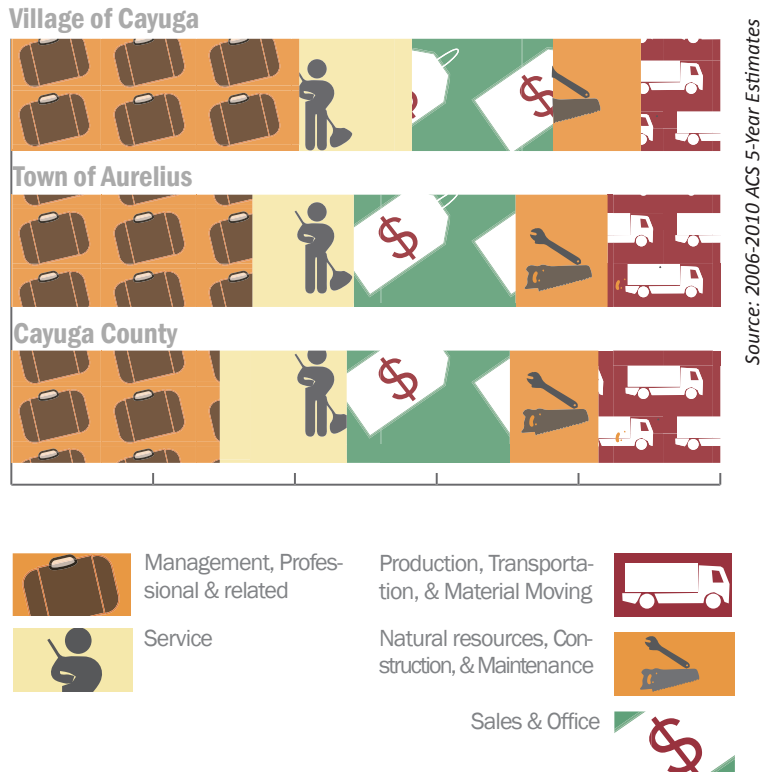
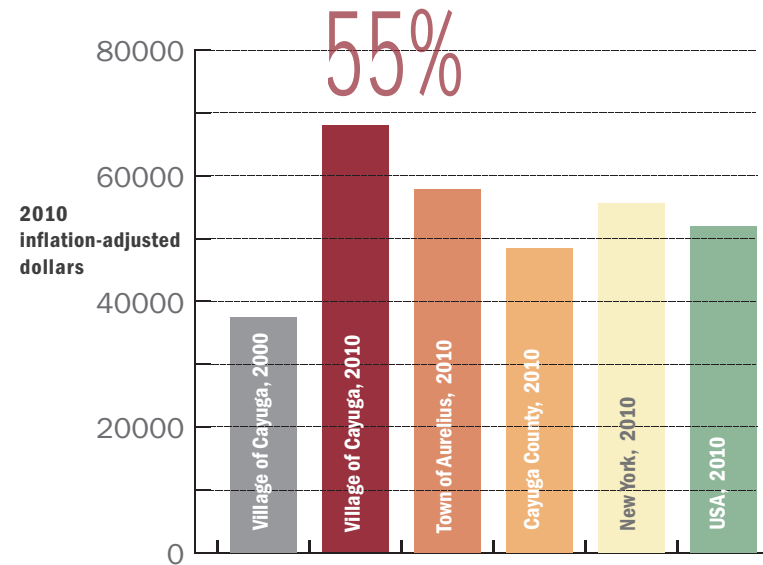


Figure 7: Median Household Income



Economic Data

Employment

Unlike other demographic metrics, the employment data of the village, town, and county identify clear differences between the municipalities. The Village of Cayuga is home to a larger percentage of managers and professionals than Aurelius and the county.

Income

Generally, management and professional occupations are associated with higher salaries than all other categories listed in the oc-

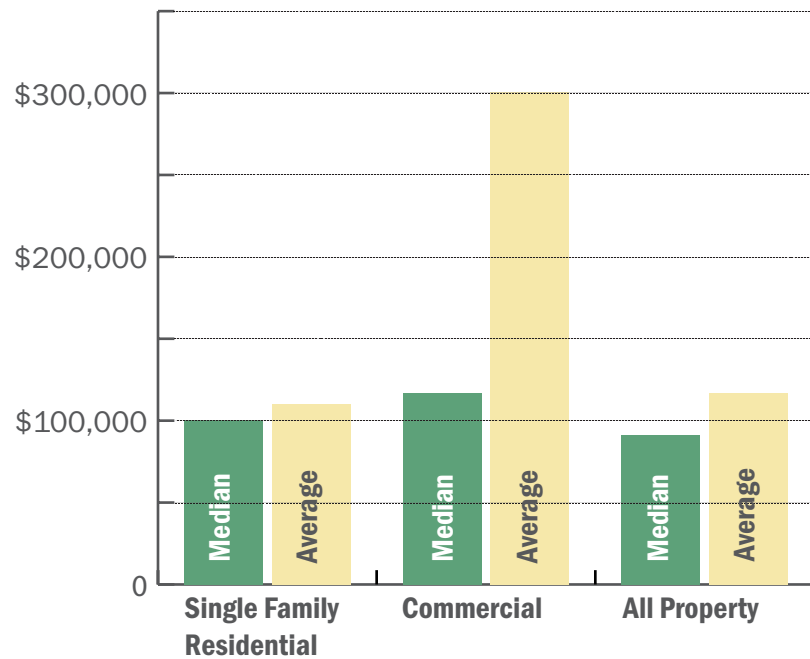
cupations table. Following this trend, the Village of Cayuga had a larger 2010 Median household income than the town and county by a large margin. This increase represents a 55.1% jump from the 2000 median household income.

Housing

Real Property Assessment

Municipal governments rely on property tax to operate. Government property assessment is an important gauge of the real property value in the market. Single-family, detached residential structures are the most common village property. Some parcels do not include any real property data. Figure 8 reflects June 2012 real property data obtained from the County. It excludes the properties where no data was present.

Figure 8: Real Property Assessed Value

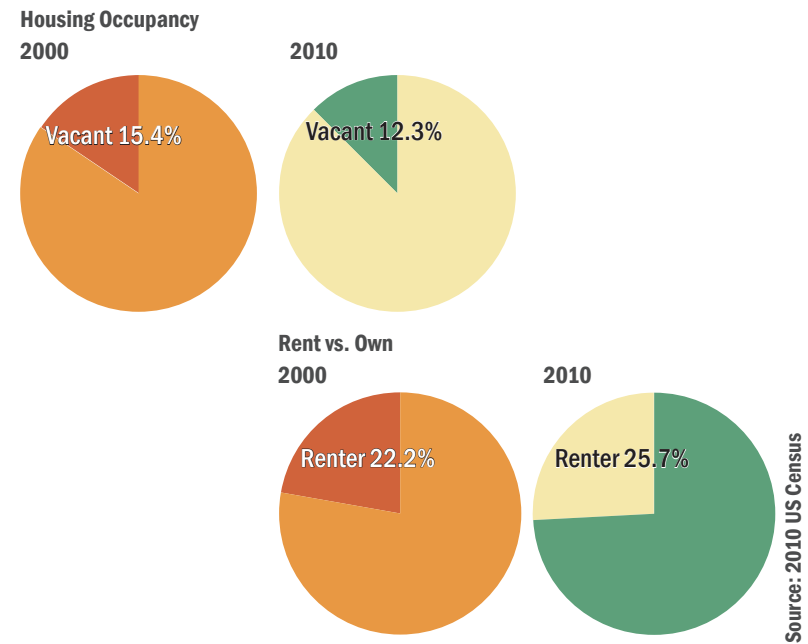


- The Village of Cayuga median assessed value for single-family, detached residential structures is \$100,700 and the average is \$110,283.
- Four commercial properties exist in Cayuga. In Figure 8, median and average assessed value for commercial property varies widely. One commercial property, the Beacon Marina, is assessed at \$900,000.
- For all assessed property, median assessed value is \$91,200.

Occupancy and Occupant Status

Figure 9 identifies village housing occupancy and percent of renters and owners. Compared with county data, the village experiences similar vacancy rates. As reported in the 2000 and 2010 census, both the village and county had approximately three

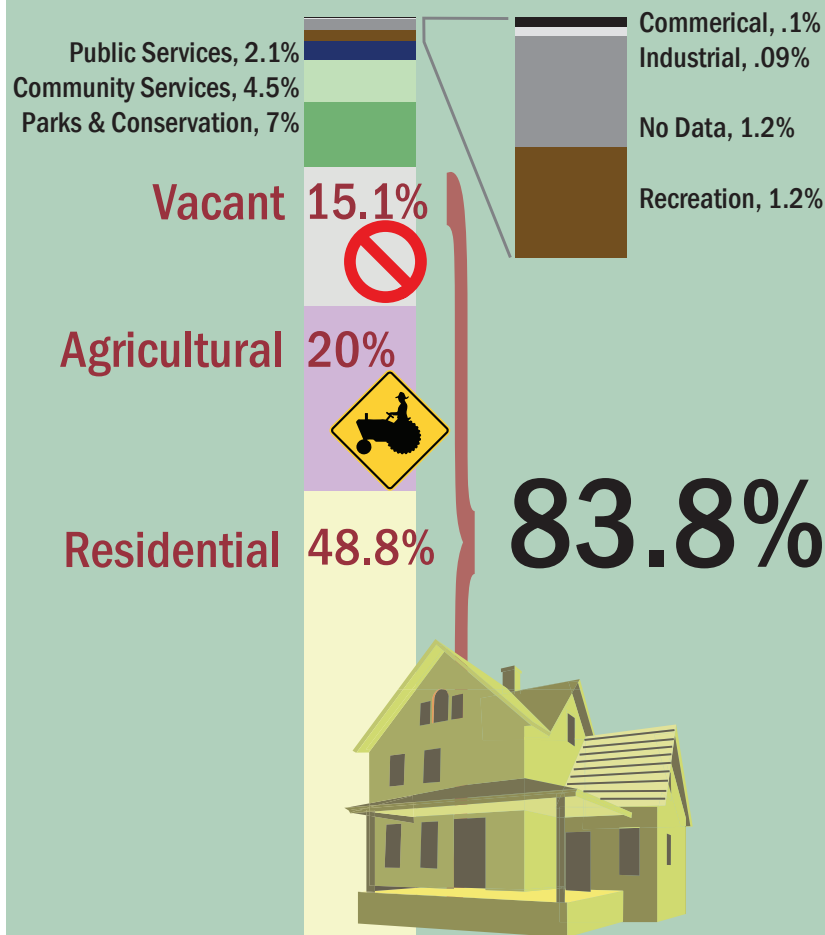
Figure 9: Village Housing & Occupant Status



owner-occupants for every renter-occupant. In 2010, a slightly larger portion of owner-occupants lived in the village (74.3 %) than the county (71.1%). Both places experienced an increase in renter-occupants from 2000–2010.²¹ This change in owner-occupied units could partly be a result of the poor economic climate and housing market the last several years. However, this is something the Village should closely monitor. Property maintenance and values are often a concern in communities with a large proportion of renter occupied housing units.

Existing Land & Water Use

Figure 10: 2012 Village Land Use Chart



Land Use²²

Businesses, individuals, and non-profit organizations each use land. While all use land, not all own it. Although many typecast Cayuga as a quiet residential community, the Village of Cayuga is home to diverse land uses.

Residential

Some describe Cayuga as a bedroom community. Nearly half of Cayuga's land is residential. 2010 Census data identified Cayuga as home to 253 housing units. Additionally, 88% of residential units were occupied and 12% vacant. Some are multi-family dwelling units. Nearly three out of four residential units are owner-occupied.³ Eight village parcels have no 2012 data.

Agricultural

Consistent with the Finger Lakes region, agriculture continues to shape the Cayuga community. Nearly one-fifth of Cayuga is agricultural land. The two agricultural parcels in the village address the same difficulties affecting many in upstate New York. Farmland consistently faces development pressure or may risk becoming vacant.

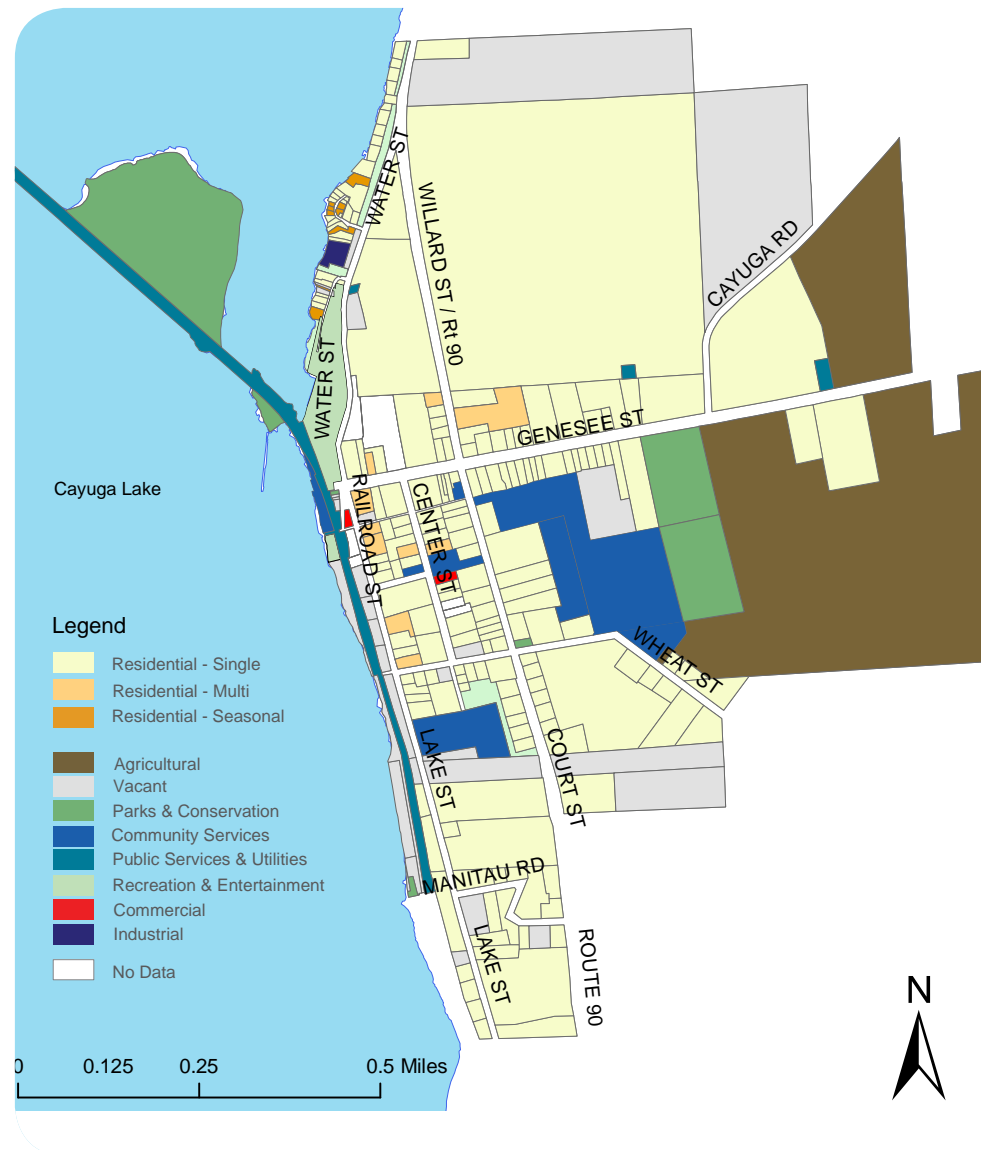
Vacant

Fifteen percent of village land is vacant. Some of these lands are public, while others are owned by individuals, non-profit organizations, or businesses. Many vacant residential parcels contain garages or other accessory site improvements, yet are classified "vacant" as identified by the New York State property classification codes⁵. The Village owns several small vacant parcels along Lake Street adjacent to the railroad and shore. These parcels may facilitate existing and future recreational or conservation uses. For example, residents proposing the Village of Cayuga Recreation Trail delineate this strip of land as recreation.

Parks & Conservation

Cayuga's placement in an environmentally sensitive area is both an asset and added responsibility. Cayuga contains two public parks, John Harris and McIntosh parks.

Figure 11: 2012 Village Land Use Map



Source: Cayuga County Office of Planning & Development

Other Land Uses

Five village parcels are commercial or industrial. The village has very few commercial properties that actively provide goods or services. Beacon Bay Marina is identified as a Recreation/Entertainment use but could be considered a commercial use.

Water Use

Many village residents have private access to water, as they own waterfront property. Private boat docks, launches, and mooring spaces are common on such village parcels. However, the general public retains access to the water at John Harris Park. Here the park offers residents and visitors swimming, fishing, boating, canoeing, and kayaking.

The village and lake are inextricably linked. Historically, the lake shoreline fostered business and transportation opportunity. Today, Cayuga Lake remains fundamental to village vitality. In the past, the lake served Cayuga's industrial and commercial needs. Today, the lake is a recreational and visual asset.

The New York State Department of Environmental Conservation (NYSDEC) identifies the village lakefront as a Carp Fishing area⁶. John Harris Park contains a hand-carry launch, primarily for canoes, kayaks, and other small watercraft. The nearest public lake access site is Mud Lock Canal Park on River Road, which is north of the village. Mud Lock accommodates 16 cars and trailers, and has a concrete ramp.⁷

Existing Zoning

On February 10, 1988 the Village of Cayuga adopted the Zoning Law and Map. Village officials identified six zoning classes with permitted uses and dimensional requirements. In addition to a series of general provisions applying to all lands, the code assigns each village parcel one of the six zoning designations. The Zoning Board of Appeals maintains the authority to grant property variances to owners for non-conforming property conditions.

The following general provisions are applicable to all property:

- Minimum residential first floor area of 960 sq ft
- Gasoline station approval, NYSDEC compliance, landscape standards
- Mobile home/trailer permitting process and environmental standards
- Outdoor swimming pool regulations
- Home occupation rules
- Sign ordinances
- Yard maintenance

Figure 13 summarizes the uses and dimensional regulations for each district, however it is not comprehensive. Legal inquiries must use the complete zoning ordinance.



Figure 12: Village of Cayuga Zoning Map

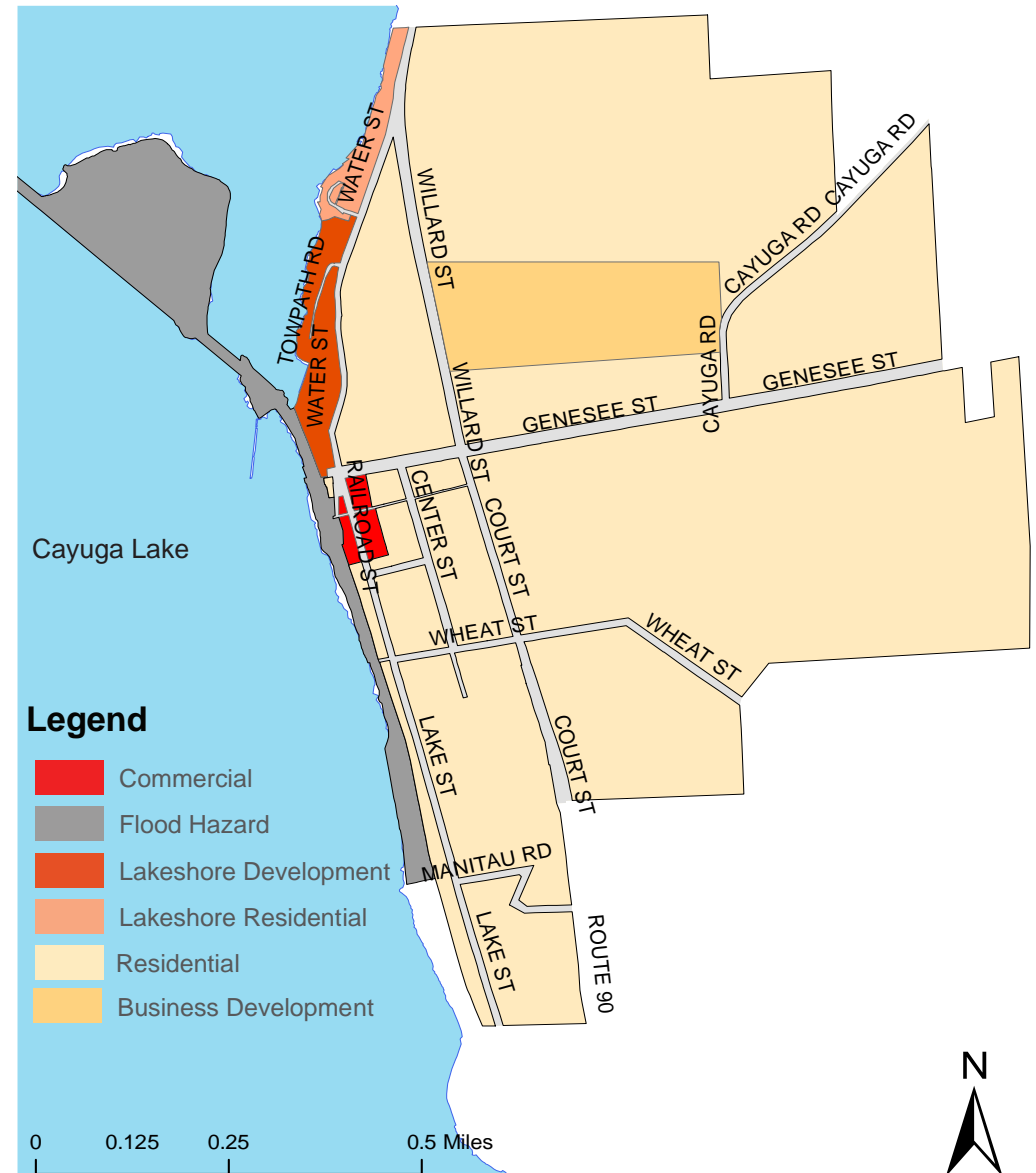


Figure 13: Village Zoning Table

	Residential (R)	Business Development District (BDD)	Lakeshore Residential (LR)	Lakeshore Development District (LDD)	Flood Hazard (FH)	Commercial (C)
Permitted Uses	<ul style="list-style-type: none"> 1 family dwellings 2+ family dwellings parks community government 	<ul style="list-style-type: none"> agriculture limited commercial industrial 	<ul style="list-style-type: none"> all residential uses summer Camps cabins 	<ul style="list-style-type: none"> residential district uses marine uses private clubs lodging 	<ul style="list-style-type: none"> recreation facility conservation any pursuant to flood hazard regulations 	<ul style="list-style-type: none"> retail service residential
Minimum Lot Size	<ul style="list-style-type: none"> 1 family: 12,000 2 family: 14,000 3+ family : 20,000 (+5,000/unit) 	n/a,	7000	Business: 43,560 (1 acre)	n/a	5000
Minimum lot width	n/a	ibid	7.5, 6 for accessory	n/a	ibid	50
Minimum side yard	<ul style="list-style-type: none"> all buildings 10 each side must total 25 	ibid	6	ibid	ibid	n/a
Minimum rear yard	35 ft from property line	ibid	30 from property, 10 from water line	ibid	ibid	10
Minimum street frontage	<ul style="list-style-type: none"> 1 family: 80 2 family: 100 3+ family: 120-150 	ibid	60	Business: 200	ibid	n/a
Minimum setback	<ul style="list-style-type: none"> 60 from center of state highway all others 40 	ibid	40 from center of state highway	n/a	ibid	ibid

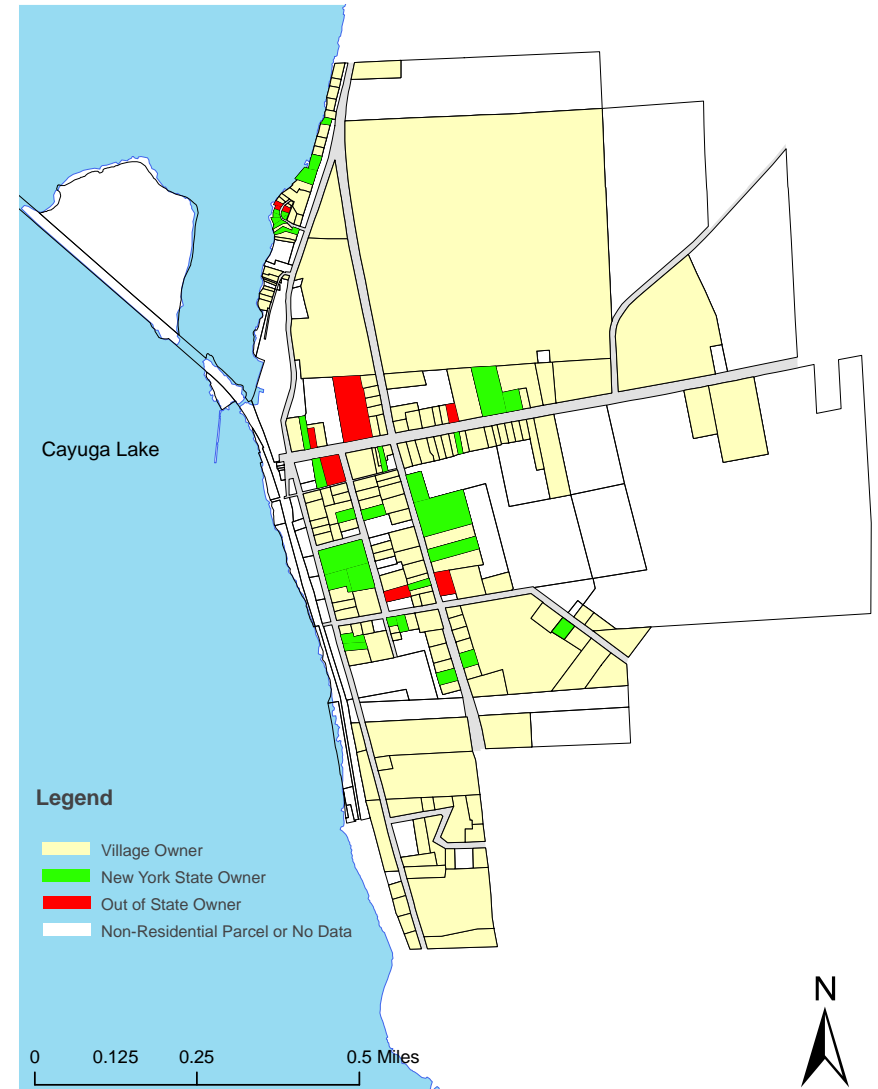
Land Ownership Patterns

Figure 14 identifies ownership patterns for village residential land. Cayuga's placement in the Finger Lakes Region and on the waterfront may entice real estate investment. Many value vacation, waterfront, and rental properties. Some residents complain about property conditions of absentee owners, and others are afraid of the dwindling population. Perhaps interest in Cayuga beyond the county and state can bolster the local economy.



Lakeview Cemetery on a November evening.

Figure 14: Residential Village Property Ownership Map



Waterfront & Public Access

Cayuga's waterfront is fundamental to its history and remains highly important to its future. However, it does have its challenges. Much of Cayuga's waterfront is designated a flood hazard area, and the Cayuga Zoning Code identifies these areas as the Flood Hazard (FH) district.

Railroads

In the past, Railroads were fundamental to the economy of Cayuga. Today, the Finger Lakes Railway Corporation (FLRC) runs railroad freight traffic through the Village. Recently, FLRC operated passenger excursions on its Scenic Railway. Currently, the Scenic Railway stops at the Village Office and Harris Park area each October

Traffic Control Devices and Safety

Railroad crossings present unique transportation safety challenges. Traffic control devices (signs, surface markings, and signals) increase safety by informing roadway users - motorists, cyclists and pedestrians - of potential hazards. The Village should explore improvements with FLRC that will ensure necessary traffic control devices are installed and maintained.

Railroad Street crosses the FLRC railroad. Currently, the only traffic control device is a Highway-Rail Grade Crossing (i.e. Crossbuck) sign. The Federal Highway Administration publishes comprehensive traffic control standards in its Manual on Uniform Traffic Control Devices (MUTCD). Installing additional traffic control devices, pursuant to 2009 MUTCD standards, may increase the safety of the Railroad Street crossing⁷. Also, NYSDOT may have specific railroad safety standards for New York. Village leaders must study the crossing to maximize safety.

Village Hall

The Village offices at 6205 Railroad Street are housed in a former train depot directly on the waterfront, which is not likely the highest and best use of the waterfront property. Many attendees at the community workshop stated that the Village should consider moving the Village offices and leasing the train depot building for a water-enhanced use.

Public Boardwalk & State Pier

Adjacent to the Village offices is a boardwalk and dock that is popular for fishing and passive recreation. It offers spectacular panoramic views of Cayuga Lake. To the north is the "State Pier", which is not currently easily accessible by the public. The pier has not been maintained and is in poor condition. However, it offers a tremendous opportunity to expand public access to the water and could offer both active and passive recreational opportunities such as fishing, docking, etc. The feasibility of connecting the pier to the existing boardwalk along the waterfront should be explored. The existing railroad trestle, water depth, and funding are all challenges that would need to be overcome.

Beacon Marina

Beacon Marina, a 60 slip land and water boat storage facility, sits on the northern portion of Cayuga. Beacon Marina leases Village and state underwater lands which is necessary to maintain access to the Lake. Marina representatives have publicly expressed interest in major marina improvements. Several years ago a master plan was prepared for the marina property that included some form of mixed-use development. The marina property is a significant property with direct access to the Lake and the nearby Erie Canal. Mixed-use with a residential component should be explored. In addition, the marina and associated boat building and other water-dependent and water-enhanced uses could help return the waterfront back to its roots - a "working waterfront." Village officials and the marina owners should work in partnership to realize the potential of the Marina property.

Public Recreational Resources

The Cayuga-Aurelius-Springport Recreation Commission provides fun and educational events for Village residents. In the past, the commission held a community block party at Cayuga Memorial Hall. In cooperation with religious groups, businesses, and other organizations, the party offered games, live entertainment, and food to residents and guests⁸.

Cayuga Elementary School (CES), one of two elementary schools in the Union Springs Central School District, lies in Cayuga. Recognizing this facility asset, the 2006 Town of Aurelius Comprehensive Plan recommends that incorporation of Cayuga elementary facilities into Village recreation will “help reduce future expenditures for maintenance and development”⁹.

Cayuga Recreation Trail

In 2010, a group of village residents and public officials formed to advance The Cayuga Village Recreation Trail, a 2.5 mile, and pedestrian/bike trail connecting the lakefront, village parks, Lakeview Cemetery, and CES in a loop. Residents envision a trail fostering wellness and a sense of community, while requiring relatively low public investment.¹⁰ In 2010, New York State Department of Health awarded the village funds for 7 benches through the “Eat Well Play Hard” childhood obesity prevention initiative. Furthermore, trail advocates have solicited assistance from Parks & Trails New York¹¹.



Above: Community volunteers built and installed signage for the Cayuga Recreation Trail .

Below: John Harris Park offers village residents and visitors public access to Cayuga Lake.





Above: In fair weather, McIntosh Park is filled with athletes and people seeking fresh air. McIntosh Park is linked to the Cayuga Recreation Trail.

Below: View of Cayuga Memorial Hall from Center Street. Along with Village Hall, Memorial Hall is an important center of activity programs.



John Harris Park

Named after early settler and businessmen John Harris, 6205 Railroad Street serves as a public beach and park area. Adjacent to the Cayuga Village Offices, this waterfront park offers the community swimming, fishing, hand-carry boat access, and associated parking.

John E. McIntosh Park

Located on Genesee Street, McIntosh Park offers park users two baseball diamonds and two soccer fields. One baseball diamond is complete with dugouts, fencing, bleachers, and a concession stand. Additionally, McIntosh Park provides parking areas and a storage shed.

Cayuga Memorial Hall

Constructed in 1949, the Cayuga Memorial Hall stands in honor of World War I and World War II veterans. Some in the village deem it the “center for social and community life”¹².

Cultural & Arts Facilities and Programs

The annual Cayuga Village Waterfront Festival celebrates the summer season at John Harris Park. The Waterfront Festival Committee is responsible for fundraising and festival operation. Past festivals featured a fishing derby, boat parade, music, food, fireworks, and craft vendors.

Village residents support several private clubs and organizations including athletic leagues, scouting groups, fraternal and religious organizations, and craft clubs.¹⁴

Scenic Resources



View of Harris Park and Cayuga Lake from Lake Street



Cayuga Lake, the second largest Finger Lake, offers village residents and guests beautiful views. The increase in elevation away from the lake offers some village areas a water vista. Southbound travelers on Route 90 can see the water from over 1000 feet away. Where possible, new development and redevelopment of existing sites should not diminish any scenic resources.

Figure 15: Scenic Resource Map



Flooding & Erosion

In Figure 16, flood hazard areas are identified. Much of the village waterfront and wetland areas are at higher risk of flooding.

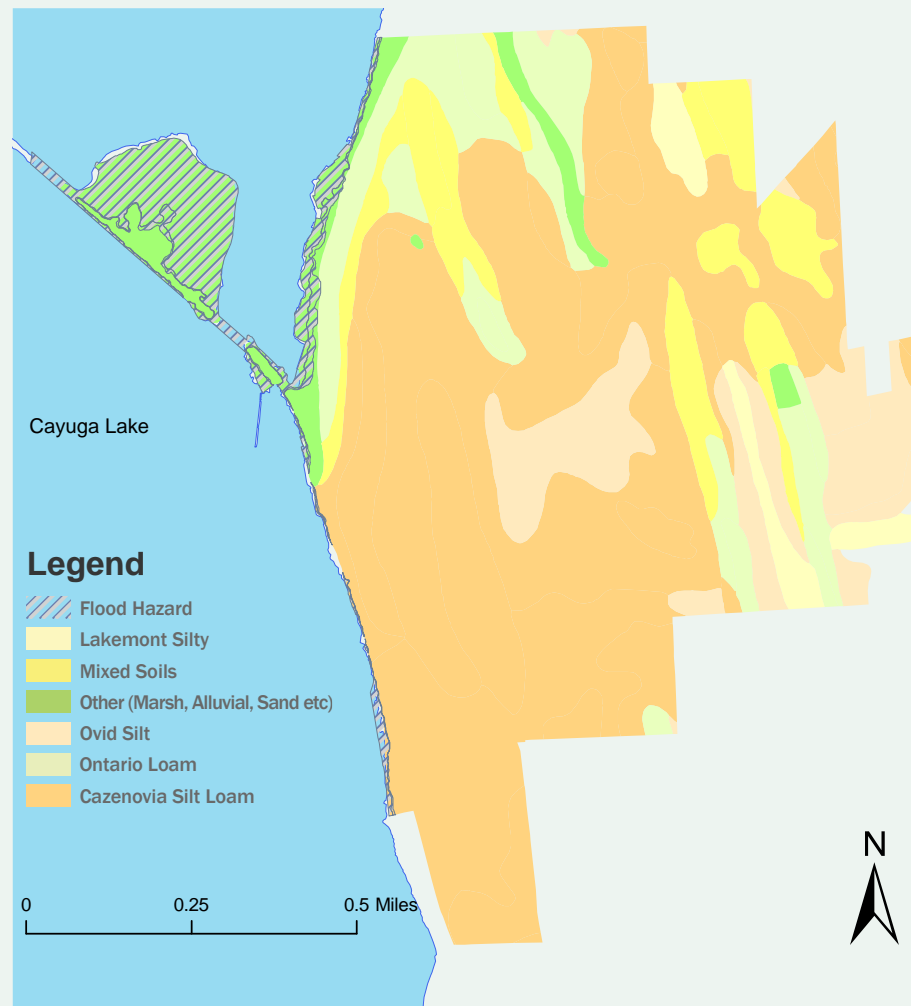
Hydrologic research has enabled increasingly accurate watershed modeling. Using topography, soil characteristics, rainfall data, and watershed delineation, researchers can determine a probability factor for flooding occurrences.

A “100-year flood” is a calculated flow that has a one percent (1%) chance of occurring in any year, and a “10-year flood” has a ten percent (10%) chance of occurring in any year. Under normal conditions, stream flows are contained within an existing channel. During periods of heavy precipitation or excessive storm runoff, increases in flows can exceed the capacity of the channel and cover adjacent lands.

Soils

Figure 16 also identifies soils in the Village. Silt loams, Cayuga’s most prevalent soil category, is a mixture of clay, sand, and silt with large levels of silt. The other soils have varied mixtures of clay, sand, and silt. The village island is a wetland. The shoreline and lands in the “other” category include alluvial soils, or material deposited at the mouth of a river into a lake¹⁵.

Figure 16: Flood Hazard and Soil Map

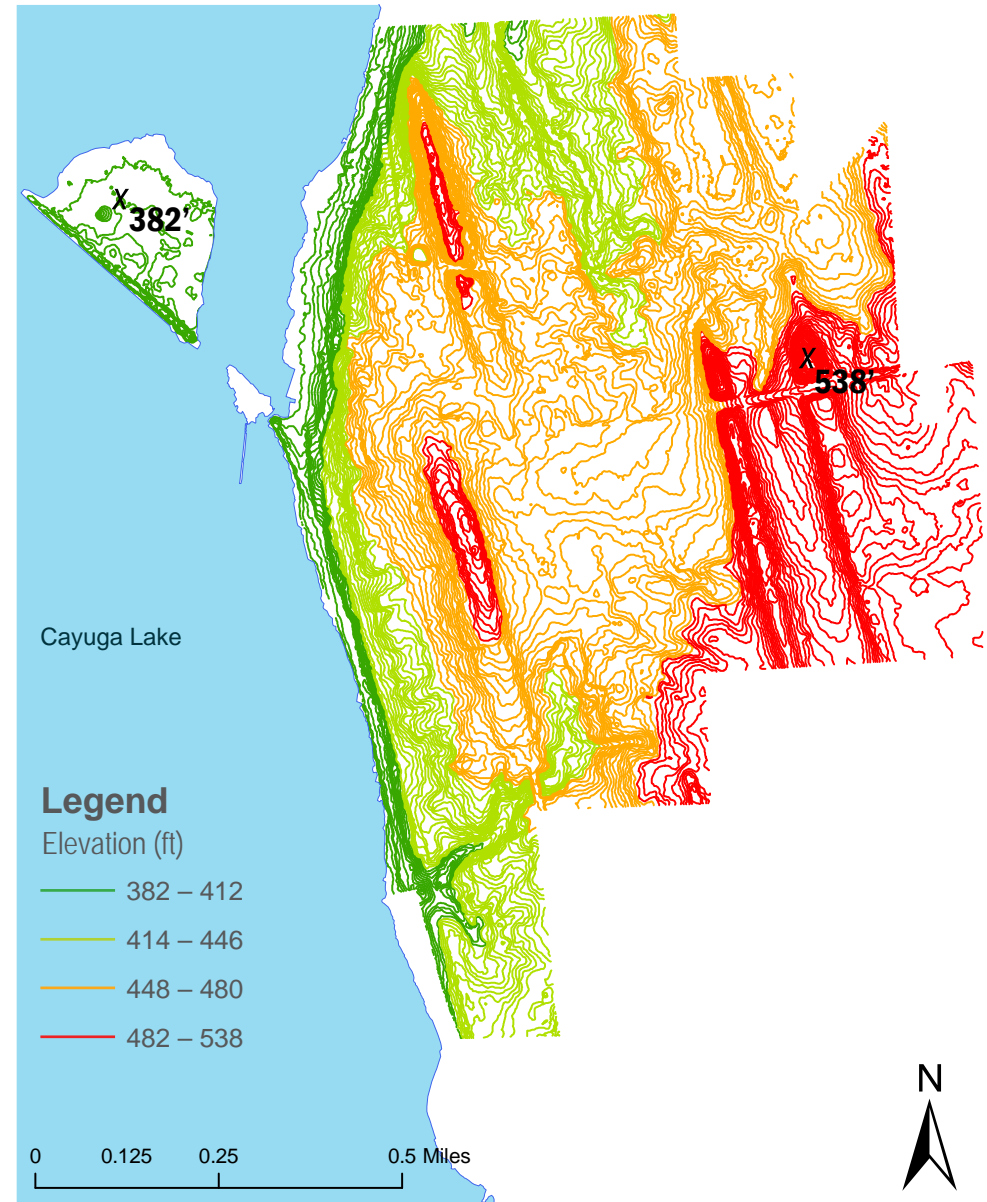


Topography & Geology

Figure 17 illustrates Village topography. Elevation gradually increases from the Cayuga shoreline to the Village's eastern border. The lowest point is in the island, at 382 feet above sea level. The highest point is 538 feet, located at the western edge of the Village just north of West Genesee Street. The Village contains a drumlin land feature, formed by glacial ice.



Figure 17: Topographic Map



Water Quality

Water and Sewer

The village has been facing challenges regarding quality tap water and sewer infrastructure. In 2012 and beyond, the Village has been working with state and local officials in developing an upgrade to their sewer system. Government leaders aim to complete major enhancements to the water district. By 2014, a new sewage plant and pipes should enhance the system.¹⁶ Access to clean drinking water and reliable sewer service are fundamental to Village development.

Cayuga Lake Water Quality

After planned water district improvements are completed, the Village will not rely on Cayuga Lake for drinking water¹⁷. However, Cayuga Lake water quality will remain important. A 15-year study conducted by SUNY Brockport found that the water quality of the north end of Cayuga Lake had significantly improved from its eutrophic state (condition of excessive nutrients; may cause algae blooms which can kill fish) in the late 1970's¹⁸. The Village of Cayuga issues annual water quality reports on the status of village water. In recent years, reports identified health-threatening levels of Trihalomethanes (potentially carcinogenic chemical compounds),¹⁹ and water turbidity (cloudiness due to particles).

The water quality of Cayuga Lake strongly influences Village resources and quality of life. If the water quality of the lake suffers, the government must expend more resources to mitigate associated public health risks. Poor water quality can also limit public access to the water. If a major algal bloom occurs, the Cayuga County Department of Health may need to suspend swimming or other water activities.



“We forget that the **water** cycle
and the **life** cycle are one.”

Jacques Cousteau (1910–1997)
Oceanographer and Innovator

Wetlands

The Village of Cayuga contains non-tidal wetlands owned by NYSDEC and the Village. These wetlands are clustered on the water-front and toward the eastern border with the town of Aurelius.

Much of the Village of Cayuga lies within the Natural Communities Vicinity. NYSDEC designates the boundary of the Natural Communities Vicinity as a ½ mile buffer surrounding the wetland. Any development within this boundary must consider impacts on the wetland.¹⁸

Sensitive Wildlife & Significant Natural Communities

Part of NYSDEC's mission is to identify environmentally sensitive species and ecological features. Due to the location of the Village on a large freshwater body, development may jeopardize ecosystem vitality. The Village of Cayuga lies within the vicinity of protected environmental elements, listed below. For more information, see appendix.

Threatened Species

Sedge Wren

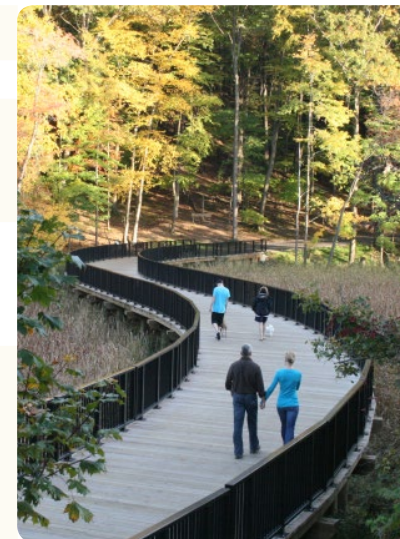
The New York Natural Heritage Program identifies *Cistothorus platensis*, known colloquially as Sedge Wren, in the town of Seneca Falls and vicinity.¹⁹ The Sedge Wren breeds in New York, yet due to loss of wetlands, it is considered threatened. A threatened species risks

Figure 18: Wetlands Map



Figure 19: Village of Cayuga Wetland Classifications

Name	Code	System	Class	Subclass	Water Regime
Non-Tidal Aquatic Bed	PABFh Impounded	Palustrine Non-tidal Wetland	Aquatic Bed woody vegetation >6 meters tall	n/a	Semi -permanently Flooded Surface water persists most growing seasons, others high water table
Non-Tidal Emergent Vegetation	PEM1E	Palustrine Non-tidal Wetland	Emergent erect, rooted aquatic Plants	Persistent stand at least until beginning of next growing season	Seasonally Flooded/Saturated Surface water present for extended periods
Forested Wetlands	PFO1E	Palustrine Non-tidal Wetland	Forested woody vegetation >6m tall	Broad-Leaved Deciduous woody trees/shrubs, shed in cold season	Seasonally Flooded/Saturated Surface water present for extended periods
Non-Tidal Scrub-Shrub	PSS1E	Palustrine Non-tidal Wetland	Scrub-Shrub Woody plants <6 meters	Broad-Leaved Deciduous woody trees/shrubs, shed in cold season	Seasonally Flooded/Saturated Surface water present for extended periods



Wetlands may provide passive recreation opportunities.

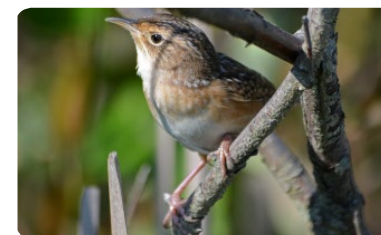
becoming endangered in New York State in the future. Like other threatened species, it is illegal to take, import, transport, possess, or sell all or part of a Sedge Wren without a NYSDEC permit.²⁰ Development impacting Village of Cayuga wetlands could affect this threatened species.

Waterfowl Winter Concentration Area

Cayuga Lake is a waterfowl winter concentration area. In the coldest months of the year, waterfowl congregate to this area.

Aquatic Vascular Plant

Along the shoreline in shallow areas of Cayuga Lake by the village lies the Southern water-nymph. *Najas Guadalupeensis* (sub-species *Olivacea*). Although there are over 1,000 plants in good habitat, the species is endangered. Cayuga Lake is one of the few sites that have living Southern Water-Nymphs.



The Sedge Wren may be seen in wetland areas of Cayuga.

why protect wetlands?



1

WETLANDS PROTECT or IMPROVE WATER QUALITY

Wetlands are natural filters. They remove excess water nutrients, toxins, and sediments.

2

WETLANDS REDUCE FLOOD RISK

Wetlands slow and absorb significant amounts of water, mitigating storm surges and wave action.

3

WETLANDS PROVIDE FOOD, SHELTER, and BREEDING AREAS

For Animals, Wetlands are nature's nursery. Plants, birds, fish, and insects are especially dependant on Wetlands.

4

WETLANDS FOSTER RECREATION

Hiking, fishing, bird-watching, and canoeing regularly include wetlands.²³

Community Vision

Sharing Ideas - A Community Workshop

On November 20, 2012, Village residents assembled at Cayuga Elementary School for a community workshop. Approximately 20 homeowners, renters, and business-owners collaborated on the Comprehensive Plan process. The meeting focused on collecting community input through an Image Preference Survey (IPS) and a Vision & Discovery Session. In addition, the event provided a forum for informal community dialogue regarding the current state and the future fate of the Village.

Image Preference Survey

Following the adage, “a picture is worth a thousand words”, images of buildings, streets, and public spaces convey information more effectively than text. The superiority of images over text make Image Preference Surveys (IPS) effective for identifying community preferences. The IPS consisted of a 40-image

slideshow presentation. Attendees viewed pictures of intersections, recreation areas, commercial corridors, and more. Each image included scenes of diverse aesthetic quality, building form, and streetscape elements. During the presentation, each attendee rated images along a scale of 1 (undesirable) to 10 (highly desirable). The images below include the highest and lowest rated images in the IPS.



Waterfront Development

Of the 40 images in the IPS, 7 (17.5%) included a water body. Of the 5 highest rated images, 4 included a water body. This association indicates that residents value the waterfront and feel that the waterfront is an important component of Cayuga’s future. Residents expressed the need to protect publicly owned lakefront property, greater accommodation for fishing, boating,



Residents share their ideas during the Planning & Design Workshop.

bird-watching etc, and Cayuga Lake as a major scenic asset. Currently, Cayuga offers a public beach and hand-launch at John Harris Park. Currently, the concrete pier is in dangerous condition and not accessible. Some expressed concern over pier safety and some have identified it as a significant opportunity.



Top Images - The top five scoring images are shown below.



Resident presents group findings.

Waterfront Trails

Public pier



docking



local businesses



public access

Bottom Images - the five images below are the least preferred images from the image preference survey.



Pedestrian Oriented Streets & Mixed-use Commercial Development

Participants indicated preference for pedestrian streets over non-pedestrian streets. Nine of the 10 highest-rated images included clear pedestrian facilities, while the 3 least desirable images are purely auto-oriented. Other street elements which received high ratings include street trees and shrubs, small fences or bollards, pedestrian scaled street lamps, and benches. When it came to commercial development, attendees rated images with mixed-use and traditional village buildings over typical suburban strip development. Images with active storefronts and human-scaled buildings rated higher than automobile-scaled sites.

Residential Character

Attendees preferred well-maintained, traditional single-family residential development with sidewalks, front porches and medium lot sizes. Residents rated typical suburban large lot development and attached housing units (e.g. row houses or townhouses) poorly.



Vision & Discovery Session

After the IPS, attendees separated into three small groups for the Vision & Discovery Session. In this phase, teams identified issues, opportunities, and assets. Desirable goods and services and words/phrases describing the long-term vision were also identified. To help identify specific geographic related information, residents recorded place-specific comments on printed maps of the village. Although residents offered diverse input, common themes emerged from the Vision & Discovery Session. Nearly all comments related to:

- **Waterfront & Ecotourism** - Stewardship of Cayuga Lake, provide sustainable public access
- **Government Services & Infrastructure** – Maintained street elements, utilities, etc.
- **Community & Economic Development** – Demand for goods & services provided in the Village
- **Preservation & Housing** – opportunity to celebrate history, promote adaptive reuse, and address property maintenance issues

Figure 20: Vision and Discovery Session Public Comments

	Issues What are the two most significant issues you feel must be addressed for the Cayuga area to move forward?	Opportunities What are one or two opportunities you think that Cayuga must capitalize on to make it a unique place to live, shop and/or visit?	Assets What are the specific assets that should be preserved and strengthened to help achieve your vision for Cayuga?	Goods or Services What specific goods or services would you purchase in Cayuga if they were available today?	Vision If you had to pick one thing you would like Cayuga to become well known for what would it be?
1	taxes and assesment	Cayuga Lake and waterfront	Cayuga Lake	coffee shop	birdwatching and wildlife observation
2	utility rates	location near Auburn, Seneca Lake, MNWR, CLHB and FLWT	history	grocery store	lakefront
3	lack of any grocery, gas, "Mom & Pop", or convenience store	tourism (lake & fishing)	location, proximity to cities and colleges	fitness/wellness (gym, Yoga, Chiropractic)	Beauty
4	lack of off-street parking	highlight local artists	small businesses and craftsmen	gas station	encouraging recreation health and peace of mind
5	unkept appearance of nearly all roads, some buildings	history and marketing historic features	Lakeview Cemetary	restaurant/diner	historical
6	sidewalks in poor condition and missing in certain areas	skating rink/winter activiites	people & characters	Convenience store at Salato Gardens (or other village location)	sunsets
7	recreation assets	new Harris Park gathering areas like shelters, benches, or playground equipment	excellent fishing	small, part-time volunteer-run food service offering breakfast	supporting nature
8	speeding on Lake St & CR 1	Cayuga must become a destination	low cost to Lakefront property	an ADA accesable business	a well-maintained village
9	commercial zoning impedes development	public marina	unerutilized/underdeveloped land	pizza	a place you <i>want</i> to be
10	fear of tax assesment increase leads to less property improvement	Salato Gardens fountain & front landscaping	Lake St	unique gift shop	quaint
11	inconsistent snow plowing service	boardwalk along northern and southern village border	Genesee St. historic homes	antique/art shops	clean
12	need for positive resident attitude	Cayuga Memorial Hall	sunsets	ice-cream store	peaceful lakeside community
13	absentee owners of rental properties	safety	Union Springs School District	bed & breakfast	

	Issues	Opportunities	Assets	Goods or Services	Vision
	What are the two most significant issues you feel must be addressed for the Cayuga area to move forward?	What are one or two opportunities you think that Cayuga must capitalize on to make it a unique place to live, shop and/or visit?	What are the specific assets that should be preserved and strengthened to help achieve your vision for the Cayuga commercial area?	What specific goods or services would you purchase on Cayuga if they were available today?	If you had to pick one thing you would like Cayuga to become well known for what would it be?
14	underutilized public property	railroad	vacant Towpath Machine building	farm market	
15	lack of accountability , e.g tax auctions	private property for development	no big-box stores	beer & wine	
16	address need for outside money, tourism	consider sales tax revenue	incredible Wildlife	transient docking	
17	protection of village owned lakefront property	Village Office Building/Historic R&R Depot building as private, water-enhanced use	small village, not city		
18	Multiple Listing Services (MLS) ignores village property, resulting in no investor recognition	rebuild the Cayuga Lake Bridge	land use regulations lending themselves to residential or recreational use, home occupations		
19	water & sewer service	Union Springs School District	natural waterfront		
20	access to Seneca Falls area, replace historic bridge	tourist traffic on Rt. 90	sense of community		
21		wildlife popualtion	parks (Emerson)		
22		public property should be used for public purpose & have public access	thoughtfulness of citizens		
23		potential for "Snowbird Village", upscale second home			
24		water-related businesses			
25		more community development			
26		Agri-business			

Planning and Design Session

A majority of the planning and design workshop was spent working in small groups with tracing paper, markers, and a village-wide base map. With the help of a facilitator, participants were asked to identify issues and opportunities on the map and sketch or draw their ideas for future land use, development and redevelopment in the village. They were asked to reflect on the two previous exercises as inspiration for their ideas and to focus more on what should be there in the future rather than what is there today. The sketches and concept drawings were critical in developing the conceptual plan and recommendations.

In addition to the ideas sketched and located on the map, attendees identified opportunities that are less geographically focused, such as to use alternative energy to solicit new Village businesses. Participants also stated the need to expand opportunities for commercial and retail development.

Conceptual Map

The Conceptual Map to the right represents the geographical information collected from attendees at the community planning and design workshop and the online collaborative map. The Map includes issues that must be addressed as well as opportunities to capitalize on. Along with the community's vision statement, it will provide the structure for which many of the goals, objectives, and recommendations are to be made.

"We need to know our neighbors. To speak with someone, you must go to the Post Office."

"We need parking on Center Street."

"Address broken windows on crummy buildings."

"The Center Street school needs maintenance."

"Get rid of the feral cats."

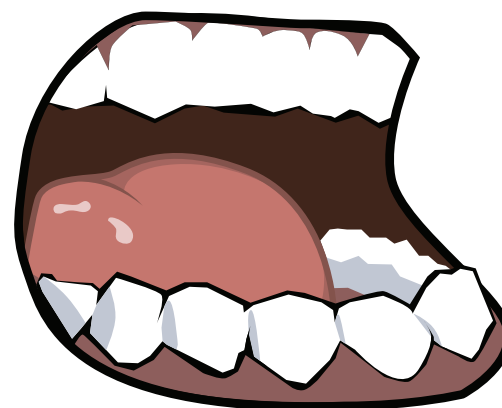
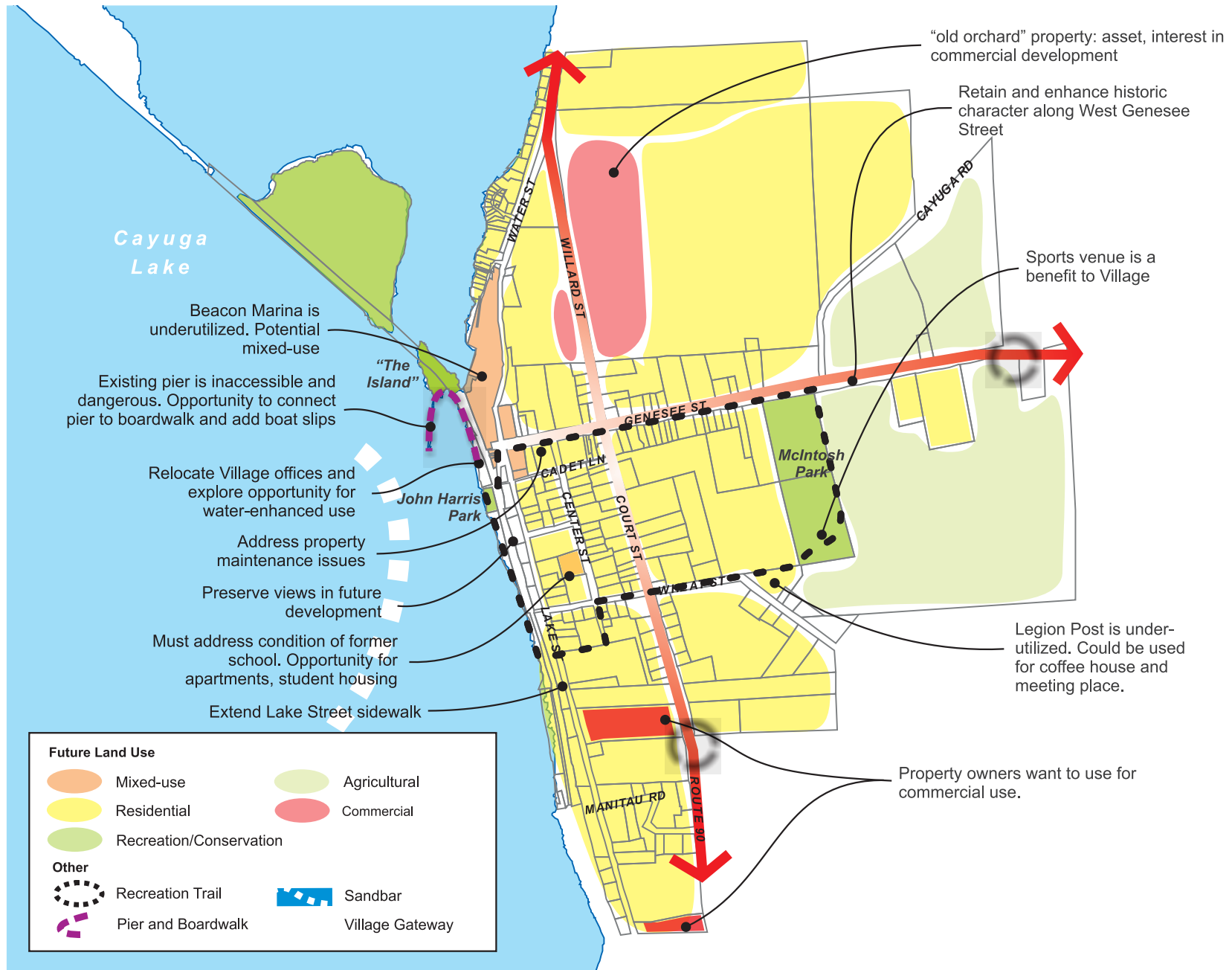


Figure 21: Conceptual Map



Vision Statement

One of the most important challenges that was faced while preparing this comprehensive plan was the creation of the vision statement. A vision statement should represent the community. It should be “big picture” and articulate what citizens value regarding their community. A vision should look to the future and paint a picture of what the community will become as it reaches the planning horizon. It must be far-reaching yet realistic and, most importantly, it must be formulated using a collaborative process.

The vision statement to the right stands as a culmination of the input from the individuals that took the time to share their thoughts and ideas when participating in the process to create this plan. When the decision makers are looking for direction and cannot find it within the recommendations or future land use section they should refer back to this vision statement and ask themselves “is the proposed action consistent with our community’s vision?”



Above:

During the visioning session of the community meeting, facilitators asked residents to describe their vision for a stronger Cayuga. They responded with the words and terms included in the word cloud above.

Our Vision

Waterfront & Ecotourism

The Village of Cayuga is a community that celebrates and protects its pristine LAKE, WETLANDS, WILDLIFE, and all environmentally sensitive elements. In cooperation with the private sector and public agencies, Cayuga offers BOATERS, FISHERS, ECOTOURISTS, and the general public responsible access to its land and water. While profiting from its geography, Cayuga fulfills its responsibility to protect its NATURAL RESOURCES.

Government Services & Infrastructure

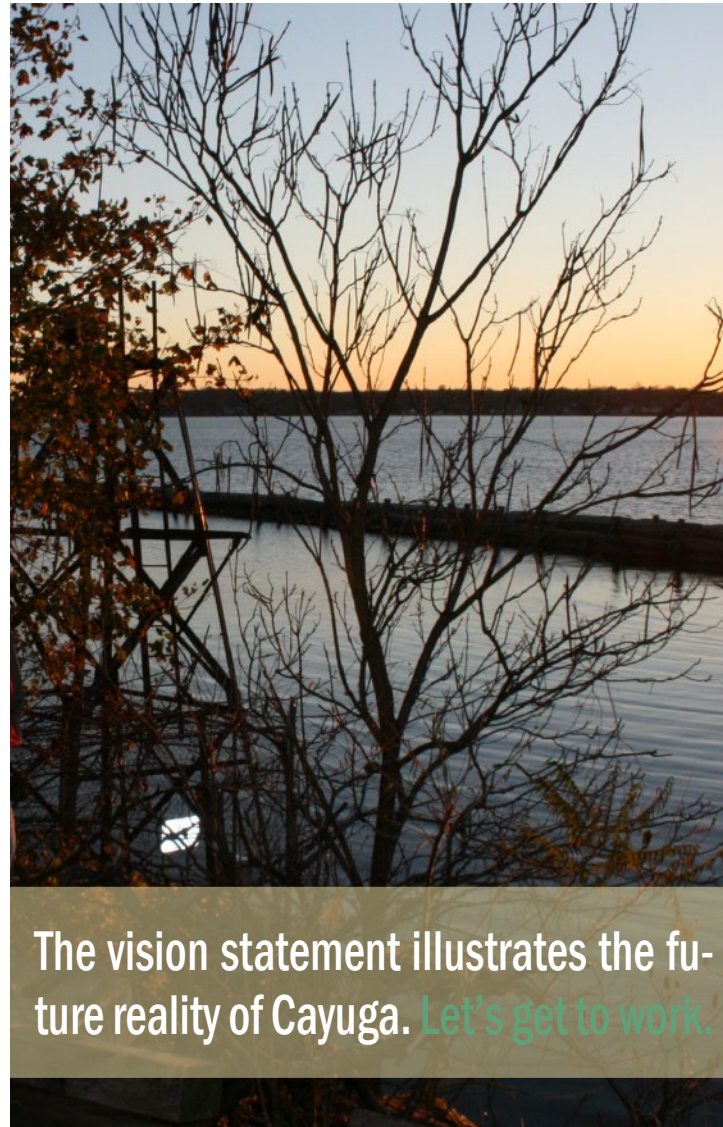
The Village of Cayuga provides high-value WATER, SEWER, and TRANSPORTATION infrastructure. Village right-of-ways accommodate all modes of transportation, offering ACCESSIBILITY for persons with limited mobility and SAFE STREETS. In cooperation with residents, infrastructure is aesthetically pleasing and well-maintained. Cayuga will be a DESIRABLE PLACE TO LIVE and WORK with a government that provides excellent services and a HIGH QUALITY-OF-LIFE for its residents, business owners, and property owners.

Community & Economic Development

The Village of Cayuga is an AFFORDABLE community. FISCAL RESPONSIBILITY, coupled with reasonable taxes and fees, offer Cayuga a secure future. Village regulations encourage SENSITIVE DEVELOPMENT and provide access for MIXED-USES. In effect, small businesses, residents, and organizations choose to relocate to Cayuga. Residents have PLACES TO MEET FOR COFFEE, BUY FOODS, and support the local economy. Once again, Cayuga has a WORKING WATERFRONT.

Preservation & Housing

The Village of Cayuga celebrates its colorful past while preserving its HISTORIC FABRIC. Through ADAPTIVE REUSE of structures, old Cayuga is new again. The village works with residents, absentee owners, and businesses to solve property maintenance issues.



The vision statement illustrates the future reality of Cayuga. Let's get to work.

Goals & Recommendations

Following the development of the community vision, broad based goals and specific recommendations were identified. The community goals and recommendations will help guide Village officials and boards in decision-making, enabling the Village to maintain a high quality-of-life for its residents. Just as importantly, they provide a context for citizens to understand the rationale and justification for decisions made by Village representatives.

The community vision, goals, and recommendations form an overall framework for future success. This framework is much like building blocks where one is dependent on the others to be structurally sound.

Vision - A vision is big picture; it is the end state of the planning horizon once the goals, objectives, and recommendations are accomplished.

Goal - Similar to a vision, a goal is a “broad-brushed” statement that is more narrowly defined to a specific topic.

Recommendation – A specific action or activity such as a project or program to implement an objective.

Waterfront & Ecotourism

Develop an active and distinct waterfront that promotes and positions Cayuga as the most unique “working waterfront” destination in the Finger Lakes Region.

Many of the recommendations in the Waterfront & Ecotourism section are indicated on the Waterfront Concept Plan (Figure 22) using the corresponding numbers.

- 1. Explore the feasibility and cost of revitalizing the pier and connecting it to the existing boardwalk near the train depot.**

The existing State owned pier has deteriorated over the years and is now in poor condition. The only accessible routes to the pier are along the railroad, which is private property and dangerous, and by boat. A boardwalk should be considered along the shoreline to connect the existing boardwalk near the Village Offices to the pier. Small vehicular access would also need to be included in order to provide emergency and maintenance vehicles access. The crossing at the trestle is a design challenge to overcome.

- 2. Explore the feasibility and cost of developing “the island” as a public park.**

The island is currently underutilized and could provide an opportunity to expand public access to the waterfront. This would require coordination with State agencies, including the New York State Canal Cooperation, which is said to have jurisdiction over the pier and the island. The existing cottages on the island appear to be in poor condition and existing access requires traversing the railroad tracks.

- 3. Encourage the owner(s) to redevelop and/or market the Beacon Marina property for water-dependent and water-enhanced mixed-use.**

Several years ago the existing owner(s) of the Beacon Marina property prepared a master plan that includes developing the marina property as a mixed-use waterfront development. Although the master plan has never been implemented, the concept of mixed-use water-dependent and water-enhanced uses is still applicable. The Village should continue to communicate with the owners on their intentions and work with them to realize the vision for the area. In addition, the Village should discuss with the property owners the potential of developing a small hand-carry boat launch and public parking lot near the inlet as part of redevelopment. The existing hand-carry launch

Figure 22: Waterfront Concept Plan



near the Village Offices is not easily accessible and lacks nearby parking. The Beacon Marina property is an important component in the vision for the waterfront and, if positioned thoughtfully, could be the catalyst needed for waterfront revitalization.

4. Assess Village park facilities, particularly John Harris Park.

As part of a parks and recreation master plan and/or a component of a waterfront master plan, evaluate and recommend improvements to increase the use of the facilities. Consider amenities for all ages, and accessibility. Include, in the planning process, the people that have an interest in programming parks and recreation facilities and understand what is needed to successfully accommodate all users. The facilities at John Harris Park, especially parking, should be carefully evaluated.

Currently, park users use the few spaces available at the Village Offices but most use the parking area along the east side of the railroad. The Village should consider providing public parking within the park itself or nearby.

5. Leverage the Village owned waterfront parcel at the end of Towpath Road for the implementation of the community's vision.

Publicly owned waterfront land is often very valuable, whether it be monetarily or for public good, such as recreation, public access to the water or to enhance waterfront redevelopment opportunities. Village officials should carefully evaluate the future of the parcel and how it could be included as a component in realizing the community's vision for the waterfront. Its proximity to the Beacon Marina makes it attractive for development. However, the Village should consider its disposition only

to further the community's vision.

- 6. Continue Cayuga Recreation Trail through McIntosh Park and then celebrate the grand opening of the trail.**
- 7. Evaluate the pros and cons of leasing Village owned land to the cottage owners near John Harris Park.**

The Village should carefully evaluate the need for the cottages along Cayuga Lake south of John Harris Park. This should be considered in the context of both the financial aspects of leasing the land to the cottage owners as well as the design and function of the waterfront, especially facilities at John Harris Park including future public parking. This could be evaluated as a component of a parks and recreation or waterfront master plan.

- 8. Consider the feasibility of relocating Village Offices, and converting the former train depot to an active, water-dependent or water-enhanced use.**

One of the key components to developing an active and vibrant waterfront is water-dependent and water-enhanced uses. Having the Village Offices located on the waterfront is not the highest and best use of waterfront land. The property was purchased and given to for the Village; therefore, restrictions could be in place limiting its future use. The Village should consider the idea of relocating the Village Offices and leasing the property for a water-dependent or water-enhanced use consistent with the community's vision.

- 9. Continue to support the Blueway Trail initiative.**

A blueway or water trail is a water path or trail that is developed with launch points and points of interest for canoeists and kayakers. Cayuga, Seneca, and Tompkins counties are working with local and state agencies to develop a blueway trail for Cayuga Lake. The Village should continue to be in-

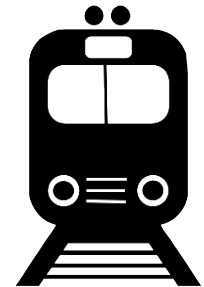
involved and strive to be a recognized and paddler friendly stop on the trail.

- 10. Encourage transient docking opportunities for the public.**

The importance of transient docking increases become more important as a community's waterfront becomes more vibrant with activity. The Village should continue to look for opportunities to provide transient docking whether it is at the boardwalk near the Village Offices or possibly near the pier once it is revitalized and is accessible.

- 11. Continue to develop a positive relationship with Finger Lakes Railway.**

When additional businesses, activities, and programming in the Village are up and running, petition FLR to stop in the Village. Search for unique tourist offerings and avoid duplicating the experience in Seneca Falls and Auburn.



- 12. Maintain and enhance public access to Cayuga Lake.**

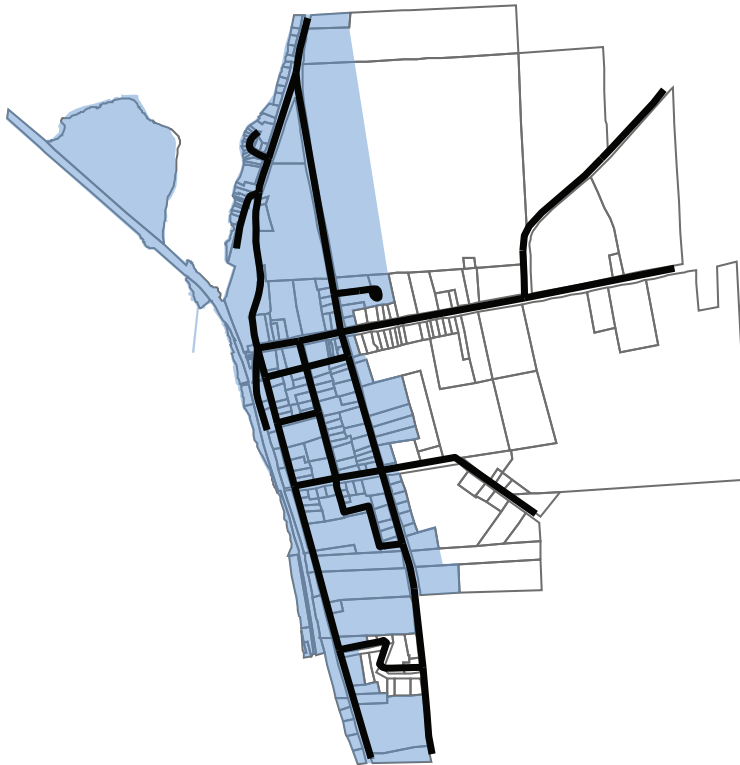
Public access to the water was identified by community members as a high priority. Four of the top five images from the image preference survey conducted at the community planning and design workshop depict waterfront access. The Village should continue to look to expand and enhance access for transient docking, a hand-carry boat launch, swimming, fishing, etc.

13. Develop a Waterfront Development District (WDD) for the area between the Lake and State Route 90.

The WDD should include the entire waterfront area. The WDD should be included as part of a zoning code update and consider the following:

- a. Promoting water dependent and water-enhanced uses
- b. Protecting waterfront views and vistas
- c. Promoting a working waterfront
- d. Protecting and enhancing public access to the water, etc.

The map below depicts the general location of the WDD. However, the precise location should be fleshed out during the zoning update process.



14. Develop a “master plan” for the waterfront that includes the evaluation, feasibility, and cost planning of as many of the above recommendations as possible.

Government Services & Infrastructure

Develop services and procedures as well as a transportation and infrastructure system that effectively meets the needs of residents, business owners, and visitors without having an adverse impact on the character and quality-of-life in the Village.

15. Evaluate and update the zoning ordinance to ensure that it is consistent with the comprehensive plan.

Following the comprehensive plan, Village officials should evaluate and update the zoning code to reflect the comprehensive plan. Additional opportunities for commercial and retail development should be considered, as was expressed by residents at the planning and design workshop. However, careful consideration must be given to all changes so that they do not compromise the integrity of the residential neighborhoods. Consider economic opportunity for property owners while preserving historic village character and protecting resident’s quality-of-life. In addition to the future land use map at the end of this section, tools to explore and consider include but is not limited to:

- Incentive zoning
- Floating zones
- Overlay districts
- Performance zoning, etc.

16. Develop clear and concise procedures and processes for evaluating decisions regarding the demolition of structures.

17. Ensure that the development review process is clear and concise.

As part of the zoning code update or separately the Village should evaluate the development review process and make the necessary changes to develop a clear and concise process. As part of that effort, utilize the expertise of the Planning Board as the authority to review and approve site plans and make recommendations to the Zoning Board of Appeals and the Village Board on land use and design related decisions.

18. Ensure access to clean drinking water. Educate residents on eco-friendly habits to reduce harmful run-off and conserve resources.

19. Assemble a Cayuga Memorial Hall task force and evaluate the existing condition of the property.

This is a multi-use property that is underutilized. A committee or task force should evaluate and develop specific recommendations for the best use of the property.

20. Ensure that streets, sidewalks, and street trees are well maintained in all neighborhoods.

Streets are a village's primary public space and the design and maintenance of them is important. The Village should continue to maintain streets at the highest level possible. Curbs should be used to help to delineate on-street parking and tree lawns. The village should repair or replace sidewalks with concrete as needed, assure full universal design compliance, and look to install new concrete sidewalks along all streets, preferable along both sides. Sidewalks should be installed as a component of all new development. Street trees, crosswalks and furnishings such as benches, receptacles and bike racks should be placed at strategic locations.

21. Work with the New York State Department of Transportation to install countdown crossing signals at West Genesee Street and NYS Route 90.

22. Evaluate the feasibility including the cost savings of a shared facility between the fire department and the Village Department of Public Works.

It has been reported that both the fire department and the public works department might need facility upgrades. The Village should explore whether or not a shared facility could work for both departments. Although the purpose and role of the two departments are very different a feasibility study would help to determine if similar needs exist in regards to facilities and space. A shared services grant should be explored.

Community & Economic Development

Encourage a business friendly environment aimed at retaining existing businesses, attracting private sector investment, and improving economic vitality in the Village.

23. Seek character sensitive commercial and retail development in the designated commercial and mixed-use areas.

Participants at the community planning and design workshop identified goods and services needed in the Village. The Village should encourage retail and commercial development to locate in the commercial and mixed-use areas. The design and character of development should be consistent with traditional village character.



24. Continue to maintain relationships and cultivate new partnerships with local, regional, and state business/economic development organizations.

25. Strengthen relationships with the Cayuga Economic Development Agency (CEDA) and the Cayuga County Department of Planning & Economic Development (CCDPED) for assistance with marketing the village, grants, and other resources.

26. Develop a “brand” for the Village.

Whether it is a product, service or a community, marketing and promotions are critical to success. Local stakeholders should be brought together to discuss and develop a “brand” that can be used to market the Village. This marketing effort should address visitors and tourism, home ownership, retaining existing residents, entrepreneurship/ businesses development, and real estate development. The concept of a “working waterfront” should be considered.



27. Ensure that local government is transparent and residents have access to pertinent resources and materials.

28. Develop design standards and/or guidelines that apply to all properties.

Design guidelines or standards help to ensure that future development and redevelopment is consistent with the community’s desired character as articulated in the image preference



survey and the community’s vision. It should address building characteristics such as placement, scale and mass, and architectural character. They also should address different building types as well as the location of parking and landscape design. The intent is to promote traditional village character based on fundamental design principles (not design details such as specific colors or architectural styles).

29. Seek a local farmer’s market.

A local farmers’ market could help to promote a sense of community, bring attention and activity to the Village, and provide residents access to locally grown food and other products. Potential locations include John Harris Park and the parking lot adjacent to the Village Offices. According to the New York State Department of Agriculture & Markets there are numerous markets throughout the State that operate year round. The market could be marketed and “framed” as a component of Cayuga’s brand as described above and to leverage more foot traffic to help grow local businesses.



30. Maintain and grow the existing waterfront festival.

The Village should continue to support the waterfront festival and other events that draw visitors, enhance the quality-of-life for residents, and promote the Village as an attractive place to live, work, invest, and visit.

31. Create a Village task force or committee to develop a plan for the upgrade and maintenance of the Village’s website.

The internet is arguably the most important source for information. The Village should aim to create a user-friendly, content-rich web address to serve residents and visitors. Ensure that the website is updated regularly.

32. Encourage green technologies and energy conservation techniques to minimize the community's environmental footprint.



Considering programs that encourage property owners and developers to implement sustainable site planning and building practices such as:

- Percentage of buildings that maximize southern exposure (solar heat);
- Small scale wind energy conversion systems;
- Dedicated space for community agricultural use (community gardening);
- Stormwater management such as rain gardens and green roofs;
- Mixed-use and compact developments; and
- Preserve existing plants or use native plant material.

33. Develop a committee or organization to help coordinate and lead economic development initiatives in the Village.

Most planning and economic development experts agree that having a dedicated organization is important for successful implementation of any revitalization planning initiative. Having a coordinating organization can provide a framework for bringing together all the necessary stakeholders needed to move revitalization efforts forward. The committee or organization should include representation from all stakeholders including but not limited to local residents, business owners, real estate experts, and public board members and officials.

Neighborhood Preservation & Housing

Protect and enhance the function and character of village neighborhoods.

34. Encourage all property owners contemplating improvements to their property, to do so consistent with the Village character and in consideration of architectural integrity and attractiveness of the public realm.

35. Collaborate with property owners and promote the protection, enhancement, and maintenance of buildings with historic value.

Communicate with Cayuga County Historian's Office and New York State Office of Parks, Recreation, and Historic Preservation. Research and report on the history of heritage structures, sites, and infrastructure and publish the information on the web for public awareness and tourism. Educate the public via web content on the benefits and funding opportunities for historic preservation, the history of Cayuga's built environment, and the permitting process.

The old school house is a building of historic value that appears to need attention in regards to maintenance and rehabilitation. The Village should work with the property owner in exploring funding and tax credit opportunities for rehabilitation. Consider the pros and cons of historic recognition and/or designation. Continue to encourage the owners of the Shorter House to maintain, enhance, and/or restore its historic character. Work with owner to ensure all additions, demolitions, or other changes are in keeping with the local historic context.

36. Review laws, regulations, and policies to ensure that public improvements, such as utilities and signs, are aesthetically pleasing.

37. Continue to enforce the property maintenance code and zoning ordinance to the fullest extent.

Physical appearance is an important attribute that impacts the decisions of both residents and developers when choosing to invest in the Village. The Village should continue to enforce the property maintenance code and the zoning code to help ensure a high maintenance standard and quality-of-life for its residents. Engage out-of-area landlords and convey the vision and expectation.

38. Consider an award or community recognition program for property owners and/or developers that make improvements that exemplify the community's vision.

Recognize and celebrate the property owners that make improvements and/or maintain their property in a manner consistent with the community's vision. Opportunities for recognition include but are not limited to the community newsletter, village web site, Village Board meetings, and/or yard sign.



39. Encourage adequate housing for all living situations including, senior citizens, singles, young professionals, and young families.

40. Consider a “cultural district” for a specific area in the Village.

A “Cultural District” is a well-recognized, labeled area with a high concentration of cultural facilities and programs that serve as an anchor in a village or city. They can have different themes or names, including: arts district, arts and entertainment district, arts and science district, artists’ quarter, museum district, and theatre district. The Village should consider a district based on the “working waterfront” concept which could include a variety of artisans.

Future Land Uses

The Future Land Use Map (Figure 23) depicts the recommended land uses for the Village of Cayuga over the next decade or more. The locations of land uses are based upon analysis of existing conditions and future needs, the goals and objectives developed by the comprehensive plan committee, and input by residents at the planning and design workshop. The land use categories resemble zoning districts, but are not equivalent. Zoning may incorporate more or fewer types of uses without conflicting with the recommendations in the Comprehensive Plan. The following describes each category of land use shown on the Future Land Use Map.

Mixed-Use

The mixed-use area encompasses the existing commercial and lakeshore development areas. In addition it also includes properties in the vicinity of the Genesee Street / Lake Street intersection and a portion of the properties on the north and south sides of Willard Street (SR 90), north of Genesee Street. These properties have a strong relationship to the waterfront and/or are positioned to take advantage of the traffic along Willard Street (SR 90) without having anticipated negative impacts on surrounding residential neighborhoods.

Mixed-use will allow for both vertical and horizontal combinations of retail, service, office, light manufacturing, and residential opportunities. Design standards also play an important role in the mixed use district. Buildings and structures should be designed consistent with Village character and to allow for flexible and adaptive re-use. First floor space should include entrances and window glazing conducive to uses that engage the street (e.g. retail and restaurants). Incentive programs should be developed to encourage the development of mixed-use with residential components. Water-dependent and water-enhanced uses should be priority south of Willard Street.

Residential

The continuation and enhancement of single-family neighborhoods as the dominant land use within the village is an important element of the future land use plan. Although Cayuga is almost fully developed west of Court Street (SR 90) opportunities exist for new residential neighborhood development in the western portion. Small multi-family developments should continue to be considered on a case-by-case basis. Conversion of single-family homes into two-family or multi-family units should be discouraged.

The Village should ensure that all new residential development is integrated into the existing street network and maintains the form of the neighborhood. This includes retaining the traditional modified street grid pattern of the community, which ensures the continuation of the sidewalk system and the walkability of the Village. These principles were widely supported throughout the planning process, in particular at the planning and design workshop as shown in the results of the image preference survey.

Residential – TND/Cluster

This area is located east of McIntosh Park and should serve as an expansion of the Village's existing neighborhood character. New homes, including infill in the existing Village residential areas, should be built based on traditional neighborhood development (TND) principles with village character as illustrated by the preferred residential images from the image preference survey. This area should utilize high density "cluster" development patterns as to limit land consumption and impact on area woodlots, wetlands, and local habitats.

Recreation / Conservation

McIntosh Park, John Harris Park and "The Island" are lands that should continue to be used for recreation and conservation purposes.

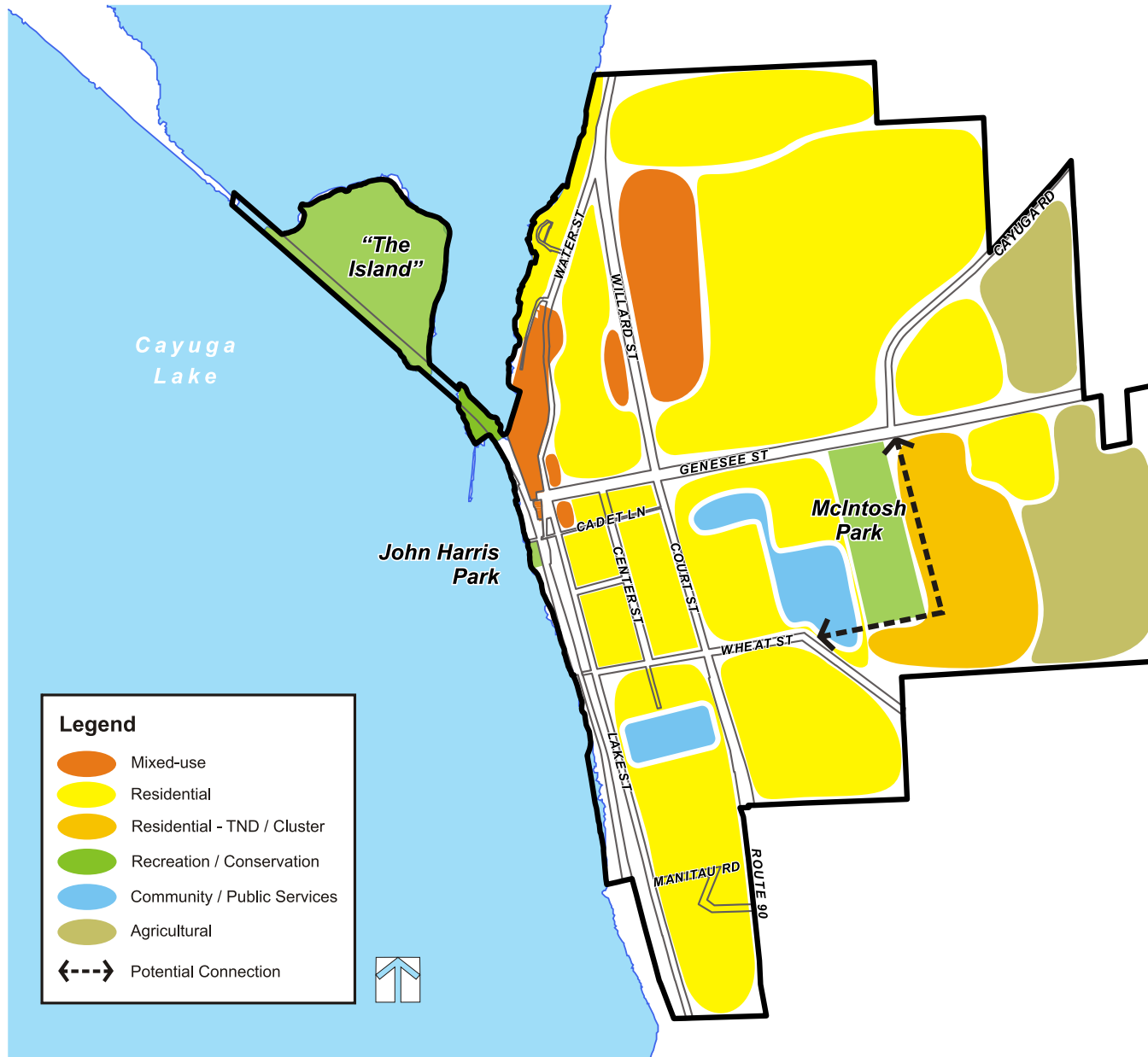
Community / Public Service

Land designated for Community/Public Service includes the village offices, fire stations, public schools, and cemeteries. These civic facilities are important components in the Village's identity and should remain located in the Village.

Agricultural

Agriculture has and will continue to be an important component of the region's land use. According to the existing land use classifications, 20% of Village land is used for agricultural purpose. These lands are primarily located in the eastern portion of the Village. Although much of this area has and will remain in the agricultural land use classification it is not all active agricultural land. A portion of these lands have been designated on the future land use map as Residential – TND / Cluster (see above). The purpose of the designation is to accommodate future residential growth.

Figure 23: Future Land Use Map



Implementation

The Village Board, in partnership with local, regional and State stakeholders, should be the driving force behind implementation of the comprehensive plan. The first step in implementation is the Village Board's formal adoption of the Plan.

The specific actions to implement this plan are described in the previous section. The table below lists the actions and provides a general time frame, a list of partners, and potential sources of funding or technical assistance (where applicable).

A key consideration of the Plan's implementation is partnerships. Given Cayuga's small size, limited staff, and limited resources, the Village should be proactive in partnering with County Departments and State Agencies. For example, revitalizing Cayuga's waterfront will depend heavily upon the NYS Department of State, NYS Canal Corporation, and the NYS Department of Conservation. Facilitating an ongoing relationship with these entities will increase the Village's return on the investment.

Consistency with the CNYREDC Five-Year Strategic Plan 2012--2016

In 2011, Governor Cuomo created 10 Regional Councils to develop long-term strategic plans for economic growth for their regions. These councils are public-private partnerships made up of local experts and stakeholders from business, academia, local government, and non-governmental organizations.

The Village of Cayuga is within the area covered by the Central New York Regional Economic Development Council (CNYREDC). The most recent strategic plan prepared by the CNYREDC outlines a holistic, regional economic strategy for Cayuga and four neighboring counties. The strategies in the economic plan are broad but are relevant to the Village and this comprehensive plan. More specifically, the CNYREDC identified three priority goals to guide collective regional actions. These three goals are:

1. Strengthen Targeted Industry Concentrations that Leverage Unique Economic Assets
2. Improve Competitiveness in, and Connections to, the Regional, National, and Global Economies
3. Revitalize our Region's Urban Cores, Main Streets, and Neighborhoods

The community's vision and the recommendations within this plan are consistent with the primary goals of the CNYREDC, especially the revitalization of our "urban cores, Main Streets, and neighborhoods." The Village of Cayuga is a progressive community that is looking to leverage its "unique economic asset"; its position as a historic waterfront village in the heart of the Finger Lakes. It will continue to work with the CNYREDC to help realize its vision.



considerations:

- **Continue to build partnerships in both the private and public sectors. Revitalization has to be a joint effort!**
- **Develop a committee or organization to lead economic development efforts.**
- **Show progress by picking some "low hanging fruit" and get something done, such as updating the Village website.**
- **Celebrate successes and let people know about them.**
- **Emphasize quality in every aspect.**

Identifying and prioritizing short-term, mid-term and long-term actions can assist in the implementation process. Short-term actions can be implemented within 3 years. These actions may address concerns that need immediate attention. Short-term actions are key in continuing the momentum of the planning process. Medium-term actions are those that may require additional investment of finances and time which build on the successful completion of earlier tasks. Long-term actions would require significant commitments of time and funding, but are important to the long-term success of the Village.

Recommended Action	Time Frame	Partners	Potential Funding/ Technical Resource
Waterfront & Ecotourism			
1. Explore the feasibility and cost of revitalizing the pier and connecting it to the existing boardwalk near the train depot.	Short	VB, NYSDOS, NYSCC	CNYREDC, NYSDOS
2. Explore the feasibility and cost of developing “the island” as a public park.	Short	VB, PB, NYSDOS, NYSCC, NYSDEC, NYSOPRHP	NYSDOS, NYSOPRHP
3. Encourage the owner(s) to redevelop and/or market the Beacon Marina property for water-dependent and water-enhanced mixed-use.	Medium-Long	VB, PPP, IDA, CC, CNYREDC,	PPP, CNYREDC
4. Assess Village park facilities, particularly John Harris Park.	Short-Medium	VB, NYSDOS, NYSOPRHP	NYSDOS, NYSOPRHP
5. Leverage the Village owned waterfront parcel at the end of Towpath Road for the implementation of the community’s vision.	Medium-Long	VB, PPP, IDA, CC, CNYREDC	VB, PPP, CNYREDC
6. Continue Cayuga Recreation Trail through McIntosh Park and then celebrate the grand opening of the trail.	Short-Medium	VB, NYSDOS, NYSOPRHP	NYSDOS, NYSOPRHP, CDBG
7. Evaluate the pros and cons of leasing Village owned land to the cottage owners near John Harris Park.	Medium	VB, NYSDOS, NYSDEC, NYSO-PRHP	VB, NYSDOS
8. Consider the feasibility of relocating Village Offices, and converting the former train depot to an active, water-dependent or water-enhanced use.	Medium - Long	VB	PPP
9. Continue to support the Blueway Trail initiative.	Short-Medium	VB, CC, NYSDOS,	N/A
10. Encourage transient docking opportunities for the public.	On-going	VB, NYSDOS	NYSDOS, NYSOPRHP
11. Continue to develop a positive relationship with Finger Lakes Railway.	On-going	VB, CC	N/A

Recommended Action	Time Frame	Partners	Potential Funding/ Technical Resource
12. Maintain and enhance public access to Cayuga Lake.	On-going	VB, PB, NYSDOS	VB, NYSDOS, NYSO-PRHP
13. Develop a Waterfront Development District (WDD) for the area between the Lake and State Route 90.	Short-medium	VB, PB, NYSDOS	NYSDOS
14. Develop a “master plan” for the waterfront that includes the evaluation, feasibility, and cost planning of as many of the above recommendations as possible.	Short-medium	VB, PB, NYSDOS, NYSCC, NYSDEC, NYSOPRHP	NYSDOS
Government Services & Infrastructure			
15. Evaluate and update the zoning ordinance to ensure that it is consistent with the comprehensive plan.	Short-medium	VB, NYSDOS, CC	VB, NYSDOS
16. Develop clear and concise procedures and processes for evaluating decisions regarding the demolition of structures.	Short-medium	VB	N/A
17. Ensure that the development review process is clear and concise.	Short-medium	VB	N/A
18. Ensure access to clean drinking water. Educate residents on eco-friendly habits to reduce harmful run-off and conserve resources.	On-going	VB	N/A
19. Assemble a Cayuga Memorial Hall task force and evaluate the existing condition of the property.	Short-medium	VB, PPP	N/A
20. Ensure that streets, sidewalks, and street trees are well maintained in all neighborhoods.	On-going	VB	VB, CDBG
21. Work with the New York State Department of Transportation to install countdown crossing signals at West Genesee Street and NYS Route 90.	Short	VB, CC, NYSDOT	NYSDOT
22. Evaluate the feasibility including the cost savings of a shared facility between the fire department and the Village Department of Public Works.	Medium-Long	VB, CC, TOA	NYSDOS
Community & Economic Development			
23. Seek character sensitive commercial and retail development in the designated commercial and mixed-use areas.	Medium-Long	VB, PB, CC	N/A
24. Continue to maintain relationships and cultivate new partnerships with local, regional, and state business/economic development organizations.	On-going	All	N/A

Recommended Action	Time Frame	Partners	Potential Funding/ Technical Resource
25. Strengthen relationships with the Cayuga Economic Development Agency (CEDA) and the Cayuga County Department of Planning & Economic Development (CCDPED) for assistance with marketing the village, grants, and other resources.	On-going	VB, TOA, CC, IDA	N/A
26. Develop a “brand” for the Village.	Short	VB, CC, NYSDOS	NYSDOS
27. Ensure that local government is transparent and residents have access to pertinent resources and materials.	On-going	VB, PB, CC	N/A
28. Develop design standards and/or guidelines that apply to all properties.	Short-Medium	VB, PB, CC, NYSDOS	NYSDOS, NYSCA
29. Seek a local farmer’s market.	Medium	VB, CC, NYSAM	NYSAM
30. Maintain and grow the existing waterfront festival.	On-going	VB, PPP	PPP
31. Create a Village task force or committee to develop a plan for the upgrade and maintenance of the Village’s website.	Short	VB	NYSDOS, NYSCA
32. Encourage green technologies and energy conservation techniques to minimize the community’s environmental footprint.	Medium-Long	VB, PB, CC, NYSDOS, NYSERDA	NYSDOS, NYSERDA
33. Develop a committee or organization to help coordinate and lead economic development initiatives in the Village.	Short	VB, CC, IDA	PPP
Neighborhood Preservation & Housing			
34. Encourage all property owners contemplating improvements to their property to do so consistent with the Village character and in consideration of architectural integrity and attractiveness of the public realm.	On-going	VB, PB	N/A
35. Collaborate with property owners and promote the protection, enhancement, and maintenance of buildings with historic value.	On-going	VB, PB, NYSO-PRHP	NYSOPRHP, PPP
36. Review laws, regulations, and policies to ensure that public improvements, such as utilities and signs, are aesthetically pleasing.	Short	VB, PB	N/A
37. Continue to enforce the property maintenance code and zoning ordinance to the fullest extent.	On-going	VB, PB	N/A
38. Consider an award or community recognition program for property owners and/or developers that make improvements that exemplify the community’s vision.	Short-Medium	VB, PB	N/A
39. Encourage adequate housing for all living situations including, senior citizens, singles, young professionals, and young families.	On-going	VB, PB	N/A
40. Consider a “cultural district” for a specific area in the Village.	Medium-Long	VB, PB	N/A

Appendix

Abbreviations

CC	Cayuga County
CNYREDC	Central New York Regional Economic Development Council
CDBG	Community Development Block Grant
FLRC	Finger Lakes Railway Corporation
IDA	Industrial Development Agency (Cayuga County Industrial Development Agency)
MUTCD	Manual on Uniform Traffic Control Devices
NEA	National Endowment for the Arts
NYSAM	New York State Agriculture and Markets
NYSOA	New York State Office of the Arts
NYSOC	New York State Canal Corporation
NYSDEC	New York State Department of Environmental Conservation
NYSDOS	New York State Department of State
NYSOT	New York State Department of Transportation
NYSERDA	New York State Energy Research and Development Authority
NYSOPRHP	New York State Office of Parks, Recreation and Historic Preservation
PB	Planning Board (Village of Cayuga)
PPP	Public / Private Partnership
TOA	Town of Aurelius
VB	Village Board (Village of Cayuga)
TEP	Transportation Enhancement Program

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