

**TOWN OF SKANEATELES  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing shall be held by the Town Board of the Town of Skaneateles at 7:00 p.m. on August 18, 2025 regarding The Northern Hamlets Master Plan.

A copy of the Plan is available for review at the Town Clerk's Office of the Town of Skaneateles, 24 Jordan Street, Skaneateles, New York or at <https://www.townofskaneateles.com>

An opportunity to be heard in regard to such Plan will be given at the hearing.

**Said Hearing** will be held on **Monday, August 18, 2025 at 7:00 pm** via Zoom at Meeting ID: 818 0692 5873 Passcode: 518548, or dial 1 646 931 9923 US (New York) or in person at the Town Hall, 24 Jordan Street, Skaneateles, NY 13152..

At that time, or for a period of time thereafter, all persons will be heard or have an opportunity to provide written comments.

Dated: Skaneateles, New York  
July 15, 2025

Julie A. Stenger, Town Clerk  
Town of Skaneateles

**RESOLUTION  
OF THE TOWN BOARD  
OF THE TOWN OF SKANEATELES**

**Proposed Northern Hamlets Master Plan**

**WHEREAS**, Pursuant to Town Law Section 272-a, the Town Board of the Town of Skaneateles (“Town Board”) established an advisory committee to assist with the development of a master plan to identify ways to protect the character of the communities of Skaneateles Falls and Mottville (the “Northern Hamlets”), while guiding unavoidable change resulting from the confluence of the area’s desirability, available vacant land, and increased development pressure; and

**WHEREAS**, the Town of Skaneateles (“Town”) Northern Hamlets advisory committee was comprised of ten members, consisting of residents and representatives from local organizations who represented a broad range of community perspectives; and

**WHEREAS**, the Northern Hamlets advisory committee provided initial feedback regarding issues and opportunities, guided outreach objectives, supplemented the data analysis conducted by the Town’s consultant Environmental Design and Research, Landscape Architecture, Engineering, & Environmental Services, D.P.C., and reviewed the development of the master plan; and

**WHEREAS**, following extensive community engagement and careful study, a proposed Northern Hamlets Master Plan was prepared and recommended to the Town Board in accordance with State Law; and

**WHEREAS**, the Town Board desires to comply with the requirements of the State Environmental Quality Review Act (“SEQRA”) and its implementing regulations set forth at 6 NYCRR Part 617, Section 239 of the General Municipal Law, and Section 272-a of the Town Law with respect to the proposed Northern Hamlets Master Plan; and

**WHEREAS**, the Town Board has considered the proposed Northern Hamlets Master Plan in light of the actions included on the Type I list specified in Section 617.4 of the Regulations and on the Type II list specified in Section 617.5 of the Regulations.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board hereby declares its intent to serve as lead agency for purposes of a coordinated review under SEQRA of the proposed Northern Hamlets Master Plan; and

**BE IT FURTHER RESOLVED** that the Town Board hereby preliminarily classifies the proposed Northern Hamlets Master Plan as a Type I Action under SEQRA, and the Town Board hereby directs the Town Clerk to send Part 1 of the Full Environmental Assessment Form and the proposed Northern Hamlets Master Plan to all interested agencies to request their comments thereon; and

**BE IT FURTHER RESOLVED** that the Town Clerk shall refer the proposed Northern Hamlets Master Plan to Onondaga County Planning for its review pursuant to General Municipal Law Section 239; and

**BE IT FURTHER RESOLVED** that the Town Clerk shall refer the proposed Northern Hamlets Master Plan to the Town of Skaneateles Planning Board for its review pursuant to Section 272-a of the Town Law; and

**BE IT FURTHER RESOLVED** that the Town Board shall hold a public hearing to receive comments about the proposed Northern Hamlets Master Plan on August 18, 2025 at 7:00 pm; and

**BE IT FURTHER RESOLVED** that the Town Clerk shall arrange for publication of a notice of public hearing in accordance with the law.

The adoption of the foregoing Resolution was moved by Councilor Milne, seconded by Councilor Tucker, and duly put to vote, which resulted as follows:

|             |        |     |
|-------------|--------|-----|
| Chris Legg  | Voting | Aye |
| Sue Dove    | Voting | Aye |
| Mark Tucker | Voting | Aye |
| Lori Milne  | Voting | Aye |

The resolution was thereupon declared duly adopted.

Dated: July 14, 2025

# MOTTVILLE & SKANEATELES FALLS



## **Northern Hamlets Master Plan**

TOWN BOARD REVIEW DRAFT 5.1.2025







## ACKNOWLEDGEMENTS

### **Town of Skaneateles**

Chris Legg- Town Supervisor

Janet Aaron- Former Town Supervisor

Karen Barkdull- Planning and Zoning Clerk

### **Onondaga County Department of Planning**

Dan Kwasnowski- County Planning Director

### **Northern Hamlets Advisory Committee**

Judith Cowden

Guy Donahoe

Bonny Dudden

Debbie Durr

Ed Frank

Doug Hamlin

Maxwell Krause

Laura Molloy

Jill Marshall

Tamara Place

### **Consultant**



Environmental Design and Research, Landscape  
Architecture, Engineering, & Environmental Services,  
D.P.C.





## TABLE OF CONTENTS

|                                  |    |
|----------------------------------|----|
| Introduction.....                | 1  |
| Community Engagement .....       | 5  |
| Community Vision.....            | 11 |
| Existing Conditions .....        | 13 |
| Build-Out Analysis .....         | 31 |
| Findings & Recommendations ..... | 41 |

A satellite image of a forested landscape with several large, dark, irregularly shaped lakes. The terrain is rugged with visible ridges and valleys. In the center, there is a small inset map of New York State with three dots indicating specific locations. Labels for these locations are placed next to the dots.

Skaneateles Falls

Mottville

Willow Glen



## INTRODUCTION

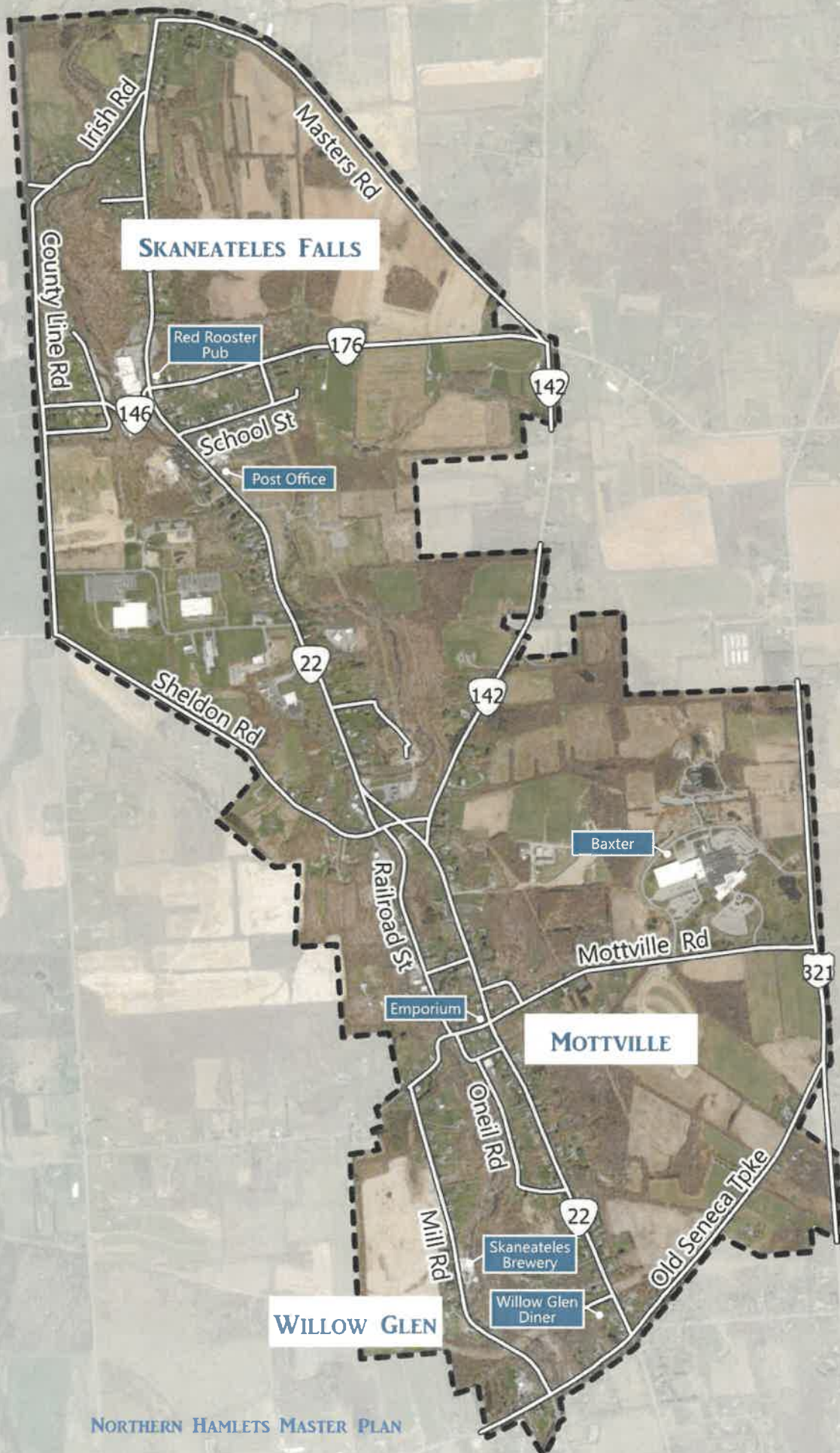
‘Northern Hamlets’ refers to the communities of Skaneateles Falls and Mottville, two hamlets located a few miles north of the Village of Skaneateles within the Town of Skaneateles. These hamlets are defined by their rural character as well as their historical residential and industrial development patterns that have occurred along Skaneateles Creek since the 19th century.

The Northern Hamlets are desirable because of their proximity to the Village of Skaneateles and City of Syracuse, the availability of public water service, the natural beauty of the landscape, and their inclusion in the reputable Skaneateles and Jordan Elbridge School Districts.

Residents of the Northern Hamlets are immensely proud and protective of the character of their communities. They value the agricultural setting, quiet residential neighborhoods, industrial heritage, and the natural beauty of Skaneateles Creek and its riparian ecosystem.

While many residents want to protect the Northern Hamlets from change, there are reasons to believe that change is likely to come. In fact, the Lauder Lane development in Skaneateles Falls and the development of the Skaneateles Lodge Hotel at the edge of Mottville are examples that change is underway. Over a quarter of the parcels in the Northern Hamlets are vacant and privately owned, making them particularly susceptible to development pressure. Development pressure within the Northern Hamlets is likely to increase with the impending investment in the Micron chip fabrication facility in Onondaga County.

The purpose of this plan is to identify ways to protect the character of the Northern Hamlets, while guiding unavoidable change resulting from the confluence of the area’s desirability, available vacant land, and increased development pressure.





## STUDY AREA

Hamlets, by their nature, do not have official boundaries. Therefore, an important preliminary step in the development of this plan was defining a study area boundary for the Northern Hamlets. A defined study area facilitates analysis, conversation, and appropriate recommendations.

The Northern Hamlets Study Area (Study Area) was defined through mapping exercises performed by a project advisory committee and town representatives.

The committee identified existing nodes and character areas within the hamlets of Skaneateles Falls and Mottville. In Skaneateles Falls, the central hamlet node is located along Jordan Road roughly between the Post Office and

the Red Rooster Pub. In Mottville, the central hamlet node occurs at the junction of Jordan Road, Crow Hill Road, and Mottville Road where the Mottville Consignment & Emporium is located.

Willow Glen was also identified as an important character area in the Study Area. In Willow Glen, the central node is less well-defined, however residents identified the boundary to include two important community establishments, the Skaneateles Brewery and the Willow Glen Diner, which are about a half-mile away from each other. Given the difficulty of identifying specific transition points between Willow Glen and Mottville, Willow Glen is considered part of the Mottville Hamlet for the purpose of this study.





Community engagement activities aimed to connect town representatives, the general public, private sector stakeholders, and other organizations to encourage community collaboration in the Master Plan development process and build support for the planning effort. The public participation process provided the chance to gather residents' knowledge of the community and to develop an understanding of the needs, concerns, and opportunities for the future of the Northern Hamlets. Building support among residents and business owners through public participation was intended to foster communication, create a sense of ownership in the plan's recommendations, and build trust between community leadership and the public.

#### **NORTHERN HAMLETS ADVISORY COMMITTEE**

The Northern Hamlets advisory committee was comprised of ten members, consisting of residents and representatives from local organizations. The advisory committee's role was to provide initial feedback regarding issues and opportunities, guide outreach objectives, supplement the data analysis conducted by the project team, and review the development of the plan. The project team and advisory committee collaborated to develop project branding that captured the identity of the hamlets. Town and county officials also attended committee meetings.

## COMMUNITY SURVEY

Community members had the opportunity to provide detailed feedback regarding their concerns and desires for the Northern Hamlets through a 40-question community survey. The survey was created by the consultant team and advisory committee to gain insight into the current strengths, weaknesses, opportunities, and threats facing the Northern Hamlets regarding community character, housing, transportation, economic development, and recreation and open space. The survey, which garnered responses from 111 participants, was available online from May through September 2022.

Multiple methods were used to advertise and distribute the survey. Cards were printed with a QR code linked to the survey. The cards were distributed at the public workshop held on June 8, 2022 and made available at the Skaneateles Town Hall. Hard copies of the survey were also available at the Town Hall, Skaneateles Library, and the Mottville Emporium. The survey was also advertised through a flyer that was included in the water bill mailed to town residents. Additionally, high school students had the opportunity to provide feedback through Participation in Government classes.

**MOTTVILLE & SKANEATELES FALLS**  
**THE NORTHERN HAMLET**  
**MASTER PLAN**

The Town of Skaneateles is creating a master plan for the Northern Hamlets: Mottville & Skaneateles Falls!

**TAKE THE**  **COMMUNITY SURVEY**



In support of the Northern Hamlets Master Plan, all town residents are encouraged to take the survey and provide community feedback!  
To complete the survey and learn more about the hamlet plan, visit:  
[www.townofskaneateles.com/hamlet-plan](http://www.townofskaneateles.com/hamlet-plan)



*First Public Meeting at  
Mottville Fire Department  
June 8, 2022.*

2025

## PUBLIC MEETINGS

Two public meetings were held as part of the public engagement process. The meetings were advertised using the project website, social media, a postcard mailer, and an ad in the local newspaper.

### First Public Meeting

The first public meeting was held on June 8, 2022, at the Mottville Fire Department from 5:30 pm to 8:30 pm. The meeting was held as an open house format with activity boards and a large map of the Study Area. A total of 67 members of the public attended the meeting, in addition to the advisory committee, and four members of the project team. The intention of the first meeting was to gather information from the public regarding the residents' vision for the future and ideas for improvement in the hamlets.

Several residents at the first public meeting voiced concerns about the planning process and sought additional representation on the advisory

committee. Following this conversation, the town made changes to expand the advisory committee and worked with the project team to host three stakeholder focus group meetings with the intention of capturing information from a wider range of residents.

### Second Public Meeting

The second public meeting was held on October 4, 2022 at the American Legion in the Hamlet of Skaneateles Falls from 6:00 pm to 8:00 pm. A total of 38 community members attended the meeting, in addition to the project team and members of the advisory committee. During the meeting, the project team presented the results of the community survey, preliminary findings of the inventory and analysis, and suggested recommendations intended to guide potential development in the Study Area. Following a presentation from the consultant team, members of the public were able to ask questions and discuss concerns or provide additional recommendations.

## STAKEHOLDER FOCUS GROUPS

Three stakeholder focus groups were held to collect feedback specifically from community members that reside either in the Hamlet of Skaneateles Falls, the Hamlet of Mottville, or the adjacent areas. Each of the meetings aimed to collect resident's feedback regarding the Northern Hamlet's strengths, threats facing the Northern Hamlets, and a preliminary vision for transformational projects that will improve the Northern Hamlets while preserving their existing character.

## WEBSITE AND SOCIAL MEDIA

The town website and social media accounts served to be valuable and efficient platforms for communicating progress and announcing public meetings. Periodically, the Town posted updates to the website to keep members of the community up to date on the Northern Hamlets Master Plan process.

## WHAT WE HEARD

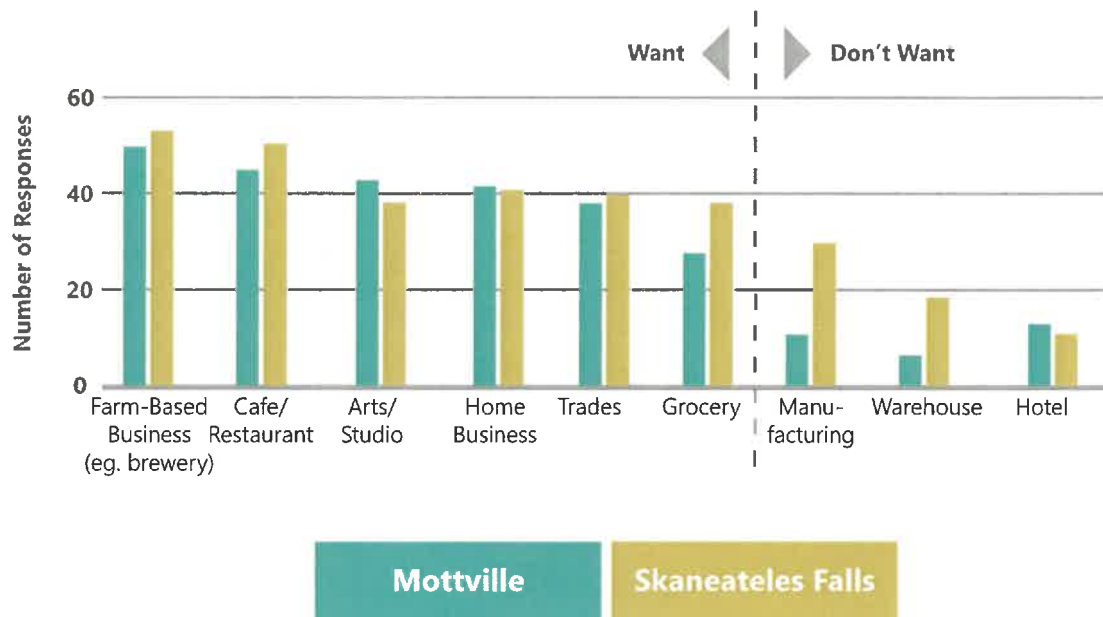
Participants of all community engagement events generally voiced similarities regarding the Northern Hamlet's strengths, threats facing the Northern Hamlets, and priorities for transformational projects.

Residents emphasized that the Northern Hamlet's greatest strengths stem from the small-town character that fosters a sense of safety and community among residents. Accessibility to both green space and commercial areas is also a strength of the hamlets. While the community responded that affordability is currently a strength, some fear that

the increased cost of living is a threat facing the area. Residents responded that outside influences and development may result in a loss of rural character and increased traffic through the area, which is undesirable to them. However, vacant buildings were also noted as a threat to the Northern Hamlets indicating that infill development and adaptive reuse is desired where it preserves community character.

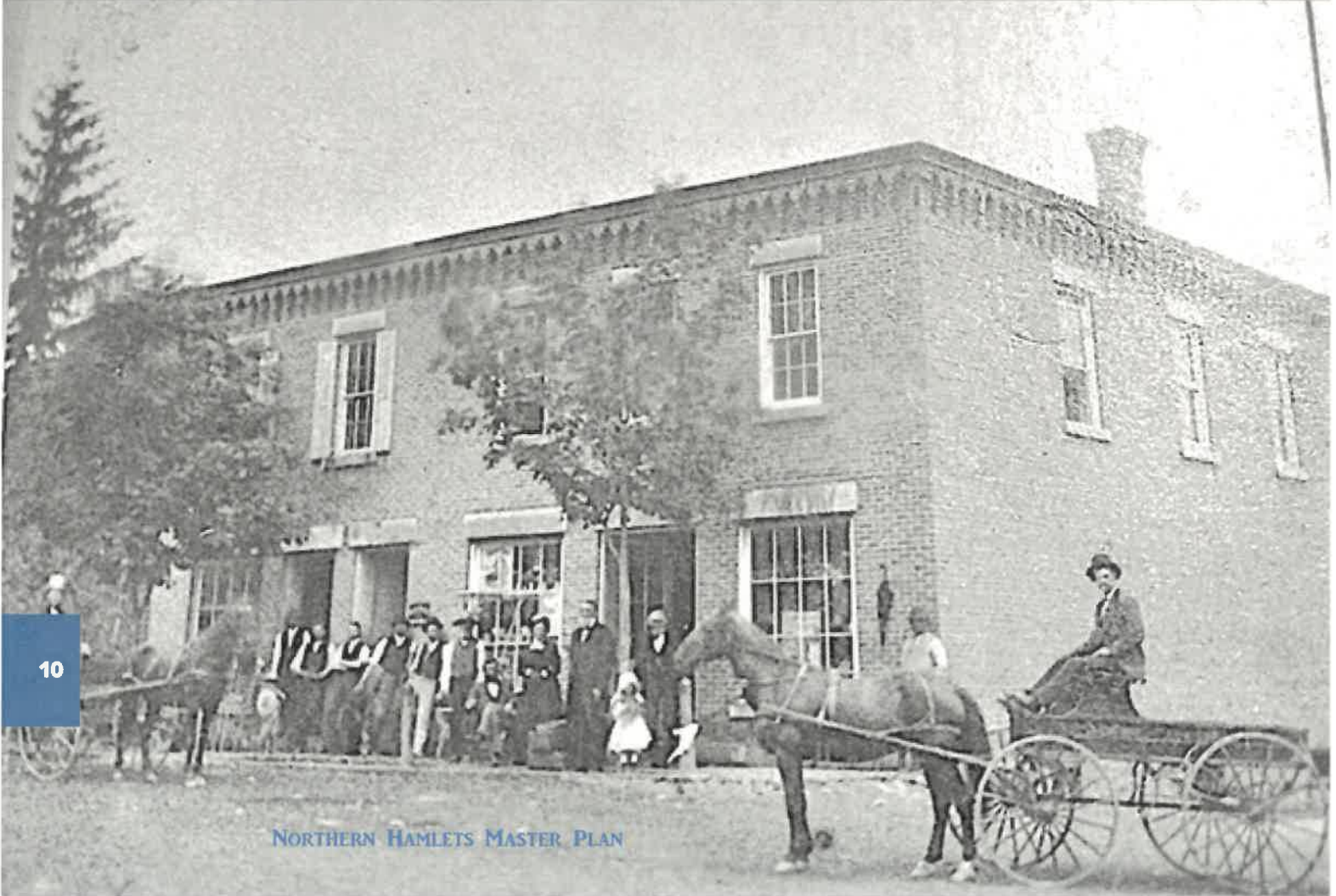
Through this planning process, residents were encouraged to share preliminary ideas for transformational projects that the Northern Hamlets could support and prioritize. The community generally indicated that they encourage adaptive reuse of vacant or underutilized sites, such as the former Stauffer Chemical Plant. Residents shared that other priorities include improving housing affordability and support for local businesses while preserving the hamlet's existing character. Another improvement priority among community members is enhanced mobility, most notably, the extension of the Charlie C. Major Nature Trail through the hamlets. Residents desire improved recreational amenities through the addition of fishing access on the north end of the Charlie C. Major Nature Trail. Additionally, the community indicated that reducing vehicular speed, especially along Jordan Road is necessary. Participants also expressed some concern about the existing water infrastructure that serves the Northern Hamlets and its ability to service additional development.

## Survey Responses: What kinds of businesses would residents like to see?



## Focus Group Meeting Summary

| Strengths                                                                                                                                                                                                                 | Threats                                                                                                                                                                                                                          | Transformational Project Ideas                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>&gt; Small town feel</li> <li>&gt; Strong sense of community</li> <li>&gt; Safety</li> <li>&gt; Affordable</li> <li>&gt; Access to both greenspace and commercial areas</li> </ul> | <ul style="list-style-type: none"> <li>&gt; Increased cost of living</li> <li>&gt; Loss of character via development</li> <li>&gt; Vacant buildings</li> <li>&gt; Increased traffic</li> <li>&gt; Fear of "outsiders"</li> </ul> | <ul style="list-style-type: none"> <li>&gt; Adaptive Reuse</li> <li>&gt; Enhanced Mobility</li> <li>&gt; Traffic Calming</li> <li>&gt; Housing affordability</li> <li>&gt; Preservation of existing character</li> <li>&gt; Support for local businesses</li> <li>&gt; Recreational access</li> <li>&gt; Updating water infrastructure</li> </ul> |

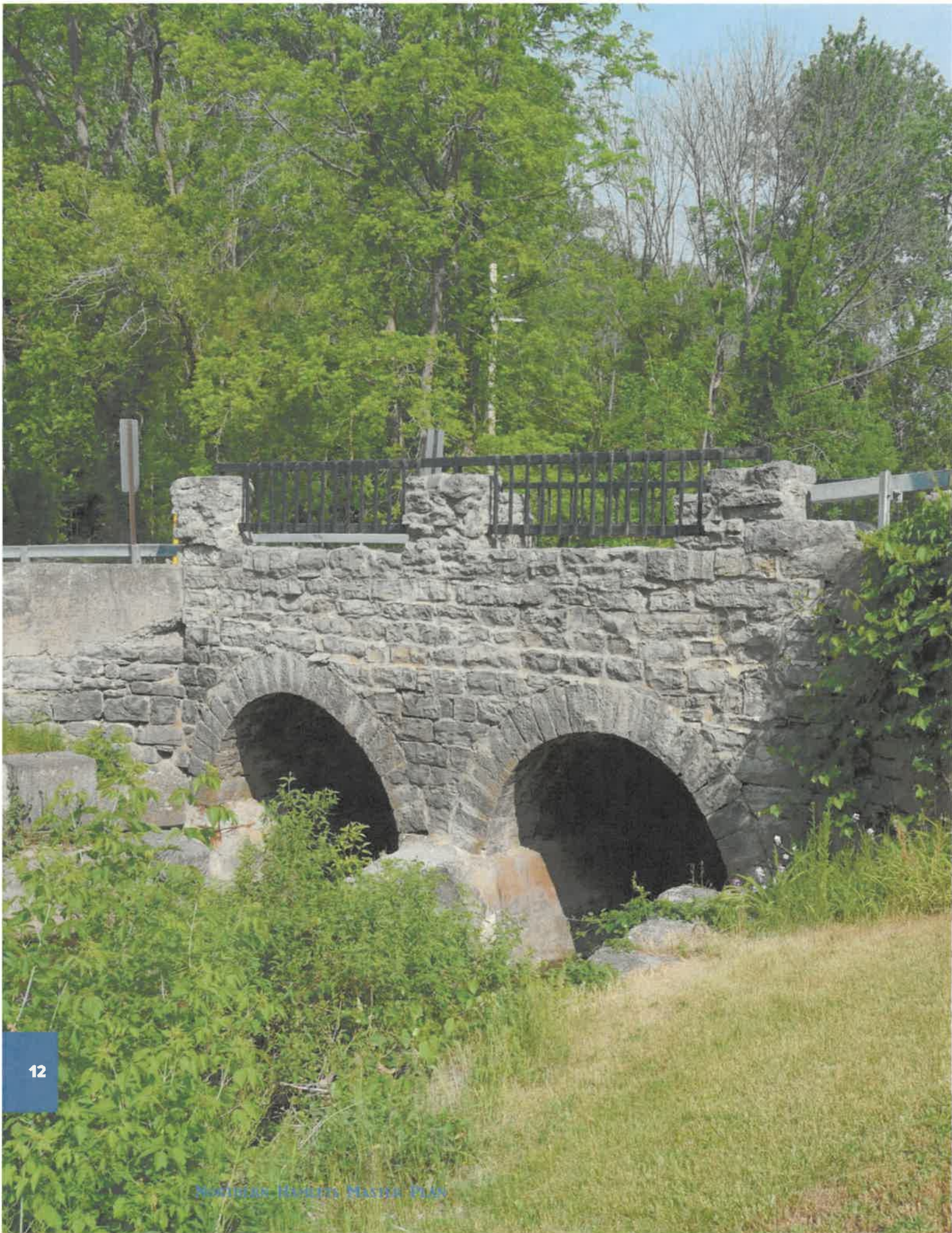




The community vision that guides the Northern Hamlets Master Plan was developed by listening to many community voices. Through the community-wide survey and public workshops, participants were asked to identify their vision for the future of the Northern Hamlets. The Vision Statement sets the overall tone and direction of the Northern Hamlets Master Plan.

## **Vision**

Protect the small town and rural character of the Northern Hamlets so as to honor and build upon their unique history and important natural resources including Skaneateles Creek, the Charlie Major Trail, existing woodlands and agricultural land, while allowing for compatible future growth.





## EXISTING CONDITIONS

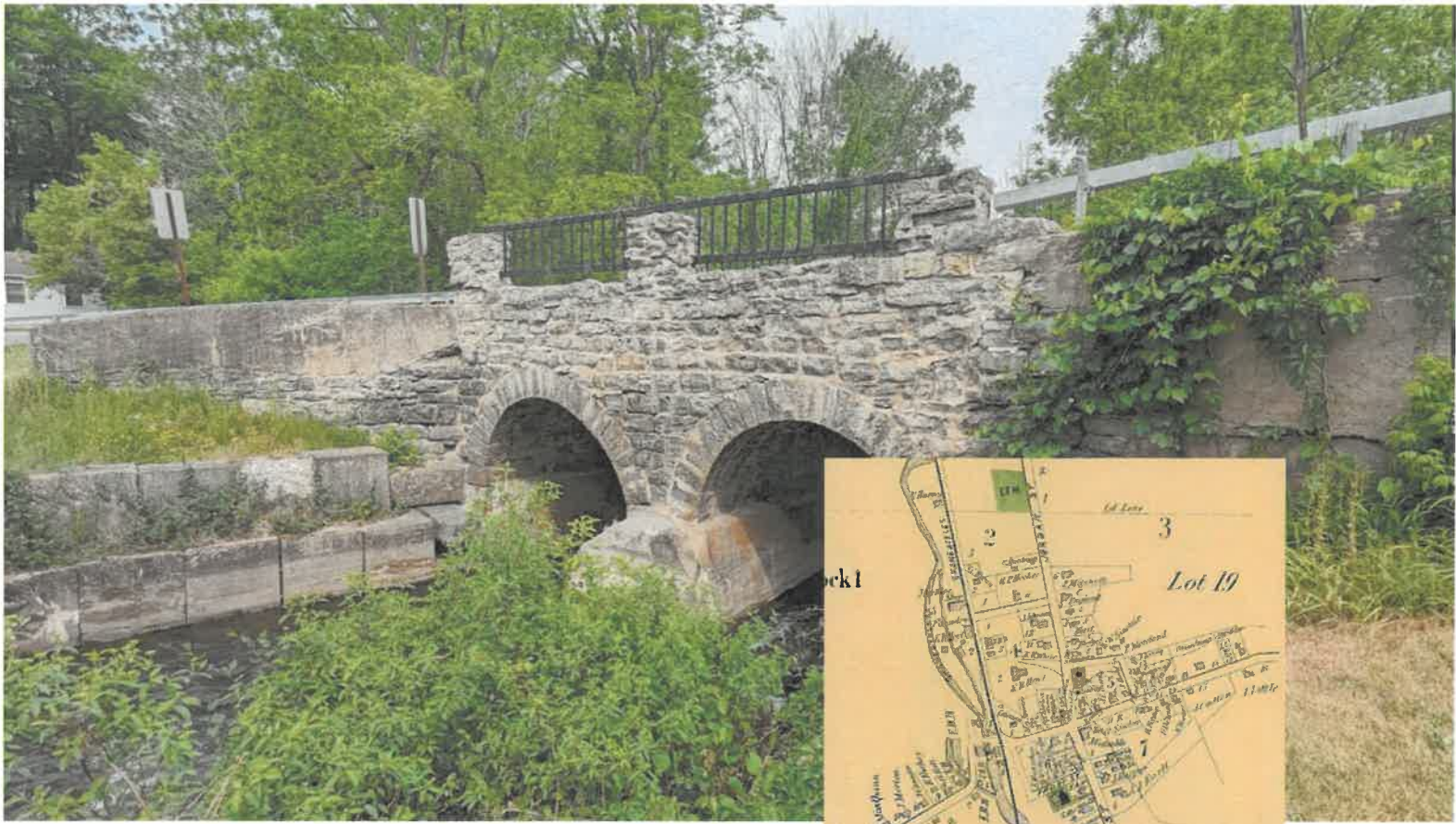
This summary of existing conditions provides an overview of the characteristics of the Northern Hamlets study area including community character, demographics, land use patterns, zoning, and transportation.

### DEFINING THE CHARACTER OF THE NORTHERN HAMLETS

While hamlets don't have official boundaries, they can be defined based on observations of existing conditions. The defining characteristics of the Northern Hamlets are based on existing land use patterns including architectural styles, building density, commercial areas, topography, and natural areas such as Skaneateles Creek.

The development history of the hamlets of Mottville and Skaneateles Falls impacts how the Northern Hamlets look, feel, and function today, and also has implications for future development strategies. This section takes a closer look at the rich history of both hamlets, setting the scene for understanding current character as well as future development opportunities.

The late eighteenth century saw the first European settlers in today's Town of Skaneateles after previously being home to members of the Haudenosaunee Confederacy. Surrounded by farmland, the early village and town were rural centers with few amenities. However, settlers soon realized the potential of Skaneateles Creek and built a dam across the outlet, which raised the water level of the lake by two to three feet. Because the creek dropped almost 500 feet as it traveled north to the Seneca River, settlers began to use the falling water to supply power for the mills that sprang up along the creek including woolen mills, a paper grist, and distilleries, which in turn supplied employment for the area's residents.



*Stone Bridge over Skaneateles Creek in Mottville*



*Mottville Circa 1874*

## MOTTVILLE

The Hamlet of Mottville was originally named after Arthur Mott, who owned a wool factory that contributed to the early industrial development of the area. By 1836, Mottville was home to thirty dwellings, a post office, a furnace, a grist mill, a saw mill, and a tavern. A brick school house was built in 1871 that remains in Mottville today at the corner of Crow Hill Road and Jordan Road. Today, Mottville is a quiet, largely residential hamlet. Major community assets include the Charlie C. Major Nature Trail, the Mill Road Nature Trail Playground, the Mottville Fire Department, and the Mottville Consignment and Emporium on Crow Hill Road. The primary employer in Mottville is Baxter (formerly Welch Allyn Inc. and Hillrom), a medical device manufacturing facility which employees approximately 1,000 people.

Agricultural land surrounds Mottville contributing to its quiet, rural character. In addition, continuous woodlands follow Skaneateles Creek and smaller tributaries within the hamlet where steep topography and wetlands have precluded development.

Jordan Road and Old Seneca Turnpike form the major intersection in Willow Glen, and both roads are fairly heavy trafficked high speed roadways.

Residents also identified the Hamlet of Willow Glen, which is located at the southern end of the Study Area. Willow Glen is defined by the Willow Glen Diner, the Skaneateles Brewery, and the southernmost part of the Charlie Major Nature Trail. However, given the similar character to Mottville, it is difficult to distinguish where Mottville ends and Willow Glen begins, therefore in this plan Willow Glen is included as part of the Hamlet of Mottville.



Photos showing character of Mottville Hamlet



*Pedestrian Bridge over Skaneateles Creek on former railroad bed*



*Historic photo of S&J Railroad Car*

## SKANEATELES FALLS

Skaneateles Falls was a bustling center by the mid-1800s fueled by the construction of the Skaneateles & Jordan (S&J) Railroad which connected mills located along Skaneateles Creek to the Village of Skaneateles.

Today, the center of Skaneateles Falls is defined by the residential neighborhood located along Stump Road, School Street, and Phillips Street, as well as several industrial sites located along Skaneateles Creek including the former Welch Allyn facility at the intersection of Jordan Road and Stump Road. In addition, the Red Rooster Pub and Eatery, Skaneateles American Legion Post 317, and the Skaneateles Falls Post Office are important community amenities. The American Legion building was formerly known as Glenside Academy, at

one-time housing 100 students before the Skaneateles School District was centralized in 1950.

Skaneateles Falls also includes the Skaneateles Park North industrial park, and the former Stauffer Chemical site which is an identified brownfield. Jordan Road is a highly trafficked roadway that traverses the hamlet center.

The hamlet is surrounded by active agricultural land including Peter's Dairy Farm across County Line Road in Cayuga County. There are also contiguous woodland areas that surround Skaneateles Creek as it meanders through the hamlet.



*Photos showing character of Skaneateles Falls Hamlet*

## DEMOGRAPHICS

Demographic data is a collection of population characteristics that defines a community. Future policies, land use decisions, and development often depend on a community's growth or decline, age distribution, educational attainment, household income levels, and household composition. Where appropriate, trends occurring within the Study Area boundary have been compared to the Town of Skaneateles, the Village of Skaneateles, and Onondaga County over the same time periods.

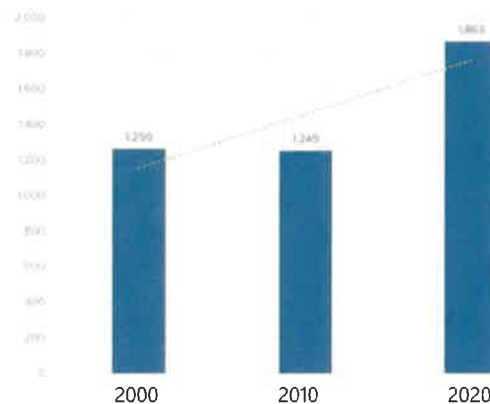
Demographic information was gathered using the U.S. Census and the ESRI Business Analyst tool, which compiled U.S. Census data from within the four geographical boundaries of the Northern Hamlets study area, the Village of Skaneateles, the Town of Skaneateles, and Onondaga County.

### Population

Population trends are an important measure to understand how community demographics are shifting. Since hamlets do not have strict boundaries, demographic information was collected for the census tracts that overlap with the Study Area. However, while the population in the Study Area appears to have increased slightly from 2000 to 2020, the census tract boundaries in the Study Area were changed in 2020. The change to the census boundary increased the geographic area of the census tract, which added additional population. In all likelihood, the population in the Study Area remained

stable and experienced similar marginal change as that between 2000 and 2010.

### NORTHERN HAMLETS POPULATION 2000-2020



Source: US Decennial Census, Census Tract 166 Block Group 2

### Household Composition

Household composition is important to consider in planning efforts because different types of households and families have varying needs in terms of public services, transportation, recreation, and housing.

Only 84 of the 384 households (22%) in the study area include children. The Village of Skaneateles, Town of Skaneateles, and Onondaga County populations are experiencing similar household trends to that of the Study Area. In the Village of Skaneateles, 216 households (21%) include children, while 817 households do not. In the Town of Skaneateles, 663 households include children (24%), while 2,088 households do not. In Onondaga County, 34,542 households include children, while 46,747 households do not.

As the population of the Study Area continues to shift and residents age, there likely will be less demand for detached, single-family homes and more demand for apartments and attached units on small lots in more walkable neighborhoods. While planning efforts will still account for families with children, recommendations and strategies will reflect and provide for the needs of the existing and anticipated future population.

### Educational Attainment

Understanding a population's education levels is essential to gaining insight into the implications for income and poverty, employment, and quality of life. The Table below provides a comparison of educational attainment for residents of the Study Area compared to those in the Village and Town of Skaneateles and Onondaga County.

Educational attainment in the Study Area is relatively strong compared to Onondaga County, with nearly 56% of residents (age 25+) having an associate degree or higher, well above the level for Onondaga County (37%). Only 1% of the population in the study area has not completed High School (or equivalency) compared to 2% of town residents and 8% of Onondaga County residents.

Educational attainment in the Study Area is slightly lower than that in the Village and Town of Skaneateles. For example, 20% of residents in the Study Area have a bachelor's degree, compared to 42% in the Village and 28% in the Town. Similar trends are seen for residents that hold a master's degree or professional school degree.

#### EDUCATIONAL ATTAINMENT

|                                   | <b>Study Area</b> | <b>Village of Skaneateles</b> | <b>Town of Skaneateles</b> | <b>Onondaga County</b> |
|-----------------------------------|-------------------|-------------------------------|----------------------------|------------------------|
| <b>Total Persons 25 and Older</b> | <b>100.0%</b>     | <b>100.0%</b>                 | <b>100.0%</b>              | <b>100.0%</b>          |
| Less than 9th Grade               | 0%                | 0%                            | 0%                         | 2%                     |
| 9th-12th Grade, No Diploma        | 1%                | 2%                            | 2%                         | 6%                     |
| High School Graduate              | 17%               | 6%                            | 11%                        | 21%                    |
| GED/Alternative Credential        | 9%                | 1%                            | 5%                         | 4%                     |
| Some College, No Degree           | 18%               | 10%                           | 12%                        | 17%                    |
| Associate Degree                  | 20%               | 6%                            | 13%                        | 12%                    |
| Bachelor's Degree                 | 20%               | 42%                           | 28%                        | 20%                    |
| Master's Degree                   | 13%               | 23%                           | 19%                        | 12%                    |
| Professional School Degree        | 1%                | 9%                            | 7%                         | 3%                     |
| Doctorate Degree                  | 2%                | 2%                            | 2%                         | 2%                     |

*U.S. Census Data ACS 5-Year Estimates, 2017-2021*

## EXISTING ZONING

The Town of Skaneateles Zoning designates three zoning districts in the Study Area, as shown in the Existing Zoning Map on page 21. Those districts include Rural Residential, Hamlet, and IRO. Each of these districts serves a different purpose for the community and allows for varying residential uses. It should be noted that community members indicated a desire for more affordable housing options within the Northern Hamlets study area. One way to accomplish this would be to encourage the development of a variety of units by reducing the number of steps required within the review process. For example, multi-family dwellings require a combination of Site Plan Review and a Special Permit in all instances where they are allowed.

### Rural Residential

The Rural Residential District's purpose statement is as follows:

"The purpose of this district is to allow low-density residential and compatible nonresidential uses in rural areas where agriculture is not the predominant use."

Parcels in the Rural Residential (RR) District are concentrated in the northern corner, the southern corner, and the very center of the Study Area. Single-family dwellings are permitted by right and the minimum lot size for a single-family residential dwelling in this district is 2 acres. Other types of residential uses are permitted by right, subject to site plan review including accessory apartments and two-family dwellings. Multi-family is permitted by special permit.

In addition, it should be noted junkyards are an allowed use within the RR district and that there is an existing junkyard area just to the north of the Red Rooster Pub within Skaneateles Falls. While this use, according to the code is allowed, any "new junkyards" are prohibited within the Town according to § 148-5-1.E.2.

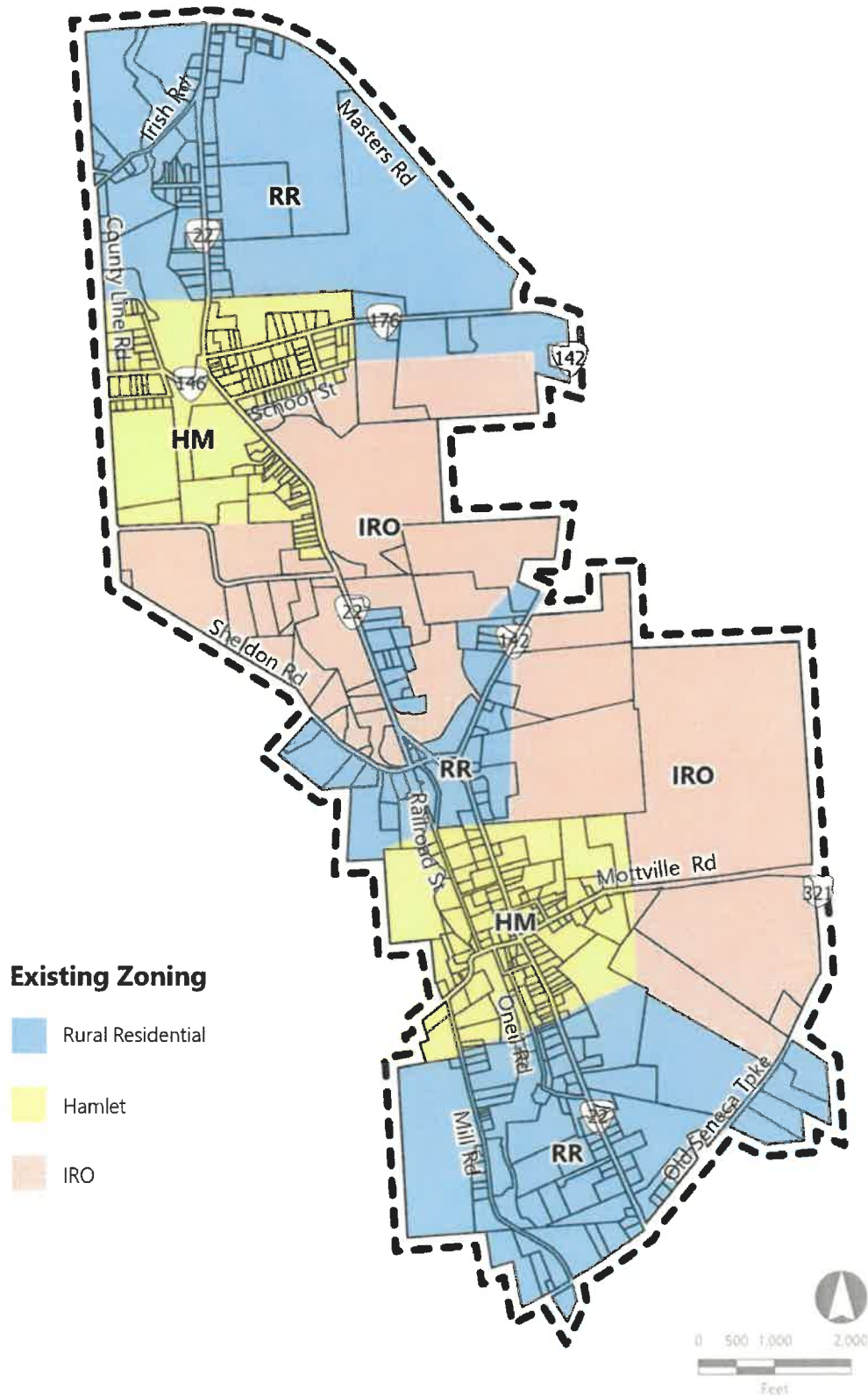
### Hamlet

The Hamlet District's purpose statement is as follows:

"The purpose of this district is to maintain the mixed-use traditional character of existing hamlets and to allow them to expand as an extension of their current configuration of lots and structures."

The Hamlet (HM) District is designated in the Hamlet of Skaneateles Falls center and in the Hamlet of Mottville center. The minimum lot size for single family residential in this district is 1 acre without public water or sewer, 0.5 acres with public water or sewer, and 0.25 acres with both public water and sewer (sewer service is not currently available or contemplated in the future).

Other types of residential uses are permitted by right, subject to site plan review including accessory apartments, two-family dwellings, and multi-family dwellings. While the purpose of the HM district states that it is to "maintain the mixed-use traditional character of existing hamlets" mixed-use is not called out as an allowed use type within the district. Further, other than a definition of



Source: Derived from Town of Skaneateles Zoning Map

Existing Conditions

mixed-use found in the code, there is no other specific guidance on how projects of this type should be treated during the review process.

## IRO

The IRO District's purpose statement is as follows:

"The purpose of this district is to allow areas for light industry, office and research facilities, and recreation on large tracts of land. Such areas may also include housing and limited commercial development intended to support the principal uses."

The Industrial/Research/Office (IRO) District comprises much of the center

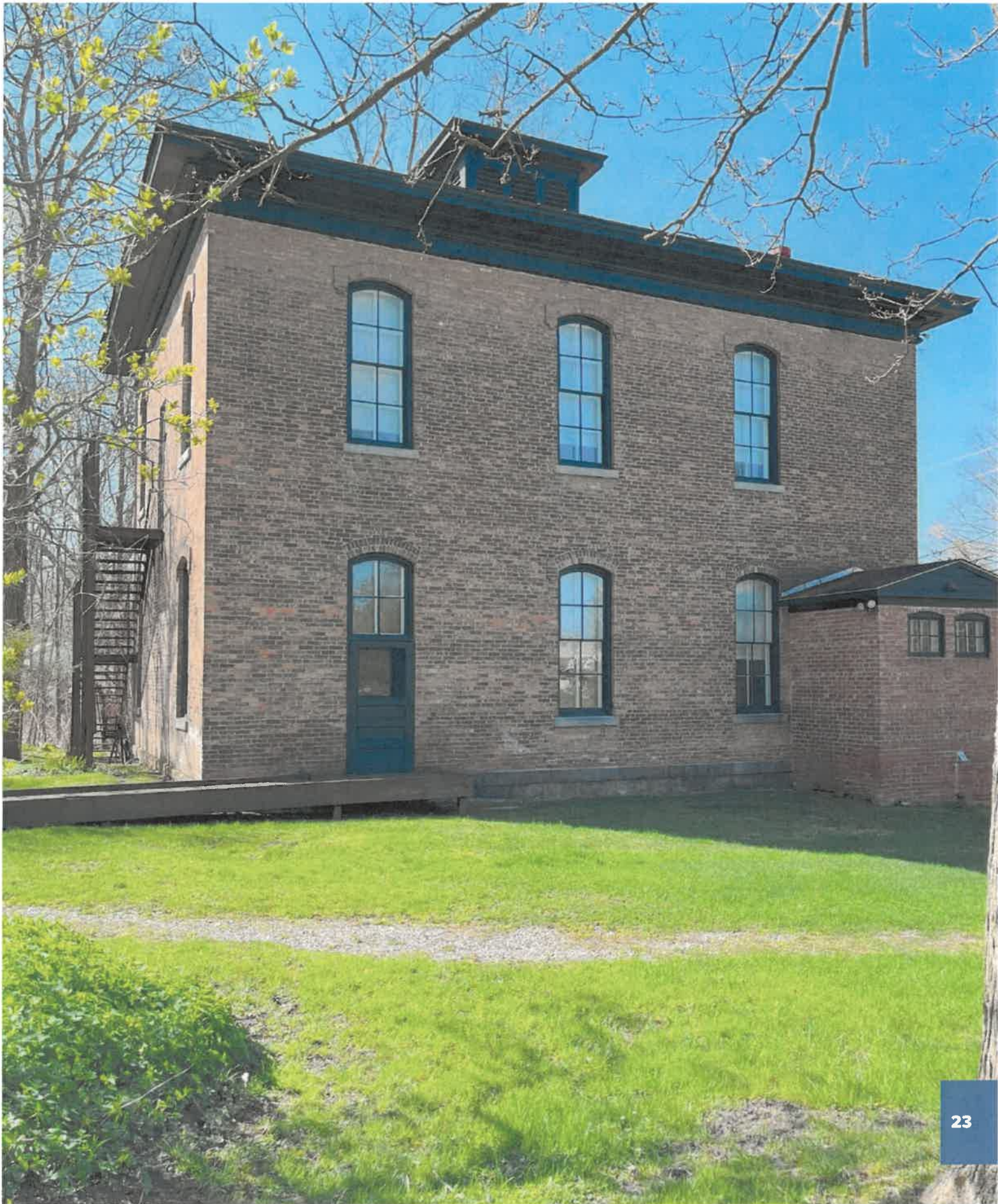
and eastern portion of the Study Area. Single-family dwellings are permitted by right, subject to site plan review and the minimum lot size for single family residential in this district is 2 acres. Accessory apartments, two-family dwellings, and multi-family dwellings are also permitted by right, subject to site plan review. Notably, many of the vacant parcels in the Study Area are within the IRO district.

## TOWN OF SKANEATELES RESIDENTIAL USES

|                                | Rural Residential (RR) | Hamlet (HM) | IRO     |
|--------------------------------|------------------------|-------------|---------|
| Single-family dwelling         | P                      | P           | SPR     |
| Accessory apartment / dwelling | SPR                    | SPR         | SPR     |
| Two-family dwelling            | SPR                    | SPR         | SPR     |
| Multifamily dwelling           | SPR & S                | SPR & S     | SPR & S |
| Mobile home                    | X                      | X           | X       |
| Storage building               | P                      | P           | P       |

### Key

P = Permitted by Right  
 SPR = Permitted by right, subject to site plan review  
 S = Permitted by special permit  
 X = Not Permitted



## EXISTING LAND USE

### Hamlet of Mottville

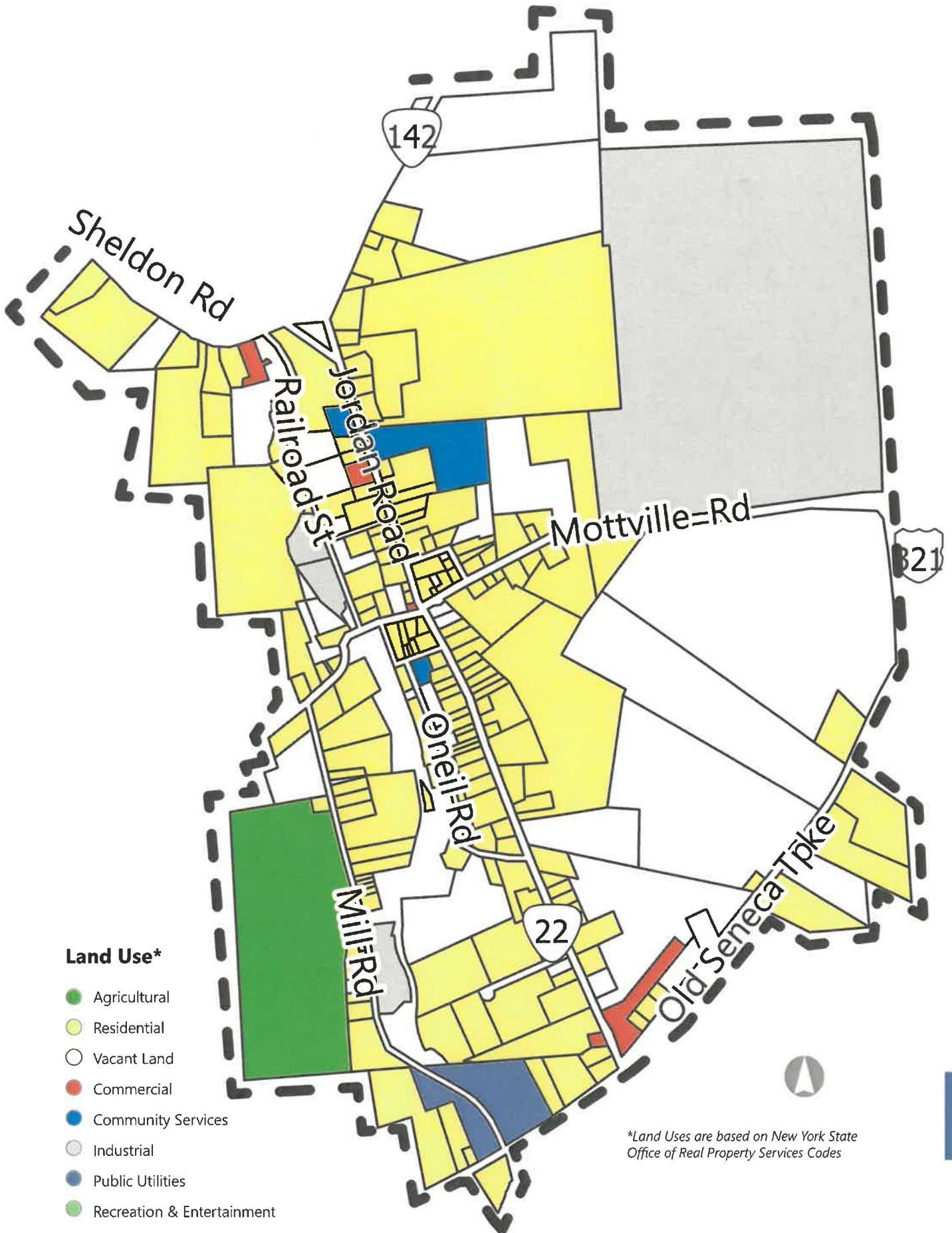
Agricultural land only makes up 0.4% of the land in the Hamlet of Mottville, far less than in the Hamlet of Skaneateles Falls. Residential parcels make up the greatest amount of land in the hamlet, totaling 77.8% of all parcels. Residential land is located primarily along Jordan Road and the directly adjacent side streets. The residential lots along Jordan Road are typically smaller, while lots along side streets are much larger. The average single-family residential lot size is 1.3 acres and the median single-family residential lot size is 0.6 acres. The average building age in the hamlet is approximately 101 years and the average home size is 1690.6 square feet.

Large contiguous tracts of vacant land are located in the southeastern corner of the hamlet. Vacant land comprises 16.3% of land in the hamlet. These parcels are surrounded by residential lots, except for a large industrial parcel to the north. The vacant parcels are currently zoned as rural residential or IRO and are currently in development for single-family residential use.

A large parcel of vacant land runs north to south, parallel to Jordan Road in the western side of the hamlet. Unlike other areas of vacant land in the Study Area this land is not suitable for potential development because it surrounds Skaneateles Creek and the Charlie C. Major Nature Trail. The Town owns this land and has no intention of changing its use as it is an important recreational asset, in addition to being undevelopable because of steep slopes and floodplains associated with the creek.

Commercial land uses make up only 2.1% of parcels in the Hamlet of Mottville. Residents identify the commercial character of the hamlet by a few particular businesses including the Willow Glen Diner, Skaneateles Brewery, and the Mottville Emporium. There are no areas of dense commercial development in the hamlet, rather these businesses are dispersed throughout the hamlet and often surrounded by residential lots. The average commercial lot size is only 1.2 acres, notably smaller than commercial lots in the Hamlet of Skaneateles Falls (6.1 acres).

Similarly to the Hamlet of Skaneateles Falls, community services, industry, and public services and utilities do not make up a significant amount of land area in the Hamlet of Mottville. The Mottville Fire Co is the only fire service located in the Study Area and is designated as a community service land use. The Baxter industrial building is situated on a 154 acre tract of land in the eastern corner of the hamlet. While the Baxter campus is large, industrial land comprises just 1.7% of land parcels in Mottville. Additionally, land designated as Public Services & Utilities only makes up 0.4% of land parcels in the hamlet. This land is located in the southernmost portion of the entire study area, along Old Seneca Turnpike.



\*Land Uses are based on New York State  
Office of Real Property Services Codes

Existing Conditions

## Hamlet of Skaneateles Falls

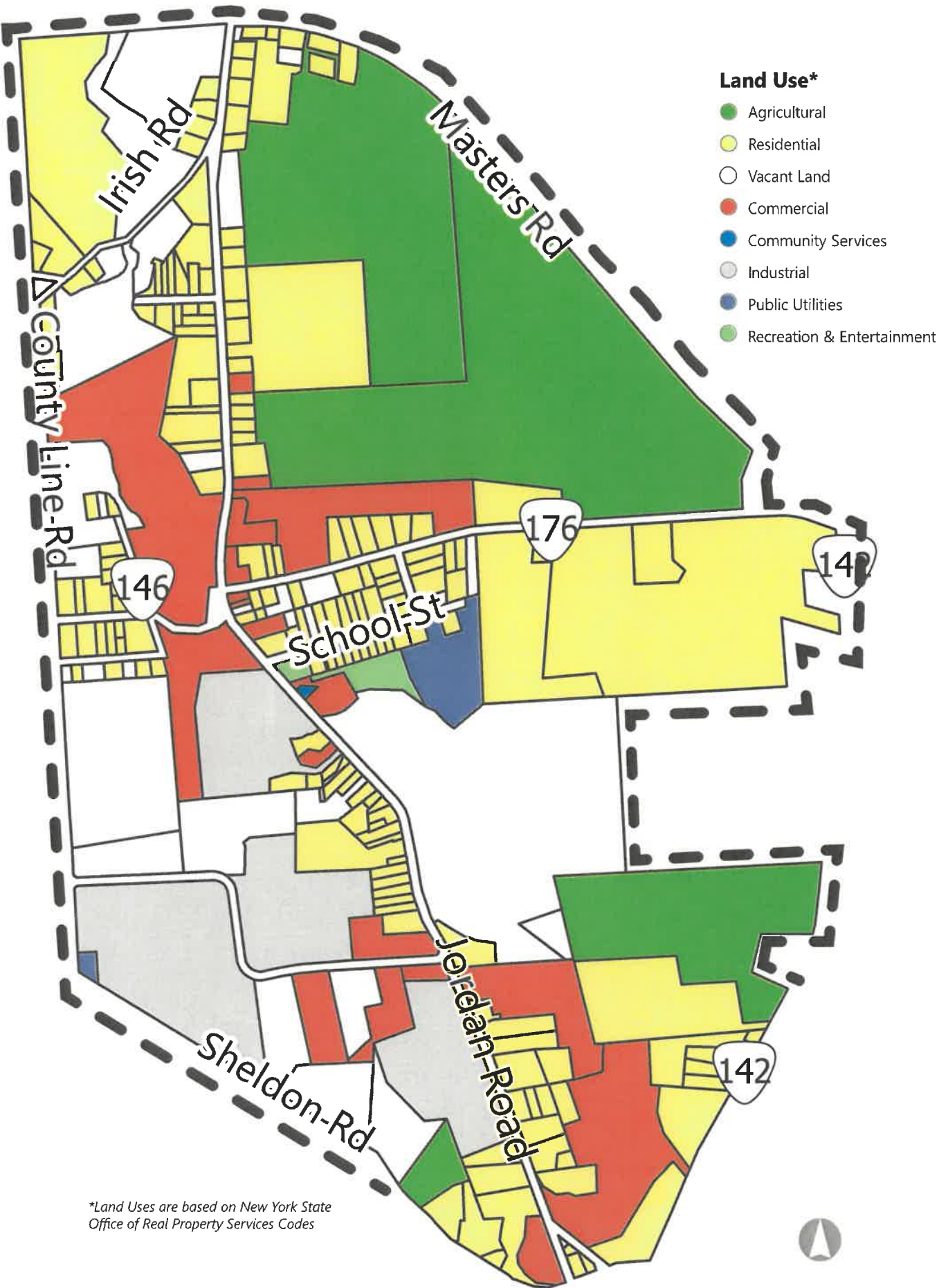
Hamlet of Skaneateles Falls  
Agricultural land makes up 1.6% of the land parcels in the Hamlet of Skaneateles Falls. An Onondaga County Agricultural Priority Area is located in the northeastern segment of the hamlet. This area was identified through an analysis in the Onondaga County Agricultural & Farmland Protection Plan with consideration of soil value, agricultural vibrancy, natural resources, and land development. It is important to protect and preserve this area as agricultural land in the coming years.

Residential land comprises 73.8% of parcels in the hamlet. Residential parcels are primarily located through the center of the hamlet along Jordan road. The average single-family residential lot size in the hamlet is 0.9 acres and the median single-family residential lot size is 0.5 acres. However, there are some larger residential parcels along Stump Road in the eastern portion of the hamlet and along Irish Road in the northern portion of the hamlet, away from the denser development patterns in the center of Skaneateles Falls. The average residential building age in the hamlet is 118 years and the average size is 1,600 square feet.

Large tracts of vacant land are dispersed throughout the hamlet, intermixed with industrial, commercial, and residential parcels, and make up 13.9% of the land in Skaneateles Falls. Commercial land makes up 7.1% of the parcels in the Hamlet of Skaneateles Falls, about 5% more than the commercial land in the Hamlet of Mottville. Commercial uses are primarily located along or in proximity to Jordan Road. Commercial land development

patterns are clustered in the center of the hamlet and in the southern portion of the hamlet, east of Jordan Road. Notable commercial development includes the Sinclair event venue, contracting businesses, the Red Rooster Pub, and Kohilowind. Some commercial sites are currently vacant and present an opportunity for redevelopment that will foster economic growth in the hamlet.

Land designated as community services, public services & utilities, and industrial make up far less land compared to residential and commercial. The only community service in the hamlet is the US Post Office on Jordan Road. There is a 4.7 acre parcel designated as public services and utilities on School Street adjacent to single family homes and a recreational field. Parcels of industrial land exist in the western portion of the Study Area and include the Skaneateles Park North Business Park. This is the site of Tessy Plastics, Waygate Technologies, Digital Analysis Corporation, Lootens Distributing, and J&B Installations. The American Legion, on the corner of Jordan Road and School Street, is designated as a Recreation & Entertainment parcel, in addition to recreation fields located behind residential properties on School Street.

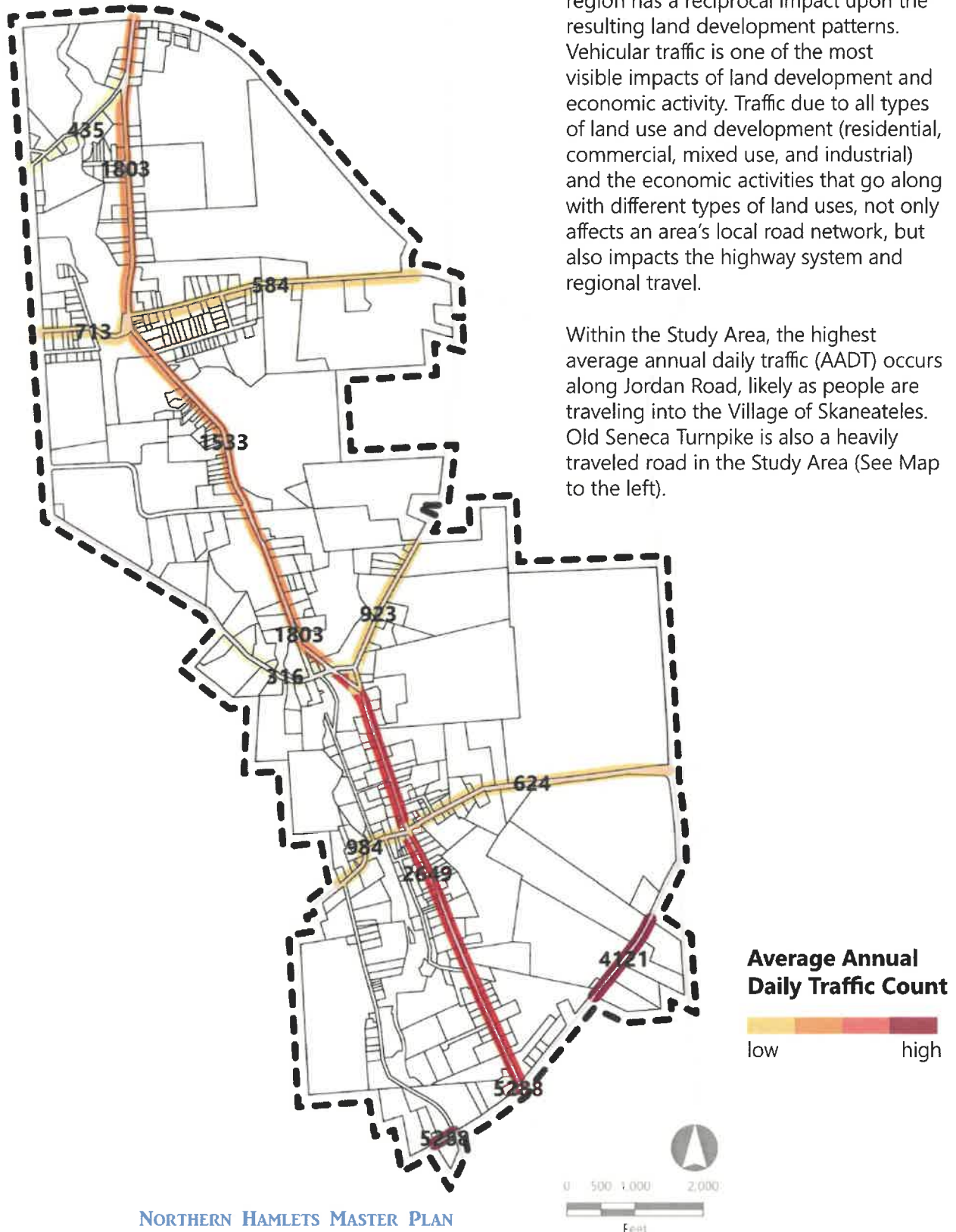


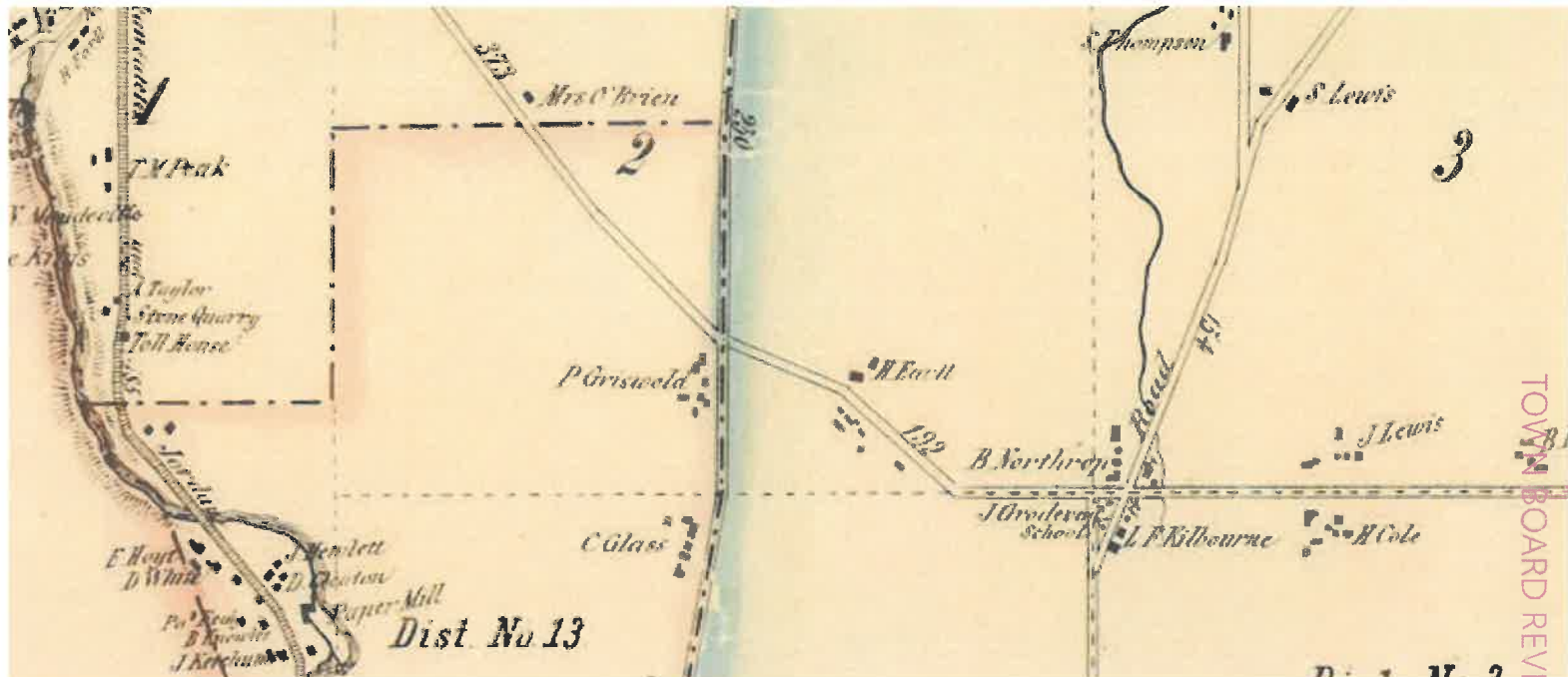
Existing Conditions

## TRANSPORTATION NETWORK

The evolution of the transportation system within a town and throughout a region has a reciprocal impact upon the resulting land development patterns. Vehicular traffic is one of the most visible impacts of land development and economic activity. Traffic due to all types of land use and development (residential, commercial, mixed use, and industrial) and the economic activities that go along with different types of land uses, not only affects an area's local road network, but also impacts the highway system and regional travel.

Within the Study Area, the highest average annual daily traffic (AADT) occurs along Jordan Road, likely as people are traveling into the Village of Skaneateles. Old Seneca Turnpike is also a heavily traveled road in the Study Area (See Map to the left).

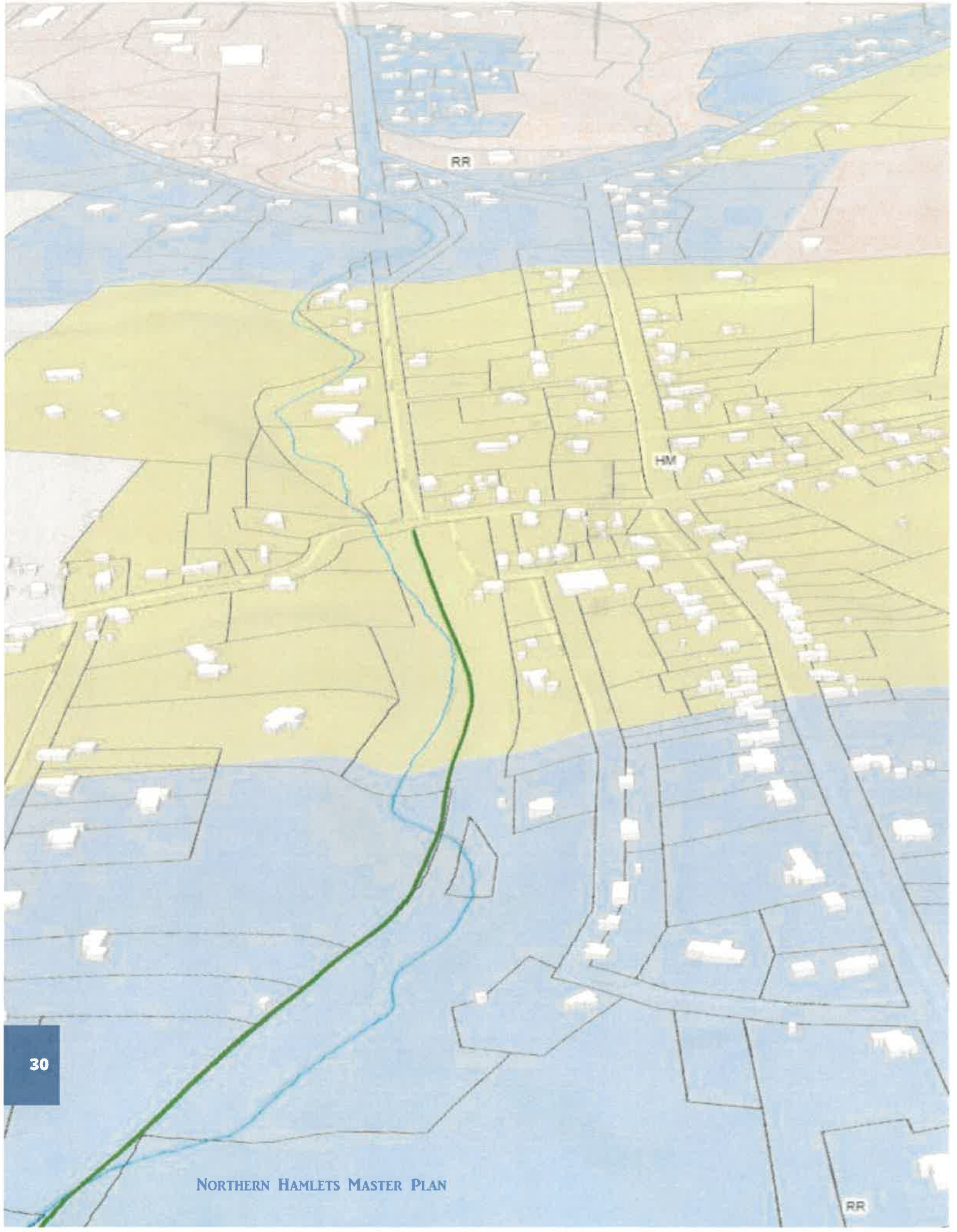




The Charlie Major Nature Trail is a 0.7 mile trail which follows the former Skaneateles Short Line Rail Bed from Mill Road to Crow Hill Road in the Mottville Hamlet. An additional 2.68 miles of the Skaneateles Short Line Railroad is present in the Northern Hamlets study area. If completed, a rail trail utilizing this corridor would connect the Village of Elbridge to the Village of Skaneateles through the Northern Hamlets.

The Skaneateles & Jordan (S&J) Railroad Company began construction of a five-mile long railroad in 1836 connecting the Village of Skaneateles to the Northern Hamlets with the anticipation that the area would continue to boom. The railroad ran from its depot in the Village of Skaneateles and ran five miles north to Skaneateles Falls. The rail service was shut down around 1850 due to financial difficulties. After the Civil War, rail service was restored due to the expansion of industrial plants along the Erie Canal. Thus, the Skaneateles Short Line Railroad (SSLR) began construction in 1866. The SSLR was sold to New York State Electric & Gas in 1981 following years of financial struggles and lack of maintenance. The railroad became obsolete and was eventually removed as many factories shut down, were destroyed, or relocated over the next century.





RR

HM

RR



## BUILD-OUT ANALYSIS

### EXPLORING FUTURE DEVELOPMENT

A build-out analysis is a tool that helps a community understand how much of its land is available for development and how that available land is likely to be developed under the zoning and other codes the community currently has in place. The analysis results in a picture of potential development, or scenario, that can be used as a baseline for comparison. The scenarios that are presented are hypothetical in nature and do not illustrate ideal or preferred conditions.

A build out analysis was conducted to accompany this study to identify potential impacts from anticipated future development pressure within the Study Area. The Town and Village of Skaneateles are already highly desirable locations in Onondaga County, and the Northern Hamlets offer proximity to the Village at a lower cost with land available for development that has existing water service.

#### | Step 1

Determine land available for future development by identifying:

- + Vacant Parcels that are not currently built on

#### | Step 2

Remove parcels that are currently under development as well as undevelopable land

#### | Step 3

Remove parcels with environmental or other constraints:

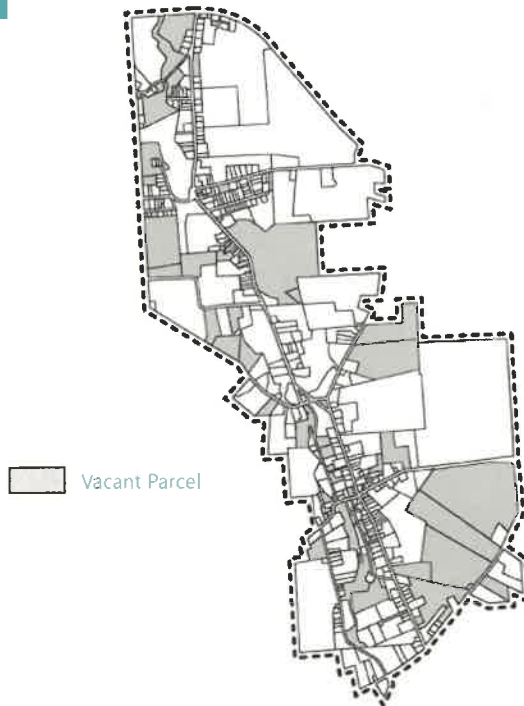
- + Wetlands & Floodplains
- + Parcels without Water Service\*

#### | Step 4

Review remaining parcels based on existing zoning and evaluate alternative scenarios

\*Land with available water and sewer service can be developed at higher densities - sewer service is not available or contemplated anywhere within the Study Area.

## Step 1

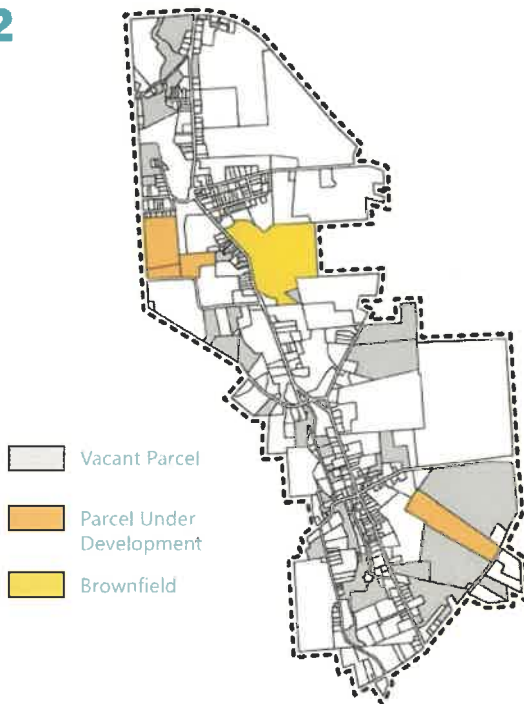


Determine land available for future development by identifying:

- + Vacant Parcels that are not currently built on

There are 491 parcels within the study area comprising 1,849 acres. According to Onondaga County parcel data there are 74 parcels classified as 'vacant' in the Northern Hamlets Study Area. Land classified as vacant typically is undeveloped land with no structures on it. The 74 parcels cover 482 acres which is over a quarter (26%) of the Study Area.

## Step 2



Remove parcels that are currently under development as well as undevelopable land

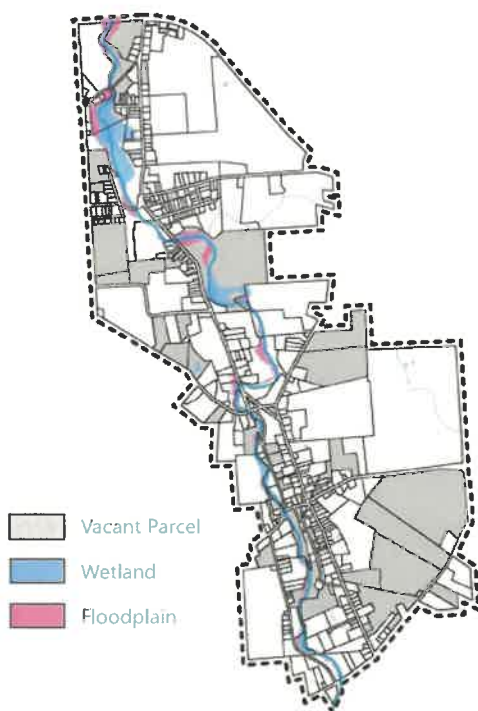
Four of the vacant parcels in the study area are being developed, or have recently been developed as of 2023 (the parcel file is updated annually, and there is a lag in property class code updates). A hotel is being developed on a 31 acre parcel in the southeast corner of the study area. Three parcels totaling 38 acres in the northwestern part of the study area along Visions Drive are also being developed into single family homes and town homes.

The 68 acre former Stauffer Chemical property on Jordan Road in Skaneateles Falls was a former manufacturing site used to produce various organic and inorganic chemicals and detergent from the 1940s to 1985. This property is an identified brownfield and is subject to significant development constraints.

### Step 3

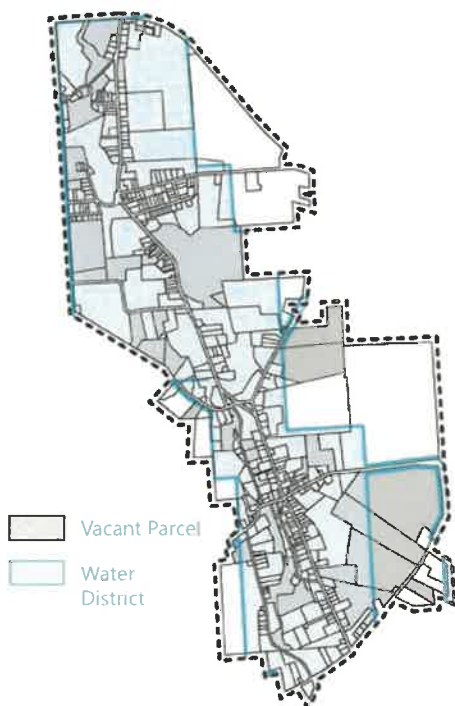
Remove parcels with environmental or other constraints:

- + Wetlands & Floodplains
- + Parcels without Water Service\*



Wetlands are areas that are inundated with water for all or some parts of the year. No NYS Department of Environmental Conservation wetlands are found in the study area. Wetlands from the National Wetland Inventory are shown in blue.

Floodplains are areas next to rivers and streams that are subject to flooding after storm events. Federal Emergency Management Agency designated floodzones AE and X are shown in pink. Both of these areas are special landscape types that provide habitat and support important ecological processes. Their wet and fluctuating conditions, however, are a significant deterrent to development. These areas should be avoided for building, and in many instances federal, state, or local regulations prohibit it.

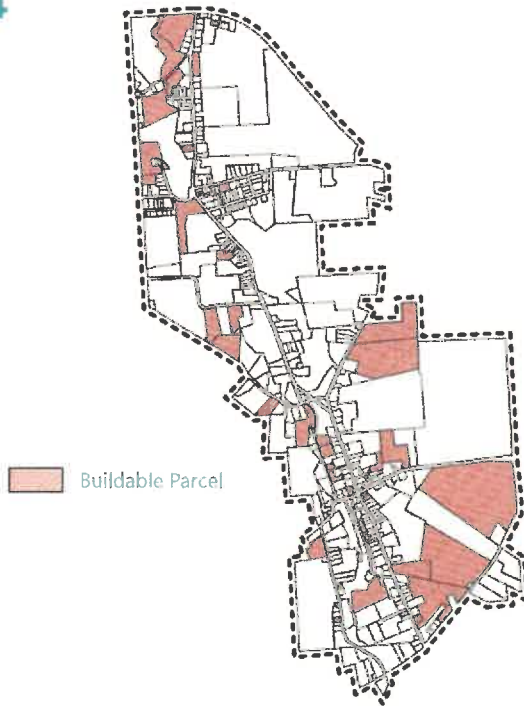


The blue color on this map shows the The Town of Skaneateles water district boundary. The town may supply public water service to properties within the water district. This has implications for development, because more dense development may be allowed when properties are in a water district, and some types of development require public water service. For parcels which are covered by the district boundary solely on the parcel boundary, only a single private water service may be installed. The water district boundary can change, however, the supply agreement between the Village of Skaneateles and the Town of Skaneateles stipulates that the Village must approve updates to the district boundary in addition to Town Board approval.

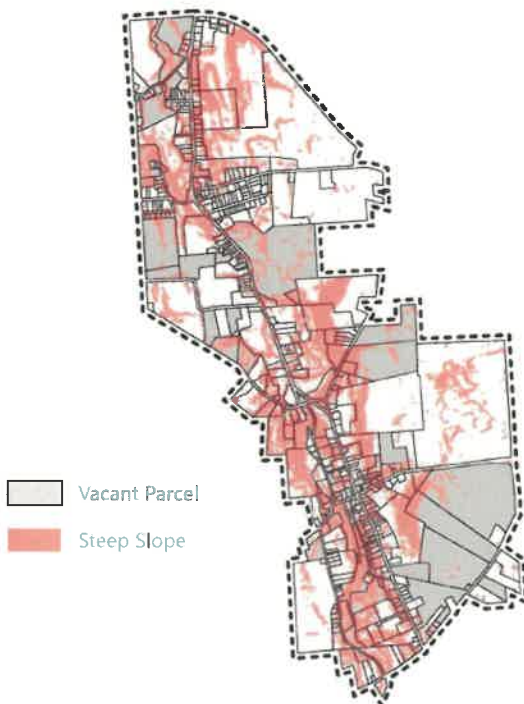
## Step 4

Review remaining parcels based on existing zoning and evaluate alternative scenarios

A total of 330 acres of buildable land on 46 parcels were identified through the buildout analysis.

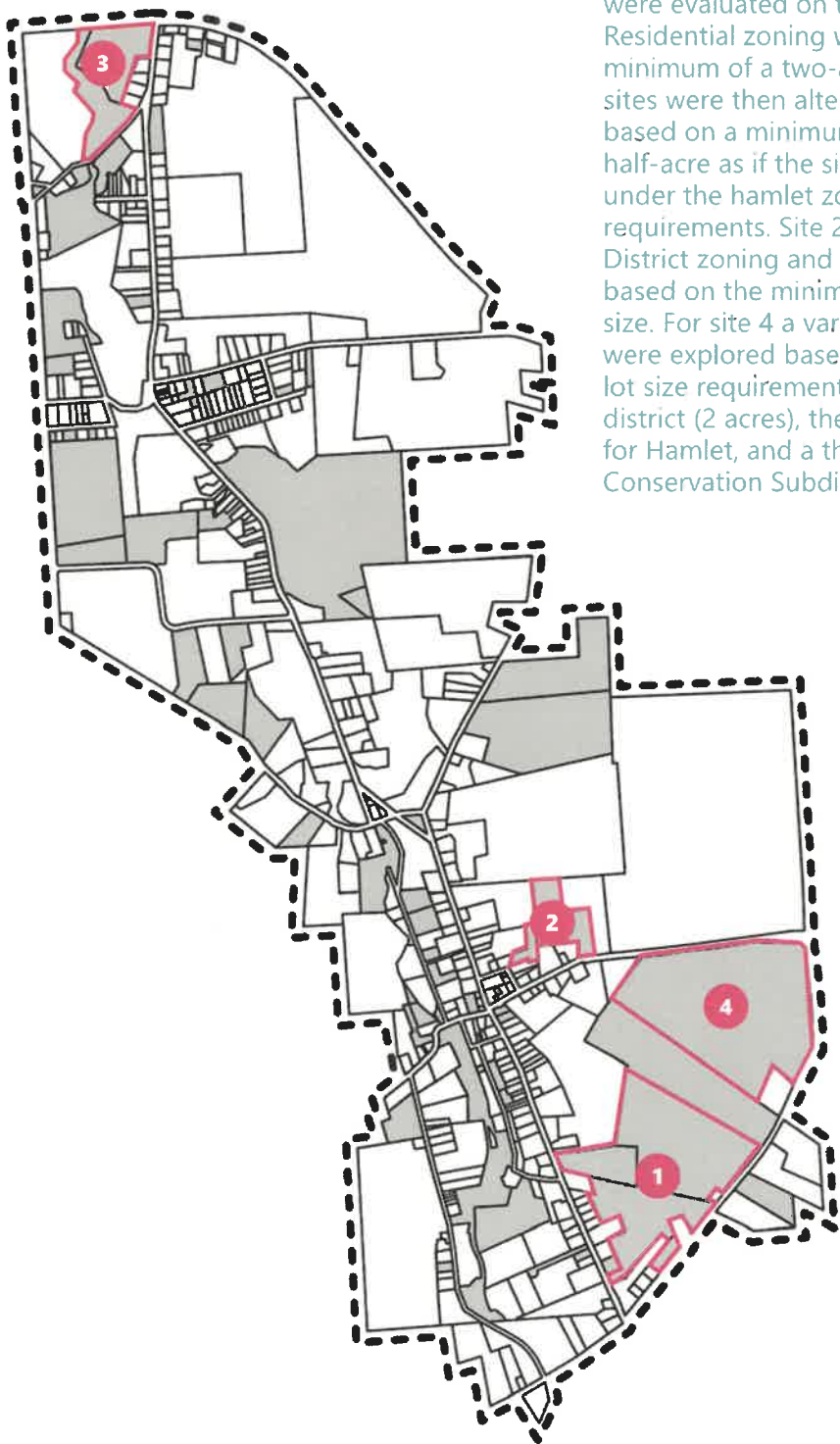


Parcels were further evaluated based on the presence of steep slopes in order to help with determining the likelihood of the property being developed.



## Development Scenarios

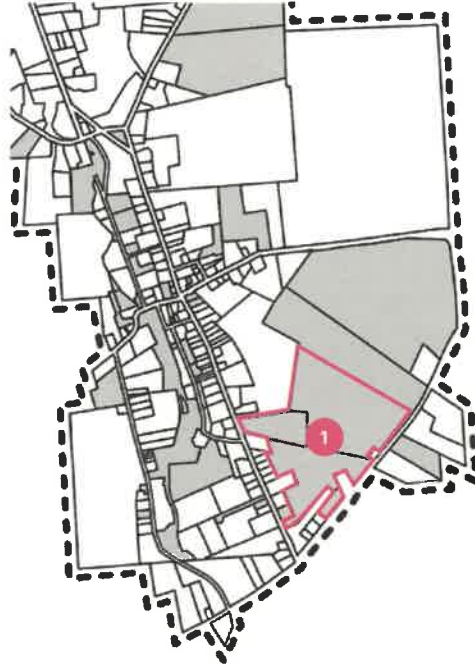
Four sites were evaluated for their development potential based on the results of steps 1-4. Sites 1 and 3 were evaluated on the existing Rural Residential zoning which requires a minimum of a two-acre lot size. These sites were then alternatively evaluated based on a minimum lot size of a half-acre as if the sites were developed under the hamlet zoning district requirements. Site 2 is within the Hamlet District zoning and was only evaluated based on the minimum half-acre lot size. For site 4 a variety of scenarios were explored based on the minimum lot size requirement of the IRO zoning district (2 acres), the half-acre minimum for Hamlet, and a third option utilizing a Conservation Subdivision approach.



## Step 4

Review remaining parcels based on existing zoning and evaluate alternative scenarios

### Area 1

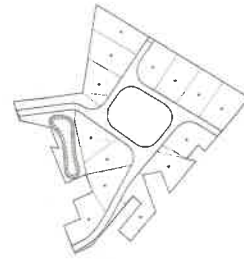


Area 1 is located adjacent to Old Seneca Turnpike and has an existing approved site plan for the Old Seneca Heights subdivision. Two alternative scenarios were developed including a subdivision scenario based on the existing Rural Residential Zoning which would yield approximately 14 single-family units and one based on Hamlet Zoning which would yield approximately 48 single-family units with minimum half-acre lots.

Area 2 is located along Mottville Road and was evaluated based on the existing Hamlet Zoning. Area 2 was shown to yield approximately 8 single-family units.

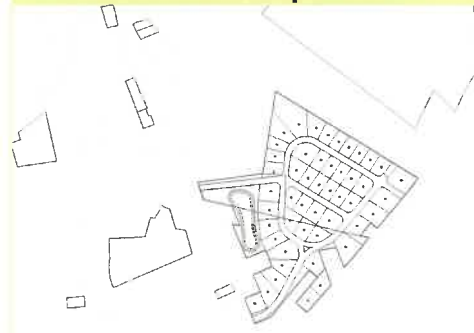
Area 3 is located off of Jordan Road northwest of the center of Skaneateles Falls adjacent to the boundary of the Town of Skaneateles. This area is currently zoned as Rural Residential with a minimum of 2 acre lot size yielding

#### Rural Residential Zoning 2 acre residential parcels



**+ 14 parcels  
single-family  
residential**

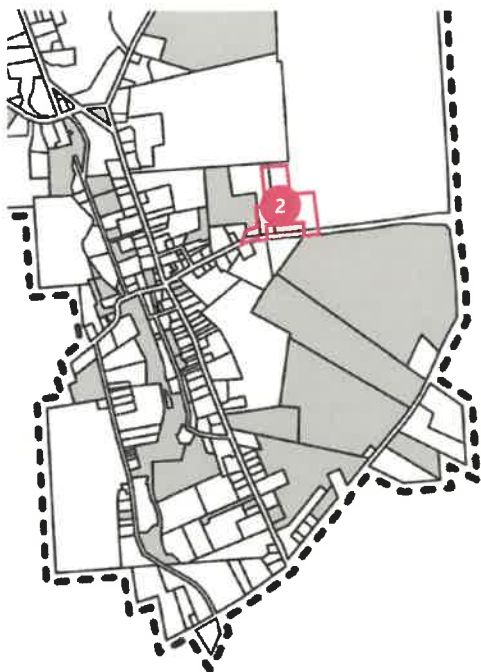
#### Hamlet Zoning .5 acre residential parcels



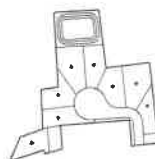
**+ 48 parcels  
single-family  
residential**

approximately 5 single-family parcels. Evaluation of Hamlet Zoning at this location with a minimum half-acre lot size could yield approximately 15 single-family residential parcels.

## Area 2

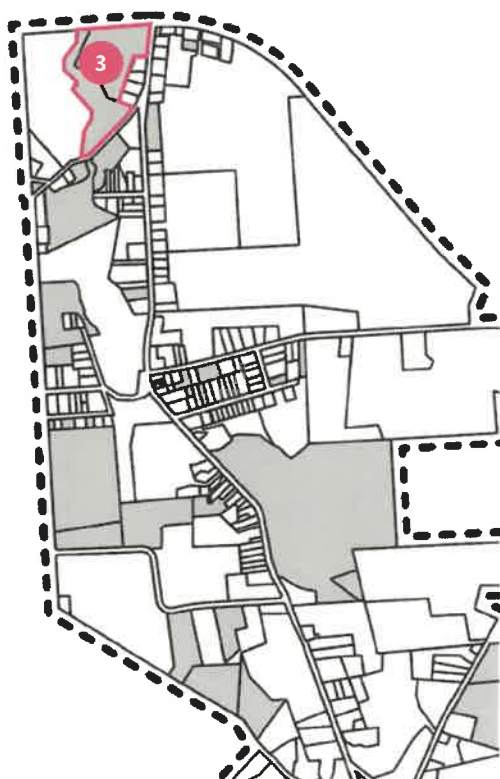


### Hamlet Zoning .5 acre residential parcels



+ 8 parcels  
single family  
residential

## Area 3

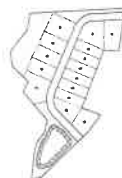


### Rural Residential Zoning 2 acre residential parcels



+ 5 parcels  
single family  
residential

### Hamlet Zoning .5 acre residential parcels



+ 15 parcels  
single family  
residential

## Step 4

Review remaining parcels based on existing zoning and evaluate alternative scenarios



Area 4 is located just south of the Baxter Campus at the corner of Mottville Road and NYS Route 321. This parcel is currently zoned as IRO which stipulates minimum 2 acre lot size for residential projects; which could yield approximately 17 single-family residential units. A second scenario was evaluated based on the Hamlet Zoning minimum .5 acre lot size that could yield approximately 52 single-family residential units. A third scenario was evaluated to explore the use of the town's conservation subdivision with an allowance for mixed use development. This could yield approximately 44 lots with a mixture of housing types including single-family and multifamily units with smaller commercial uses.

### IRO Zoning 2 acre residential parcels



+ 17 single-family residential

### Hamlet Zoning .5 acre residential parcels



+ 52 single-family residential

### Mixed-use conservation subdivision



+ 44 lots mixed use & single-family







## FINDINGS AND RECOMMENDATIONS

### FINDINGS

This section contains a series of five findings based on the review of community input, an understanding of existing conditions and demographics, and the results of the build out analysis. Each finding is accompanied by a strategy with specific action steps identified for the town.

- + Residents value the historical character, scale, and affordability of the Northern Hamlets
- + The Rural Setting is Important to the Northern Hamlets.
- + The Community Desires Amenities & Businesses which Compliment the Character of the Northern Hamlets
- + Traffic on Jordan Road moves too fast and is disruptive to the hamlets
- + There is Opportunity and Desire to Develop Additional Recreational Amenities

encouraged within the Northern Hamlets based on the identification of specific Place Types. The Future Land Use Plan includes a Future Land Use Map that identifies where each Place Type is meant to be encouraged. The Future Land Use Plan is accompanied by a series of master plan graphics and visualizations of future actions that are recommended within the Hamlet Centers.

Together the Findings and their accompanying Strategies along with the Future Land Use Plan will guide the implementation of the Northern Hamlets Master plan.

### FUTURE LAND USE PLAN

The findings are followed by a future land use plan that provides an overview of what types of land uses should be

## RESIDENTS VALUE THE HISTORICAL CHARACTER, SCALE, AND AFFORDABILITY OF THE NORTHERN HAMLETS

The Northern Hamlets were largely developed during the 19th century along the route of Skaneateles Creek. The creek provided power for industry and later the railroad connected industry to wider markets which fostered further growth and investment in residences that were within walking distance of jobs and services.

The average age of the housing stock in both hamlets is more than 100 years and the housing reflects the scale of an earlier age. Median home sizes are well under 2,000 sq/ft and many of the homes reflect the ornamentation of the mid to late 19th century. The development pattern still largely follows the Skaneateles Creek corridor with the majority of residential properties located in the shallow valley formed by the creek.

Community members value the small scale and proximity of the hamlets, largely a product of the pre-automobile period during which they developed. These are qualities that residents enjoy and want to protect.

The existing zoning within the Northern Hamlets study area does not align well with the historical pattern of development. Many of the current residential lots that are located along Jordan Road within the RR district are smaller than the two-acre minimum, for example. In addition, recent development, such as that along Lauder Lane, does not reflect the scale or character of the existing hamlets.

Town code §148-10-6.A.1.a. states that, "All structures in the plan shall be integrated with each other and with adjacent structures and shall, wherever practical, be laid out in the pattern of a traditional village or hamlet." Additionally, §148-10-6.A.1.c. of the code states that, "Architectural design shall be in keeping with the small-town architectural character of the Skaneateles area." Developments occurring within the Hamlets should reflect their character.

It is also noted that accessory dwelling units (ADU's), commonly accepted as a strategy for addressing housing diversity and affordability, are allowed within the Northern Hamlets. The Town should protect this provision.

### **Strategy: Protect Neighborhood Character and the Affordability of Housing**

- + Expand the areas that are zoned as hamlet to allow for smaller homes on smaller lot sizes adjacent to and in keeping with the character of the existing hamlet areas. Alternatively review the density bonus structure within the Conservation Subdivision ordinance to allow for additional density within areas of existing water service that are adjacent to existing developed areas within the Northern Hamlets.
- + Develop Residential Design Guidelines for new construction.
- + Maintain Accessory Dwelling Units as an allowed use within the Northern Hamlets.

Sampling of the historical character of the hamlets



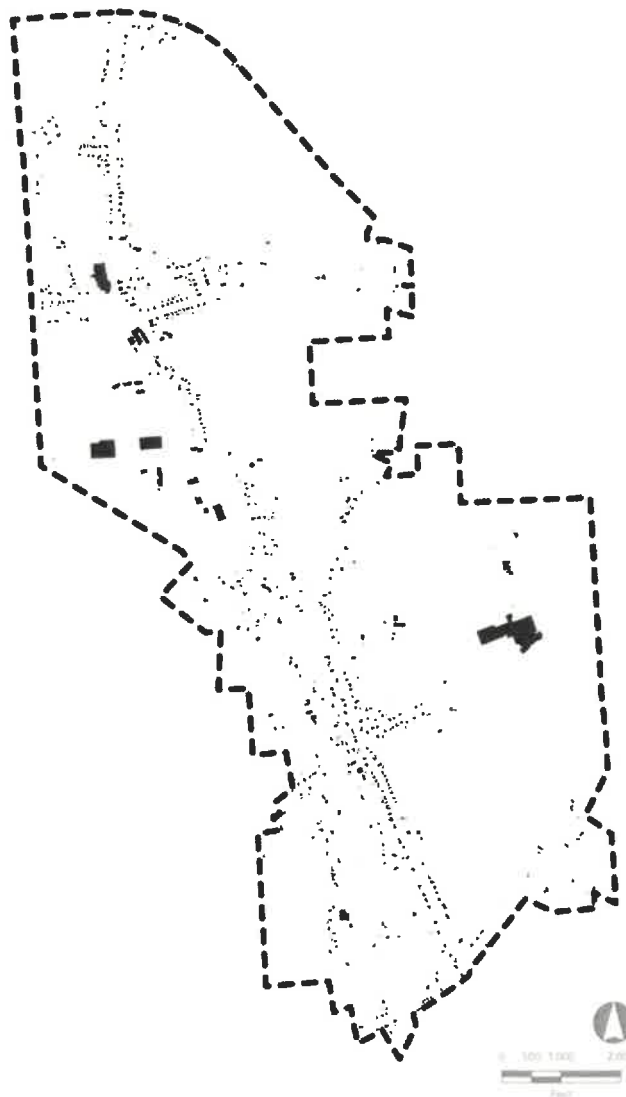
Contrasting character of development on Lauder Lane



## Development Pattern

The development pattern within the Northern Hamlets largely follows the Skaneteles Creek Corridor, the former route of the S&J Railroad, and modern day Jordan Road.

### Building Footprints





## THE RURAL SETTING IS IMPORTANT TO THE NORTHERN HAMLETS.

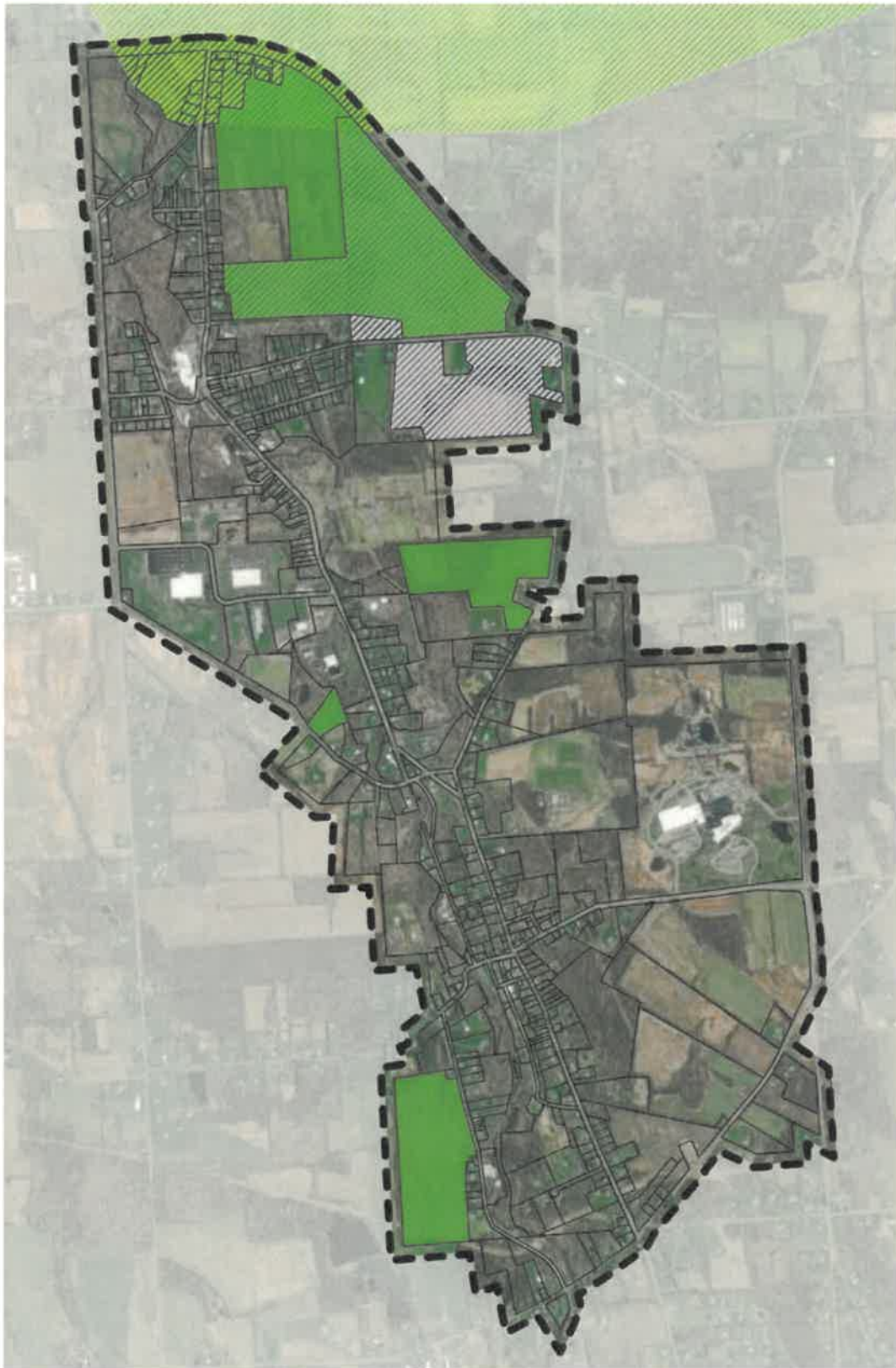
The rural landscape is deeply intertwined with the cultural heritage of the Northern Hamlets. Preserving the rural landscape is essential for maintaining the distinctive charm and authenticity of these hamlets amidst ongoing development pressures.

The rural landscape supports farming operations and other agricultural enterprises, providing employment opportunities and contributing to the region's economic vitality. Additionally, the scenic beauty of the rural landscape attracts tourists and supports tourism-related businesses such as bed-and-breakfasts, farm-to-table restaurants, and artisanal shops.

Despite the attachment to the landscape character of the Northern Hamlets, active agricultural lands are slowly disappearing. The town should work with local land owners and Onondaga County to identify opportunities to preserve agricultural lands.

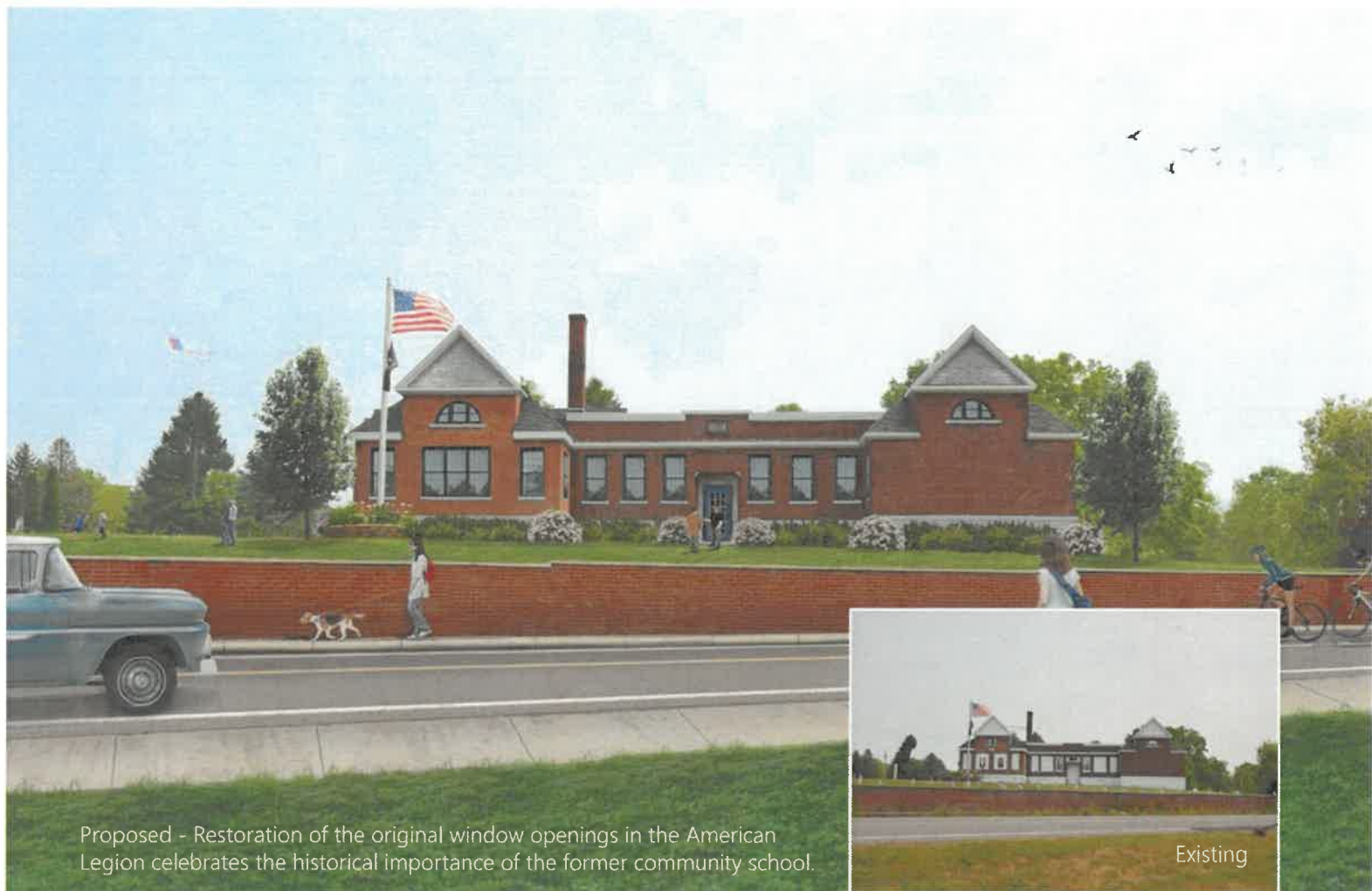
### **Strategy: Protect Agricultural Land**

- + Work with Onondaga County to identify and place additional properties in an agriculture district,
- + Explore the potential for agricultural protection through conservation easements.
- + Specify farm-based businesses and agritourism as allowed uses within the Northern Hamlets rural areas.



-  Agricultural Land Use
-  Onondaga County Agricultural Priority Area
-  Agricultural District





Proposed - Restoration of the original window openings in the American Legion celebrates the historical importance of the former community school.

Existing

## THE COMMUNITY DESIRES AMENITIES & BUSINESSES WHICH COMPLIMENT THE CHARACTER OF THE NORTHERN HAMLETS

Community members repeatedly expressed a desire to have services and other amenities located within the Northern Hamlets. Fortunately, there are several community assets that exist within the Hamlets including American Legion Post 239, Mottville Emporium, Skaneateles Brewery and Distillery, Red Rooster Pub, and the Skaneateles Falls Post Office. There are also underutilized and or vacant properties, especially within Skaneateles Falls which could be redeveloped to include new housing, retail, service, and other uses that could add to the vibrancy and quality of life in the Northern Hamlets.

The town can take an active role in encouraging the redevelopment of

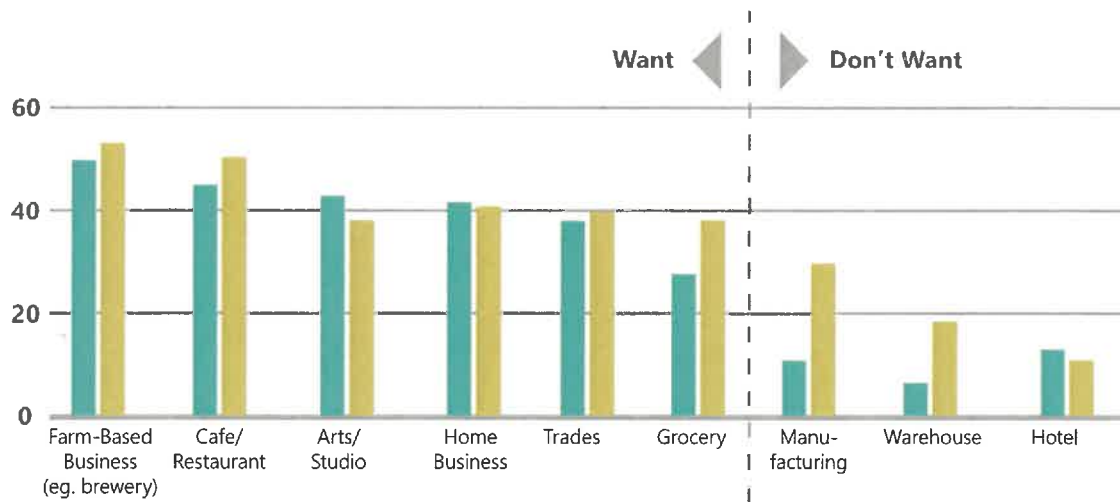
vacant and underutilized properties as well as partner with property owners to identify resources that can be directed to facade renovations and other investments that can help to lift the curb appeal of local establishments.

### **Strategy: Strengthen Hamlet Centers**

- + Develop a framework for allowing mixed-use development.
- + Foster the development of neighborhood scale retail and services (i.e. coffee shop, grocery store....) around identified nodes.
- + Encourage the adaptive reuse of historical and underutilized buildings.



TOWN BOARD REVIEW DRAFT 5.2025



**Mottville** **Skaneateles Falls**



## TRAFFIC ON JORDAN ROAD MOVES TOO FAST AND IS DISRUPTIVE TO THE HAMLETS

Currently, vehicular traffic and high speeds along Jordan Road prevent community members from feeling able to safely walk and bike in their communities. The use of traffic calming techniques such as bumpouts, sidewalks, and street trees would help to reduce speeds and increase the safety of community members. As the historical photo above indicates, sidewalks were once a part of the hamlet of Mottville.

The photos to the right depict the existing conditions of Jordan road within the center of Mottville and Skaneateles Falls.

### **Strategy: Improve Pedestrian and Bicycle Safety and Connectivity**

- + Reduce speeds along Jordan Road and connecting streets through traffic calming measures.
- + Request stop signs and crosswalks at identified intersections.
- + Implement Sidewalk and crosswalk networks along Jordan Road in the Hamlets of Mottville and Skaneateles Falls.

Adding pedestrian infrastructure and four-way stops at the main intersections along Jordan Road in the Hamlet centers would help to slow traffic and improve safety for community members



Jordan Road looking North toward intersection with Mottville Road



Jordan Road with added sidewalks, bump outs, and crosswalks at the intersection with Mottville Road



Jordan Road looking South toward intersection with Stump Road



Jordan Road with added sidewalks, bump outs, and crosswalks at the intersections with Stump Road



## THERE IS OPPORTUNITY AND DESIRE TO DEVELOP ADDITIONAL RECREATIONAL AMENITIES

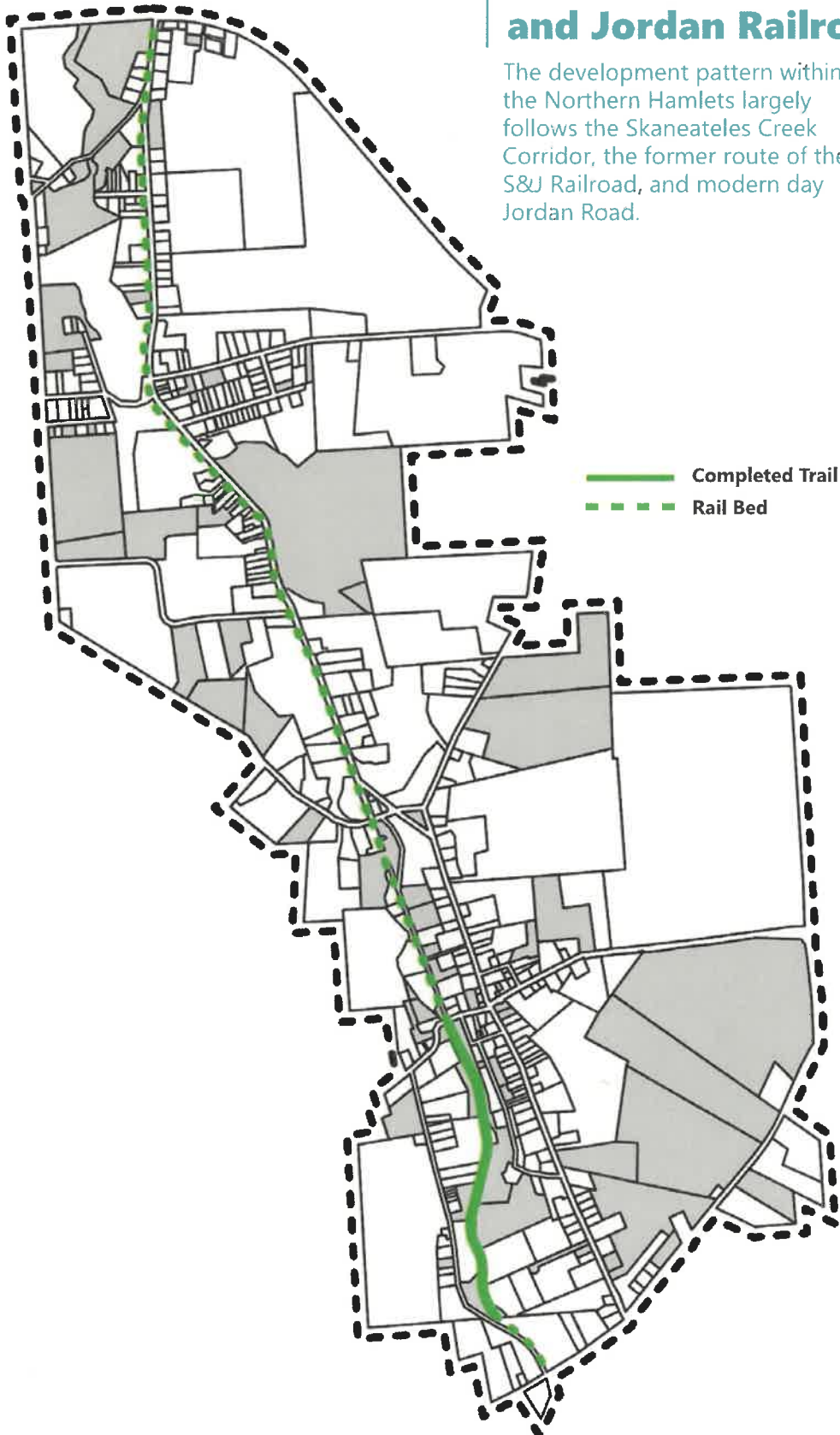
Community members value the Charlie Major Nature Trail that follows a portion of the route of the former Skaneateles Short Line Railroad through Mottville. The Map on page 51 shows the town owned property north of Railroad Street on which an extension could be developed. In addition, regional opportunities exist to connect northward toward the Empire State Trail in Jordan as well as south to the Village of Skaneateles. Community members also expressed interest in the town's upkeep and investment in the existing Charlie Major Nature Trail facilities. Development of a master plan for the future of the trail system would help to identify opportunities for reinvestment as well as system expansion.

### Strategy: Invest in Trails

- + Explore opportunities for incremental trail development in the Northern Hamlets (mapping, land ownership, and implementation steps). Establish a town committee to conduct mapping, research, oversee the development of designs, and pursue funding opportunities.
- + Establish and support four-season multi-use, non-motorized, trail amenities.

## Route of the Skaneateles and Jordan Railroad

The development pattern within the Northern Hamlets largely follows the Skaneateles Creek Corridor, the former route of the S&J Railroad, and modern day Jordan Road.



# FUTURE LAND USE PLAN

A Future Land Use Plan (FLUP) is an illustration of a community's collective vision for future growth and development. A FLUP is not zoning, but it meant to inform future zoning decisions. Protection of the of the Northern Hamlets' small town feel as well as the conservation of their natural areas and working lands will be critical in balancing future growth and development with maintenance of their character and charm. The Future Land Use Plan is intended to guide future development within the Northern Hamlets based on the identification of specific Place Types that describe the types and character of uses that are intended in each area.

## PLACE TYPES

### Hamlet Center Node

The Hamlet Center Node Place Type is intended to be an area of concentrated activity at the center of the Hamlets of Mottville and Skaneateles Falls that may contain mixed-use buildings with first floor commercial businesses or services and upper floors with residential uses. Commercial uses are intended to have a small footprint of less than 3,000 square feet (see pages 54-57).

### Rural Agriculture

The Rural Agriculture Place Type is characteristic of the rural landscape that surrounds the Hamlet Centers. These areas may contain rural residences on lots of two acres or more as well as working agriculture. These areas may also exhibit farm-based businesses or agritourism operations that are connected to the enjoyment of the agricultural landscape.

### Hamlet Residential

The Hamlet Residential Place Type is characteristic of the more dense settlement patterns associated with the Northern Hamlets. This area is located within the town water district. Lot sizes are generally one half acre, but can be larger. A diversity of housing types can be found within this place type including single-family, two-family, town-house, accessory dwelling units, and multi-family.

### Hamlet Commercial

The Hamlet Commercial Place Type is intended to foster commercial uses that are compatible with the Hamlet setting. These may be mixed-use buildings or properties that contain smaller scale retail or service establishments in combination with residential multi-family residences. Hamlet commercial may also be restaurants, hotels, farm-based businesses such as a brewery or distillery, or other operation that benefits from the rural setting of the hamlets and may attract visitors from outside the Northern Hamlets.

### Office Industrial

The Office Industrial Place Type is typical of the Skaneateles Park North Business Park and the Baxter manufacturing campus. Office Industrial uses may combine business offices with manufacturing operations and generally employ a regional workforce that is likely to come from outside of the Northern Hamlets.

### Open Space

The Open Space Place Type is typical of the Skaneateles Creek corridor through the Northern Hamlets. These areas consist of woodlands, wetland areas, and have high ecological and aesthetic value. They may contain active and passive recreation uses such as parks, playgrounds, and trails. These are areas where the Town seeks to provide for future conservation.

## Future Land Use Map

The Future Land Use Map (FLUM) is an essential piece of the Future Land Use Plan. The FLUM focuses on how the Northern Hamlets Master Plan envisions development over the next 10-20 years, as opposed to conditions as they exist today. Unlike a Zoning Map which designates zoning districts for every parcel, the FLUM illustrates a variety of land uses organized by **Place Type** (i.e., category) - locations within the Northern Hamlets that are intended to share similar physical characteristics and communicate the type of development envisioned to complement and support each other.

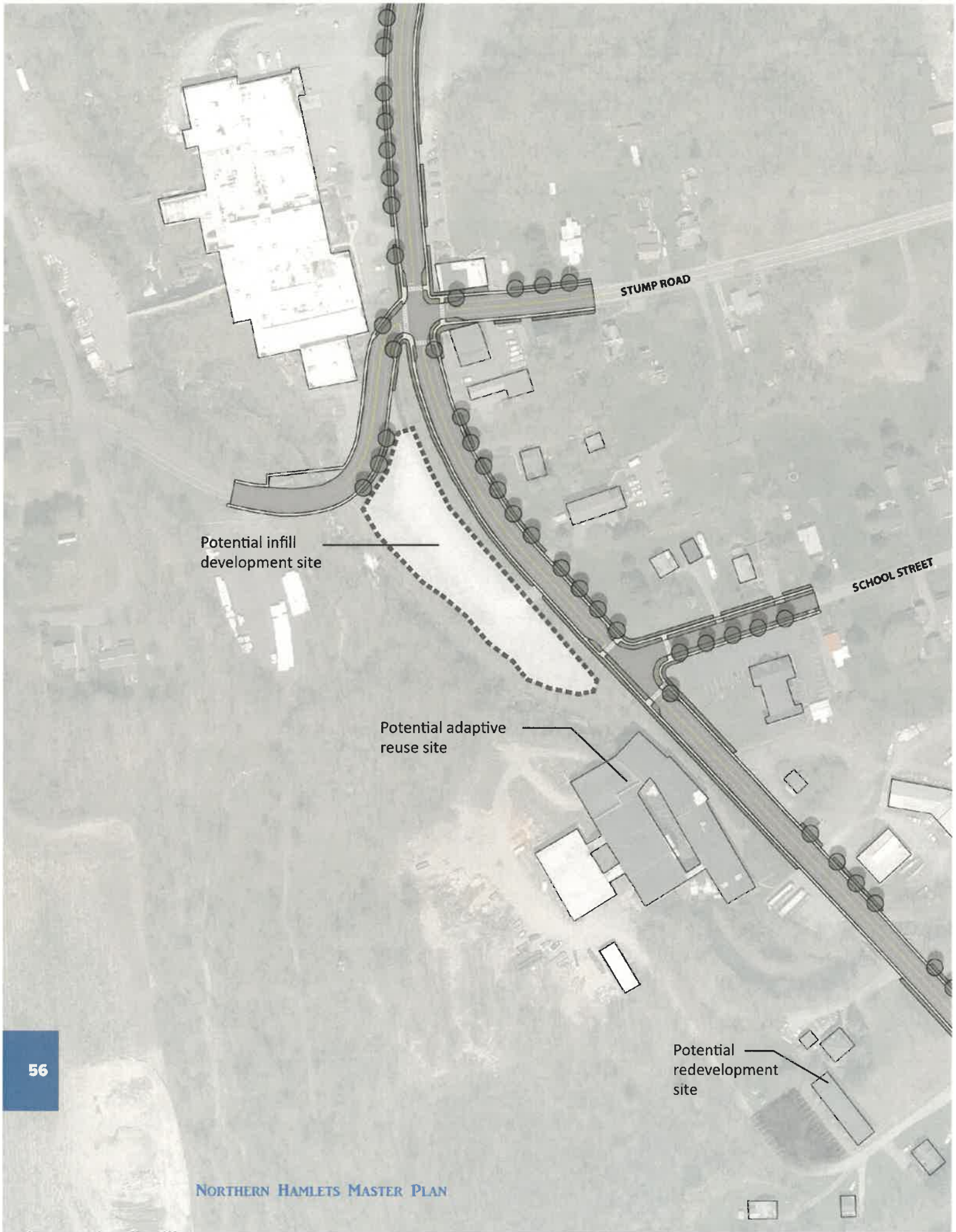




## Mottville Hamlet Center Node

Strategic infill development at the intersection of Jordan Road and Mottville Road can help to establish a small node of activity in the center of the Mottville Hamlet. Investment in pedestrian infrastructure such as sidewalks, crosswalks, and bumpouts help to slow traffic and improve safety. The addition of street trees in the hamlet can also help to establish a sense of place. Lastly, onstreet parking could be added in the hamlet center which would help to slow traffic further as well as provide needed parking for local businesses.





## Skaneateles Falls Hamlet Center Node

Strategic infill development and redevelopment near the intersection of Jordan Road and Stump Road can help to strengthen the activity center of the Skaneateles Falls Hamlet. Investment in pedestrian infrastructure such as sidewalks, crosswalks, and bumpouts help to slow traffic and improve safety. The addition of street trees in the hamlet can also help to establish a sense of place. Working with local property owners like the Red Rooster Pub, the town can identify resources for facade renovations and other site investments. With increased activity in the hamlet center, other underutilized properties may be redeveloped into additional amenities.



# IMPLEMENTATION PLAN

| STRATEGY | RESPONSIBILITY | TIMEFRAME | POTENTIAL FUNDING |
|----------|----------------|-----------|-------------------|
|----------|----------------|-----------|-------------------|

## Strategy 1

### Protect Neighborhood Character and the Affordability of Housing

#### Action 1.1:

Expand the areas that are zoned as hamlet to allow for smaller homes on smaller lot sizes adjacent to and in keeping with the character of the existing hamlet areas. Alternatively review the density bonus structure within the Conservation Subdivision ordinance to allow for additional density within areas of existing water service that are adjacent to existing developed areas within the Northern Hamlets.

Town Planning Board,  
Town Board

1-3 Years

NYS Smart Growth Planning Grant, Onondaga County Department of Planning

#### Action 1.2:

Develop Residential Design Guidelines for new construction.

Town Planning Board,  
Town Board

1-3 Years

NYS Smart Growth Planning Grant, Onondaga County Department of Planning

#### Action 1.3:

Maintain Accessory Dwelling Units as an allowed use within the Northern Hamlets.

Town Planning Board,  
Town Board

ongoing

N/A

| STRATEGY                                                                                                                     | RESPONSIBILITY                                                                                | TIMEFRAME | POTENTIAL FUNDING                                                       |
|------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------|
| <b>Strategy 2</b><br><b>Protect Agricultural Land</b>                                                                        |                                                                                               |           |                                                                         |
| <b>Action 2.1:</b><br>Work with Onondaga County to identify and place additional properties in an agriculture district       | Town Board, Town Open Space Committee, Onondaga County Department of Planning,                | 1-3 Years | N/A                                                                     |
| <b>Action 2.2:</b><br>Explore the potential for agricultural protection through conservation easements.                      | Town Board, Town Open Space Committee, CNY Land Trust, Onondaga County Department of Planning | 1-3 Years | Farmland Protection Implementation Grant Program                        |
| <b>Action 2.3:</b><br>Specify farm-based businesses and agritourism as allowed uses within the Northern Hamlets rural areas. | Town Planning Board, Town Board                                                               | 1-3 Years | NYS Smart Growth Planning Grant, Onondaga County Department of Planning |

# IMPLEMENTATION PLAN

| STRATEGY                                                                                                                                              | RESPONSIBILITY                  | TIMEFRAME | POTENTIAL FUNDING                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-----------|-------------------------------------------------------------------------|
| <b>Strategy 3</b><br><b>Strengthen Hamlet Centers</b>                                                                                                 |                                 |           |                                                                         |
| <b>Action 3.1:</b><br>Develop a framework for allowing mixed-use development.                                                                         | Town Planning Board, Town Board | 1-3 Years | NYS Smart Growth Planning Grant, Onondaga County Department of Planning |
| <b>Action 3.2:</b><br>Foster the development of neighborhood scale retail and services (i.e. coffee shop, grocery store....) around identified nodes. | Town Planning Board, Town Board | 3-7 Years | NYS Smart Growth Planning Grant, Onondaga County Department of Planning |
| <b>Action 3.3:</b><br>Encourage the adaptive reuse of historical and underutilized buildings.                                                         | Town Board                      | 1-3 Years | NYS Historic Tax Credit Program                                         |

| STRATEGY | RESPONSIBILITY | TIMEFRAME | POTENTIAL FUNDING |
|----------|----------------|-----------|-------------------|
|----------|----------------|-----------|-------------------|

#### Strategy 4

#### Improve Pedestrian and Bicycle Safety and Connectivity

##### Action 4.1:

Reduce speeds along Jordan Road and connecting streets through traffic calming measures.

Onondaga County Department of Transportation, Town Board, Onondaga County Department of Planning, Syracuse Metropolitan Transportation Council (SMTC)

1-3 Years

General Fund

##### Action 4.2:

Request stop signs and crosswalks at identified intersections.

Town Board, Onondaga County Department of Transportation

1-3 Years

General Fund

##### Action 4.3:

Implement Sidewalk and crosswalk networks along Jordan Road in the Hamlets of Mottville and Skaneateles Falls.

Town Board, Onondaga County Department of Transportation

1-3 Years

General Fund

# IMPLEMENTATION PLAN

STRATEGY

RESPONSIBILITY

TIMEFRAME

POTENTIAL FUNDING

Strategy 5

Invest in Trails

|                                                                                                                                                                                                                                                                                           |                                    |           |                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------|----------------------------------------------|
| <b>Action 5.1:</b><br>Explore opportunities for incremental trail development in the Northern Hamlets (mapping, land ownership, and implementation steps). Establish a town committee to conduct mapping, research, oversee the development of designs, and pursue funding opportunities. | Town Planning Board,<br>Town Board | 2-5 Years | NYS Transportation Alternative Program (TAP) |
| <b>Action 5.2:</b><br>Establish and support four-season multi-use, non-motorized, trail amenities.                                                                                                                                                                                        | Town Board                         | 1-3 Years | General Fund                                 |

